

MANISTEE BOARD OF APPEALS

70 Maple Street

P.O. Box 358

Manistee, MI 49660

MEETING MINUTES

MARCH 23, 1999

A special meeting of the Manistee Board of Appeals was held to hear a Building Code Appeal on Tuesday, March 23, 1999 at 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 5:40 p.m. by Vice- Chair John Serocki.

MEMBERS PRESENT: Mary Ann Johnson, John Perschbacher, Ray Rutkowski and John Serocki

MEMBERS ABSENT: Ed Grabowski

ALTERNATE PRESENT: Mark Wittlief

ALTERNATE ABSENT: Bob Johnson

OTHERS PRESENT: Kendra Thompson (Kendra Thompson Architects P.C.), John Kiefer (Building Inspector), Ray Fortier, Dennis Dunlap (Bayview Condominiums), and Jon Rose (Community Development Officer)

HEARING:

Bayview Condominiums

Kendra Thompson of Kendra Thompson Architects presented a request for construction code variances for Bayview Condominiums located on Arthur Street. The following variances are requested:

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| Section 1014.6 | To allow for stair risers to measure 7 3/4 inches. Maximum riser height for R-2 use is 7 inches. |
| Section 1022.2 | To allow handrails to be interrupted by newel post/intermediate posts. The installed handrail is a vinyl prefabricated unit which requires intermediate posts for support. |
| Section 1022.2.4 | To not require any handrail extensions beyond the bottom riser. The installed handrail is a vinyl prefabricated unit in which the handrail ends at the newel post located at the bottom riser. |
| Section 1021.2 | To allow for guards to be 36 inches above the walking surface. Minimum guardrail height for R-2 use is 42 inches. |

John Kiefer Building Inspector for the City of Manistee responded on the proposed variances and said there was some justification in treating unit 2 (35 Arthur Street) as R-3 (Single Family) use group.

Dennis Dunlap the developer of Bayview Condominiums, told the Appeals Board that they will not be back asking for future variances for stairways.

There being no further public input the Hearing was closed.

UNFINISHED BUSINESS:

Bayview Condominiums - Stair Risers

Bayview Condominiums is requesting a variance to the requirement in BOCA Section 1014.6 Treads and Risers.

MOTION by Ray Rutkowski, seconded by Mark Wittlief that the request from Bayview Condominiums for a variance to Section 1014.6 to allow for stair risers to measure 7 3/4 inches be approved for 35 Arthur Street only.

MOTION PASSED UNANIMOUSLY.

Bayview Condominiums - Handrails

Bayview Condominiums is requesting a variance to the requirement of BOCA Section 1022.2 Handrail details.

MOTION by Ray Rutkowski, seconded by Mary Ann Johnson that the request from Bayview Condominiums for a variance to Section 1022.2 to allow handrails to be interrupted by newel post/intermediate posts be approved for 35 Arthur Street only.

MOTION PASSED UNANIMOUSLY.

Bayview Condominiums - Handrail Ends

Bayview condominiums is also requesting a variance to the requirement of BOCA Section 1022.2.4 Handrail ends.

MOTION by Ray Rutkowski, seconded by Mark Wittlief that the request for a variance to Section 1022.24 to not require any handrail extension beyond the bottom riser be approved for 35 Arthur Street only.

MOTION PASSED UNANIMOUSLY.

Bayview Condominiums - Guard Height

Bayview condominiums is also requesting a variance to the requirement of BOCA Section 1021.1 Guard Height.

MOTION by John Perschbacher, seconded by Ray Rutkowski that the request for a variance to Section 1021.2 be approved to allow for landing guards to be 36 inches above the walking surface for the stairway at 35 Arthur Street and all balconies which do not have stairs attached throughout the project.

MOTION PASSED UNANIMOUSLY.

ADJOURNMENT:

MOTION by Ray Rutkowski, seconded by Mary Ann Johnson that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY

Meeting adjourned at 6:30 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary