

**MINUTES
BOARD OF ADJUSTMENT
MARCH 10, 2015**

Chair John called the meeting to order at approximately 7:00 p.m. Those members attending included Sean Flanagan, Matt Reichert, Martha John, Philip Clithero and Fred Carroz. Also attending were the Deputy City Clerk, Megan Eldridge, Building Regulations Supervisor, John Simon, Building and Site Development Manager, Shane Creech, and Assistant City Counselor, Ryan Moehlman.

The minutes from the regular meeting of February 10, 2015 were approved as submitted on a motion by Mr. Carroz and a second by Mr. Clithero.

The following cases, properly advertised, were considered. All persons testifying were duly sworn by the Deputy City Clerk.

Case Number 1896 was a request by Michael R. and Angela M. Baker for a variance to the setback requirement for an accessory structure by allowing the existing detached garage to be located less than 60 feet from the front lot line on property located at 413 Grapevine Court (Parcel No. 16-906-00-02-056.00 01).

Chair John explained that a request had been made by the applicant to table this item.

Mr. Flanagan made a motion to table Case No. 1896 to the April 14, 2015 Board of Adjustment Meeting. The motion was seconded by Mr. Reichert and approved unanimously by voice vote.

Case Number 1897 was a request by H.A. Walther, attorney for the Alpha Gamma Sigma Building Association, for a variance to the building height requirement by allowing the building height to exceed the maximum height permitted on property located at 407 Burnam Avenue.

Chair John opened the public hearing.

Skip Walther, an attorney with offices at 700 Cherry Street, stated he was appearing on behalf of the property owner and provided an exhibit of the proposed building. The property had an odd shaped lot and was currently being used by the Alpha Gamma Sigma fraternity. He noted the property owner planned to demolish the existing structure and replace it with a new structure. The existing structure had about 30 beds and the applicant planned to build a more modern structure with about 55 beds. He noted Greek Town was rapidly changing and there was a lot of demand for Greek housing, which the applicant was trying to meet. The proposed structure could have been downsized, but the applicant would not save much in construction costs and the additional beds were needed to generate revenue to pay for the construction. Since they needed 55 beds, the choice was whether to build a flat building or a three-story building. A relatively flat building would absorb the lot's greenspace, be incompatible with surrounding properties, and result in an increase in construction costs and the amount of impervious surface, which impacted stormwater runoff. They believed the proposed three-story structure would be harmonious, compatible, attractive, and in character with surrounding properties. Due to various code issues and the proposed number of beds, the building height would be more than the 35 foot maximum allowed in R-3 zoning, and

therefore the applicant was requesting a five foot variance for a building height of 40 feet. He commented that from an elevation standpoint the proposed building would be lower than the Chi Omega house, which had received a variance for its building height. Since the 35 foot building height restriction had been imposed in R-3 zoning districts, requirements for sprinklers and fresh air ductwork had appeared, which required more vertical spacing between floors. One of the hallways in the proposed structure would have a compressed height of eight feet, and the bedrooms and dining hall would have ceiling heights of nine feet. He felt the building height restriction for a three-story building in R-3 zoning was outdated given current building code requirements, and pointed out that creating a three-story building and satisfying the 35 foot building height limitation was very problematic.

John Neyens, 616 N. 24th Street, Quincy, Illinois, stated he was the project manager for the firm designing this project. The existing building was in a state of disrepair, and the funds needed to bring it to a usable standard were unjustifiable. He mentioned the electrical system in the existing building did not serve the needs of a modern student very well as there were galvanized water pipes in the basement, outside air was not being provided, the egress did not match that of current buildings, and the building was not ADA accessible. He commented that while those code issues had been grandfathered, they would not appease a parent sending their child to college or make it easy to find students who wanted to live in the facility. He noted they could build up or build out, but building out would cost more, would not result in the building looking like nearby buildings, and would cause a significant loss of greenspace. The existing site had a nice front yard that allowed for activities and was a great asset to the property. He reiterated they were designing for 55 beds, so the project would meet the economies of scale and the budget. He pointed out that they were aware of the height restriction and did not begin designing this project with the intent to receive a variance, so they quickly eliminated a walkout basement the property owner had hoped for because the finished floor would have had to have been raised a couple of feet due to the grade. He explained the fire sprinkler piping, plumbing piping, and fresh air ductwork along with a structural W-shaped steel beam had to cross from one side of the building to the other and the ceiling height had to be lowered for the pipes and equipment to pass underneath the beam. He noted the hallway was an egress hallway, so there were code limitations on the hallway's height in addition to any practical needs. They were going to the bottom of trusses in finished spaces to keep the ceiling height as short as possible and to get as much vertical livable space as possible. He felt a flat roof would not have character and would look out of place with surrounding buildings, and commented that flat roofs tended to leak and sloped roofs would limit maintenance issues.

