

**Housing Advisory and Appeals Board
Staff Reports
October 14, 2015**

Exhibit A:

Consideration of Proposed Demolition and Housing Mitigation at 854 West South Temple Street
(Case No. HAZE2015-01718: Four-Ten, LLC) Council District Two

1. Address: 854 West South Temple Street. The structure to be demolished is a single-family dwelling. The owner of the property, Four-Ten LLC, is requesting demolition approval. The proposed post demolition use of the property is for accessory parking for a restaurant.
2. Description of property and structure: The property is .24 acres in size.
3. Description of area: The property is zoned TSA-UN (Urban Neighborhood Station) The area consists 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 one.
5. Proposed housing mitigation option: Fee based on the difference between housing value and replacement cost.
6. Comments from the public on the impact of proposed demolition: Comments received are for approval of demolition.

Exhibit B:

Consideration of Residential Housing Code Violations at: 672 North 200 West
(Case No. HAZE2015-00881; Scott Hurst) City Council District Three

A. Appealed Deficiency: The headroom for the doorway leading into the northwest bedroom is deficient in height. Findings: The doorway is located beneath the mechanical duct which runs the length of the apartment. With the added framing for the door, the headroom measures 6 feet. To gain additional height the framing would have to be removed giving little clearance from the door to the mechanical duct.

B. Appealed Deficiency: The emergency egress window located in the downstairs northwest bedroom is deficient in dimension and net openable area.

Findings: There are two windows in the bedroom each measuring 27 inches wide by 18 inches high. Because the windows are slider type, they open halfway to a dimension of 11½ inches by 17 inches. The net openable area is 1.36 square feet. If the windows are changed out to fully openable windows the net openable area would be 3.38 square feet.

C. Appealed Deficiency: The sill for the same window is excessive in height.

Findings: The window sill measures 62 inches from the floor, excessive in height by 14 inches. The housing code exception to excessive sill height allows for a permanent ladder or step be installed below the window in addition to hardwired smoke detectors in the room and room giving access.

D. Appealed Deficiency: the emergency egress window located in the downstairs southwest bedroom is deficient in dimension and net openable area.

Findings: The window in the bedroom is the same size as the ones previously viewed. Once more the window opens halfway to a dimension of 11½ inches by 17 inches. The net openable area is 1.36 square feet. If the windows are changed out to fully openable windows the net openable area would be 3.38 square feet.

E. Appealed Deficiency: the sill for the same window was excessive in height.

Findings: The window sill measures 62 inches from the floor, excessive in height by 14 inches. The housing code exception to excessive sill height allows a permanent ladder or step be installed below the window. Hardwired smoke detectors installed in the bedroom and room giving access to the bedroom would also be required.

Exhibit C:

Consideration of Residential Housing Code Violations at: 1160 South Windsor Street
(Case No. HAZE2015-00153; Scot Jefferies) City Council District Five

A. Appealed Deficiency: The windows used for emergency egress are deficient in dimension and net openable area. Findings: There are two windows located in the upstairs west bedroom that are identical in size. The windows have a fixed center pane and both ends are slider type measuring 16½ inches by 26½ inches and a net openable area of 3.04 square feet. The housing code minimum dimension requirements for emergency egress windows are 20 inches by 24 inches. The minimum net openable area is 3.5 square feet. In reference to past appeals for emergency egress the main factor that has been considered is, can emergency personal access the room through the window with their protective equipment on?