

HOUSING ADVISORY AND APPEALS BOARD

ON-SITE VISIT

March 12, 2008

11:30 am

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

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|-------------------------|-----------------------|----------------------|---------------|
| 1. 11:30 – 12:00 | 776 West North Temple | (Council District 2) | (Dan Maughan) |
| 2. 12:00 – 12:10 | 18 South 600 West | (Council District 4) | (Demolition) |
| 3. 12:10 – 12:30 | 856 South Lake Street | (Council District 4) | (Bill Simms) |

HOUSING ADVISORY AND APPEALS BOARD

POLICY MEETING

451 South State Street, Room 126

Salt Lake City, Utah 84111

Wednesday March 12, 2008

1:00 PM 2:00-PM

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

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|-----------------------|---|---------------|
| 1. 1:00 – 1:05 | Approval of February 13th Minutes: | (Action Item) |
| 2. 1:05 – 1:15 | Proposed Demolitions: | (Action Item) |

- 1. Address: 18 South 600 West.** The structure to be demolished is a single family dwelling. The owner of the property, Redevelopment Agency of Salt Lake City, is requesting demolition approval. The proposed post demolition use is to include and assemble adjacent parcels for future development.
- 2. Description of property and structure:** The structure is vacant and secure. The dwelling is a single story brick structure. The property is .16 of an acre in size.
- 3. Description of area:** The property is zoned GMU (Gateway Mixed Use District) and the area consists of vacant parcels 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:** All comments received from the community are to approve the demolition with no delay.
- 6. Staff Recommendations:** City staff recommends demolition with no delay

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| 3. 1:15 – 1:20 | Consent Agenda: | (Action Item) |
| | H-02-08 808 West 800 South | (Council District 2) |

Appealed deficiency: *the riser height of the stairway that leads to the front porch exceeds the maximum variation in rise.* The risers of the stairway that lead to the front entrance vary in height. Measuring from the top of the stairway to the bottom the risers are, 7 ½ inches for each riser and the top riser measured 3 ½ inches. ***Findings:*** The stairway is constructed of concrete and in good condition therefore staff recommends approval of the appeal

Close Policy Meeting and move to Appeal Hearing

HOUSING ADVISORY AND APPEALS BOARD

City & County Building

Salt Lake City, Utah 84111

Wednesday March 12, 2008

1:20 pm -1:40 pm

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

APPEAL CASES:

- | | |
|---|---------------|
| 1. H-03-08 at 776 North Temple St | (Dan Maughan) |
| A. The sloped ceiling in the bathroom of Unit #1 encroaches into the required ceiling height. | |

2. H-40-07 at 856 South Lake Street

(Bill Simms)

- A. The winding stairs leading to the basement rooms are deficient in run.
- B. The headroom for the same stairway is deficient in height.
- C. The headroom at the doorway into the basement bedroom is deficient height.

Re-open Policy Meeting

4. 1:40 – 2:00

Other Information:

5. 2:00

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.