

MINUTES
BUILDING BOARD OF APPEALS
May 16, 2019 @ 4:00pm
City Commission Chambers

CALL TO ORDER

Chair Emig called the meeting to order at 4:03p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Andy Van Lente, Ben Bierlein, Lyndia Bruckbauer

Members Absent: Chuck Kiplinger, Emily Parfet

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Marcia Jones, City Attorney

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

Mr. Van Lente, seconded by Ms. Bruckbauer moved to approve the minutes of April 18, 2019 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

Mr. Van Lente, seconded by Ms. Bruckbauer moved to approve the agenda as submitted.

Motion approved by roll call unanimously.

INITIAL HEARINGS

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

1012 N. Church St

This property is located in a Residential Multi Dwelling District (Use Zone RM-36) in the Northside neighborhood. The 27'x132' (0.082 acre) property contains a 908 sq. ft. 2 story residential building built in 1895. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Ms. Sarah Maskatiya, the owner, was present to represent this property.

Mr. Iveson read the Information summary on this property.

Ms. Maskatiya stated that she has owned the house since 2017 and was purchased for rental use. She stated that the taxes are now current and she currently has no money to make the repairs. Her husband had a heart attack and is just now getting back to work. She also stated that the property is continually vandalized. Ms. Maskatiya stated that she has been in contact with Marvella Vincent, Code Compliance Inspector regarding the repairs. Ms. Maskatiya also stated that she cannot get a loan because of the blight status of the property. She did state that she has taken the garage down because the homeless people were living in it, but nothing else has been done. She stated that when she gets a dumpster the neighbors fill it up with garbage and there is always trash on the property and she pays the fines.

Mr. Emig stated that the board is looking for a plan with dates, tasks and permits pulled. Mr. Emig stated that while he is sympathetic he pointed out that the City estimates the repairs to be \$22,000 or more and the fines are accumulating.

Ms. Maskatiya stated that she wants to get things done, but everything costs money and it's hard to do when she keeps receiving fines. She did state that now that her husband is back to work and feeling better they can proceed on getting the house up to code.

Ms. Bruckbauer stated that if she was granted an extension could she provide a plan of action and timeline to get things done. Ms. Bruckbauer does not want to see Ms. Maskatiya in over her head. Ms. Bruckbauer does have sympathy for her because of unforeseen circumstances with her husband's heart attack. Ms. Bruckbauer would also like to know how you will get this funded.

Ms. Maskatiya stated that she is planning on using funds from her 2020 income tax refund to make the repairs, but she is not saying they won't start any repairs until then.

Mr. Bierlein stated that the cost to repair projected by the City is usually low and is wondering if it's realistic to rehab or is it worth putting on the market for sale or to demolish it.

Mr. Van Lente asked what the state of the property was when she purchased it in 2017. Ms. Maskatiya stated "as is". Mr. Van Lente asked if they had made any repairs since the purchase and Ms. Maskatiya stated that they had removed some stuff from inside, but nothing on the outside has been done, other than tearing the garage down.

Structural and exterior repairs for the building are estimated to cost approximately: Estimated cost for repair - \$22,000. Estimated costs for demolition are approximately \$12,000. The 2019 SEV is \$14,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$5,915 and that of the entire property \$29,087.

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

FINDING OF FACT

Mr. Bierlein moved the Finding of Fact as follows:

1. The Finding of Fact for 1012 N Chruch St shall include all information included in the notice of public hearing dated May 2, 2019 and the summary information.

Ms. Bruckbauer seconded the Finding of Fact.

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

Mr. Bierlein moved to extend one month to allow Ms. Maskatiya time to prepare a plan with dates, tasks and permits in a written commitment. If a plan is not received at the next Building Board of Appeals meeting the City will precede with demolition, seconded by Ms. Bruckbauer.

Motion approved by roll vote unanimously.

521 Harding Pl

This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Northside neighborhood. The 59'x132' (0.179 acre) property contains a 1,270 sq. ft. 2 story sq. ft. residential building built in 1926. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. Quinton Alexander, new owner, was present to represent this property.

Mr. Iveson read the information summary on this property.

Mr. Alexander stated that he purchased this property two weeks ago by Quit Claim Deed and he was unaware of the blight to the Building Board of Appeals. Mr. Alexander had spoken with Marvella Vincent, Code Compliance Inspector, regarding putting tarps up and that's when he was informed about the property going to the Building Board of Appeals. Mr. Alexander stated that he tried to pull a roof permit, but was denied because the City didn't show him as owner.

Mr. Bierlein stated that since Mr. Alexander did not receive the notices and was unaware of the property being sent to the BBA he should be given a chance to present a plan with a time table for repairs.

