



CITY OF IOWA CITY

IOWA CITY BOARD OF ADJUSTMENT

January 13, 2016

5:15 p.m.

Emma Harvat Hall

STAFF REPORT

CITY OF IOWA CITY

Department of Neighborhood & Development Services

IOWA CITY BOARD OF ADJUSTMENT MEETING

Wednesday, January 13, 2016 – 5:15 PM

City Hall –Emma Harvat Hall

AGENDA

A. Call to Order

B. Roll Call

C. Consider the December 16, 2015 Minutes

D. Special Exception Item

EXC15-00016: Discussion of an application submitted by Mitch King, for a special exception to allow a historic preservation waiver reducing the minimum off-street parking requirement for a property located in the High Density Multi-family (RM-44) zone 716 N. Dubuque Street.

E. Other

Letter from the Board of Adjustment to the City Council regarding a recommendation that rental properties located in the floodplain should be disclosed as part of the City's rental processes. (Letter to be distributed for review at the Board meeting.)

F. Board of Adjustment Information

G. Adjourn

NEXT BOARD OF ADJUSTMENT MEETING:

**Wednesday, February 10, in
Emma Harvat Hall, City Hall**

STAFF REPORT

To: Board of Adjustment
Item: EXC15-00016
716 North Dubuque Street

Prepared by: Sarah Walz
Date: January 13, 2016

GENERAL INFORMATION:

Applicant:	Mitch King 324 Mclean Street Iowa City, IA 319-775-7910
Contact:	Ross Nusser 1519 S. Gilbert Street 319-351-1111
Owner:	Successful Living Supportive Housing 2406 Towncrest Drive Iowa City, IA 319-356-0947
Requested Action:	Special Exception to grant a modification of the minimum off-street parking requirement for a property located in the High Density Multi-family (RM-44) zone to allow use or occupation of a property designated as a historic landmark.
Purpose:	To allow the present Assisted Living use to be converted to another use allowed in the zone: a fraternity.
Location:	716 North Dubuque Street
Size:	6,500 square feet
Current Land Use and Zoning:	Residential (Assisted Group Living), RM-44
Surrounding Land Use and Zoning:	North: Residential, RM-44 East: Residential, RS-8 South: Residential, RM-44 West: Residential, RM-44
Applicable code sections:	Specific criteria, 14-2B-8A-1 Historic Preservation special exception to waive or modify site development standards; general criteria for special exceptions, 14-4B-3
File Date:	December 9, 2015

BACKGROUND INFORMATION:

The subject property is located in a High Density Multi-Family Residential (RM-44) zone. The purpose of zone is to establish areas for the development of high density, multi-family dwellings and group living quarters. In addition to multifamily units (i.e. apartments), the zone allows a number of provisional uses: group households (e.g. elder care facilities); group living uses (e.g. rooming houses, fraternities, assisted living); daycare, educational facilities, religious assembly (e.g. churches), and hospitality oriented retail (e.g. guest house limited to 9 guests). Other uses allowed by special exception include community service and shelters.

The residential building was originally constructed to serve as a fraternity house and functioned as such until the late 1997 when it was purchased for use as an Assisted Group Living facility¹ that provides supportive services to individuals with mental illness. It is a three-story structure with 21 bedrooms, 2 kitchens (on the first floor and in basement level), shared bathrooms on the second and third floors, laundry facilities in the basement, and large open living spaces on the 1st floor and basement level.

The property is located on North Dubuque Street in an area where on-street parking is not permitted. On-street parking is also prohibited on the block of Brown Street between North Dubuque and Linn Street; parking is allowed along one side of Ronalds Street and along one side of Linn Street.

The building takes up a large portion of the 6,500 square foot lot such that it can provide just two parking spaces and has adequate area for up to 2 stacking spaces. Vehicle access is provided off an alley that runs along the north side of house, between Dubuque and Linn Streets. The current parking requirement for assisted group living is 1 space for every 3 beds, plus 1 space for each staff member determined by the maximum number of staff present at any one time. For 21 residents and two staff people the parking requirement is 9 spaces. For this reason the property is allowed to convert to another use that requires 9 or fewer spaces.

Other uses allowed in the zone have different parking requirements:

- Fraternal living and rooming houses require 1 parking space per 300 square feet of living area OR 0.75 spaces per resident, whichever is less (16 spaces for 21 residents).
- The parking requirements for multi-family depend on the number of bedrooms per dwelling unit, but range from 1 space for efficiencies and one-bedroom units; 2 spaces for two- and three-bedroom units; and 3 spaces for four-bedroom units.

The Board of Adjustment may grant a special exception to waive or modify any dimensional or site development standard that would prevent use or occupancy of a property designated as an Iowa City Landmark or registered on the national register of historic places provided certain conditions are met. While the subject property is not currently designated a historic landmark, it is eligible for this designation (historic documentation attached). Several other historic fraternity and sorority houses are located in the immediate vicinity, a number of which are still occupied by fraternal organizations. Once designated as a historic landmark, all exterior renovations to the property must meet historic preservation guidelines. Furthermore, historic landmarks may not be demolished without the approval of the Historic Preservation Commission.

¹ "An assisted group living use that is government licensed or approved and that provides services in a residential setting to more than eight (8) individuals, not including resident staff. These individuals are persons with one or more disabilities, as defined by the federal fair housing act, as amended, who are in need of adult supervision and who are provided services in accordance with their individual needs. This definition also includes facilities, such as nursing homes, that provide residential services and skilled care to convalescents or the elderly."

ANALYSIS:

The purpose of the Zoning Chapter is to promote the public health, safety and general welfare, to conserve and protect the value of property throughout the city, and to encourage the most appropriate use of land. It is the intent of the Zoning Chapter to permit the full use and enjoyment of property in a manner that does not intrude upon adjacent property. The Board of Adjustment may grant relief from the requirements of the Zoning Chapter through a special exception if the action is considered to serve the public interest and is consistent with the intent of the Zoning Chapter.

The Board may grant the requested special exception if the requested action is found to be in accordance with the regulations of the Section 14-2B-8A-1, which allows waiver or modification of any dimensional or site development standard listed in this article or in chapter 5 of this title or any approval criteria listed in chapter 4, article B of this title that would prevent use or occupancy of a property designated as an Iowa City landmark or registered on the national register of historic places. In addition the application must meet the general standards in 14-4B-3, which apply to all special exceptions.

The applicant's responses to the specific and general criteria are provided on the attached application.

Specific Standards (14-2B-8A-1)

- 1. The Board of Adjustment may grant a special exception to waive or modify any dimensional or site development standards listed in this article or in chapter 5 of this title or any approval criteria listed in chapter 4, article B of this title that would prevent use or occupancy of a property designated as an Iowa City landmark or registered on the national register of historic places. In addition to the general special exception approval criteria set forth in chapter 4, article B of this title, the following approval criteria must be met (see criteria "a" and "b" on page 4 and 5).**

The site development standard from which the applicant is seeking relief is the minimum parking requirement: The property has long been non-conforming with regard to the minimum parking standard, but the property is grandfathered in with credit for nine (9) parking spaces. This is based on the minimum parking requirement of the most recent use (an assisted living facility). The regulations for non-conforming parking for residential uses (Code Section 14-4E-8B-2) indicate that in situations such as this, where the number of required spaces for a proposed new use is more than what was required for the established use, only the number of spaces beyond what was required for the established use need to be provided. The property is unable to provide the additional parking and the applicant is seeking relief from this requirement arguing that it is not practically or financially feasible to use this property if it is limited to current parking credit for 9 spaces.

Potential "use or occupancy" of the building:

In terms of the minimum parking requirements and actual parking demand, the present Assisted Group Living use is one of the lowest intensity uses that could occupy the property. It is not unusual for residents of assisted living facilities to not have cars and thus most of the actual parking demand is generated by employees, of which there are usually only a small number.

Staff believes that there is probably only a very limited market for this property to serve as another assisted living use given its location, floor plan, the overall lack of handicapped accessibility of the building, and the constraints of the site in terms of size and slope. Staff also believes that the use of the property as an educational facility, daycare, or guest house

are also unlikely due to a combination of factors: layout of the building, limited outdoor space, and limitations on off-street and on-street parking.

The property could be converted to a multi-family use. For example, the building could be converted to 3 three-bedroom units and a two bedroom unit and fall within the current parking credit of 9 spaces. This would require a substantial investment to reconfigure the floor plan and install all the necessary plumbing, electrical, HVAC, etc. In 2006, the former fraternity house located at 730 North Dubuque was converted to 3 two-bedroom condominiums. That property was able to accommodate all the required parking on site, including parking inside the basement level of the building and the configuration of the lot and floor plans provided all three units with clear views of the river and adjacent park land. These factors, among others, likely allowed the owner to recoup the cost of extensive renovation. Whether such an investment would work in with the subject building is less certain.

Of the other uses allowed in the RM-44 zone, group living uses (rooming houses and fraternal living) would allow the property to be occupied without requiring major changes to the floor plan. However, either use would be limited to 11 residents based on the parking requirement.

Both uses are allowed one resident per 300 square feet of floor area, but have different requirements based on lot area.

Fraternal living: One roomer per 300 square feet of lot area = 21 roomers max.

Rooming house: One roomer per 500 square feet of lot area = 13 roomers max.

At their maximum allowed density in the zone, a fraternal living use would be required to provide a total of 16 parking spaces. With the credit for 9 spaces, they are 7 spaces short. A rooming house would be required to provide 10 spaces for 13 roomers and thus would be one space short.

The applicant does not believe the property is financially feasible with only 11 roomers and is arguing that the maximum of 21 roomers is necessary to make property financially feasible.

Given the floor area of the building and the number of rooms, limiting either use to too few roomers, could invite over-occupancy, especially if the number of rooms is not reduced (e.g. by combining smaller single rooms into one larger room). In staff's view some modification or waiver in requirements may be necessary for the building to continue to be occupied in a manner that does not lead to illegal use and that provides enough income to maintain the property in reasonable condition. The question is: how much flexibility?

The Criteria for the historic waiver:

- a. The modification or waiver will help preserve the historic, aesthetic, or cultural attributes of the property.

FINDINGS:

- The building was originally constructed in 1931 and was designed to serve as a fraternity house. It contains all of the necessary facilities to serve as a group living use (fraternal or rooming house): 21 bedrooms, two kitchens, two shared bathroom facilities, and living room/open areas on the first floor and basement level.
- The property is considered eligible to be designated an Iowa City Historic Landmark and is located along a portion of North Dubuque Street where several other active fraternity houses are located [see attached map] in historic houses.

