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Recorded JUN 19 1978 at 1:04 P. m.  
Request of ~~SALT LAKE CITY~~  
KATIE L. DIXON, Recorder  
Salt Lake County, Utah  
\$ No Fee By Scott Duckworth Deputy  
REF. \_\_\_\_\_

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 January 23rd, 1978, Case No. 7456 by Joseph W. Healy was heard by the Board, with final action being taken on May 15, 1978. Mr. Healy requested a variance on the property on the north side of 1300 South Street between State and 200 East Streets for a special exception to the ordinance to permit a parking structure east of the former Lincoln Jr. High School located at 1241 South State Street, a portion of which would not meet the required design standards and which requires Board of Adjustment approval in a Residential "R-2" and a Residential "R-6" District, the legal description of said property being as follows:

Beginning at a point that is South 89°56'40" West 33.0 feet from the Southwest corner of Lot 2, Block 21, Five Acre Plat "A", Big Field Survey; and running thence South 89°56'40" West 693.0 feet; thence North 0°01'52" East 278.65 feet; thence North 89°56'40" East 693.0 feet; thence South 0°01'52" West 276.0 feet to the point of beginning.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit the proposed two-level parking structure with a setback of 44' from property line on 13th South and 126' on 2nd East as indicated on the plan filed with the case, with the following provisions:

1. that there be no ingress or egress to the parking area on 2nd East, now or in the foreseeable future
2. that the parking structure be so designed that vehicle lights do not shine in the residents' yards or homes
3. that all parking area lights be shielded so they do not shine in the residents; homes or yards
4. that the use of the auditorium be restricted to use in conjunction with the activities of the tenants of the building and shall not be used for any commercial or any other use which would create a nuisance or disturbance in the neighborhood
5. that the green area be fully landscaped, with a sprinkling system installed and maintained in such a manner as to be an asset to the neighborhood
6. that the setbacks, the areas between property line and sidewalk and between sidewalk and curb be completely landscaped with sprinkling systems installed to insure proper maintenance
7. that the applicant lease the mini-park to the City on a long-term lease for \$1 a year
8. that if the City Commission does not take over the mini-park area, the applicant will be responsible for it and must maintain it as a park
9. that before the applicant leases the mini-park to the City, he has to improve that area
10. that the parking structure be brick to tie in with the school and the residential area

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11. that the final design of the garage be subject to approval by the Board
12. that a certificate of occupancy shall not be issued until all of these conditions have been met
13. that the final plan showing all of the Board's requirements be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

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

Mildred E. Soder

Subscribed and sworn to before me this 19th day of June, 1978.

Servan F. Jorgensen

Notary Public

Residing at Salt Lake City, Utah

My commission expires Oct 16, 1980.



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