

**HOUSING ADVISORY AND APPEALS BOARD**  
**City and County Building**  
**451 South State Street, Room 126**  
**POLICY MEETING**  
June 12, 2013

Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, June 12, 2013, 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: Chris Atkin, Susan Fleming, Mitch Mills, Jerry Stanger & Rachel White

- ◆ Staff members: Orion Goff, Director of Building Services; Randy Isbell, Civil Enforcement Manager; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Mitch Mills, Vice Chair, opened the meeting at 1:00 p.m.

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

**Approval of December 12<sup>th</sup> Minutes**

Susan Fleming motioned to approve the minutes for December 12, 2012. Jerry Stanger seconded the motion and the motion passed.

**Proposed Demolition - Case Number HAZ2013-00707 @ 2460 South Wilshire Drive**  
**City Council District Seven**

The owners of the property, Nick and Elaine Bapis, are requesting demolition approval for their duplex located at 2460 South Wilshire Drive. The proposed post demolition use of the property is to construct a single family residence which will be occupied by the owners. The HAAB shall take evidence from the applicant and all interested parties regarding:

Probable effect of the proposed demolition: The demolition of the two-family structure will affect Salt Lake City's Housing Stock by reducing the number of residential units by one.

The character of the neighborhood: The property is zoned R-1-7,000 (Single Family Residential District) and the area consists of residential uses.

The City's master plan for the area: The area will remain a single family residential district.

The proposed method of housing mitigation: The flat fee rate of \$3,322.20 is to be paid to the City's Housing Trust Fund. See Bapis Residence, Housing Mitigation Report.

Nick & Elaine Bapis, owners, Carrie Snyder, Designer & Project Manager, Brian Junge, Architect & Chris Towson, General Manager were present, representing the property. Mr. Bapis stated that the brick on the house is cracking and the roof is leaking. Blaine Wilcox who resides at 2486 Wilshire Circle was present and commented that he was in favor of the demolition.

Jerry Stanger motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

**Emergency Demolition - Case Number HAZ2013-01452 @ 2941 South Hudson Circle**  
**City Council District Seven**

The structure to be demolished is a single-family dwelling. Patricia Fekete is the owner of the property. The single family structure was damaged severely by fire. The structures roof has been destroyed, 50% of the interior has been gutted and the structural integrity of the building has been compromised.

The structure has been declared by the Salt Lake City Building Official to be a threat and hazard to the health and safety of the citizenry of Salt Lake City. The building is a single story, masonry structure. The

property is .12 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District). The surrounding area is made up of single family residences. Gary Thorn, contractor, was present representing the owners. The demolition will abate a neighborhood hazard and nuisance. Staff recommends no delay in demolition.

Jerry Stanger motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

**Construction Permit Fee Waiver - Case Number HAZ2013-01230 @ 331 South 1000 West  
City Council District 2**

Robert Lund was present, representing Neighborworks Salt Lake. The fee waiver request was for \$2686.16, to be waived for a detached single family dwelling (low-income housing); anticipated construction to begin June 2013 at 331 South 1000 West.

Jerry Stanger motioned to approve the fee waiver. Susan Fleming seconded the motion and the motion passed.

**Construction Permit Fee Waiver - Case Number HAZ2013-01231 @ 335 South 1000 West  
City Council District 2**

Robert Lund was present, representing Neighborworks Salt Lake. The fee waiver request was for \$2686.16, to be waived for a detached single family dwelling (low-income housing); anticipated construction to begin June 2013 at 335 South 1000 West.

Jerry Stanger motioned to approve the fee waiver. Susan Fleming seconded the motion and the motion passed.

**Consent Agenda**

Attached as part of these minutes

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Mitch Mills, Vice Chair

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Diana Hansen, Secretary

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Mitch Mills, Vice Chair, opened the meeting at 1:28 p.m.

ITEMS DISCUSSED

ACTION TAKEN

**Case Number HAZ2013-00546 @ 1068 East Norris Place**

Antonio Padilla, Housing/Zoning Officer  
City Council District Four

- A. The headroom for the stairway leading o the basement unit is deficient in height.
  
- B. The exterior stairway leading to the basement exceeds the maximum variation in run.
- C. The mechanical duct and structural beam encroach into the required ceiling height.
  
- D. The window sills of the egress windows in the three basement bedrooms are excessive as to height.

- A. Rachel White motioned to approve the appeal for the deficiency in headroom height provided the owner withdraw Item #B concerning the stairway exceeding the maximum variation in run. Susan Fleming seconded the motion and the motion passed.
- B. Withdrawn by appellat
- C. Susan Fleming motioned to approve the appeal for encroachment of the mechanical duct and structural beam encroaching into the required ceiling height provided the leading edge of the encroachment is posted with reflective tape. Jerry Stanger seconded the motion and the motion passed.
- D. Rachel White motioned to approve the appeal for excessive window sill height provided a step or ladder is permanently installed beneath the window and hardwired smoke detectors are installed in the bedrooms and area giving access to the bedrooms. Susan Fleming seconded the motion and the motion passed.

**Case Number HAZ2013-00744 @ 557 South 1200 East**

Antonio Padilla, Housing/Zoning Officer  
City Council District Four

- A. The ceiling height is deficient due to the encroachment of the mechanical duct.

- A. Rachel White motioned to approve the

B. The windows used for emergency egress in both basement bedrooms are deficient in net openable area, window dimension and excessive as to window sill height.

appeal for the mechanical duct encroaching into the required ceiling height provided reflective tape is posted at the narrowing in the hallway turning into the kitchen. Susan Fleming seconded the motion and the motion passed.

B. Jerry Stanger motioned to deny the appeal for the deficiency in net openable window dimension and excessive window sill height, because the deficiencies exceed the City requirements by 12". Susan Fleming seconded the motion and the motion passed.

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

As there wasn't any further business to be brought before the Board, Susan Fleming motioned to adjourn the meeting at 1:57 p.m. Rachel White seconded the motion and the motion passed.

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Mitch Mills, Vice Chair

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Diana Hansen, Secretary

## CONSENT AGENDA

June 12, 2013

### HAZ2013-00548 @ 74 South Wolcott Street

#### City Council District Six

**A. Appealed deficiency:** The winding stairs of the stairway leading to the basement are deficient in run. The house was built in 1910 and the stairway appeared to be part of the original construction. The three winding treads narrow to a point at the interior radius of the stairway. The treads meet the minimum run of 9 inches measuring 12 inches from that point. **Findings: To reconstruct the stairway to meet the requirements of winding stairs, additional code issues would be created. Staff recommends approval of the appeal provided a handrail is installed at the exterior radius of the stairway, directing occupants to the wider tread.**

Jerry Stanger motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed.

**B. Appealed deficiency: The window sill height in bedroom #7 and #8 are excessive as to height.** The windows meet the egress requirements for net openable area and window dimension however the finished window sills exceed the maximum allowed of 48", the window sills measure 62 inches from the floor. An exception to excessive window sill height is to install a step or ladder at the egress window. **Findings: Staff recommends that a permanent step or ladder be installed not more than 44 inches above the floor and that hardwired smoke detectors are installed in the bedrooms and room giving access to the bedrooms.**

Jerry Stanger motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed.