

**MINUTES
BUILDING BOARD OF APPEALS
AUGUST 20, 2020 @ 4:00 p.m.
City Commission Chambers**

CALL TO ORDER

Chair Emig called the meeting to order at 4:25p.m.

ROLL CALL OF BOARD MEMBERS

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

Members Absent: Chuck Kiplinger

City Staff: Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary, Rachael Luscomb, Code Compliance Inspector, Marvella Vincent, Code Compliance Inspector

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

Mr. Van Lente, seconded by Mr. Bierlein moved to approve the minutes of March 19, 2020 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

Mr. Van Lente seconded by Mr. Bierlein 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:

218 Reverent Wright Ct

This property is located in a Commercial, Community District (Use Zone CC) in the Northside neighborhood. The 33' x 77.5' (0.059 acre) property contains an 877 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. Iveson read the information summary into record.

Ms. Vincent stated that the property is a fire damaged property and the previous homeowner had no insurance and Ms. Vincent has had no contact with the previous owner. Ms. Vincent stated that the property has changed owners.

Mr. Will Reed was present to represent this property. Mr. Reed stated that along with himself and two other people they purchased the property on 7/23/2020. Mr. Reed stated that they will be gutting it and fixing it up. Mr. Reed stated that the first-floor windows are boarded and secure and the roof is boarded and tarped. Mr. Reed stated they hope to have the house completed in full in 1 ½ years.

Mr. Emig requested that they provide a plan with a timeline and to keep in contract with Mr. Iveson and Ms. Vincent regarding their progress.

Structural and exterior repairs for the building are estimated to cost approximately \$60,680. Estimated costs for demolition are approximately \$15,000. The 2020 SEV is \$14,100. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$3,062 and that of the entire property \$28,200.

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 218 Reverend Wright Ct shall include all information included in the notice of public hearing dated 7/15/2020 and the summary information.

Mr. Van Lente seconded the Finding of Fact.

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

Mr. Van Lente moved to approve the application, to accept the Staff Recommendations as stated, with the stipulation that they have one month to get a plan in place with a timeline and apply for permits, seconded by Mr. Bierlein.

Motion approved by roll vote unanimously.

1507 N Church

This property is located in a Residential, Single Dwelling District (Use Zone RS-5) in the Northside neighborhood. The 44' x 99' (0.100 acre) property contains a 1,106 sq. ft 2 story residential building built in 1924. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. Iveson read the information summary into record and stated that this property is a fire damaged property.

Ms. Vincent stated that the property has gone back for back taxes and has changed owners.

No one was present to represent this property.

Structural and exterior repairs for the building are estimated to cost approximately \$73,360. Estimated costs for demolition are approximately \$18,000. The 2020 SEV is \$18,100. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$5,086 and that of the entire property \$36,241.

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 1507 N Church shall include all information included in the notice of public hearing dated 7/15/2020 and the summary information.

Ms. Bruckbauer seconded the Finding of Fact.

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

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

Motion approved by roll vote unanimously.

1219 Palmer

This property is located in a Residential, Single Dwelling District (Use Zone RS-5) in the Edison neighborhood. The 52' x 125' (0.149 acre) property contains a 720 sq. ft. 1 story residential building built in 1950. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. Iveson read the information summary into record.

Ms. Luscomb stated that the property has changed ownership. Ms. Luscomb stated that they are making progress on this property and would like to have a written plan of action and permits pulled.

Ms. Ocameo and Mr. Lopez were present to represent this property. Ms. Ocameo stated they will be rehabbing the property to live in themselves and that they have cleaned the garbage from the property.

Structural and exterior repairs for the building are estimated to cost approximately \$28,800. Estimated costs for demolition are approximately \$14 for,000. The 2020 SEV is \$18,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$11,943 and that of the entire property \$36,813.

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

FINDING OF FACT

Mr. Van Lente moved the Finding of Fact as follows:

1. The Finding of Fact for 1219 Palmer shall include all information included in the notice of public hearing dated 7/15/2020 and the summary information.

Ms. Bruckbauer seconded the Finding of Fact.

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

Mr. Van Lente moved to approve the application, to accept the Staff Recommendations as stated, with the stipulation that they have one month to get a written plan with a timeline and have permits pulled, seconded by Ms. Bruckbauer.

Motion approved by roll vote unanimously.

916 Stockbridge

This property is located in a Residential, Duplex District (Use Zone RD-19) in the Edison neighborhood. The 43'x 141.5' (0.140 acre) property contains an 1,807 sq. ft. 2 story residential building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. Iveson read the information summary into record.

Ms. Luscomb stated that this property is a fire damaged property and was condemned for meth. Ms. Luscomb stated that she has had no communication with the owners and the property has been condemned for 5 years.

No one was present to represent this property.

Structural and exterior repairs for the building are estimated to cost approximately \$108,120. Estimated costs for demolition are approximately \$27,000. The 2020 SEV is \$6,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$13,151 and that of the entire property \$13,157.

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 916 Stockbridge shall include all information included in the notice of public hearing dated 7/15/2020 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, due to the fact the owner being absent and no contact with the City, seconded by Mr. Bierlein.

Motion approved by roll vote unanimously.

RE-HEARINGS

1716 E Alcott

This property is located in a Residential, Single Dwelling District (Use Zone RS-5) in the Edison neighborhood. The 44' x 125' (0.126 acre) property contains a 750 sq. ft 1 story residential building built in 1929. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

Mr. Iveson read the information summary into record. Mr. Iveson stated that this property has been boarded and not maintained for over 6 months and this property was brought before the board 11 years ago.

Mr. Briant Kernell, owner, was present to represent this property. Mr. Kernell has spoke with Mr. Iveson and had been waiting for funding to move forward with this project. Mr. Kernell stated that he has received the funding and is getting a team together to work on this property. Mr. Kernell stated that once rehabbed they will be selling as a single-family owner-occupied dwelling. Mr. Kernell stated that he is trying to work with the neighborhood regarding trash and cars, but he's having a difficult time working with the neighbor.

Mr. Kernell stated that his brother holds a builder's license and can pull the needed permits.

Structural and exterior repairs for the building are estimated to cost approximately \$30,000. Estimated costs for demolition are approximately \$7,500. The 2020 SEV is \$18,400. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$10,986 and that of the entire property \$36,404.

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

FINDING OF FACT

Mr. Van Lente moved the finding of fact as follows:

1. The Finding of Fact for 1716 E Alcott shall include all information included in the notice of public hearing dated 7/15/2020 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 approve the application, to accept the Staff Recommendations as stated, with the stipulation they have one month to get a plan with a timeline and permits pulled or this property will come back to the board, seconded by Mr. Van Lente.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

ADJOURNMENT

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

With a unanimous vote the meeting was adjourned at 5:15p.m.

Submitted by: Karleen Steppenwolf Date 9/17/20
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: Roger Iveson Date 9-21-20
Building Official
Roger Iveson

Approved by: Richard Emig Date 9/17/20
BBA Chair
Richard Emig