

**Housing Advisory and Appeals Board
Staff Reports
September 12, 2012**

Exhibit A:

Consideration of Proposed Demolition at 1762 West 900 North

(Case No. HAZE2012-02184; Salt Lake City Corp.) City Council District One

1. Address: 1762 West 900 North. 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 has not been determined at this time.
2. Description of property and structure: The building is vacant and in disrepair. The structure is a one story frame building. The property is .15 acres in size.
3. Description of area: The property is zoned R1-7000 (Single- 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 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:

Administrative Hearing Officer Routine Consent: 133 East Kensington Avenue

(Case No. HAZE2012-02794; Brad Dundas) City Council District Five

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.*

Exhibit C:

Administrative Hearing Officer Routine Consent: 460 South Douglas Street

(Case No. HAZE2012-01725; Maurine Hegsted) 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 measures 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.*