

**CITY OF URBANA
PROPERTY MAINTENANCE CODE BOARD OF APPEALS
TUESDAY, JULY 10, 2007**

MEMBERS PRESENT:

Don Keeler, Tom Welch, Dick Halberstadt and Gary Stebbins

STAFF PRESENT:

Clay Baier, Stephen Chrisman and Vivian Petrotte

OTHERS PRESENT:

Henry, Betty and James Voigtlander

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Gary Stebbins asked for a motion to approve the minutes of the meeting held Tuesday, December 12, 2006. An amendment was made to Dick Halberstadt made the motion to approve the minutes and Tom Welch seconded the motion. All agreed and the minutes were not only approved as read, but signed by Donald Keeler.

OLD BUSINESS: There was no old business to discuss

NEW BUSINESS: Gary stated that the case to be heard was 07-V-1, 1301 S. Busey and the Voigtlander's were the owners. He asked for the City to briefly state their position on this variance.

Mr. Baier said that the Voigtlander's have a rooming house that was built around the late 1800's and has been occupied and used over the years as a rooming house but for the past 13 years it has been sitting vacant. They are now updating the house and would like to reopen it as a rooming house and on a recent inspection, we noted that the third floor bedrooms and bathroom are lacking adequate ceiling height. The Voigtlanders are requesting a variance but since the application time, they have come up with a set of plans and changed the variance request. They are going to remodel the bathroom and two bedrooms to meet code. That would leave two bedrooms on the third floor that which would be lacking on ceiling height because at the five foot height, we only have six foot width and our code requires seven feet.

Mr. James Voigtlander stated that the original variance was for five bedrooms and a bathroom. They have moved the bathroom to a space that doesn't have a compliance problem to try to address the city's concerns. They have combined four bedrooms into two bedrooms so that there is no height issue. They are down to two bedrooms that they are seeking a variance on. They are one foot short, they need a seven foot span of seven foot height. These are the only two bedrooms that they couldn't reconfigure in order to be seven feet. He was able to reconfigure all the other bedrooms and the bathroom but the last two bedrooms, there is no way to reconfigure.

Mr. Halberstadt reviewed the floor plan drawing and had Mr. J. Voigtlander illustrate exactly which rooms were reconfigured.

Mr. Baier said that the two bedrooms that were being discussed had egress windows in the dormer.

Mr. Halberstadt asked if this house was a historic site. It is not.

Mr. J. Voigtlander stated that they have rewired and replumbed the house also.

Mr. Henry Voigtlander discussed a previous inspection by the city.

Mr. Halberstadt made a motion to grant a variance for ceiling height of 7'2" in two of the third floor bedrooms. Tom Welch seconded the motion.

Mr. Stebbins stated that the variance was for ceiling height in two of the third floor bedrooms on the understanding that the rest of the house was being brought up to current code.

Mr. Stebbins took a vote, which was unanimous. He then asked if there was any other business. It was explained to the Voigtlanders that the decision would be recorded and they would be sent a copy.

Mr. Stebbins made a motion to adjourn the meeting and Mr. Halberstadt seconded it.

ADJOURNMENT:

The meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Approved:

Vivian Petrotte

Don Keeler, Secretary

PMCBA:vp

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