

**MINUTES**  
**BUILDING BOARD OF APPEALS**  
**October 19, 2023 @ 4:00 p.m.**  
**City Commission Chambers**

**CALL TO ORDER**

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

**ROLL CALL OF BOARD MEMBERS**

**Members Present:** Andy Van Lente, Chair, Khari Worthy; Jillian Hocking; Matthew Maycroft

**Members Absent:** Ryan Long; Ben Bierlein – excused absences.

**City Staff:** Roger Iveson, Building Official; Karleen Steppenwolf, Recording Secretary; Sarah Wenzlick City Attorney II

**COMMUNICATIONS AND ANNOUNCEMENTS**

N/A

**APPROVAL OF PREVIOUS MINUTES**

Ms. Hocking seconded by Mr. Maycroft moved to approve the minutes of June 15, 2023, as submitted, approved by voice call vote.

**CITIZEN COMMENTS**

**INITIAL HEARINGS**

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

**816 Normal Ct**

This property is located in a Residential Multi Dwelling District (Use Zone RM-15) in the Vine neighborhood. The 34' x 66' (0.052 acre) property contains a 1,001 sq. ft. 2 story residential building built in 1930. Nearby uses are residential dwellings and commercial. There are historic considerations for this property.

Mr. Iveson read the information summary into record. Mr. Iveson stated that this property has a long history for being blighted and has been brought back to this board because it needs to be brought back into compliance with permits being pulled or demolished. Mr. Iveson stated that Mr. Wise submitted a report for pest control (2022) and an architect drawing (2020).

**1344 E Main**

This property is located in a Residential Duplex District (Use Zone RD-19) in the Eastside neighborhood. The 49.5' x 132' (0.150 acre) property contains a 1,133 sq. ft. 2 story residential building built in 1900. 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 had a fire in May 2023. Mr. Iveson stated that he has not had any contact with the owner.

No one was present to represent this property.

Structural and exterior repairs for the building are estimated to cost approximately: not recommended for repair. Estimated costs for demolition are approximately \$12,000. The 2023 SEV is \$26,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$7,565 and that of the entire property \$57,526.

There were no comments from the public.  
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 1344 E Main St shall include all information included in the notice of public hearing dated August 4, 2023, and notice of determination dated August 1, 2023, and the summary information.

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

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

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

Motion approved by roll vote unanimously.

**ANNOUNCEMENTS**

Mr. Iveson stated that we need to recruit people to serve on our board.

**ADJOURNMENT**

Mr. Van Lente moved to adjourn the meeting at 4:09pm.

Submitted by: Karleen Steppenwolf Date 3/21/24  
BBA Recording Secretary  
Karleen Steppenwolf

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

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