- The property is located in a zone that allows fraternities as a provisional use—allowing density of 1 resident per 300 square feet of lot area.
- The applicant has committed to a number of repairs to the building in order to restore its historic exterior. These include repairing stucco, repainting the exterior, re-roofing, repair to the exterior fire escape, and removal of the deck on the north side of the building.
 - The City's Historic Preservationist has recommended additionally that the applicant tuck point of some of the brick work.

All exterior work would need to meet Historic Preservation guidelines.

- The applicant has also indicated that work to secure the foundation of the structure is needed and he would plan to do this before the building is occupied.
- The applicant has submitted additional information on costs to bring the interior of the property up to market standard and to install a sprinkler system.

b. The applicant must obtain a certificate of appropriateness from the historic preservation commission.

FINDINGS:

- The applicant has indicated that as a condition of the special exception he will apply for and secure Landmark Status. In fact, the exception cannot be acted upon unless he does so. He is in the process of making an application.
- A historic survey of the North Dubuque Street area found the property to be historical, describing it as follows: "The house retains a high level of integrity. It may be individually eligible with further research, and is definitely a contributing structure in the North Dubuque Conservation District." (Additional information attached.)

General Standards: 14-4B-3, Special Exception Review Requirements

1. The specific proposed exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.

FINDINGS:

- A reduction in parking does not present a safety concern or a threat to the public welfare, however, the modification does allow an increase in density over what would otherwise be allowed by code, which raises other safety concerns. Staff recommends that approval of a special exception to allow a reduction in parking be subject to installation of an interior fire sprinkler system. While such systems are not currently a building code requirement, the installation of a sprinkler system will make the building safer for residents, especially for higher intensity uses such as fraternal or group living. Moreover, the sprinkler system would help to ensure that the historic structure is less likely to be destroyed.

2. The specific proposed exception will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish or impair property values in the neighborhood.

FINDINGS:

- While a waiver for the parking requirement alleviates the burden of parking for the applicant, it does not in itself reduce the demand for parking by residents or those who may visit the property. The scarcity of on-street parking is an ongoing issue for neighborhood residents as this is a densely built, near campus neighborhood and many residential uses were established or converted to higher-density uses without providing sufficient off-street parking. Moreover, it has been observed that commuters rely on the neighborhood streets for free parking. While the lack of on-street parking may dissuade some residents from bringing cars, those who do will add to the demand further straining the demand for parking. While the additional parking demand generated by the residential density of this use being proposed may not on its own have a significant impact on property values, it does contribute to a situation that diminish the quality of life of the neighborhood—especially for long-term residents and owner occupants for whom this is not a temporary situation.
- The applicant has proposed a number of remedies to encourage the use of other forms of transportation more attractive:
 - The applicant will remove the wooden deck outside the first floor and install up to 10 moped parking spaces. This must be done in accord with historic preservation guidelines.
 - The applicant will provide indoor parking for up to 21 bicycles. Bike parking would enter from the north side of the building at ground level to make access easy and efficient.
- The applicant has proposed two other conditions that apply to minimize the traffic generated by function associated with the fraternal living use:
 - The Kappa Sigma fraternity that proposes to use the house relies on rooms at the Iowa Memorial Union for weekly meetings and social events. The applicant has indicated that the fraternity will continue to use off-site facilities for its weekly meetings and social functions.
 - With regard to social functions, the Kappa Sigma fraternity has indicated that its national organization prohibits alcohol in its houses. This is a more strict rule than the University of Iowa requires.

Staff does not believe these conditions are enforceable, however, the Board could impose a condition whereby if there were more than three convictions for disorderly house in an 18-month period, the special exception would be revoked. Disorderly House is defined in the city code as follows:

Simple Misdemeanor: No person shall permit or suffer to continue, without taking legal steps to prevent the same, any quarreling, fighting, disorderly conduct, or any other conduct or condition that threatens injury to persons or damage to property, or loud, raucous, disagreeable noises to the disturbance of the neighborhood, or to the disturbance of the general public, upon any premises owned by the person or in the person's possession. For the purposes of this section, "to the disturbance of the general public" includes the disturbance of persons beyond the subject premises and/or to the disturbance of persons upon public places, including peace officers. Any violation of this subsection shall be a simple misdemeanor. (Code Section 8-5-5)

3. Establishment of the specific proposed exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zone in which such property is located.

FINDINGS:

- The surrounding neighborhood is fully developed, however there are properties that along North Dubuque that may be redeveloped or undergo conversion to new uses in the future.
- Several properties in the immediate vicinity are fraternities. [See Map]
- The neighborhood is a walkable distance from campus, in an area that provides ready access to both Cambus and Iowa City Transit service.
- Increased demand for on-street parking may contribute to a situation that can diminish quality of life in the neighborhood.
- The applicant has proposed remedies that have the potential to reduce the need or desire to bring a car to campus.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

FINDINGS:

- All necessary utilities and drainage are in place for the property.

5. Adequate measures have been or will be taken to provide ingress or egress designed so as to minimize traffic congestion on public streets.

FINDINGS:

- As noted in the background information the property has vehicle access from an alley that runs between Brown and Dubuque Streets. This alley is quite narrow and cars parked or waiting along the alley make it difficult to pass in the opposite direction.
- The applicant is proposing a number of measures to reduce vehicle traffic to the property.
 - Moped parking
 - Indoor bike parking
- The property is located on a route served by Cambus and Iowa City Transit.

6. Except for the specific regulations and standards applicable to the exception being considered, the specific proposed exception, in all other respects, conforms to the applicable regulations or standards of the zone in which it is to be located.

FINDINGS:

- Fraternal living is an allowed use in the zone. The RM-44 zone allows a fraternal use of up to 21 roomers based on lot area and square footage of the building so long as parking is provided.
- For comparison, rooming houses in the RM-44 zone are allowed 1 roomer per 500 square feet of lot area or 13 roomers.

7. The proposed use will be consistent with the Comprehensive Plan, as amended.

The subject property falls into subarea A of the Central Planning District. While there is much discussion of preserving multi-family homes in this area, there is no discussion of what to do

with historic properties designed for uses other than single-family. However, the plan does note the following:

- The plan calls attention to the complexity of the housing market in the near-campus neighborhoods, north and east of the Downtown. The plan notes the on-going challenge of maintaining a healthy balance of housing types, and mix of residents—homeowners and short and long-term renters.
- Goal 2, in the Housing and Quality of Life section of the plan focus on “achieving a healthy balance of rental and owner-occupied housing the district’s older neighborhoods to promote long-term investment, affordable housing opportunities, and preservation of historic homes and neighborhoods.” This includes working to bring over-occupied properties into compliance with current zoning requirement, revisiting occupancy rules and encouraging preservation of historic homes.
- “Since there is more demand for on-street parking than space available in the neighborhoods, residents are sometimes unable to park in front of their houses or even on the same block. This is typical in many cities that have residential neighborhoods near colleges, hospitals, and high schools. Restricting where and when parking is allowed are tools that can be used to control parking congestion. In a majority of a neighborhood requests it, City transportation planning staff can evaluate various options for establishing parking restrictions. . . . One possible solution in the most congested areas would be to establish a residential on-street parking permit system. Under this type of system, residents would be sold parking permits that would allow them to park on the street.”
- The Historic Preservation Plan is part of the Comprehensive Plan. It encourages the conservation of many buildings constructed in the late 19th and early 20th century for use by fraternities and sororities as important artifacts in the history of the development of the University of Iowa.

SUMMARY:

The application is, admittedly, a complicated one as it seeks to preserve a very large residential structure that provides very little parking in an area that suffers from a scarcity of on-street parking. There are several elements of the application that, in staff’s view, merit a modification in the parking requirement, allowing the property to be used for a fraternity or a rooming house:

The property is located in close proximity to campus and is well served by public transit.

The building was constructed as a fraternal living use and retains the floor plan necessary building facilities to serve that use or another group living use.

The property is in a neighborhood that has several other fraternities in historic fraternal buildings.

The property includes a historic building that contributes to the character of North Dubuque street and the near campus neighborhood—it is worthy of being preserved.

With the Landmark designation the building will be preserved and the applicant has committed to making certain repairs to enhance the exterior and to extend the life of the building. This investment is not insubstantial and will require the applicant to earn a reasonable return in rent. The fraternity would be a long-term tenant rather than an individual tenant renting on a year-to-year basis, which gives the applicant some certainty.

The building has a large floor area and 21 bedrooms such that limiting its use to 11 occupants has the potential to invite over-occupancy OR may not generate enough income to maintain the building in good condition—historic or not.

The applicant has proposed a number of remedies intended to reduce the on-street parking demand generated by residents and by visitors to the site: moped parking, indoor bike parking, all official house events to be held off site, no alcohol permitted in the building.

There are two main concerns over the extent of the modification being sought:

The applicant is seeking what is likely the most intense use allowed in the zone—a fraternity. He is also seeking what is likely the highest density of roomers allowed in the zone. The social function that characterizes fraternal living would tend to generate more parking or vehicle traffic than other residential uses allowed in the zone.

The scarcity of on-street parking in the area has long been a major concern for neighborhood residents, and, as the University grows its population of undergraduate students, the competition for on-street parking is likely to become more intense. While this situation may dissuade some from bringing cars to campus, each increase in the number of allowed residents is an in the chance or opportunity that someone will bring a car.

There is also concern about disturbances that have been created by other fraternities in the immediate neighborhood. The adjacent fraternity to the south has been expelled from its house by its own national organization due to behavioral issues.

Staff believes the applicant has attempted to address parking demand and behavioral issues, however, there is the question of whether granting the maximum modification is appropriate or necessary for this property to continue being used or occupied as required for the special exception. While staff concludes that additional residential density, beyond 11 roomers, is necessary in order to make a reasonable return on the property, staff does not believe the applicant has demonstrated that 21 residents is necessary to do this. Staff believes additional information is necessary determine what number of roomers is the minimum to allow the property to maintain use and occupancy of the historic structure. Until such information is provided, staff would recommend limiting the residential density to 13 roomers, which is the maximum size allowed by code for a rooming house based on the size of the lot.

STAFF RECOMMENDATION: Staff recommends approval of a historic preservation waiver to reduce the minimum parking requirements to allow up to 13 residents of a group living use, subject to the following conditions.