Larry Schuster, 3109 Hill Haven Lane, stated he had worked with the fraternity for a little over 20 years. The fraternity normally housed about 100 men, but due to the modernization of building codes, they could no longer house that many in their current structure. They felt housing 90-100 men was good as it would provide for about 20-25 men per class. He mentioned the number of beds was driven by the cost of the proposed building and how the fraternity operated. He asked the Board to support their variance request.

There being no further comment, Chair John closed the public hearing.

Mr. Simon commented that the ordinance regarding the 35 foot building height restriction was clear.

Mr. Moehlman understood there would be 55 beds and 100 men residing in the fraternity. Mr. Schuster stated that was correct. He commented that they recently completed a project on Rollins

Street and now had two freestanding structures linked by a bridge and a nearby parking structure. One structure operated as an independent apartment complex and the other as an annex.

Mr. Moehlman understood the applicant was requesting a 40 foot building height, but the application indicated a height of 38 feet 5 inches was needed. Mr. Schuster stated the 40 feet was requested in order to leave a bit of room.

Mr. Moehlman asked whether there was anything unique about the property that would cause an undue economic burden in the property's use. Mr. Walther replied they did not want to invade the topography or get rid of the front yard, and although they could do that, it would not be correct for Columbia or the fraternity. He mentioned this property was very visible from Providence Road, and if the proposed building took up the entire lot, it would be out of character, unattractive, and inappropriate.

Mr. Moehlman asked if it would be appropriate for the City Council to review the 35 foot building height restriction since Mr. Walther felt it was outdated. Mr. Walther replied he was asking the Board for a variance and not for a change to the ordinances. He thought every property was unique. It was true other Greek houses had encountered this same issue, but that did not mean the applicant's issue was not unique. He noted many structures away from Providence Road did not have the building height of this fraternity, but the height was appropriate for those structures. A structure for this fraternity that was less than three stories would not fit in with its location and neighbors.

Mr. Moehlman asked if any calculations or plans were done to determine how many beds could fit in the structure without a variance. Mr. Walther replied some cost estimates had been done and reducing the number of beds would not justify the project's cost. If the structure was going to be two stories, the number of beds would have to be reduced by 10 or 12. Mr. Schuster stated the structure would need to be at full capacity most of the time in order to break even on the project cost and to have some funds for future maintenance.

Mr. Carroz noted this was the third time in two years a request like this had come before the Board. Mr. Flanagan stated it seemed like this issue would be recurring and agreed with Mr. Moehlman that the 35 foot building height restriction might be too limiting in this area. Mr. Clithero commented that the Board previously told staff the 35 foot building height restriction needed to be reviewed. He understood the City was in the middle of changing its zoning regulations and wondered if that would be part of those changes. He commented that without the five foot variance, the proposed building would have eight foot tall ceilings on each floor, which would not work.

Mr. Clithero made a motion to approve the five foot building height variance. The motion was seconded by Mr. Carroz.

CASE NO. 1897 VOTE RECORDED AS FOLLOWS: VOTING YES: REICHERT, JOHN, CLITHERO, CARROZ. VOTING NO: FLANAGAN. The variance was approved as requested.

Case Number 1898 was a request by Marjorie Lewis, attorney for the Hagan Scholarship Foundation, for variances to the (1) height requirement for a cupola, (2) the off-street parking requirement, and (3) the bicycle parking space requirement by allowing the cupola to exceed the maximum height permitted and by allowing fewer off-street vehicle parking and bicycle parking spaces than required on property located at 1511 East Broadway (Parcel No. 17-117-

00-43-001.00 01), which is along the north side of Broadway between Ripley Street and William Street.

Chair John clarified a variance to the bicycle parking space requirement was not needed.

Ms. Eldridge noted inquiries had been received from Boone Hospital Center, Kip Kendrick, Stephens College, and Boone County National Bank, and that the associated correspondence had been provided to the Board members.

Chair John opened the public hearing.

