

2647657

Recorded AUG 30 1974 at 1057 m.  
Request of SALT LAKE CITY  
JERADEAN MARTIN, Recorder  
Salt Lake County, Utah  
\$ NOFEE By [Signature] Deputy  
REF. \_\_\_\_\_

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 15th day of July, 1974, Case No. 6739 by Joseph R. Daly was heard by the Board. Mr. Daly requested a variance on the property at 1826 and 1830 East 27th South Street to legalize a patio roof attaching a single-family dwelling to a nonconforming use building contrary to the zoning ordinance in a Residential "R-2" District, the legal description of said property being as follows:

Commencing 40 feet East from the Northwest corner of Lot 1, Highland Acres, a subdivision of part of SE $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 21, T1S, R1E, SLB&M, running East 40 feet; South 121 feet; West 80 feet; North 15 Feet; East 40 feet; North 106 feet to the point of beginning.

Commencing at the Northwest corner of Lot 1, Highland Acres, a subdivision of part of SE $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 21, T1S, R1E, SLB&M, running East 40 feet; South 106 feet; West 40 feet; North 106 feet to the point of beginning.

It was moved, seconded and unanimously passed that a variance be granted to legalize the patio roof between the two structures, provided a permit is taken out as required, on the basis that this is not enlarging a nonconforming use and under no condition can this area be enclosed or used for business purposes, that the dwelling is not to be considered as part of the adjoining building and has no nonconforming status as to use; that the patio roof must be removed if the buildings are ever sold separately; and that the front of the property be improved immediately with control curbs, a hard-surfaced drive and landscaping as shown on the plan filed with the case.

Mildred G. Snider

Subscribed and sworn to before me this 26th day of August, 1974.

[Signature]  
Notary Public  
Residing at Salt Lake City, Utah

My commission expires Oct 19, 1976.

