



ENT 2601:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jan 08 11:12 am FEE 0.00 BY MG
RECORDED FOR PROVO CITY CORPORATION

NOTICE OF OCCUPANCY RESTRICTION WHERE RESIDENTIAL STRUCTURES HAVE SECOND KITCHENS

EXISTING KITCHEN

All prospective, current, and future owners, and heirs to the property identified below, are hereby notified that the residence is permitted the use of an additional kitchen, so long as its use complies with the conditions specified in Section 14.34.440 of the Provo City Zoning Ordinance. Only one family residential structures located in an RA (Residential Agricultural), A1 (Agricultural), or R1 (One Family Residential) Zone including a Performance Development Overlay (PD) zone used in combination with these zones are permitted additional kitchens. The property is described as follows:

Address: 976 Briar Ave

In Lot _____, Plat _____, in the See Attached Subdivision Provo City, Utah, or as otherwise described legally as follows:

Utah County Parcel No 20:076:0005 with .2 (Acre or Percentage thereof).

The property is located in the R185 Zone, and _____ Grid.

The residence located at the above referenced address shall have only one front entrance, one address, and one electric meter. In accordance with the provisions allowing for an additional kitchen, neither this document nor the existence of an additional kitchen shall be interpreted as allowing for, or permitting, any form of accessory apartment or second living unit at this location. In those residences with an additional kitchen, both present and future owners of the property must limit use of the one family residence to a family only.

Building Code Waiver: A building permit could not be located authorizing the addition of the second kitchen in the home referenced above. Because of this, Provo City cannot confirm compliance with Building Code requirements. By signing this document, I acknowledge that UBC Code requirements may not be met for the second kitchen in said home.

Community Development Approval by Daniel Meyers Date 12/30/2019

TO BE COMPLETED BY THE OWNER

I/We, BLAKE ROWEY, as owner(s) of the subject property, declare this 19th day of December, 20 19, that I/We understand the requirements for the creation/existence of an additional kitchen in the residence identified above. In accordance with these requirements, I//We declare that I/We will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I/We agree that I/We shall allow Provo City staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the Provo City Ordinance regarding additional kitchens in one family residences.

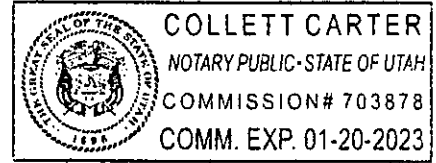
Signed Blake M Rowe Date Signed 12/19/19

Signed _____ Date Signed _____

STATE OF UTAH)
 COUNTY OF UTAH) SS.

On this 19th day of December, 20 19, personally appeared before me, a Notary Public, Blake Roney and identified himself\herself\ themselves as the signer(s) of the foregoing instrument and who duly acknowledged that he\she\they executed the same.

Signed Collett Carter
 NOTARY PUBLIC, in and for the County of Utah
 State of Utah. My Commission Expires 1/20/23
 Print Name Collett Carter



CITY OF PROVO, UTAH - COMMUNITY DEVELOPMENT DEPARTMENT

PROVO CITY ORDINANCE REGARDING ADDITIONAL KITCHENS IN ONE FAMILY RESIDENCES

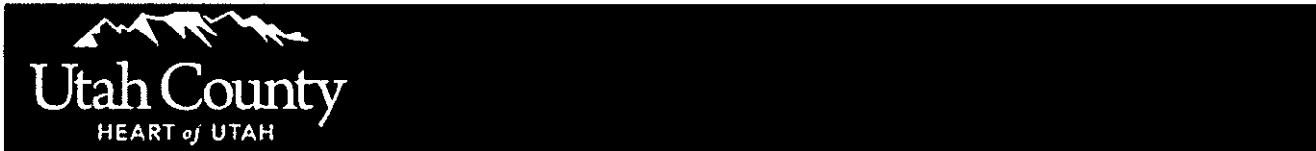
Section 14.34.440 of the Provo City Zoning Ordinance

Purposes of ordinance

- 1 Establishes criteria for allowing an additional kitchen in single family residences which are located in the RA (Residential-Agricultural), A1 (Agricultural), and R1 (One Family Residential) Zone, including a Performance Development Overlay (PD) zone used in combination with these zones; and
- 2 Distinguishes such allowance from that which would result in creation of a second dwelling unit or accessory apartment.

