

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
March 12, 2008

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

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

The meeting was called to order at 12:57 p.m.

Approval of February 13th Minutes

Bill Nighswonger motioned to approve the minutes for February 13, 2008. Billy Cruz seconded the motion and the motion passed.

Proposed Demolition @ 18 South 600 West

The structure to be demolished is a single family dwelling. The owner of the property, Redevelopment Agency of Salt Lake City, is requesting demolition approval. The proposed post demolition use is to include and assemble adjacent parcels for future development. The structure is vacant and secured. The dwelling is a single story brick structure. The property is .16 of an acre in size. The property is zoned GMU (Gateway Mixed Use District) and the area consists of vacant parcels and commercial uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Travis Pearce, representative for the Redevelopment Agency of Salt Lake City, stated that when the City purchased the home it had been closed to occupancy by the Board of Health, because the bathroom had been removed from the home by the former tenants. All comments received from the community are to approve the demolition with no delay. City staff recommends demolition with no delay. Kate Bradshaw motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

Consent Agenda

Attached as part of these minutes.

Jim Guilkey, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
March 12, 2008

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, March 12, 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, Bill Nighswonger and Jerry Stanger.
- ♦ 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 1:17 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number H-03-08 @ 776 West North Temple Street

By: Randy Isbell

Dan Maughan, Housing/Zoning Officer

A. The sloped ceiling in the bathroom of Unit #1 encroaches into required ceiling height.

A. Denied appeal for insufficient ceiling height in the bathroom because at the back wall behind the water closet, the ceiling measured 4 feet. The existing housing code requires a minimum of 5 feet. Measuring two feet out from the back wall, the ceiling height was 5 feet 4 inches, 8 inches shy of meeting code requirements. Bill Nighswonger motioned to deny the appeal. Kate Bradshaw seconded the motion and the motion passed.

- ♦ The on-site committee for April 9th will be: Kate Bradshaw, Kathleen Call, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger and Jerry Stanger.

As there wasn't any further business to be brought before the Board, Kate Bradshaw motioned to adjourn the meeting at 1:34 p.m. Bill Nighswonger seconded the motion and the motion passed.

Jim Guilkey, Chair

Diana Hansen, Secretary

CONSENT AGENDA

March 12, 2008

H-02-08 @ 808 West 800 South

A. Appealed deficiency: The stairway leading to the front porch exceeds the maximum variation in riser height. The risers of the stairway that lead to the front entrance vary in height. From bottom to top each riser measures 7½ inches and the top riser measures 3½ inches. **Findings: The stairway is constructed of concrete and in good condition therefore staff recommends approval of the appeal.** Susan Fleming motioned to approve staff recommendations. Kathleen Call seconded the motion and the motion passed.

H-40-07 @ 856 South Lake Street

A. Appealed deficiency: The winding stairs leading to the basement rooms are deficient in run. The stairway that leads to the basement has 3 winding stairs that come to a point and when measured 12 inches from the narrow side, the treads measure 8 inches. **Findings: Because the deficiency in run is minimal staff recommends approval of the appeal provided the door is removed and a continuous handrail is installed at the exterior radius of the stairway.**

Bill Nighswonger motioned to table this appeal. It will be addressed as an appeal case at the next HAAB meeting so board members will have the opportunity to visit the property and view the deficiency.

Jerry Stanger seconded the motion and the motion passed.

B. Appealed deficiency: The headroom for the same stairway is deficient in height. The headroom at the base of the stairway measures 6 feet due to the structural framing members of the main floor.

Considerable structural changes would be required to increase the headroom. **Findings: Staff recommends approval of the appeal provided reflective tape is posted at the low headroom.**

Bill Nighswonger motioned to table this appeal. It will be addressed as an appeal case at the next HAAB meeting so board members will have the opportunity to visit the property and view the deficiency.

Jerry Stanger seconded the motion and the motion passed.

C. Appealed deficiency: The steps of the same stairway exceed the allowed 8 inch maximum rise.

The riser height measures 9 inches, exceeding housing standards by 1 inch. If the tread/risers are changed (raised) to meet the maximum riser height of 8 inches then the headroom height at the stairway will decrease from 6 feet to 5 feet 11 inches. **Findings: Staff recommends approval of the appeal.**

Bill Nighswonger motioned to table this appeal. It will be addressed as an appeal case at the next HAAB meeting so board members will have the opportunity to visit the property and view the deficiency.

Jerry Stanger seconded the motion and the motion passed.

D. Appealed deficiency: The headroom at the doorway into the basement bedroom is deficient in height. The headroom at the doorway measures 6 feet 2 inches due to an overhead mechanical duct. To increase the headroom would require the mechanical duct to be relocated involving considerable changes to the mechanical system. **Findings: Staff recommends approval of the appeal provided the low headroom is posted with reflective tape.**

Bill Nighswonger motioned to table this appeal. It will be addressed as an appeal case at the next HAAB meeting so board members will have the opportunity to visit the property and view the deficiency.

Jerry Stanger seconded the motion and the motion passed.