

AGENDA FOR THE SALT LAKE CITY

HOUSING ADVISORY AND APPEALS BOARD MEETING

In Room 126 of the City & County Building at 451 South State Street

Wednesday, May 13, 2009 at 11:00 a.m.

The field trip will leave at 11:00 a.m. to observe properties located at:

- **517 South 500 East** (at **11:00 a.m. – 11:30 a.m.**), for an appeal of housing code violations (*tabled from March 11th HAAB meeting*)
- **1111 South 1300 East** (at **11:30 a.m. – 11:50 a.m.**), request for demolition
- **764 East Garfield Avenue** (at **11:50 a.m. – 12:10 p.m.**), for an appeal of housing code violations
- **1581-1595 South Richards Street** (at **12:10 p.m. – 12:30 p.m.**) for an appeal of housing code violations

Lunch will be served to HAAB Board Members and Staff at 12:30 p.m., in Room 126 following the field trip. These portions of the meeting are open to the public for observation.

1:00 p.m.

POLICY MEETING:

A. APPROVAL OF MINUTES:

1. HAAB will approve minutes from its meeting held Wednesday, March 11, 2009.

B. CONSIDERATION OF PROPOSED DEMOLITION:

1. Request for Demolition at 1111 South 1300 East
(Case No. HAZ2009-00706; Scott McCagno) City Council District Five
Staff recommendation: Grant Demolition.

C. CONSENT OF RESIDENTIAL HOUSING CODE APPEALS:

1. Consent of Residential Housing Code Violation at 2551 South Highland Drive
(Case No. HAZ2009-00826; Peter & Alexandria Clark) City Council District Seven
 - A. Appeal of the mechanical duct and structural beam which encroaches into the required ceiling height in the basement unit

D. ROUTINE CONSENT OF RESIDENTIAL HOUSING CODE APPEALS:

1. Routine Consent of Residential Housing Code violations at 2003/2003 ½ South 1000 East (Case No. HAZ2008-00599; Eric Hasebi) City Council District Seven
 - A. Appeal deficient headroom for the stairway leading to the basement of 2003 South 1000 East
 - B. Appeal deficient headroom for the stairway leading to the basement of 2003 ½ South 1000 East
 - C. Appeal deficient run of the treads of the same stairway

1:20 p.m. – 1:45 p.m.

APPEAL HEARING:

(Tabled March 11th HAAB meeting)

1. Consideration of Residential Housing Code violations at 517 South 500 East (Case No. HAZ2009-00072; Ketch Desert, LLC) City Council District Four
 - A. Appealed deficiency in emergency egress in the loft of Unit 517-3
 - B. Appealed deficient natural ventilation in the loft of Unit 517-3
 - C. Appealed deficient ceiling height in the loft of Unit 517-3
2. Consideration of Residential Housing Code Violations at 764 East Garfield Avenue (Case No. HAZ2009-00798; BNY Investments LLC) City Council District Seven
 - A. Appealed deficiency for inadequate window size and dimension for emergency egress in the main floor unit
 - B. Appealed deficiency for inadequate headroom height at the doorway leading into the same bedroom
3. Consideration of Residential Housing Code violations at 1581-1585 South Richards Street (Case No. HAZ2009-00267; Richards Street Investment) City Council District Five
 - A. Appealed excessive rise of main entrance stairway of 1583 S Richards St
 - B. Appealed excessive baluster spacing for the guardrail at the landing of same stairway
 - C. Appealed deficient guardrail height for the same stairway
 - D. Appealed excessive baluster spacing for the guardrails/handrails for all units
 - E. Appealed deficient guardrail height for all units
 - F. Appealed lack of handrails for basement units

Other Business:

D. ADJOURN

Salt Lake City Corporation complies will all ADA guidelines. 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 Office at 535-7757; TDD 535-6220.

On _____, _____, 2009, I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to the Deseret News.

Signed: _____

Diana Hansen

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this day _____, 2008

NOTARY PUBLIC residing in Salt Lake County, Utah

HAAB agendas, staff reports, and minutes may be accessed at <http://www.slcgov.com/ced/planning/pages/boards.htm>. Staff reports will be posted at the end of business on the Friday before the scheduled meeting, and minutes will be posted at the end of business two days after they are ratified, which usually occurs at the next regularly scheduled HAAB meeting.