

MEMORANDUM

DATE: November 15, 2007

TO: Mayor
City Council

FROM: Cheri Coffey, Deputy Planning Director

RE: **SUMMARY OF ACTIONS TAKEN BY THE HOUSING ADVISORY & APPEALS BOARD AT THE NOVEMBER 14, 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: Approval of October 10, 2007 Minutes
Housing Advisory & Appeals Board's Decision: Approved

Request for Demolition
Case No.: HD-34-07, HD-42-07, HD-35-07,
HD-36-07, HD-38-07, HD-39-07, HD-40-07, HD-41-07
Address: 179, 191, 197 North Redwood Road &
167, 174, 178, 184, 191 North Harold Street
Council District 1
Owner: KZT LLC

Request: Demolition approval for properties located at:

179 North Redwood Road, Salt Lake City, Utah
191 North Redwood Road, Salt Lake City, Utah
197 North Redwood Road, Salt Lake City, Utah
167 North Harold Street, Salt Lake City, Utah
174 North Harold Street, Salt Lake City, Utah
178 North Harold Street, Salt Lake City, Utah
184 North Harold Street, Salt Lake City, Utah
191 North Harold Street, Salt Lake City, Utah

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

Request for Landscape Fee Waivers
Case No.: HD-34-07, HD-42-07, HD-35-07,
HD-36-07, HD-38-07, HD-39-07, HD-40-07, HD-41-07
Address: 179, 191, 197 North Redwood Road &
167, 174, 178, 184, 191 North Harold Street
Council District 1
Owner: KZT LLC

Request: Landscape fee waiver approval for properties located at:

179 North Redwood Road, Salt Lake City, Utah
191 North Redwood Road, Salt Lake City, Utah

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197 North Redwood Road, Salt Lake City, Utah
167 North Harold Street, Salt Lake City, Utah
174 North Harold Street, Salt Lake City, Utah
178 North Harold Street, Salt Lake City, Utah
184 North Harold Street, Salt Lake City, Utah
191 North Harold Street, Salt Lake City, Utah

Housing Advisory & Appeals Board's Decision: Landscape fee waivers approved.

Request for Demolition

Case No.: HD-30-07, HD-31-07, HD-32-07
Address: 920, 924, 930 South 300 West
Council District 5
Owner: Mark Buker/Buker Properties

Request: Demolition approval for properties located at:

920 South 300 West, Salt Lake City, Utah
924 South 300 West, Salt Lake City, Utah
930 South 300 West, Salt Lake City, Utah

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

Request for Demolition

Case No.: HD-28-07
Address: 1048 South Lake Street
Council District 5
Owner: Kent Smith & Annette Herman

Request: Demolition approval for property located at 1048 South Lake Street, Salt Lake City, Utah

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

Request for Emergency Demolition

Case No.: HD-43-07
Address: 653 East Wilmington Avenue
Council District 7
Appellant: Bruce M. & Jody L. Gann

Request: Emergency demolition approval for property located at 653 East Wilmington Avenue, Salt Lake City, Utah

Housing Advisory & Appeals Board's Decision: Emergency demolition approved.

Housing Appeals Request

Case No.: H-26-07
Address: 365 East Kensington Avenue
Council District 5
Appellant: John Butler

Appeals:

- (A) The stairway leading to the basement of Unit #1 has insufficient headroom.
- (B) The treads of the winding stairs are deficient in run.
- (C) The west basement bedroom in Unit #1 is deficient in natural ventilation.
- (D) The same bedroom is deficient in egress and sill height.
- (E) The mechanical duct encroaches into the required ceiling height.

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- (F) The south basement bedroom in Unit #1 is deficient in natural ventilation.
- (G) The same basement bedroom lacks adequate emergency egress and sill height.
- (H) The headroom for the stairway leading to the basement of Unit #2 is deficient in height.
- (I) The bottom step of the same stairway is excessive as to rise.
- (J) The northeast basement bedroom in Unit #2 has insufficient sill height.
- (K) The southeast basement bedroom in the same unit lacks windows for emergency egress.
- (L) The mechanical duct encroaches into the required ceiling height in the same room.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height as it exists.
- (B) Granted appeal for the treads of the winding stairs being deficient in run provided a continuous code complying handrail is installed at the exterior radius of the stairway.
- (C) Granted appeal for the deficiency in natural ventilation provided the air conditioner is removed from the north window, the same window is changed out to a fully openable window, hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom, a ladder is permanently installed beneath the north window and debris is removed from the back stairwell by the door.
- (D) Granted appeal for the deficiency in egress and sill height provided the air conditioner is removed from the north window, the same window is changed out to a fully openable window, hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom, a ladder is permanently installed beneath the north window and debris is removed from the back stairwell by the door.
- (E) Granted appeal for the mechanical duct encroaching into the required ceiling height provided the leading edge is posted with reflective tape.
- (F) Granted appeal for the deficiency in natural ventilation provided both windows are changed out to fully openable windows, a ladder is permanently installed beneath one of the windows, hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom and the window wells are extended 12 inches.
- (G) Granted appeal for inadequate emergency egress and sill height provided both windows are changed out to fully openable windows, a ladder is permanently installed beneath one of the windows, hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom and the window wells are extended 12 inches.
- (H) Denied appeal for the deficiency in headroom height because the deficiency is excessive and recommended the owner explore the feasibility of raising the low headroom.
- (I) Granted appeal for the excessive rise of the bottom step because it is minimal.
- (J) Granted appeal for insufficient sill height provided a permanent ladder is installed at the window and hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom.
- (K) Denied appeal for the lack of windows for emergency egress. This room is to be used for storage only.
- (L) Granted appeal for insufficient ceiling height in the same room because it would require considerable changes to the mechanical system and the deficiency is minimal.

Consent Agenda

Case No.: H-31-07

Address: 668 South 200 West

Council District 4

Appellant: Derrick Marchant

Appeals:

- (A) The headroom for the doorway leading to Unit #2 is deficient in height.
- (B) The structural beam in the basement of Unit #2 encroaches into the required ceiling height.
- (C) The headroom for the doorway entrance into Unit #3 is deficient in height.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height because it would require considerable structural changes to increase the headroom and provided the door header is posted with reflective tape.
- (B) Granted appeal for the structural beam encroaching into the required ceiling height because it would be structurally impractical to remove or relocate the beam.
- (C) Granted appeal for insufficient headroom height because it is not structurally feasible to alter the doorway to increase the headroom and provided the low headroom is posted with reflective tape.