

## HOUSING ADVISORY AND APPEALS BOARD

### ON-SITE VISIT

May 7, 200 - 11:30 am

**Panel members:** Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger, and Jerry Stanger.

- |                  |                    |                      |              |
|------------------|--------------------|----------------------|--------------|
| 1. 11:30 – 11:45 | 975 South 700 East | (Council District 5) | (Bill Simms) |
| 2. 11:45 – 12:00 | 926 South 900 East | (Council District 5) | (Demolition) |

### HOUSING ADVISORY AND APPEALS BOARD

City & County Building

Salt Lake City, Utah 84111

Wednesday May 7, 2008

12:30 pm - 12:45 pm

#### APPEAL CASES:

1. **H-06-08 at 975 South 700 East** (Bill Simms)
- A. The handrail/guardrail for the stairway leading to the 2<sup>nd</sup> floor unit is insufficient in height.
  - B. The treads of the same stairway are deficient in run.
  - C. The bedroom located in the 2<sup>nd</sup> floor unit is deficient in ceiling height and room dimension.

#### POLICY MEETING - 12:45 PM 1:30-PM

1. 12:45 – 12:50      **Approval of April 13<sup>th</sup> Minutes:** (Action Item)
2. 12:50 – 1:00      **Consent Agenda:** (Action Items)

H-04-08 287 North Center Street

**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

H-08-08 137 North "H" Street

**Appealed deficiency:** *the headroom 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 1 ½ inches to the low point. The low headroom is 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.*

**Appealed deficiency:** *the bottom riser of the same stairway is excessive as to height.*

All of the risers in the stairway measure 7 ½ 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.

**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.

3. 1:00 – 1:15      **Proposed Demolitions:** (Action Item)

1. **Address: 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 has not been determined at this time.

2. **Description of property and structure:** The structure is currently occupied. The dwelling is a single story frame structure. The property is .14 of an acre in size.

3. **Description of area:** The property is zoned R-1-5000 (Single Family Residential District) and the area consist of residential and community business use.

4. **Probable effect of the proposed demolition:** The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one.

5. **Comments from the public on the impact of proposed demolition:** There have been mixed responses of; to approve demolition with no delay and delay demolition for 90 days.

6. **Staff Recommendations:** City staff recommends demolition with no delay.

Withdrawn

1182 South Douglas Street

**Emergency Demolition:**

- 1. Address: 358 North Redwood Road.** The structure is a single family dwelling.
- 2. Description of property and structure:** The structure was severely damaged by fire and its structural components failed. The only remaining portion of the building is the footing and foundation. The property is .22 of an acre in size.
- 3. Description of area:** The property is zoned OS (Open Space District) and the area consists of residential and commercial uses.
- 4. Probable effect of the proposed demolition:** The demolition of the structure will abate a dangerous building and neighborhood nuisance.
- 5. Comments from the public on the impact of proposed demolition:** 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.
- 6. Staff Recommendations:** City staff recommends demolition approval with no delay.

**4. 1:15 – 1:30**

**Other Information:**

**5. 1:30**

**Adjourn:**

**People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at 535-7902; TDD 535-6021**