

MEMORANDUM

DATE: October 10, 2007

TO: Mayor
City Council

FROM: Cheri Coffey, Deputy Planning Director

RE: **SUMMARY OF ACTIONS TAKEN BY THE HOUSING ADVISORY & APPEALS BOARD AT THE OCTOBER 10, 2007 MEETING.**

The following summary of actions by the Housing Advisory & Appeals Board is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

Request for Demolition

Case No.: HD-27-07

Address: 250 South Navajo Street

Council District 2

Owner: Community Development Corporation of Utah

Request: Demolition approval for property located at 250 South Navajo Street, Salt Lake City, UT

Housing Advisory & Appeals Board's Decision: Demolition approved.

Request: Approval of September 12, 2007 Minutes

Housing Advisory & Appeals Board's Decision: Approved

Consent Agenda

Case No.: H-29-07

Address: 1265-67 East Sherman Avenue

Council District 5

Appellant: Nader Oskoui

Appeals:

- (A) The headroom for the stairway leading to the basement of Unit #1265 is insufficient in height.
- (B) The winding stairs of the same stairway are insufficient as to run.
- (C) The east basement bedroom is deficient in emergency egress.
- (D) The southeast bedroom in the same unit is deficient as to emergency egress and natural ventilation.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height because the deficiency is minimal and provided the low headroom is posted with reflective tape.
- (B) Granted appeal for insufficient run of the stairway provided a code complying handrail is installed at the exterior radius of the stairway.

Housing Advisory & Appeals Board
Summary of Actions at the October 10, 2007 Meeting

- (C) Granted appeal for insufficient emergency egress provided one window is changed out to a fully openable window, hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom, and a permanent step or ladder is installed at the new window location.
- (D) Granted appeal for insufficient emergency egress and natural ventilation provided one window is changed out to a fully openable window, hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom, and a permanent step or ladder is installed at the new window location.

Housing Appeals Request

Case No.: H-34-07
Address: 350 East 1300 South
Council District 5
Appellant: Brigitte Porras

Appeals:

- (A) The headroom on the stairway leading to the basement is insufficient in height.
- (B) The mechanical duct encroaches into the required ceiling height.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height provided the 5 feet 5 inch headroom can be raised to at least 5 feet 7 inches and provided reflective tape is installed at the low point.
- (B) Granted appeal for the mechanical duct encroaching into the required ceiling height because this is a single family owner occupied residence and hardwired smoke detectors have been installed.

Housing Appeals Request

Case No.: H-33-07
Address: 632 East 1300 South
Council District 5
Appellant: Tony Caputo

Appeals:

- (A) The headroom for the stairway leading to the basement is insufficient in height.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height provided the headroom is raised to at least 6 feet 2 inches or the extent possible.

Housing Appeals Request

Case No.: H-19-07
Address: 79 South 1200 East
Council District 4
Appellant: Eric Schaffer

Appeals:

- (A) The top rise of the stairway exceeds the maximum variation in rise.
- (B) The ceiling at the top of the same stairway is deficient in height.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for excessive variation in rise provided the landing is increased to 28 by 30 inches.
- (B) Granted appeal for insufficient headroom height provided the headroom height is increased to a minimum of 5 feet 10 inches.

Housing Appeals Request

Case No.: H-32-07

Address: 1380 East Ramona Avenue

Council District 6

Appellant: Arron Butler

Appeals:

- (A) The headroom for the stairway leading to the basement is insufficient in height.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height as the stairway exists because the headroom has been modified to the extent possible without making considerable structural changes and eliminating a portion of the dining area.