

BOARD OF ADJUSTMENT – APPLICATION FOR A VARIANCE

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PLANNING DEPT.

TO: BOARD OF ADJUSTMENT
Community Development Department
City Hall, 701 E. Broadway, Columbia, Missouri 65201

SUBJECT: Request for approval of a variance from requirements of the Unified Development Code on the following described property located in the City of Columbia, County of Boone, State of Missouri (legal description):
Please see the legal descriptions attached hereto as Exhibit A and incorporated herein by reference.

which is presently zoned R-MF and known, or to be known, as 600 Rollins Street Columbia, Missouri 65201 (Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 16-612-00-01-019.00 01; 16-612-00-01-018.00 01

Notice is hereby given that Applicant(s) requests a variance with respect to the above described property from the Decision of Rachel Smith, Senior Planner, City of Columbia - Community Development

On the 11th day of March, 20 21 said official did deny the Applicant's request for approval of a proposed site plan for the subject property. The proposed site plan is attached hereto as Exhibit B.

The reason given for such action was that the proposed site plan did not meet the requirements of the Unified Development Code, as more fully described in said official's denial letter, which is attached hereto as Exhibit D.

which does not comply with Section See Exhibit D, Code of Ordinances of the City of Columbia, Missouri, which Section provides or requires that See Exhibit D

A copy of the letter of said official is hereto attached.

There are practical difficulties or unnecessary hardships, or both, in the way of carrying out the strict letter of the Ordinance because (all claims shall be justified by supporting documentation. Add additional pages or provide separate letter for response) See attached cover letter, which is incorporated herein by reference.

If the Board of Adjustment varies or modifies the application of the Ordinance as requested. nevertheless there will be a substantial compliance with the Unified Development Code, the spirit of the Unified Development Code will be observed, public safety and welfare will be secured, and substantial justice will be done because (applicant shall fully respond to "Criteria for Approval" as shown in Section 29-6.4(d)(3)(i). All claims to be justified by supporting documentation. Add additional pages or provide separate letter for response) See attached cover letter, which is incorporated herein by reference.

Applicant(s) requests that the Board of Adjustment vary or modify the application of the Ordinance to the above described property to the extent indicated, and that the Board of Adjustment grant the variances necessary to construct the building as shown in Exhibit B and as described in the attached cover letter.

March 15, 2021
DATE

SIGNATURE(S) [Handwritten Signature]
PRINTED NAME Caleb Colbert
ADDRESS 827 E. Broadway, Ste B, Columbia, MO 65201
TELEPHONE (573) 442-3535; caleb@showmclaw.com

CAPACITY OR INTEREST IN PROPERTY Attorney for Applicant/Property Owner

This application is hereby acknowledged as being received for Board of Adjustment consideration by:

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE [Handwritten Signature]
DATE 3/15/2021

THE LAW FIRM OF
HADEN & COLBERT

March 15, 2021

VIA HAND DELIVERY

Patrick Zenner
Development Services Manager
Community Development Department – City of Columbia
701 E. Broadway
Columbia, MO 65201

**Re: 600 Rollins St., Columbia, MO 65201
Application for Variance – FarmHouse**

Dear Mr. Zenner and Members of the Board of Adjustment:

This firm represents Missouri FarmHouse Association, Inc. (“FH”) and has been authorized to submit the enclosed Application for Variance and related exhibits on its behalf. Thank you in advance for your time and attention to our application.

I. Background on Property and Proposed Fraternity House

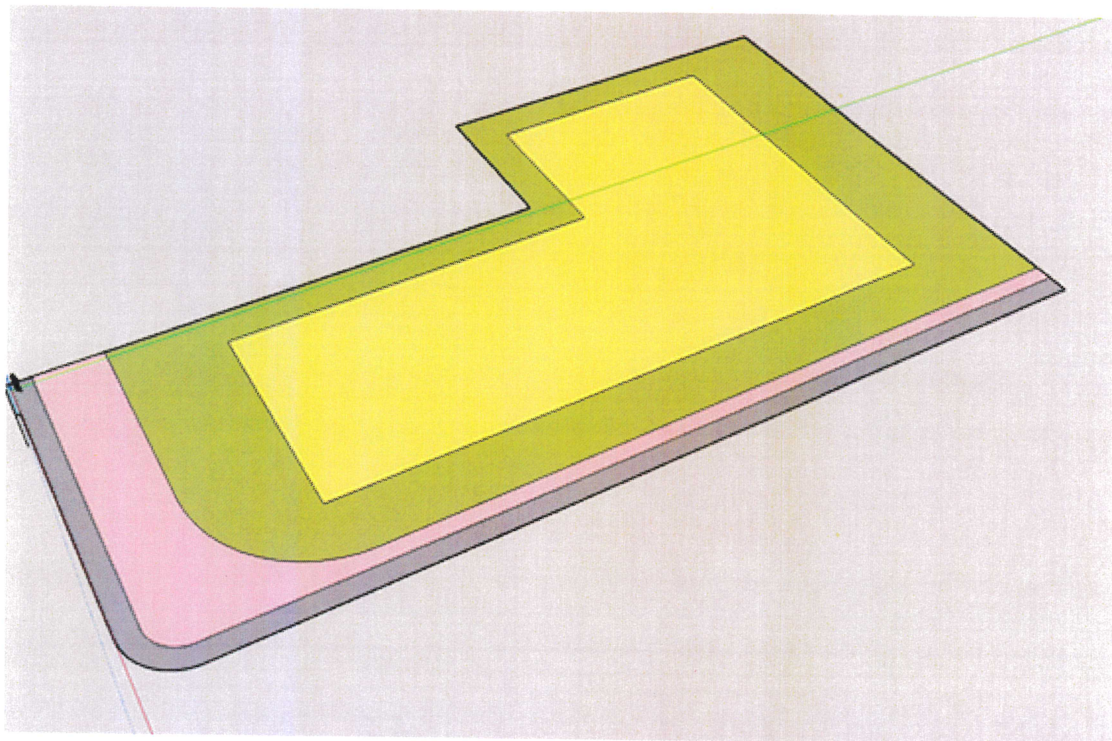
FH owns the real estate currently addressed as 600 Rollins St., Columbia, MO 65201. The property is located in the area known as Greek Town and is adjacent to the University of Missouri campus. It is located at the southeast corner of Rollins Street and Richmond Avenue. The property is currently improved with a structure located along Rollins St. and a parking lot to the south with access onto Richmond. The layout of the property itself is unique: it is an “L”-shaped property which is the result of previous owners combining individual lots from the original plat of Greek Town.

FH proposes to construct a new fraternity house on the property, which will provide accommodations for 61 students. A copy of the proposed site plan is enclosed with this application as **Exhibit B**. Proposed floor plans and elevations of the proposed fraternity house are enclosed as **Exhibit C**. The proposed fraternity house will require that the property be replatted. An application for approval of LaGrange Place Plat 5 has been submitted to the City for review and approval. As you can see, the proposed fraternity house will be a great addition to Greek Town and the community – it is a high quality, innovative design and provides for first class accommodations. Of note, the proposed site plan makes efficient use of the buildable area on site while also greatly *exceeding* Unified Development Code (“UDC”) requirements for preservation of open space. The UDC requires 15% of the site be preserved. Our site plan provides for preservation of **25%** of the site for open space and green space.

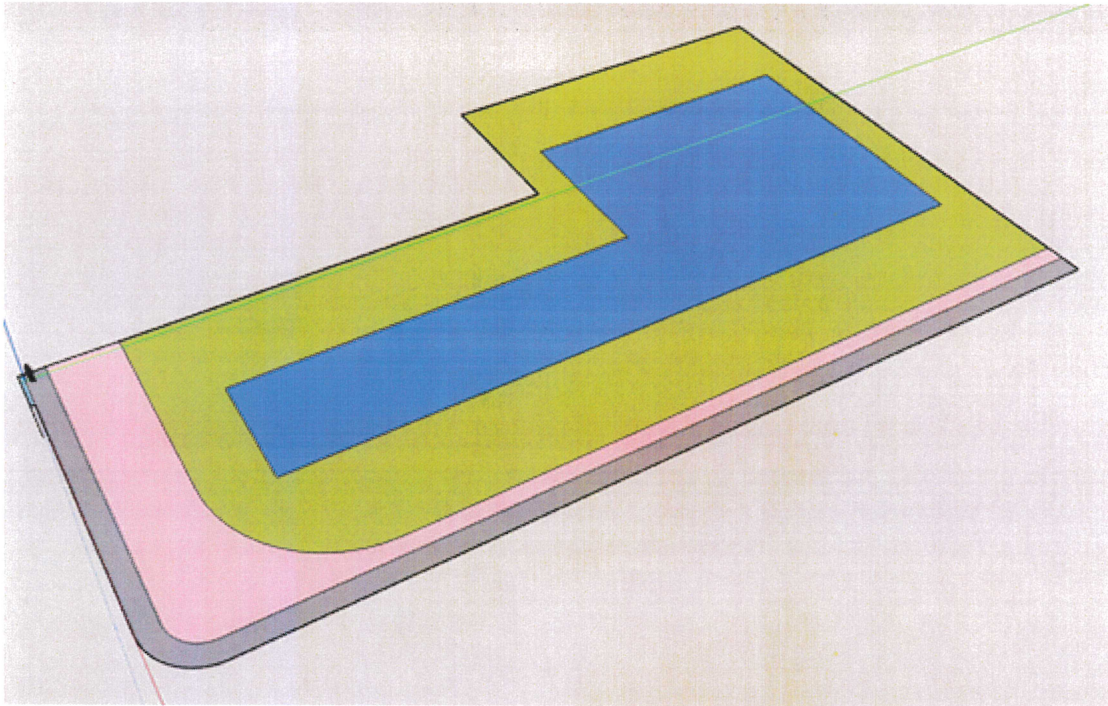
II. Background on Hardship and Practical Difficulty

