

BUILDING BOARD OF APPEALS COMMISSION MINUTES
CITY COUNCIL CHAMBERS
AUGUST 5, 2009, AT 9:00 A.M.

PRESENT: Chairman Bill Deutsch, Butch Rister, Bill Parker, Bill Powers

ABSENT: Ken Grabner

OTHERS PRESENT: George Carter (Assistant Supervisor of Building and Zoning), Sam Shaw (Code Inspector), Allan Napp (City Attorney), and Michelle Heinold (Secretary)

Chairman Deutsch called the meeting to order at 9:00 a.m. and asked for a roll call with 4 present and 1 absent.

Michelle Heinold read the notice which was published in the newspaper, sent to all commissioners, and petitioner:

Tony Fillop is requesting a building variance from the required minimum ceiling height of 7 feet for an existing residential structure to 6'8" in the upstairs area of the dwelling so it can be used as three bedrooms and one bath at 231 Mounier, Alton, Illinois (as per 2003 International Property Maintenance Code-404.3, and as per Alton City Code 9-1-1).

Chairman Deutsch introduced Allan Napp, George Carter, and Sam Shaw.

Allan Napp read 9-1-1 out of the Alton City Code pertaining to Building Board of Appeals and read 2003 Property Maintenance Code 404.3 pertaining to minimum ceiling heights.

Chairman Deutsch opened the meeting up for general discussion.

Sam Shaw passed out photos of the dwelling for the commissioners. He explained the dwelling was a two-story, single-family house with all bedrooms upstairs; 6'8" ceiling height. Has adequate window emergency exits.

George Carter stated the three existing bedrooms do not meet the minimum standards. It would be very costly to raise the pitch of the roof. This dwelling was totally rehabbed, built in the 1950's. Rooms were designed as bedrooms. Ceiling is same height in all bedrooms.

Mr. Fillop stated the hallway was higher than the rest of the rooms. His daughter lives in the house and is going to nursing school. It would be very difficult to change the pitch of the roof.

Mr. Carter stated Mr. Fillop has done an excellent job putting the house back together. It was abandoned and foreclosed.

Motion was made by Bill Parker and seconded by Butch Rister for a building variance from the required minimum ceiling height of 7 feet for an existing residential structure to 6'8" in the upstairs area of the dwelling so it can be used as three bedrooms and one bath at 231 Mounier, Alton, Illinois, (as per 2003 International Property Maintenance Code-404.3 and Alton City Code 9-1-1).

Vote was 4 to 0 in favor.
Adjourned 9:23 a.m.