Conditions for allowing additional kitchens:

- 1 The dwelling unit shall have only one front entrance.
- 2 The dwelling unit shall have only one address.
- 3 An interior access shall be maintained to all parts of the home. This requirement is to assure that an accessory unit or apartment is not created. For example, there shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the additional kitchen(s) to the remainder of the home.
- 4 The dwelling unit shall have no more than one electrical meter.
- 5 Additional kitchen(s) may exist as part of the primary dwelling structure or be installed in an accessory or "out" building provided the use and occupancy limitations of this section are met and no second dwelling unit or accessory apartment is established in the primary or accessory buildings.
- 6 Upon request made by Provo City staff, residents of the dwelling unit shall allow, within reasonable hours, an inspection of the dwelling unit and any building accessory to the dwelling unit which has an additional kitchen in order to determine compliance with this policy.
- 7 Property owner must sign a written document prescribed by Provo City which declares that the dwelling unit will not be converted into two or more units without specific approval by authorized staff of both the Provo City Building Inspection and Zoning Divisions. Signature(s) on such a document shall be notarized and recorded with the Utah County Recorder's Office prior to issuance of a building permit and will remain as a part of the official records concerning the subject property.
- 8 Once an additional kitchen is approved, both present and future owners of the property must limit use of the one family residence to a family only, thus waiving the right to also have unrelated persons reside in the structure.
- 9 Construction of any such kitchen would then be required to meet Uniform Building Code standards.



PROPERTY INFORMATION

[mobile view](#)

Serial Number: 20:076:0005 **Serial Life:** 1981...

Property Address: 976 E BRIAR AVE - PROVO
Mailing Address: 86 N UNIVERSITY AV # 420 PROVO, UT 84601-5553
Acreage: 0.2
Last Document: [111973-2017](#)



Total Photos: 1

[Subdivision Map Filing](#)

Legal Description: COM S 206.643 FT & E 51.452 FT FR CEN SE 1/4 SEC 31, T6S, R3E, SLM; N 56 DEG 27'30"E 180.78 FT; S 33 DEG 22'30"E 59.81 FT; S 56 DEG 37'29"W 124.28 FT; N 77 DEG W 81.896 FT TO BEG. AREA .20 ACRE .

Owner Names	Value History	Tax History	Location	Photos	Documents
2018...	4 R RENTALS LLC				
2017	CHYTRAUS, JOHN G				
2017	CHYTRAUS, JOY				
2011-2016	BARRETT, GENEVA P				
2011-2016	BARRETT, JAMES R				
2011NV	BARRETT, GENEVA P				
2011NV	BARRETT, JAMES R				
2007-2010	SMITH, CAMILLE B				
2007-2010	SMITH, JARED O				
2007-2010	STEWART, ALYSA SMITH				
2006	REMO LLC				
2005	RICHARDS, JODY LYN				
2005	RICHARDS, LINDA T				
1992-2004	ESMATRIX				
1989-1991	SHEEN, CATHRYN C				
1989-1991	SHEEN, GLEN RUSSELL				
1989NV	ASHBY, MINNIE P				
1988	ASHBY, GEORGE				
1988	ASHBY, MINNIE P				
1987	ASHBY, GEORGE				
1987	ASHBY, MINNIE P				
1986	ASHBY, GEORGE				
1986	ASHBY, MINNIE P				
1982-1985	ASHBY, GEORGE				
1982-1985	ASHBY, MINNIE P				
1981	ASHBY, GEORGE				
1981	ASHBY, MINNIE P				

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