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E# 3364958 PG 1 OF 2

B RAHIMZADEGAN, WEBER CTY. RECORDER  
14-APR-25 1212 PM FEE \$0.00 SED  
REC FOR: OGDEN CITY

## Nonconforming Use & Noncomplying Structure Certificate

Land Serial #: 02-001-0025

SW kn SW

**Property Description:**

PART OF BLOCK 3, IN PLAT "C" OF OGDEN CITY SURVEY: BEGINNING AT A POINT 360 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 3, AND RUNNING THENCE SOUTH 140.5 FEET, THENCE EAST 40 FEET, THENCE NORTH 140.5 FEET, THENCE WEST 40 FEET, TO THE PLACE OF BEGINNING.

This is to certify that Ogden City acknowledges the **nonconforming use and noncomplying structure** at **951 30<sup>th</sup> Street**. The property is in the **R-1-5** zone. This zone does not allow for **Duplex (Two-Family Dwelling)**, however, the use of the property as a **Duplex (Two-Family Dwelling)** is subject to the following:

**The nonconforming use is limited to:**

- A duplex in a R-1-5 zone, where only single-family uses are allowed.
- Two (2) tandem parking stalls on a permitted driveway, where four (4) side-by-side parking stalls would be required.

**The noncomplying structure is limited to:**

- A lot width of forty feet (40'), where fifty feet (50') would be required.
- A twenty-foot (20') front yard setback, where a twenty-five foot (25') front yard setback would be required.
- A two-foot (2') side yard setback, where a minimum of five feet (5') side yard setback with a total width of two (2) required side yards of not less than fifteen feet (15') would be 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.

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.

*CSH*

Christian Stucki  
Director, Building/Code Services Division

*Barton Brierley*

Barton Brierley  
Director, Planning Division

State of Utah                    )  
  :SS  
County of Weber                )

On this, the 11 day of April, 2025 personally appeared before me, Christian Stucki, Director of the Building/Code Services Division and Barton Brierley, Director 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.



*[Signature]*  
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Notary Public