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Noted
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13 JULY 88 10:15 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SALT LAKE CITY BOARD OF ADJUSTMENT
REC BY: REBECCA GRAY, DEPUTY

ABSTRACT OF FINDINGS AND ORDER

I, Georgina DuFour, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (324 South State Street, Room 110), and that on the 9th day of May, 1988, Case No. 766-B by Dr. Ray Broadbent was heard by the Board. Mr. Broadbent requested on the property at 1430 South Main Street a permit to construct an addition to an existing commercial building without the required setback from Merrimac Avenue without the required off-street parking and the parking for which does not meet the required design standards and without the required 10 foot landscaped buffer in a Commercial "C-1" District abutting a Residential "R-6" District, the legal description of the property being as follows:

LOTS 1, 50, 51, 52, 53, 54, BLOCK 3 SOUTH MAIN STREET. ADD PLAT A, BEING A SUBDIVISION OF LOTS 8, 9, 14, 15 AND PART OF LOTS 10 AND 13 BLOCK 11; 5 ACRE PLAT A. BIG FIELD SURVEY ACCORDING TO THE OFFICIAL PLAT.

It was moved, seconded and passed to grant a variance for a permit to construct an addition to an existing commercial building without the required setback from Merrimac Avenue without the required off-street parking and the parking for which does not meet the required design standards and without the required 10 foot landscaped buffer providing:

1. That they repave the parking to the north and work with the drainage problem subject to the Engineer's approval;
2. That if the use changes they will have to come back to the Board;
3. That if the west access to the alley causes a problem, it would negate its use;
4. That the landscaped areas be defined by poured concrete control curbs;
5. That the landscaping and sprinkler plan be subject to a committee-of-the Board's approval;
6. That a copy of the finally approved plans be filed in the case.

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If a permit is not taken out in six months, the variance will expire.

Virginia M. Foster

Subscribed and sworn to before me this 9th day of May, 1988.

B. B. Wilde

Notary Public
Residing at Salt Lake City, Utah

My commission expires 1-29-1992.

