

**MINUTES OF THE  
COLUMBUS BUILDING COMMISSION  
AUGUST 19, 2014**

The Columbus Building Commission met on Tuesday, August 19, 2014 at 1:00 p.m. in Conference Room H at 757 Carolyn Avenue. The following members were present: **Chairman William Lantz, Larry Browne, David Morgan, Lynn Heflin, Mark Wagner, Wendi Bootes, City Attorney's Office** and Representing the City was **Keith Wagenknecht**, Chief Building Official. Toni Gillum was the Stenographer recording the hearing.

The first order of business was the review of the July 15, 2014 meeting minutes. **Mr. Browne** noted that the minutes should reflect that the Commission approved a "*variance to the Adjudication Order*". Also, that his name was misspelled in the minutes. **Mr. Browne** made a motion to accept the minutes as amended. **Mr. Wagner** seconded the motion.

**MOTION CARRIED**

The first case on the agenda was **Adjudication Order A/O2014-034DLG** for the property located at **929 Bulen Avenue**. The applicant, Sarah Pollyea, attorney for the homeowner, was present for the meeting. The owner's property includes lots 118, 119, 120 and 121. There are presently two single-family homes along with detached garages located on the parcel. The owner is requesting a lot split to separate lots 118 and 119 from lot 120 and 121. The proposed property line will be 2 feet 6 inches from the existing garage. Table R302.1 requires exterior walls located 2 feet to 5 feet from a property line to be constructed to provide a one-hour fire resistant rating. After discussion with the applicant, the City Attorney's Office Representative, Wendi Bootes and the Chief Building Official, Keith Wagenknecht; **Mr. Browne** made a motion to grant a variance to the setback of Adjudication Order A/O2014-034DLG. **Mr. Morgan** seconded the motion.

**MOTION CARRIED**

The next item on the agenda was **Adjudication Order A/O2014-038DLG** for the property located at **419 Fallis Road**. The applicant, Patrick Scales, The O'Neal Companies, was present for the hearing. The applicant was requesting a variance to Section 305.1.1 of the 2013 Residential Code of Ohio, which states... "habitable spaces in existing basements shall be permitted to have ceiling heights of not less than 6'8"." The current homeowner would like to remove the previous finishes and reconstruct the basement to allow for additional living space. The basement has an overall ceiling height ranging from 6'7" to 6'9" in most areas with a proposed height of 6'2 1/2" from the floor to the bottom of the finished beam in one location and 5'11 1/2" inches in another location. After discussion with the applicant and the Chief Building Official, **Mr. Browne** made a motion to grant a variance from the head height requirement due to existing conditions on Adjudication Order A/O2014-038DLG. **Mr. Wagner** seconded.

**MOTION CARRIED**

The final item on the agenda was **Adjudication Order A/O2014-029DLG** for the property located at **850 Gatehouse Lane**. The applicant, **John Kougher of DKR Builders** was present for the meeting. The applicant was requesting a variance to Sections 407.1, 424.2 and 424.3 of the Ohio Plumbing Code. The homeowner purchased a tub/shower unit that is not listed by an approved evaluation and accreditation services company. It is not equipped with a balanced-pressure/thermostatic valve or a backflow protection device on the shower. The applicant is requesting the tub be allowed. This case was tabled at the June 17, 2014 Building Commission meeting to allow the applicant time to supply a positive resolution that can be put in place for the approval process. Keith stated that at this time the applicant does meet all the safety requirements and that the City has no objections. **Mr. Brown** made a motion to grant a variance to the tub approvals for **A/O2014-029DLG**. **Mr. Morgan** seconded.

**MOTION CARRIED**

There being no further business to come before the Board, the meeting was adjourned at 2:09 p.m.