

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, June 21, 2022. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRtVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

**Board of Adjustment
Agenda**

June 21, 2022

12:00 Noon

Roll Call: Baker _____, Hatting _____, Burnell _____, Knaack _____, Hammen _____.

APPROVAL OF AGENDA:

COMMUNICATIONS:

NEW BUSINESS:

1. Review a variance request (22-4) from OPN Architects on behalf of the Trustees of Grinnell College to provide detailed documentation of the interpretations and variance requests relating to fenestration and ground story height of a proposed building at 1021/1029/1031 Broad St.

ADJOURN:

**APPEAL TO THE
BOARD OF ADJUSTMENTS**

Appeal # _____
Date: _____

I (We), Trustees of Grinnell College of 733 Broad St., Grinnell, Iowa
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 N/A, 20 22.

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 Board of Adjustment is required to act.

It is a request for a variance relating to the _____ use, _____ area, _____ frontage, _____ yard or _____ base height and fenestrations as required by Section 1 of the ordinance. (165.18A Items 4.F.1, 8.A&B&D, 10.B&E)

Remarks: OPN Architects to provide detailed document of zoning ordinance 165.18A C-3 Zone of Confluence District item interpretations and variance requests.

The premises affected are located at 1021/1029/1031 Broad St. in Zone District C-3.

Legal description of property involved in this appeal: _____

W 99' S 65' LOT 8 & LOT 9 EX N 20' E 66' & N 5' LOT 10 BLOCK 6 and

E 66' S 65' LOT 8 & E 66' N 20' LOT 9 BLOCK 6 and LOT 7 & N 10' LOT 8 BLOCK 6

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

What is the applicant's interest in the premises affected? Owner of new construction for the primary purpose of college student apartment residences.

What is the approximate cost of the work involved? \$68.6M total project cost; \$56.8M construction cost (DD est.)

Explanation of purpose to which property will be put: Student apartment residences for ~110 students with civic engagement function on a portion of the ground floor.

Plat plan attached _____ Yes No.

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

Will be submitted by OPN Architects along with zoning interpretation and variance request detailed information.

Appeal to the Board of Adjustments – Page 2

A variance from the zoning chapter will not be granted unless: (Check Boxes)

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district; and
- That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and
- That the special conditions and circumstances do not result from the actions of the applicant; and
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered to be grounds for the issuance of a variance.

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 3 year(s) from said date; and that I am able from a financial, legal, and physical basis. (pending formal approval from the Trustees of Grinnell College)



Signature(s) of Applicant(s)

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised _____; Date of hearing _____

Fee paid (\$25.00) – Receipt No. 22836420

Decision of the Board of Adjustment _____

Reasons:

1. _____

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

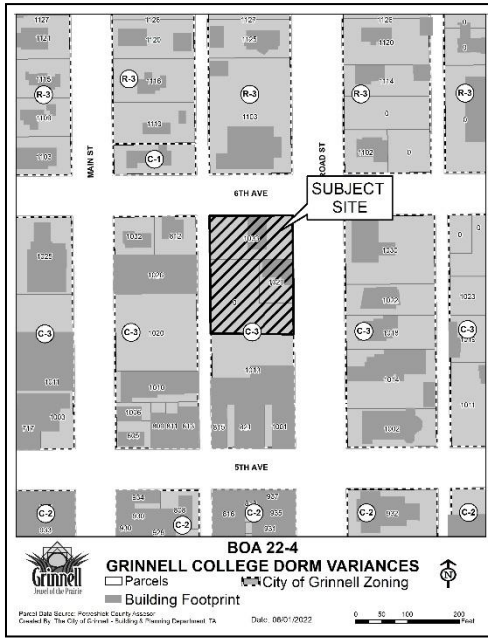
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Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