We believe the proposed site plan represents the best site plan for the property under the circumstances. The FH team worked closely with the City's Community Development Department in arriving at the proposed site plan. FH and City staff carefully considered and evaluated alternative layouts in an effort to achieve compliance with all provisions of the Unified Development Code ("UDC"). However, full compliance with the UDC is not possible in light of: 1) the unique layout of the property; 2) the unique nature of Greek Town; and 3) the change in the addressing of the property (i.e. a change in yard orientation). As to the change in the property address, City staff have determined that instead of having its front yard on Rollins, the site will have its front yard on Richmond Avenue if the proposed fraternity house is built. This is a significant change as it effectively rotates the property – meaning that the current front and rear yards will become side yards and the current side yards will become front and rear yards. The change in the orientation of the property has a dramatic impact on the lot, as illustrated below:

In the illustration below, the yellow area represents the buildable area on the site if the front yard remains located on the Rollins frontage:



However, the blue area below represents the buildable area on the site if the front yard is changed to be located on the Richmond frontage:



In the second scenario, the building is squeezed because the change in orientation makes the lot extremely shallow. The skinny portion of the lot is approximately 80 feet wide. Of that 80 feet, the UDC requires 25 feet for the front yard setback, another 25 feet for the rear yard setback and additional right-of-way dedication. In sum, the change in yard orientation would result in a maximum building width of approximately twenty feet. This is simply not practical and creates a significant hardship for the property owner in light of the size and layout of the lot. Some need for variances is inevitable as a result of this change.

In addition, Greek Town is a unique area of the community. The original subdivision was platted over one hundred years ago and obviously pre-dates the City's zoning and subdivision regulations. Greek Town consists primarily of fraternity and sorority houses which are a unique subset within the "multifamily residential" use. Greek housing is simply different than a traditional multifamily structure. Greek housing typically includes cafeterias, community dining rooms, community libraries, community meeting rooms, in addition to the actual dwelling areas. Greek Town is a densely developed area within easy walking distance of the University of Missouri campus. Because of the unique nature of Greek Town and Greek housing in general, application of the UDC to the property results in an unnecessary hardship and practical difficulty to the property owner.

Accordingly, FH respectfully requests approval of the variances outlined below in order to allow for the construction of the structure shown on the site plan.

III. Variances Requested

a. Parking in Front and Side Yard (29-4.3(f)(3)(i), 29-4.3(g)(3)(v)(C), Table 4.1-5) and Perpendicular Parking (29-4.3(f)(3)(iii))

The UDC prohibits locating required off-street parking in a front yard or side yard. However, as the property sits today, parking exists in the same location as proposed in our site plan. The general location of the parking lot is not proposed to change. But, as it sits today, the parking is considered to generally be located in the rear yard. The change in yard orientation means that the parking is now located in the front yard and side yard setback. Accordingly, this variance is required solely as a result of changing the front yard from Rollins Street to Richmond Avenue.

Similarly, the UDC allows parking to be perpendicular to the driveway in a rear yard but not a front or side yard. The existing parking is perpendicular to the driveway and is compliant because it is located in a rear yard. But, again, because of the change in yard orientation, the proposed parking would be located in the front and side yard. Our site plan proposes to keep the parking stalls perpendicular to the driveway. It is not possible to provide parking parallel to the driveway while also keeping the driveway wide enough to provide a viable fire access. Similarly, the number of parking stalls would be greatly reduced in a parallel parking situation.

Finally, each of these requirements is intended to provide protection for the adjacent property owner. Here, the property owner that is immediately adjacent to the parking lot has submitted a letter of support in favor of the requested variances.

b. Number of Parking Spaces (29-4.3, Table 4.3-1)

The UDC requires the proposed structure provide for 27 off-street parking spaces. In our site plan, we propose nine (9) stalls. However, FH has ample parking available. FH has secured 18 additional parking spaces in the private parking lot located at 602 Turner Avenue. This parking lot is approximately 300' from the FH property. In addition, there are numerous on-street spaces provided along our Richmond Avenue frontage. Finally, the property is one block away from a University-owned parking garage.

c. Paving in Rear Yard (Section 29-4.3(f)(1)(v))

The UDC prohibits using more than thirty percent of the required rear yard for driveways or parking. The proposed site plan does not meet this requirement. However, the existing parking and driveway areas do not meet this requirement either. As previously noted, the proposed site plan does not expand or relocate the parking from where it exists today. Overall, FH is actually decreasing the size of the paved areas used for parking and driveways. Some of the current driveway and parking area will be converted to landscaping, some will be converted into an outdoor patio and some will be replaced with part of the proposed structure. But in order to provide

some meaningful off-street parking, it is necessary to exceed the paving requirements of Section 29-4.3(1)(v).

d. Building Encroachment into Setbacks (Table 4.4-1)

The UDC requires a 25' front yard and a 25' rear yard setback. Again, because of the change in yard orientation, the existing structure on-site actually encroaches into what will become the front and rear yard setbacks. The FH site plan actually proposes to reduce the encroachments into the front and rear yard setbacks relative to what exists today. But because the lot is only eighty feet deep, it is not possible to eliminate the encroachments altogether. Nevertheless, the proposed building is an improvement over the existing structure.

e. Size of Porch (Table 4.1-5)

FH proposes to include an open-air, wraparound porch along the building elevations along the Richmond and Rollins frontage, as shown below.



However, the UDC limits the size of porches to 60 square feet and provides that porches cannot encroach into the front or rear yard setback by more than six feet. As shown above and in the enclosed exhibits, the proposed porch exceeds 60 square feet and encroaches into the front yard setback by more than six feet.

As to the encroachment into the front yard setback, the layout and shallow nature of the lot simply do not allow for a porch to be constructed without some kind of encroachment. We have reviewed and considered alternative designs and have made every effort to minimize the encroachment. For example, the majority of the porch has no roof and is unenclosed. This was an intentional decision to reduce the perceived impact of having a porch in the front yard setback by increasing the distance between the public right-of-way and the front of the building.

Similarly, as shown in the elevation above, the porch is of a style and size that is consistent with other porches in Greek housing. A porch that is limited to 60 square feet would be inconsistent and out of character with the architectural style of the proposed structure and other Greek houses.

f. Stepped Down Building Height or Increased Setback (Section 29.4-7(c))

The UDC requires that buildings in the R-MF zoning district reduce their perceived building height by either stepping down the height of the building to less than 25' for the portion of the building that is within 24' of the rear property line or increasing the standard setback by an additional 10'.

Here, the FH site plan steps down the height of the proposed building along a portion of the rear property line. In effect, the "wide" portion of the lot is sufficiently deep enough to step the building down. However, the "skinny" portion of the lot is simply not wide enough to allow for a stepped down building within 24' of the rear property line or for an additional 10' setback. Again, the lot is only 80' deep. An additional rear yard setback would cause the building envelope to shift – which would then require additional variances as to the front yard setback. So, unfortunately, it isn't possible to just shift the building in order to provide an additional rear yard setback.

Finally, it is worth noting that the proposed building is otherwise in compliance with all building height requirements.

IV. Criteria for Approval

We believe the requested variances satisfy each of the requirements of UDC § 29-6.4(d)(2)(i).

a. Each Variance is Required to address Practical Difficulty or Unnecessary Hardship related to the shape, size, terrain, location or other factors of the applicant's site

We believe the hardship or practical difficulty criteria is clearly satisfied. As noted above, the property is an odd "L-shaped" lot. Further, the property is being re-addressed which results in

the lot becoming an incredibly shallow lot. Application of the setbacks would effectively eliminate the ability to construct a multifamily structure on the skinny portion of the lot.

b. No Variance will allow for a nonconforming/unpermitted use

The property is zoned R-MF and the proposed use of the site is multifamily residential, which is a permitted use in the R-MF zoning district. If the Board approves the requested variances, none of the variances will change the use to a non-conforming or unpermitted use.

c. No Variance will permit a development that is inconsistent with the adopted comprehensive plan

The property at issue is in an area designated in Columbia Imagined as residential. If the Board approves the requested variances, the requested variances will not change the residential nature of the development or permit a development inconsistent with Columbia Imagined.

d. Each Variance is the least change from the requirements of this chapter necessary to relieve the difficulty or hardship

Each of the requested variances represents the least change from the requirements of the UDC necessary to relieve the difficulty and hardships created by the unique layout of the property and the unique challenge presented by the property being re-addressed from Rollins Street to Richmond. Further, any modification from the proposed site plan inevitably results in a need for a variance elsewhere. For example, shifting the building to provide a greater rear yard setback results in a greater encroachment in the front yard.

e. No variance will harm the public health, safety or welfare or be injurious to other property or improvements in the area where the property is located

None of the proposed variances will have an adverse impact on public health, safety or welfare or be injurious to other property or improvements in the area. We are happy to submit letters of support from some property owners in the area as **Exhibit E** to our application. We anticipate submitting additional letters of support as we approach our BOA hearing.

