MEMORANDUM TO THE BOARD OF ADJUSTMENT

July 8, 2016 *12:00 Noon*

OLD BUSINESS:

None

NEW BUSINESS:

1. Election of officers for 2016
2. Public hearing to discuss appeal (Appeal 16-1) made to the City of Grinnell Board of Adjustment by Grinnell College for a Variance to the Maximum Height allowed for a proposed building located at the Northwest corner of 1101 8th Avenue which is zoned R-3.

Notice is hereby given that an appeal (Appeal 16-1) has been made to the Board of Adjustment for a variance to the Maximum Height allowed for a proposed building located at the Northwest corner of 1101 8th Avenue Grinnell, IA 50112.

A Variance is requested from the following requirement:
Municipal Code Section 165.16
4. Bulk Regulations. Subsection (F): Maximum Height: Four stories or 50 feet.

The Board of Adjustment, after public hearing, and after receiving a report by the Commission and subject to such restrictions and conditions as the board may deem necessary and may authorize the location, construction, extension, or structural alteration of the following buildings or uses by issuance of a Variance:

A Building exceeding the limit of Four Stories of 50 Feet at the Northwest corner of 1101 8th Avenue Grinnell, IA 50112.

You are further notified that the time and place of the public hearing will be Friday, July 8, 2016 at 12:00 p.m. in the City Council Chambers, located on the 2nd floor of the Community Center, 927 Fourth Avenue, Grinnell, Iowa at which time any interested party will be heard concerning this matter.

The following items have been attached for you to review:

A. A copy of the notice as published in the Grinnell Herald Register.
B. Images of the elevations of the proposed new building.
C. Drawing of the total project by Grinnell College
D. Map showing the location of 1101 8th Avenue
E. A copy of the Appeal to the Board of Adjustment completed by the applicant.

Respectfully submitted,

Duane Neff

Duane Neff
Director of Building and Planning, City of Grinnell

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 927 4th Avenue, Grinnell, Iowa at 12:00 Noon, Friday, July 8, 2016.

Board of Adjustment
Agenda

July 8, 2016 12:00 Noon

Chairperson Palmer presiding:

Roll Call: Heimann _____, Jones _____, Kottmeier _____, Van Tomme _____.

APPROVAL OF AGENDA:

COMMUNICATIONS:

NEW BUSINESS:

1. Election of officers for 2016 – Must be completed the first meeting of each calendar year.

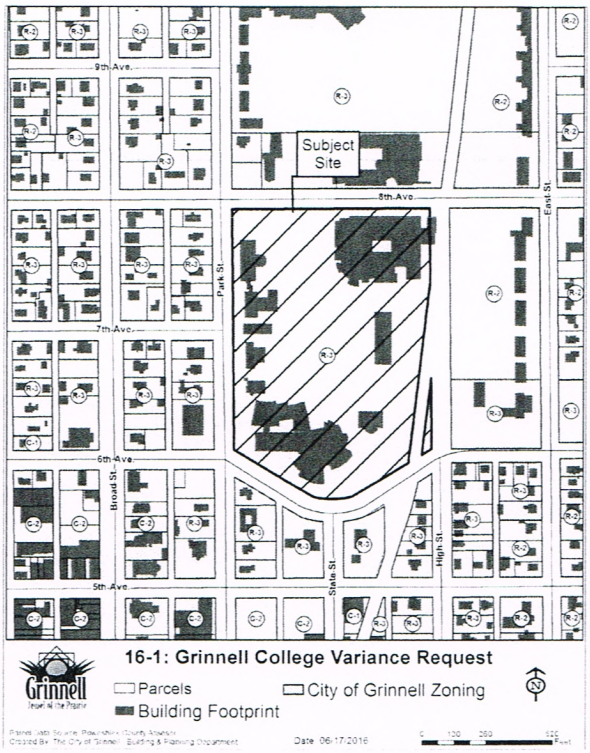
2. Public hearing to discuss appeal (Appeal 16-1) made to the City of Grinnell Board of Adjustment by Grinnell College for a Variance to the Maximum Height allowed for a proposed building located at the Northwest corner of 1101 8th Avenue which is zoned R-3.

ADJOURN:

P. S. Please let us know at 236-2600 if you cannot attend so we can be sure we have a quorum.

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Notice is hereby given that an appeal (Appeal 16-1) has been made to the Board of Adjustment for a variance to the Maximum Height allowed for a proposed building located at the Northwest corner of 1101 8th Avenue Grinnell, IA 50112, which is an R-3 zoned property.

