

**HOUSING ADVISORY AND APPEALS BOARD
POLICY MEETING**

March 18, 2009

Board members present: David Brach, Kate Bradshaw, Billy Cruz, Bryan Case, Susan Fleming, Jim Guilkey & Jerry Stanger

Staff members present: Randy Isbell and Diana Hansen

The meeting was called to order at 1:00 p.m.

Approval of February 11, 2009 Minutes

Billy Cruz motioned to approve the February 11th minutes. Jim Guilkey seconded the motion and the motion passed.

Post Demolition Landscape Waiver - Case Number HAZ2009-00094 @ 638 South Redwood Road Council District 2

In determining whether to waive the post-demolition use landscaping requirements, the board may consider the effects on surrounding properties, the character of the neighborhood, the master plan for the area, future plans for the property and similar factors.

1. **Effects on Surrounding Properties:** The adjacent properties are not landscaped. If a landscape waiver is approved the adjacent properties would not 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 Dahqhi, is proposing to develop the property as an automobile sales use.

Katie Smith who resides at 688 South Redwood Road was present. She stated that she was not in favor of the post demolition landscape waiver.

David Brach motioned to deny the landscape waiver. Jim Guilkey seconded the motion and the motion passed.

Post Demolition Landscape Waiver - Case Number HAZ2009-00291 @ 1163 S. West Temple St. Council District 5

In determining whether to wave the post-demolition use landscaping requirements, the board may consider the effects on surrounding properties, the character of the neighborhood, the master plan for the area, future plans for the property and similar factors.

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 area will remain commercial, permitting commercial development.
5. **Post Demolition Use:** The property owner, DeAnna Williams, has not determined at this time what the reuse of the property will be.

David Mortensen who resides at 1122 South West Temple Street was present. He commented that he was not in favor of the post demolition landscape waiver.

Billy Cruz motioned to deny the landscape waiver. Kate Bradshaw seconded the motion and the motion passed. Jim Guilkey abstained from voting.

Other Business

Consent Agenda

Attached as part of these minutes

Jerry Stanger, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD

City and County Building
451 South State Street, Room 126
March 18, 2009

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, March 18, 2009, in Room 126 of the City and County Building.

- ♦ The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: David Brach, Kate Bradshaw, Billy Cruz, Bryan Case, Susan Fleming, Jim Guilkey & Jerry Stanger.
- ♦ Staff members: Randy Isbell, Housing Specialist and Diana Hansen, Secretary

Jerry Stanger, Chair, opened the meeting at 1:41 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2009-00072 @ 517 South 500 East

By: Randy Isbell

Sherrie Davenport, Housing/Zoning Officer

Council District 4

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

B. The ceiling in the loft is deficient in headroom.

A. Kate Bradshaw motioned to table the appeal for the deficiency in emergency egress and natural ventilation. Billy Cruz seconded the motion and the motion passed.

B. Kate Bradshaw motioned to table the appeal for insufficient headroom height. Billy Cruz seconded the motion and the motion passed. Jim Guilkey opposed the motion to table the appeal.

- ♦ The on-site committee for April 8th will be: David Brach, Kate Bradshaw, Billy Cruz, Bryan Case, Billy Cruz, Susan Fleming & Jerry Stanger.

Seeing no further business to be brought before the Board, Jim Guilkey motioned to adjourn the meeting at 2:17 p.m. Kate Bradshaw seconded the motion and the motion passed.

Jerry Stanger, Chair

Diana Hansen, Secretary

CONSENT AGENDA

March 18, 2009

H-25-07 @ 336 West 400 North

Council District 3

A. Appealed deficiency: The treads of the stairway leading to the 2nd floor are deficient in run. The run measures 8 inches and is 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.**

Billy Cruz motioned to approve staff recommendations. Bryan Case seconded the motion and the motion passed.

HAZ2008-01779 @ 1446 South 900 East

Council District 5

A. 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.

Jim Guilkey motioned to approve staff recommendations. Kate Bradshaw seconded the motion and the motion passed.

B. 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 the low headroom is posted with reflective tape.**

Kate Bradshaw motioned to approve staff recommendations. Bryan Case seconded the motion and the motion passed.

C. 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.**

Susan Fleming motioned to approve staff recommendations. Jim Guilkey seconded the motion and the motion passed.

D. 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 ladder is installed and hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom.** Owner has agreed to install a ladder and smoke detectors.

Bryan Case motioned to approve staff recommendations. Billy Cruz seconded the motion and the motion passed.

E. 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 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.

Kate Bradshaw motioned to approve staff recommendations. Jim Guilkey seconded the motion and the motion passed.

HAZ2009-00103 @ 821 South 200 West

Council District 4

A. 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 has been posted with reflective tape and the property is owner occupied. ***Findings: Staff recommends approval of the appeal as it exists.***

Jim Guilkey motioned to approve staff recommendations. Bryan Case seconded the motion and the motion passed.