

**MINUTES
BUILDING BOARD OF APPEALS
September 16, 2021 @ 4:00pm
City Commission Chambers/ZOOM**

CALL TO ORDER

Chair Van Lente called the meeting to order at 4:05 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Andy Van Lente, Ben Bierlein, Lyndia Bruckbauer, Khari Worthy

Members Absent: none

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

NEW BUSINESS

Mr. Van Lente read the public meeting information into record due to the meeting being held through ZOOM.

Mr. Iveson welcomed Khari Worthy to the board as a new member.

APPROVAL OF PREVIOUS MINUTES

Mr. Bierlein, seconded by Ms. Bruckbauer moved to approve the minutes of March 18, 2021 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.

RE-HEARINGS

none

INITIAL HEARINGS

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

1002 W North

This property is located in a Residential Single Dwelling District (Use Zone RM-15) in the Northside neighborhood. The 66' x 89.5' (0.136 acre) property contains a 2,635 sq. ft. 2 story residential building built in 1835. Nearby uses are residential dwellings and commercial. There are historic considerations for this property.

The owner of Evans Investment, Sherri Duncanson was present to represent this property.

Mr. Iveson read the information summary into record. Mr. Iveson stated that the property is currently secured and boarded and has been a blight for over 6 months due to a fire.

Ms. Duncanson stated there has been financial difficulties in getting the property rehabbed. Ms. Duncanson stated that the repairs to the property would be easier to handle than to rebuild from the ground up and that she is currently looking for funding and does not want to tear down the house.

Mr. Iveson stated that the house was insured when fire happened, but Ms. Duncanson stated that there was not enough money to start repairs due to the City holding \$13,000 and she had to redeem the property first and pay off the other owner before she could go any further.

Mr. Iveson asked about a timeline to get started on repairs. Ms. Duncanson would like to secure outside/exterior before winter. Ms. Duncanson stated that the house is in a historic district and that she has spoken to Sharon Ferraro, Historic Preservation Coordinator about the needed repairs.

Mr. Van Lente asked if she was close to pulling permits and Ms. Duncanson stated she needed funding first, which she is working on, and would like to have the permits pulled by Thanksgiving. Mr. Iveson stated that Ms. Duncanson can pull the building permits, but not the trade permits and the permits are good for six months and can extend if necessary. Mr. Iveson stated that the City is willing to work with Ms. Duncanson if they are seeing progress being made.

Structural and exterior repairs for the building are estimated to cost approximately: \$125,000. Estimated costs for demolition are approximately \$26,350. The 2021 SEV is \$26,600. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$13,775 and that of the entire property \$59,595.

There were no comments from the public.
Chair Van Lente closed the public hearing.

FINDING OF FACT

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

1. The Finding of Fact for 1002 W North St shall include all information included in the notice of public hearing dated September 16, 2021 and the summary information.

Mr. Bierlein 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 Mr. Bierlein.

Motion approved by roll vote unanimously.

820 Stockbridge Ave

This property is located in a Residential Single Dwelling District (Use Zone RD-19) in the Edison neighborhood. The 43' x 142' (0.140 acre) property contains a 1,344 sq. ft. 2 story residential building built in 1906. 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. Mr. Iveson stated he has had no contact with the homeowners. Mr. Iveson stated that it was damaged by fire last year in the upper level and attic. It is currently condemned and occupied by vagrants who set the garage on fire. The fire is a suspected arson and has caused extensive structural damage.

Structural and exterior repairs for the building are estimated to cost approximately: \$87,000. Estimated costs for demolition are approximately \$18,280. The 2021 SEV is \$31,200. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$12,675 and that of the entire property \$70,028.

There were no comments from the public.
Chair Van Lente closed the public hearing.

FINDING OF FACT

Mr. Bierlein moved the Finding of Fact as follows:

The Finding of Fact for 820 Stockbridge Ave shall include all information included in the notice of public hearing dated September 16, 2021 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, seconded by Ms. Bruckbauer.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

ADJOURNMENT

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

With a unanimous vote the meeting was adjourned at 4:44pm.

Submitted by: Karleen Steppenwolf Date 4/21/22
BBA Recording Secretary
Karleen Steppenwolf

Reviewed by: Roger Iveson Date 4-26-22
Building Official
Roger Iveson

Approved by: Andy Van Lente Date 4/21/22
BBA Chair
Andy Van Lente