Dan Hagan, P.O. Box 1225, stated he was the Trustee for the Hagan Scholarship Foundation, a 501(c)(3) charitable organization that owned the subject property, and presented a PowerPoint. The property was currently a vacant tract comprising of one city block at the northwest corner of East Broadway and North William Street, and was the previous location of Hillcrest Hall, a Stephens College dormitory. He noted the administrative and classroom building, on which the cupola would be located, would be setback about 140 feet from Broadway. He displayed a site plan with four buildings: the main administrative and classroom building, a boys dormitory, a girls dormitory, and a building that would house the gymnasium and dining area. He explained the Hagan Scholarship Foundation was established to award college scholarships to high-achieving students residing in rural counties and in need of financial assistance, and each scholarship recipient had to contribute to the cost of their education by working at least 240 hours before the start of each academic year. The Hagan Academy would help similar students a couple years earlier by allowing them to attend the academy free of charge. Enrollment at Hagan Academy would be limited to 72 high school juniors and seniors, which was half the number of students that had occupied Hillcrest Hall. He mentioned college credit courses would be taught at the academy, so students would graduate with a high school diploma and 50-60 college credit hours from participating and partnering institutions. He explained they wanted to construct something that would be an asset to Columbia and the neighborhood, and that the buildings were designed to be inspirational, attractive, and similar to traditional East Coast boarding schools. He thought they would create an appealing entry to downtown Columbia, which would become a community landmark. All buildings would have brick and stone exteriors and slate roofs, and would be located around the perimeter of the lot with a large, heavily landscaped courtyard in the center. He commented that the academy should complement Stephens College and the Boone Hospital Center.

Chair John felt the cupola was too tall and asked if there was anything inside the cupola requiring it to be as tall as proposed. Mr. Hagan replied the cupola was non-occupiable space and proportional to the building. He noted the cupola was scaled from the cupola on Harvard University's main administration building and would be similar to cupolas at East Coast private academies. Ms. John wondered whether each section of the cupola could be shrunk. Mr. Hagan reiterated the cupola was proportional to the building, and the building was below the maximum allowed height. The requested variance was for the second tier of the cupola.

Mr. Moehlman asked what practical difficulties would result if the variances were not granted. Mr. Hagan replied when he had purchased this property he had promised Stephens College President, Dianne Lynch, and the Boone Hospital Center Trustees that a distinctive and complementary campus would be built. He could not think of a more prominent site in Columbia than this one and noted everyone driving into Columbia from the east would see this site. He commented that the buildings would look beautiful collectively and the cupola would be distinctive.

Marjorie Lewis, an attorney with offices at 601 E. Broadway, Suite 203, stated she was appearing on behalf of the applicant, the Hagan Scholarship Foundation. She provided a handout of exhibits numbered 1 through 15 which were a PowerPoint presentation, letters of denial regarding the cupola height and vehicle parking plan, the applicant's variance application, a memorandum in support of the variance application, a notice of public hearing, a letter of clarification and memo from the City Clerk sent to parties in interest, a list of parties in interest, a certified copy of the general warranty deed conveying the property from Stephens College to the applicant, certified copies of Sections 29-2, 29-12, 29-26, 29-30, and 29-31 of the City of Columbia Code of Ordinances, and a certified copy of the Board of Adjustment rules. Exhibits in the PowerPoint presentation were numbered A through I and included an aerial photo of the property, a site plan of proposed improvements, the proposed building and cupola, the proposed cupola depicting the excess height for which the variance was being requested, a zoning map showing the property zoned O-1, details of the cupola along with the cupola height requirements, parking requirements, criteria for granting variances, and a listing of community outreach and responses. She requested Exhibits 1-15, including the subparts, be admitted into the record. She commented that a notice sent to interested parties indicated the applicant was seeking a variance to the bicycle space parking requirement and a letter was later sent clarifying the applicant was not seeking a variance for that item. She noted Exhibit A was a fair and accurate representation of an aerial photo of the property, except that the buildings on the subject property and the buildings on the southeast corner of Dorsey Street and Broadway were no longer there. She mentioned that Exhibit B was a fair and accurate representation of the site plan with the proposed improvements, Exhibit C was a fair and accurate representation of the proposed building and cupola height, and Exhibit D was a fair and accurate representation of the proposed cupola height with the excess height for which the variance was being requested highlighted in yellow. She explained O-1 zoning had a building height restriction of 45 feet and Section 29-12(d)(3) allowed for an additional foot for each additional foot of setback up to 75 feet. Since the proposed building setback was 42 feet, the maximum building height allowed was 62 feet. She noted Section 29-26(a)(3) of the Code of Ordinances allowed an extra six feet for a cupola, which gave the applicant an allowed height of 68 feet. She stated the second tier of the cupola would extend to a height of 101.72 feet, which was 33.72 feet over the allowed height. She pointed out that if the building's setback was measured from the portion of the building where the cupola was located instead of from the closest point, the building would have an allowed height of 81 feet, and noted the top eight feet of the cupola was actually a required lightning rod. She believed the second tier of the cupola was small compared to the building's setback and size. She explained the site plan provided for 39 vehicle parking spaces and the required eight bicycle parking spaces. The applicant calculated the required parking spaces by looking at the number of parking spaces required for a senior high school, one space per employee and one space per four students, which totaled 43 parking spaces, and reduced that number to 39 since four bicycle spaces were provided. The City agreed with the calculation of the 39 vehicle spaces, but added the number of parking spaces required for dormitories, one space for every two occupants, which required the need for an additional 36 parking spaces. That number was reduced by the addition of four bicycle spaces, therefore 71 vehicle spaces were required per the City. She noted this was a unique situation in that all the buildings were in a one block area, and there was no need for students to drive from the residence hall to class. In addition, students would not be allowed to have vehicles. The only use of parking by students would possibly be once a year at graduation, otherwise those spaces would remain empty. She did not believe the students should be counted twice in terms of vehicle parking. The variance for the cupola was being sought because of the property's prominent nature as it was an entrance to Columbia and uniquely situated among the large and imposing structure of the Boone Hospital Center, the beautiful

