

**Housing Advisory and Appeals Board
Staff Reports
July 9, 2008**

Exhibit A: HD-17-08 at 178 West 800 South.

1. The structure to be demolished is a single family dwelling. The owner of the property, Jefferson Partners LLC, is requesting demolition approval. The proposed post demolition use of the property is to expand parking for a proposed car wash.
2. **Description of property and structure:** The structure has been maintained but currently un-occupied. The dwelling is a single story frame structure and the property is .11 of an acre in size.
3. **Description of area:** The property is zoned D-2 (Downtown Support District) and the area consist of commercial uses to the North and residential uses on the South side of 800 South.
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 not been comments or concerns from the community.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit B: HD-18-08 at 2407 South 2500 East.

1. The structure to be demolished is a single family dwelling. The owners of the property, Justin and Lucy Hawes, are requesting demolition approval. The proposed post demolition use of the property is to construct a single family residence.
2. **Description of property and structure:** The dwelling is currently vacant. The structure is a single story brick building and the property is .40 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, until the new residence is constructed.
5. **Comments from the public on the impact of proposed demolition:** The comments received from the community are to approve the demolition.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit C: HD-20-08 at 247 West 800 South

1. **Effects on Surrounding Properties:** The property fronts on High Street to the North. Properties adjacent to and in the vicinity have not been landscaped and are commercial use.
2. **Character of the Neighborhood:** The property is zoned CG (General Commercial District) and the surrounding properties are zoned for commercial uses.
3. **Master Plan for the Area:** The Master Plan shows the area remaining as commercial uses.
4. **Post Demolition Use:** The property owner, Woodbury Corp. is proposing to demolish the existing warehouse, cleaning the property for future development and marketing.