

**Housing Advisory and Appeals Board  
Staff Reports  
September 10, 2008**

Exhibit A: HD-27-08

1. **Address: 160 West 800 South.** 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.
2. **Description of property and structure:** The dwelling is a single family, 1 story frame structure and the property is .08 of an acre in size.
3. **Description of area:** The property is zoned D-2 (Downtown Support District) and the area consist of office, retail and residential uses.
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:** Comments and from the community are in favor of the demolition.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit B: HD-25-08

1. **Address: 743 West 1300 South.** The structure to be demolished is a 4-unit apartment building. The owner of the property, Sorenson Lands, LLC, 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 boarded. The dwelling is a single story brick structure and the property is .19 of an acre in size.
3. **Description of area:** The property is zoned R1-7000 (Single Family Residential District) and the area consist of residential uses.
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 four.
5. **Comments from the public on the impact of proposed demolition:** Comments received from the community are in favor of the demolition.
6. **Staff Recommendations:** City staff recommends demolition.

Exhibit B: 2. HD-21-08

1. **Address: 1431 East Penrose Drive.** The structure to be demolished is a single family dwelling. The owner of the property, Darrin Parker, is requesting demolition approval. The proposed post demolition use of the property is to construct a new residence.
2. **Description of property and structure:** The structure is vacant. The dwelling is a single story brick and frame structure and the property is .31 of an acre in size.
3. **Description of area:** The property is zoned R1-7000 (Single Family Residential District) and the area consist of residential uses.
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:** Most comments from the community are in favor of the demolition with concerns from others as to the new structure not being compatible with area.
6. **Staff Recommendations:** City staff recommends delay in demolition for a period not to exceed 90 days.

Exhibit C: HD-24-08 at 166 South 200 East

1. **Effects on Surrounding Properties:** The property is adjacent to similar properties which have intermittent landscaping
2. **Character of the Neighborhood:** The property is zoned D-1 (Central Business District) and the area is comprised of business and retail uses.
3. **Master Plan for the Area:** The future master plan shows the area remaining D-1 permitting downtown business/retail, residential housing and cultural uses.
4. **Post Demolition Use:** The property owner, Well Real Estate Funds, has no proposed reuse for the property at this time.