

**Housing Advisory and Appeals Board
Staff Reports
February 11, 2015**

Exhibit A:

Consideration of Proposed Demolition and Mitigation of Residential Housing Loss at:

920 South Gale Street (Case No. HAZE2015-00035; Cory Fox City Council District Five

The owners of the property, Cory Fox, are requesting demolition approval for the single family structure located at 920 South Gale Street. The proposed post demolition use of the property is to construct an Impound Lot. The HAAB shall take evidence from the applicant and all interested parties regarding:

Probable effect of the proposed demolition: The demolition of the single-family structure will affect Salt Lake City's housing stock by reducing the number of residential units by one. The character of the neighborhood: The property is zoned CG: Commercial (General Commercial District) and the area

consists of commercial, retail and office uses. The city's master plan for the area: The future land use map shows a General Commercial use. The proposed method of housing mitigation: **Market value**

(based on County assessment) \$24,400.00 Replacement **cost** 1,233 sq.ft. X (\$110.29 per ft.) = \$135,987.57 **Difference** -\$111,587.57 **Mitigation Fee** = No Fee

- Since replacement cost exceed the market value of the existing single family home, the difference is a negative number and no mitigation fee is required.