



Risk Reduction

A division of the

Manhattan Fire Department

Scott French, Fire Chief

2000 Denison Ave. ♦ Manhattan, KS 66502 ♦ 785-587-4506 ♦ Emergency Dial 911

Housing Appeals Board Minutes

HEARING DATE: November 13, 2019

LOCATION(S): 109 N 17th Street, 1114 Vattier Street

MEMBERS PRESENT: Bill Muir, Allyn Weddle, Jeff Connell

STAFF PRESENT: Rick Berry – Sr. Code/Zoning Officer
Avery McNelly - Code Officer I - 109 N 17th Street
Iris Gilbert - Code Officer I – 1114 Vattier Street

Chairman Muir called the meeting to order at 10 AM. Members reviewed the minutes from the October 9, 2019 meeting. Allyn Weddle made a motion to approve the minutes as presented. Seconded by Jeff Connell. **Approved 3-0.**

109 N 17th Street – Shirley Van Der Stelt – property owner - was present.

Variance Requested - The owner is appealing the obligation to comply with IPMC 404.2 as amended. During inspection on 9/19/19, it was noted that the bedroom width, which was measured at 6'7", did not meet the minimum requirement. *Minimum room widths.* A habitable room, other than a kitchen, shall not be less than 7 feet (2,133 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 2 feet (762 mm) between counter fronts and appliances or counter fronts and walls.

Allyn Weddle made a motion to approve the requested variance. Seconded by Jeff Connell.
Approved 3-0

1114 Vattier Street – Approx. 10:30 am - Craig Lauppe of Advanced Property Management was present as the owner's representative.

Variance Requested - The owner is appealing the obligation to comply with IPMC 702.4 as amended. During inspection on 4/16/19, it was noted that the west bedroom window was partially obstructed by exit stairs. The window opening was measured at 21" x 32" without the stairway obstruction. The owner states: "The unit was approved on multiple occasions in past inspections by the Code Office, and accordingly should be approved as is, conditioned upon egress steps being present."

Jeff Connell made a motion to conditionally approve the requested variance. Allyn Weddle seconded the motion. The condition of approval was to have the egress window widened a minimum of 11 more inches to the south of the existing opening with-in 60 days of this date.

Conditionally Approved 3-0

The meeting was adjourned at 10:40 AM.

Respectfully Submitted,
Rick Berry - Board Secretary