

**CITY OF URBANA
PROPERTY MAINTENANCE CODE BOARD OF APPEALS
WEDNESDAY, April 2, 2003**

MEMBERS PRESENT:

Don Keeler, Bill Rose, Dick Halberstadt and Gary Stebbins

MEMBERS ABSENT:

Tom Welch

STAFF PRESENT:

Gordon Skinner, Steve Cochran and Teri Andel

OTHERS PRESENT:

Barbara and Jim Linder, Owners

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Gary Stebbins made a motion to approve the minutes of the meeting held Wednesday, February 5, 2003. Bill Rose seconded the motion. All agreed and the minutes were not only approved as read, but signed by Donald Keeler.

OLD BUSINESS:

Mr. Stebbins asked about 502 West Elm. Mr. Skinner said that plans for the dormer have been brought into the office for review and are okay. The variance request has been withdrawn in favor of complying. The update on 101 South Coler. Mr. Skinner has been in contact with them and they are continuing compliance. The update on 105 North Gregory is that all of the work has been approved and the variance will be recorded.

NEW BUSINESS:

Mr. Stebbins stated that the next case was 03-V-03, 409 West Illinois. The owners are Jim and Barbara Linder, who are requesting a variance in ceiling height. Mr. Stebbins asked the city to briefly state their position. Mr. Cochran explained how the petitioner wanted to construct a bathroom in an existing stairwell enclosure. That room would be compliant. They are wanting to access that room through a corridor that is under existing roofing construction. It would go from the master bedroom only to access this bathroom which is for the bedroom. A drawing is enclosed that talks a little about the length of that corridor. Mr. Linder brought a full-scale model of what that hallway would look like.

Mr. Stebbin asked if the property owner had anything else to add. Mr. Linder stated that this would be on the third floor. The master bedroom is in the attic, which was remodeled in 1973 when they bought the house. Everything that they have done they have gotten building permits for, inspections and done to code. They have built a sunroom, and remodeled some bathrooms. Each step of the way that have followed all the rules and laws.

Mr. Stebbins asked if anyone had any questions. Mr. Rose asked about the surface that they were looking at on the model and whether that would be the finished surface. Mr. Linder stated that it would be. Mr. Halberstadt commended Mr. Linder on doing it the way it was suppose to be done.

Mr. Halberstadt made a motion to approve the variance and Mr. Keeler seconded the motion. It passed by unanimous vote.

A brief discussion followed on the new housing inspector, Clay Baier who will be starting tomorrow, April 3, 2003.

ADJOURNMENT:

The meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Approved:

Vivian Petrotte

Don Keeler, Secretary

PMCBA:vp