

MEMORANDUM

DATE: February 14, 2008

TO: Mayor
City Council

FROM: Cheri Coffey, Deputy Planning Director

RE: **SUMMARY OF ACTIONS TAKEN BY THE HOUSING ADVISORY & APPEALS BOARD AT THE FEBRUARY 13, 2008 MEETING.**

The following summary of actions by the Housing Advisory & Appeals Board is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

Request: Approval of January 9, 2008 Minutes
Housing Advisory & Appeals Board's Decision: Approved

Request for Demolition
Case No.: HD-01-08
Address: 2583 South 800 East
Council District: 7
Owner: Kyle Oler

Request: Demolition approval for property located at 2583 South 800 East, Salt Lake City, Utah
Housing Advisory & Appeals Board's Decision: Demolition approved.

Consent Agenda
Case No.: H-04-06
Address: 140 East 2nd Avenue
Council District: 3
Appellant: Kevin B. Merrill

Appeals:

- (A) The headroom height for the stairway that leads to the 2nd floor is deficient.
- (B) The risers in the same stairway exceed the variation in rise and exceed the maximum allowed rise.
- (C) The guardrail at the top of the stairway that leads to the attic units is insufficient in height.
- (D) The handrail for the main entrance and stairway that leads to the upper units is deficient in height.
- (E) The ceiling height over the bathtub in Units #5 & #6 are deficient as to headroom.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height because to increase the headroom would require major changes to the plumbing and electrical systems, provided the low point is posted with reflective tape.
- (B) Granted appeal for excessive rise and variation in rise because to change the stairway to meet code requirements for rise would exacerbate the deficiency in headroom.

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Summary of Actions at the February 13, 2008 Meeting

- (C) Granted appeal for insufficient guardrail height because the stairway appears to be part of the original construction.
- (D) Granted appeal for insufficient height of the handrail that leads to the upper units because the historical significance of the stairway would be compromised if changed.
- (E) Granted appeal for insufficient headroom height over the bathtubs because it would require Historic Landmark Commission approval to change the roof line and it would be structurally impractical.

Consent Agenda

Case No.: H-38-07
Address: 641 North 200 West
Council District: 3
Appellant: Gary VanVranken

Appeals:

- (A) The stairway that leads to the basement laundry/mechanical room is deficient in headroom height and stairway width.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height and stairway width 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.

Consent Agenda

Case No.: H-45-07
Address: 1415 & 1417 East Hollywood Avenue
Council District: 6
Appellant: Patrick Christensen

Appeals:

- (A) The headroom of the stairways leading to the basement of Units #1415 & #1417 are deficient in height.
- (B) The basement bedrooms in both units are deficient in net openable area and window dimension.
- (C) The same windows are excessive as to sill height.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height because it would require structural changes to the main floor supports and the deficiency is minimal.
- (B) Granted appeal for the deficiency in net openable area and window dimension in both basement bedrooms 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.
- (C) Granted appeal for excessive window sill height in the same bedrooms provided a permanent ladder or step is installed below the fully openable window in each bedroom that will be used for egress.

Consent Agenda

Case No.: H-01-08
Address: 1461 East Kensington Avenue
Council District: 6
Appellant: Paul Bartel/Marion Dirado

Appeals:

- (A) The headroom of the main stairway leading to the basement is deficient in height.
- (B) The secondary stairway leading to the basement is deficient in headroom.

Housing Advisory & Appeals Board's Decision:

- (A) Granted appeal for insufficient headroom height of the main stairway because changes have been made to increase the deficient headroom to the extent possible.
- (B) Granted appeal for insufficient headroom height of the secondary stairway because the stairway is used as a secondary exit/entrance into the basement.

Request for Demolition

Case No.: HD-02-08

Address: 1497 West Wasatch Avenue

Council District: 2

Owner: Craig Binks

Request: Demolition approval for property located at 1497 West Wasatch Avenue, Salt Lake City, Utah

Housing Advisory & Appeals Board's Decision: Demolition approved.

Housing Appeals Request

Case No.: H-43-07

Address: 169 North State Street

Council District: 3

Appellant: George McAuley

Appeals:

- (A) The spiral stairway that leads to the 2nd floor entry into Unit #3 is deficient in (a) headroom, (b) run and (c) width of the stairway.
- (B) The headroom for the doorway leading into Unit #3 is deficient in height.
- (C) The roof structure encroaches into the doorway access and required ceiling height of the bedroom in Unit #3.
- (D) The same bedroom lacks adequate room dimension and square footage.
- (E) The window in the same bedroom lacks adequate dimension and net openable area for emergency egress.

Housing Advisory & Appeals Board's Decision:

Appeals A through E were all tabled to give time for appellants to find solutions for correcting the deficiencies.