



CITY OF COLUMBIA

Columbia, Missouri

APPEAL APPLICATION TO THE BUILDING CONSTRUCTION CODES COMMISSION

Notice of appeal from the Decision of Code Official in regard to the following described property in the City of Columbia, County of Boone, State of Missouri:

Legally described as (per www.showmeboone.com/assessor): University Centre LLC

and known as (number and street) 211 N. Stadium Blvd. - Ste. 201

Applicant(s) request a variance or ruling with respect to the above described property.

On the 26th day of March, said code official disapproved _____

The location of the required second exit from the upper level.

The reason he gave for such action was that _____

An exit access must provide direct and unobstructed access to a public way. There is an exception, however, the exit in question
does not meet all of the provisions of the exception.

which does not comply with Section 1028.5 of the 2015 IBC
as adopted by the City of Columbia, Missouri, which provides or requires that:

The exception requires that a safe dispersal area be not less than 50' away from the building and on the same lot.

The safe dispersal area is not on the same lot.

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

The basis for this appeal, as permitted by the International Building Code as adopted by the City of Columbia, is:
(check **all boxes that apply**)

- ☐ The true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted.
- ☐ The provisions of the Code do not fully apply.
- ☐ An equally good or better form of construction can be used.
- ☒ Undue hardship* is created by strict compliance with the letter of the Code but has no significant effect on the health, safety and welfare of the public or any individual (*attach a cost estimate for hardship encountered)

Applicant is requesting a variance or ruling, or both, in the way of carrying out the strict letter of the Code because:

A second exit could be gained via a second stairway to the south, however, we feel that a second exit to the west provides better
safety to the occupants. There is also hardship involved to build a second stair or purchase more property.

Applicant is proposing: _____

We will provide a letter from the adjacent owner (Cemetery Board) allowing the use of a safe dispersal area in case of emergency
or fire only.

Name (Print) Bill Spires Agent (Print) _____

Name of Business requesting variance Avery's LIVE - Music Venue

Address 2201 Country Ln Columbia MO 65201

Phone 5738087004

April 4th, 2018


Applicant Signature

Date

Deliver Application with required \$120.00 check to:

Building Construction Codes Commission
Building and Site Development
701 East Broadway, 3rd Floor
Columbia, Missouri 65201

PORTER, BERENDZEN & ASSOCIATES



A R C H I T E C T U R E

305 E. BROADWAY, SUITE A
P.O. BOX 446
ASHLAND, MO 65010

(573) 657-2022

E-MAIL: pba_info@centurytel.net

Building Construction Codes Commission
Building and Site Development
City of Columbia, Missouri
701 E. Broadway, 3rd Floor – P.O. Box 6015
Columbia, MO 65205-6015

April 6, 2018

(573) 874-7259

FAX 874-7283

Re: Avery's LIVE Music Venue - Columbia, Missouri

To whom it may concern,

We are submitting the following for review on behalf of our Client / Proposed Tenant:

1 copy: Appeal Application to the Building Construction Codes Commission
 Attached Denial Letter from the Plan Reviewer
 Aerial and Legal Information from Boone County Accessor Website
 Existing Plan of Subject Building
 Proposed Plan of Subject Building
 Check for \$120 for the Appeal Process.

Larger copies of the attached drawings and an Egress Study will be provided at the April 23rd BCCC Meeting.

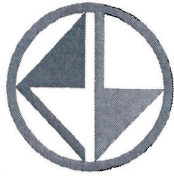
Please let us know if you have any questions or need any additional information.

Sincerely,

Jay D. Berendzen - Architect
MO# A-2006034585

Porter, Berendzen & Associates - Architects

PORTER, BERENDZEN & ASSOCIATES



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April 6, 2018

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Re: Avery's LIVE Music Venue - Columbia, Missouri

To whom it may concern,

We are submitting the following for review on behalf of our Client / Proposed Tenant:

Cost Estimate for Hardship of Adding a second Stair:

Adding the second stair for egress would include demolition of the existing second floor structure to create a stairwell opening. New structural support will also be required. Our estimate for this would be \$25-30,000.

Cost Estimate for Purchasing extra land to allow for a Safe Dispersal Area:

This cost is unknown but will likely be much more than cost for the second stair. This is assuming that the adjacent land owner would even consider selling it.

Please add this to the Appeal Package that was dropped off earlier today.

Please let us know if you have any questions or need any additional information.

Sincerely,

Jay D. Berendzen - Architect
MO# A-2006034585

Porter, Berendzen & Associates - Architects



CITY OF COLUMBIA, MISSOURI

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND DEVELOPMENT

(573) 874-7239

BUILDING AND SITE DEVELOPMENT

(573) 874-7474

OFFICE OF NEIGHBORHOOD SERVICES

(573) 817-5050

March 26, 2018

Jay Berendzen
Porter, Berendzen & Associates
305 E Broadway, Ste A
Ashland, MO 65010

The proposal to renovate an existing building for tenant **Avery's Live** currently addressed **103 – 107 South Providence Road** is denied for the following reasons:

The required second means of egress is proposed to exit onto the adjacent property owned by the Columbia Cemetery Association. According to **2015 IBC Section 1028.5** Access to a public way, the exit discharge shall provide a direct and unobstructed access to a public way.

Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provide where all the following are met:

- 1) The area shall be of a size to accommodate not less than 5 square feet for each person.
- 2) The area shall be located on the same lot not less than 50 feet away from the building requiring egress.
- 3) The area shall be permanently maintained and identified as a safe dispersal area.
- 4) The area shall be provided with a safe and unobstructed path of travel from the building.

The exit discharge is defined as "that portion of a means of egress system between the termination of an exit and a public way". The public way is defined as "a street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has clear width and height of not less than 10 feet".

