

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
July 10, 2013

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

- ◆ Staff members: Randy Isbell, Civil Enforcement Manager; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Mitch Mills, Vice Chair, opened the meeting at 12:59 p.m.

Susan Fleming motioned to suspend the rules to have less than six members constitute a quorum. Rachel White seconded the motion and the motion passed. Jerry Stanger voted by phone.

Approval of June 12th Minutes

Rachel White motioned to approve the minutes for June 12, 2013. Chris Atkin seconded the motion and the motion passed.

Construction Permit Fee Waiver - Case Number HAZ2013-01967 @ 831 South Cheyenne Street City Council District 2

Robert Lund was present, representing Neighborworks Salt Lake. The fee waiver request was for \$2,914.02, to be waived for a detached single family dwelling (low-income housing). Anticipated construction to begin August 15, 2013 at 831 South Cheyenne Street.

Rachel White motioned to approve the fee waiver. Susan Fleming seconded the motion and the motion passed

Construction Permit Fee Waiver - Case Number HAZ2013-01228 @ 841 South Cheyenne Street City Council District 2

Robert Lund was present, representing Neighborworks Salt Lake. The fee waiver request was for \$2,914.02, to be waived for a detached single family dwelling (low-income housing). Anticipated construction to begin August 15, 2013 at 841 South Cheyenne Street.

Rachel White motioned to approve the fee waiver. Susan Fleming seconded the motion and the motion passed.

Other Business

Mitch Mills, Vice Chair

Diana Hansen, Secretary

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Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, July 10, 2013, in Room 126 of the City and County Building.

Board members present: Chris Atkin, Susan Fleming, Mitch Mills, Jim Schwing & Rachel White

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

Mitch Mills, Vice Chair, opened the meeting at 1:06 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2013-01302 @ 864 East Bryan Avenue

Carol Gent, Housing/Zoning Officer
City Council District Five

A. The emergency egress window in the basement bedroom is deficient in dimension and net openable area.

A. Withdrawn by appellant

Case Number HAZ2013-01503 @ 419 East Harrison Avenue

Wendy Madrill, Housing/Zoning Officer
City Council District Five

A. The stairway leading to the basement is deficient in headroom.

A. Rachel White motioned to deny the appeal for the deficiency in headroom height because the lack of headroom height presents a safety concern. Chirs Atkin seconded the motion and the motion passed.

B. The mechanical duct and structural beam encroaches into the required ceiling height.

B. Susan Fleming motioned to approve the appeal for the mechanical duct and structural beam encroaching in the required ceiling height because it would require structural alterations to the bearing wall, beam and the ductwork would have to be relocated, provided the leading edge is posted with reflective tape. Rachel White seconded the motion and the motion passed.

C. The egress window in the basement bedroom is deficient in dimension and net openable area.

C. Rachel White motioned to deny the appeal for the deficiency in dimension and net openable area of the egress window because the deficiency is excessive. Susan Fleming seconded the motion and the motion passed.

D. The window sill for the same window is excessive in height.

D. Susan Fleming motioned to approve the appeal for excessive window sill height, provided a permanent step or ladder is installed under the window. Rachel White seconded the motion and the motion passed.

Case Number HAZ2013-00547 @ 1123 South 300 East

Talley Lake, Housing/Zoning Officer
City Council District Five

- A. The winding stairs leading to the basement are deficient in run.
 - B. The headroom for the same stairway is deficient in height.
- A. Susan Fleming motioned to approve the appeal for the deficiency in the run of the stairway because it would require total reconstruction of the stairs. Jim Schwing seconded the motion and the motion passed.
 - B. Susan Fleming motioned to approve the appeal for the deficiency in headroom height provided the low headroom is posted with reflective tape. Chris Atkin seconded the motion and the motion passed.

The on-site committee for July 10, 2013 will be: Chris Atkin, Susan Fleming, Mitch Mills, Jim Schwing & Rachel White

As there wasn't any further business to be brought before the Board, Rachel White motioned to adjourn the meeting at 1:44 p.m. Jim Schwing seconded the motion and the motion passed.

Mitch Mills, Vice Chair

Diana Hansen, Secretary