

DEPARTMENT OF FIRE SERVICES

Housing Appeals Board Minutes

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HEARING DATE: Wednesday February 9, 2011

LOCATIONS: 804 Fremont St., #2
830 Moro St., #1

MEMBERS PRESENT: Bill Muir, Mark Bachamp, Gene Wiley, Tim Trubey

STAFF PRESENT: Jim McDiffett, Code Services Officer
Justin Befort, Rental Inspector
Kat Bussart, Rental Inspector
Brad Claussen, Building Official
Rick Berry, Code Services

OWNERS/ AGENTS PRESENT: Roger & Connie Seymour: 804 Fremont St.
Lane Mills: 804 Fremont St.
Jeff Fowler, APM: 830 Moro & 1522 Houston
Brice Ebert, APM: 830 Moro & 1522 Houston

The Housing Appeals Board members convened at 804 Fremont St., #2 at 10:07 AM to consider a variance request for Item #1, to accept the current width of 6'-7", which is less than the 7' minimum required by the IPMC. The owners, Roger & Connie Seymour, were present. The board viewed the area and use of the area appealed. Gene Wiley moved to conditionally approve the request. Mark Bachamp seconded the motion. Discussion was called for by Chairman Muir. Brad Claussen gave some insight into the issue of the room's use and the entry to the apartment through a non-separated area. Roger Seymour offered a solution that would involve the construction of a wall with a door to separate the area if the room width was accepted. The motion was approved conditionally 4-0 with 60 days allowed to complete the required construction. Item #2 was withdrawn by Mr. Seymour at this time as Item #1 made the request unnecessary. The members moved on to Item #3, the ceiling height of 6'-4". After viewing, Mark Bachamp moved to accept the variance request. Gene Wiley seconded the motion. The motion passed 4-0. Item #4, the use of the family room area as a sleeping area was discussed at length. Mr. Seymour offered to exclude the use of the area as a sleeping room within the next lease which would be August 1, 2011. A motion to conditionally approve the use until August 1, 2011 was made by Mark Bachamp and

seconded by Tim Trubey. Motion passed 4-0. The meeting moved to the next agenda location.

The board re-convened at 830 Moro St., #1 with Jeff Fowler and Brice Ebert present for the owner as was the contractor, Mike Glessener. The request for a variance to accept the existing stair head height of 62" of the stairs to the 2nd floor. After viewing and discussion, Mark Bachamp moved to table for 60 days the variance request pending a structural review and plan for a possible solution to increase the height. Tim Trubey seconded. The motion to table passed 4-0. Item #2 was a request to accept Unit #1's northeast bedroom width of 6'-7", which is less than the 7' minimum required by the IPMC. The Board viewed the room and discussed the exiting option of a direct to the exterior door. A motion to approve the variance request was made by Gene Wiley and seconded by Mark Bachamp. Motion passed 4-0.

With two members unable to continue due to other commitments the remaining item on the agenda at 1522 Houston St. was tabled by Chairman Muir until the March 9, 2011 meeting due to the lack of a quorum. The property's representative, Jeff Fowler, was present and agreed to the tabling. The meeting was adjourned at 10:54 AM by Chairman Bill Muir.

Respectfully submitted,

Jim McDiffett,
Acting Board Secretary