- The applicant must secure a Local Historic Landmark Designation from the City of Iowa City.
- All changes to the properties exterior must meet Historic Preservation guidelines.
- The applicant must make those repairs and renovations to the exterior and foundation of the structure as listed in this submittal (see attachment #7) as well as any repairs deemed necessary by the Historic Preservation Commission.
- All aspects of the interior must meet code standard. Shared bathrooms must use materials and fixtures of an institutional grade.
- In the area where there is currently a deck, the applicant must install moped parking stalls equal to at least one half of the residential occupancy of the building. Design and installation of moped parking to be approved by the Historic Preservation Specialist.
- The applicant must install interior bike storage on the ground floor level of the building sufficient to store one bike per resident based on the maximum number of residents

allowed by the special exception. Staff will review proposed bike rack/storage and access to the ground floor to ensure bike storage is easily accessible.

- Three convictions for a disorderly house within an 18 month period will result in the loss of the special exception at which point the property will revert to 11 residents maximum.

ATTACHMENTS:

1. Location map
2. Aerial view
3. Location fraternities/sororities in the area
4. Definition of Group Living Uses
5. Historic Preservation survey
6. Real estate information
7. Proposed renovations
8. Floor plans
9. Application materials
10. Correspondence

Approved by: 
John Yapp, Development Services Coordinator,
Department of Neighborhood and Development Services

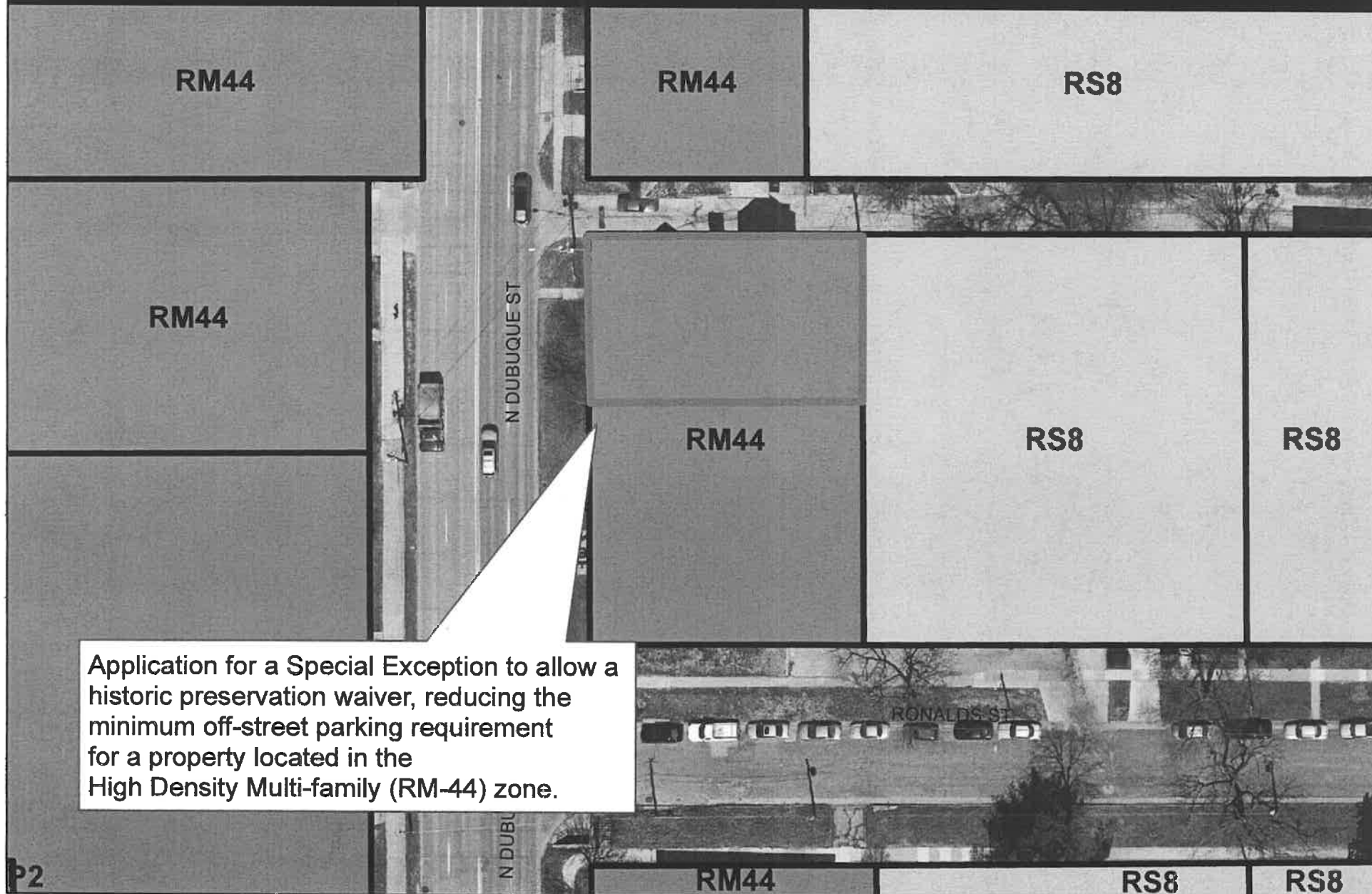
Special Exception 716 N Dubuque Street



0 60 120 Feet



Prepared by: Marti Wolf
Date Prepared: December 2015



Application for a Special Exception to allow a historic preservation waiver, reducing the minimum off-street parking requirement for a property located in the High Density Multi-family (RM-44) zone.

P2

Attachment #1

Special Exception 716 N Dubuque Street



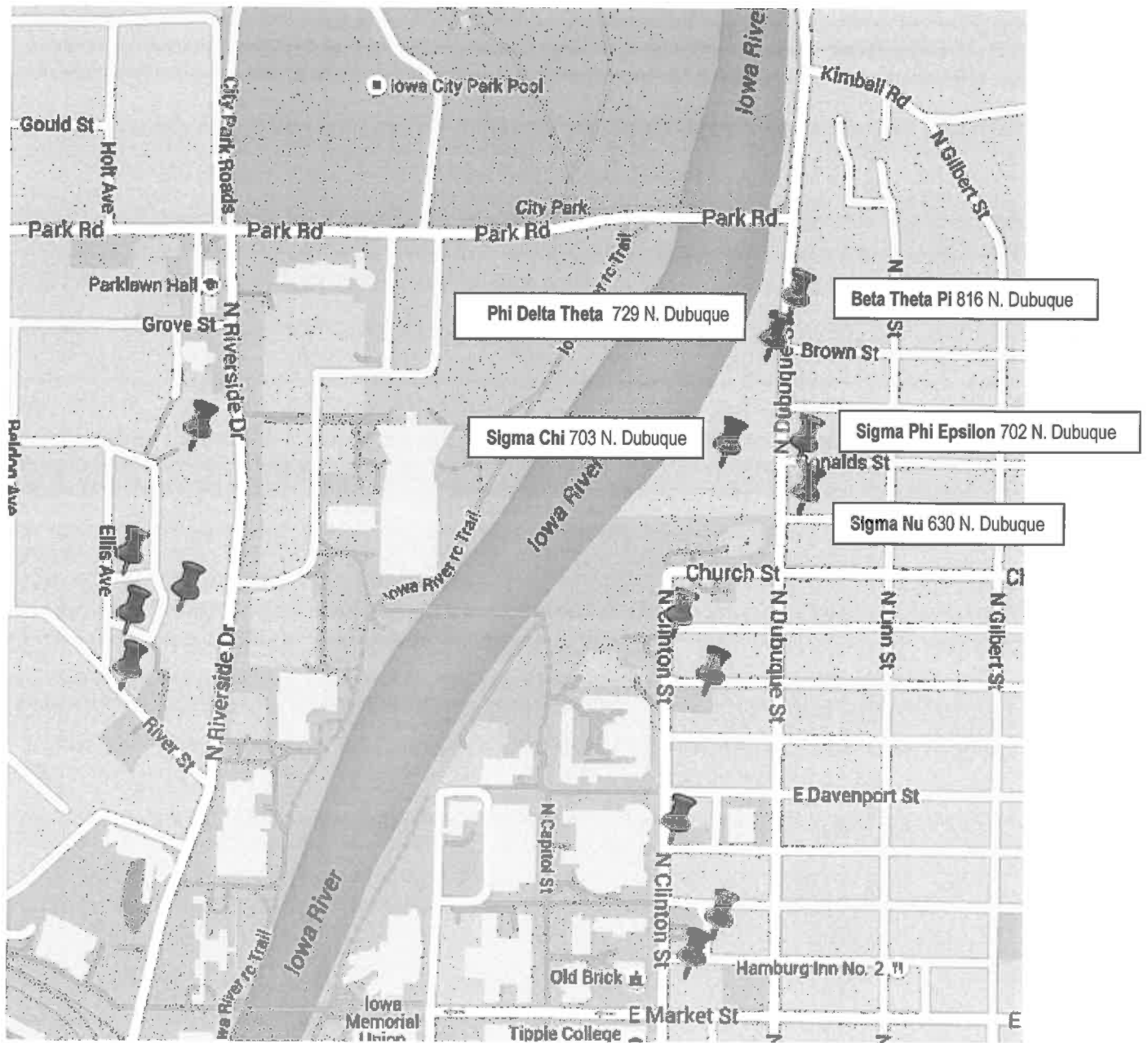
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Prepared by: Marti Wolf
Date Prepared: December 2015



Attachment #2



B. Group Living Uses:

1. **Characteristics:** Group living uses are characterized by the residential occupancy of a dwelling by a group of people that do not meet the definition of a "household" or "group household". The size of the group is typically larger in size than the average size of a family or household. Tenancy is arranged on a month to month basis, or for a longer period. Group living structures contain individual rooming units with private or shared bathroom facilities and may also contain shared kitchen facilities, and/or common dining and living areas for residents. The residents may or may not receive any combination of care, training, or treatment, but those receiving such services must reside at the site.
2. **Examples:** Examples include uses from the three (3) subgroups listed below.
 - a. **Assisted group living:** Group care facilities, including nursing and convalescent homes; assisted living facilities. (Ord. 13-4526, 5-14-2013)
 - b. **Independent group living:** Rooming houses, student dormitories. (Ord. 14-4586, 6-3-2014)
 - c. **Fraternal group living:** Fraternities; sororities; monasteries; convents; rooming house cooperatives. (Ord. 13-4526, 5-14-2013)
3. **Accessory Uses:** Recreational facilities; meeting rooms; associated offices; food preparation and dining facilities; off street parking for vehicles of the occupants and staff; storage facilities; off street loading areas.