It is also significant that the FH site plan actually proposes to reduce existing encroachments and non-conforming features of the site. For example, the proposed building actually increases the setback as to the neighbor to the east of the site.

For all of these reasons, we respectfully believe that the criteria necessary for approval of the requested variances has been satisfied.

V. Conclusion

For the reasons described herein, Missouri FarmHouse Association, Inc. respectfully requests approval of the following variances:

- 1) Variance from Sections 29-4.3(f)(3)(i), 29-4.3(g)(3)(v)(C) and Table 4.1-5 to permit parking in the required front and rear yards as shown on the proposed site plan;
- 2) Variance from Section 29-4.3(f)(3)(iii) to permit perpendicular parking as shown on the proposed site plan;
- 3) Variance from Section 29-4.3 and Table 4.3-1 to permit a reduction in required off-street parking to nine spaces as shown on the proposed site plan;
- 4) Variance from Section 29-4.3(f)(1)(v) to permit paving to exceed the greater of 500 square feet or 30% of the required rear yard area, as shown on the proposed site plan;
- 5) Variance from Table 4.4-1 to permit the proposed building and rear dining area to encroach into the front yard setback and rear yard setback to the extent shown on the proposed site plan;
- 6) Variance from Table 4.1-5 to permit the proposed porch to exceed 60 square feet in size and to encroach into the front yard setback by more than six feet, as shown on the proposed site plan; and
- 7) Variance from Section 29-4.7(c) to allow the proposed structure to be constructed within 24' of the rear property line as shown on the proposed site plan without stepping down the building or providing an additional rear yard setback.

Again, thank you in advance for your consideration of our application. If we can provide any other information or answer any questions, please do not hesitate to contact us.

Sincerely,



R. Caleb Colbert

FarmHouse
March 15, 2021

Enc:

Application for Variance
Exhibit A – Legal Descriptions
Exhibit B – Site Plan
Exhibit C – Floor Plans and Elevations
Exhibit D – Denial Letter
Exhibit E – Letters of Support

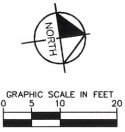
Exhibit A to Variance Application - Legal Descriptions

Lot Thirty-Six (36) and the west twenty (20) feet of Lot Thirty-Seven of La Grange Place, an addition in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 2, page 17, Records of Boone County, Missouri.

and

Lot Forty (40) and Lot Forty-One (41), except the south twenty-five (25) feet of Lot Forty-One (41) of La Grange Place, an addition in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 2, page 17, Records of Boone County, Missouri.

Exhibit B to Variance Application



Preliminary, not for construction, recording purposes of implementation

SITE PLAN LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CURB & GUTTER
	PROPOSED BUILDING
	PAVEMENT STRIPING

Architecture
Interior Design
Planning
Sustainability

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Missouri Certificate of Authority Number 000926

CIVIL ENGINEER:
Kimley-Horn
1828 Walnut Street, Suite 06-100
Kansas City, MO 64108
816.650.0200

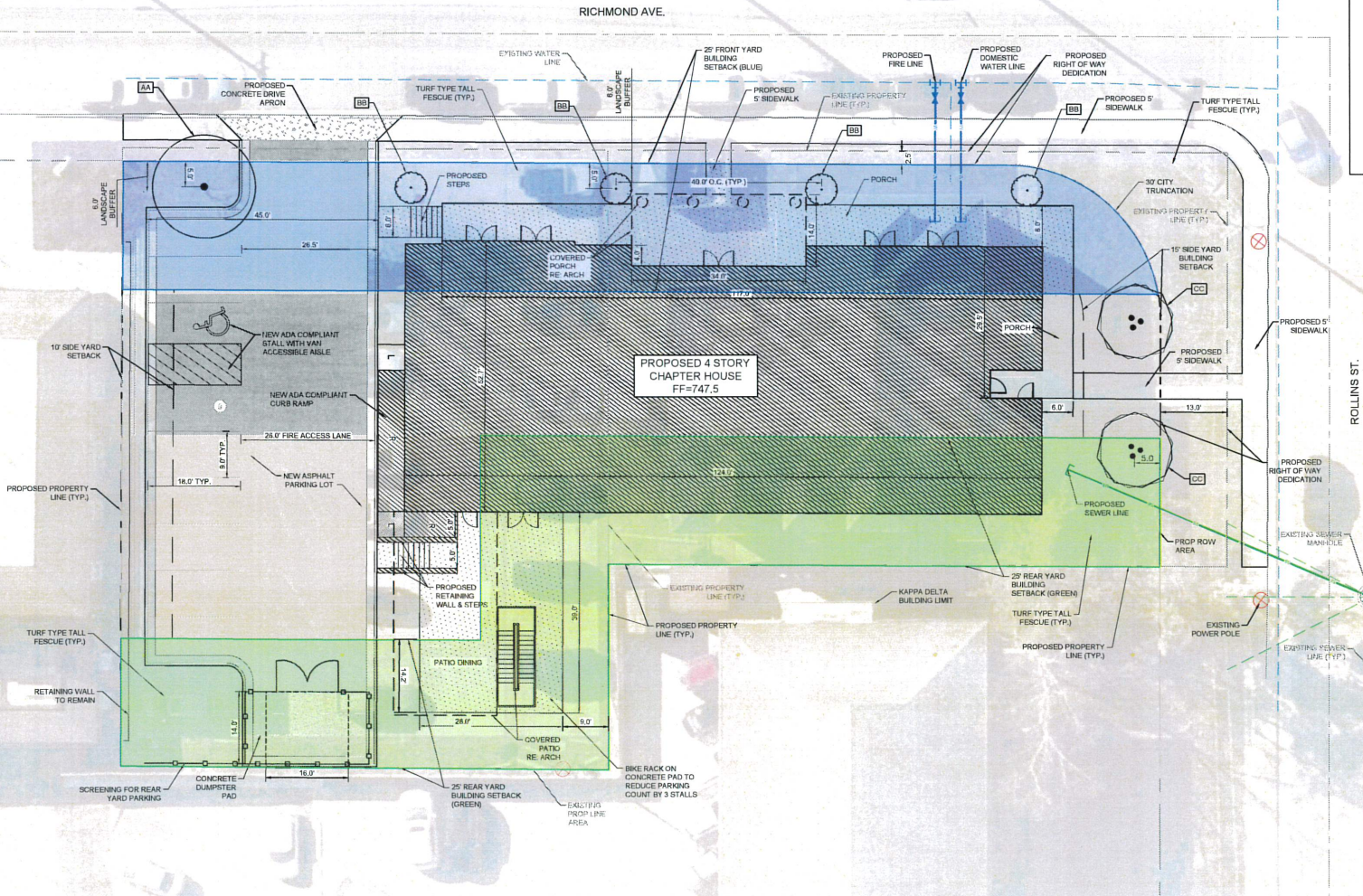
STRUCTURAL ENGINEER:
McClain Engineering
1001 Pennsylvania Drive
Columbia, MO 65202
573.234.2647

SITE DEVELOPMENT SUMMARY TABLE OPTION		
A	Existing	Zoning
	Proposed	R-MF R-MF
B	Total Land Area	
	Existing	0.48 Acres
C	Right-of-way	
	Existing	0.00 Acres
D	Net Land Area	
	Existing	0.48 Acres
E	Proposed Uses	
	Proposed	Multi Family (Fraternity) R, MF Structure Height & # of floors
F	Number of Floors	
	Proposed	3
G	Gross Floor Area & # of Units	
	Proposed	Gross Area: TBD Total Occupancy: 61
H	Building Coverage & FAR	
	Proposed	Building Coverage: TBD FAR: TBD
I	Vehicle Parking	
	Proposed	Total Stalls Required: 27** Total Stalls Provided: 9* ADA Stalls Required: 1 ADA Stalls Provided: 1 *Number includes ADA Stalls. Seeking variance by providing off-site parking. **Reduction from 33 stalls to 27 based on bike parking code reduction 29-4.3(4)(1)(i)
J	Bike Parking	
	Proposed	Stalls Provided: 4
K	Timeline	
	Proposed	Estimated Start Date: July 2021 Estimated Completion Date: July 2022

