

**Housing Advisory and Appeals Board
Staff Reports
September 11, 2013**

Exhibit A:

Consideration of Proposed Demolition and Mitigation of Residential Housing Loss at:
2816 South Highland Drive (Case No. HAZE2013-01505; Highland Partners.) City Council District Seven

The owners of the property, Highland Partners, are requesting demolition approval for their duplex located at 2816 South Highland Drive. The proposed post demolition use of the property is to construct a professional office building. The HAAB shall take evidence from the applicant and all interested parties regarding: Probable effect of the proposed demolition: The demolition of the single-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 RB (Residential Business District) and the area consists of residential, retail and office uses. The city's master plan for the area: The future land use map shows a low intensity/mixed use 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.

Exhibit B:

Consideration of Proposed Demolition and Mitigation of Residential Housing Loss at:
2818 South Highland Drive (Case No. HAZE2013-02646; Highland Partners.) City Council District Seven

The owners of the property, Highland Partners, are requesting demolition approval for their duplex located at 2818 South Highland Drive. The proposed post demolition use of the property is to construct a professional office building. The HAAB shall take evidence from the applicant and all interested parties regarding: Probable effect of the proposed demolition: The demolition of the single-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 RB (Residential Business District) and the area consists of residential, retail and office uses. The city's master plan for the area: The future land use map shows a low intensity/mixed use 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.

Exhibit C:

Consideration of Proposed Demolition at: 819 West 1500 North (Case No. HAZE2013-01759; Bodega Bay LLC.) City Council District Three

Address: 819 West 1500 North. The structure to be demolished is a single-family dwelling. The owner of the property, Bodega Bay LLC, is requesting demolition approval. The proposed post demolition use of the property is for outdoor storage.

Description of property and structure: The building is vacant and in disrepair. The structure is a one story brick and frame building. The property is .22 acres in size.

Description of area: The property is zoned M-2 (Heavy Manufacturing District) and the area consist of residential, commercial and manufacturing uses.

Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.

Comments from the public on the impact of proposed demolition: No comments have been received from the community.

Staff Recommendations: City staff recommends demolition.

Exhibit D:

Consideration of Proposed Demolition at: 859 West Everett Avenue (Case No. HAZE2013-01761; Bodega Bay LLC.) City Council District Three

Address: 859 West Everett Avenue. The structure to be demolished is a single-family dwelling. The owner of the property, Bodega Bay LLC, is requesting demolition approval. The proposed post demolition use of the property is for outdoor storage.

Description of property and structure: The building is vacant and in a state of disrepair. The structure is a one story block building. The property is .16 acres in size.

Description of area: The property is zoned M-2 (Heavy Manufacturing District) and the area consist of residential, commercial and manufacturing uses.

Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.

Comments from the public on the impact of proposed demolition: No comments have been received from the community.

Staff Recommendations: City staff recommends demolition.

Exhibit E:

Consideration of Residential Housing Code Violations at: 1342 East 300 South (Case HAZ2013-01661; Kathleen Kristensen) City Council District Four

A. Appealed Deficiency: The mechanical duct in the basement encroaches into the required ceiling height. There is a bearing wall and mechanical duct that runs through the center of the basement, encroaching into the required ceiling height. The mechanical duct measures 5 feet 7 inches to the bottom and at the doorway the headroom is reduced to 5 feet 4 inches due to the structural beam. A sewer ejection system has been installed due to the elevation of the sewer waste line therefore lowering the basement floor would be impracticable. Findings: Because the low headroom is below code requirements staff recommends denial of the appeal.

B. Appealed Deficiency: The ceiling of the basement was deficient in height. The ceiling height in the living room measures 6 feet. The ceiling height in the kitchen measures 6 feet 1 ½ inches, 2 ½ inches below city code of 6 feet 4 inches. Findings: staff recommends approval of the appeal provided hard-wired smoke detectors are installed in the rooms with a ceiling height less than 7 feet.

Exhibit F:

Consideration of Residential Housing Code Violations at: 719 East Emerson Avenue (Case HAZ2013-01811; David Brown) City Council District Four

A. Appealed Deficiency: The headroom of the stairway leading to the basement unit is deficient in height. The headroom on the stairway was deficient in height and descending the stairway the headroom measured 6 feet and then increased to 6 feet 1 ½ inches towards the bottom. The ceiling of the stairway had been altered at one time at which the headroom had been raised. Findings: Because it would require total reconstruction of the stairway, staff recommends approval of the appeal provided reflective tape is posted along the low points of the stairway headroom.

B. Appealed Deficiency: The windows in the basement bedroom do not meet the requirements for emergency egress.

The basement bedroom had two windows both identical as to size and window sill height. The dimension of the window opening was 31 ½ inches by 17 inches but because they are slider type windows, the opening dimensions were reduced to 10 inches by 10 inches. Findings: Staff recommends denial of the appeal and that the owner explores options to bring the window into compliance with housing code standards.