

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
September 12, 2012

- ♦ The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Bryan Case, Susan Fleming, Jim Guilkey & Rachel White
- ♦ Staff members: Luann Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Civil Enforcement Manager; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary.

Rachel White, Chair, called the meeting to order at 12:59 p.m.

Approval of July 11th Minutes

Susan Fleming motioned to approve the minutes for July 11, 2012. David Brach seconded the motion and the motion passed.

Proposed Demolition @ 1762 West 900 North
City Council District One

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 has not been determined at this time. The building is vacant and in disrepair. The structure is a one story frame building. The property is .15 of an acre in size. The property is zoned R-1-7000 (Single-Family Residential District) and the area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Doug Glaittli, from Housing and Neighborhood Development, was present, representing the owner. The community recommends approval of the demolition. City staff recommends approval of the demolition.

Jim Guilkey motioned to approve the demolition. Kate Bradshaw seconded the motion and the motion passed.

The discussion on Salt Lake Existing Residential Housing Code/House Bill 216 Landlord/Tenant Initiative was postponed until a later date.

Routine Consent Agenda

Attached as part of these minutes.

The on-site committee for October 10, 2012 will be: David Brach, Kate Bradshaw, Susan Fleming, Jim Guilkey, Jerry Stanger & Rachel White

As there wasn't any further business to be brought before the Board, Kate Bradshaw motioned to adjourn the meeting at 1:27 p.m. David Brach seconded the motion and the motion passed.

Rachel White, Chair

Diana Hansen, Secretary

ROUTINE CONSENT AGENDA

September 12, 2012

HAZ2012-02794 @ 133 East Kensington Avenue

City Council District Five

A. Appealed deficiency: The headroom at the doorway leading to the basement unit is deficient in height. The headroom of the entrance leading into the basement apartment is deficient in height measuring 6 feet 2 inches. Above the doorway is the foundation which supports the main floor. ***Findings: Because it is structurally impractical to alter the foundation to increase the headroom 2 inches, the Administrative Hearing Officer approves the headroom as it exists.***

HAZ2012-01725 @ 460 South Douglas Street

City Council District Four

A. Appealed deficiency: The headroom on the stairway leading to the basement is deficient in height. The stairway headroom measures 6 feet 1 inch, 3 inches deficient from the City's Housing Code requirement. The stairway has been altered to increase the headroom. Reflective tape has also been installed. ***Findings: Because the headroom has been raised to the extent possible, the Administrative Hearing Officer approves the appeal.***

B. Appealed deficiency: The treads of the same stairway are deficient in run. The stairway is part of the original construction of the building. The treads are consistent in run and measure 8 inches. 1 inch shy of existing residential code requirements. To increase the run would decrease the stairway headroom. ***Findings: The Administrative Hearing Officer approves the stairway treads as they currently exist.***