OPEN SPACE REQUIREMENTS
REQUIRED: 15% OF SITE .44 ACRE SITE (2,694 SF)
PROVIDED: 25% OF SITE (4,824 SF) TO BE LANDSCAPED

FINAL PLAN
FINAL PLAN & LOT CONSOLIDATION PROCESS IN PROGRESS

REAR & FRONT YARD SETBACK PAVED AREA
REQUIRED: NO PAVED DRIVEWAY TO COVER MORE THAN 30% OF 500 SF WITHIN THE REAR & FRONT YARD SETBACK
PROVIDED: 1200 SF OF PAVED AREA WITHIN REAR & FRONT YARD SETBACK



SYMBOL	DATE	BY	DESCRIPTION	ISSUED FOR	DATE	BY
1			Asa-Robert VED. DRAWING	1000 MWL	8.8.19	27.04.19
2			Leah-Anne Strickland & Elizabeth McWhirter	SHEET 2/14	8.8.19	27.04.19
3			Michelle Anderson	SHEET 1/14	8.8.19	27.04.19

FarmHouse Fraternity New Chapter House

800 ROLLINS DRIVE
COLUMBIA, MO 65201

AHJ APPROVAL STAMP

ISSUE FOR REVIEW

REVISION DATE

CONCEPT SITE PLAN

C100

SOA PROJECT #####

EXHIBIT C TO VARIANCE APPLICATION

NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF STEEL STUD, OR MASONRY UNLESS NOTED OTHERWISE
3. ALL NON STRUCTURAL METAL FRAMING (NSMF) IS ON CENTER UNLESS NOTED OTHERWISE
4. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION
5. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT
6. LOCATE GYPSUM BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE
7. REFER TO SHEET A002 FOR PARTITION TYPES. ALL WALLS TO BE TYPE *A001 UNLESS NOTED OTHERWISE

Preliminary, not for construction, recording purposes or implementation



Architecture
Interior Design
Planning
Sustainability

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Missouri Certificate of
Authority Number: 040826

CIVIL ENGINEER:
Kimby-Horn
1029 Walnut Street, Suite 06-100
Kansas City, MO 64108
816.503.0359

STRUCTURAL ENGINEER:
McClure Engineering
1801 Pennsylvania Drive
Columbia, MO 65202
573.234.2847

MEP ENGINEER:
Custom Engineering, Inc.
312 Old 83 South
Columbia, MO 65201
573.875.4365

Food Service Consultant:
Reppan Foodservice Equip. Design
1710 Foster Trail North, Suite 105
Earth City, MO 63045
636.248.0226

**FarmHouse Fraternity
New Chapter House**
600 ROLLINS DRIVE
COLUMBIA, MO 65201

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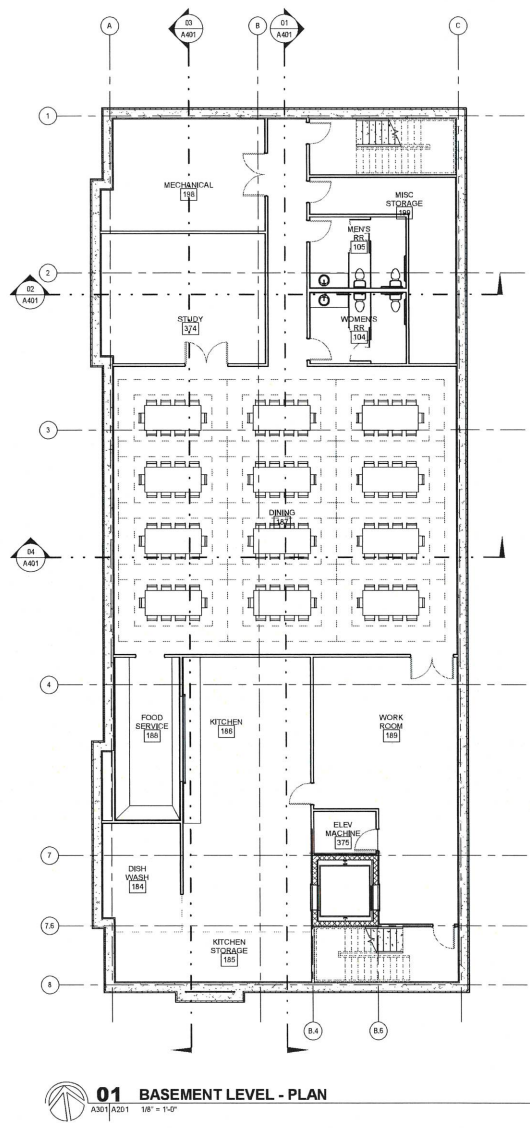
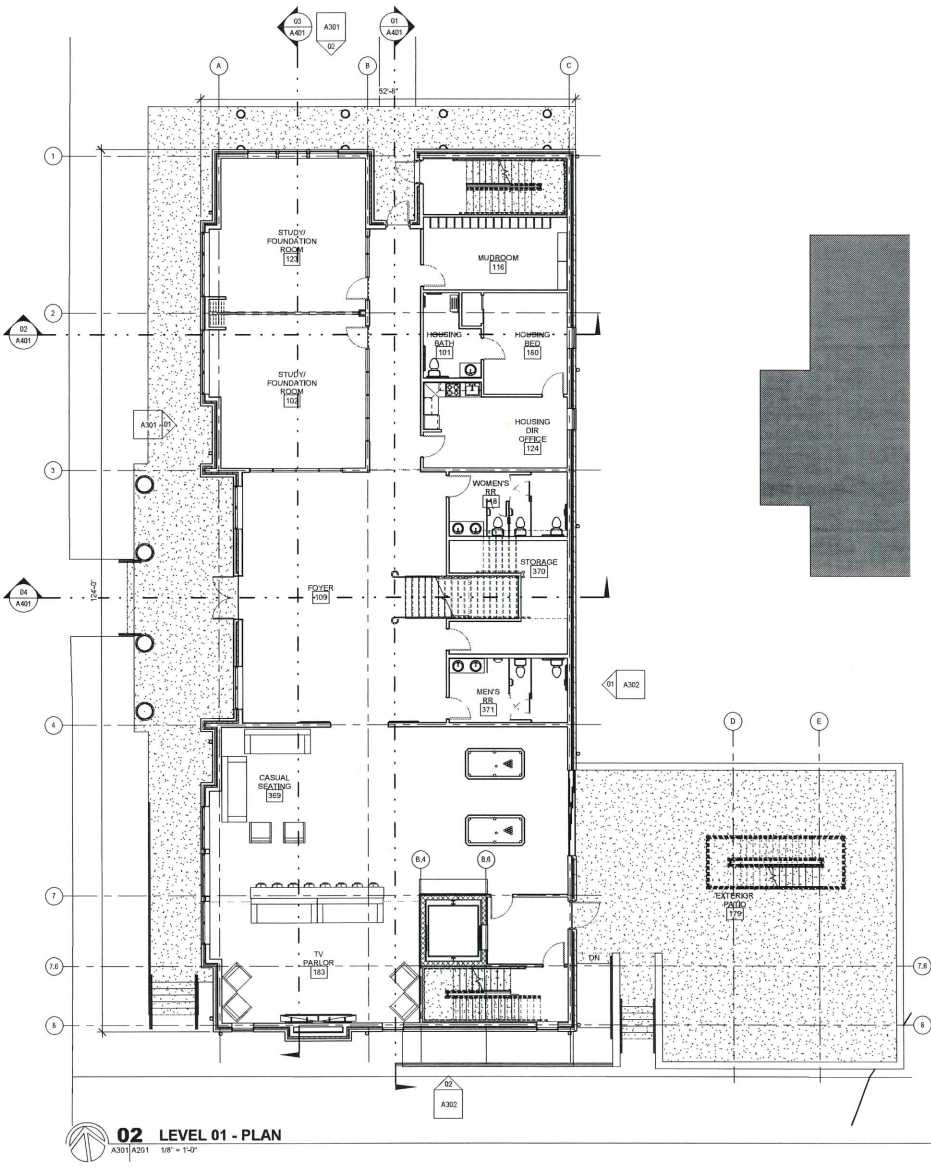
ISSUE FOR REVIEW
MARCH 03, 2021

