



Legislation Details (With Text)

File #: ALH 10-563 **Version:** 1

Type: Appeal-Legislative Hearing **Status:** Archived
In control: City Council
Final action: 3/2/2011

Title: Appeal of Don Frable to a Fire Inspection Correction Notice at 1187 WOODBRIDGE AVENUE.

Sponsors: Lee Helgen

Indexes: Fire C of O Letter, Ward - 5

Code sections:

Attachments: 1. 1187 Woodbridge.appeal.12-21-10.pdf, 2. 1187 Woodbridge St.photos 12-7-10.pdf, 3. 1187 Woodbridge St.photos.12-28-10.pdf, 4. 1187 Woodbridge.Staff Rept on Appeal.pdf

Date	Ver.	Action By	Action	Result
3/2/2011	1	City Council	Granted	Pass
1/4/2011	1	Legislative Hearings	Referred	
12/21/2010	1	Legislative Hearings		

Appeal of Don Frable to a Fire Inspection Correction Notice at 1187 WOODBRIDGE AVENUE.

(See attachment for details.)

December 6, 2010

Legislative Hearing Information

Variance granted on the windows in both bedrooms; Mr. Frable to install reflective lettering warning of the low ceiling height in stairway leading to upper unit and Ms. Moermond will give further consideration to that issue; pictures are to be provided within two weeks; and remove the aluminum windows in the porch by June 1, 2011. The egress window shall not be blocked.

On January 25, 2011, Ms. Moermond reviewed the photographs provided by the property owner and based on the documentation, she recommended denying the appeal on the ceiling height issue and granting an extension for 6 months to come into compliance.

Variance granted on the windows in both bedrooms; Mr. Frable to install reflective lettering warning of the low ceiling height in stairways leading to upper unit and Ms. Moermond will give further consideration to that issue; pictures are to be provided within two weeks; and remove the aluminum windows in the windows in the porch by June 1, 2011. The egress window in the child's room shall not be blocked.

Inspector Leanna Shaff stated that the property was inspected by Lisa Martin on December 6, 2010. This is an issue of an egress window in the porch and the children's bedroom window which is blocked by bunk beds. Also, the window is too small.

Mr. Frable said this is a duplex with two bedrooms on each floor. It was built in 1909 as a bungalow. One bedroom opens into the front porch and he was told that was acceptable as long as the porch is open. The Certificate of Occupancy (C of O) was granted as is.

Marcia Moermond, Legislative Hearing Officer, said if there were two ways in and out of the upstairs unit, they could get away with reflective signage about the low ceiling height which would help someone trying to get out as well as fire fighters trying to get in. Mr. Frable said it was built like that and has been a duplex for a very long time. The C of O was conducted less than three months before he bought it. He asked if he were to put a ladder on the dining room window if that would fix the problem. There is no possible way to put a second set of steps on the exterior because it's on the property line on one side and if it's done on the other side, the windows would be blocked. Ms. Moermond asked about rebuilding the current steps. Mr. Frable said it would mean tearing off the entire roof and building a dormer which would cost more than he paid for the house. Ms. Moermond said it was a lot of money but she felt that was the direction they were going. She requested he provide her with photos within two weeks. She would like to see a variety of angles as well as someone standing in the area in order to get a sense of the space. In the meantime, she asked that he purchased reflective lettering warning of the low ceiling height and put it up by the end of this week. She wants to look into why this issue was not called out in earlier inspections as it's a serious situation.