

HOUSING ADVISORY AND APPEALS BOARD

City and County Building
451 South State Street, Room 126
December 10, 2008

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, December 10, 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 & 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 & Diana Hansen, Secretary.

Jerry Stanger, Vice Chair, opened the meeting at 12:45 & 1:04 p.m.

ITEMS DISCUSSED

Case Number H-07-08 @ 32 South 1300 East

By: Randy Isbell
Craig Richardson, Housing/Zoning Officer
Council District 4

A. The stairway leading to the converted attic in Unit #2 lacks a handrail/guardrail.

The HAAB previously tabled this appeal request to give the owner time to explore options to comply with code requirements. The pre-existing doorway has been closed off and the closet has been opened up for the new stairway. Building permits were issued and have been finalized. The stairway and handrail now meet IBC requirements; therefore the appeal has been withdrawn from a tabled status.

Kate Bradshaw motioned to recess. Susan Fleming seconded the motion and the motion passed.

Case Number HAZ2008-1566 @ 165 North 200 West
Council District 3

Dan Maughan, Housing/Zoning Officer

ACTION TAKEN

A. The headroom for the stairway leading to the basement of Unit B is deficient in height.

B. The winding stairs for the same stairway are deficient in run.

C. The bottom tread of the same stairway encroaches into the required corridor width.

- A. Denied appeal for insufficient headroom height of the stairway because the deficiency in headroom exceeds the maximum allowed. Billy Cruz motioned to deny the appeal. Bryan Case seconded the motion and the motion passed.
- B. Due to the headroom of the same stairway being denied, this appeal has been withdrawn by staff.
- C. Due to the headroom of the same stairway being denied, this appeal has been withdrawn by staff.

- ♦ The on-site committee for January 14th will be: David Brach, Kate Bradshaw, Billy Cruz & Susan Fleming.

Seeing no further business to be brought before the Board, Kate Bradshaw motioned to adjourn the meeting at 1:23 p.m. Susan Fleming seconded the motion and the motion passed.

Jerry Stanger, Vice Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
POLICY MEETING
December 10, 2008

Board members present: David Brach, Kate Bradshaw, Bryan Case, Billy Cruz, Susan Fleming & Jerry Stanger.

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

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

Approval of November 12, 2008 Minutes

Susan Fleming motioned to approve the November 12th minutes. Kate Bradshaw seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2008-01733 @ 766 South Jefferson Street
Council District 4

The structure to be demolished is a single family dwelling. The owner of the property, Mark Miller/Jefferson Partners LLC, is requesting demolition approval. The proposed post-demolition use of the property is parking expansion. The structure is vacant. The building is a single story brick structure and the property is .07 of an acre in size. The property is zoned D-2 (Downtown Support District) and the area consists of office, retail and residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Mark Miller, owner, was present and stated that there have been multiple problems with transients. No comments have been received from the community. City staff recommends demolition.

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

Consent Agenda

Attached as part of these minutes

Other Business

Susan Fleming nominated Jerry Stanger to be chairman of the HAAB board for 2009. Kate Bradshaw seconded the motion and the motion passed.

Billy Cruz nominated Kate Bradshaw to be vice chair of the HAAB board for 2009. Bryan Case seconded the motion and the motion passed.

Jerry Stanger, Vice Chair

Diana Hansen, Secretary

CONSENT AGENDA

December 10, 2008

HAZ2008-01700 @ 222 North West Temple Street

Council District 3

A. Appealed deficiency: The headroom at the entrance at the two north apartments is deficient in height. The exterior doorways that lead to two apartment units have deficient headroom measuring 6 feet in height. ***Findings:* Because it would require considerable structural and electrical changes to increase the headroom, staff recommends approval of the appeal.**

Bryan Case motioned to approve staff recommendations. Kate Bradshaw seconded the motion and the motion passed.

B. Appealed deficiency: The interior winding stairway is deficient in run. The winding treads of the main stairway that lead to a 2nd floor unit are deficient in run. Three of the treads come to a point and do not meet the minimum requirements of 6 inches in depth at the inside radius. The treads do meet the minimum depth of 9 inches when measured at a point from the inside radius 12 inches. It would not be possible to rebuild the stairway in its current location and meet code requirements. ***Findings:* Staff recommends approval of the appeal provided a code complying handrail is installed at the exterior radius of the stairway.**

Bryan Case motioned to approve staff recommendations. Billy Cruz seconded the motion and the motion passed.