

**CITY OF URBANA  
PROPERTY MAINTENANCE CODE BOARD OF APPEALS  
WEDNESDAY, AUGUST 6, 2003**

**MEMBERS PRESENT:**

Don Keeler, Tom Welch, Gary Stebbins, and Bill Rose per speakerphone

**STAFF PRESENT:**

Clay Baier, Gordon Skinner, Libby Tyler and Teri Andel

**OTHERS PRESENT:**

Tom Hayes (representing the owner) and Bob Duncan (Professional Property Management)

**CALL TO ORDER:**

The meeting was called to order by Gary Stebbins at 4:04 p.m.

**APPROVAL OF MINUTES:**

Gary Stebbins asked if the minutes of the meeting held Wednesday, April 2, 2003 had been approved. They had been approved and Don Keeler had signed them.

**OLD BUSINESS:**

There was no old business to discuss.

**NEW BUSINESS:**

The case to be heard was PMCBA-03-V-04; 1006 E. Scovill St., Patty Bash, owner.

Tom Hayes stated that the windows were an acceptable distance from the floor, they have an acceptable total opening and an acceptable width, but are short on height. These are the original windows and have been without incident or problem and there are many other properties in the neighborhood that have exactly the same as this that are in existence and because of meeting all the other items except for one and the existence of so many other properties that are the same without incident, we are requesting a variance on the windows in this room.

Clay Baier stated that the windows that were being sited only open to 15 ½ inches and the requirement is 22 inches, which is a 30% reduction. He did state that they do meet the other requirements.

Mr. Rose asked if it was possible to install another unit in the opening. Mr. Baier stated that a casement window would fit in there and meet the requirements. Mr. Rose said that they could change the window and meet egress, it was a matter of weighing the cost against the variance requirements.

Mr. Skinner stated that there have been several cases over the years where variances have been granted, some with conditions. Mr. Stebbins stated that they had 39 inches width by the 15 ½ inch height.

Mr. Welch made the motion to grant the variance. Mr. Keeler seconded the motion. Mr. Stebbins voted for the variance and Mr. Rose voted against it. It passed by majority vote.

**ADJOURNMENT:**

Gary Stebbins moved to adjourn the meeting at 4:13 p.m. and Tom Welch seconded the motion.

Respectfully submitted,

Approved:

Vivian Petrotte

Don Keeler, Secretary

PMCBA:vp