

**Housing Advisory and Appeals Board
Staff Reports
March 18, 2009**

Exhibit A:

Consideration of Post Demolition Landscape Waiver at 638 South Redwood Road
(Case No. HAZE2009-00094; Reza Dahaqi) City Council District Two

1. Effects on Surrounding Properties: The adjacent properties are landscaped. If a landscape waiver is approved the adjacent properties would be negatively impacted.
2. Description of the property: The property is void of landscaping and .18 acres in size.
3. Character of the Neighborhood: The property is zoned CC (Commercial Corridor District) and the area is comprised of commercial uses. Located to the north is a single family dwelling.
4. Master Plan for the Area: The area will remain commercial, permitting commercial development.
5. Post Demolition Use: The property owner, Reza Dahaqi, is proposing to develop the property as an automobile sales use.

Exhibit B:

Consideration of Post Demolition Landscape Waiver at 1163 South West Temple Street
(Case No. HAZE2009-00291; DeAnna Williams) City Council District Two

1. Effects on Surrounding Properties: The properties in the area occupied by buildings are landscaped. If a landscape waiver is approved the surrounding properties will be impacted.
2. Description of the property: The property is void of landscaping and .17 acres in size.
3. Character of the Neighborhood: The property is zoned CC (Commercial Corridor District) and the area is comprised of residential and commercial uses.
4. Master Plan for the Area: The plan for the area is mixed use.
5. Post Demolition Use: The property owner, DeAnna Williams, has not been determined at this time.

Exhibit C:

Consent of Residential Housing Code Appeals at: 336 West 400 North
(Case H-25-07; June Skollingsberg) Council District Three

Appealed deficiency: the treads of the stairway leading to the 2nd floor are deficient in run.

The run measures 8 inches and are deficient from housing code requirements by 1 inch.

Findings: Because the stairway is in good repair and the owner has agreed to install a code complying handrail, staff recommends approval of the appeal.

Consent of Residential Housing Code Appeals at: 1446 South 900 East
(Case HAZ2008-01779; Joshua Chapman) Council District Five

Appealed deficiency: the winding treads of the stairway that lead to the basement are deficient in run.

The stairway has 3 winding stairs that do not meet the required minimum 6 inch run at the inside radius. At 12 inches from the narrow point of the winding treads the run measures 9 inches, meeting code requirements. The width of the stairway measures 30 inches. *Findings: Staff recommends approval of the appeal provided a handrail is installed at the exterior radius of the stairway.* Owner has agreed to install a handrail.

Appealed deficiency: the headroom for the same basement stairway is deficient in height.

Midway of the stairway the headroom measures 6 feet and 6 feet 2 inches at the bottom landing. Overhead is the floor structure of the main floor. To reconstruct the stairway to meet code requirements would require considerable structural changes to the floor system and a loss of square footage on the main floor. *Findings: Staff recommends approval of the appeal provided that the low headroom is posted with reflective tape.*

Appealed deficiency: the mechanical duct encroaches into the required ceiling height.

The mechanical duct runs through the center of the basement and encroaches into the area of normal circulation. At the bottom edge of the duct the headroom measures 6 feet 3 inches, 1 inch deficient of meeting code requirements.

Findings: Staff recommends approval of the appeal provided the low points of the duct located in the path of travel are posted with reflective tape.

Appealed deficiency: the egress window located in the east basement bedroom is deficient in window dimension and net openable area.

The window measures 54 inches by 17 inches and opens to a net area of 26 inches by 17 inches providing an opening of 3.06 square feet. The window is at grade level. *Findings: Staff recommends approval of the appeal provided a permanent step or ladder is installed and that hard wired smoke detectors are installed in the bedroom and room giving access to the bedroom. Owner has agreed to install a ladder and smoke detectors.*

Appealed deficiency: the egress windows in the west basement bedroom are deficient in window dimension and net openable area.

The bedroom has 2 windows, each window measures 26 inches by 17 inches providing a net opening of 3.06 square feet. The windows are at grade level. *Findings: Staff recommends approval of the appeal provided a permanent step or ladder is installed at one openable window. Hardwired smoke detectors shall be installed in the bedroom and area giving access to the bedroom. Owner has agreed to install a ladder and smoke detectors.*

Consent of Residential Housing Code Appeals at: 821 South 200 West

(Case; HAZ2009-00103; Rebecca Merrill) Council District Four

Appealed deficiency: the headroom for the stairway/doorway leading to the 2nd floor is deficient in height.

The headroom for the doorway leading to the 2nd floor measures 6 feet. Midpoint of the stairway the structural members of the 2nd floor bedroom encroach into the stairway. The headroom at that point measures 6 feet. The low headroom had been posted with reflective tape and the property is owner occupied. *Findings: Staff recommends approval of the appeal.*

Exhibit D:

Consideration of Housing Code Violations at: 517 South 500 East

(Case HAZ2009-00072; Ketch Desert, LLC) Council District Four

A. *Appealed deficiency: the windows located in the loft bedroom/living room/office space of Unit 517-3 are deficient as to emergency egress and natural ventilation.*

The 2nd floor apartment has a converted attic loft. The loft area is being used for sleeping along with office and living space. The dormer in the loft has 3 windows and each measure 21 inches by 22 inches. Two windows are sliders and open to an area of 1.6 square feet. If a fully openable window were installed, it would provide an opening of 3.2 square feet; .3 square feet shy of meeting code requirements for egress. The room measures 21 feet 6 inches by 18 feet 6 inches and contains 398 square feet of floor area. Natural ventilation requirements for the room are, 15.9 square feet but the existing windows only provide 3.2 square feet of openings. A central air conditioning system has been installed. Due to the lack of emergency egress coupled with the deficiency in ventilation, staff recommends denial of the appeal and that both sliding windows are changed out to fully openable windows.

B. *Appealed deficiency: the ceiling in the loft is deficient in headroom.*

Located at the top of the stairway is a wall that separates the loft into two areas, the headroom is deficient in height. The ceiling is the underside of the roof structure. Measuring at the brick wall the headroom is 6 feet 5 inches and when measuring 30 inches (width of hallways required by code) from the wall, the headroom measures 5 feet 6 inches. Because of the functionality of the space and more than 50% of the rooms ceiling height meets code; staff recommends approval of the appeal provided the low headroom is posted with reflective tape.