

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
January 11, 2012

Board members present: David Brach, Kate Bradshaw, Susan Fleming, Jim Guilkey, Mitch Mills & Rachel White

- ◆ Staff members: Luann Clark, Director of Housing and Neighborhood Development; Randy Isbell, Housing Specialist; and Diana Hansen, Secretary

Kate Bradshaw, Chair, opened the meeting at 1:00 p.m.

Approval of December 14th Minutes

Susan Fleming motioned to approve the minutes for December 14, 2011. Rachel White seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2011-04218 @ 1143 South Douglas Street
City Council District Six

The structure to be demolished is a single-family dwelling. The owner of the property, Thomas Condit, is requesting demolition approval. The proposed post demolition use of the property has not been determined. The structure is occupied. The structure is one story and of frame construction. The property is .15 acres in size. The property is zoned R-1/5000 (Single Family Residential District) and the surrounding area is zoned residential. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Dalton Condit & Thomas Condit, co-owners of the property were present. Dalton Condit commented that the foundation of the structure is not sound. A neighbor, Karen Mahoney, residing at 1175 South Douglas Street, stated she is interested in buying the property and building a small home for her future residence. Comments from the community were in favor of the demolition. City staff recommends approval of the demolition.

David Brach motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2011-04216 @ 1665 East Kensington Avenue
City Council District Six

The structure to be demolished is a single-family dwelling. The owner of the property, Salt Lake City Corporation, is requesting demolition approval. The proposed post demolition use of the property is to provide additional open space. The structure is vacant and boarded. The structure is one and one half stories and the construction is brick. The property is 1.01 acres in size. The property is zoned R-1/7000 (Single Family Residential District) and the surrounding area is zoned open space and residential. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Duran Lucas with Property Management of Salt Lake City was present. Anne Cannon, resident at 1647 Kensington Avenue, stated she is in favor of the demolition. Comments from the community were in favor of the demolition. City staff recommends approval of the demolition.

Jim Guilkey motioned to approve the demolition. David Brach seconded the motion and the motion passed.

Post Demolition Landscape Waiver - Case Number HAZ2011-04217 @ 1665 East Kensington Avenue
City Council District Six

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 demolition will not affect the surrounding properties.

2. **Description of the property:** The property is wooded with natural landscaping. The lot is 1.01 of an acre in size.
3. **Character of the Neighborhood:** The property is zoned R-1/5000 (Single Family Residential District) and the area is comprised of residential uses.
4. **Master Plan for the Area:** Future land use for the area will remain residential and public parks.
5. **Post Demolition Use:** The proposed reuse of the property will be open space in conjunction with a public park

Jim Guilkey motioned to approve the landscape waiver. Rachel White seconded the motion and the motion passed.

Consent Agenda

Attached as part of these minutes.

Other Business

Jim Guilkey motioned for Rachel White to serve as Chair of the Housing Advisory and Appeals Board for 2012. Susan Fleming seconded the motion and the motion passed.

Susan Fleming motioned for David Brach to serve as Vice Chair for 2012. Jim Guilkey seconded the motion and the motion passed.

As there wasn't any further business to be brought before the Board, David Brach motioned to adjourn the meeting at 1:28 p.m. Susan Fleming seconded the motion and the motion passed.

Kate Bradshaw, Chair

Diana Hansen, Secretary

CONSENT AGENDA

January 11, 2012

HAZ2011-04133 @ 595 & 605 North Columbus Street

City Council District Three

A. Appealed deficiency: The mechanical duct encroaches into the required ceiling height in the basement of 595 North Columbus Street, Unit A. The mechanical duct in the basement of Unit A runs the length of the unit and encroaches into the required ceiling height. Measuring from the floor to the bottom of the duct, the headroom is six feet. The housing code requires a minimum of 6 feet four inches of headroom when a projection is located in the pattern of circulation. To relocate the duct or reduce its dimension would require a total change out of the ductwork. **Findings: Staff recommends approval of the appeal provided the leading edge of the mechanical duct in the pattern of circulation is posted with reflective tape.**

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

B. Appealed deficiency: The treads of the spiral stairway are deficient in run. The existing stairway meets the definition of a spiral stairway except for two treads, which when measured 12 inches from the interior radius are 6 inches, 1½ inch shy of code requirements. **Findings: Staff recommends approval of the appeal provided a code complying handrail is installed at the exterior radius of the stairway.**

David Brach motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed. Jim Guilkey was opposed to the appeal.