

MAR 16 1970

1:09P

SALT LAKE CITY

NOTICE

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 16th day of February, 1970, Case No. 5888 by John L. Strike was heard by the Board. Mr. Strike requested a variance on the property at 1430 South Main Street to construct an office building which would not maintain the required setback from Merrimac Avenue and with an eave projection into the required front yard setback area on Main Street in a Commercial "C-1" District, the legal description of said property being as follows:

Lots 1, 50, 51, 53, 54 and the North 9 feet of South 16 feet of Lot 52, Block 3, South Main Street Addition Plat "A", being subdivisions of Lots 8, 9, 14, 15 and part of Lots 10 and 13, Block 11, Five Acre Plat "A", Big Field Survey.

It was moved, seconded and unanimously passed that a variance be granted to permit this structure with a 15' setback from property line on Main Street and 8' from property line on Merrimac Avenue with 2' louvers projecting into those setbacks with the following provisions:

1. that curb, gutter and sidewalk be installed at the owner's expense along Merrimac Avenue the entire length of the property
2. that the parking area be defined by 6" poured concrete control curbs
3. that the setback areas, the areas between the property line and sidewalk and between the sidewalk and the curb be properly landscaped and a sprinkling system be installed to insure proper maintenance
4. that the parking area be drained and hardsurfaced under permit from and to meet the requirements of the City Engineer's office
5. that the parking access and the driveway meet the requirements of the Traffic Engineer's office
6. that the alley be hardsurfaced and defined by paint where it adjoins the petitioner's property
7. that the plan showing all these requirements be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

*Mildred G. Snider*

Subscribed and sworn to before me this 16th day of March, 1970.

*Edward J. [Signature]*

Notary Public

Residing at Salt Lake City, Utah

My commission expires

*Oct 16 1972*

