

DEPARTMENT OF FIRE SERVICES

Housing Appeals Board Minutes

2000 Denison Ave. Manhattan, Kansas

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HEARING DATE: Wednesday April 13, 2011

LOCATIONS: 2000 Denison Ave., 800 Sunset Ave.
1941 Montgomery, 324 N. Delaware
1825 Leavenworth, 502 Osage
612 Pierre, 1019 Humboldt

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

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

OWNERS/ AGENTS PRESENT: Jim Ryan, 800 Sunset
Chris McClatchey, 1941 Montgomery
Todd Thaemert, 1110-1114 Kearney
Carol Young, 1825 Leavenworth
Lisa & Arlo Stockbrand, 612 Pierre
Susan Hummel, 1019 Humboldt
Renee Hubner, 502 Osage

The Housing Appeals Board convened at HQ Fire Station, 2000 Denison Ave. at 9:30 AM to consider a variance request for an item tabled at the March 2011 meeting relating to the location of an electrical panel at 1110-1114 Kearney St. The owner, Todd Thaemert was present. Building Official Claussen filled in as acting board secretary for Jim McDiffett who was out on medical leave. Prior to hearing the first variance request, the board first decided to increase their monthly meetings from one to two. This was done to accommodate the increased number of appeals brought on by the rental program. The meetings will typically be the second and fourth Wednesdays of the month when needed. Additionally, the Building Official gave the boards feedback on stairway head heights in general.

1110-1114 Kearney

The board then removed the item (lack of access to the electrical panel by the tenant) relating to 1110-1114 Kearney from the table. There was a short discussion and input by the owner who stated that both units now have new outside electrical disconnects. Gene Wiley moved to approve the variance. Tim Trubey seconded. The variance was approved by a vote of 4-0.

800 Sunset Apts. 3 & 4

The board met on site to consider a variance request for the head height in the stairs to the basement units. After viewing the stair configuration and hearing a plea from the owner that much expensive modification would be needed to gain any extra height, Gene Wiley moved to table this item until the owner could remove some of the ceiling covering to expose any structural members beneath. Tim Trubey seconded and the motion passed 4-0.

1941 Montgomery

The request was for a variance to allow the existing head height above the stairs to the basement. The board viewed the situation and Mark Bachamp moved to approve the variance. Gene Wiley seconded and the motion passed 4-0.

324 N. Delaware

The owner was not present at this location. The tenant allowed the board and staff entry to consider the variance. The first item the board considered was the ceiling height in the southwest basement bedroom. Currently that height is 6' 2 1/2". Gene Wiley moved to approve the variance. Mark Bachamp seconded and the motion passed by a vote of 4-0.

The second variance considered was for the electrical panel which is located in the basement shower / laundry room. After discussing options, Gene Wiley moved to approve the variance with the condition that a mechanical vent fan ducted to the exterior be installed. Further, that vent fan would be required to be wired so that it operated at any time the light were on. Mark Bachamp seconded the motion which passed by a vote of 4-0.

1825 Leavenworth St.

Note: at this point in the proceedings, Rental Inspection Officer Kat Bussart assumed the role of acting board secretary as the Building Official had another commitment.

The request was for a variance from the head height in the stairs to the basement. Mark Bachamp moved to approve the variance and Gene Wiley seconded. Motion passed 4-0.

502 Osage St.

There were two requests for variances at this address. The first was to allow the single access to the bathroom through a bedroom. Mark Bachamp moved to approve this request and Gene Wiley seconded. Motion passed 4-0.

The second request was to allow the existing door frame height to the bathroom. Tim Trubey moved to approve and Gene Wiley seconded. Motion passed 4-0.

1019 Humboldt

The variance requested was to allow the existing head height above the stairs to the basement. Bill Muir moved to approve with the condition that the basement area served by the stairs not be used as habitable space. Mark Bachamp seconded and the motion passed 4-0.

612 Pierre

Note: Board member Mark Bachamp was not present for this item. The variance requested was to allow the two existing electrical panels to serve all four dwelling units without proper access by all tenants. Tim Trubey moved to approve with the condition that all tenants have a key for access to the electrical panels. Bill Muir seconded the motion which passed 3-0.

Respectfully submitted,

Brad Claussen,
Acting Board Secretary