

**HOUSING ADVISORY AND APPEALS BOARD**

**ON-SITE VISIT**

**June 11, 2008 11:30 am**

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

- |                         |                    |                      |                    |
|-------------------------|--------------------|----------------------|--------------------|
| <b>1. 11:30 – 11:50</b> | 32 South 1300 East | (Council District 4) | (Craig Richardson) |
| <b>2. 11:50 – 12:10</b> | 346 East 600 South | (Council District 4) | (Demolition)       |

**HOUSING ADVISORY AND APPEALS BOARD**

**City & County Building  
Salt Lake City, Utah 84111  
Wednesday June 11, 2008  
12:45 pm - 1:00 pm**

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

**APPEAL CASES:**

- 1. H-07-08 at 32 South 1300 East** (Craig Richardson)
- A. The stairway leading to the attic of Unit #2 lacks a handrail/guardrail.
  - B. The guardrail at the top of the same stairway is insufficient in height.
  - C. The bathroom located in the attic of Unit #2 is deficient in ceiling height.
  - D. The exit way from the basement bedroom is deficient in height and width.

**HOUSING ADVISORY AND APPEALS BOARD**

**POLICY MEETING**

**Wednesday June 11th, 2008  
1:00 PM - 1:45 PM**

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

- 1. 1:00 – 1:05 Approval of May 7th Minutes:** (Action Item)
- 2. 1:05 – 1:20 Proposed Demolition:** (Action Item)
- 1. Address: 346 East 600 South.** The structure to be demolished is a single family dwelling. The owner of the property, Scott Schoenebeck, 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 was a single story brick structure. The property is .31 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 mixed responses of; to approve demolition with no delay and delay demolition for 90 days.
- 6. Staff Recommendations:** City staff recommends demolition with no delay.

- 3. 1:20 – 1:30 Consent Agenda:** (Action Items)

**H-10-08 414 South 1000 West (Council District 2)**

**Appealed deficiency:** *the exterior stairs exceed the maximum rise and variation in rise.*

The stairway leading into the common area is excessive as to rise and variation in rise. Measuring from the bottom to top, the riser height is; 9 ½, 9 ½, and 8 ¼ inches. The risers exceed the City's maximum allowance by 1 ½ inches and exceed the maximum variation in rise by ½ of an inch. **Findings:** *The stairs are of concrete and good repair therefore, staff recommends approval provided a code complying handrail is installed.*

**Appealed deficiency:** *the winding stairs of the interior stairs leading to the 2<sup>nd</sup> floor are deficient in run.*

The run of the winding stairs measure starting from the bottom of the stairway; 6 inches, 6 inches and 8 inches measuring 12 inches from the interior radius. **Findings;** *Staff recommends approval of the appeal provided that a code complying handrail is installed at the exterior radius of the stairway and also a handrail/guardrail is installed at the open side of the stairway.*

**H-11-08 3131 South Lincoln Street (Council District 7)**

*Appealed deficiency: the basement bedroom window is deficient in window dimension and net openable area for emergency egress. The basement unit has two bedrooms with one bedroom being deficient in window dimension and openable area for egress. The bedroom contains two windows which are identical in size. The windows measure 21 inches by 36 inches and open halfway to provide an opening of 18 inches by 21 inches. The window contains 2.6 square feet of window opening. **Findings;** Staff recommends approval of the appeal provided that a fully openable window is installed and that smoke detectors are installed in the bedroom and room giving access to the bedroom.*

*Appealed deficiency: the window sill height for the same bedroom is excessive.*

The sill height from the floor measures 60 inches, 12 inches in excess of meeting code requirements. The excessive sill height makes it difficult for ingress and egress in the event of an emergency. **Findings;** Staff recommends approval of the appeal provided that a permanent step or ladder is installed at the window that is made fully openable.

**4. 1:30 – 1:45 Other Information:**

**Melanie Reif  
Senior City Attorney**

**5. 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**