

4:00 PM  
October 24, 2022

**CITY OF GLADSTONE  
ZONING BOARD OF APPEALS**

Present: Joe Thompson, Brad Mantela, Greg Styczynski & Robert Pontius

Absent: Judy Akkala-Excused

Staff Present: Eric Buckman, Renée Barron and Jerry Hebert

Joe Thompson called the meeting to order at 4:00 pm and roll call was conducted.

Chairman Thompson asked the group if a recess for a site inspection was needed. General decision was made that a recess was not needed.

Renee Barron, Zoning Administrator presented an overview of the case before the ZBA.

- 410 Wisconsin Avenue
- Owner: Jeff Diebolt
- Zoning: R-1 Single Family Residential
- Use: Rental
- Appeal: Property Maintenance Order for a roof replacement/repair

An inspection was made at 410 Wisconsin Avenue as per the rental code on June 27, 2022. Orders noted were attached in the appeal packet and included an order to replace the roof at this location. Several meetings were held with Mr. Diebolt after the initial orders were issued to review and discuss them. A subsequent order was issued on August 16, 2022 which amended the original order to replace just the west side of the roof as that side was the most deteriorated. A petition was filed by Mr. Diebolt to appeal the order completing the formal request to have the issued heard before the ZBA.

Jeff Diebolt was present and made 3 points regarding this property.

- 1) The building/roof is not leaking, he provided pictures as evidence of this.
- 2) The roof orders to repair/replace roof was issued because the residence is a rental, he feels this is discriminatory in nature.
- 3) Certain-Teed shingle representative letter indicates that curling shingles does not mean that a roof is going to leak.

The Board discussed the code and considered the appeal.

*Motion by Brad Mantela; seconded by Robert Pontius to reverse the orders of August 16<sup>th</sup>, 2022 to replace the west side of the roof at 410 Wisconsin Avenue. **MOTION CARRIED***

There being no further business before the Zoning Board of Appeals Chairman Joe Thompson adjourned the meeting at 6:03 PM.

---

Joe Thompson, ZBA Chairman

---

Renée Barron, Zoning Administrator