buildings of Stephens College, and the attractive buildings of other academic institutions. The applicant wished to match or exceed the quality of construction in the area, which meant building a facility that was substantial, beautiful, and keeping the look of the cupola in line with the architecture. She noted the parking variance was requested for some of the same reasons as the cupola, and because of the tract's limited and unique size the number of parking spaces would have to be reduced to allow for the proposed buildings, greenspace, and landscaping. This situation was not self-imposed because the applicant desired to build something that would be a landmark and would be in line with properties in the area. In addition, there was not a desire for unnecessary parking that would sit unused. The applicant's practical difficulty was not shared by surrounding properties as those structures had existed for a long time or had substantially larger lots, and this tract, which was bound by four streets, was more prominent and visible than surrounding properties. She commented that the proposed plans were intended to inspire students and the community and would be in line with the goals of the applicant and the community. Substantial compliance with the ordinances would be met if the variances were granted, the spirit of the zoning ordinances would be observed, public safety and welfare would be secured, substantial justice would be done, and the viability of the zoning ordinance as a whole would be protected. First Baptist Church was a comparable landmark type of building. The proposed project would be very aesthetically pleasing, and the students and community would receive greater benefit from additional greenspace and landscaping than additional parking that would sit unused. The tract was formerly occupied by Hillcrest Hall, a dormitory for Stephens College, and the current use would provide for half of the number of students housed on the site previously. She noted the school would be a home to students who would not have family visiting often. The applicant felt the requirements for granting a variance had been met and requested variances from the maximum 68 foot height for the cupola by allowing a height of up to 102 feet and the required 71 vehicle parking spaces by allowing only 39 vehicle parking spaces.

Chair John reiterated that she believed each section of the cupola had been stretched higher than needed and noted she had sketched a cupola similar to the the one in the plans, but eight feet shorter. She asked if the cupola needed to be as tall as proposed. Mr. Hagan stated they would take her comments and sketch into consideration.

Mark Farnen, 103 E. Brandon Road, appeared on behalf of the Hagan Scholarship Foundation and stated input from various stakeholders and interested parties had been solicited in regard to this project. Stephens College, Boone Hospital Center, Boone County National Bank, and Kip Kendrick as the immediate past president of the Benton-Stephens Neighborhood Association had sent letters of support for the variances. He noted this proposal had been shared with individuals in nearby neighborhoods and the City Council member for this area, and all were supportive. They had not received any opposition from any interested party, neighbor, or person who lived or worked in the vicinity of this project. He asked the Board to support the requested variances.

Mr. Moehlman asked if there was anything preventing the applicant from using the property if these variances were not granted. Ms. Lewis replied the applicant would be unable to use the property as proposed if the parking variance was not granted because it would result in a lot of asphalt. She noted the applicant might not be willing to construct Hagan Academy without the requested variances because it would not have the desired look. Hagan Academy was to be a boarding school similar to those on the East Coast and the cupola was designed to make this property a unique landmark.

