

2728540

Recorded JUL 28 1975 at 10:40 A.M.
Request of SALT LAKE CITY
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ NOFEE By *M. J. Robertson* 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 19th day of May, 1975, Case No. 6907 by the Boyer Company, by Roger Boyer, was heard by the Board with final action being taken June 16th, 1975. The applicant requested a variance on the property on the east side of "A" Street between South Temple Street and First Avenue to construct an office building without the required off-street parking in a Business "B-3" District and for a special exception to the ordinance to permit a parking lot in a Residential "R-6" District which requires Board of Adjustment and Planning Commission approval, the legal description of said property being as follows:

Beginning at the Southwest corner of Lot 2, Block 13, Plat "D", Salt Lake City Survey and running thence North 330.00 feet to the northwest corner of Lot 3, Block 13, Plat "D", Salt Lake City Survey, thence East 130.50 feet; thence South 165.00 feet; thence East 33.83 feet to a point which is West 0.67 feet from the Northeast corner of Lot 2, Block 13, Plat "D", Salt Lake City Survey, thence South 165.00 feet to a point which is West 0.67 feet from the Southeast corner of Lot 2, Block 13, Plat "D", Salt Lake City Survey, thence West 164.33 feet to the point of beginning.

It was moved, seconded and unanimously passed that the request for the reduction in off-street parking be denied, but that a variance be granted to permit the proposed office building with a depressed parking structure in the back and one surface parking lot north of the parking structure in accordance with the revised plan, with the following provisions:

1. that the office building meet all other requirements of the ordinance
2. that the height of the parking structure be as shown on the revised drawings
3. that the surface parking level maintain a 9'6" side yard to the east
4. that the surface parking lot be defined by 6" poured concrete control curbs
5. that the buffers and setbacks and the area between the curb and sidewalk and sidewalk and property line be properly landscaped with lawn and/or shrubs (not rocks), with sprinkling systems being installed to insure proper maintenance
6. that all drainage be handled on the applicant's own property
7. that the parking lot be hardsurfaced to meet all requirements of the City Engineer's office
8. that there be a new curb back approximately 6' on "A" Street (for the widening of that street) in keeping with plans prepared by the City Engineer and the Traffic Engineer
9. that the parking structure be faced on all exposed surfaces with the same brick as the office building

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10. that the final plans showing all of the Board's requirements and including a landscaping plan 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. Linder

Subscribed and sworn to before me this 21st day of July, 1975.

Samuel S. Johnson

Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 14, 1976.

