



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Building Board of Appeals

Wednesday, July 19, 2017

6:00 PM

Community Room, Council Chamber

Regular Meeting - Appeal

Board Networking starts at 6:00 p.m. in the Community Room

Regular Meeting shall begin at 6:30 p.m. in the Council Chamber

1. Roll Call

Also Present: Denise Ciernia, Recording Secretary; Anastasia Urban, Development Services Manager; Gil Rossmiller, Acting Chief Building Official; Steve Kemp, City Attorney; Brandon Dittman, Acting City Attorney; Lena McClelland, Assistant City Attorney

Present 5 - Board Member Keyser, Board Member Houchen, Board Member Manske, Chairman Mitchell, and Board Member Eaby

Absent 1 - Board Member Hubbard

Also Present 1 - Board Member Flaherty

2. Minutes to be Approved

[ID# 17-148](#) Certification of the April 19, 2017 Regular Meeting Minutes

Attachments: [BBOA Minutes 041917](#)

A motion was made by Board Member Manske, seconded by Board Member Keyser, that the item be approved. The motion carried by the following vote:

Aye: 5 - Board Member Keyser, Board Member Houchen, Board Member Manske, Chairman Mitchell and Board Member Eaby

Absent: 1 - Board Member Hubbard

3. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment: Norman Brown, Greenwood Village resident, in favor of overturning the decision on the General Business item

Public Comment: Paul Bingham, in favor of overturning the decision on the General Business item

4. General Business

- a. [ID# 17-209](#) Review of interpretation for a request for alternative roofing materials at 6383 South Prince Street

Attachments: [Letter of Appeal](#)
[Manufacturer's Technical Data Sheet](#)
[Referenced Code Sections](#)
[IRC Chapter 9](#)

Staff Presentation by Gil Rossmiller, Acting Chief Building Official

Appellant Presentation by Jan Dorfman, homeowner

Motion by Member Eaby, seconded by Member Keyser, to UPHOLD the Chief Building Official's decision.

Motion FAILS with Members Manske, Houchen, and Mitchell against.

(Chair Mitchell turns over chairmanship to Vice Chair Houchen)

Motion by Member Mitchell, seconded by Member Manske, to OVERTURN the Chief Building Official's decision and allow installation of asphalt shingles as an alternative roofing method at 6383 S Prince Street with the understanding the owner/roofer must use two layers of WR Grace Ice and Water Shield and Malarkey Legacy XL Shingles as described in the homeowners proposal and all other materials as called for in the code. This is based on the finding that this is an equally good form of construction that meets the requirements for the interpretation of the code.

Motion FAILS with Members Houchen, Keyser and Eaby against.

(Vice Chair Houchen returns chairmanship to Chair Mitchell)

Motion by Member Houchen, seconded by Member Manske, to OVERTURN the Chief Building Official's decision and allow installation of asphalt shingles as an alternative roofing method at 6383 S Prince Street with the understanding that the owner/roofer must use two layers of WR Grace Ice and Water Shield, finished with Malarkey Legacy XL Shingles as described in the homeowners proposal and all other materials as called for in the code. This is based on the finding that this is an equally good form of construction that would meet the intent of the code for protection from ice and water.

Vote is unanimous and the motion CARRIES.

Chair Mitchell asks the City Attorney to prepare findings of fact with the Chair's signature.

Aye: 5 - Board Member Keyser, Board Member Houchen, Board Member Manske, Chairman Mitchell and Board Member Eaby

Absent: 1 - Board Member Hubbard

5. Staff and Board Updates

- a. Staff
- b. Chair/Members

6. Adjourn

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the July 19, 2017 regular meeting of the Littleton Building Board of Appeals. I have also reviewed the video recording for the July 19, 2017 regular meeting of the Littleton Building Board of Appeals and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



Denise Ciernia, Recording Secretary