

**Housing Advisory and Appeals Board
Staff Reports
August 13, 2008**

Exhibit A: HD-20-08 at 460 South 900 West

1. **Address: 460 South 900 West.** The structure to be demolished is a single family dwelling. The owner of the property, The Salvation Army, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure has been severely damaged by fire. The dwelling is a single story frame structure and the property is .16 of an acre in size.
3. **Description of area:** The property is zoned RMF-35 (Moderate Density Multi-Family Residential District) and the area consist of residential uses.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one.
5. **Comments from the public on the impact of proposed demolition:** There have been no comments or concerns from the community.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit B: 1. HD-21-08 at 464 South 900 West.

1. **Address: 464 South 900 West.** The structure to be demolished is a 3-unit apartment building. The owner of the property, Land Utah, LC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is currently boarded and in disrepair. The dwelling is a single story frame structure and the property is .13 of an acre in size.
3. **Description of area:** The property is zoned RMF-35 (Moderate Density Multi-Family Residential District) and the area consist of residential uses.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by three.
5. **Comments from the public on the impact of proposed demolition:** There have been no comments or concerns from the community.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit B: 2. HD-21-08 at 468 South 900 West

1. **Address: 468 South 900 West.** The structure to be demolished is a five unit apartment building. The owner of the property, Land Utah, LC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is currently occupied. The dwelling is a single story frame structure and the property is .12 of an acre in size.
3. **Description of area:** The property is zoned RMF-35 (Moderate Density Multi-Family Residential District) and the area consist of residential uses.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by five.
5. **Comments from the public on the impact of proposed demolition:** There have been no comments or concerns from the community.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit C: HD-21-08 at 464 and 468 South

1. **Effects on Surrounding Properties:** The properties front on 900 West and are adjacent to a thirty foot deep park strip. The park strip is planted with sod and the properties adjacent to and in the immediate vicinity are similar as to landscaping.
2. **Character of the Neighborhood:** The property is zoned RMF-35 (Moderate Density Multi-Residential District) and the area is zoned for residential use.
3. **Master Plan for the Area:** The future master plan shows moderate density residential use.
4. **Post Demolition Use:** The property owner, Land Utah, LC has no proposed reuse for the properties at this time.