****Disclaimer:** The review is based on sheet A-2 "Remodel Plans" provided by Porter, Berendzen & Associates dated 3/19/2018 and therefore, the above list may not be exhaustive with the limited information received.

Sincerely,

Nina Hennkens, AIA, LEED AP BD+C
Plan Reviewer
nina.hennkens@CoMo.gov
573-874-7289



1631900240530001

| | |
|--------------------|---|
| Owner | UNIVERSITY CENTRE LLC |
| Address | 211 N STADIUM BLVD STE 201 |
| City, State, Zip | COLUMBIA, MO 65203 |
| School | COLUMBIA (C1) |
| Legal Description | COLUMBIA OLD TOWN LTS 130.131.132.187.188 & PT 189 & PT VAC STS |
| Calculated Acreage | 2.4 |
| Parcel | 16-319-00-24-053.00 01 |

Full Real Estate Summary

| | | |
|-----------------------------|------------------|--|
| Location Information | Property Address | 101 S PROVIDENCE RD |
| Section/Township/Range Sec. | 12 48 13 | |
| Taxing Entities | City | COLUMBIA (01) |
| | Fire | |
| | Library | COL LIBRARY |
| | Road | COMMON ROAD DISTRICT (CO) |
| | School | COLUMBIA (C1) |
| Recorded Documents | Deed Book/Page | 2863 0101 1819 0522 1632 0806 0844 0163 |
| Subdivision Plat Book/Page | | |

| | | | | |
|-------------------|------|-----------|-----------|-----------|
| Current Appraised | Type | Land | Bldgs | Total |
| | CI | \$376,360 | \$268,700 | \$645,060 |
| Totals | | \$376,360 | \$268,700 | \$645,060 |

| | | | | |
|------------------|------|-----------|----------|-----------|
| Current Assessed | Type | Land | Bldgs | Total |
| | CI | \$120,435 | \$85,984 | \$206,419 |
| Totals | | \$120,435 | \$85,984 | \$206,419 |

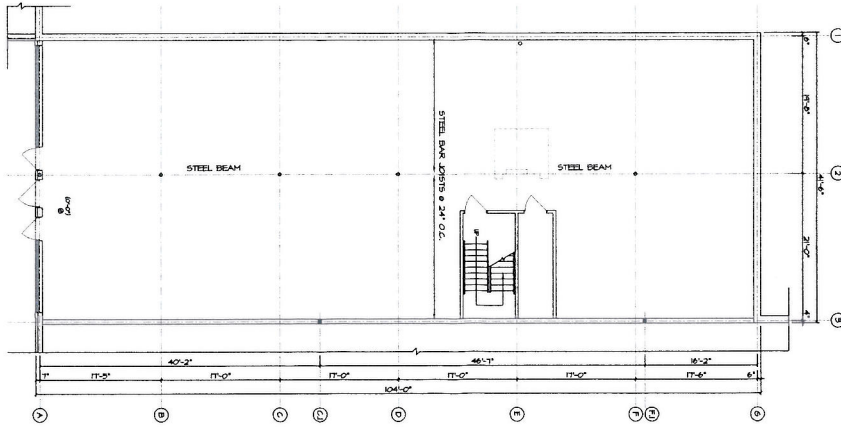
Most Recent Tax Bills

Real Data Current as of: 4/1/2016
Real Estate Assessment Current as of: 5/2016

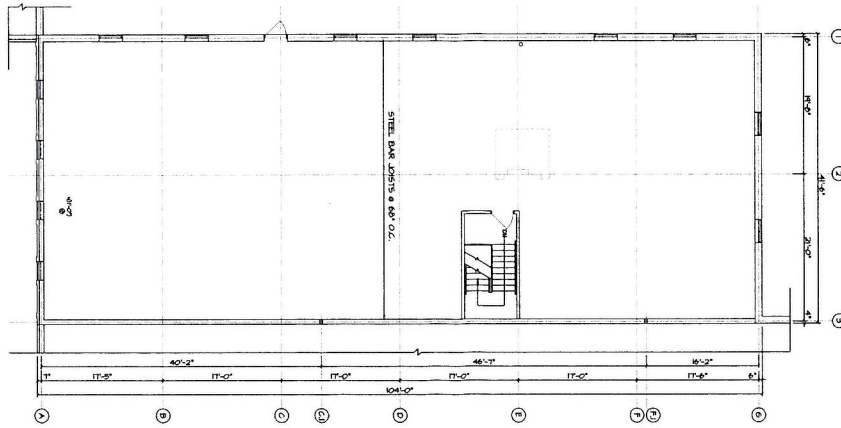
MUSIC VENUE - AVEY'S LIVE



EXISTING FLOOR PLAN - 1ST FLOOR
SCALE: 1/8" = 1'-0"
AREA: 4,069 SF.



EXISTING FLOOR PLAN - 2ND FLOOR
SCALE: 1/8" = 1'-0"
AREA: 4,069 SF.



PRELIMINARY
NOT FOR CONSTRUCTION
03-19-2018

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| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 3-19-18 | PRELIMINARY |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

REMODEL PLANS
MUSIC VENUE - AVERYS LIVE
103 - 107 S. Providence Road
COLUMBIA, MISSOURI 65203
EXISTING PLANS

NOT FOR CONSTRUCTION
03-19-2018

PRELIMINARY
NOT FOR CONSTRUCTION
03-19-2018

PORTER, BERENDZEN & ASSOCIATES, P.C.
ARCHITECTS
MISSOURI ARC-000588 - EXP. 12-31-19
305 EAST BROADWAY - SUITE A
P.O. BOX 446
ASHLAND, MISSOURI 65010
PHONE: (573) 657-2022
email: pba_info@centurytel.net

