

**Housing Advisory and Appeals Board  
Staff Reports  
January 11, 2012**

Exhibit A:

Consideration of Proposed Demolition at 1665 East Kensington Avenue  
(Case No. HAZ2011-04216; Salt Lake City Corp.) City Council District Six

1. Address: 1665 East Kensington Avenue. The structure to be demolished is a single-family dwelling. The owner of the property, Salt Lake City Corp., is requesting demolition approval. The proposed post demolition use of the property is to provide additional open space.
2. Description of property and structure: The structure is vacant and boarded. The structure is one and one half stories and the construction is brick. The property is 1.07 acres in size.
3. Description of the area: The property is zoned R-1/7000 (Single-Family Residential District) and the surrounding area is zoned open space and 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: Comments received are in favor of the demolition.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit B:

Consideration of Post Demolition Landscape Waiver at 1665 East Kensington Avenue  
(Case No. HAZ2011-04217; Salt Lake City Corp.) City Council District Six

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 for the property will be open space in conjunction with a public park.

Exhibit C:

Consideration of Proposed Demolition at 1143 South Douglas Street  
(Case No. HAZ2011-04218; Thomas Condit) City Council District Six

1. Address: 1143 South Douglas Street: 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.
2. Description of property and structure: The structure is occupied. The building is one story and of frame construction. The property is .15 acres in size.
3. Description of the area: The property is zoned R-1/5000 (Single-Family Residential District) and the surrounding area is residential zoned.
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: Comments received are in favor of the demolition.
6. Staff Recommendations: City staff recommends demolition.

Exhibit D:

Consideration of Residential Housing Code Violations at: 595 & 605 North Columbus Street  
(Case HAZ2011-04133; Gary Goold) 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. The mechanical duct measures approximately 6 feet from the floor to the bottom of the duct. The Residential Housing Code requires a minimum of 6 feet four inches of headroom when projections are located in the pattern of circulation. To relocate the duct or reduce its dimension would require a total change out of the ductwork. Staff recommends approval of the appeal provided the leading edge of the mechanical duct that is located in the pattern of circulation is posted with reflective tape.

B. Appealed Deficiency: The spiral stairway in apartment building 605 North Columbus Street, Unit J is deficient in headroom.

Leading from the main floor of Unit J to the basement is a spiral stairway in which the headroom is deficient in height. The headroom measures 5 feet 8 inches. It is possible that the area above the stairway could be modified to increase the headroom. Staff recommends denial of the appeal.

C. 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 that measured 6 ½ inches 12 inches from the interior radius, deficient by 1 ½ inches. Staff recommends approval of the appeal provided a code complying handrail is installed at the exterior radius of the stairway.