

SALT LAKE CITY CORPORATION
BOARD OF ADJUSTMENT
451 SOUTH STATE STREET, ROOM 406
SALT LAKE CITY, UTAH 84111

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04/27/2004 09:05 AM NO FEE
Book - 8978 Pg - 6882
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
BY: ZJM, DEPUTY - MA 1 P.

Parcel Number: 16-06-451-006

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Martin, being duly sworn, deposed and say that I am the Secretary for the Salt Lake City Board of Adjustment, and that on the 15th day of March 2004, case number 2723-B (Re-advertised) by Kevin Fairbanks and Mike Fairbanks (Applicant) was heard by the Board. The Applicant requested for the property at 321 and 323 East Stanton Avenue a special exception to legalize a fourplex in an SR-3 Zone. (Section 21A.52.100(E))

The legal description of the property being as follows:

BEG 162 FT E FR NW COR LOT 4, BLK 22, PLAT B, SLC SUR; E 102 2/3 FT; S 67 FT; W 102 2/3 FT; N 67 FT TO BEG.

It was moved, seconded and passed to grant the special exception to legalize the four-plex located at 321 and 323 East Stanton Avenue in an SR-3 Zone provided all necessary permits and inspections are obtained to insure that the structure complies with life and safety codes.

The special exception is granted because:

1. The legalization will be in compliance with ordinance and district purposes.
2. The legalization will not diminish neighboring property values.
3. The legalization will not have a material adverse effect upon the character of the area.
4. The legalization will be compatible with surrounding development.
5. No significant features exist on the lot nor are there any environmental hazards.
6. The legalization is in compliance with the general standards of review for unit legalizations as required in Section 21A.52.100(E) of the Zoning Ordinance.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 12 MONTHS OF March 15, 2004, THIS ORDER SHALL BE NULL AND VOID.

Deborah Martin
Deborah Martin, Secretary

State of Utah)
)SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 20th day of April 2004, by Deborah Martin, Secretary to the Board of Adjustment.

Josephine C. Briggs
NOTARY PUBLIC, residing in Salt Lake County, Utah
STATE OF UTAH
My Commission Expires
March 28, 2006
JOSEPHINE C. BRIGGS
451 South State Street
Salt Lake City, Utah 84111