

SUMMARY

B.H.Q.A. MEETING OF FEBRUARY 8, 2006

MEMBERS PRESENT: Ben Mitchell, Brent Thompson, Susie Hamilton, Kristopher Floyd, Sandi Cole

MEMBERS ABSENT: Elizabeth Gallman, Nikki Montembeault

STAFF PRESENT: Susie Johnson, Barry Collins, Rhonda Helms, John Hewitt, Carol Jack, Mike Arnold, Kevin Bowlen, Jo Stong, Robert Hoole

OTHERS PRESENT: Dell Hales, Linda Quillen, Tim Mayer, Michael May, Ann Buttery, Connie Knoy, Clarence Boone

Chairperson, Mitchell called the meeting to order on 02/08/06 at 4:02 p.m.

The Summary for January 11, 2006 meeting was submitted for approval. Cole made a motion to approve the minutes; Floyd seconded. 5-0

OLD BUSINESS

530 N. Lincoln, Distinct Management, 05-V-44 Agents were present to request an extension of time to complete repairs.

Staff reported that the Board had heard an appeal on this property in June 2005 on egress windows and window wells. The request was granted for the windows but the window well variance was denied. At that time the Board stipulated a deadline of 12-08-05 with the condition that Hard-wired smoke detectors shall be installed per current code requirements. Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. Staff recommended that the Board grant an extension of time until 06-08-06 to complete repairs.

Thompson made a motion to table the petition and the owner present a solution at the March meeting; Hamilton seconded. Thompson withdrew his motion. Mitchell made a motion to grant a variance for the window well with the condition that the window well must be enlarged to at least 32" in depth from the face of the building; Thompson seconded. 4-1 (Thompson voted no) Mitchell made a motion to approve the extension of time until 06-08-06; Cole seconded. 4-1 (Thompson voted no)

2006 E. Hillside, Martha Street, 05-V-127 Owner was not present to request a special exception to the minimum egress requirements.

Staff reported that on 11-09-05 the BHQA Board granted a variance to the minimum egress requirements with the following conditions: Staff recommended that the Board deny the request for a variance to allow the electrical panel to remain in the bathroom with the following options to be completed by 04-10-06: 1. Relocate the electrical panel board to an approved location and properly repair the bathroom wall. 2. Discontinue use of this area as a bathroom/toilet room, properly disconnect and remove all associated fixtures, and terminate/cap all water supply and sewer lines in an approve manner. 3. The abovementioned correction(s) may require a permit being issued by the Monroe County Building Department. It is the responsibility of the property owner to apply for and obtain all necessary permits. A copy of all required permits must be supplied to the office or reviewed by an inspector.

Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent

and without a disconnecting switch other than those required for over-current protection. The deadline was 02-28-06. On 01-10-06 a second appeal was received. Staff recommended that the Board deny the request and uphold the placement of smoke detectors as per BHQA decision on 11-09-05. Staff recommended a deadline of 04-08-06.

Thompson made a motion to deny the request and uphold the 11-09-05 Board decision; Hamilton seconded. 5-0

1614 W. Arlington Rd. #7, CNF Properties, 05-TV-165 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time to complete repairs until 02-28-06 or prior to occupancy.

Cole made a motion to grant the request according to the staff recommendation and condition; Hamilton seconded. 5-0

209 S. Union, Timothy Mayer, 06-V-01 Owner was present to request a special exception to the minimum room width requirements and requests an extension of time to complete repairs.

Staff reported that the north and south rooms of the second story do not meet the minimum room width requirement of 7 feet in any direction. The petitioner has requested an extension of time until 04-10-06 to replace the egress windows.

Hamilton made a motion to grant the requests according to the staff recommendations; Cole seconded. 4-0

NEW PETITIONS

405 ½ S. Walnut, Doran May, 06-V-17 Owner was not present to request a special exception to the minimum egress requirements.

Hamilton made a motion to table the petition until the March meeting; Floyd seconded. 5-0

1619 ½ S. Huntington, Sherwood Heath, 06-V-18 Owner was not present to request a special exception to the minimum egress requirements.

Staff recommended that the Board deny the egress variance and a code compliant window be installed in the northeast bedroom of Unit #A by 05-08-06.

