

**BUILDING BOARD OF APPEALS
MINUTES
March 21 @ 4:00 p.m.
City Commission Chambers**

CALL TO ORDER

Chair Van Lente called the meeting to order at 4:04p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Andy Van Lente, Chair, Khari Worthy; Jillian Hocking; Matthew Maycroft; Ryan Long; Ben Beirlein

Members Absent:

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Sarah Wenzlick, City Attorney II; Luis Pena, Historic Preservation Coordinator; Marvella Vincent, Code Compliance Inspector; Jason Adams, Code Compliance Inspector; Charlotte Deur, Housing Inspector; Kevin Staten, Housing Inspector

COMMUNICATIONS AND ANNOUNCEMENTS

none

APPROVAL OF PREVIOUS MINUTES

Ms. Hocking seconded by Mr. Long moved to approve the minutes of October 19, 2023, as submitted, approved by voice call vote.

CITIZEN COMMENTS

none

INITIAL HEARINGS

The following properties were presented to the board for a public hearing:

1406 S Westnedge

This property is located in a Commercial Local Neighborhood District (Use Zone CN-1) in the Vine neighborhood. The 66' x 83' (0.126 acre) property contains a 2,212 sq. ft. 2 story Retail-Conv building built in 1905. Nearby uses are residential dwellings and commercial. There are historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read the summary information into record. Mr. Iveson stated that this is a fire damaged property with heavy smoke and water damage. The property is currently boarded and tarped. The owner can't come up with a plan that meets zoning requirements.

Mr. Pena, Historical Preservation Coordinator, stated that the fire happened in 2021 and was brought to the Historic District Commission in February 2023. The owners wanted to add a ½ story and the HDC accepted that plan, but his plan changed and wanted it to be 12' taller and that is not allowed. The HDC would need to approve the demolition and sign off due to it being in the historic neighborhood.

Structural and exterior repairs for the building are estimated to cost approximately: \$115,400. Estimated costs for demolition are approximately \$22,120. The 2024 SEV is \$41,000. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$36,322 and that of the entire property \$81,805.

Chair Van Lente closed the public hearing.

FINDING OF FACT

Ms. Hocking moved the Finding of Fact as follows:

1. The Finding of Fact for 1406 S Westnedge Ave shall include all information included in the notice of public hearing dated March 14, 2024, and notice of determination dated January 30, 2024, and the summary information.

Mr. Worthy seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Maycroft moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Long.

Motion approved by roll call vote unanimously.

809 Hawley St

This property is located in a Residential, Multi Dwelling District (Use Zone RM-15) in the Northside neighborhood. The 41.67' x 79.75' (0.076 acre) property contains a 1,260 sq. ft. 2 story single dwelling building built in 1914. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

No one was present to represent this property.

Mr. Iveson read the information summary into record. Mr. Iveson stated that this is a fire damaged property and has been boarded for two years. Mr. Iveson stated that the owner has reached out and was asking for more time. No permits have been pulled.

Ms. Vincent, Code Compliance Inspector, stated that she has spoken with the owner also. Ms. Vincent stated that the owner purchased the property in 2022 and has done nothing to bring the property into compliance. Mr. Vincent stated that the owner had a scope of work but has not pulled any permits.

Mr. Iveson feels the property is repairable but there is no representation.

Mr. Worthy asked if we can encourage the owner to make the repairs.

Structural and exterior repairs for the building are estimated to cost approximately: \$60,600. Estimated costs for demolition are approximately \$12,600. The 2024 SEV is \$23,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$13,871 and that of the entire property \$49,944.

There were no comments from the public.
Chair Van Lente closed the public hearing.

FINDING OF FACT

Mr. Bierlein moved the Finding of Fact as follows:

1. The Finding of Fact for 809 Hawley St shall include all information included in the notice of public hearing dated March 14, 2024, and notice of determination dated January 31, 2024, and the summary information.

Mr. Maycroft seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Maycroft moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Worthy.

Motion approved by roll call vote unanimously.

OTHER BUSINESS

Board member application – Jay Sherston

Mr. Sherston could not attend today's meeting. The board discussed his application and agreed he fits the criteria and is a good applicant.

Mr. VanLente moved to recommend Mr. Sherston application to the Building Board of Appeals, seconded by Ryan Long.

Motion approved by roll call vote unanimously.

ADJOURNMENT

Mr. Van Lente moved to adjourn the meeting at 4:26pm.

Submitted by: Karleen Steppenwolf Date 4/18/24
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: Roger Iveson Date 4-22-24
Building Official
Roger Iveson

Approved by: Andy Van Lente Date 4/18/24
BBA Chair
Andy Van Lente