

## MINUTES

### ELECTRICAL BOARD OF REVIEW & APPEALS THURSDAY, MAY 4, 2017—9:00 A.M. CITY HALL-GLOSSERMAN ROOM

**Members Present:** Joe Colley, James Briceno, Tom Stephens

**Members Absent:** Thomas Herrera

**Staff Present:** Building Official/Shane Mondin, Development Services Assistant/  
Yvette Aguado

**Public Present:**

- I. Call meeting to order by Member Colley: 9:18 am.
- II. Election of Chairman and Vice Chairman for 2017.

Member Stephens moved to re-elect Colley to chairman.

*Member Briceno motioned to postpone election to next meeting due to absence of other members. Member Stephens seconded the motion. Motion approved 3-0.*

- III. Consideration/Action of minutes from June 6, 2013 meeting.

*Member Briceno motioned to approve the minutes as presented. Member Stephens seconded the motion. Minutes approved by vote 3-0.*

- IV. Consideration/action on variance request for 519 W. San Antonio Street from Larry Simmons for Section 12-202 Service wires in conduit.

Ron Faulstich, President of Stich Interest and owner of property, approached podium to give explanation of the proposed business at the property zoned as commercial property. In pastime, it was zoned residential. Has electrical Romex. Gave descriptive details of services provided by proposed low impact business. Business will be conducted by owner and/or one employee and by appointment only.

Chair Colley asked if it would require the use of the entire building or partial.

Mr. Faulstich responded it would be entire house.

Briceno asked regarding the pieces of equipment or mechanisms mentioned to be used particularly the spray tan.

Mr. Faulstich responded it would be a jar of spray tan connected to an air compressor that is plugged in to a 110-volt plug.

Chair Colley inquired to confirm if the equipment to be used is not a 220 volt but a 120-volt and asked if an air conditioning unit will be running in the building.

Faulstich responded yes there would be an air conditioning unit running and only a 120-volt would be used and that an existing washer and dryer would be available.

Chair Colley suggested granting variance with stipulation stating that any future tenants would be reviewed on a case by case basis.

Member Briceno asked if there was an ordinance that would require the board to set precedence to this or keeping business as is or limits.

Mr. Mondin stated that in the past it was limited to the business applying and it was looked at on a case by case basis as oppose to approving as a blanket variance. Due to it being a residential structure with Romex wiring and the local amendment requiring conduit it is best to look at it on a case by case basis.

Mr. Faulstich responded that he was satisfied with the suggestion to approve with the stipulation. He added that he did have a licensed electrician install a new service, clean up and add new wiring for the protection of the building and to assure all was safe.

*Member Briceno motioned to grant the variance with the stipulation that approval was for proposed business only and would require approval on a case by case basis for any future applications. Member Stephens seconded the motion. Motion approved 3-0.*

#### V. Building Official Report

Mr. Mondin stated that staff has created an inventory of abandoned homes/structures within the city limits. Each home has been inspected and scored to determine the condition of the properties. We have had three different meetings with the Construction Board of Appeals for a total of 12 homes that have been condemned. A total of eight homes have been demolished and removed from the property. The other four were recently reviewed at a hearing with the Construction Board and in the process of issuing demolition permits. The inventory is approximately seventy properties and are reviewing the worst on the list. Due to budget constraints, the board reviews four properties at a time at every quarter in hopes that additional funds will be available soon. Additional funds

approved by the City Council would help move the process along faster with only 16 homes a year taken to the board for review and as the list grows continuously makes it a never-ending battle difficult to overcome.

VI. Adjournment.

*Member Stephens motioned to adjourn. Member Briceno seconded the motion. Meeting adjourned 9:31am. Motion passed 3-0.*

Approved:

9-21-2017

(date)

  
Yvette Aguado, Recording Secretary

  
Joe Colley, Chair