

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
February 13, 2008

Board members present: Kate Bradshaw, Kathleen Call, Billy Cruz, Susan Fleming, Jim Guilkey and Bill Nighswonger.

Staff members present: LuAnn Clark, Craig Spangenberg, Randy Isbell, Craig Weinheimer and Diana Hansen.

The meeting was called to order at 1:00 p.m.

Approval of January 9th Minutes

Billy Cruz motioned to approve the minutes for January 9, 2008. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition @ 2583 South 800 East

The structure to be demolished is a single family dwelling. The owner of the property, Kyle Oler, is requesting demolition approval. The proposed post demolition use of the property is to landscape the parcel and market it for sale. The structure is vacant and secured. The dwelling is a single story frame structure. The property is .27 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Kyle Oler, owner, was not present, but had previously submitted a letter to the housing specialist that was distributed to each HAAB member for review before the meeting. Two neighbors were present, one expressing concern that the home may be replaced with a multi-unit structure and the other was concerned with the landscaping that would be installed until another structure was built on the property. Comments received from the community recommend no delay in issuing the demolition permit. City staff recommends approve of the demolition.

Kate Bradshaw motioned to approve the demolition. Kathleen Call seconded the motion and the motion passed.

Proposed Demolition @ 1497 West Wasatch Avenue

The structure to be demolished is a single family dwelling. The owner of the property, Craig Binks, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The structure has been damaged by fire and is secured. The dwelling is a single story frame structure. The property is .16 of an acre in size. The property is zoned R-1-5000 (Single Family Residential District) and the area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Matthew Lemelle, general contractor for the owner, was present. One neighbor stated that since this structure was in the family for many years she would like some advance notice before the structure is demolished to gather the family together for sentimental reasons. Comments received from the community are to approve demolition with no delay. City staff recommends demolition with no delay.

Billy Cruz motioned to approve the demolition. Kathleen Call seconded the motion and the motion passed.

Consent Agenda

Attached as part of these minutes.

Jim Guilkey, Chair

Diana Hansen, Secretary

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Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, February 13, 2008, in Room 126 of the City and County Building.

- ♦ The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Kate Bradshaw, Kathleen Call, Billy Cruz, Susan Fleming, Jim Guilkey and Bill Nighswonger.
- ♦ Staff members: LuAnn Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Housing/Zoning Administrator; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator; and Diana Hansen, Secretary.

Jim Guilkey, Chair opened the meeting at 1:33 p.m.

Jim Guilkey, Chair, excused himself from the meeting at 1:42 p.m. Bill Nighswonger, Vice Chair, conducted the remainder of the meeting.

ITEMS DISCUSSED

ACTION TAKEN

Case Number H-43-07 @ 169 North State Street

By: Randy Isbell

Dan Maughan, Housing/Zoning Officer

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| A. The spiral stairway that leads to the 2 nd floor entry into Unit #3 is deficient in (a) headroom, (b) run and (c) width of the stairway. | A. Tabled to allow time to find some solutions for correcting the violations. |
| B. The headroom for the doorway leading into Unit #3 is deficient in height. | B. Tabled to allow time to find a solution for correcting the violation. |
| C. The roof structure encroaches into the doorway access and required ceiling height of the bedroom in Unit #3. | C. Tabled to allow time to find a solution for correcting the violation. |
| D. The same bedroom lacks adequate room dimension and square footage. | D. Tabled to allow time to find a solution for correcting the violation. |
| E. The window in the same bedroom lacks adequate dimension and net openable area for emergency egress. | E. Tabled to allow time to find a solution for correcting the violation. |
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- ♦ The on-site committee for March 12th will be: Kate Bradshaw, Kathleen Call, Billy Cruz, Susan Fleming, Jim Guilkey and Bill Nighswonger.

As there wasn't any further business to be brought before the Board, Billy Cruz motioned to adjourn the meeting at 1:54 p.m. Kathleen Call seconded the motion and the motion passed.

Jim Guilkey, Chair

Diana Hansen, Secretary

CONSENT AGENDA
February 13, 2008

H-04-06 @ 140 East 2nd Avenue

A. Appealed deficiency: The headroom height for the stairway that leads to the 2nd floor is deficient. The secondary stairway to the 2nd floor is deficient in headroom at two locations. At midway of the stairway the headroom measures 5 feet 10 inches due to an overhead waste line. At the top of the stairway the headroom measures 5 feet 10 inches due to an overhead electrical system and cabinets. **Findings: To increase the headroom would require major changes to the plumbing and electrical systems; therefore staff recommends approval of the appeal provided the low point is posted with reflective tape.**

Bill Nighswonger motioned to approve staff recommendations. Kathleen Call seconded the motion and the motion passed.

