

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
April 4, 2014

A meeting of the Fox Point Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, April 4, 2014 at 7:45 a.m. Those present included:

Michael Casper
Christine Symchych
Tom Van Dalen

Scott Miller, Building Inspector

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meetings laws and posted on the official bulletin boards.

Approval of the Minutes of the March 21, 2014 Building Board Meeting

On motion of Michael Casper, seconded by Christine Symchych, and unanimously carried, the Building Board Members approved the minutes of the March 21, 2014 meeting.

Johnny & Maria Hong, 6990 N. Barnett Lane, proposed addition to include interior and exterior alterations. Contractor: Jim Pitzen. It was the consensus of the Building Board to approve this application subject to the following conditions:

1. The applicant providing the Village with at least three (3) code compliant surveys that show that this project will comply with Village setbacks.
2. The applicant providing the Village with documentation showing that the roof system will be provided with insulation as required by Village code.
3. The applicant providing the Village with documentation showing that the Modine Heater that is located in the attached garage will be installed at least 7'00" above the floor surface as required by Village code.

Tom Kennedy, 8616 N. Manor Lane, proposed basement egress window. It was the consensus of the Building Board to table this application because of the following reasons:

1. The application does not include a floor plan.
2. The applicant does not include a building section depicting how the egress window will be installed.
3. The application does not identify the size of the header above the new window opening.
4. The application does not show the size of the glazed openings in order to verify compliance with the natural light requirements of the Village code.

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Dave & Lois Ribbens, 7200 N. Beach Drive, proposed window alterations and interior/exterior remodel. Proposed changes to the east elevation of the home. These changes include window and door alterations and other changes as described in the application. Contractor: Dwelling Renovations.

It was the consensus of the Building Board to approve this application subject to the following conditions:

1. The applicant providing the Village with additional documentation showing that the proposed guardrail will be constructed in compliance with Village code.
2. The applicant providing the Village with additional documentation showing that the header above the stairway opening is properly sized.

Jim & Patti Ericson, 1060 E. Thorn Lane, proposed window alteration(s) and removal of a fireplace chimney. Contractor: Lemler Builders, LLC

It was the consensus of the Building Board to approve this application.

David Castaneda, 7845 N. Links Circle, proposed exterior door at rear of garage, construction of second story deck with stairs, construction of brick patio, construction of second story deck with roof system above front patio and other interior/exterior alterations as shown on the application.

(Tabled from the September 6, 2013 & October 4, 2013 Building Board meetings.) Contractor: Lawrence Group. It was the consensus of the Building Board to approve this application subject to the following conditions:

1. The applicant providing the Village with additional documentation showing that the columns that support the deck system will be properly anchored to the concrete piers.
2. The Board is concerned that the application shows that the deck system is being supported by the masonry veneer. The application includes engineering that shows that the deck attachments are sufficient in shear to support the weight of the deck system. However, the engineering analysis does not show what effect a wind load will have on the masonry veneer or the deck attachments. As such, the Board is requiring the applicant to amend their calculations to include a wind load analysis. The wind load analysis must show that the deck attachments and the masonry veneer will not be compromised in any way as result of a wind load being applied to the deck system.

Adjourn

On motion of Christine Symchych, seconded by Tom Van Dalen, and unanimously carried the Building Board adjourned at 8:30 a.m.

Respectfully submitted,

Scott Miller
Building Inspector