

4141087

ABSTRACT OF FINDINGS AND ORDER

No Fee
REBECCA GRAY
REBECCA GRAY
BALT LAKE CITY
SEP 21 8 31 AM '85
SALT LAKE COUNTY,
UTAH

Room 414

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 August, 1985, Zoning Administrator Case No. 52 by Ben H. Smith was considered by the Zoning Administrator. Mr. Smith request a variance to erect a 32' x 28' detached garage at 1478 Bryan Avenue which exceeds the permitted 720 square foot accessory building by 176 square feet in a Residential "R-2" District, the legal description of said property being as follows:

Beginning at the northwest corner of Lot 50, Block 2, Emerson Heights Addition and running thence East 35.75 feet; thence South 125 feet; thence West 35.75 feet; thence North 125 feet to the place of beginning.

It was ordered that a variance be granted allowing a 28' x 32' detached garage to be constructed as shown on the plans presented which exceeds the size of an accessory use allowed in a Residential "R-2" District, subject to the following conditions:

1. that all provisions of the Building Code are complied with;
2. that the garage have no special wiring such as 220, nor is it to be heated;
3. that at no time can the garage be used for any type of commercial storage or commercial or business use;
4. that the structure constructed along the side of the existing home be completely removed and all of the storage in this side yard be placed in the new garage.

If a permit has not been taken out in six months, the variance will expire.

Mildred G. Snider

Subscribed and sworn to before me this 23rd day of September, 1985.



Rebecca H. Meyer
Notary Public
Residing at Salt Lake City, Utah

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My commission expires SEP 28 1988