

**MINUTES  
BUILDING BOARD OF APPEALS  
September 21, 2017 @ 2:00pm  
City Commission Chambers**

**CALL TO ORDER**

Chair Emig called the meeting to order at 2:04 p.m.

**ROLL CALL OF BOARD MEMBERS**

**Members Present:** Richard Emig, Chair, Charles Kiplinger, Vice Chair, Gary Wark, Linda Servis, Emily Parfet, David Hyde, Chuck Kiplinger

**Members Absent:**

**City Staff:** Robert McNutt, Building Official; Karleen Steppenwolf, Recording Secretary

**NEW BUSINESS & ANNOUNCEMENTS**

Mr. McNutt informed the board that next meeting they will receive a parking slip via email that will be given monthly to cover parking costs.

**726 Hawley update:** The owner called Mr. McNutt stating that he will not be done with the violations by the due date and the painting hasn't been completed because of the rain and he would like an extension to complete the rest. Mr. McNutt stated that some progress has been done on the property. The garage is cleaned up, the yard is in decent shape, there are windows in the basement, there's a new front door, but the workmanship on the siding is poor. Mr. McNutt would like to extend the deadline two more weeks with the board's approval. Mr. McNutt stated that the owner will need to change his progress on the house.

**Mr. Wark, supported by Ms. Servis has approved the two week extension on 726 Hawley St. With a voice vote the motion was unanimous.**

**826 Lake St:** Mr. McNutt stated that this property will be pulled from the agenda and postpone action until next meeting due to the owner, Mr. & Mrs. Tustin, will be hiring an attorney to represent them.

**APPROVAL OF PREVIOUS MINUTES**

Mr. Wark, seconded by Ms. Servis moved to approve the minutes of July 20, 2017 as submitted, approved by voice call vote.

**APPROVAL OF AGENDA**

Mr. Wark, seconded by Ms. Servis moved to approve the agenda as submitted.

Motion approved by roll call unanimously.

**INITIAL HEARINGS**

The following property was presented to the board for a public hearing:

**1212 Stockbridge**

This property is located in a RD-19 District in the Edison neighborhood. The 50'x142' (0.163 acre) property contains a 1,896 sq. ft. 2 story residential building built in 1905. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. McNutt stated that they did clean up the property, but not the structure. The structure has some obvious issues from the fire and has some issues from lack of maintenance over the years. Mr. McNutt stated that he doesn't have anything on the property for fire insurance at this time.

No one was present to represent this property.

Structural and exterior repairs for the building are estimated to cost approximately \$12,000. Estimated costs for demolition are approximately \$16,500. The interior fire damage is unknown. The 2017 SEV is \$26,700. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$14,982 and that of the entire property \$52,186.

There were no comments from the public.  
Chair Emig closed the public hearing.

**FINDING OF FACT**

**Mr. Hyde moved the Finding of Fact as follows:**

1. The Finding of Fact for 1212 Stockbridge shall include all information included in the notice of public hearing dated August 28, 2017 and the summary information.

**Mr. Wark seconded the Finding of Fact.**

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

**Mr. Hyde moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Wark.**

Motion approved by roll vote unanimously.

**630 Elizabeth**

This property is located in a RS-5 District in the Northside neighborhood. The 66'x132' (0.20 acre) property contains a 1,368 sq. ft. 2 story residential building built in 1885. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. McNutt stated that issues with this property go back a ways. The upstairs is in bad shape and we have had to send crews to clean up the property. There are people living in the house and they have been asked to leave because of the hazards. Mr. McNutt was there a week ago and they were still living there. The occupants will not answer the door for inspectors or Public Safety. The neighbors and Mr. McNutt have tried to help the owner with no avail.

Structural and exterior repairs for the building are estimated to cost approximately \$22,500. Estimated costs for demolition are approximately \$14,200. The 2017 SEV is \$16,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$9,249 and that of the entire property \$33,253.

No one was present to represent this property.

There were no comments from the public.  
Chair Emig closed the public hearing.

**FINDING OF FACT****Mr. Wark moved the Finding of Fact as follows:**

1. The Finding of Fact for 630 Elizabeth shall include all information included in the notice of public hearing dated August 28, 2017 and the summary information.

**Mr. Kiplinger seconded the Finding of Fact.**

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

**Mr. Wark moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Kiplinger.**

Motion approved by roll vote unanimously.

**ADJOURNMENT**

Mr. Emig moved to adjourn the meeting and was seconded by Ms. Servis.

With a unanimous vote the meeting was adjourned at 2:22p.m.

Submitted by: Karleen Steppenwolf Date 11/17/17  
BBA Recording Secretary  
Karleen Steppenwolf

Reviewed by: Robert McNutt Date 11/17/17  
Building Official  
Robert McNutt

Approved by: Richard Emig Date 11/16/17  
BBA Chair  
Richard Emig