REVISION | DATE

BASEMENT & FIRST FLOOR PLANS

A201

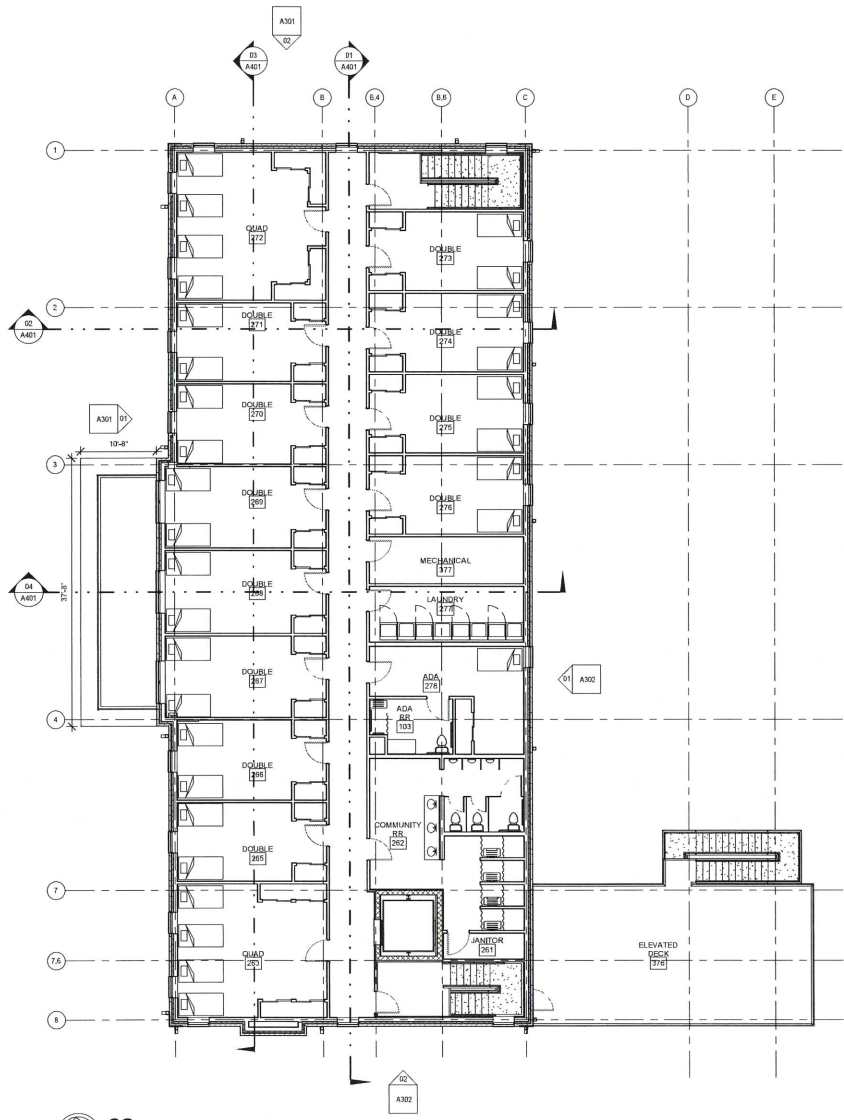
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KEYNOTES - PLAN

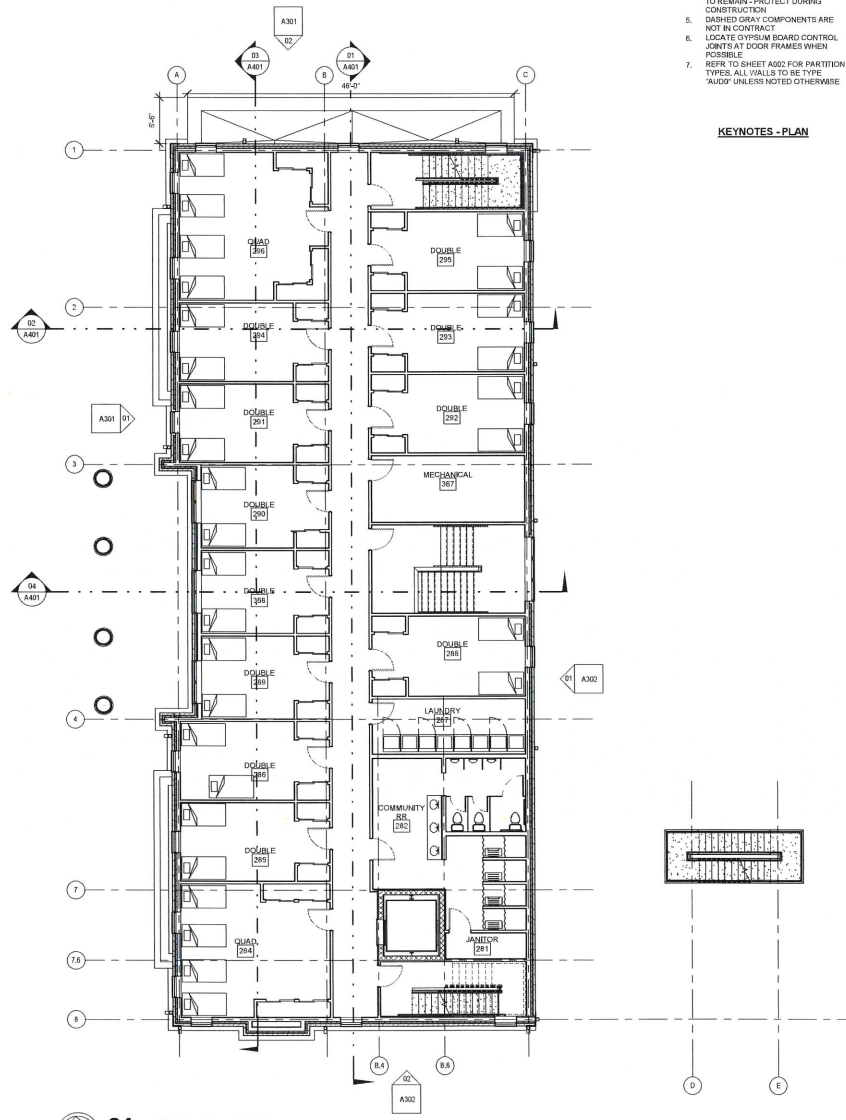
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EXHIBIT C TO VARIANCE APPLICATION



02 LEVEL 03 - PLAN

A301/A303 1/8" = 1'-0"



01 LEVEL 02 - PLAN

A301/A303 1/8" = 1'-0"

- NEW WORK GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
 2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF STEEL STUD, OR MASONRY UNLESS NOTED OTHERWISE
 3. ALL NON STRUCTURAL METAL FRAMING (SMG) 1/2" ON CENTER UNLESS NOTED OTHERWISE
 4. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION
 5. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT
 6. LOCATE GYPSUM BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE
 7. REFER TO SHEET A002 FOR PARTITION TYPES. ALL WALLS TO BE TYPE 'A002' UNLESS NOTED OTHERWISE

KEYNOTES - PLAN

Preliminary, not for construction, recording purposes or implementation



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Planning
Sustainability

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Maximum Certificate of Authority Number: 060826

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STRUCTURAL ENGINEER:
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1001 Pennsylvania Drive
Columbia, MO 65202
573.234.2647

MEP ENGINEER:
Custom Engineering, Inc.
512 Oak St South
Columbia, MO 65201
573.875.4365

Food Service Consultant:
Rapid Foodservice Equip. Design
1778 River Trail North, Suite 105
Earth City, MO 63045
314.248.0226

**FarmHouse Fraternity
New Chapter House**

600 ROLLINS DRIVE
COLUMBIA, MO 65201

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MARCH 03, 2021

REVISION DATE

REVISION	DATE

SECOND & THIRD FLOOR PLANS

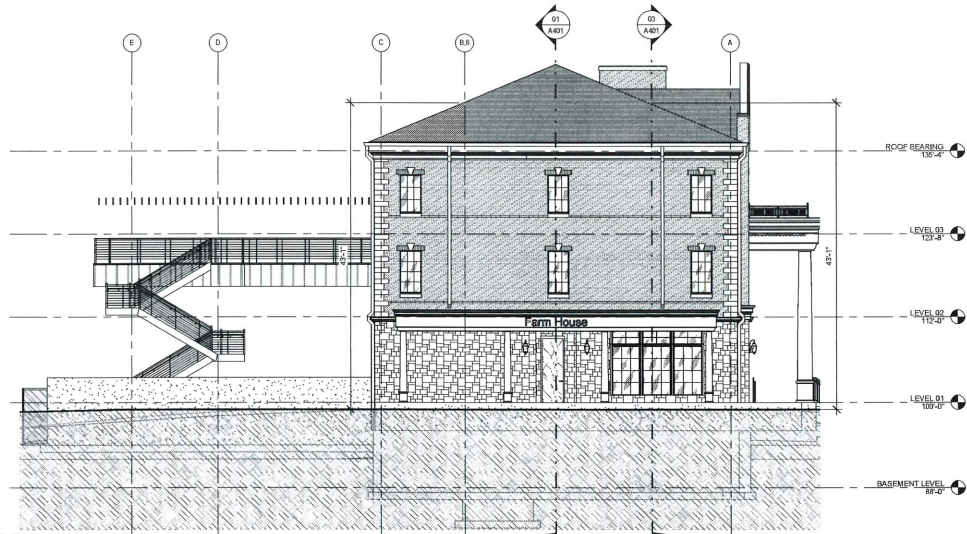
A203

SOA PROJECT 20052

It is your responsibility to ensure proper printing.

