

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
March 12, 2014

The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Chris Atkin, Mitch Mills, Jim Schwing & Jerry Stanger

- ♦ Staff members: Randy Isbell, Civil Enforcement Manager; Richard Hartwell, Housing/Zoning Specialist, Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Mitch Mills, Chair, opened the meeting at 1:01 p.m.

Approval of January 8th Minutes

Jerry Stanger motioned to approve the minutes for January 8, 2014. Chris Atkin seconded the motion and the motion passed.

Mitch Mills, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
March 12, 2014

Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, March 12, 2014, in Room 126 of the City and County Building.

Board members present: Chris Atkin, Mitch Mills, Jim Schwing & Jerry Stanger

Staff members present: Randy Isbell, Richard Hartwell, Craig Weinheimer & Diana Hansen

Mitch Mills, Chair, opened the meeting at 1:01 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2013-03429 @ 1152 East 400 South

Craig Richardson, Housing/Zoning Officer
City Council District Four

- A. The emergency egress windows in both basement bedrooms are deficient in net openable area.

- B. The emergency egress windows in both basement bedrooms are insufficient in size.

- C. The emergency egress windows in both basement bedrooms exceed the maximum sill height.

- A. Chris Atkin motioned to deny the appeal for the deficiency in net openable area of the windows because it restricts a safe and unobstructed means of egress. Jim Schwing seconded the motion and the motion passed.
- B. Chris Atkin motioned to deny the appeal for insufficient window size of both basement bedroom windows. Jim Schwing seconded the motion and the motion passed.
- C. Chris Atkin motioned to deny the appeal for excessive window sill height in both basement bedrooms. Jerry Stanger seconded the motion and the motion passed.

Case Number HAZ2013-00260 @ 457 South University Street

Antonio Padilla, Housing/Zoning Officer
City Council District Four

- A. The common area stairway headroom is deficient in height due to an encroachment at the bottom of the stairway opening.

- B. The emergency egress window in the northeast basement bedroom is deficient in size and net openable area.

- C. The emergency egress window in the southeast basement bedroom is insufficient in size, net openable area, and the window sill is excessive in height.

- A. Withdrawn by appellant

- B. Chris Atkin motioned to deny the appeal for insufficient size and net openable area of the windows because it restricts a safe and unobstructed means of egress. Jerry Stanger seconded the motion and the motion passed.
- C. Withdrawn by appellant

Case Number HAZ2013-03865 @ 1558 East Michigan Avenue

Carol Gent, Housing/Zoning Officer
City Council District Six

- A. The southeast basement bedroom window is deficient in size.
- B. The southwest basement bedroom window is deficient in size.

- A. Jim Schwing motioned to approve the appeal for insufficient window size, provided approved smoke detectors are installed. Jerry Stanger seconded the motion and the motion passed.
- B. Jim Schwing motioned to approve the appeal for insufficient window size, provided approved smoke detectors are installed. Jerry Stanger seconded the motion and the motion passed.

Case Number HAZ2013-03110 @ 1145 East Princeton Avenue

Carol Gent, Housing/Zoning Officer
City Council District Five

- A. The emergency egress window in the upper floor bedroom is deficient in net openable area.

- A. Jerry Stanger motioned to approve the appeal for insufficient net openable area of the window provided approved smoke detectors are installed. Jim Schwing seconded the motion and the motion passed.

Case Number HAZ2013-03599 @ 540 East Wilmington Avenue

Wendy Madrill, Housing/Zoning Officer
City Council District Seven

- A. The basement ceiling height is deficient throughout the basement.
- B. The ceiling height in the walkway of the basement is insufficient due to the projection in the walkway opening.

- A. Jim Schwing motioned to deny the appeal for insufficient ceiling height of the basement. Chris Atkin seconded the motion and the motion passed.
- B. Jim Schwing motioned to deny the appeal for insufficient ceiling height of the walkway due to the projection in the walkway opening. Chris Atkin seconded the motion and the motion passed.

The on-site committee for April 9, 2014 will be: Chris Atkin, Mitch Mills, Jim Schwing & Jerry Stanger

As there wasn't any further business to be brought before the Board, Jerry Stanger motioned to adjourn the meeting at 2:09 p.m. Chris Atkin seconded the motion and the motion passed.

Mitch Mills, Chair

Diana Hansen, Secretary