

City of Mt. Pleasant
Building, Fire and Sanitary Sewer Board of Appeals

Minutes of Meeting
Tuesday, May 6, 2014

1. Staff called the meeting to order at 4:00 pm.

Members Present: Kahn, McDonald, Staples, Verleger
Absent: Cline, Nieporte

Others Present: Staff Brian Kench
Applicant Joe Olivieri

2. Approval of Agenda

M/S Kahn/McDonald to accept agenda. Motion Passed

3. Approval of Minutes from February 25, 2014

M/S McDonald/Verleger to approve the Minutes from February 25, 2014 - Motion Passed

4. Communications - None

5. New Business

Case #BFS-03-2014 - 808/810 Pleasant. Applicant is seeking relief from chapter 5, Code Section 503.2.5 Appendix D. Section D103.4 of the 2006 Edition of the International Fire Code (IFC) to provide an approved turn around for dead end fire apparatus roads in excess of 150' in length.

Kench introduced **Case #BFS-03-2014-** filed by Joe Olivieri seeking relief from Section 503.2.5 of the 2006 International Fire Code and Appendix D, as adopted by the City, pertaining to the turn-around requirement for Fire Department apparatus. Kench noted that the code prescribes specific requirements that are to be met in Appendix D once the fire apparatus access roads exceed 150 feet. The requirement code requires the additional turning space to prevent a large piece of equipment from having to back out of a site onto the public street following a fire or emergency situation requiring larger fire department vehicles on site.

Kench indicated that the applicant received approval for a redevelopment with the Zoning Board of Appeals and the Planning Commission last fall when this issue was originally presented as part of departmental comments by DPS.

Given the site constraints, *i.e. lot width, irregular shaped parcel and location of the railroad along the west property line*, the applicant is not able to comply with the turn-around provisions outlined under Appendix D of the IFC as adopted by the City. Although the applicant secured approval to create a drive "loop" with the adjoining property owner to the north (See Illustration), parking on the site would be reduced by a least 2-3 spaces to ensure that the drive remains open and unobstructed to comply with the code. As a result, the adjoining property owner was not able to reduce the parking on the site to accommodate their tenants, so a variance is needed.

Olivieri spoke with Rick Beltinck regarding similar problems on existing properties in the neighborhood and was advised that in the case that one of the larger vehicles needs to be backed out of a property onto a public street, their protocol requires a crew member to assist the driver in moving the vehicle back onto the street to avoid obstacles.

Mr. Olivieri pointed out that in this case, Pleasant Street has a large turning circle (Cul-de-sac). All other life safety and fire safety features can be met as part of the redevelopment, which includes proper clearance along the building for aerial access, updated fire separation between dwellings, larger windows in bedrooms, updated smoke detectors and carbon dioxide detectors. The new building is far superior to what currently exists on the site and the access to the site will be greatly improved. The only issue that cannot be addressed is the turnaround requirement from the fire code to allow the fire trucks to make this maneuver on the property.

M/S Staples/Kahn to approve Case Number BFS 14-03 **FILED BY** Joe Olivieri on behalf of Olivieri Management to allow the updates on the property to improve life safety and fire safety to the future occupants. The approval takes into consideration the site constraints to maneuver a large fire truck on site given the lot size and location of the railroad tracks to prevent access off from the rear of the property. The approval also takes into consideration that the large vehicle is able to back onto the large turning circle at the end of Pleasant Street, which has low volumes of traffic in this area as a basis for granting the request.

Motion Passed

VI. Old Business

None

VII. Other Business

None

M/S McDonald/Verleger to adjourn. Motion Passed

Meeting was adjourned at 5:15 p.m.