

MINUTES
BUILDING BOARD OF APPEALS
September 19, 2019 @ 4:00pm
City Commission Chambers

CALL TO ORDER

Chair Emig called the meeting to order at 4:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Chuck Kiplinger, Linda Bruckbauer, Ben Bierlein

Members Absent: Andy Van Lente

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Marcia Jones, City Attorney; Carmela Hostiguin, Code Compliance Inspector; Marvella Vincent, Code Compliance Inspector

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

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

APPROVAL OF AGENDA

Mr. Kiplinger seconded by Ms. Bruckbauer moved to approve the agenda as submitted.

Motion approved by roll call unanimously.

RE-HEARINGS

1012 N Church St

Ms. Sarah Maskatiya, the owner, was not present to represent this property. Ms. Maskatiya is not able to bring the property up to code due to family responsibilities. The City will continue as needed to eliminate said danger and blight.

INITIAL HEARINGS

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

103 Blanche Ave

This property is located in a Residential Multi Dwelling District (Use Zone RM-15) in the South Westledge neighborhood. The 40'x 126.5' (0.116 acre) property contains a 612 sq. ft. residential building built in 1950. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. Alan Burd was present to represent this property.

Rachael Luscomb, Code Compliance Inspector (not present) has been working with the owner to help improve the property.

Mr. Iveson read an email from Rachael, which stated that the house is unsanitary, smells, is dirty and the basement is not accessible.

Mr. Iveson read the Information Summary into record.

Mr. Burd stated that the basement sometimes gets water in it but is dry right now. Accumulation of stuff has been there for a period.

Mr. Emig asked Mr. Burd if he was going to fix it up.

Mr. Burd stated that he has tired, but it's not ever enough. Mr. Burd stated that the smell is there. Mr. Burd stated that his wife has a bladder problem and they no longer are living at this residence. Mr. Burd also stated that the yard stuff has accumulated over the years. Mr. Burd stated that he hasn't been able to get help with removing the stuff.

Mr. Emig asked if Mr. Burd has a plan to get rid of the stuff.

Mr. Burd stated that he would like to extend the deadline, concentrate on the back yard only and when it gets cold will do the inside. Mr. Burd stated he is doing the work himself one day a week and he also has family obligations and the fees cited on the property hurt him also. Mr. Burd wants to keep his house and stated that new siding & roof have been done. Mr. Burd thought that 3 months outside and 3 months inside would be enough time to bring property into compliance.

Mr. Kiplinger asked how this was going to be done and Mr. Burd stated that he has a trailer.

Mr. Kiplinger asked if the trailer is for hauling or sorting and Mr. Burd replied to remove.

Ms. Carmela Hostiguin, Code Compliance Inspector (speaking on behalf of Rachael) stated that the City has been dealing with this for 1 ½ years. She also stated that the property was worse than it is now, and he has hauled some stuff away. She has also reminded Mr. Burd about the bulk trash pickup. She stated that there has been activity but not much progress.

Mr. Emig asked her if the neighbors have been complaining and Ms. Hostiguin responded, yes.

Mr. Bierlein stated that the property is unsafe, and the board agreed.

Ms. Bruckbauer spoke with Mr. Burd about checking with resources to help clean up the property and to keep in contact with Ms. Hostiguin.

Structural and exterior repairs for the building are estimated to cost approximately: \$5,800. Estimated costs for demolition are approximately \$7,000. The 2019 SEV is \$17,700. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$18,810 and that of the entire property \$37,911.

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

FINDING OF FACT

Mr. Kiplinger moved the Finding of Fact as follows:

1. The Finding of Fact for 103 Blanche Ave shall include all information included in the notice of public hearing dated September 9, 2019 and the summary information.

Ms. Bruckbauer seconded the Finding of Fact.

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

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

Motion approved by roll vote unanimously.

