

Non Conforming Certificate



Re: Land Serial #: 02-024-0029
Property Description: THE WEST 77 FEET OF LOTS 1, 2, 3 AND 4, IN COREY'S SUBDIVISION OF OGDEN CITY, WEBER COUNTY, UTAH.

This is to certify that Ogden City acknowledges the **nonconforming use, site and building** at **1103-05-07 25th Street/2502 Van Buren Avenue**. The property is located in the **R-1-5 zone**. This zone does not allow for a multi-family dwelling. However, the use of the property, as a multi-family dwelling is subject to the following:

The nonconforming use is limited to:

- A four-family dwelling unit, where only single-family dwellings are allowed

The nonconforming site is limited to:

- Four (4) parking spaces, where eight (8) side-by-side parking spaces are required.

The nonconforming building is limited to:

- A front yard setback of eighteen feet (18'), where twenty-five feet is required.
- A side yard facing a street, setback of thirteen feet (13') where twenty feet (20') is required.
- A side yard setback for an accessory use of zero feet (0'), where one foot (1') is required.
- A rear yard setback for an accessory use of zero feet (0'), where one foot (1') is required.

THE RIGHT OF THE NON CONFORMING USE SHALL BE LOST IF IT HAS NOT BEEN USED AS SUCH FOR A CONTINUOUS PERIOD OF ONE (1) YEAR OR THE BUILDING IS REMOVED OR DEMOLISHED.

In the event that 50% or less of the total floor area of the structure is damaged or destroyed, 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 nonconformity is not increased. If the building is damaged or destroyed and the destruction exceeds 50% of the total floor area, it may be restored upon approval by the Planning Commission.

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

The nonconforming site development shall not be expanded unless expansion complies with current development code.

The nonconforming building may be maintained or repaired so long as such work does not increase the nonconformity's of the building.

Greg Montgomery
Manager, Planning Division

State of Utah)
 :SS
County of Weber)

2018922 PG 1 OF 1
DOUG CROFTS, WEBER COUNTY RECORDER
22-MAR-04 9:38 AM FEE \$1.00 DEP SGC
REC FOR: OGDEN.CITY

On this 15th day of March, 2004, personally appeared before me, Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that he signed the above certificate on behalf of said City and that the statements contained therein are true.

JANNETTE BORKLUND
NOTARY PUBLIC - STATE OF UTAH
2648 WASHINGTON BLVD.
SUITE 140
OGDEN, UT 84401
COMM. EXP. 04-02-2007

Notary Public