B. Appealed deficiency: The risers in the same stairway exceed the variation in rise and exceed the maximum allowed rise. The rise of the first step in the stairway measures 4 inches and the remaining risers vary from 6½ inches to 8½ inches. The top riser measures 9 inches. **Findings: To change the stairway to meet code requirements for rise would exacerbate the deficiency in headroom; therefore staff recommends approval of the appeal.**

Bill Nighswonger motioned to approve staff recommendations. Kathleen Call seconded the motion and the motion passed.

C. Appealed deficiency: The guardrail at the top of the stairway that leads to the attic units is deficient in height. The height of the guardrail measures 27 inches. The Existing Housing Code states that guardrails less than 36 inches may be allowed if part of the original construction. **Findings: Because the stairway appears to be part of the original construction, staff recommends approval of the appeal.**

Bill Nighswonger motioned to approve staff recommendations. Kathleen Call seconded the motion and the motion passed.

D. Appealed deficiency: The handrail for the main entrance and stairway that lead to the upper units is deficient in height. The handrail measures 28 inches from the nose of the treads and is part of the original construction of the building. **Findings: The historical significance of the stairway would be compromised if changed; therefore staff recommends approval of the appeal.**

Bill Nighswonger motioned to approve staff recommendations. Kathleen Call seconded the motion and the motion passed.

E. Appealed deficiency: The ceiling height over the bathtub in Units #5 & #6 are deficient as to headroom. The bathrooms in both units are mirror images of one another. Above the bathtubs the ceiling slopes due to the roof structure. At the back wall of the bathtub of Unit #5, the ceiling is 3 feet 2 inches, sloping up to 5 feet 4 inches at the bathtubs entrance. In Unit #6 the back wall measures 3 feet 8 inches and slopes to 6 feet 3 inches at a point above the tubs entrance. **Findings: Because it would require Historic Landmark Commission approval to change the roof line and it would be structurally impractical, staff recommends approval of the appeal.**

Bill Nighswonger motioned to approve staff recommendations. Kathleen Call seconded the motion and the motion passed.

H-38-07 @ 641 North 200 West

A. Appealed deficiency: The stairway that leads to the basement laundry/mechanical room is deficient in headroom height and stairway width. The laundry/mechanical room that is located in the basement and accessible by the tenants is deficient in headroom and measures 4 feet 7 inches. Structural members that support the main floor are the cause of the low headroom. The stairway is also deficient in width, which measures 28 inches. The stairs are concrete and relocating the header for the stairway would require considerable structural changes. **Findings: Because the Housing Code is silent as to width and headroom for laundry rooms that are located within individual dwelling units and use of the laundry facilities is a choice of the tenants, staff recommends approval of the appeal.**

Bill Nighswonger motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed. Kathleen Call opposed the appeal.

H-45-07 @ 1415 & 1417 East Hollywood Avenue

A. Appealed deficiency: The headroom of the stairways leading to the basement of Units #1415 & #1417 are deficient in height. The stairways lead to the basement of each unit and are identical as to their deficiency. The headroom measures, midway of the stairs, 6 feet 2 inches. **Findings: Because it would require structural changes to the main floor supports and the deficiency is minimal, staff recommends approval of the appeal.**

Susan Fleming motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.

B. Appealed deficiency: The basement bedrooms in both units are deficient in net openable area and window dimension. In the basement bedrooms which mirror each other, there are two windows that each measure 36 inches by 17½ inches and open to an area of 17 inches by 17½ inches because they are slider type windows. The openable window area is 2.1 square feet. If one window is made fully openable, the area would double and provide 4 square feet of net openable area. Findings: **Staff recommends approval of the appeal provided a fully openable window is installed in each basement bedroom and hardwired smoke detectors are installed in each bedroom and the area giving access to the bedrooms.**

Susan Fleming motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.

C. Appealed deficiency: The same windows are excessive as to sill height. The sill height of the windows measures 62 inches from the floor. **Staff recommends that a permanent ladder or step be installed below the window in each bedroom that will be used for egress.**

Susan Fleming motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.

H-01-08 @ 1461 East Kensington Avenue

A. Appealed deficiency: The headroom for the main stairway leading to the basement is deficient in height. The low point of the stairway headroom measures 5 feet 10 inches. The stairway opening has been enlarged to achieve as much headroom as possible without encroaching into the living area on the main floor. **Findings: Because changes have been made to increase the deficient headroom to the extent possible staff recommends approval of the appeal.**

Kate Bradshaw motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.

B. Appealed deficiency: The secondary stairway leading to the basement is deficient in headroom. The deficient headroom measures 5 feet 8½ inches and the ceiling of the stairway has been altered to increase the headroom. Above the area where the ceiling steps is a bedroom and to increase the headroom would require a section of the bedroom to be stepped and the bedroom would lose square footage. **Because the stairway is used as a secondary exit/entrance into the basement, staff recommends approval of the appeal.**

Kate Bradshaw motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.