

## HOUSING ADVISORY AND APPEALS BOARD

### ON-SITE VISIT

January 9, 2008

11:30

*Panel members:* Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger, and Jerry Stanger.

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|------------------|-------------------------|----------------------|--------------------|
| 1. 11:30 – 11:45 | 1648 West Dalton Avenue | (Council District 2) | (Demolition)       |
| 2. 11:45 – 12:00 | 1343 East Wilson Avenue | (Council District 6) | (Demolition)       |
| 3. 12:00 – 12:15 | 161 South 1100 East     | (Council District 4) | (Craig Richardson) |

### APPEAL CASES: 12:50 pm - 1:00 pm

1. **H-27-07 at 161 South 1100 East** (Craig Richardson)
  - A. The headroom for the stairway leading to the 2<sup>nd</sup> floor is deficient in height.
  - B. The headroom for the hallway leading into the 2<sup>nd</sup> floor rooms is insufficient as to height.
  - C. The ceiling height in the 2<sup>nd</sup> floor room is insufficient as to required headroom.

### POLICY MEETING: 1:00 PM - 1:45 PM

1. 1:00 – 1:05 *Approval of December 12<sup>th</sup> Minutes:* (Action Item)
  2. 1:05 – 1:25 *Proposed Demolitions:* (Action Items)
    1. **Address: 1648 South Dalton Avenue.** The structure to be demolished is a single family dwelling. The owner of the property, Premium Oil Corp, is requesting demolition approval. The proposed post demolition use of the property is to use a commercial for Premium Oil
    2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a single story frame structure. The property is .16 of an acre in size.
    3. **Description of area:** The property is zoned CC (Community Corridor District) and the area consists of commercial 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:** No comments have been received from the community.
    6. **Staff Recommendations:** City staff recommends demolition with no delay
  1. **Address: 1343 East Wilson Avenue.** The structure to be demolished is a single family dwelling. The owner of the property, Michael Stanford, is requesting demolition approval. The proposed post demolition use of the property is to construct a new single family dwelling
  2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a single story brick structure. The property is .21 of an acre in size.
  3. **Description of area:** The property is zoned R1-7000 (Single Family Residential District) and the area consists 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:** All comments received from the community are to approve the demolition with no delay.
  6. **Staff Recommendations:** City staff recommends demolition with no delay.
3. 1:25 – 1:30 *Landscape Waiver Request: 1648 South Dalton Street.*
4. 1:30 – 1:40 *Non-Profit Construction Permit Fee Waiver:* (Action Item)

The Road Home is requesting a waiver of construction permit fees to remodel an existing 291 room hotel that will shelter the homeless. The fees to be waived are approximately \$167,883.00.
5. 1:40 – 1:45 *Other Information:*
6. 1:45 *Adjourn:*

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at 535-7902; TDD 535-6021.