MINUTES
BUILDING BOARD OF REVIEW
1:00 P.M., OCTOBER 6, 2014
Third Floor, Jesse Lowe Conference Room
Omaha Civic Center - 1819 Farnam Street

MEMBERS PRESENT:  
Jack Ryan, Chairman  
Martin Wiedenman, Vice-Chair  
Ron Feuerbach  
Cheryl Kiel  
Ted Ramm  
Brad Schaefer  
Jerry Standerford

MEMBERS NOT PRESENT:  
N/A

OTHERS PRESENT:  
Kevin Denker, Chief Housing Inspector  
Yvonne Barna, Housing Inspector  
Steve Andersen, Housing Inspector  
Jennifer Taylor, City Law  
Clinette Warren, Board Secretary

Mr. Ryan, called the meeting to order at 1:00 p.m., introduced the board members, as well as the staff, and explained the procedures for hearing the cases. Mr. Ryan informed the public that a copy of the Open Meetings Law was available for review on the north wall of the room. He noted that only those items on the agenda could be discussed at the public hearing.

Mr. Ryan explained that the Board does not have the authority to waive any requirements of the Americans with Disabilities Act, Federal Fair Housing Act, or NFPA Life Safety Code. The Board does have the authority to hear appeals of the International Fire Code, Nebraska Accessibility Guidelines and the Nebraska Fair Housing Act. Life Safety Regulations are administered by the State Fire Marshal.

Roll call was taken and seven members were present.

Motion by Mr. Feurbach to APPROVE the minutes for the September 8, 2014 meeting as amended. Mr. Wiedenman seconded the motion.

AYES: Feuerbach, Wiedenman, Standerford, Kiel, Schaefer, Ryan

ABSTAIN: Webb Ramm

MOTION CARRIED: 6-0-1
CASES:

Case No. 14-16  
Ty Egbert  
Lockwood Construction  
13625 California Street  
Suite 110  
Omaha, NE 68154  

LOCATION: 12853 Pine Circle
REQUEST: Waiver to allow a set of spiral stairs to remain that do not comply with the 2006 International Residential Code (Section R311.5.8.1)

The applicant was not able to appear and requested a layover of the case.

Mr. Feuerbach moved to LAYOVER until the November 10, 2014 meeting. Ms. Kiel seconded the motion.

AYES: Feuerbach, Wiedenman, Standerford, Ramm, Kiel, Schaefer, Ryan

MOTION CARRIED: 7-0
At the Building Board of Review meeting held on October 6, 2014 Steve Andersen, City of Omaha – Housing Inspector, appeared before the Board.

Mr. Andersen stated that he visited the property on July 30, 2014 because of a complaint that had been filed by the Omaha Fire Department. He found that the structure had been damaged by fire and subsequently issued a Notice of Violation to the property owner.

Kevin Denker, Chief Housing Inspector, added that Mr. Andersen had directed the owner to secure the property, which he did. Mr. Denker stated that he spoke with the property owner’s attorney, John Chatelain, who requested 6 months to complete repairs. Mr. Denker did not object to the request.

Mr. Andersen submitted pictures (Exhibit B) that he had taken of the property the morning of October 6, 2014. He requested that the fire debris be removed from the property.

Mr. Chatelain stated that he would direct his client to remove the debris from the yard.

Mr. Wiedenman moved to LAYOVER for 180 days/6 months until the April 2015 meeting of the Board. Ms. Kiel seconded the motion.

AYES: Feuerbach, Wiedenman, Standerford, Ramm, Kiel, Schaefer, Ryan

MOTION CARRIED: 7-0
At the Building Board of Review meeting held on October 6, 2014 Yvonne Barna, City of Omaha – Housing Inspector, appeared before the Board. The applicant did not appear.

Ms. Barna stated that, after the applicant filed the appeal, the structure had been damaged by fire and was never secured. She explained that she had made attempts to contact Mr. Holly, but was not successful.

Kevin Denker, Chief Housing Inspector, submitted pictures (Exhibit B) of the property. He stated that, if the applicant’s request was denied, the house would eventually be demolished by the City because of the fire damage to the property. There was some discussion as to what steps would need to be taken with the property.

Chris Fisher, Omaha Fire Department, and Dave Sobotka, Omaha Fire Department, appeared before the Board. They were attempting to contact Mr. Holly at the meeting.

Ms. Kiel moved to DENY the appeal. Mr. Schaefer seconded the motion.

AYES: Feuerbach, Wiedenman, Standerford, Ramm, Kiel, Schaefer, Ryan

MOTION CARRIED: 7-0
ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:22 p.m.