IOWA SITE INVENTORY

Attachment #5

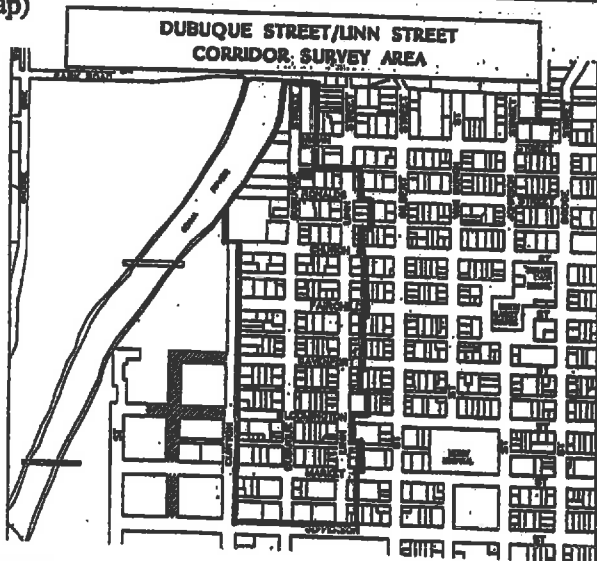
Survey ID Number 52-010-D087
Database ID Number _____
Nonextant _____

Location and Functional Information

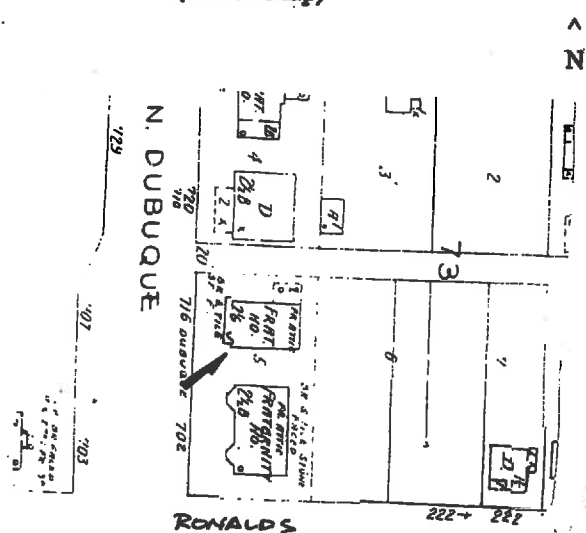
1. Historic Name(s) Phi Kappa Sigma Fraternity
2. Common Name(s) _____
3. Street Address 716 N. Dubuque St.
4. City Iowa City Vicinity [] 5. County Johnson
6. Subdivision Original Plat 7. Block(s) 73 8. Lot(s) 5
9. Legal Description: (If Rural) _____ Township Range Section Quarter of Quarter of

10. Historic Function(s) Fraternity House Description _____ Code _____
11. Current Function(s) Fraternity House _____
12. Owner John Laverty Phone # _____
Address 375 Eastland Dr. SE City/State Cedar Rapids, IA ZIP 52403

(Plat Map)



(Sketch Map)



(Integrity Notes)

Roll/Frame 1 / 22 Photographer Moraski/Kugler
View Looking E/SE
Location of Negatives: S.H.S.I.



CFN 259-1402
8/25/89

Property Characteristic Form - Residential

Survey ID Number 52-010-D087

Database ID Number _____

Street Address 716 N. Dubuque St.

City Iowa City

County Johnson

Legal Description: (If Rural)

Township _____ Range _____ Section _____ Quarter _____ of Quarter _____ of _____

Location Integrity:

Original Site X Moved _____ Moved to Original Site _____

Endangered? NX or Y _____ If yes, why? _____

Ground Plan: a. Building Shape(s) L-shaped b. Width 40 by Depth 60 in units

Architectural Style/Stylistic Influences

Late 19/Early 20th Century Revival: Steeply pitched gables, half-timbering, Code 53
Tudor stone surrounds and arch

Materials: Foundation Poured concrete 100
Walls Stone, E. side brick, N 3rd, 4th floors stucco over brick/ 40/30/60
Roof Asphalt shingle wood beams 80

Number of Stories

4

Roof Shape

Gable

1

Builder(s)

Unknown

Architect(s) Unknown

Original Construction Date 1931 Modification/Addition Dates: _____

Significant Interior Components:

Continuation Sheet []

None noted

Surveyor Comments:

Continuation Sheet []

This was originally the Pi Kappa Alpha house.
Do not know when it changed.

Sources: Sanborn Fire Insurance Maps: 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933.

Gebhard & Mansheim, p. 249

Needs Further Study/Anomaly []

Continuation Sheet []

Surveyor Moraski/Erwin/Kugler

Date 1995-96

**IOWA SITE INVENTORY FORM
EVALUATION SHEET**

ADDRESS: 716 North Dubuque
Iowa City, IA

SURVEY ID # 52-010-D087

REVIEWED BY: Molly Myers Naumann, Consultant

DATE: February 1996

ARCHITECTURAL SIGNIFICANCE & ASSOCIATED CONTEXTS:

Dubuque/Linn Street Corridor: 1839-c.1946

APPLICABLE NRHP CRITERIA: A ☐ B ☐ C ☒ D ☐

NRHP ELIGIBILITY: INDIVIDUAL YES ☒ NO ☐

CONSERVATION DISTRICT: CONTRIBUTING ☒ NON-CONTRIBUTING ☐

This two and one-half story gable roof building (three and one-half on the north side) was constructed in 1931 as a fraternity house. No architect has yet been identified. Like many other Greek letter houses in Iowa City it was built in a popular revival style, in this case, Tudor Revival. The exterior is of stone with stone surrounds at the doors and windows and quoined corners. A rear wing was added at the second floor level and this is covered with the traditional half-timbering. A small "garden gate" with stone surround is located to the left of the main entrance. The house retains a high level of integrity. It may be individually eligible with further research, and is definitely a contributing structure in the North Dubuque Conservation District.

HISTORICAL SIGNIFICANCE & ASSOCIATED CONTEXTS:

Dubuque/Linn Street Corridor: 1839-c.1946

APPLICABLE NRHP CRITERIA: A ☒ B ☐ C ☐ D ☐

NRHP ELIGIBILITY: INDIVIDUAL YES ☒ NO ☐

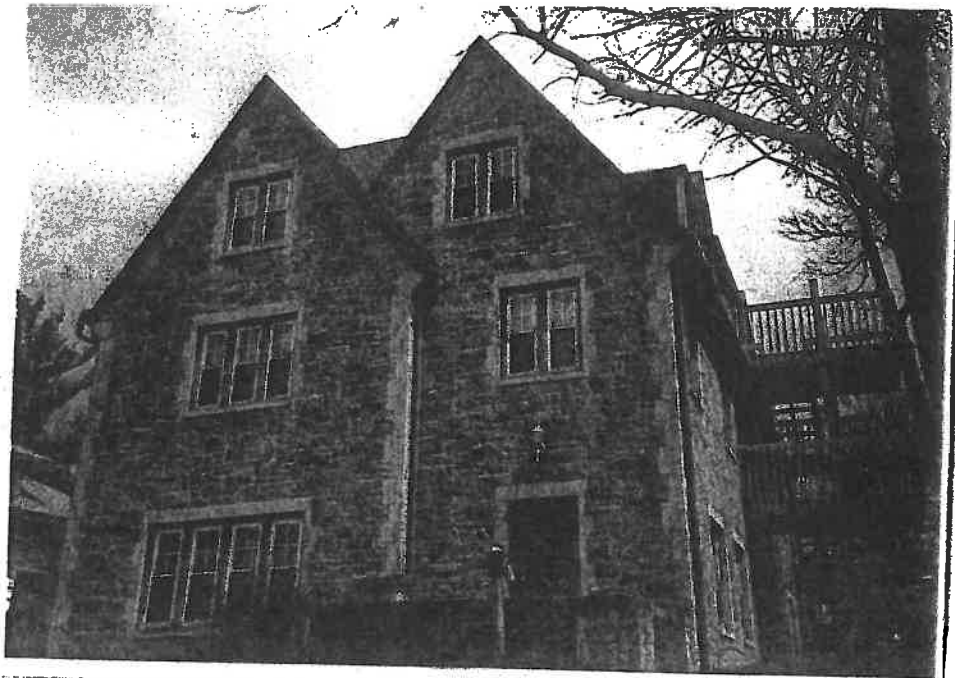
CONSERVATION DISTRICT: CONTRIBUTING ☒ NON-CONTRIBUTING ☐

In the 1920s and '30s fraternity and sorority houses were being built in various parts of Iowa City, including the Clinton and Dubuque streets area. (There were eight built on North Dubuque alone between 1920 and 1933.) These were often replacing houses that the Greek letter societies had purchased or rented to provide housing for their members. The new houses appear to have been architect designed and were primarily in various popular revival styles. This construction coincided with a period of tremendous growth for the State University of Iowa. Enrollment grew from 5345 in 1920 to 8235 in 1930, and peaked near 10,000 a little later in that decade. There were 33 new buildings constructed on the campus between 1916 and 1934, in addition to the construction of almost two dozen fraternity and sorority houses. These houses exemplify the Development of the University of Iowa context. While some may be individually eligible, all Greek letter houses in Iowa City need to be surveyed and then re-evaluated as a sub-context of the University context. This house may be individually eligible and is presently considered a contributing structure in the district.

PREPARED BY: Molly Myers Naumann, Consultant
ADDRESS: 167 W. Alta Vista, Ottumwa, IA 52501
AFFILIATION: Iowa City Historic Preservation Commission
ADDRESS: 401 E. Washington, Iowa City, IA 52240

PHONE: (515) 682-2743
DATE: February 1996

PHONE: (319) 356-5243





Iowa City, IA
0 SAVED

Get Pre-Approved
Save
Share

For Sale in IA: Iowa City - 52245 - Mann - 716 N Dubuque St

\$1,200,000

Est. Mortgage:
\$6,315 / mo

Get Pre-Approved

☐

Ross Nusser
(313) 831-5276
0 Recent Sales

☐

Gwen Johnson
(319) 774-4141
92 Recent Sales

☐

Kim Forsythe
(313) 290-4947
5 Recent Sales

☐

Ross Nusser
(313) 830-9038
29 Recent Sales

Your Name

Phone

Email

I am interested in 716 N Dubuque St, Iowa City, IA 52245.

☐ Get Pre-Approved

Request Info

By sending you emails, I agree to Trulia's Terms of Use & Privacy Policy.