Hamilton made a motion to deny the request and a code compliant window be installed in the northeast bedroom of Unit #A by 05-08-06; Cole seconded. 5-0

1009 W. 1st St., Marion Krefeldt, 06-TV-19 Owner was not present to request an extension of time to complete repairs.
WITHDRAWN

319 E. Dixie, Action Property Mgmt., 06-TV-20 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time until 05-12-06.

Hamilton made a motion to grant the extension of time according to the staff recommendation; Floyd seconded. 5-0

1212 E. Southdowns, Parker Real Estate Mgmt., 06-V-21 Owner was present to request a special exception to the minimum egress requirements. Request an extension of time to complete repairs.

Staff reported that the windows in the northeast, east center, and southeast bedrooms do not meet the minimum egress requirements. The house already has hard-wired interconnected smoke detection installed according to code. Staff recommended that the Board grant the egress variance.

Floyd made a motion to grant the special exception to the minimum egress requirements in the northeast, east center, and southeast bedrooms; Cole seconded. Thompson made a motion that the hard-wired interconnected smoke detection be maintained at all times; Cole seconded. 5-0

105 N. Overhill, Giraffe Enterprises, 06-V-22 Owner was not present to request a special exception to the minimum egress requirements.

Staff recommended that the Board grant an egress variance with the following conditions: Hard-wired smoke detectors shall be installed per current code requirements. Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In

dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Install smoke detectors in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Staff recommended a compliance deadline of 04-08-06.

Thompson made a motion to grant the egress variance according to the staff recommendation and conditions, and that the smoke detection be maintained at all times; Cole seconded. 5-0

131 N. Clark, Giraffe Enterprises, 06-V-23 Owner was not present to request a special exception to the minimum egress requirements.

Staff recommended that the Board grant an egress variance with the following conditions: Hard-wired smoke detectors shall be installed per current code requirements. Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Install smoke detectors in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Staff recommended a compliance deadline of 04-08-06.

Thompson made a motion to grant the egress variance according to the staff recommendation and conditions, and that the smoke detection be maintained at all times; Cole seconded. 5-0

1409 N. Woodburn, Linda Braunlin, 06-V-24 Owner was not present to request a special exception to the minimum egress requirements. Request a special exception to removing the electrical panel from the bathroom.

Staff recommended that the Board grant an egress variance for the northeast bedroom with the following conditions: Hard-wired smoke detectors shall be installed per current code requirements. Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Install smoke detectors in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

Staff recommended that the Board deny the request for a variance to allow the electrical panel to remain in the bathroom with the following options to be completed by 05-08-06: 1. Relocate the electrical panel board to an approved location and properly repair the bathroom wall. 2. Discontinue use of this area as a bathroom/toilet room, properly disconnect and remove all associated fixtures, and terminate/cap all water supply and sewer lines in an approve manner. 3. The abovementioned correction(s) may require a permit being issued by the Monroe County Building Department. It is the responsibility of the property owner to apply for and obtain all necessary permits. A copy of all required permits must be supplied to the office or reviewed by an inspector.

Floyd made a motion to grant the egress variance for the northeast bedroom and deny the electrical panel board to remain in the bathroom according to the staff recommendation and conditions; Hamilton seconded. 5-0

1221 W. 6th St., Apostolic Light House Church, 06-TV-25 Owner was present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension to complete repairs until 04-01-06.

Hamilton made a motion to grant an extension of time until 05-01-06; Cole seconded. 4-0

113 N. Adams St., Apostolic Light House Church, 06-TV-26 Owner was present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension to complete repairs until 04-01-06.

Hamilton made a motion to grant an extension of time until 05-01-06; Cole seconded. 4-0

621 N. Indiana, Jeff Brawley, 06-V-27 Owner was not present to request a special exception to removing the electrical panel from the bathroom.

Staff recommended that the Board deny the request for a variance to allow the electrical panel to remain in the bathroom with the following options to be completed by 04-10-06: 1. Relocate the electrical panel board to an approved location and properly repair the bathroom wall. 2. Discontinue use of this area as a bathroom/toilet room, properly disconnect and remove all associated fixtures, and terminate/cap all water supply and sewer lines in an approve manner. 3. The abovementioned correction(s) may require a permit being issued by the Monroe County Building Department. It is the responsibility of the property owner to apply for and obtain all necessary permits. A copy of all required permits must be supplied to the office or reviewed by an inspector.

Floyd made a motion to deny the request according to the staff recommendation and conditions; Cole seconded. 5-0

ADJOURNMENT: Meeting adjourned at 4:50 p.m.