

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
May 7, 2008

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

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

The meeting was called to order at 12:54 p.m.

Approval of April 9th Minutes

Bill Nighswonger motioned to approve the minutes for April 9, 2008. Billy Cruz seconded the motion and the motion passed.

Proposed Demolition @ 926 South 900 East

The structure to be demolished is a single family dwelling. The owner of the property, Dalton Condit, is requesting demolition approval. The proposed post demolition use of the property is to build a single family dwelling. The structure is currently occupied. The dwelling is a single story frame structure. The property is .14 of an acre in size. The property is zoned R-1-5000 (Single Family Residential District) and the area consists of residential and community business use. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. There have been mixed responses of; to approve demolition with no delay and delay demolition for 90 days. City staff recommends demolition with no delay.

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

Emergency Demolition @ 358 North Redwood Road

The structure was a single family dwelling. The building was boarded, 1½ story brick structure. The structure was severely damaged by fire causing its structural components to fail. The only remaining portion of the building is the footing and foundation. The property is .22 of an acre in size. The property is zoned R-1-5000 (Single Family Residential) and the area consists of residential and commercial uses. The demolition of the structure will abate a dangerous building and neighborhood nuisance. No comments have been solicited from the community. Salt Lake City Building Official has declared the remains of the structure to be a hazard to the public. City staff recommends demolition approval with no delay.

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

Consent Agenda

Attached as part of these minutes.

Jim Guilkey, Chair

Diana Hansen, Secretary

CONSENT AGENDA

May 7, 2008

H-04-08 @ 287 North Center Street

A. Appealed deficiency: The headroom for the entryway leading from the living room into the kitchen is deficient in height. Between the living room and kitchen is a step which makes the headroom at that point deficient. The headroom measures 6 feet 3 inches, deficient from City standards by 1 inch.

Findings: Because the deficiency in headroom is minimal, staff recommends approval of the appeal.

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

H-08-08 @ 137 North 'H' Street

A. Appealed deficiency: The doorway for the stairway leading to the basement, Unit #1, is deficient as to headroom. The stairway that leads to the basement unit is insufficient in headroom and measures 6 feet 1½ inches to the low point. The low headroom is a direct result of the overhead floor joist. **Findings: Because the deficiency in headroom is minimal staff recommends approval of the appeal provided the low point is posted with reflective tape.**

Kate Bradshaw motioned to approve staff recommendations. Jerry Stanger seconded the motion and the motion passed.

B. Appealed deficiency: The bottom riser of the same stairway is excessive as to height. All of the risers in the stairway measure 7½ inches except the bottom riser which measures 9 inches, 1 inch in excess of code requirements. **Findings: Because the stairway is in good condition and structurally sound staff recommends approval of the appeal.**

Jerry Stanger motioned to approve staff recommendations. Kate Bradshaw seconded the motion and the motion passed.

C. Appealed deficiency: The basement living room is deficient in natural ventilation. The room is L shaped and contains a total of 279 square feet of floor area. The room requires 11 square feet of natural ventilation. In the living room is a window which is fully openable and measured 39 inches by 22 inches, providing 6 square feet of ventilation. In order to gain additional ventilation, a larger opening would have to be cut in the existing window opening. The window now meets the requirements for egress. **Findings: Although the deficiency in ventilation is 5 square feet, staff recommends approval of the appeal.**

Billy Cruz motioned to approve staff recommendations. Kate Bradshaw seconded the motion and the motion passed.