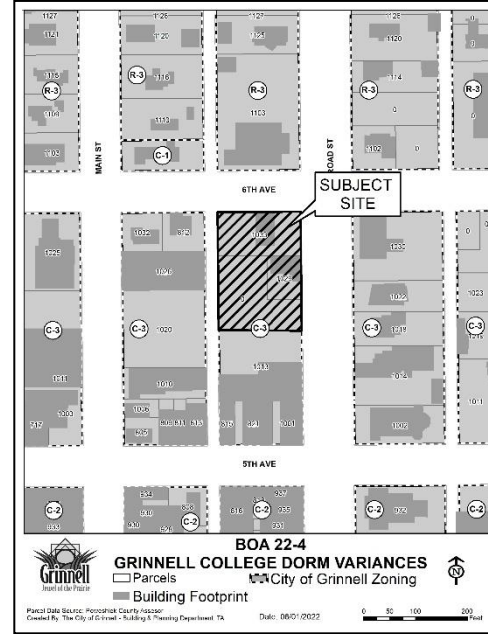
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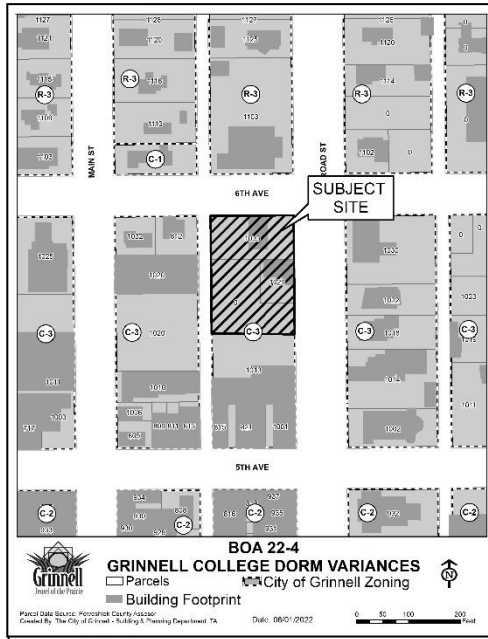
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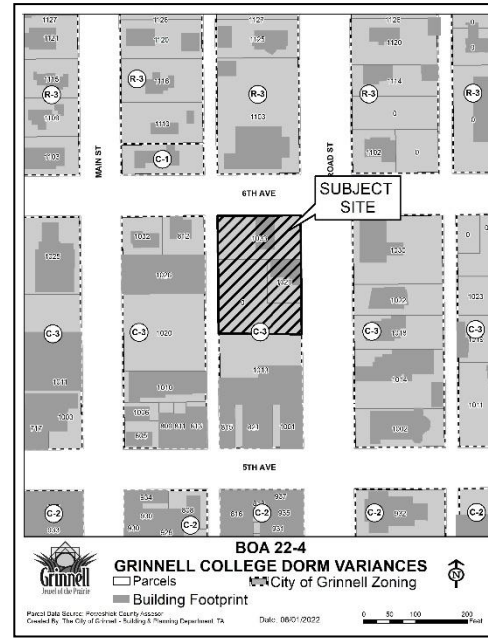
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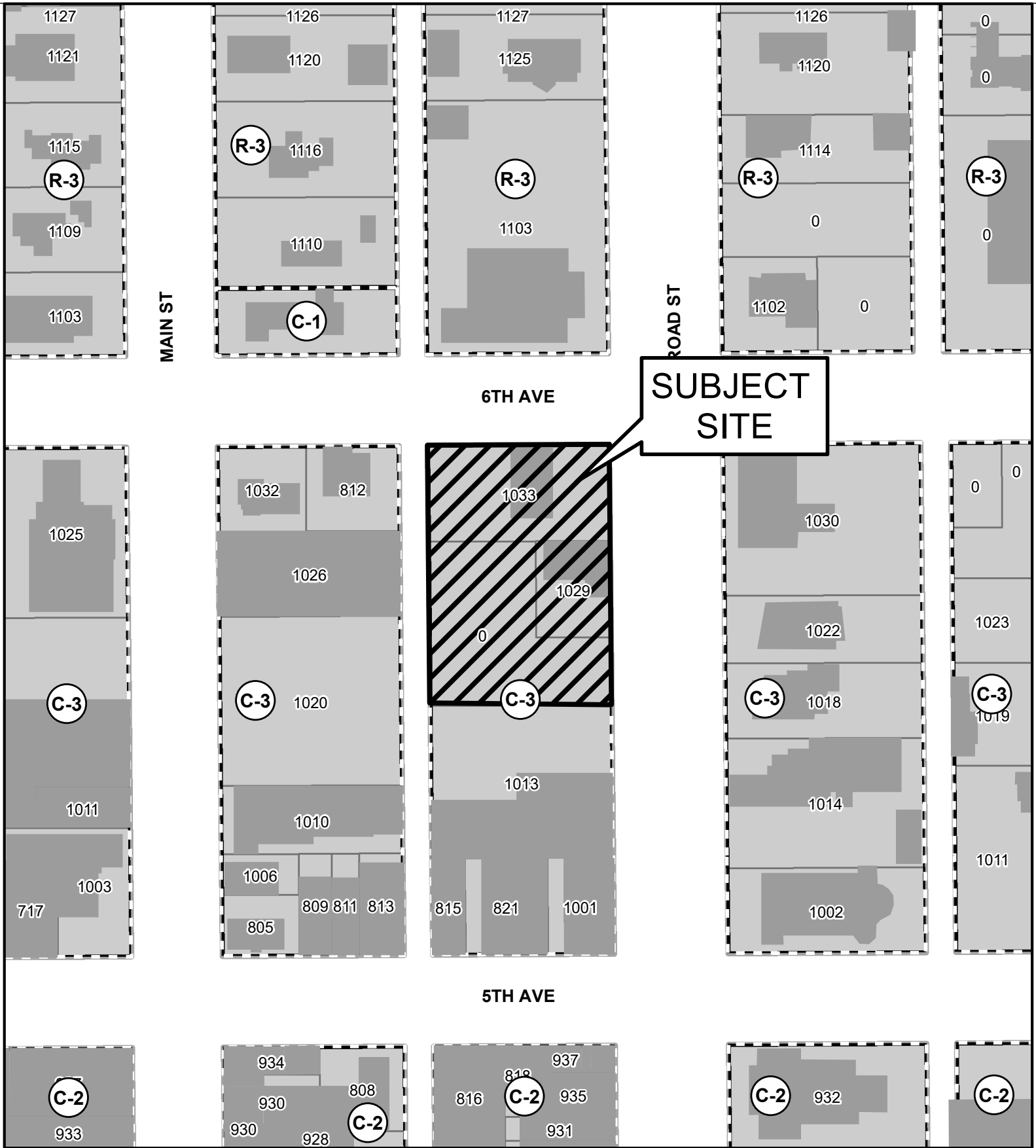
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BOA 22-4

GRINNELL COLLEGE DORM VARIANCES

▭ Parcels

▭ City of Grinnell Zoning

▭ Building Footprint



PUBLIC NOTICE

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Legal Notice
Publish: 6-6-2022

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