Mr. Hagan stated the center courtyard was key since the academy would be the students' home for two years. There would only be 60 bedrooms, some with bunk beds, on campus even with a maximum of 72 students because there would only be about 60 students year-round due to attrition rates. The students would not be allowed to have cars because of liability issues and because they wanted the students to concentrate on their studies. He felt no more than 25 parking spaces would be used as they would only have six or seven full-time faculty members plus a few other staff members. He stated the academy would not be built at this location if an additional 30 parking spaces were required. He commented that the cupola was not out of the ordinary or out of scale when looking at the complete campus, and while Chair John's point was valid and something they could consider, they would still need a variance. There were two steeples, a large one and a smaller one on the auditorium, which complemented each other. He mentioned the parents of these students would want them staying at a nice facility. He noted this property was acquired because it was between Stephens College, the second oldest women's college in the United States, and Boone Hospital Center, one of the best regional hospitals. There was no better location than this for a student to come to Columbia to do some job shadowing and volunteer work as they would be in the heart of Missouri's educational mecca. The academy would be equivalent to Jesse Hall, the administration building at Columbia College, or Hickman Hall at Stephens College, and would be in existence for a long time.

Chair John asked for the amount of variance being requested for the cupola height. Mr. Hagan replied he thought it was 33 feet and noted only the upper tier of the cupola needed a variance. The cupola would be open so light would flow down through the windows providing a lot of natural light into the building. The cupola would be made of solid stone with solid stone railings. The inside of the buildings would be commensurate with the outside of the buildings with a lot of wainscoting, wood paneling, and coffered wood ceilings.

Mr. Carroz asked for the plans to accommodate parents attending graduation for these students. Mr. Hagan replied that would not be an issue as only 30 students would graduate each year and it would be similar to graduation at Mizzou where parents stayed at motels. He reiterated that they would have 39 parking spaces at the academy with only a dozen or so full-time employees. They would not use or require any on-street parking and there seemed to be no issues at Hillcrest Hall when 160-170 students had lived there. Mr. Carroz asked if an arrangement would be made with Boone Hospital Center to use their parking facility. Mr. Hagan replied they would not need Boone Hospital Center's parking for one event and if there was an issue the event could be held at another location. The parents of these students did not have money so the chances of them coming to Columbia were slim.

Mr. Moehlman asked if it was correct that this property was zoned O-1. Mr. Hagan stated that was correct. Mr. Moehlman asked what other uses were allowed in the O-1 zoning district. Mr. Hagan replied the academy became a restricted use when they purchased this property as they had agreed to build an academy, and no other uses were allowed. Mr. Moehlman asked if the use restriction was in the evidence submitted. Mr. Hagan replied it was in the deed. He explained this property was previously zoned R-3, and Stephens College did not want apartments to be built there. Mr. Moehlman noted variances ran with the land and the Board's decision would stay with this property. Mr. Hagan commented that they were just requesting a variance to the cupola and reiterated the actual building was 15 or more feet under the maximum allowed height. Mr. Moehlman asked, if the academy were to fail, how the City would ensure any successive uses would not negatively impact parking in the area and would maintain the greenspace, as it might not be useful for the successor. Mr. Hagan replied the property could only be used for educational

purposes due to how the buildings would be constructed and removing the buildings would be costly. He noted the academy would not fail because the campus was being built debt-free and would have an endowment to provide perpetual funding for the academy.

Mr. Moehlman asked if the applicant had reviewed Section 29-30(e) of the City Code in regard to shared parking relationships. Mr. Hagan replied shared parking was not needed as the academy did not have a need for the parking being proposed. Mr. Moehlman asked where students would park their cars if they brought them. Mr. Hagan replied part of the enrollment criteria was that students could not bring cars because the students were minors. In addition, the academy was located downtown and there were two City bus lines that stopped about every 15 minutes on the east side of the property so the students would be able to go anywhere throughout Columbia.

Mr. Moehlman asked whether the applicant asked City staff about pursuing a planned use district. Mr. Hagan replied they had requested open zoning due to the number of changes in designing a facility like this. These buildings were very complex and unique. He noted two air chillers would provide heating and cooling for the complete campus and a loop system would provide water and utilities. Everything would be underground. He was not aware of any academy in the United States that would be built to this quality.

Ms. Lewis wanted to make it clear that there was one group of students that would be both students and dormitory residents. If only a dormitory was on site, the 39 spaces would be sufficient as well. It was a unique use of the property.

