

Recorded FEB 25 1972 at 11:33A m.
Request of BOARD OF ADJUSTMENT ON
Fee Paid JERADEAN MARTIN ZONING
Recorder, Salt Lake County, Utah
\$ NOFEE By R. C. Kinsid Deputy
Ref. 414 CFC BLDG

2439243

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 17th day of January, 1972, Case No. 6205 by Samuel L. Latkin and Leo W. Fox was heard by the Board. The applicants requested a variance on the property at 299 Center Street to construct seven studio apartments in an existing apartment building without the total lot area and to modify the existing parking area and to construct a second parking level underground which would not maintain the required setback from Center Street and the required side yard in a Residential "R-6" District, the legal description of said property being as follows:

Lot 7, Block 7, Plat "E", Salt Lake City Survey and commencing at the Northeast corner of Lot 8, said Block 7, running thence South 24° E 70.5 feet; thence South 74° 50' W 113 feet; thence North 92 feet; thence East 80 feet to the point of beginning.

It was moved, seconded and unanimously passed that the request on area be denied but that a variance be granted to permit a second-story parking area, the underground portion not maintaining the required setback from Center Street and reducing the required side yards, with the following provisions:

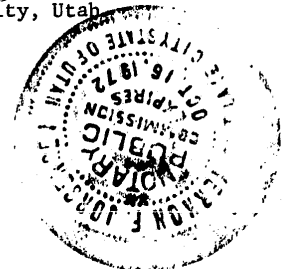
1. that the parking area maintains a 15' landscaped setback from Center Street
2. that the setback areas be defined by 6" poured concrete control curbs
3. that the parking structure be faced with brick
4. that sprinkling systems be installed in the landscaped setbacks from both Center Street and Second North to assure proper maintenance
5. that the parking area be drained and hardsurfaced to meet all of the requirements of the City Engineer's office
6. that all footings be on the petitioner's property and the property to the south be protected from any encroachment
7. that a plan showing all of these requirements be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

Mildred G. Snider

Subscribed and sworn to before me this 22nd day of February, 1972.

Samuel L. Latkin
Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 16, 1972.



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