Google

FOR SALE
716 N Dubuque St
Iowa City, IA 52245 (Mann)

- Multi-Family Home
- Lot size: 6,499 sqft
- Built in 1925

See your commute times

91 Days on Trulia

Home Details for 716 N Dubuque St

91 Days on Trulia

243 views

716 N Dubuque St Rare sale. 20 room boarding house with RM-44 zoning. This building is currently owned by a 501(c)3 non-profit who does not pay taxes. Being that this building is owned by a non-profit, there is no income and expense information. Specific questions can be directed to the listing agent. Significant notice to show, and verification of pre-approval necessary for showings. Please contact listing agent for details.

[Write a personal note about this listing](#)



Schools



Horace Mann Elementary School

Average

Southeast Junior High School

Average

Iowa City High School

Average

[MORE DETAIL](#)



Crime

Lowest

[MORE DETAIL](#)

Features for 716 N Dubuque St

Information last updated on 10/09/2015 12:00 AM:

- Price: \$1,200,000
- Status: For Sale
- MLS/Source ID: 20155733
- Multi-Family
- Basement
- Zip: 52245
- Lot Size: 6,490 sqft
- Built in 1925
- Neighborhood: Mann

Public Records for 716 N Dubuque St

Official property, sales, and tax information from county (public) records as of 11/2014:

- Boarding House, Rooming House, Apt Hotel, Transient Lodgings
- 5,626 sqft
- Lot Size: 6,490 sqft
- Heating: Steam
- 27 Rooms
- Exterior Walls: Rock, Stone
- Built in 1925
- Subdivision: IOWA CITY (ORIGINAL TOWN)
- Basement: Full Basement
- Roof: Asphalt
- County: Johnson
- Foundation: Concrete

Here is a list of estimated renovation costs that I have received as bids and that I anticipate. However, while all potential cost of renovation cannot be foreseen, I feel this is a solid approximation of my intent for bringing this building back to its historic and solid state.

1. Sprinkler System - \$55-60K
2. New Roof - \$46-49K
3. New Kitchens - \$46-52K (That is \$23-26K per kitchen--there are two kitchens)
4. New Bathrooms - \$44-52K (That is 11-13K per bathroom--there are 4 bathrooms)
5. New Flooring - \$32,026 is what the bid came back at 6,700 Sq Feet at 4.78 cents per sq. foot
6. Painting - \$21-25K
7. New Doors/Trim - \$41-45K
8. Updating Electrical Fixtures - \$13-16K
9. Securing Foundation (If Needed) - \$12-14K
10. Drywall Repair - \$12-14K
11. Stabilizing Emergency exit deck - \$3-4K
12. Replacing Commercial Water heater - \$5-7K

I received a bid on when/if I need to replace windows how much they plus labor will cost and it will end up being \$800-\$1,000 per window.

Mitch King

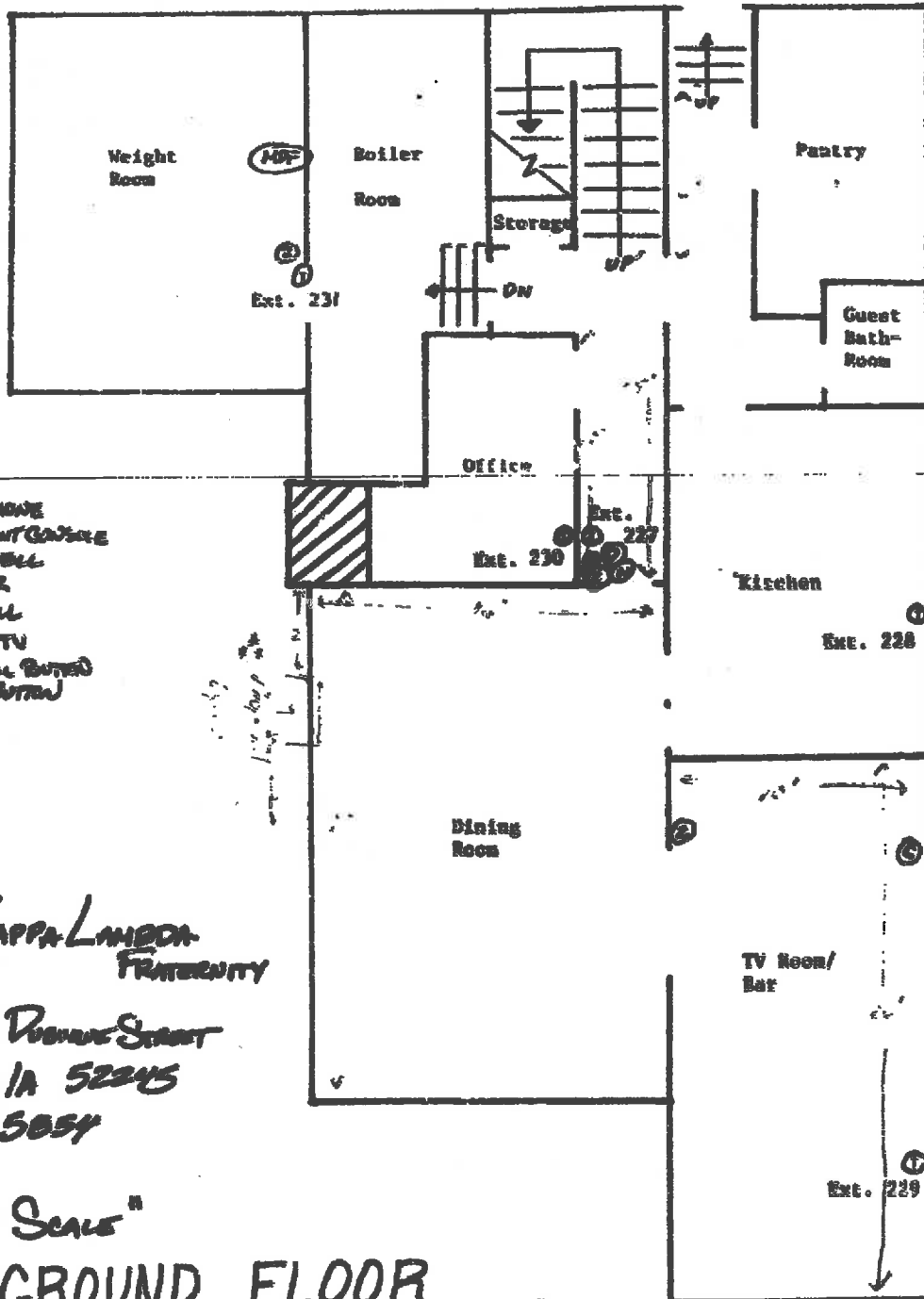
KMB Property Management

319-351-0102

FILED

2015 DEC -9 AM 11:51

CITY CLERK
IOWA CITY, IOWA



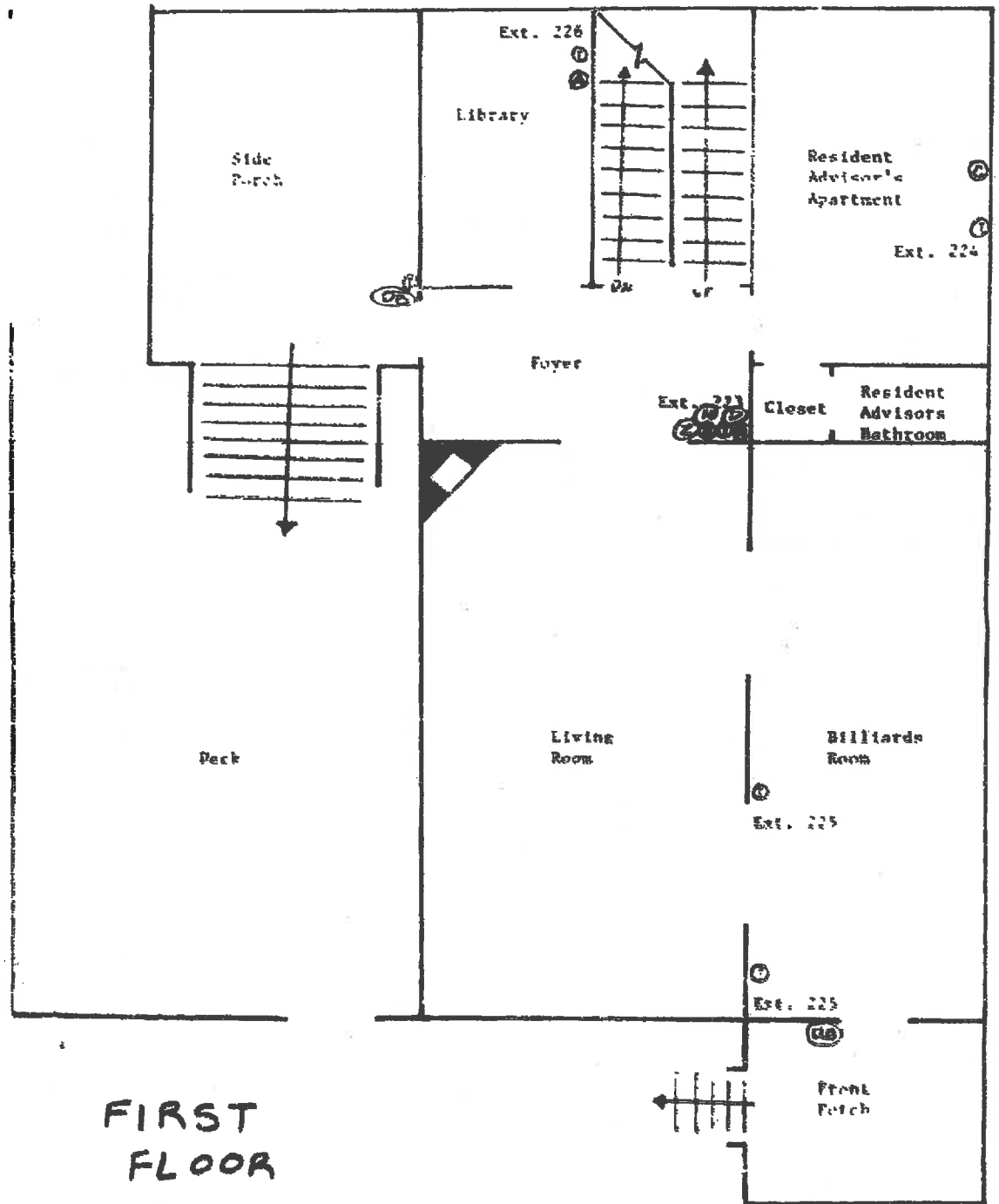
ALPHA KAPPA LAMBDA
FRATERNITY

716 NORTH DUANE STREET
IOWA CITY, IA 52245
(319) 338-5054

"Not To Scale"

