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 is available in this board room on the north wall for anyone to
review. He noted that only those items on the agenda could be discussed at the public hearing.

Mr. Ryan requested that speakers limit their presentation to 10 minutes.

Mr. Ryan explained that this 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. This
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 six members were present.

Motion by Mr. Santo to APPROVE the minutes for the May 12, 2014 meeting. Mr. Feuerbach
seconded the motion.

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

MOTION CARRIED: 6-0
CASES:

Case No. 14-12
Travis Broderson/Curt Brannon
11625 "I" Street
Omaha, NE 68137

REQUEST: Waiver to add windows within 3’ of a property line where the code does not allow openings in the wall.

LOCATION: 1101 Jackson, Suite 507

The applicant requested that this case be laid over until the July 14, 2014 meeting of the Board.

Ms. Kiel moved to LAYOVER. Mr. Schaefer seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on June 9, 2014, Scott Kennedy (Carlson Kennedy Construction) and Matt Wills (Studio 951) appeared before the Board in support of the request.

Mr. Kennedy explained that the waiver would allow natural sunlight to come into the windows of the proposed new apartment units on the main and second floors of the building. The west side of the building, where the windows are located, is adjacent to an empty lot.

Mr. Ryan noted the Planning Department did not object to the request if the following conditions were included: 1) A 20’, no-build easement should be put in place for the east side of the existing parking lot; 2) If the building ever changed in use or ownership, everything must be reevaluated and the windows “may” be required to be removed and the openings filled in; 3) If anything changed in use or ownership on the adjacent property, everything must be reevaluated and the windows “may” be required to be removed and the openings filled in; 4) The applicant must provide deluge sprinkler protection at each new or existing window opening; and, 5) The owner/applicant must agree to the conditions listed above. Mr. Kennedy responded that it would be difficult to comply with condition 1 since the property owner does not own the adjacent lot. He added that there were no issues with compliance with the remaining conditions.

Jay Davis, Assistant Director – Permits & Inspections, stated that the first condition was the most important and that compliance with it would be required. He explained that the 20’ easement is necessary for firefighting operations. He added that the Board could choose to approve the request with the five conditions, pending the lease. He further explained that without the lease, a building permit could not be issued.

Mr. Feuerbach moved to APPROVE subject to the following conditions: 1) A 20’ no-build easement should be put in place for the east side of the existing parking lot; 2) If this building every changes in use or ownership, everything must be reevaluated and the windows “may” be required to be removed and the openings filled in; 3) If anything changes in use or ownership on the adjacent property, everything must be reevaluated and the windows “may” be required to be removed and the openings filled in; 4) The applicant must provide deluge sprinkler protection at each new or existing window opening; 5) The owner/applicant must agree to the conditions listed above. The applicant is given 6 months to comply with condition 1. Ms. Kiel seconded the motion.

AYES: Feuerbach, Standerford, Kiel, Schaefer, Ryan

ABSTAIN: Santo

MOTION CARRIED: 5-0-1
Case No. 13-037  LOCATION: 3504 Hamilton Street – Dwelling Entire
(from 8/12/13, 11/4/13 & 12/9/13) REQUEST: Structure
John Chatelain Appeal of the Notice of Violation dated
14707 California Street, Ste. 1 June 13, 2013.
Omaha, NE 68154

At the Building Board of Review meeting held on June 9, 2014, John Chatelain and Jim Riskowski appeared before the Board.

Kevin Denker, Chief Housing Inspector, stated that the City was not been able to verify that progress had been made on the structure. The inspector for this case has not been able to contact Mr. Riskowski, the property owner. Mr. Denker stated that he had spoken with the property owner’s attorney, Mr. Chatelain, and had agreed to lay the case over for another 30 days. The property owner indicated that the property was being sold.

Mr. Chatelain presented a signed purchase agreement for the property to the Board, and explained that closing on the property would likely occur before the next meeting. He stated that he would contact the City Law Department if closing on the property did not occur within the specified time.

Mr. Schaefer moved to LAYOVER until the next scheduled meeting (July 14, 2014). Mr. Standerford seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on June 9, 2014, John Chatelain appeared before the Board.

Kevin Denker, Chief Housing Inspector, stated that the file on this case had been cleared as of April 17, 2014. Mr. Chatelain submitted the letter of release for this property (Exhibit 2).

Mr. Feuerbach moved to CLOSE the case. Ms. Kiel seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on June 9, 2014, John Chatelain appeared before the Board.

Kevin Denker, Chief Housing Inspector, stated that the file on this case had been released as of March 19, 2014. Mr. Chatelain submitted the letter of release for this property (Exhibit 2).

Mr. Schaefer moved to CLOSE the case. Mr. Santo seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on June 9, 2014, John Chatelain appeared before the Board.

Kevin Denker, Chief Housing Inspector, submitted pictures (Exhibit 2) that the inspector, Steven Andersen, had been taken of the garage on June 9, 2014. He stated that very little progress had been made. After speaking with Mr. Chatelain, Mr. Denker agreed to a layover which would give the property owner, Josh Scott, time to remove the garage.

Ms. Kiel moved to LAYOVER for 30 days. Mr. Santo seconded the motion.

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

MOTION CARRIED: 6-0
ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:28 p.m.