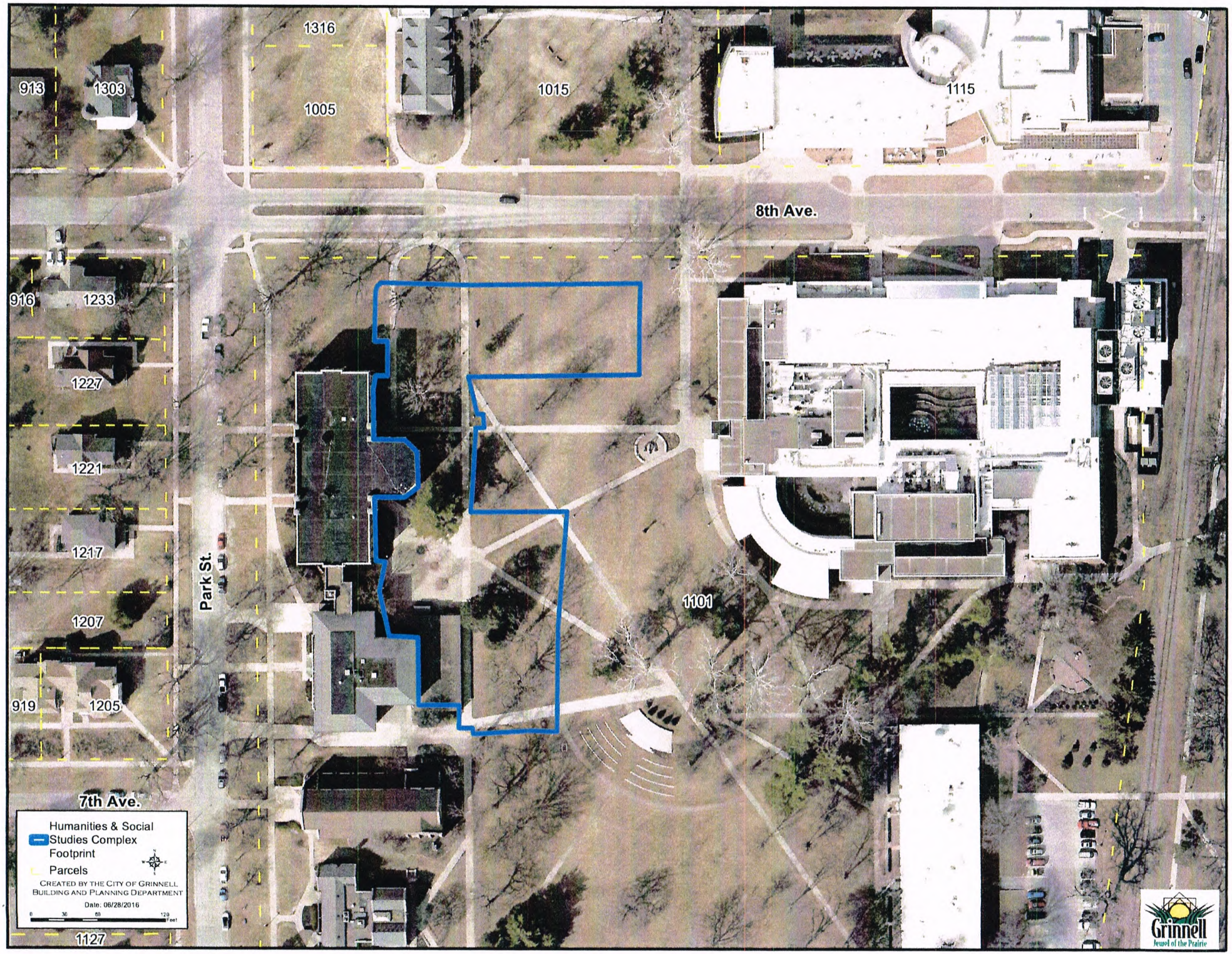


A variance is requested from the following requirement: Grinnell, IA Code of Ordinances Chapter 165, Section Sixteen (16): "R-3" MULTIFAMILY RESIDENTIAL DISTRICT; Subsection Four: (4) Bulk Regulations; Subsection F; Maximum Height: Four stories or Fifty (50) feet.

