

**Housing Advisory and Appeals Board
Staff Reports
November 12, 2008**

Exhibit A:

Consideration of Residential Housing Code violations at 227 North Center Street
(Case No. HAZE2008-01567; Ouida Sepehri-Nik) City Council District Three

Appealed deficiency: the spacing of the intermediate rails for the guardrail exceeds the maximum allowed. Located on the south side of the building was a secondary entrance into the apartment. Prior to 1985 the housing code allowed intermediate rails to be spaced a maximum of 9 inches for stairways and landings that were 30 inches and greater above or below the adjacent grade. The spacing for the intermediate rail measured 12 inches at the stairs and approximately 16 inches at the landing. The stairway landing was 7 feet 6 inches above grade. *Findings:* Because the intermediate rail exceeds City's maximum allowed by 7 inches, staff recommends denial of the appeal.

Exhibit B:

Consideration of Residential Housing Code Violations at 164-166 North "C" Street
(Case No. HAZ2008-190241) City Council District Three

Appealed deficiency: the risers of the exterior stairway are excessive in height and variation in rise. The stairway is constructed from wood and in disrepair. The risers exceeded the maximum rise by 1 inch and are excessive to the variation in rise. Reconstruction of the stairway to meet code requirements would resolve these deficiencies. *Findings:* Staff recommends denial of the appeal.

Appealed deficiency: the awning over the top landing of the exterior stairway is deficient in headroom. Measuring the height of the awning at the building face the headroom measured 6 feet then sloped to 5 feet 7 inches. The awning was attached to the building directly under the roof soffit which would not allow the awning to be raised at that point. To gain additional height the awning could be raised at the outer edge to achieve a height of 5 feet 10 inches, still allowing slope for drainage. *Findings:* Staff recommends denial of the appeal.

Appealed deficiency: the treads of the winding stairs of the stairway that leads to the 2nd floor of Unit #166 are deficient in run. At two locations of the stairway there were winding treads that measured 3 inches at the narrow side and at 12 inches from that point measured 8 inches. Because it would require total reconstruction of the stairway and the deficiency is minimal, *Findings:* staff recommends approval of the appeal provided that a code complying handrail is installed at the outside radius of the stairway.

Appealed deficiency: the headroom for the same stairway is deficient in height. The headroom midway of the stairway measured 6 feet 1 inch due to the structural framing of the 2nd floor. City code requires stairway headroom to meet a 6 feet 4 inch minimum. To gain an additional 3 inches would require structural changes and loss of floor area. *Findings:* staff recommends approval of the appeal provided the low point is posted with reflective tape.

Appealed deficiency: the 2nd floor bedroom is deficient as to minimum room dimension and room size. The room measured 75 inches by 82 inches and contained 43 square feet of floor area. Housing code requirements for habitable rooms are a minimum dimension of 7 feet and a minimum room size of 70 square feet. The window in the bedroom is more than sufficient to meet the requirements for egress, light and ventilation. *Findings:* Although the room is deficient in meeting code requirements for size and minimum dimension, staff recommends approval of the appeal.

Exhibit C:

Consideration of Declared Emergency Demolition at 136 South 700 East

(Case No. HAZ2008-01701; Mark Maxfield) City Council District Four

1. **Address:** 136 South 700 East. Salt Lake City Building Official has declared the building to be in imminent danger of collapse. The structure to be demolished is a rooming house. The owners of the property, Evelyn G. Llewellyn & Mark Maxfield, are 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 has been severely damaged by fire with sections of the roof structure in imminent danger of collapsing. The building is a 2 story brick structure and the property is .19 of an acre in size.
3. **Description of area:** The property is zoned RMF-35 (Moderate Density Multi-Family Residential District) and the area consist of residential and commercial 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 housing units by one.
5. **Comments from the public on the impact of proposed demolition:** Comments from the community have not been solicited due to a declared emergency demolition.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit D:

Consideration of Residential Impact of Proposed Demolition at 256 South 700 East

(Case No. HAZ2008-01519; Everest Builders, LLC,) City Council District Four

1. **Address:** 256 South 700 East. The structure to be demolished is a single family dwelling. The owner of the property, Everest Builders, LLC, is requesting demolition approval. The proposed post demolition use of the property is to build townhomes as part of an approved Planned Development
2. **Description of property and structure:** The structure is in relatively good condition. The dwelling is a single story frame structure and the property is .21 of an acre in size.
3. **Description of area:** The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and the area consist of residential and commercial 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 have been mixed with the majority recommending immediate demolition.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit E:

Consideration of Residential Impact of Proposed Demolition at 262 South 700 East

(Case No. HAZ2008-01520; Everest Builders, LLC,) City Council District Four

1. **Address:** 262 South 700 East. The structure to be demolished is a two family dwelling. The owner of the property, Everest Builders, LLC, is requesting demolition approval. The proposed post demolition use of the property is to build townhomes as part of an approved Planned Development
2. **Description of property and structure:** The structure is in good condition. The dwelling is a single story frame structure and the property is .34 of an acre in size.
3. **Description of area:** The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and the area consist of residential and commercial 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 have been mixed with the majority recommending immediate demolition.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit F:

Consideration of Residential Impact of Proposed Demolition at 1163 South West Temple
(Case No. HAZ2008-01517; Deanna Williams) City Council District Five

1. **Address: 1163 South West Temple Street.** The structure to be demolished is a single family dwelling. The owner of the property, Deanna Williams, 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 has been damaged by fire. The dwelling is a single story frame structure and the property is .17 of an acre in size.
3. **Description of area:** The property is zoned CC (Commercial Corridor District) and the area consist of residential and commercial 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 have not been received by the community.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit G:

Consideration of Residential Impact of Proposed Demolition at 2800 North 2200 West
(Case No. HAZ2008-01518; WMJ Real Estate) City Council District One

1. **Address: 2800 North 2200 West.** The structures to be demolished are two single family dwellings. The owner of the property, Utah Animal Adoption Center, is requesting demolition approval. The proposed post demolition use of the property is to provide open space with agricultural use.
2. **Description of property and structure:** The structures are in disrepair. The dwellings are single story frame structures and the property is 8.75 of an acre in size.
3. **Description of area:** The property is zoned AG-2 (Agricultural District) and the area consists of agricultural uses.
4. **Probable effect of the proposed demolition:** The demolition of the structures will impact Salt Lake City's housing stock by reducing the number of residential units by two.
5. **Comments from the public on the impact of proposed demolition:** There have been no comments received by the community.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

Exhibit H:

Consideration for Proposed Post Demolition Landscape Waiver
(Case No. HAZ2008-01522, 256 South 700 East; HAZ2008-01521, 262 South 700 East, Everest Builders, LLC) City Council District Four

1. **Effects on Surrounding Properties:** The property fronts on the west side of 700 East. The adjacent property to the north is developed and landscaped. The property to the south has not been developed and landscaped.
2. **Character of the Neighborhood:** The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and the surrounding area is a mix of residential and commercial use.
3. **Master Plan for the Area:** The future master plan for this property is for moderate/high density development.
4. **Post Demolition Use:** The property owner, Everest Builders has proposed to construct townhouses.