

\*W3223754\*

# Nonconforming Use Certificate

Land Serial #: 01-015-0035

**Property Description:** PART OF LOTS 9 AND 10, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 16 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE WEST 150 FEET; THENCE SOUTH 60 FEET; THENCE EAST 150 FEET; THENCE NORTH 60 FEET TO THE PLACE OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

This is to certify that Ogden City acknowledges the **nonconforming use as a tri-plex at 2557 Adams**. The property is located in the CBD zone. This zone allows for a tri-plex in the existing converted single-family structure, but the following conditions apply:

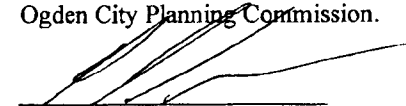
- Conversion of the home to a maximum of a tri-plex (3 units)
- Removal of the center parking pad and driveway in front of the main dwelling.
- Installation of three parking stalls in the rear of property on the existing pad and two tandem parking stalls allowed on the north side of property.

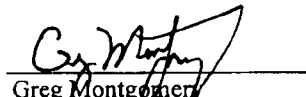
**THE RIGHT OF THE NONCONFORMING USE SHALL BE LOST IF:**

1. The building is allowed to deteriorate to a condition that renders it uninhabitable
2. The owner voluntarily demolishes a majority of the building
3. The use of the property is discontinued for a continuous period of one year; or
4. The building with the nonconforming use remains vacant for a continuous period of one year.

In the event that the structure is involuntarily damaged or destroyed by natural disaster or calamity, it may be rebuilt, provided the restoration is started within a period of one year from the damage and is diligently pursued to completion, and the non-complying conditions are not increased.

This nonconforming use or non-complying structure shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.

  
 Chris Tremea  
 Supervisor, Code Enforcement

  
 Greg Montgomery  
 Manager, Planning Division

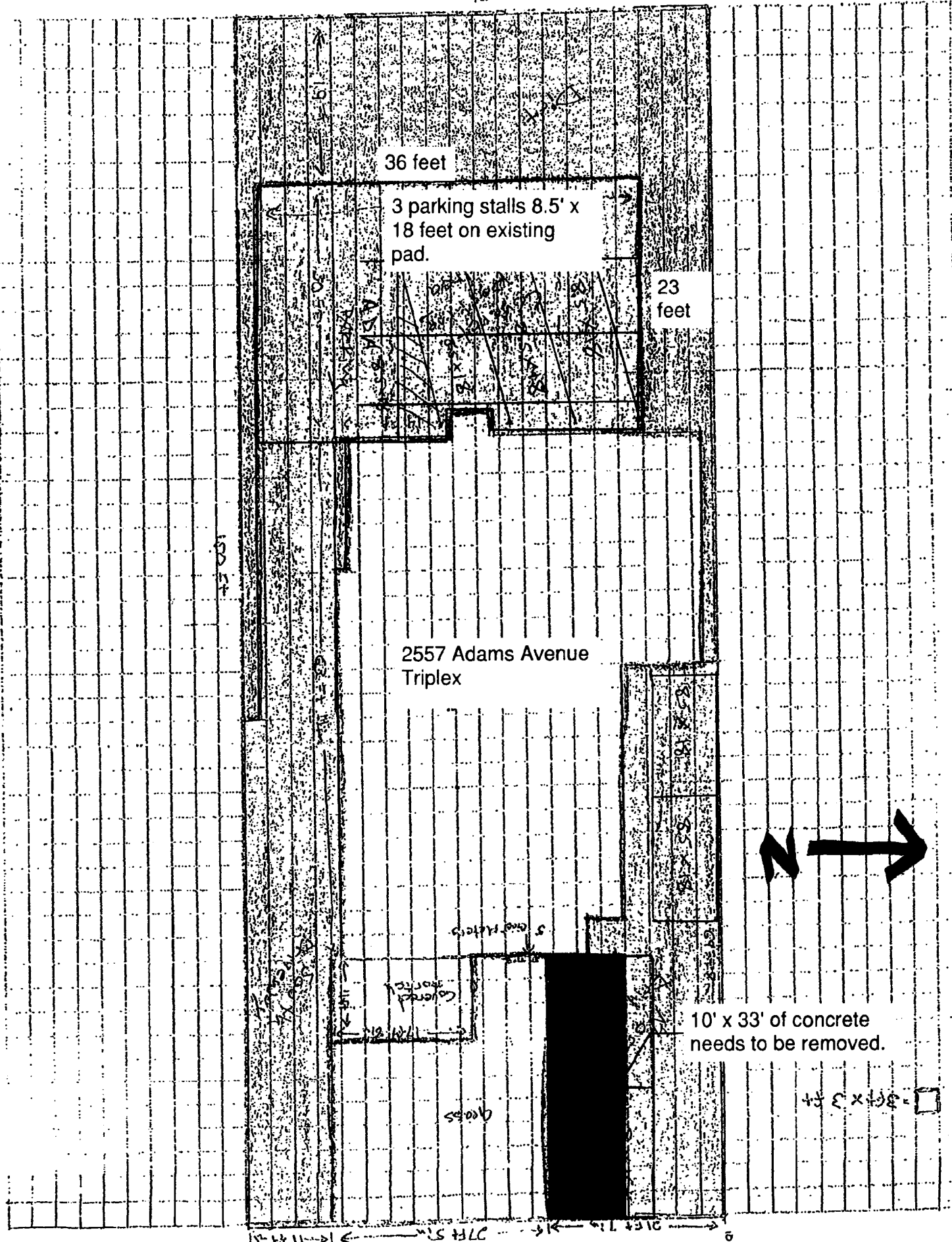
State of Utah )  
 :SS  
 County of Weber )

On this, the 8 day of March, 2022, personally appeared before me, Chris Tremea, Supervisor of Code Enforcement and Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that they signed the above certificate on behalf of said City.

  
 Notary Public



400 x 2



36 feet

3 parking stalls 8.5' x 18 feet on existing pad.

23 feet

2557 Adams Avenue Triplex

10' x 33' of concrete needs to be removed.

45' x 34''