Mr. Iveson stated that the property needs a lot of work. The roof needs to be completely torn down and redone and the interior needs a lot of work also. Mr. Iveson had meant with Mr. Alexander at the property to inform him he needed a plan with a time frame and a list of contractors he is going to use. Mr. Iveson explained that the interior is very bad due to exposure from the elements. Mr. Emig asked Mr. Iveson if the property can be rehabbed and Mr. Iveson

stated it could, but it will be expensive. Mr. Alexander stated he has most of the materials for the outside, but can't install until he has a permit. Mr. Alexander will be using this house as his primary residence when the rehab is completed and would like to be able to move in by December 2019.

Mr. Bierlein did suggest that Mr. Alexander work closely with the Building Department.

Structural and exterior repairs for the building are estimated to cost approximately: Estimated costs for repair - \$65,000. Estimated costs for demolition are approximately \$15,500. The 2019 SEV is \$11,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$8,744 and that of the entire property \$23,134.

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

FINDING OF FACT

Mr. Bierlein moved the Finding of Fact as follows:

1. The Finding of Fact for 521 Harding Pl shall include all information included in the notice of public hearing dated May 2, 2019 and the summary information.

Ms. Bruckbauer seconded the Finding of Fact.

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

Mr. Bierlein moved to extend one month to allow Mr. Alexander to submit a comprehensive plan for the inside and outside work, which will include a timeline and scope of the work such as 1st framing, electrical, plumbing etc. If a plan is not received at next month's meeting the city will proceed with demolition, seconded by Ms. Bruckbauer.

Motion approved by roll vote unanimously.

909 Hazard

This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Eastside neighborhood. The 66'x165.99' (0.252 acre) property contains a 1,423 sq. ft. 2 story residential building built in 1895. 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 on this property.

Structural and exterior repairs for the building are estimated to cost approximately: Estimated costs for repair - \$18,500. Estimated costs for demolition are approximately \$14,000. The 2019 SEV is \$19,900. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$10,371 and that of the entire property \$39,236.

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

FINDING OF FACT

Ms. Bruckbauer moved the Finding of Fact as follows:

1.The Finding of Fact for 909 Hazard shall include all information included in the notice of public hearing dated May 2, 2019 and the summary information.

Mr. Van Lente seconded the Finding of Fact.

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

Ms. Bruckbauer moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.

Motion approved by roll vote unanimously.

812 Myers

This property is located in a Residential Multi Dwelling District (Use Zone RM-15) in the Northside neighborhood. The 49.5'x71' (0.081 acre) property contains a 760 sq. ft. less than 800 sq. ft. residential building built in 1926. 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 for this property.

Structural and exterior repairs for the building are estimated to cost approximately: not recommended for repair. Estimated costs for demolition are approximately \$13,200. The 2019 SEV is \$9,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$10,116 and that of the entire property \$19,418.

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

FINDING OF FACT

Mr. Bierlein moved the Finding of Fact as follows:

1.The Finding of Fact for 812 Myers shall include all information included in the notice of public hearing dated May 2, 2019 and the summary information.

Mr. Van Lente seconded the Finding of Fact.

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

Mr. Bierlein moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.

Motion approved by roll vote unanimously.

911 Princeton Ave

This property is located in a Residential Multi Dwelling District (Use Zone RM-36) in the Northside neighborhood. The 33'x132' (0.100 acre) property contains a 1,178 sq. ft. 2 story sq. ft. residential building built in 1895. 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 on this property.

Structural and exterior repairs for the building are estimated to cost approximately: Estimated cost for repair - \$28,500. Estimated costs for demolition are approximately \$15,000. The 2019 SEV is \$15,500. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$6,540 and that of the entire property \$30,547.

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

FINDING OF FACT

Mr. Beirlein moved the Finding of Fact as follows:

1.The Finding of Fact for 911 Princeton Ave shall include all information included in the notice of public hearing May 2, 2019 and the summary information.

Mr. Van Lente seconded the Finding of Fact.

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

Mr. Beirlein moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Van Lente.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

1230 Little Dr.

Mr. Iveson wanted the board to know that Jim Williams, Fire Marshall and himself met with Andrew Lenczycki, Manager, to find an appropriate location to place the fire extinguishers in the units.

ADJOURNMENT

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

With a unanimous vote the meeting was adjourned at 5:30pm.

Submitted by: Karleen Steppenwolf Date 7/18/19
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: Roger Iveson Date 7-19-19
Building Official
Roger Iveson

Approved by: Richard Emig Date 7/19/19
BBA Chair
Richard Emig