You are further notified that the time and place of the public hearing will be Friday, July 8, 2016 at 12:00 p.m. in the City Council Chambers, located on the 2nd floor of the Community Center, 927 Fourth Avenue, Grinnell, Iowa at which time any interested party will be heard concerning this matter.

Duane Neff
Director of Building & Planning

Legal Notice
Publish: June 23, 2016


1316
913
1303
1005
1015
1115
8th Ave.
916
1233
1227
1221
1217
Park St.
1101
1207
919
1205
7th Ave.
1127
Humanities & Social Studies Complex Footprint
Parcels
CREATED BY THE CITY OF GRINNELL BUILDING AND PLANNING DEPARTMENT
Date: 06/28/2016
0 30 60 120 Feet
Grinnell
Jewel of the Prairie

APPEAL TO THE
BOARD OF ADJUSTMENTS

Appeal # 16-1
Date: 7-8-2016

I (We), Grinnell College of 1226 Park Street (ARH building)
Name Address

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on 7-8, 20 16.

_____ It is an interpretation.

_____ It is an appeal for an interpretation of Section _____ of the ordinance or map.

_____ It is a special use permit required under Section _____ of the ordinance on which the Broad of Adjustment is required to act.

__X__ It is a request for a variance relating to the _____ use, _____ area, _____ frontage, _____ yard or __X__ Height_____ as required by Section 165.16 of the ordinance.

Remarks: _The variance is requested in order to provide a more constructible and visually gracious clearance of the upper roof of the atrium over the top of the finials on the historic towers on the west side of the Alumni Recitation Hall (ARH), which will now become part of the interior fabric of the Atrium of the Humanities and Social Studies Center. The raised portion is set well (approx.. 127 feet) back from the street and from the edges of the building, and will not cast shadows on or otherwise impact any exterior public space. The ARH is a fine example of the later Collegiate Gothic style, and the towers and the projecting bay they flank are signature elements of this picturesque composition. This solution will allow the towers to physically "breathe" with greater surrounding clearances and, by creating a taller clerestory, more natural light will be available to illuminate and accentuate the finials while at the same time providing more abundant and even lighting to the towers, the bay and the space below.

The premises affected are located at 1226 Park Street in Zone District ____R3_____ . Legal description of property involved in this appeal:

_____

_____

_____

Has any previous application or appeal been filed in connection with these premises? __No_

What is the applicant's interest in the premises affected? __Major renovation and addition to ARH & Carnegie buildings, academic facility___

_____

What is the approximate cost of the work involved? __$111M, including consultants & soft costs_____

Explanation of purpose to which property will be put: __Academic: primarily classrooms and faculty offices_____

_____

Plat plan attached _____X__ Yes _____ No.

Ground plan and elevations attached ____X_ Yes _____ No. If no, explain: _____

Appeal to the Board of Adjustments – Page 2

The following is a list of property owners adjacent to the exterior limits of the property involved in this appeal, together with addresses of same:

NAME	ADDRESS
None – all college-owned	

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete work within ___2___ year(s) from said date; and that I am able from a financial, legal, and physical basis.

Signature(s) of Applicant(s)
Rick Whitney, AVP for FM

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised June 23, 2016; Date of hearing July 8, 2016

Fee paid – Receipt No. _____

Decision of the Board of Adjustment _____

_____

Reasons:

1. _____

2. _____

3. _____

Other remarks:

_____

_____

BOARD OF ADJUSTMENT

Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.

