

Recorded OCT 12 1978 9:02 m.
Request of SLC Zoning
KATHIE L. DIXON, Recorder
Salt Lake County, Utah
No Fee BY Edward J. Mika Deputy
REF. Edward J. Mika

3180762

ABSTRACT OF FINDINGS AND ORDER

Rm 414
C+C Bldg.

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 21st day of August, 1978, Case No. 7791 by F. C. Stangl Construction Company was heard by the Board with final action being taken on September 5, 1978. The applicant requested a variance on the property at 420 East 500 South Street (on the south side of 500 South Street between 400 East and Denver Streets) for a conditional use to allow an office building, medical clinic, a 24 unit apartment complex and a parking structure, the medical clinic to front on 400 East Street and the apartment building to front on Denver Street, and without the total number of off-street parking spaces; the apartment complex would share the office building and medical clinic parking which requires Board of Adjustment and Planning Commission approval in a Residential "R-7" and "R-6" District, the legal description of said property being as follows:

Beginning at the Northwest corner of Block 23, Plat "B", Salt Lake City Survey, running thence South 222.75 feet; thence East 165.00 feet; thence South 159.40 feet; thence East 148.50 feet; thence North 383.625 feet; thence West 313.50 feet to the point of beginning.

It was moved, seconded and unanimously passed that a variance be granted, with the following provisions:

1. that the only variance for parking be that of reducing the parking requirements to one stall per apartment unit due to visitor parking being used during off hours for the clinic and office buildings
2. that there be a sidewalk, a landscaped area and a wheel stop against the north end of the apartment structure so that the building will be protected from cars
3. that the entryway from the parking lot to the apartments be addressed in an architectural manner with landscaping added so it becomes a formal entry and not just walking between cars
4. that a significant landscaping buffer bounded by concrete curbs be provided between the parking for the apartments and the main parking lot servicing the office building to the north
5. that the driveway be altered to be more accessible and appropriate to the apartments through planter curb barriers
6. that curb, gutter and sidewalk be installed in front of the project on Denver Street and the street be properly hardsurfaced
7. that the parking plan be approved by the Traffic Engineer including the ingress and egress direction
8. that the facing on the parking structure be masonry
9. that the east boundary of the parking lot be separated by a masonry fence tying in architecturally with the buildings and that the exterior facing of the apartments be constructed of masonry again tying in architecturally with the office buildings
10. that the final plan showing all of the Board's requirements be subject to approval

BOOK 4753 PAGE 555

Page 2--

Abstract of Findings and Order on Case No. 7791

by a Committee of the Board, a copy of the finally approved plans to be filed with the case.

If a permit has not been taken out in six months the variance will expire.

Walter G. Hilde

Subscribed and sworn to before me this 10th day of October, 1978.

Thomas S. Jensen

Notary Public
Residing at Salt Lake City, Utah

My commission expires 10-16-80.



BOOK 4753 PAGE 556