

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

Exhibit A:

Consideration of Proposed Demolition at 833 West 1500 North

(Case No. HAZE2012-01787; Bodega Bay, LLC) City Council District Three

1. Address: 833 West 1500 North. The structure to be demolished is a single-family dwelling. The owner of the property, Bodega Bay, LLC, is requesting demolition approval. The proposed post demolition use of the property expansion of current business.
2. Description of property and structure: The building is vacant and in disrepair. The structure is a one story frame building. The property is .22 acres in size.
3. Description of area: The property is zoned M-2 (Heavy Manufacturing District) and the area consists of residential and manufacturing 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 839 West 1500 North

(Case No. HAZE2012-01788; Bodega Bay, LLC) City Council District Three

1. Address: 839 West 1500 North. The structure to be demolished is a single-family dwelling. The owner of the property, Bodega Bay, LLC, is requesting demolition approval. The proposed post demolition use of the property is to expand adjacent business.
2. Description of property and structure: The building is occupied. The structure is one story and of frame construction. The property is .14 acres in size.
3. Description of area: The property is zoned M-2 (Heavy Manufacturing District) and the area consists of residential and manufacturing 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. The community recommends approval of demolition.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit C:

Consideration of Proposed Demolition at 353 North 700 West

(Case No. HAZE2012-01784; Helen Powell Trust) City Council District Two

1. Address: 353 North 700 West. The structure to be demolished is a single-family dwelling. The owner of the property, Helen Powell Trust, 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, boarded and in disrepair. The structure is one story and the construction is brick. The property is .31 acres in size.
3. Description of area: The property is zoned SR-1 (Special Development Pattern Residential District) and the area consists 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: No comments were received from the community.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit D:

Consideration of Proposed Demolition at 353 North 700 West

(Case No. HAZE2012-01784; Helen Powell Trust) City Council District Two

1. Address: 359 North 700 West. The structure to be demolished is a single-family dwelling. The owner of the property, Helen Powell Trust, 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 has been severely damaged by fire. The structure is one story and of brick construction. The property is .31 acres in size.
3. Description of area: The property is zoned SR-1 (Special Development Pattern Residential District) and the area consists 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: No comments were received.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit E:

Consideration of Proposed Demolition at 713 South 700 East

(Case No. HAZE2012-01726; Housing Authority of Salt Lake City) City Council District Four

1. Address: 713 South 700 East. The structure to be demolished is a two-family dwelling. The owner of the property, Housing Authority of Salt Lake City, is requesting demolition approval. The proposed post demolition use is to develop the property as an urban farm.
2. Description of property and structure: The building is vacant and boarded. The structure is one story brick construction. The property is .12 acres in size.
3. Description of area: The property is zoned RMF-30 (Low Density Multi-Family Residential District) and the area consists 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: No comments have been received from the community.
6. Staff Recommendations: City staff recommends approval of the demolition.

Exhibit F:

Request for Post-Demolition Landscape Waiver at 833 West 1500 North

(Case No. HAZE2012-01791; Bodega Bay, LLC) City Council District Three

1. Effects on Surrounding Properties: The adjacent properties are not landscaped. If a landscape waiver is approved the adjacent properties would not be negatively impacted.
2. Description of the property: The property has limited landscaping and is not maintained. The parcel is .22 acres in size.
3. Character of the Neighborhood: The property is zoned M-1 (Heavy Manufacturing District) and the area is comprised of Residential and Manufacturing uses.
4. Master Plan for the Area: The future land use plan for the area is to transition to a Business Park District.
5. Post Demolition Use: The property owner, Bodega Bay, LLC, is proposing expansion of current salvage business.

Exhibit G:

Request for Post-Demolition Landscape Waiver at 839 West 1500 North
(Case No. HAZE2012-01789; Bodega Bay, LLC) City Council District Three

1. Effects on Surrounding Properties: The adjacent properties are not landscaped. If a landscape waiver is approved the adjacent properties would not be negatively impacted.
2. Description of the property: The property has limited landscaping that is not maintained. The parcel is 14 acres in size.
3. Character of the Neighborhood: The property is zoned M-1 (Heavy Manufacturing District) and the area is comprised of Residential and Manufacturing uses.
4. Master Plan for the Area: The future land use plan for the area is to transition to a Business Park District.
5. Post Demolition Use: The property owner, Bodega Bay, LLC, is proposing expansion of salvage business.

Exhibit H:

Nonprofit Construction Permit Fee Waiver Request at 618 West 500 North

(Case No. HAZE2012-01825; Neighbor Works Salt Lake) City Council District Three
Request for Construction Permit Fee Waiver to add a garage at 618 West 500 North. The building permit fees if waived, will help offset costs for future low income housing projects.

Nonprofit Construction Permit Fee Waiver Request at 135 South 300 East

(Case No. HAZE2012-; Salt Lake Community Action) City Council District Four
Request for Construction Permit Fee Waiver to replace windows, upgrade insulation and install mechanical ventilation for all bathrooms.