



# CODE SERVICES

## a division of the MANHATTAN FIRE DEPARTMENT

Scott French, Director of Fire Services • Brad Claussen, Building Official

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### Housing Appeals Board Minutes

HEARING DATE: September 13th, 2017

LOCATION: 406 Moro, 1837 Anderson Ave., 916 Osage Street

MEMBERS PRESENT: Bill Muir, Mark Bachamp, Allyn Weddle, Eric Neilson

STAFF PRESENT: Rick Berry - Sr. Code/Zoning Officer, Jason Klein – Code/Zoning Officer II

Chairman Muir called the meeting to order at 10:00 AM at 406 Moro Street. Members reviewed the minutes from the July 19, 2017 meeting. Allyn Weddle moved and Mark Bachamp seconded they be approved as read. They were approved by a 4-0 vote.

**10:00 AM - 406 A - Moro Street:** The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the upstairs door clearance height was measured at 5'10". Allyn Weddle moved and Eric Neilson seconded the appeal be granted. **Approved 4-0**

**10:30 AM - 1837 Anderson Ave.:** The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the July 27, 2017 inspection, it was noted that the basement ceiling height at the bottom of the stairs was measured at 6' 1/2". IPMC 404.3 (as amended) states the minimum basement ceiling height shall not be less than 6'8". Eric Neilson moved and Allyn Weddle seconded that this item be **tabled** until further information was received from management. **Approved 4-0**

**11 AM - 916 Osage Street: Item #1** - The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the basement stair clearance height was measured at 5'8". Mark Bachamp moved and Eric Neilson seconded that this be approved as long as current conditions did not change. This area is unfinished except for the laundry room in the NE corner of the basement. **Approved 4-0**

**916 Osage Street: Item #2** - The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the header had been cut out above the doorway to stairs leading to the second floor. Allyn Weddle moved and Mark Bachamp seconded that this item be denied. **Denied 4-0**

**916 Osage Street: Item #3** - The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the floor joist had been cut out above the doorway to stairs leading to the second floor. Allyn Weddle moved and Mark Bachamp seconded that this item be denied. **Denied 4-0**

**916 Osage Street: Item # 4** - The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that an area at the top of the stairs on the second floor does not meet minimum ceiling height for habitable space. Eric Neilson moved and Mark Bachamp seconded that this appeal be granted. **Approved 4-0**

The meeting was adjourned at 11:15 AM.

Respectfully Submitted,  
Rick Berry - Board Secretary