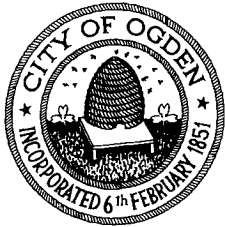




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E# 3258034 PG 1 OF 2

LEANN H KILTS, WEBER CTY. RECORDER  
03-OCT-22 302 PM FEE \$ 0.00 TN  
REC FOR: OGDEN CITY

# Nonconforming Use & Noncomplying Structure Certificate

Land Serial #: 12-025-0009

Property Description: ALL OF LOTS 26, 27 AND 28, BLOCK 4, EAST LYNNE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

This is to certify that Ogden City acknowledges the **nonconforming use and noncomplying structure** at **608-610 4<sup>th</sup> Street**. The property is in the **R-1-6 Zone**. This zone does not allow for **two-family duplex uses**, however, the use of the property as a **duplex** is subject to the following:

**The nonconforming use is limited to:**

- A duplex in an R-1-6 zone where only single-family homes are allowed;
- Two (2) parking spaces where four (4) side-by-side spaces would be required.

**The noncomplying structure is limited to:**

- A one (1) space carport in the front setback;
- Front setback of 18' where a minimum of 20' is required;
- Rear setback of 20' where a minimum of 30' is required.

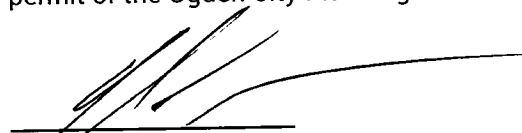
- **This Nonconforming Use and Noncomplying Structure Certificate does not recognize the legality of the parking pad in between the carport and the curb in the front setback. This pad was illegally added after 1993 and must be removed.**

**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.

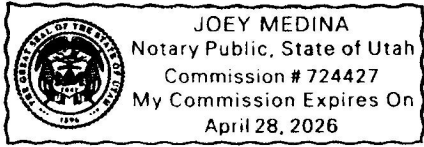
This nonconforming use or non-complying structure shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.


  
 Chris Tremea  
 Supervisor, Code Enforcement

  
 Barton Brierley  
 Manager, Planning Division

State of Utah )  
 :SS  
County of Weber )

On this, the 15<sup>th</sup> day of September, 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.



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