

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
October 8, 2008

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, October 8, 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: David Brach, Kate Bradshaw, Bryan Case, Billy Cruz, Susan Fleming, Bill Nighswonger & 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.

Jerry Stanger, Vice Chair opened the meeting at 1:00 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2008-193438 @ 33 East 500 North

By: Randy Isbell
Dan Maughan, Housing/Zoning Officer
Council District 3

A. The headroom for the stairway leading to the basement is insufficient in height.

A. Denied appeal for insufficient head-room height because the deficiency is excessive making the stairway difficult to maneuver and presents safety concerns. Bryan Case motioned to deny the appeal. Susan Fleming seconded the motion and the motion passed.

Billy Cruz motioned to add an appeal for the excessive variation in rise of the stairway. Kate Bradshaw seconded the motion and the motion passed. The appellants chose to have this appeal brought before the board in the November HAAB meeting.

B. The basement bedroom in the same unit lacks adequate net openable area and window dimension for emergency egress.

B. Denied appeal for insufficient window dimension for emergency egress because there is no reasonable expectation that the window in the bedroom could be used for emergency egress. Bill Nighswonger motioned to deny the appeal. Kate Bradshaw seconded the motion and the motion passed.

C. The sill height for the window in the same bedroom exceeds the maximum allowed.

C. Denied appeal for excessive sill height because there is inadequate window size for emergency egress. Susan Fleming motioned to deny the appeal. Bill Nighswonger seconded the motion and the motion passed.

D. The mechanical duct in the basement hallway of the same unit encroaches into the required ceiling height.

D. Granted appeal for the mechanical duct encroaching into the required ceiling height because it would require considerable changes to relocate the mechanical system, provided the leading edges of both sides of the duct work are posted with reflective tape. Billy Cruz motioned to approve the appeal. Bill Nighswonger seconded the motion and the motion passed.

Case Number HAZ2008-190241 @ 1376 South 500 East

Wendy Madrill, Housing/Zoning Officer
Council District 5

Appeals withdrawn by appellant.

- ◆ The on-site committee for November 12th will be: David Brach, Kate Bradshaw, Bryan Case, Billy Cruz, Susan Fleming, Bill Nighswonger & Jerry Stanger.

Seeing no further business to be brought before the Board, Kate Bradshaw motioned to adjourn the meeting at 2:05 p.m. Susan Fleming seconded the motion and the motion passed.

Jerry Stanger, Vice Chair

Diana Hansen, Secretary