

\*W3214023\*

# Nonconforming Use Certificate

Land Serial #: 01-004-0064

Property Description: PART OF LOT 10, BLOCK 4, PLAT A, OGDEN CITY SURVEY: COMMENCING 57 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST 75 FEET; THENCE SOUTH 80 FEET, THENCE EAST 75 FEET, THENCE NORTH 80 FEET TO THE PLACE OF BEGINNING.

This is to certify that Ogden City acknowledges the **nonconforming use** at **375 27<sup>th</sup> Street**. The property is located in the **CP-3 Zone**. This zone allows for three or more dwelling units based on lot area. However, the use of the property as a **duplex** is subject to the following:

**The nonconforming use is limited to:**


- A duplex on a 6000 square foot lot where though it meets the lot area for two units the zoning limits the use to three or more residential units.
- An eight foot front yard setback where 15 feet is required

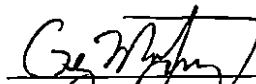
**THE RIGHT OF THE NONCONFORMING USE SHALL BE LOST IF:**

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.

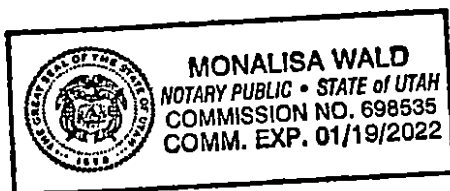
This nonconforming use or non-complying structure shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.

  
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Jared Johnson  
Supervisor, Code Enforcement

  
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Greg Montgomery  
Manager, Planning Division

State of Utah            )  
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County of Weber        )

On this, the 7 day of JANUARY, 2022, personally appeared before me, Jared Johnson, 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.



  
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Notary Public