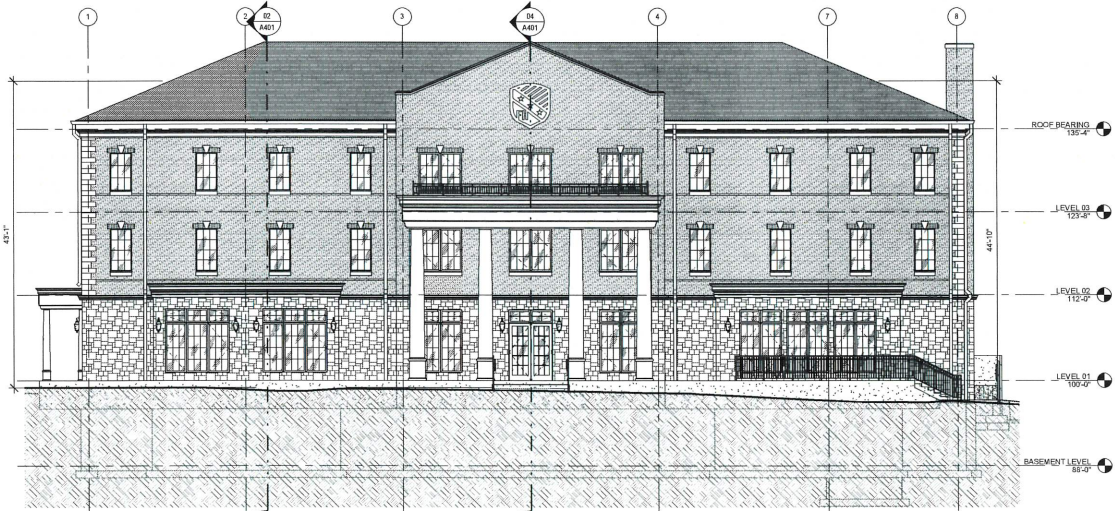
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EXHIBIT C TO VARIANCE APPLICATION



02 NORTH ELEVATION

A301 1/8" = 1'-0"



01 WEST ELEVATION

A301 1/8" = 1'-0"

NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF STEEL STUD, OR MASONRY UNLESS NOTED OTHERWISE
3. ALL NON STRUCTURAL METAL FRAMING (INSUP) 1/8" ON CENTER UNLESS NOTED OTHERWISE
4. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION
5. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT
6. LOCATE CIP/SUM BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE
7. REFER TO SHEET A302 FOR PARTITION TYPES. ALL WALLS TO BE TYPE "AUD" UNLESS NOTED OTHERWISE

KEYNOTES - BUILDING ELEVATION

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Muscon Certificate of
Anthony Zumber, 016826

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STRUCTURAL ENGINEER:
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573.234.2647

MEP ENGINEER:
Custom Engineering, Inc.
812 Oak 63 South
Columbia, MO 65201
573.875.4395

Food Service Consultant:
Rappin Foodservice Equip. Design
1778 Riser Trail North, Suite 102
Earth City, MO 63045
314.948.0246

**FarmHouse Fraternity
New Chapter House**

600 ROLLINS DRIVE
COLUMBIA, MO 65201

AHJ APPROVAL STAMP



ISSUE FOR REVIEW

MARCH 03, 2021

REVISION DATE

BUILDING ELEVATIONS

A301

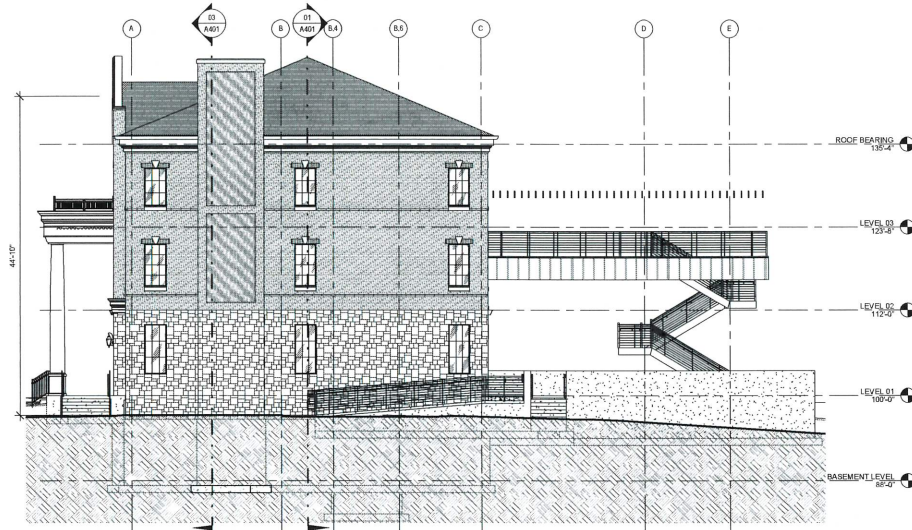
SOA PROJECT 20052

EXHIBIT C TO VARIANCE APPLICATION

NEW WORK GENERAL NOTES

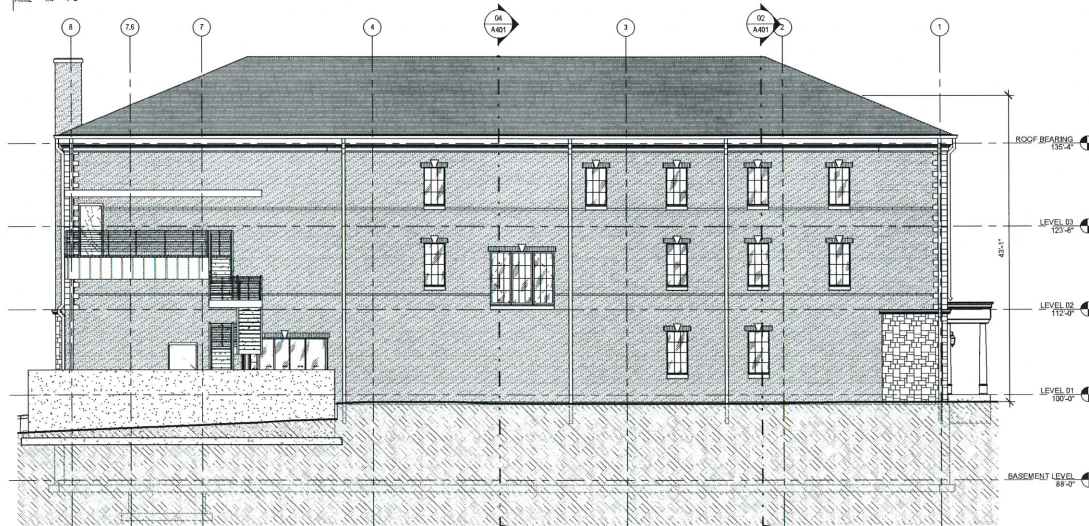
1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT.
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF STEEL STUD, OR MASONRY UNLESS NOTED OTHERWISE.
3. ALL NON STRUCTURAL METAL FRAMING (NSMF) 16" ON CENTER UNLESS NOTED OTHERWISE.
4. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION.
5. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT.
6. LOCATE GYPSUM BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE.
7. REFER TO SHEET A302 FOR PARTITION TYPES. ALL WALLS TO BE TYPE "A400" UNLESS NOTED OTHERWISE.

KEYNOTES - BUILDING ELEVATION



02 SOUTH ELEVATION

A302 1/8" = 1'-0"



01 EAST ELEVATION

A302 1/8" = 1'-0"

Preliminary, not for construction, recording purposes or implementation

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573.443.1407

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Missouri Certificate of
Authority Number: 060826

CIVIL ENGINEER:
Timothy Horn
1528 Walnut Street, Suite 06-100
Kansas City, MO 64108
816.893.0350

STRUCTURAL ENGINEER:
McClure Engineering
1501 Pennsylvania Drive
Columbia, MO 65202
973.234.2647

MEP ENGINEER:
Custom Engineering, Inc.
912 Oak St South
Columbia, MO 65201
573.676.4385

Food Service Consultant:
Rappin Foodservice Equip. Design
3786 Road Trail North, Suite 100
Earth City, MO 63045
636.266.0246

**FarmHouse Fraternity
New Chapter House**

600 ROLLINS DRIVE
COLUMBIA, MO 65201

AHJ APPROVAL STAMP



ISSUE FOR REVIEW

MARCH 03, 2021

REVISION DATE

BUILDING ELEVATIONS

A302

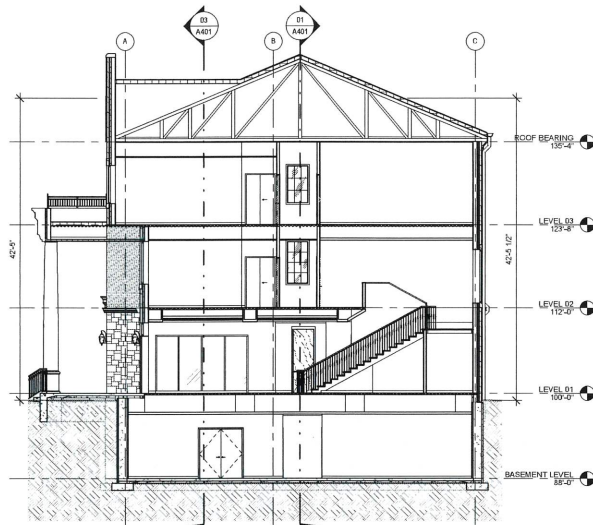
SOA PROJECT 20052

EXHIBIT C TO VARIANCE APPLICATION

KEYNOTES - BUILDING SECTION

NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF STEEL STUD, OR MASONRY UNLESS NOTED OTHERWISE
3. ALL NON STRUCTURAL METAL FRAMING (DMSF) 18" ON CENTER UNLESS NOTED OTHERWISE
4. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION
5. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT
6. LOCATE CIVILIAN BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE. REFER TO SHEET A002 FOR PARTITION TYPES. ALL WALLS TO BE TYPE "A401" UNLESS NOTED OTHERWISE