GROUND FLOOR

Handwritten signature
338-5054



FIRST
FLOOR

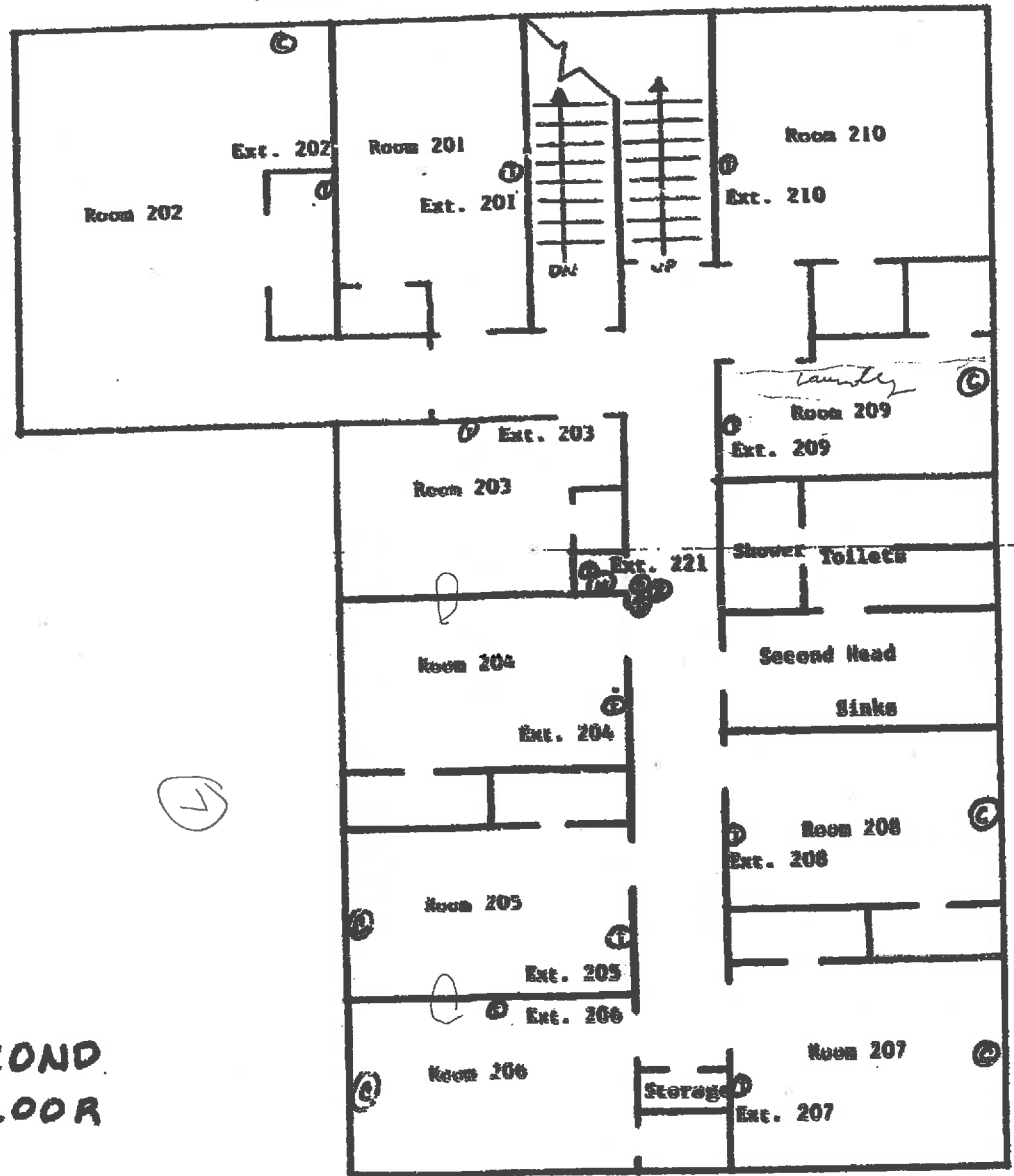
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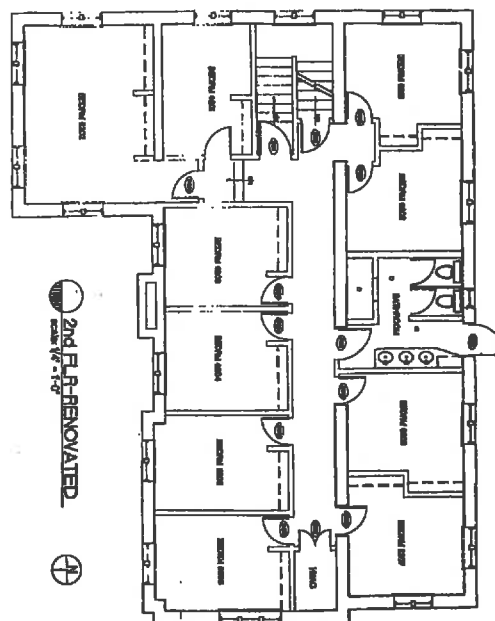
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IOWA CITY, IOWA



SECOND
FLOOR

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CITY CLERK
IOWA CITY, IOWA

20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1



Door and Frame Schedule

[illegible]

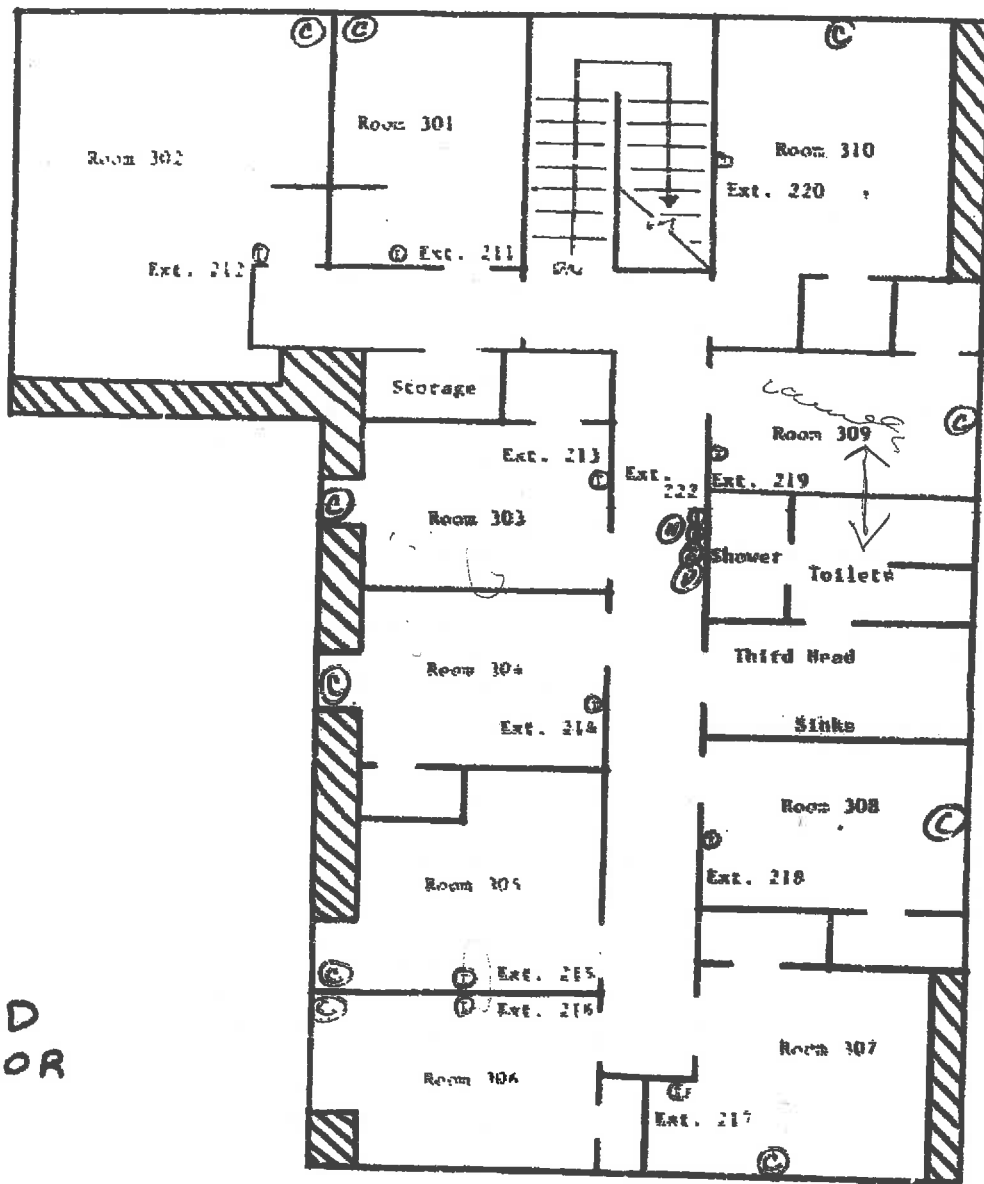
rechead conrad

2A

PHI KAPPA SIGMA FRATERNITY
716 N. DUBUQUE
IOWA CITY, IA

**RESTORATIONS BY:
RESTORATIONS UNLIMITED
SUMMER 1994**





THIRD
FLOOR

13

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IOWA CITY, IOWA

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IOWA CITY, IOWA

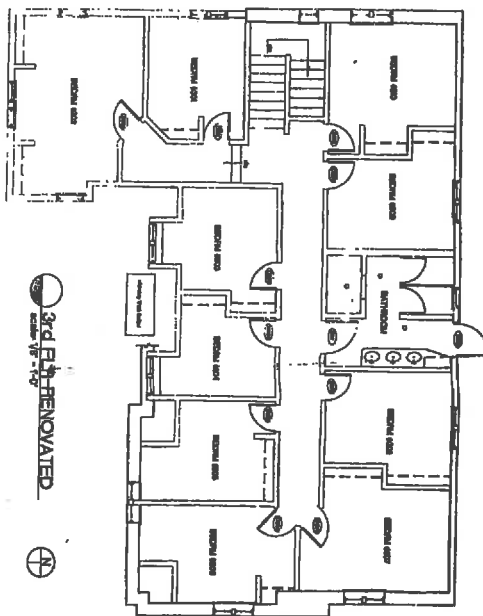
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RESTORATIONS BY:
RESTORATIONS UNLIMITED
SUMMER 1994

PHI KAPPA SIGMA FRATERNITY
716 N. DUBUQUE
IOWA CITY, IA

A3

Architectural



3rd FLOOR RENOVATED
SCALE 1/4" = 1'-0"



