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KATIE L. DIXON  
REGORDER  
SALT LAKE COUNTY,  
UTAH

APR 21 11 05 AM '86

S.F. City 3rd

REC'D OF Adjustments  
DEP \_\_\_\_\_

*Richard Silva*  
Richard SILVA

*No Fee*

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 (414 City & County Building), and that on the 17th day of March, 1986, Case No. 176-B by The Garden Centre, Inc. was heard by the Board. The applicant requested a variance on the property at 2091 East 1300 South Street to legalize a six foot high fence which exceeds the permitted height limit in the required front yard, contrary to the provisions of the Zoning Ordinance in a Business "B-3" District, the legal description of said property being as follows:

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

It was moved, seconded and unanimously passed that the requested variance be denied. It was further unanimously passed that the fence in violation be removed and all structural violations be corrected within thirty days of the dating of the Findings and Order, the plants for sale on display (except those in permanent planted areas) in the front yard are to be removed immediately and all the original provisions of Case No. 3466 and Case No. 6829 be complied with; specifically, Case No. 3466 which allowed the parking lot which required poured concrete curbs outlining all of the required landscaped areas. The curb along the north part of the lot has never been constructed. This curb must be installed. The dumpster is not allowed in the parking lot; this must be moved to the area behind the building. No fences were allowed in the front yard area of the parking lot. The iron fence in this area must be completely removed. If the petitioners maintain a fence in the front yard in the "B-3"

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Abstract of Findings and Order on Case No. 176-B

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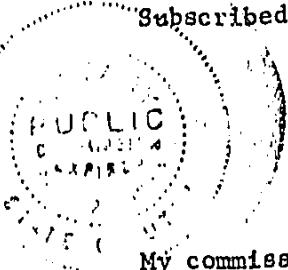
zone, the fence must be completely on their own property and not over four feet in height. Case No. 6829 allowed for the canopy on the front of the building to project to cover a bus stop bench area, and the case specifically stated the canopy would have to be removed if the bus area were removed. Therefore, this canopy must be removed. No portion of the parking lot or any part of the front yard can be used for storing or selling any type of merchandise. The rear yard of the building cannot be used for open storage of any type and the material now there must be removed. No business licenses are to be issued until all violations are corrected. The Building Department was directed to take immediate steps to see that all violations are corrected.

Mildred G. Linder

Subscribed and sworn to before me this 21st day of April, 1986.

Joseph H. Mays  
Notary Public  
Residing at Salt Lake City, Utah

My commission expires SEP. 28 1988.



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