

Agenda
Property Maintenance Board of Appeals
Old City Council Chambers
City Hall
Wednesday, January 7, 2009, 1 p.m.

Approval of Minutes of Last Meeting

New Business

1. **Appeal No. 1-2009.** Based on a neighborhood complaint, a housing inspection occurred at 1225 E. 8th Street. The inspection found that a fallen tree branch had previously caused damage to the roof and gutters, that the porch is settling, the exterior is not weatherproof and that the detached garage is in disrepair. A Notice and Order dated December 8, 2008 required the work to be completed by January 27th, 2009. Bruce Mair, the co-landlord, has said that the tree damage should be completed before the end of December, but will request a time extension to June 30th, 2009 to complete the remaining work.
2. **Appeal No. 2-2009.** Upon receiving a housing complaint, an inspection occurred at 617 S. Main Avenue. A Notice and Order dated November 20th, 2008 identified numerous property maintenance code violations, and required the work to be completed by January 10, 2009. Because the current tenants are being evicted for non payment of rent, Kathy Knobloch, the owner, will request that the time period for tearing down the garage, the roofing, siding and soffit repairs and modifications to the electrical systems be extended to June 1, 2009.
3. **Appeal No. 3-2009.** A housing inspection of 503 S. Spring Avenue, which resulted in a Notice and Order, found that the each of the apartments within the building is served by a single circuit having a 15 amp service. In new construction, the National Electrical Code requires a minimum 100 amp service for any dwelling unit, but the International Property Maintenance Code requires that a minimum service to a dwelling unit have a rating of not less than 60 amps. Aaron George, the unregistered contract for deed holder, has requested that the Board allow the services to be updated only upon an electrical problem occurring.

Adjournment

Accessibility. Upon request, accommodations for this hearing will be provided for persons with disabilities. Please contact the Planning and Building Services Department office at 367-8670, 48 hours in advance. **For questions concerning this hearing, please call (605) 367-8670 for assistance.**