

**Housing Advisory and Appeals Board  
Staff Reports  
February 11, 2009**

Exhibit A:

Consideration of Proposed Demolition at 638 South Redwood Road

(Case No. HAZ2009-00002; Reza Dahaqi) City Council District Two

1. Address: 638 South Redwood Road. The structure to be demolished is a single family dwelling. The owner of the property, Reza Dahaqi, is requesting demolition approval. The proposed post demolition use is to develop the property as automobile sales use.
2. Description of property and structure: The structure is vacant and in disrepair. The dwelling is a single story frame structure and the property is .18 of an acre in size.
3. Description of area: The property is zoned CC (Commercial Corridor District) and the area consist of 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 from the community are to approve demolition with no delay.
6. Staff Recommendations: City staff recommends demolition with no delay.

Exhibit B:

Request for Construction Permit Fee Waiver at 860 West Simondi Avenue

(Case No. HAZ2009-00167; Neighbor Works of Salt Lake) Council District Two

Neighbor Works of Salt Lake is a nonprofit organization who provides affordable housing to Salt Lake City.

The scope of the rehabilitation work is to rehab an existing living room and to add three bedrooms. The estimated cost for the work is \$105,000.00 and associated building permit fees are \$2,253.90.

Exhibit C:

Consideration of Residential Housing Code violations at 1708 South Richards Street (Case No. HAZ2009-00107; Blanca Velasquez) City Council District Five

*Appealed deficiency:* the window in the bedroom of Unit A is deficient as to net openable area for emergency egress and natural ventilation. The egress window in the bedroom of Unit A was fixed and does not allow for emergency egress. The window measures 46 inches by 39 inches meeting the requirements for natural light however, the window does not open to meet the requirements for emergency egress or natural ventilation.

*Findings:* Because there is no openable window to provide emergency egress or natural ventilation, staff recommends denial of the appeal.

*Appealed deficiency:* the handrail and guardrail for the spiral stairway in Unit A is deficient in height.

The handrail varies in height from 23 inches to 26 inches, code requires a minimum height of 30 inches. The stairway has existed for several years but did not appear to be part of the original construction. The guardrail at the top of the stairway measures 29 inches in height. *Findings:* If the appeal for handrail height is denied then the handrail will be required to meet code. This would result in the guardrail also being raised to meet code requirements. Staff recommends denial of the appeal.