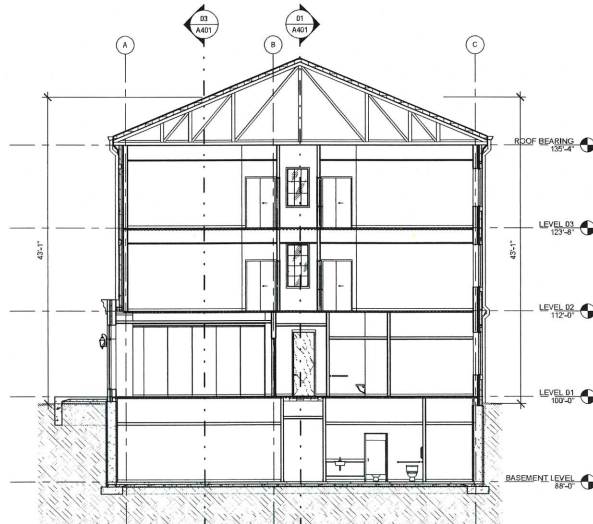
04 E/W BLDG SECTION - MIDDLE

A401 1/8" = 1'-0"



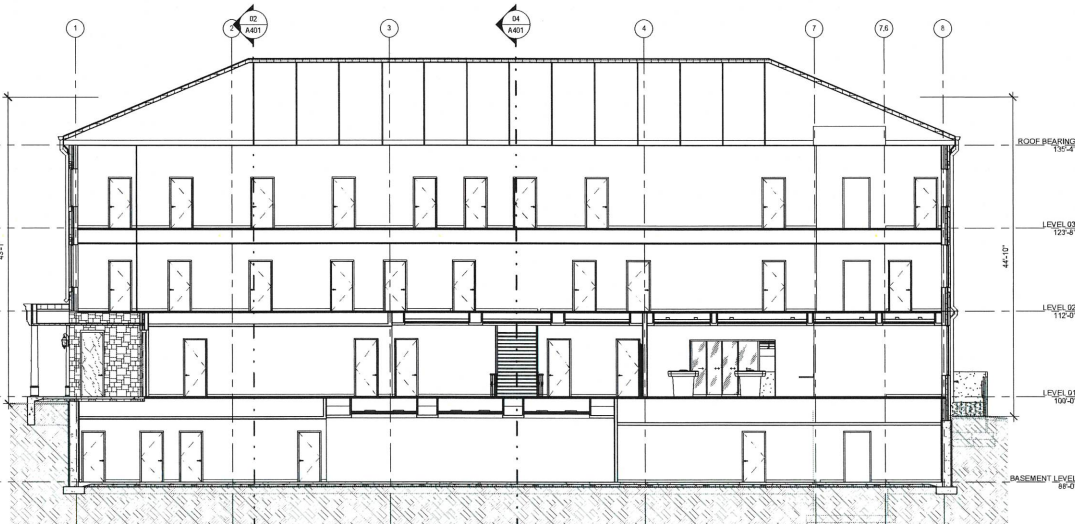
03 N/S BLDG SECTION - LOOKING WEST

A401 1/8" = 1'-0"



02 E/W BLDG SECTION - NORTH

A401 1/8" = 1'-0"



01 N/S BLDG SECTION - LOOKING EAST

A401 1/8" = 1'-0"

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Sustainability

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573.443.1417

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Museum Certificate of
Antiquity Number: 000826

CIVIL ENGINEER:
Kimley-Horn
1029 Walnut Street, Suite 06-100
Kansas City, MO 64108
816.850.0593

STRUCTURAL ENGINEER:
McClure Engineering
1301 Pennsylvania Drive
Columbia, MO 65201
573.234.2647

MEP ENGINEER:
Civitan Engineering, Inc.
312 Oak 63 South
Columbia, MO 65201
573.775.4365

Food Service Consultant:
Raptors Foodservice Equip. Design
17768 Royal Trail North, Suite 100
Earth City, MO 63045
314.248.0246

FarmHouse Fraternity
New Chapter House

600 ROLLING DRIVE
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AHJ APPROVAL STAMP



ISSUE FOR REVIEW

MARCH 03, 2021

REVISION DATE

BUILDING SECTIONS

A401

SOA PROJECT 20052

EXHIBIT C TO VARIANCE APPLICATION



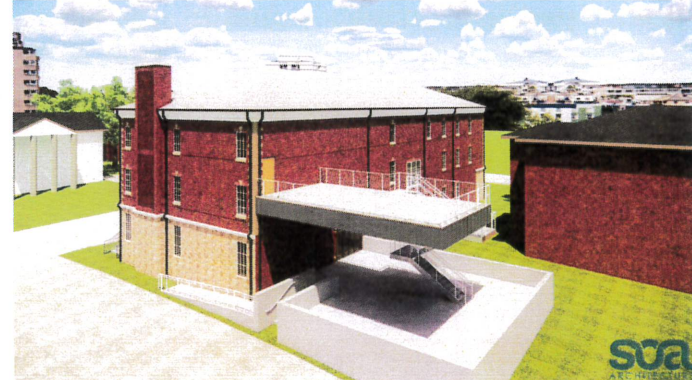
04 STREET FROM SW - OPTION B
R902 12" = 1'-0"



02 STREET FROM NW - OPTION B
R902 12" = 1'-0"



05 FROM STREET WEST - OPTION B
R902 12" = 1'-0"



03 ELEVATED SE - OPTION B
R902 12" = 1'-0"



01 ELEVATED NW - OPTION B
R902 12" = 1'-0"

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Architecture
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Planning
Sustainable

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www.soa-arc.com

Master Certificate of Authority Number: 090826

CIVIL ENGINEER:
Kimberly Horn
1828 Walnut Street, Suite 06-100
Kansas City, MO 64108
816.650.0350

STRUCTURAL ENGINEER:
Mechure Engineering
1901 Pennsylvania Drive
Columbia, MO 65202
573.234.2647

MEP ENGINEER:
Custom Engineering, Inc.
612 Oak St South
Columbia, MO 65201
573.875.4395

Food Service Consultant:
Rappin Foodservice Equip. Design
13788 River Trail North, Suite 100
Earth City, MO 63045
636.266.5246

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New Chapter House**
600 ROLLINS DRIVE
COLUMBIA, MO 65201

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ISSUE FOR REVIEW

MARCH 03, 2021

REVISION DATE

3D VIEWS - OPTION B

R902

SOA PROJECT 20052

If you must print this drawing, please print it correctly.

EXHIBIT D TO VARIANCE APPLICATION



March 10, 2021

Brad Stegemann, AIA LEED AP
SOA
2801 Woodard Drive, Ste. 103
Columbia, Missouri 65202

Re: Denial Letter – FarmHouse Fraternity New Chapter House, 600 Rollins Street (variances)

Dear Mr. Stegemann:


This letter is to inform you of site and building aspects in connection with the proposed redevelopment of the FarmHouse Fraternity's New Chapter House on property presently addressed 600 Rollins Street (anticipated to have a Richmond Avenue address following redevelopment), which are not consistent with the requirements of Sections 29-4.3, 29-4.4 and 29-4.7 of the Unified Development Code (UDC). This determination has been based upon the site plan and elevation documents submitted to our offices on March 8, which depict the anticipated site plan consistent with the lot lines, utility easements and right of way as shown on the La Grange Place Plat 5 presently under review. Should the platting action not be approved or elements of the plat be revised, the findings described in this letter may cease to be accurate in whole or in part. It should also be noted these findings are based upon the front yard of the newly designed structure as the Richmond Avenue frontage, and the corner side yard being the Rollins Avenue frontage.


Parking:

On the site plan (C100) you indicate that 27 parking spaces are required per the code considering the number of desired occupants after applying the permissible parking space reduction for bike spaces as defined Section 29-4.3(k)(1)(ii). However, the site plan shows only nine (9) parking stalls will be provided on site. As such, the plan is short by 18 required parking stalls as required by 29-4.3, Table 4.3-1. To permit this deficiency, you will need to obtain approval of a variance from the Board of Adjustment and provide documentation that the required additional 18 spaces have been secured off-site as indicated within the notes on the site plan.

The proposed parking layout is in violation of the provisions of Sections 29-4.3(f)(3)(i), 29-4.3(g)(3)(v)(C), and Table 4.1-5, which generally indicate "no vehicle shall be parked in a required front or side yard except on a permitted driveway..." and "parking spaces for all other uses (beyond one and two family) shall not be located in the required front or side yard side". The nine (9) parking stalls on the site plan are shown encroaching into the required southerly side yard and two (2) of these stalls are also shown as encroaching into the required front yard along the Richmond frontage.

