

Lyle Davis

From: Aydelotte, Tamara <taydelotte@co.weber.ut.us>
Sent: Tuesday, August 17, 2021 12:48 PM
To: Lyle Davis
Subject: 11-014-0027

Mr. Davis,

In looking at this property characteristics of the subject parcel (located at 1561 Washington Blvd.), it appears to meet our definition of a 'Lot of record', as stated in the Weber County Land Use Code (see below). While the owner would still need to submit an application in order for the County to perform the required research and record the appropriate document, it appears that this may meet our requirements and may likely qualify to have a 'Re-build Letter' recorded to the abstract.

The following are the criteria that our office uses to determine if a parcel can be considered a lot of record, for building/construction purposes:

"Lot of record. A lot of record is defined as any one of the following circumstances:

1. A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or
2. A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or
3. A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or
4. A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; or
5. A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single-family dwelling prior to July 1, 1992; or
6. A parcel/lot that does not fall within any one."

This parcel appears to have existed in its; current configuration since 1977.

Feel free to reach out with further questions,

Tammy Aydelotte

Planner II

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WEBER COUNTY