

**Minutes
Board of Appeals
Commission Chambers
City Hall
Tuesday, April 14, 2015, 8 a.m.**

Members Present

Dave Van Nieuwenhuizen, Liz Squyer, Terry Kelley, Jarrod Smart, Allison Dvorak

Guests Present

Al Svennes, Butch Warrington and Brian Thill

Approval of Minutes of Last Meeting

A motion was made by Ms. Squyer and a second was made by Mr. Kelley to approve the minutes of the Tuesday, February 24th, 2015 hearing. Yeses, 5. Noes, 0.

New Business

- 1. Appeal No. 2-2015.** Al Svennes represented the Trail Ridge Retirement Community located at 3408 W. Ralph Rogers Road which recently constructed a major addition onto the facility. The additions created an exterior court area bounded by the existing building and the additions. The secretary specified that there is a calculated occupant load in excess of 50 occupants in the exterior court which requires the exit access doors to swing in the direction of egress from the court back into the building. Mr. Svennes requested relief to limit the occupants to the patio in the court area to a posted occupant load of 49 people which would eliminate the provision for doors swinging in the direction of egressing. The intended use of the patio is not to have large gatherings, but rather to have an area where a few of the residents can enjoy the outside. The facility is supervised 24/7 and is not open to the public and any gatherings would be controlled by supervisory staff.

A motion was made by Mr. Van Nieuwenhuizen and a second was made by Ms. Dvorak to approve the posting of the courtyard to a maximum occupant load of 49 to eliminate the requirements for the door swing in the direction of egressing from the courtyard. Further discussions questioned the capability of enforcement by the administrative staff. Also because the calculated occupant load was well in excess of 50 occupants and that the occupants are in a facility that does require supervision, there was a hesitation of supporting the motion. Upon calling the roll the Yeses were 0 and the Noes were 5. The motion did not pass which will require that the required exit doors swing in the direction of egressing from the courtyard.

Secretary

