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 June 9, 2014 meeting. Mr. Schaefer seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on July 14, 2014, Travis Broderson, architect and Curt Brannon, owner appeared before the Board in support of the request.

Mr. Broderson explained that the waiver request is to allow the owner to add two sets of windows on the west elevation of a condo building located at 1101 Jackson Street. It was a four story building originally and a fifth story was added several years ago. Mr. Brannon owns a corner unit in the northwest corner and currently has windows facing the north but would like to add windows on the west elevation for a view. There is a two story structure adjacent to the building and is built on the property line as well. In response to Mr. Ryan, Mr. Broderson and Mr. Brannon agreed to accept the five conditions listed on the recommendation report.

Greg Hauptman, Plans Examiner, stated that the department recommends approval subject to the five conditions listed.

Ms. Kiel moved to APPROVE subject to the following conditions: 1) The code required wall and opening ratings for stepped roofs should be provided; 2) If this building ever 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; and 5) The owner/applicant must agree to the conditions listed above. Mr. Santo seconded the motion.

AYES: Standerford, Santo, Kiel, Schaefer, Ryan

ABSTAIN: Wiedeman

MOTION CARRIED: 5-0-1
Case No. 13-037  
(from 8/12/13, 11/4/13, 12/9/13 & 6/9/14)  
John Chatelain  
14707 California Street, Ste. 1  
Omaha, NE 68154

LOCATION: 3504 Hamilton Street – Dwelling Entire Structure  

At the Building Board of Review meeting held on July 14, 2014, John Chatelain appeared before the Board. Mr. Chatelain stated that the property has recently been sold to North Omaha Community Housing Preservation Corporation and requested a withdrawal of the appeal.

Kevin Denker, Chief Housing Inspector, agreed to the withdrawal and confirmed that the department would work with the new owner.

Mr. Wiedeman moved to APPROVE the closing of the case. Mr. Schaefer seconded the motion.

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

MOTION CARRIED: 6-0
Case No. 14-02 LOCATION: 701 South 37th Street – Multi-Family Interior
(from 2/10/14 & 3/10/14) REQUEST: Appeal Notice of Violation dated November
Carol Cosgrove 15, 2013.
114 South 93rd Avenue
Omaha, NE 68114

At the Building Board of Review meeting held on July 14, 2014, Carol Cosgrove did not appear before the board.

Mike Johnson, Housing Inspector, stated that the appeal was filed originally in December 2013 and has been on the agenda several times. Mr. Johnson stated that there has been no progress made and in fact, it is getting worse. He further explained that the building is an illegal conversion with only one furnace. The plumbing is deteriorated but the electrical was inspected and approved but no other permits have been taken out.

Mr. Ryan pointed out that the case has been on the agenda several times and the lack of representation is not a good indication.

Kevin Denker, Chief Housing Inspector, recommended denial of the appeal so that the department can move forward and possibly criminally cite the owner.

In response to Mr. Wiedeman, Mr. Johnson further explained that the illegal conversion has shared air with only one furnace, there are no fire ratings between the units and furthermore there is no privacy due to the fact that glass/french doors separate the second floor unit from the main floor unit. Mr. Johnson stated he would attempt to contact the owner but the next step would be a criminal citation or a vacate notice. Mr. Johnson stated that the owner runs an advertising agency and is inconvenienced to appear at the hearings.

Mr. Schaefer moved to DENY. Mr. Standerford seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on July 14, 2014, John Chatelain appeared before the Board along with Josh Scott, owner. Mr. Chatelain confirmed that the garage has been removed.

Kevin Denker, Chief Housing Inspector, submitted pictures (Exhibit 2) that the inspector, Steven Andersen had taken of the garage. Mr. Andersen confirmed that the garage is gone but there is some trash and debris left on the site. He stated a release will be started.

Mr. Scott stated that he just received a call stating that the debris is loaded up and will be gone.

Mr. Denker stated that the department will drive by and get a final picture of the lot to verify that the debris is gone therefore a release will be provided.

Mr. Wiedeman moved to APPROVE the closing of the case pending verification of a release letter. Mr. Santo seconded the motion.

Mr. Denker verified for Mr. Scott that there will be no additional charges.

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

MOTION CARRIED: 6-0
ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:20 p.m.