



# **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: December 11, 2019

LOCATION(S): 811 Pierre Street

MEMBERS PRESENT: Bill Muir, Eric Neilson, Jeff Connell

STAFF PRESENT: Rick Berry – Sr. Code/Zoning Officer

Chairman Muir called the meeting to order at 10:04 AM. Members reviewed the minutes from the November 13, 2019 meeting. Eric Neilson made a motion to approve the minutes as presented. Seconded by Jeff Connell. **Approved 3-0.**

**811 Pierre Street** – Bill Heatherman – property owner’s representative - was present.

**Variance Requested - #1** The owner is appealing the obligation to comply with IPMC 404.2 as amended. During inspection on 8/7/2018, it was noted that the front first floor bedroom width, which was measured at 6’11” 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.

Eric Neilson made a motion to approve the requested variance. Seconded by Jeff Connell.  
**Approved 3-0**

**Variance Requested - #2** - The owner is appealing the obligation to comply with IPMC 404.4.1 as amended. During inspection on 8/7/18, it was noted that the front, 1<sup>st</sup> floor bedroom did not meet the minimum requirement that every habitable room shall be a minimum of 70 sq. ft. (9’4” x 6’11” or 64.56 sq. ft. *Section 404.4.1 Room Area.* Every habitable room shall contain at least 70 square feet.

Eric Neilson made a motion to approve the requested variance. Seconded by Jeff Connell.  
**Approved 3-0**

The meeting was adjourned at 10:12 AM.

Respectfully Submitted,  
Rick Berry - Board Secretary

