

**CITY OF URBANA  
PROPERTY MAINTENANCE CODE BOARD OF APPEALS  
WEDNESDAY, FEBRUARY 5, 2003**

APPROVED

**MEMBERS PRESENT:**

Don Keeler, Bill Rose, Tom Welch, and Gary Stebbins

**STAFF PRESENT:**

Gordon Skinner and Vivian Petrotte

**OTHERS PRESENT:**

Reverend Russell Trahan, Rodney Howlett, Michael Jay, and Erwin Goldfarb

**CALL TO ORDER:**

The meeting was called to order by Gary Stebbins at 4:00 p.m.

**APPROVAL OF MINUTES:**

Gary Stebbins asked for a motion to approve the minutes of the meeting held Wednesday, January 8, 2003. Tom Welch made the motion to approve the minutes and Gary Stebbins seconded the motion. All agreed and the minutes were not only approved as read, but signed by Donald Keeler.

**OLD BUSINESS:**

The continuation of 03-V-01, 105 North Gregory, Crossroads Campus Church. Reverend Trahan brought drawings on how they were going to deal with the stairwell. Mr. Stebbins asked Mr. Rose to explain the drawings that Mr. Howlett was presenting. There was some discussion on the drawings. It was determined that they would be bringing up the ceiling to 6 foot 8 inches in the stairwell. Mr. Rose made a motion to approve the variance according to the drawings, which includes a variance for the bedroom (with an egress window), bathroom and stairwell ceiling height. Mr. Welch seconded the motion and it passed unanimously. Mr. Skinner asked for a time frame to get the work done. It was determined that 60 days was enough time and at the end of that time frame they would verify with Mr. Skinner that the work was done, and the variance would be recorded. Mr. Rose thanked Reverend Trahan and Mr. Howlett for the excellent presentation.

**NEW BUSINESS:**

Mr. Stebbins stated that the next case was 03-V-02, 502 West Elm Street, Apartment #2, on the third floor. The owner is Campus Property Management/Erwin Goldfarb. Mr. Stebbins asked that the city state their position and Mr. Skinner briefly explained that all violations other than the bathroom ceiling height had been corrected. Mr. Skinner stated that the city's position is to deny the variance as the ceiling height for the entire room is substandard and more than half of the room is less than 5 feet high.

Mr. Goldfarb stated that they would put a dormer in the room. Mr. Goldfarb said that they could make it as high as they wanted. A discussion followed on whether it should be denied or whether it should have a continuance, in case the minimum ceiling height could not

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be met. Mr. Welch made a motion to continue this until April 2, 2003 and Mr. Stebbins seconded the motion. It passed unanimously and Mr. Goldfarb will bring back plans on April 2, 2003 to construct a dormer.

**ADJOURNMENT:**

The meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Approved:

Vivian Petrotte

Don Keeler, Secretary

PMCBA:vp