

FEB 11 1975

Recorded 136 m.
Request of S. L. City Corp
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ None By R. Brown Deputy
REF. _____

2684176

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 6th day of January, 1975, Case No. 6829 by Bruce J. McDermott, architect, was heard by the Board. Mr. McDermott requested a variance on the property at 2091 East 13th South Street to construct a canopy overhang without the required setback and an addition to an office building which would not maintain the required rear yard and without the required off-street parking in a Business "B-3" District, the legal description of said property being as follows:

Commencing at a point 176.41 feet West from the original Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, and running thence North 140.99 feet; thence West 55.0 feet; thence South 140.99 feet; thence East 55.0 feet to the place of Commencement.

ALSO Commencing 100 feet West from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, and running thence South 89°57' West 76.41 feet; thence North 140.99 feet; thence North 89°57' East 76.41 feet; thence South 140.99 feet to the place of Commencement.

It was moved, seconded and unanimously passed that a variance be granted to permit the proposed second-story addition on the rear portion of the building, reducing the parking stall requirement by one, and a canopy on the front of the building being granted subject to the bus stop being there, with the following provisions:

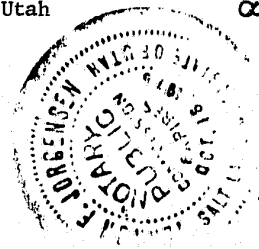
1. that the canopy maintain at least a 5' setback from the front property line
2. that the canopy be not more than one foot thick which would include the decking
3. that no provision be made or any contemplated signs be utilized anywhere along the projection and that there be no identification or advertising on the canopy
4. that no use of the upper deck be made
5. that the setback area not hardsurfaced for the bench and standing area be completely landscaped, the plan for the treatment of that area to be approved by the Board, a copy of the finally approved plan to be filed with the case
6. that if at any time the bus stop is moved, the canopy is to be removed.

Mildred G. Snider

Subscribed and sworn to before me this 10th day of February, 1975.

Ericson F. Ferguson
Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 14, 1976



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