



## Legally Existing Nonconforming Use Certificate

290 NORTH 100 WEST, LOGAN, UTAH 84321  
PHONE 435 716 9021 FAX 435 716 9001

Ent 1236876 Bl 2119 Pg 408

Date: 17-Jan-2020 08:59 AM Fee \$0.00

Cache County, UT

Michael Bleed, Rec. - Filed By SA  
For LOGAN CITY

Re: Address: **353 W 400 N**  
TAX ID #: **05-069-0007**  
Property Description: (Attached below)

The City of Logan Department of Community Development certifies that the above described property has been found to have a legally existing nonconforming use. This determination is based on the information provided by the owner and research conducted by the Department of Community Development staff.

This property is located in a Traditional Neighborhood Residential (NR-6) Zone, which currently permits single family dwellings to be built on one (1) lot in accordance with Chapter 17.13 of the Logan City Land Development Code and adopted Building Codes at a density of no more than six (6) units per acre. The structure and available history was reviewed, and it was determined to be a **legally existing non-conforming three (3) unit use (triplex) on the property.**

The following findings support this determination:

1. The home was built in 1929, before the adoption of zoning.
2. Zoning from 1950 to 2007 allowed for multi-family use for up to 4 units.
3. The lot has adequate square footage to establish 3 units.
4. Utility billing has billed for three units for more than 30 years.
5. The Polk Directory show multiple tenants listed prior to the adoption of zoning in 1950, and multiple tenants and units have been listed throughout almost all directories.
6. The site inspection showed each unit had a kitchen and bathroom that were older (mid-century) or original additions to the home.
7. The site inspection showed that all units have clear separations.

In the event that the structure is damaged or destroyed through actions other than neglect or intentional demolition, it may be restored provided a building permit is obtained within 12 months of the date of damage occurrence. A good faith effort to complete and occupy the building shall also be required (Land Development Code §17.52.060).

This nonconforming use shall not be added to, nor enlarged in any manner, except as in conformance with Chapter 17.52 of the Logan City Land Development Code.

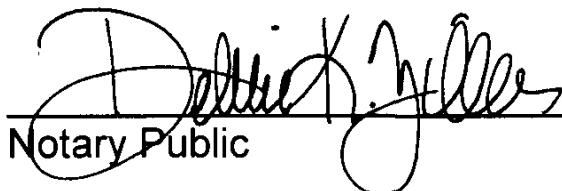
Although the property has been grandfathered the residents of this structure must continue to conform to the parking code. Parking is not grandfathered; parking in any location that does not conform to the Land Development Code is not permitted. Parking is not allowed in the parkstrip or in the front setbacks (Logan Land Development Code §17.31.080).

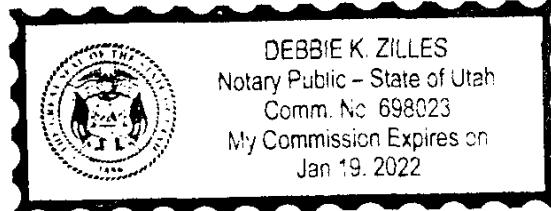
A handwritten signature in black ink, appearing to read "Michael A. DeSimone".

Michael A. DeSimone, AICP  
Director, Community Development Department

State of Utah )  
:SS  
County of Cache )

On this 16 day of December, 2019, Debbie K. Zilles, Michael A. DeSimone, Director of the Community Development Department of Logan City, Utah, personally appeared before me, a notary public, who acknowledged that he signed the above certificate on behalf of said City and that the statements contained therein are true.

  
\_\_\_\_\_  
Notary Public



Legal Description  
2019

Legal Description: BEG 3 RDS E OF SW COR LT 3 BLK 43 PLT A LOGAN CITY SVY & TH N 80.6 FT TH E 6 RDS TH S 80.6 FT TH W 6 RDS TO BEG SUBJ TO A RIGHT OF WAY AS FOLL: BEG 96 FT W OF SE COR LT 3 & TH E 20 FT TH N 27 RDS M/L TO N LN S/2 LT 6 TH W 20 FT TH S 27 RDS TO BEG CONT 0.18 AC M/L