



E# 3265769 PG 1 OF 1
LEANN H KILTS, WEBER CTY. RECORDER
06-DEC-22 1031 AM FEE \$5.00 DC
REC FOR: OGDEN CITY



W3265769

Nonconforming Use & Noncomplying Structure Certificate

Land Serial #: 01-060-0027

Property Description: PART OF LOT 6, BLOCK 9, PLAT B, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 181 FEET EAST OF THEN NORTHWEST CORNER OF SAID LOT AND RUNNING THENCE SOUTH 132 FEET; THENCE EAST 59 FEET; THENCE NORTH 132 FEET; THENCE WEST 59 FEET TO THE PLACE OF BEGINNING.

This is to certify that Ogden City acknowledges the nonconforming use and noncomplying structure at 827 23RD STREET. The property is in the R2-EC Zone. This zone does allow for two-family dwellings, however, the use of the property as a 4 unit multi-family is subject to the following:

The nonconforming use is limited to:

- 3 side by side parking stalls where 4 stalls are required.
4 units where only two would be allowed.

The noncomplying structure is limited to:

- 0' rear yard setback for the detached 25' X 54' garage where 1' is required.
Rear yard coverage of 100% where a maximum of 25% is permitted.
Pavement on the east side of the property is not permitted and will need to be landscaped.

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.

If 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
State of Utah
County of Weber

Barton Brierley
Manager, Planning Division

On this, the 20th day of NOVEMBER, 2022, personally appeared before me, Chris Tremea, Supervisor of Code Enforcement and Barton Brierley, 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.

JOEY MEDINA
Notary Public, State of Utah
Commission # 724427
My Commission Expires On
April 28, 2026

Notary Public signature