

Manheim Township Board of Appeals Meeting Minutes

December 17, 2007 at 7:00 PM in Meeting Room 115

Board Members Present:

Steve Kelley, AIA - Chairperson
Maryann Marotta, AIA
Lori Dropik, PE
David Lobb, AIA

Appellant: David Adamson, owner of Aspen Home Improvements (2653 Lititz Pike)

Secretary to the Board: Donald C. Forry

Call to order: 7:05 PM

Appeal Hearing No. AO1- 2007:

Don Forry explained the appeal and distributed related documents, pictures and drawings. The Appellant constructed the ramp at 2653 Lititz Pike without applying for or obtaining the required building permit. Township Code Official observed the ramp, brought it to Mr. Adamson's attention and issued a Notice of Violation on May 3, 2007. Mr. Adamson failed to make application for the permit as required on the Notice. Several deficiencies of the ramp construction were observed and recorded. The ramp slope was the major deficiency and other building code deficiencies which required correction in order to bring the ramp into compliance with Section 1010 of the 2006 International Building Code (IBC) were also documented.

David Adamson presented his side of the appeal for the construction of the ramp. His intent was to construct a service ramp. It was not intended for use by access by the customers or the physically disabled. He admitted it was a mistake on his part not to obtain the building permit.

A motion was made by Steve Kelley and seconded by Lori Dropik to deny the appeal based on the appellant's non-compliance with the 2006 IBC and the PA Uniform Construction Code. The Board voted unanimously (4-0) to deny the appeal. In addition, the Board allowed Mr. Adamson 60 days (from December 17, 2007) to evaluate the constructed ramp and the situation, and decide if he was going to make application, submit plans and permit fee for a building permit in order to make the ramp comply with the IBC, or remove the ramp. The Board suggested he verify ramp elevations to accurately determine the slope of the ramp and have a design professional involved in the ramp re-design process.

New Business:

Dave Lobb was thanked for his time, effort and professionalism during his two terms as a Board of Appeals member.

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Adjournment: 8:25 PM

Please inform me of any errors or omissions in these minutes as soon as possible.

Respectfully Submitted,



Donald C. Forry, Secretary to the Board of Appeals

Email: Code Appeals Board Members (5)
David Adamson, Appellant
Public Safety Commissioners, Nancy Keebler and Carol Simpson
James M. Martin, Township Manager
Board of Appeals file - paper copy