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EXHIBIT D TO VARIANCE APPLICATION

The proposed parking layout is also in violation of Section 29-4.3 (f)(3)(iii) which states that parking of vehicles in a direction perpendicular to the driveway is prohibited, except in the rear yard. As depicted on the site plan, the parking of vehicles will be perpendicular to the driveway in both the front and side yards.

Please note that the site plan retains a site plan notation from a previous draft which states that “screening for rear yard parking” is required on a location that is now the side yard. Please move this note to reference applicability to the rear yard location pursuant to Section 29-4.3 (f)(3)(iv).

Table 4.1-1 of the UDC requires a front and rear yard setback of 25 feet and per Section 29-4.3(f)(1)(v), a maximum of 30% or 500 square feet, whichever is greater, of the required front yard and rear yard may be paved for uses associated with driveways and parking. Given the lack of information on the site plan it is unclear if the site is compliant with this provision. Please include dimensional and coverage area information in subsequent correspondence and whether you are seeking a variance from this requirement. The paved area associated with the concrete sidewalk and dumpster pad, as shown on the site plan, do not count toward the maximum 30% or 500 square feet.

Setbacks:

The encroachment of parking has been discussed above. The proposed structure (including the patio dining structure) encroaches into the required 25-foot front and rear setbacks of the site as required per Table 4.4-1 (the depth and square footage of the encroachments varies, see site plan for details of each elements’ encroachment). The proposed front porch on the Richmond frontage exceeds the permissible dimensional (6-feet) and area (60 square feet) encroachments allowed by Table 4.1-5 of the UDC.

Please note the site plan shows a note indicating the location of the “10’ side yard setback” along the Rollins frontage. This is incorrect and should be revised in text and dimension to indicate a 15’ corner side yard setback is required. Verify that the proposed porch on the Rollins frontage will not encroach into the required setback. Per the UDC, no porch encroachment is permitted within a side yard setback without Board of Adjustment approval.

Neighborhood Protection Standards:

Footnote #3 of Table 4.1-1 of the UDC allows an increase in permissible building height up to a maximum of 45-feet in the R-MF district provided each side yard setback is increased to 15-feet. It would appear that placement of the building is further than 15 feet from either side yard and the maximum height of the building is under 45’ on all sides. Using the definition of “height, building”, as found in Section 29-1.11, the tallest elevations are on the west and south facades of the building at 44’10” in height per the submitted elevations.

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EXHIBIT D TO VARIANCE APPLICATION

FarmHouse Fraternity New Chapter House Denial Letter

Page 3

Section 29-4.7(c) of the UDC further regulate the height of buildings in the R-MF district. This section requires a “step down” or “increased setback” for new structures, greater than 30-feet in height and not used for single or two-family purposes. Structures must be “stepped down” to a maximum of 24-feet in height when located within 25-feet of an adjoining property line or setback an additional 10-feet beyond the regular setbacks of the district to reduce their perceived height.

It appears the rear (eastern façade) of the proposed structure is partially in compliance with the neighborhood protection standards. The portion of the building that contains the patio dining structure may step down to just under 24-feet in height where it is located within 25-feet of the rear yard setback; however, as described above the dining structure also encroaches into the rear yard setback. It further appears that the remaining portion of the building to the north of the L-shape extension containing the dining structure is greater than 24-feet in height, but it is not setback the required additional 10-feet from the required 25-foot rear yard setback. This portion of the building also, as described above, encroaches into the rear setback by approximately 16-17'. Please provide the dimensions of this encroachment in subsequent correspondence.

Given the details shown on the site plan and building elevations dated March 3, 2021, a permit authorizing the construction of the proposed improvements cannot be issued without first obtaining regulatory relief from the above identified deficiencies by the Board of Adjustment.

This letter of denial has been based upon the information provided by your office. Its findings should not be considered as exhaustive as it relates to the possible relief that may be necessary to address all potential issues arising from the modification of the existing site improvements. Additional variances may be identified upon formal submission of an application seeking Board of Adjustment action.

Should you have additional questions please contact our offices.

Sincerely,



Rachel Smith, AICP
Senior Planner
City of Columbia – Community Development Department

Attachments: FarmHouse Fraternity New Chapter House Concept Site Plan and Elevations, 600 Rollins Street, received March 3, 2021

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Exhibit E to Variance Application - Letters of Support



*Alpha Delta Chapter of Gamma Phi Beta Sorority
Affiliated House Corporation
808 Richmond Avenue
Columbia, MO 65201*

March 8, 2021

Dear City Council of Columbia, Missouri,

I am writing to you on behalf of the Gamma Phi Beta Sorority at the University of Missouri. Our house at 808 Richmond abuts the property of Farm House, who will be rebuilding this summer. They are to our north. We came before you in 2018 for a variance for the north side of our house as well as the east side. You graciously allowed that variance and we would be in favor of such a variance also awarded to Farm House for their rebuild.

New and renovated houses in Greek Town are a plus for everyone. Our houses are well-used by the students and they become a great place for alumnae to come and share their memories. With houses in tip-top shape, they help promote the University and also the City of Columbia. Farm House's new build will be a positive addition to Greek Town.

Respectfully submitted,

Cynthia L. Wood

Cynthia L. Wood
President AHC



Lathrop GPM LLP
lathrooggpm.com

2345 Grand Boulevard, Suite 2200
Kansas City, MO 64108
Main: 816.292.2000

Richard N. Bien
Partner
richard.bien@lathrooggpm.com
816.460.5520

March 9, 2021

VIA E-MAIL

Columbia Board of Adjustment
Attn: Patrick Zenner
701 East Broadway
Columbia, MO 65201
Via email: LaMar@smithlewis.com

Dear Board Members:

I am the President the Missouri Alpha of Phi Kappa Psi Fraternal Corporation. We own the Phi Kappa Psi fraternity house and property at 809 S. Providence, Columbia Mo. located at the NW corner of Providence and Burnam. Our property is adjacent to Greek Town and two blocks West and a block and a half North of the Farmhouse Fraternity house and property.

I am writing in support of requested variances related to the new Farmhouse fraternity house. As you know, we are also recently completed construction of a new addition and are in the process of redeveloping the original structure. We understand that the Farmhouse owners have proposed a number of variances for front, side, or rear setbacks, building height and possibly variances related to parking. As a nearby property owner, we have no objections to the proposed variances.

Based on our recent experience and the difficulty presented by redevelopment in Greek Town (our house is West of Greek town) we believe that the variances requested are reasonable, and appreciate your consideration of these requests.

I hope that you will consider these points in making your decision.

Very truly yours,

A handwritten signature in blue ink that reads "Richard N. Bien".

Richard N. Bien
President, Missouri Alpha of Phi Kappa Psi Fraternal Corporation

Columbia Board of Adjustments

March 9, 2021

Dear Board Members:

I am the president of the Alpha Phi House Corporation – University of Missouri. I am pleased to write to you in support of the proposed new Farmhouse Fraternity chapter house. As we are also located in Greektown, we are excited for Farmhouse Fraternity to pursue this project and we have no objections to the variances being requested for the front, side or rear setbacks of their property and building height. As you know, we are also in the process of redeveloping our own chapter house, and we have found that doing so within the confines of the UDC is nearly impossible. The UDC code is not particularly designed for the unique nature of Greektown, which is why the appeal of this board is necessary.

We believe the variances Farmhouse Fraternity has requested are reasonable under the circumstances and would appreciate your consideration of the same. Alpha Phi is extremely grateful for the allowances this board recently granted us so that we will be able to build our new home this year and we ask you to allow Farmhouse Fraternity the same opportunity.

Please do not hesitate to contact me with any questions.

Sincerely,

ALPHA PHI HOUSE CORPORATION –
UNIVERSITY OF MISSOURI

A handwritten signature in black ink that reads "Cherie Stephens Bock". The signature is written in a cursive, flowing style.

By:
Cherie Stephens Bock, President

Contact:
(314) 602-6455
mizzou92ivygal@gmail.com

Columbia Board of Adjustments

March 8th, 2021

Dear Board Members:

I am the president of the Delta Gamma House Corporation – Mu Chapter and I am writing in support of the new FarmHouse Fraternity house that is proposed to be built to replace the existing structure. Being in located in Greek Town, we are excited for FarmHouse Fraternity to pursue this project and have no objections to the variances being requested for the front, side or rear setbacks of their property and building height. Many fraternities and sororities have been redeveloping over the past several years, us included, and doing so within the confines of the UDC is essentially impossible. This code is not really designed for the unique nature of Greek Town, thus the appeal of this board.

We believe the variances FarmHouse Fraternity has requested are reasonable and appreciate your consideration of such. Delta Gamma is grateful for the allowances this board favored for us to build the home we are so proud of today and ask you to allow FarmHouse Fraternity the same grace.

I hope you will consider these points in making your decision.

Sincerely,



Kate Snider Thrailkill

House Corporation President
Delta Gamma – Mu Chapter
573-268-8865
kesd24@gmail.com