

**CITY OF SURPRISE
BOARD OF CONSTRUCTION REVIEW HEARING**

MEETING MINUTES

February 20, 2020 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating called the Board of Construction Review Hearing to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on February 20, 2020.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Board Member Gisele Norberg, Board Member Scott Krous, Board Member Mitchell Rosenbaum, Board Member Ken Chapman and Board Member Dennis Smith.

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Brigham Bennett, Plans Examiner, Keith Tanner, Fire Marshal, George Nieto, Code Enforcement Inspector and Nichole Flores, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilman Ken Remley and Councilman David Sanders

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd stated had no current events to report.

D. STAFF REPORT

None.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Appeal Hearing – Building Permit Application 2019005303.

Ellen Van Riper, Chief Deputy City Attorney, explains procedures for hearing.

Brigham Bennett, Plans Examiner, presented item 1 to the Board.

The Board discussed:

- Engineering of post
- Distance of between property line
- Single contractor performed work
- Load bearing walls
- Fire rated walls
- Possible resolutions for violations

- Time frame for violations
- Original property development
- Adopted code timeframe
- Engineering and safety

James and Peggy Dare, Appellants, presented item 1 to the Board.

The Board discussed:

- Management approval
- Regulations between property vs. vehicle
- Lot line compliance
- On-street parking

Brigham Bennett and Keith Tanner, Fire Marshal, presented rebuttal.

The Board discussed:

- Repair vs. replacement
- Code amendment process
- When permits are required
- Public education
- Temporary structures
- Fire access and separation
- Fire retardant materials
- Fire walls and openings
- Radiant heat during a fire
- Code limits for number of vehicles on lots

James and Peggy Dare presented rebuttal.

Item "Ordinance 2019-31" entered into record.

The Board discussed:

- Patio cover vs. carport
- Code definition for carport
- Perpendicular posts and walls

The Board further discussed:

- Posts and property lines
- Carport expansions
- Properties in compliance
- Set-back requirements for permanent structure
- Permits obtained
- Clarification on codes
- Outcome effecting for future issue

Brigham Bennett presented closing remarks.

James and Peggy Dare presented closing remarks.

Vice-Chair Bash made a motion to affirm the decision of the Building Official. Board Member Krous seconded the motion. Motion passes with six votes in favor, one against (Norberg).

OTHER BUSINESS:

Item F – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Board Member Smith made a motion to adjourn the Board of Construction Review Hearing. Chair Keating seconded the motion.

Meeting adjourned at 8:22 P.M.

Matthew Keating
Board of Construction Review Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Nichole Flores, Board Secretary

DATE: _____