

**CITY OF URBANA
PROPERTY MAINTENANCE CODE BOARD OF APPEALS
WEDNESDAY, JANUARY 5, 2011**

MEMBERS PRESENT:

Dave Seyler, Kevin Fahey, Dick Halberstadt, and Gary Stebbins

MEMBERS ABSENT:

Tom Welch

STAFF PRESENT:

Stephen Chrisman and Vivian Petrotte

OTHERS PRESENT:

Kelli Radcliff from Weiner Co. representing the owners.

CALL TO ORDER:

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

The first order of business was an introduction of the new member, Dave Seyler, by Gary Stebbins.

OLD BUSINESS:

APPROVAL OF MINUTES:

Gary Stebbins asked for a motion to approve the minutes of the meeting held Wednesday, April 7, 2010. Mr. Stebbins remarked that we no longer had a secretary to sign the minutes and that we needed to nominate a new secretary. Kevin Fahey made the motion to nominate Mr. Seyler and Gary Stebbins seconded the motion. By unanimous vote, Mr. Seyler became the new secretary. He asked what his duties would consist of. It was explained that he would need to read the minutes that were prepared for the meetings and then sign them if they were approved. He asked if he should sign the minutes from the April meeting, as he did not attend it. It was decided that if all other members of the board agreed that the minutes were correct, he could sign them. Kevin Fahey made the motion to approve the minutes as written and Gary Stebbins seconded the motion. All agreed and the minutes were approved and signed by Dave Seyler as secretary.

NEW BUSINESS:

Mr. Stebbins stated that the case to be heard was PMCBA 11-V-01, 810 W. Stoughton owned by the Porges. Mr. Stebbins asked the city to briefly state their position. Stephen Chrisman said that the house is an older 1½ story wood frame single family house which is currently used as a rental. It is generally well maintained with a kitchen, bedroom and bath on the first floor and three bedrooms and a bath on the second floor. One of the bedrooms has an entry door that the jamb opening is 6 feet and the ceiling height inside the bedroom is 6'8". The ceiling height is within the height that has been granted by the board in the past so we would recommend that it be approved. The doorway into the room being only 6 feet does pose a potential hazard during an emergency egress and on that one; the city is remaining neutral as a recommendation.

Pictures were passed around with the door shown and measurements written on them. Kevin Fahey asked for some clarification on the pictures and where the door was in regards to the pictures. He asked if the wall was a bearing wall. Kelli Radcliff stated that the contractor had said that the doorway could not be raised because of the existing roof rafter structure. The picture looked like there was a header above the door.

Mr. Fahey stated that without a whole lot of trouble and expense the door could not be raised. Mr. Halberstadt stated that he could not see anyway to correct the problem without

completely vacating the bedroom so he moved to grant the variance. He said that if they did something major to the house he could see making them correct it. He asked if maybe the city should be able to make the decision without a meeting. He said that if this was a run down home would be one thing, but that the house looks very well maintained. Stephen Chrisman said that if it was the ceiling height, the city would not have a problem with it, but it was the six foot high door that was the issue. Mr. Seyler said that it's been like that for a long time. Mr. Seyler asked why this was brought up now. Mr. Chrisman said that it was a routine systematic inspection because it is a rental. The house was remodeled quite a few years back so it's been like this for a while. It was mentioned that the rules had been changed a while back and that if a ceiling height fell within a certain measurement, it could be administratively granted without a meeting. Kevin Fahey said that the city has to make the recommendations on the existing ordinance and then the board is here to make the final decision.

A general discussion followed on different things that are sited during inspections and the requirements and cost to apply for a variance.

Mr. Halberstadt made a motion to grant the variance for ceiling height and the door height. Mr. Fahey seconded the motion. Mr. Stebbins abstained from voting and Mr. Seyler, Mr. Halberstadt and Mr. Fahey all voted to pass the variance. There were no nay's.

OTHER BUSINESS:

Mr. Chrisman stated that they were currently under code review for the new Property Maintenance code and would hopefully have this completed and sent out very soon for the board to review.

ADJOURNMENT:

Gary Stebbins moved to adjourn the meeting and Dave Seyler seconded. The meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Vivian Petrotte

Approved on June 8, 2011

Dave Seyler, Secretary

PMCBA:vp

PMCBA
Minutes - January 5, 2011
June 10, 2011
Page -3-