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A regular meeting of the Building Code Board of Appeals was called to order at 8:35 a.m. on Wednesday, April 7, 1993 by the Chairman, James Halsey.

PRESENT: Michael Culpepper
James Halsey
Mark Stimac
Kulsum Rashid

ABSENT: Ted Dziurman

APPROVAL OF MINUTES, MARCH 3, 1993

Motion by Culpepper
Supported by Rashid

MOVED, to approve the March 3, 1993 Minutes as presented.

Yeas: 4
Nays: 0
Absent: 1

MOTION TO APPROVE CARRIED.

ITEM #1. Maurits & Linda Winkler-Prins, 650 Eckford, for relief of Section R-204 and R-205 of the C.A.B.O. One and Two Family Dwelling Code.

Mr. Stimac explained the petitioner is renovating an existing single family home. His plans include the conversion of an existing unfinished attic into a habitable loft area. Section R-204 requires that a habitable room be not less than 70 square feet with a minimum dimension of 7'. Section R-205 requires the ceiling height, in that required area, to be at least 5' and at least 50% of that area have a ceiling height of at least 7'6".

The petitioner's plans indicate that only a 5'8" wide portion of the space has a ceiling height over 5' and that only 35% of the required area has a ceiling height over 7'6". The petitioner is requesting relief to allow this condition for the loft area.

Mr. Winkler-Prins was present and stated he was under the impression his plans, as submitted, met the requirements.

There were no letters on file.

Motion by Stimac
Supported by Culpepper

ITEM #1.

MOVED, to grant Maurits & Linda Winkler-Prins, 650 Eckford, relief of Section R-204 and R-205 of the C.A.B.O. One and Two-Family Dwelling Code to convert an unfinished attic into a habitable loft area, with the stipulation the area not be used for sleeping and the area remain open except for guard rails.

Yeas: 4
Nays: 0
Absent: 1

MOTION TO APPROVE REQUEST CARRIED.

The Building Code Board of Appeals meeting adjourned at 8:45 a.m.

MS/jl

