

**Housing Advisory and Appeals Board  
Staff Reports  
May 9, 2012**

Exhibit A:

Consideration of Proposed Demolition at 571 North Redwood Road

(Case No. HAZE2012-00619; Mariposa Properties & Development, LLC) City Council District One

1. Address: 571 North Redwood Road. The structure to be demolished is a single family dwelling. The owner of the property Mariposa and Development, LLC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. Description of the property and structure: The structure is vacant and in disrepair. The building is one story and of frame construction. The property is .24 acres in size.
3. Description of the area: The property is zoned R-1/5000 (Single Family Residential District) and the area is made up of residential 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 one.
5. Comments from the public on the impact of proposed demolition: The community recommends approval of demolition.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit B:

Consideration of Proposed Demolition at 836 South Jefferson Street

(Case No. HAZE2012-00575; Redevelopment Agency of Salt Lake City) City Council District Four

1. Address: 836 South Jefferson Street. The structure to be demolished is a two-family dwelling. The owner of the property, Redevelopment Agency of SLC, 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. The structure is one story and the construction is brick. The property is .20 acres in size.
3. Description of area: The property is zoned RMF (High Density Multi-Family District) and the area is a mix of residential 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 demolition.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit B:

Consideration of Proposed Demolition at 868 South Jefferson Street

(Case No. HAZE2012-00575; Redevelopment Agency of Salt Lake City) City Council District Four

1. Address: 868 South Jefferson Street. The structure to be demolished is a single family dwelling. The owner of the property, Redevelopment Agency of SLC, 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 .10 acres in size.
3. Description of area: The property is zoned RMF (High Density Multi-Family District) and the area is a mix of residential 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 one.
5. Comments from the public on the impact of proposed demolition: The community recommends approval of demolition.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit A:

Consideration of Residential Housing Code Violations at: 473 East 1<sup>st</sup> Avenue  
(Case HAZ2012-00633; Jeffrey Thompson) City Council District Three

*Appealed Deficiency:* The front exterior stairway consists of 4 steps. Measuring from bottom to top, the risers measure; 4 ½ inches, 6 ½ inches, 5 ½ inches, 9 ½ inches. The housing code allows a 1 inch variance between intermediate steps. The top riser exceeds the maximum rise allowed by 1 ½ inches. The cadence of the stairway is awkward and poses a hazard.

*Findings:* Because of the 4 inch variation between the top step and landing, staff recommends denial of the appeal.