121 E Bush St

This property is located in a Residential Multi Dwelling District (Use Zone RM-36) in the Northside neighborhood. The 66'x 132' (0.200 acre) property contains a 1,866 sq. ft. 2 story residential building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Ms. Alice Taylor, owner, was present to represent this property.

Mr. Iveson read the Information Summary into record.

Mr. Emig asked how long this property has been a problem.

Ms. Marvella Vincent, Code Compliance Inspector, stated that it was 2017 when she got involved with the property, but has been condemned since 2013. Ms. Vincent stated that she has tired to get a response from the owner but has not been successful and she would like to see the

property brought into compliance. She also stated that it has been boarded for more than 6 months and would like a timeline when things will be completed.

Ms. Taylor stated that three electrical permits have been pulled and work finished but the permit expired, and work was never inspected to see if done or not.

Mr. Emig asked for a timeline to correct issues and how and when they will be done.

Ms. Taylor stated that the roof, siding, furnace and water heater needs to be completed.

Mr. Emig offered her an option for a timeline/plan to have things fixed and how to proceed.

Ms. Bruckbauer suggested she do a walk through with an inspector to get up date with issues and work on timeline.

Mr. Bierlein stated that she needs to stay in communication with the City.

Mr. Iveson stated that people are breaking in all the time. The board helped with ideas to deter break ins.

Structural and exterior repairs for the building are estimated to cost approximately: \$13,000. Estimated costs for demolition are approximately \$14,000. The 2019 SEV is \$22,400. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$7,193 and that of the entire property \$50,954.

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

Mr. Emig adjourned the decision to the next meeting on November 21, 2019 to give Ms. Taylor time to get a timeline to the board.

1412 Stockbridge Ave

This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Edison neighborhood. The 44'x 142' (0.143 acre) property contains a 1,344 sq. ft. 2 story residential building built in 1911. 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.

Structural and exterior repairs for the building are estimated to cost approximately: \$22,000. Estimated costs for demolition are approximately \$13,000. The 2019 SEV is \$22,700. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$13,315 and that of the entire property \$52,160.

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 1412 Stockbridge Ave shall include all information included in the notice of public hearing September 19, 2019 and the summary information.

Mr. Kiplinger seconded the Finding of Fact.

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

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

Motion approved by roll vote unanimously.

1203 Summit Ave

This property is located in a Residential Multi Dwelling District (Use Zone RM-15) in the Douglas neighborhood. The 30'x 132' (0.091 acre) property contains a 1,358 sq. ft. 2 story residential building built in 1915. 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.

Structural and exterior repairs for the building are estimated to cost approximately: 22,000.
Estimated costs for demolition are approximately \$13,000. The 2019 SEV is \$24,300.
According to Assessor records, the Estimated True Cash value of the land alone is approximately \$13,794 and that of the entire property \$54,007.

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 1203 Summit Ave shall include all information included in the notice of public hearing dated September 19, 2019 and the summary information.

Ms. Bruckbauer seconded the Finding of Fact.

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

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

Motion approved by roll vote unanimously.

808 Simpson St

This property is located in a Residential Single Dwelling District (Use Zone RS-5) in the Northside neighborhood. The 44'x 116' (0.0117 acre) property contains a 1,227 sq. ft. 2 story residential building built in 1900. 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.

Structural and exterior repairs for the building are estimated to cost approximately: not recommended for repair. Estimated costs for demolition are approximately \$13,000. The 2019 SEV is \$16,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$5,506 and that of the entire property \$38,409.

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

FINDING OF FACT

Mr. Kiplinger moved the Finding of Fact as follows:

1. The Finding of Fact for 808 Simpson St shall include all information included in the notice of public hearing September 19, 2019 and the summary information.

Ms. Bruckbauer 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. Kiplinger.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

ADJOURNMENT

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

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

Submitted by: Karleen Steppenwolf Date 1/16/20
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: Roger Iveson Date 1-20-20
Building Official
Roger Iveson

Approved by: Richard Emig Date 1/16/20
BBA Chair
Richard Emig