Door and Frame Schedule

Door		Frame		Notes	
No.	Size	Type	Material	Finish	Comments
1	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
2	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
3	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
4	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
5	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
6	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
7	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
8	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
9	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
10	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
11	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
12	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
13	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
14	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
15	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
16	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
17	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
18	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
19	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	
20	3'0" x 7'0"	Swing	1 1/2" x 6" Pine	Stain	

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IOWA CITY, IOWA

↑
N

33'
North Lounge

33'

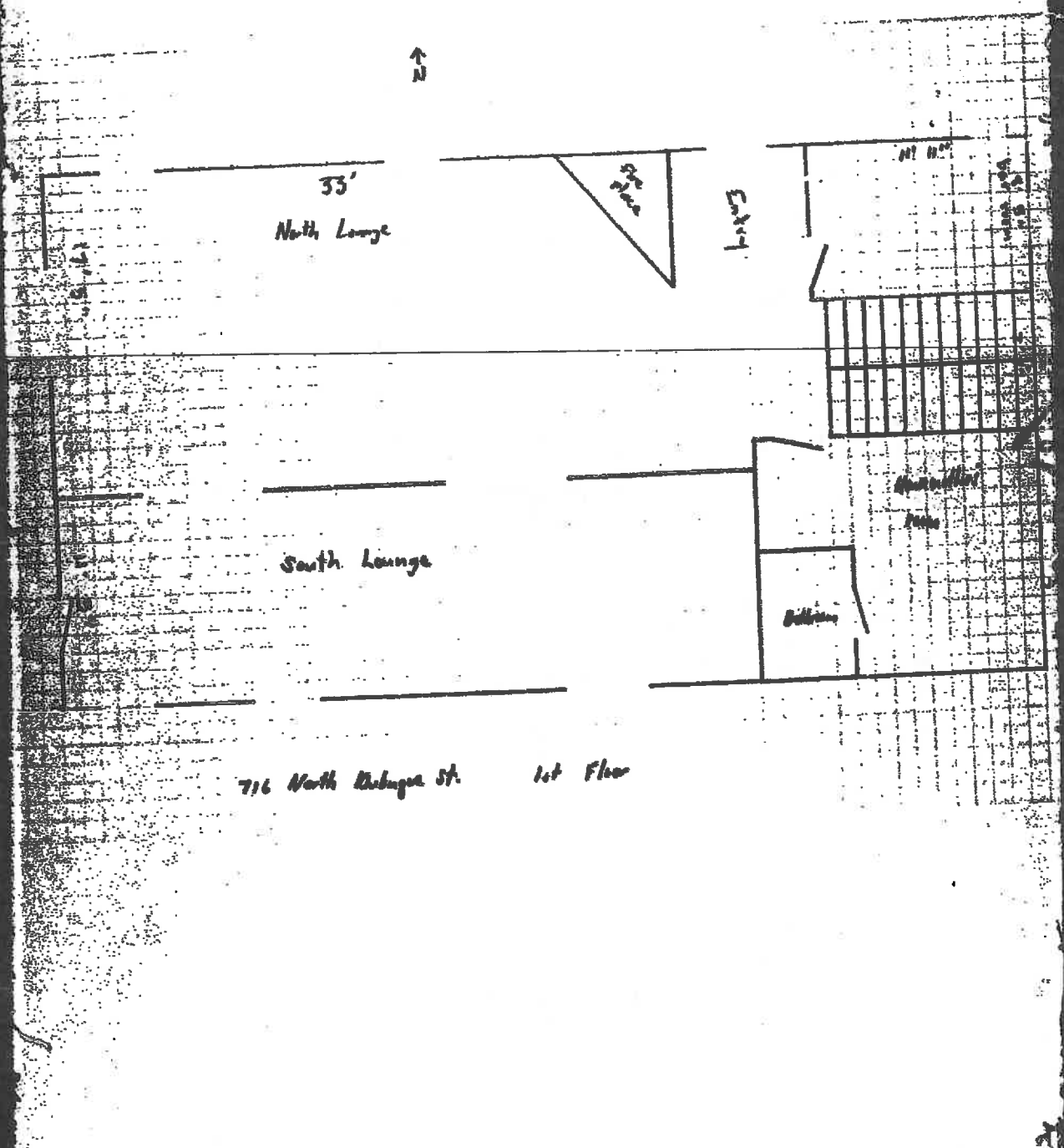
Entry

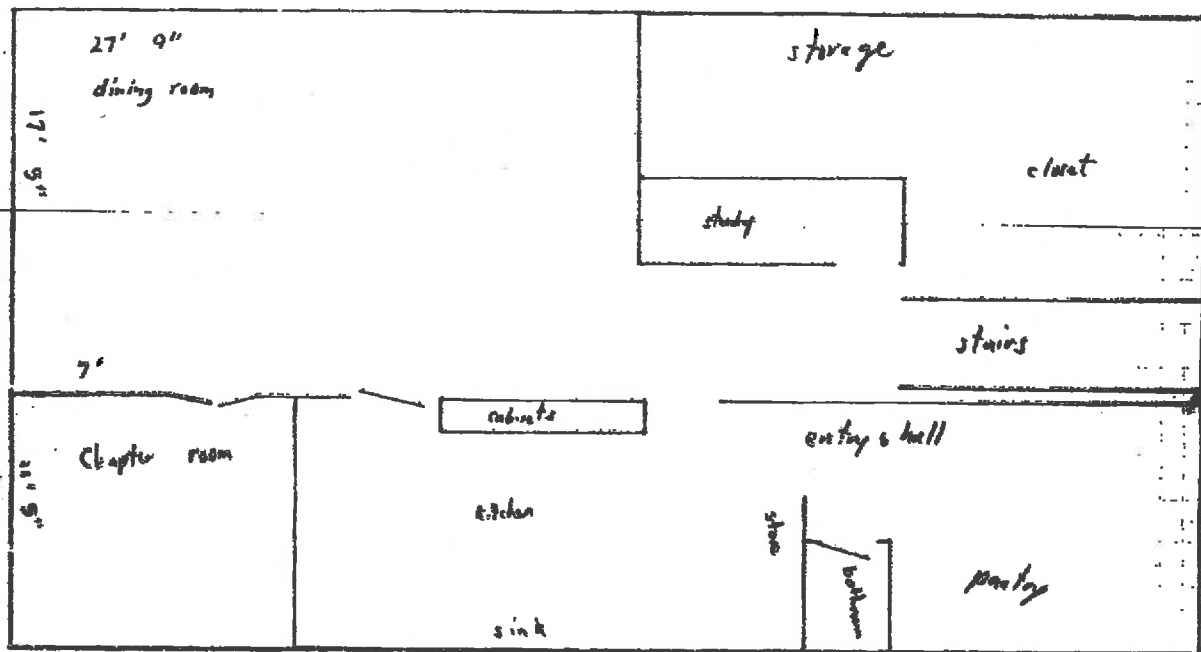
South Lounge

Billiard

716 North Dubuque St.

1st Floor





716 N. Dubuque

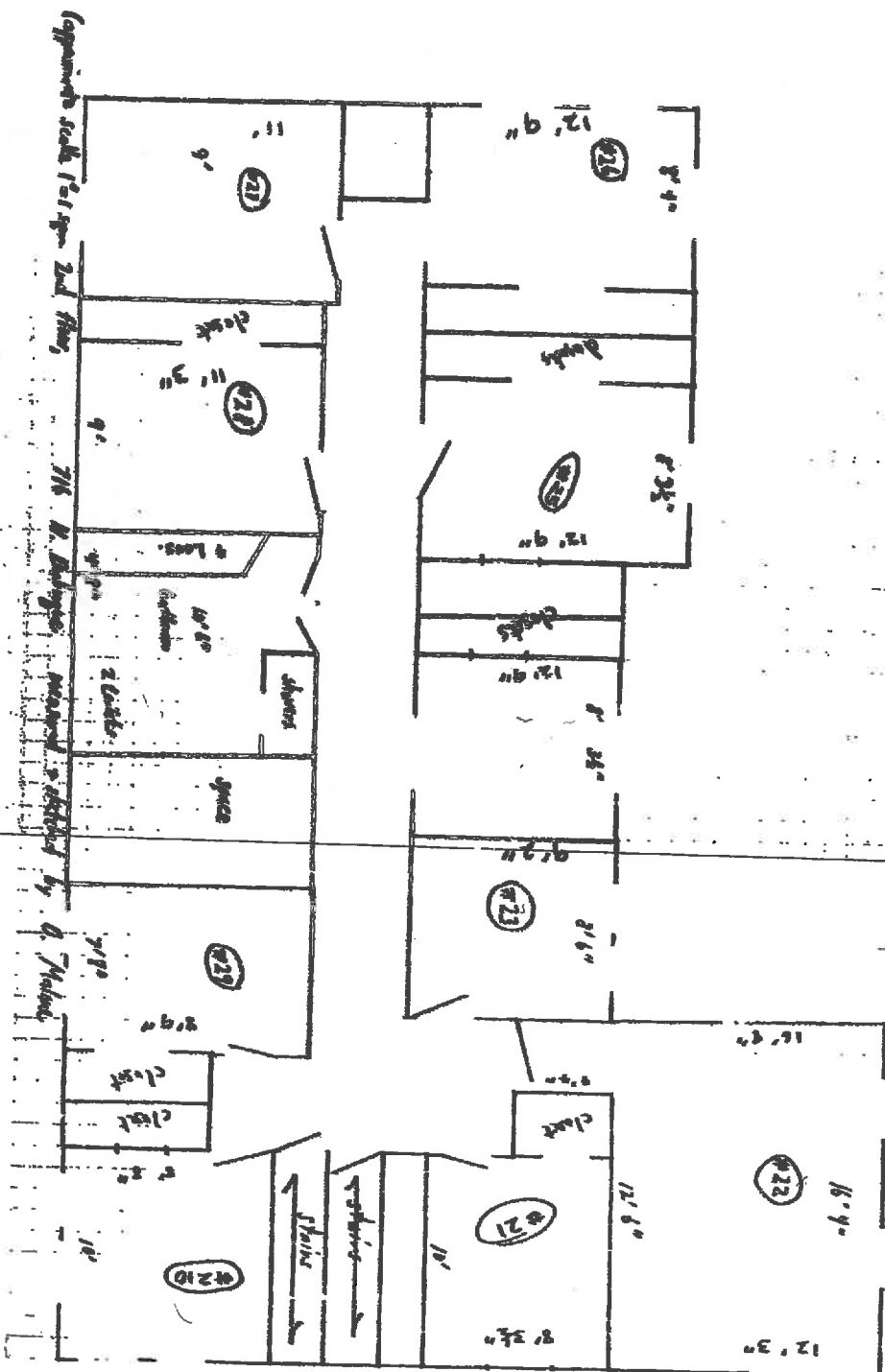
rough scale 1 square = 1 ft

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N

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IOWA CITY, IOWA

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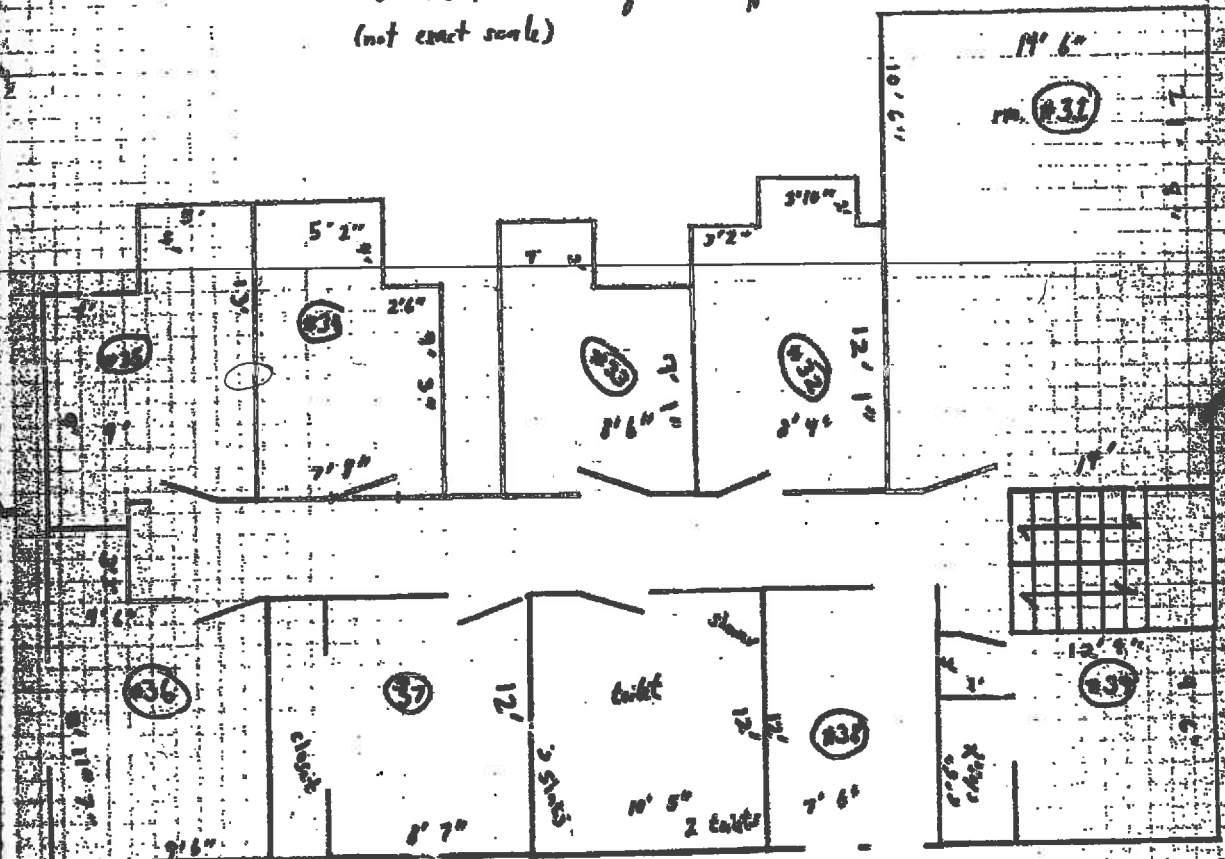
IOWA CITY, IOWA



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44



APPLICATION TO THE BOARD OF ADJUSTMENT — SPECIAL EXCEPTION —

DATE: December 1st, 2015 PROPERTY PARCEL NO. 1010204007
PROPERTY ADDRESS: 716 N. Dubuque Street
PROPERTY ZONE: RM-44 PROPERTY LOT SIZE: 6,500 sqft

APPLICANT:	Name: <u>Mitch King</u> Address: <u>324 Mclean Street, IC</u> Phone: <u>317-775-7910</u>
CONTACT PERSON: (If other than applicant)	Name: <u>Ross Nusser (Urban Acres Real Estate)</u> Address: <u>1519 S. Gilbert Street</u> Phone: <u>319-351-1111</u>
PROPERTY OWNER: (if other than applicant)	Name: <u>Successful Living Supportive Housing</u> Address: <u>2406 Towncrest Drive, IC</u> Phone: <u>319-356-0947</u>

