

**CITY OF URBANA
PROPERTY MAINTENANCE CODE BOARD OF APPEALS
WEDNESDAY, JANUARY 8, 2003**

MEMBERS PRESENT:

Don Keeler, Bill Rose, Tom Welch, Dick Halberstadt and Gary Stebbins

STAFF PRESENT:

Gordon Skinner and Vivian Petrotte

OTHERS PRESENT:

Reverend Russell Trahan representing the owners

CALL TO ORDER:

The meeting was called to order by Gary Stebbins at 4:00 p.m.

OLD BUSINESS:

Mr. Welch asked for an update on the last meeting and any actions that have been taken. Mr. Skinner has no record of anyone contacting our office regarding this case. Mr. Welch said that the last case was granted "on conditions" and that they were in violation. Mr. Halberstadt asked if the city could send a letter to the owner asking what the status was. Mr. Skinner said we could do that, or we could deny the variance and take it through the notice procedure. We were at the second notice when the variance was applied for. Mr. Stebbins said that we had told him what he needed to do and if it hasn't been done, we should send a third notice. This was agreed upon and Mr. Skinner said he would start the process.

APPROVAL OF MINUTES:

Gary Stebbins asked for a motion to approve the minutes of the meeting held Wednesday, January 9, 2002. Mr. Welch made the motion to approve the minutes and Gary Stebbins seconded the motion. All agreed and the minutes were not only approved as read, but signed by Donald Keeler.

NEW BUSINESS:

The case to be heard was PMCBA-03-V-01; 105 North Gregory; Crossroads Campus Church and The Illinois District Council of the Assemblies of God, owner. Mr. Stebbins asked Reverend Trahan (representative of the owners) to briefly state the problem. Reverend Trahan said the problem was the ceiling height in the basement area, specifically the bathroom and bedroom. The bedroom is actually sunken and there is no room to move the ceiling any higher. Mr. Halberstadt asked if that was why the bathroom ceiling was 8 inches lower than the rest. Mr. Welch asked if it was correct that the bathroom was 6 foot 2 inches and the bedroom was 6 foot 9 inches. Mr. Welch pointed out that the bottom of the stairs was 5 foot 11 inches. Mr. Skinner said that he had looked over previous variances and that it does have a smoother finish (no pipes). Reverend Trahan said that they are willing to put in an egress window in the bedroom if the variance is granted.

Mr. Rose asked Reverend Trahan to walk the board through how you would enter the unit in the downstairs area. Reverend Trahan told everyone how they would enter from the backdoor and then described the walk through the basement. Mr. Rose asked that he describe the step situation and a very clear description of what a person would encounter with the 5 foot 11 inch place on the stairs.

Reverend Trahan made a drawing of the stairs and said that he wasn't sure but that the beam might be able to be moved. A general discussion followed on the head knocker on the stairs and the ceiling height and the floor surface.

Mr. Rose said that his concern was the 5 foot 11 inch place on the stairs. He said that an engineer could probably come up with several ways to remove the beam that was causing the head knocker. It would take someone who knows how loads get transferred to do that. Mr. Rose said that he was inclined to not permit the variance as it was stated but would entertain a resubmission if it was clear that the head knocker would be removed.

Mr. Halberstadt said that if they could remove the beam on the stairs it would put the overall ceiling height at 6 foot 9 inches except the bathroom, which would be more acceptable.

There was a discussion on the stairs and whether it would be possible to change the rise on the stairs.

Mr. Rose stated that he thought there was only one issue that was a problem, which is the head knocker on the stairs.

Mr. Stebbins stated that they didn't have a problem with the bedroom being 6 foot 9 inches, as long as there was an emergency egress window and that they could live with the bathroom and will go ahead with a variance for the bedroom but could not go along with the stairway where you will bang your head. If that could be corrected, then the board would support it.

Mr. Stebbins made a motion to continue this until the next meeting. It passed unanimously and for the next meeting Reverend Trahan should bring a solution to the 5 foot 11 inch ceiling height on the stairs.

A general discussion followed on the housing inspector vacancy and when it would be filled.

ADJOURNMENT:

Mr. Stebbins moved to adjourn the meeting and Mr. Halberstadt seconded the motion. The meeting was adjourned at 4:32 p.m.

Respectfully submitted,

Approved:

Vivian Petrotte

Don Keeler, Secretary

PMCBA:vp