



E# 3265770 PG 1 OF 1  
LEANN H KILTS, WEBER CTY. RECORDER  
06-DEC-22 1032 AM FEE \$0.00 DC  
REC FOR: OGDEN CITY



\*W3265770\*

## Nonconforming Use & Noncomplying Structure Certificate

Land Serial #: 01-060-0026

**Property Description:** PART OF LOT 6, BLOCK 9, PLAT B, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 124 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE EAST 57 FEET; THENCE SOUTH 132 FEET; THENCE WEST 57 FEET; THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.

This is to certify that Ogden City acknowledges the **nonconforming use and noncomplying structure** at **823 23<sup>rd</sup> 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 **6 unit multi-family** is subject to the following:

**The nonconforming use is limited to:**

- 6 side by side parking stalls where 12 stalls are required.
- 6 units where only two would be allowed for a 7,524 sq. ft. lot.

**The noncomplying structure is limited to:**

- 6 units where only two are permitted.
- 19 feet front setback where 20 feet is required.
- Rear yard coverage of 100% where a maximum of 25% is allowed.

**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.

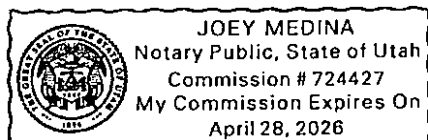
Chris Tremea  
Supervisor, Code Enforcement  
State of Utah )

County of Weber )

:SS

Barton Brierley  
Manager, Planning Division

On this, the 28<sup>th</sup> 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