

**MINUTES OF THE  
SPECIAL MEETING OF THE  
COLUMBUS BUILDING COMMISSION  
CONFERENCE ROOM 226  
JULY 30, 2019**

The Columbus Building Commission met on Tuesday, July 30, 2019, at 1:00 p.m. in Room 226 at 111 N. Front Street. The following members were present: **Chairman William Lantz, David Morgan, Mario Ciardelli, Mark Wagner and Ralph Kramer**. Representing the City was **Chief Building Official Amit Ghosh**. **Toni Gillum** was the Stenographer recording the hearing.

The first item on the agenda was the approval of the June 18, 2019 meeting minutes. **Mr. Morgan** made a motion to accept the minutes and **Mr. Wagner** seconded the motion. **MOTION CARRIED**.

The first item before the Commission was Adjudication Order **A/O2019-008** for the property located at **5656 North Meadows Boulevard**. The applicant, **Todd Sheets, and the owner, Betsy Hanna**, were present. The property is a single-family home that was constructed in 1962 with an unfinished basement. The applicant submitted documents to finish the area by adding a family room, sitting area, full bathroom and an egress window. The documents submitted identified the ceiling height as 8 feet with 82 inches under beams and also noted the stairway height as minimum 80 inches. An inspection revealed the rough height under the beam and projections at 73 inches and 74 inches at the stair. The applicant is requesting a variance from Section 305.1.1 (2) – habitable spaces created in existing basements shall be permitted to have ceiling heights of not less than 6 feet 8 inches (2032 mm). Obstructions may project to within 6 feet 4 inches of the basement floor.

A motion was made by **Mr. Kramer** and seconded by **Mr. Wagner** to approve a variance for Adjudication Order A/O2019-008 allowing the existing ceiling heights providing the house have a monitored, code-compliant smoke detection system installed with a detector installed on either side of the beam in the basement with monitoring by an approved central station.

**MOTION CARRIED**

The next request before the Commission was a request concerning the property located at 53 West 4th Avenue. The property is an existing 2-story, single-family, frame dwelling per 2013 RCO. A new 1-story addition on fully finished basement and rooftop terrace is proposed with a non-required spiral stair from the second floor terrace to ground level. RCO Chapter 311.7.9.1 requires the spiral stair to be a minimum of 26 inches wide at and below the handrail, but the proposed spiral stair is only 22 inches wide.

A motion was made by **Mr. Kramer** and seconded by **Mr. Morgan** to approve a variance for Adjudication Order A/O2019-009 to allow the non-conforming, non-required spiral staircase; provided the following conditions are met:

- 1) A full 34 inch high railing with openings no larger than 4 inches in diameter.
- 2) A gate with childproof lock installed at the top (submitted to the Commission for approval)

**MOTION CARRIED**

The meeting was adjourned at 1:25 p.m.