

BUILDING BOARD OF APPEALS COMMISSION MINUTES
CITY COUNCIL CHAMBERS
SEPTEMBER 23, 2009, AT 9:00 A.M.

PRESENT: Chairman Bill Deutsch, Bill Parker, Bill Powers

ABSENT: Butch Rister, Ken Grabner

OTHERS PRESENT: Sam Shaw (Code Inspector), Allan Napp (City Attorney), and Micky Heinold (Secretary)

Chairman Deutsch called the meeting to order at 9:00 a.m. and asked for a roll call with 3 present and 2 absent.

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

Pete Nasello is requesting a building variance from the required minimum ceiling height of 7 feet for an existing residential structure at 2515 Krum, 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, Sam Shaw and Micky Heinold.

Allan Napp stated three members were present which represents a quorum. Mr. Napp read 9-2-5 out of the Alton City Code pertaining to Building Board of Appeals.

Sam Shaw stated the Nasello's recently purchased the property. The previous owner occupied the dwelling for 50 years. The ceiling height throughout the house is 6'7" and the Nasello's would like to rent the house as is. The Alton City Code and Property Maintenance Code require 7' ceilings. The property is zoned R-2, Single Family Residential, has 2 bedrooms, and the maximum occupancy is 4. A door has been added, which Mr. Shaw showed on photos passed out to board members. The door was discussed.

Pete Nasello was not aware when he bought the dwelling he would not be able to rent it as is.

Mr. Shaw stated the windows were adequate in the bedrooms. The ceilings can not be raised in the one-floor, full basement house.

The Nasello's have a good renter in mind. The age of the house is about 100 years old.

Motion was made by Bill Parker and seconded by Bill Powers for a building variance from the required minimum ceiling height of 7 feet for an existing residential structure at 2515 Krum, Alton, Illinois, (as per 2003 International Property Maintenance Code-404-3 and Alton City Code 9-1-1).

Vote was 3 to 0 in favor

Adjourned 9:15 a.m.