

4261836

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 12th day of May, 1986, Case No. 176-B - reopened and modified - 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 6 foot high fence in the required front yard, to allow open display of merchandise and storage, to allow a fence in a portion of the front yard landscaped buffer adjacent to the north property line and the location of the dumpster in the parking lot in the adjacent Residential "R-2" District, contrary to the provisions of Board of Adjustment Case No. 3465 and to allow the canopy without the bus bench, contrary to the provisions of Board of Adjustment Case No. 6628 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.

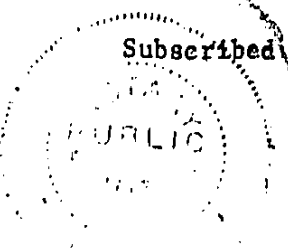
It was moved, seconded and unanimously passed that the request to modify the original action of the Board and to grant a variance to legalize a six foot high fence in the required front yard, allow open display of merchandise and storage, to allow a fence in a portion of the front yard area of the parking lot and waive the concrete control curbs defining the landscaped buffer adjacent to the north property line and the location of the dumpster in the parking lot adjacent to the Residential "R-2" District contrary to the provisions of Board of Adjustment Case No. 3466 and to allow the canopy without the bus bench contrary to the provisions of Board of Adjustment Case No. 6629 be denied. However, that a variance allowing the applicant

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to have outside storage of plant materials in the building's north rear yard be granted, subject to a portion of the rear yard being used for the garbage container storage area. It was further moved by the Board that the applicant be required to remove the existing canopy on the south side of the building in keeping with the requirements of Board of Adjustment Case No. 6628 and that no fence be allowed in the Residential "R-2" portion of the front yard. It was also moved that all of the original conditions of the case still stand except for allowing the rear yard of the building to be used for plant storage and garbage container storage only. The Zoning Enforcement Division was directed to take immediate steps to see that the provisions of the Zoning Ordinance and the Board's findings are complied with. It was moved that the findings be sent to the owner of the building as well as the applicant and that they be sent registered mail with a receipt requested.

Mildred G. Snider

Subscribed and sworn to before me this 16th day of June, 1986.



Quint H. Wray  
Notary Public  
Residing at Salt Lake City, Utah

My commission expires SEP. 29 1988

SALE TAX CITY  
BOARD OF ADJUSTMENT  
DEP  
JEDD BOGENSCHWITZ

JUN 16 2 21 PM '86

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

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