

**MECHANICAL EQUIPMENT ARBITRATION COMMITTEE MEETING HELD IN THE COMMUNITY
DEVELOPMENT CONFERENCE ROOM, ON MONDAY,
June 28, 2021 AT 8:30 A.M.**

PRESENT:

Shantelle Hubbard, Recording Secretary
Mike Liess
Kelly Smith

ALSO, PRESENT

Carol Trinity, 24717 Culver, petitioner
Mark Cullen, 34126 Jefferson, petitioner

ABSENT

Chris Rayes

Liess called the meeting to order at 8: 32 am.

CASE NO. PMBA2117: REQUEST A VARIANCE TO REPLACE THE AIR CONDITIONER ON THE SIDE OF THE HOUSE OTHER THAN THE REAR AS REQUIRED BY ORDINANCE AT 24717 CULVER.

Carol Trinity, 24717 Culver, she stated that the air conditioner has been on the side of the house for 24 years. She doesn't believe that there have been complaints. It is close to another air conditioner on the other side of this one. She said that they are not ready to replace it yet she just wanted approval just in case the air conditioner does die. There is a large deck in the back that has been there since 1994. At that time, they were good friends with the neighbors.

Audience Participation: None

Correspondence: None

Smith made a motion, supported by Liess, to approve the request for a variance to place an air conditioner unit on the side of the house at 24717 Culver with the stipulation that if the privacy fence is removed, she will have to come back in front of the board again to reassess.

AYES: SMITH, LIESS

NAYES: NONE

ABSENT: RAYES

MOTION CARRIED

CASE NO. PMBA2113: REQUEST A VARIANCE TO PLACE AN AIR CONDITIONER ON THE SIDE OF THE HOUSE OTHER THAN THE REAR AS REQUIRED BY ORDINANCE AT 34126 JEFFERSON.

Mark Cullen, 34126 Jefferson, he stated that the contractor installed the air conditioner on the side of the house without permission from the city. There was a large portable heater that was there which the inspector thought he was going to put that there. Smith stated that there was no inspector out there for a portable heater. The neighbor next to him sent an email stating that he has no problem with the placement of the air conditioner.

Mr. Cullen stated that his garage has a man door comes out there is a three-foot offset so they cannot see anything from the street.

Smith asking why they cannot put it on the north side. Mr. Cullen stated that on the north side it is because of the nature of how the house is laid out on the lot. It is wide open and to her it would be an eyesore. Smith stated that there is a lot of room on the north side. He thought that there were master bedroom windows above it. Mr. Cullen stated that there is a covered porch. There are plans for a deck.

Smith stated that the house has been under construction for 2 ½ years now. He asked when is the deck being installed? Mr. Cullen responded that it depends on the lumber prices and whether he can get a contractor. He said that contractors are hard to get a hold of. The deck will be the same level as the covered porch. The stairs will come down the north side of the house. He was showing pictures to Smith and Liess. Smith was wondering why the air conditioner cannot go under the deck. Mr. Cullen stated that when they are sitting on the deck, he did not want the air to blowing up through the deck. And when the deck is complete, he did not want to impede the air flow coming from the air conditioner.

Smith stated that judging by the pictures that Mr. Cullen has showed him the neighbor will have to come before the board also for his mechanical equipment. He stated that the neighbor's mechanical equipment looks new. Smith stated that the fence cannot go there. There are rough approvals. He said that the mechanical code is three feet either way of the electrical and three feet from the gas. The contractor should know that. He thought he could with the back of the house will be a deck.

Audience Participation: None

Correspondence: Email from neighbor at 34120 Jefferson stating that he has no problems with the placement of the air conditioner.

Smith made a motion, supported by Liess, to approve the request for a variance to place an air conditioner on the side of the house at 34126 Jefferson.

AYES: SMITH, LIESS

NAYES: NONE

ABSENT: RAYES

MOTION: CARRIED

Kim Gray-cichy, 24721 Culver, she was here for the 24717 Culver case which was presented earlier and approved. She stated that she was here at 8:30 a.m. She did not hear us calling this case in. Liess explained that the new air conditioners are much quieter.

Smith suggested to table the decision for 24717 Culver until Mr. Rayes gets back. This case will be put on the July 19th meeting agenda.

APPROVAL OF MECHANICAL EQUIPMENT ARBITRATION MEETING MINUTES OF JUNE 14, 2021

Smith made a motion, supported by Liess, to approve the Mechanical Equipment Arbitration meeting minutes of June 14, 2021.

AYES: SMITH, LIESS

NAYES: NONE

ABSENT: RAYES

MOTION CARRIED

ADJOURNMENT

Smith made a motion, supported by Liess, to adjourn the meeting at 8:52 a.m.

AYES: SMITH, LIESS

NAYES: NONE

ABSENT: RAYES

MOTION CARRIED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A MECHANICAL EQUIPMENT ARBITRATION MEETING AND DO NOT REPRESENT A VERBATIM RECORD]