

**Housing Advisory and Appeals Board
Staff Reports
March 14, 2012**

Exhibit A:

Consideration of Proposed Demolition at 909 South 200 West

(Case No. HAZE2012-000262; 909 Properties LLC) City Council District Five

1. Address: 909 South 200 West. The structure to be demolished is a two-family dwelling. The owner of the property, 909 Properties LLC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. Description of property and structure: The building is vacant, and in disrepair with evidence of structural failure. The structure is one story and the construction is brick. The property is .13 acres in size.
3. Description of area: The property is zoned D2 (Downtown Support District) and the area is a mix of residential and commercial uses.
4. 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 two.
5. Comments from the public on the impact of proposed demolition: The community recommends approval of the demolition with no delay.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit B:

Consideration of Proposed Demolition at 618 West 500 North

(Case No. HAZ2012-00261; Neighbor Works Salt Lake) City Council District Three

1. Address: 618 West 500 North. The structure to be demolished is a single-family dwelling. The owner of the property, Neighbor Works Salt Lake, is requesting demolition approval. The proposed post demolition use of the property will be the construction of a single-family dwelling.
2. Description of property and structure: The structure is vacant, and in disrepair. The structure is one story and the construction is brick and wood frame. The property is .12 acres in size.
3. Description of area: The property is zoned SR-1A (Special Development Pattern Residential District) and the surrounding properties are residential.
4. Probable effect of the proposed demolition: The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one.
5. Comments from the public on the impact of proposed demolition: No comments have been received from the community at this time.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit C:

Consent of Residential Housing Code Violations at: 125 South 1300 East

(Case No. HAZ2012-00226; Julie Horton) City Council District Four

A. Appealed Deficiency: the bathroom lacks ventilation.

There are 15-units in which nine of them have small interior bathrooms. There are no exterior walls to provide ventilation to the bathrooms. The apartments have two additional bathrooms, each having windows that open to the exterior of the building. The bathrooms that are being appealed are located in a small area that once was considered maid's quarters. Within this area is a window that can provide ventilation for the room and bathroom but is not located within the bathroom. Findings: The building is very well maintained and the bathrooms show no signs of mold or mildew therefore, staff recommends approval of the appeal.

Exhibit D:

Consideration of Residential Housing Code Violations at: 275 East Westminster Avenue
(Case HAZ2011-03870; Greg Faux) City Council District Five

A. Appealed Deficiency: The front steps are excessive as to variation in rise and maximum allowed riser height.

The steps that lead to the main entrance have three risers. Measuring from left to right, the top riser measures, 10 to 11 inches the second riser measures 9 inches to 8 inches and the bottom riser measures 4 inches to 5 inches. The risers exceed the city's maximum variation in rise by 6 inches. The top riser exceeds the maximum allowed riser height by 3 inches. Because the deficiencies are excessive staff recommends denial of the appeal.

B. Appealed Deficiency: the bedroom in Unit #2 lacks an exterior opening for emergency egress. The bedroom is located at the interior of the unit and does not have an exterior wall to provide an opening directly to the outside of the building. The hallway adjacent to the bedroom leads to two separate points of ingress/egress. Five feet from the bedroom is a door that leads directly to the exterior of the building. Immediately outside the bedroom is a single hung window that measures 27 inches by 72 inches and opens to 27 inches by 36 inches having a net openable area of 6.75 square feet. The window meets International Building Code requirements for egress. Because there are two openings in close proximity to the bedroom that could provide two means for emergency escape or rescue, staff recommends approval of the appeal provided that hard-wired smoke detectors are installed in the bedroom and area giving access to the bedroom.