Dr. Dianne Lynch, President of Stephens College, 1200 E. Broadway, stated they sold this property to Mr. Hagan to protect the public good. Many real estate developers had made offers for this property for student housing and Stephens College was interested in uses for this property other than student housing. She commented that Brookside was on one side of Stephens College and the residents yelled at Stephens College students and parked their vehicles on the college campus. She commented that this proposal was thoughtful and had gone through a very long and complicated process, and the surrounding community and neighborhoods were enthusiastic about the proposed use of this property. The deed had a 99 year restriction because Stephens College would still be in existence in 99 years, and they wanted to be sure the property would be used in a way that contributed to and enhanced the neighborhood. They had sold the property to Mr. Hagan with the stipulation it would be used to build an academy. She noted Mr. Hagan was investing a lot to provide an opportunity for young, disadvantaged, rural, hardworking, academically high-achieving students to come to Columbia for the education of a lifetime. He was also very detailed and every piece of the design fit. She hoped people driving on Broadway would think this property was part of Stephens College. She noted Stephens College had a cupola on its Senior Hall that was taller than other places on campus, but it was their icon and signified quality, traditions, and value. She thought the proposed cupola would be an icon and a beacon that would be seen from Highway 63. She told the Board to consider the traditions inherited by this type of architecture, which she felt spoke to quality and investment, and what that meant to the community. She noted nobody would be more affected by the academy's parking than Stephens College and pointed out that colleges restricted bringing cars to campus as a condition of enrollment all of the time. She did not believe students of a high school academy that lived downtown in a protected environment would bring their cars to campus and stated the academy could use Stephens College's parking at commencement if it was an issue. This proposed project was one of the greatest gifts to a community she had seen and was about someone doing something world-class for a community

and a group of underserved students. She hoped the Board would not decide that a cupola or a couple of parking spaces were enough to change the direction Mr. Hagan was headed.

Dr. Bruce Walker, 6013 Dornagh Court, commented that he and his wife were volunteers for the Hagan Scholarship Foundation and were privileged to become more involved each year. Mr. Hagan was providing life changing support for students, was committed to quality, and was extremely thoughtful and very detailed-oriented. The academy would benefit high-ability students with a financial need. He stated he was confident the Hagan Academy buildings would be architectural landmarks, inspire the academy's students, parents, and faculty, and would be a project to make Columbians proud. He noted the cupola was in line with the architect's and Mr. Hagan's aesthetic vision for the campus and the number of parking spaces were practical as the students would not have cars on campus. He asked the Board to support the variances for the cupola and parking spaces.

There being no further comment, Chair John closed the public hearing.

Mr. Simon thought the ordinance requirements pertaining to the allowed building height had been clearly depicted. He stated staff had concerns about larger events that might occur at this site in terms of where vehicles would park, and the City did not have any control over whether students brought their vehicles to campus.

Mr. Moehlman reminded the Board that this this was an open zoning district and that the two variances needed to be dealt with separately.

Mr. Flanagan understood the cupola was considered part of the building and asked how that was different from an antenna or tower. He wondered what limited a cupola to being defined as part of the building height. Mr. Simon replied a cupola was considered part of the building and there were height and area exceptions for cupolas, spires, etc. that had been accurately depicted in the comments of the applicant.

Chair John asked for the height of other buildings near this property. Mr. Simon replied Boone Hospital Center was seven stories tall, but noted he could not speak to other buildings in the area. Mr. Carroz noted Plaza 1 of Boone Hospital Center was three stories tall. Mr. Hagan thought Boone Hospital Center was about as tall as the top of the proposed cupola.

Mr. Flanagan made a motion to approve a variance to reduce the number of vehicle parking spaces required from 71 to 39. The motion was seconded by Mr. Reichert.

CASE NO. 1898 VOTE RECORDED AS FOLLOWS: VOTING YES: FLANAGAN, REICHERT, JOHN, CLITHERO, CARROZ. VOTING NO: NO ONE. The variance was approved as requested.

Ms. John thought the cupola could be at least eight feet shorter and urged the applicant to consider shortening the cupola.

Mr. Flanagan made a motion to approve a variance to increase the allowable height of the cupola an additional 34 feet. The motion was seconded by Mr. Reichert.

CASE NO. 1898 VOTE RECORDED AS FOLLOWS: VOTING YES: FLANAGAN, REICHERT, JOHN, CLITHERO, CARROZ. VOTING NO: NO ONE. The variance was approved as requested.

There being no further business, the meeting adjourned at 8:42 p.m.

Respectfully Submitted,

Megan Eldridge
Deputy City Clerk