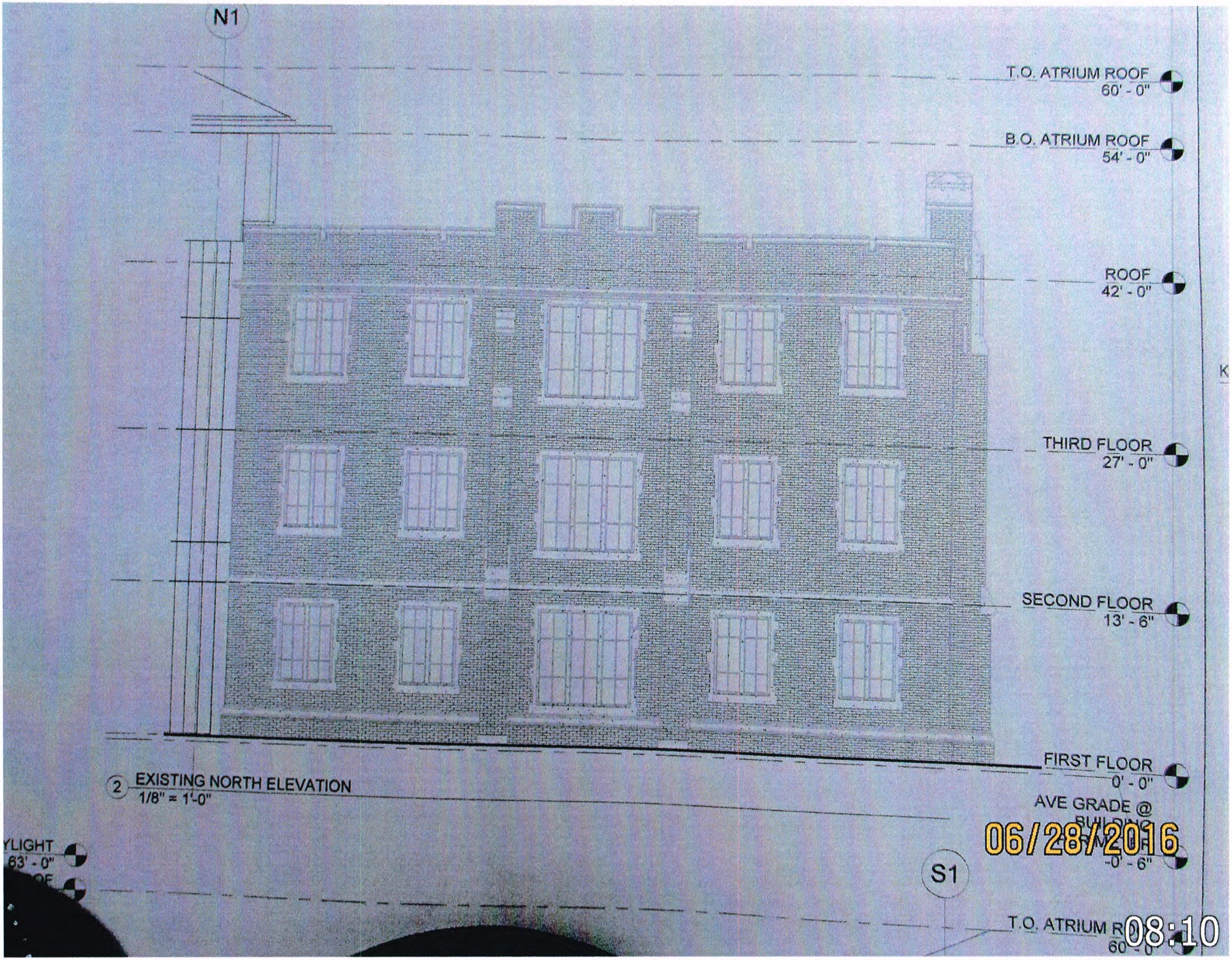
BY: _____
Secretary

GRINNELL COLLEGE
Humanities & Social Studies Complex
Grinnell, Iowa

06/28/2016

08:34

2 EXISTING NORTH ELEVATION
1/8" = 1'-0"
AVE GRADE @ BUILDING PERIMETER -0' - 6"
S1
T.O. SKYLIGHT 63' - 0"
ATRIUM ROOF 60' - 0"
T.O. ATRIUM ROOF 60' - 0"
ATRIUM ROOF 54' - 0"
B.O. ATRIUM ROOF 54' - 0"
ROOF 42' - 0"
ROOF 42' - 0"
THIRD FLOOR 27' - 0"
THIRD FLOOR 27' - 0"
SECOND FLOOR 13' - 6"
SECOND FLOOR 13' - 6"
FIRST FLOOR 0' - 0"
FIRST FLOOR 0' - 0"
AVE GRADE @ BUILDING PERIMETER -0' - 6"
AVE GRADE @ BUILDING PERIMETER
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"
06/28/2016
08:10


N1
T.O. ATRIUM ROOF
60' - 0"
B.O. ATRIUM ROOF
54' - 0"
ROOF
42' - 0"
THIRD FLOOR
27' - 0"
SECOND FLOOR
13' - 6"
FIRST FLOOR
0' - 0"
AVE GRADE @
-0' - 6"
S1
K
2 EXISTING NORTH ELEVATION
1/8" = 1'-0"
06/28/2016
08:10