

**Minutes
Board of Appeals
Council Chambers
Tuesday, September 9, 2014, 8 a.m.**

Members Present

Dave VanNieuwenhuizen, Allison Dvorak, and Liz Squyer,

Members Absent

Jarrood Smart and Terry Kelley

Guests Present

James Jacobsen

Approval of Minutes of Last Meeting

A motion was made by Ms. Squyer and a second was made by Ms. Dvorak to approve the minutes of the June 24th hearing. Yeses, 3. Noes, 0.

New Business

The file was opened for Appeal No. 5-2014. James Jacobsen submitted plans and pictures for the proposed renovations to an existing duplex located at 1308-1310 S Phillips Avenue. The renovations include the finishing of a basement. The secretary specified that the creation of a habitable room in an unfinished basement requires the installation of an alternate means of egress or an egress window. Because there are space limitations on the lot which consists of a driveway on one side, a common wall with the duplex on the other side, and a porch with a crawl space at the front, Mr. Jacobson requested that the Board review the utilization of an existing stair from the basement which leads to a door directly to the outside as an equivalency for the egress window.

A motion was made by Ms. Squyer and a second was made by Ms. Dvorak to approve the existing stairs which leads directly to the outside due to the constraints of the site and that there be provided a solid core door to separate the stairs from the upper level kitchen and that the door be provided with a self-closing device and smoke gasketing. The motion passed unanimously. Yeses, 3. Noes, 0.



Secretary