

APPROVED

**CITY OF URBANA
PROPERTY MAINTENANCE CODE BOARD OF APPEALS
WEDNESDAY, March 3, 2010**

MEMBERS PRESENT:

Don Keeler, Kevin Fahey, Tom Welch and Gary Stebbins

MEMBERS ABSENT:

Dick Halberstadt

STAFF PRESENT:

Clay Baier, Stephen Chrisman and Vivian Petrotte

OTHERS PRESENT:

Don Allen, contractor and Dan Snyder, owner's representative

CALL TO ORDER:

The meeting was called to order by Gary Stebbins at 4:03 p.m.

APPROVAL OF MINUTES:

Gary Stebbins asked for a motion to approve the minutes of the meeting held Wednesday, August 6, 2008. Tom Welch made the motion to approve the minutes and Kevin Fahey seconded the motion. All agreed and the minutes were approved with no changes.

OLD BUSINESS:

There was no old business to discuss

NEW BUSINESS:

The case to be heard was PMCBA-10-V-01, 709½ S. Vine St. owned by Carol Snyder. Mr. Stebbins said that the request was for a variance in ceiling height in the basement. Mr. Stebbins asked Mr. Baier to state the city's position on this. Mr. Baier said that the house was built in 1933 and the current owner purchased it approximately 30 years ago. During a systematic inspection, a bathroom and bedroom with ceilings too low and no egress windows was discovered. The owners agreed to immediately relocate the bedroom to the first floor, which they have done. The problem is the stairs, which have a five foot headbanger on the ceiling. If the stairway ceiling height could be corrected to a minimum 6'8" clearance per the 2003 Fire Code, the city would recommend the variance for the bathroom ceiling height be granted.

Mr. Fahey asked if this was at the lower end of the stairs and Mr. Baier stated that it was.

Mr. Allen has stated that he can remove the floor in the closet directly above the staircase which would give a clear path of travel with a minimum of 6'8" down the stairs which would take care of any egress requirements as far as fire code goes. The problem is that the ceiling height in the basement and bathroom is only 6'4". There is no room for a bathroom upstairs so what's before us is that they are asking for a variance for the use of the bathroom in the basement with a ceiling height of 6'4" for the life of the building.

Gary asked for any discussion:

Mr. Fahey stated that if the stair headroom is taken care of, there is really not anything that can be done besides jacking the house up to get anymore existing headroom, which would be undue hardship.

Mr. Allen stated that it is an old double wide brick foundation and the weight of the structure sitting on the foundation maintains the integrity of the foundation. Raise it up and have the pressures of the outside soil would really harm it.

Clay said that the code requirement is 6'10" for the bathroom.

Mr. Fahey said since there were no sleeping quarters in the basement and given the age of the house, the real problems in trying to maintain or gain any headroom, he would move that we grant the variance.

Gary Stebbins seconded the motion as long as it is contingent on the head room on the staircase being corrected and the basement not being used as a sleeping area.

An explanation was given as to how this would be recorded with the property after the basement stair headroom was modified and it would state the variance was granted contingent on the basement not being used as a sleeping area.

Mr. Baier stated that we would be having a meeting next month. Mr. Stebbins noted that the date would be April 7.

Mr. Keeler stated that this would be his last term. He wasn't sure of the exact date his term ended but that he would not serve another one. He has many health problems and is 83. He will be attending the meeting in April. Mr. Stebbins said he would be hard to replace


ADJOURNMENT:

Mr. Stebbins said that if there were no other items to discuss, he moved that we adjourn. Mr. Fahey seconded and all agreed. The meeting was adjourned at 4:14 p.m.

Respectfully submitted,

Approved:


Vivian Petrotte


Don Keeler, Secretary