Specific Requested Special Exception; please list the description and section number in the zoning code that addresses the specific special exception you are seeking. If you cannot find this information or do not know which section of the code to look in, please contact Sarah Walz at 356-5239 or e-mail sarah-walz@iowa-city.org.

Purpose for special exception: To allow for fraternal living in building currently classified as a group care facility

Date of previous application or appeal filed, if any: none

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CITY CLERK
IOWA CITY, IOWA

Attachment to the Board of Adjustment Application

716 N. Dubuque Street

The building at 716 N. Dubuque Street or, as legally described, the north 65 feet of lot 5 and the north 65 feet of the west 20 feet of lot 6, all in block 73, in Iowa City, IA, is currently a conforming 21 bedroom dwelling classified as a Group Care Facility located in the RM-44 zone. The parking area is considered non-conforming.

The applicant is seeking a special exception to allow the building to be used as a fraternity house. Applicant is also making this request contingent upon obtaining a local historic designation. As stated in the Specific Approval Criteria the maximum allowable density as based on a lot area of 6,500 sqft provides for 21 roomers. The maximum allowable occupancy as stated in the Specific Approval Criteria as based on total floor area within the fraternal living use is 22.

The current parking area consists of two parking spaces, below the required 21 spaces. In order to bring parking closer to conformity, the applicant will be installing a covered moped parking area, which is anticipated to create 10 additional covered parking spaces. Furthermore, the applicant will be installing an "ease of use" bicycle parking system. The bicycle parking systems will have an indoor as well as an outdoor component and would be able to allow for the easy and accessible parking of 21 bicycles. It is due to the small lot area of 6500 sqft as well as the placement of the historic structure that any additional vehicle spaces are not feasible.

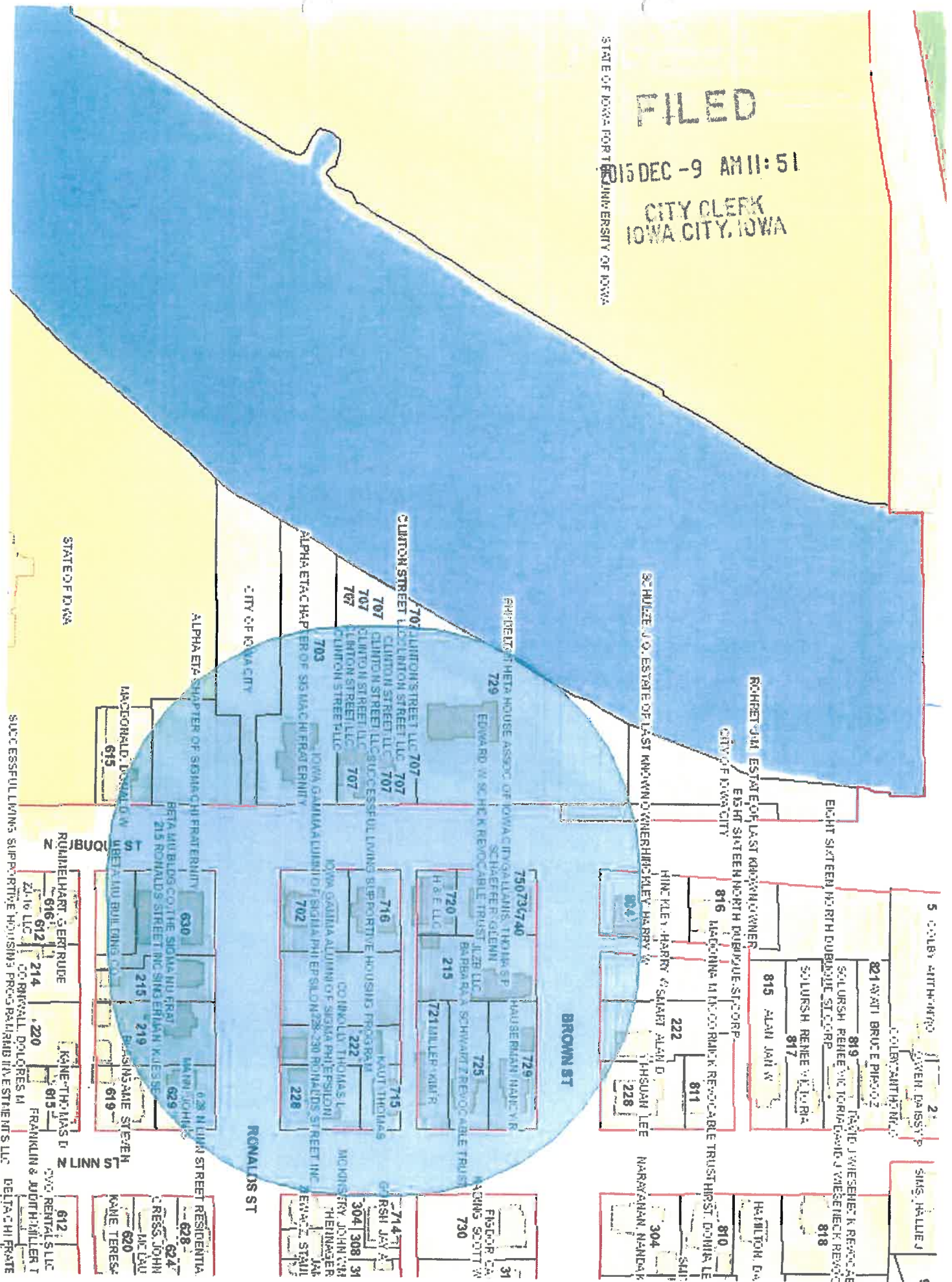
The exterior of the building is currently in poor repair. The applicant will be making numerous structural improvements relating to the safety and functionality and landscaping improvements to the exterior of the building. Applicant will be making these improvements in compliance with City historic guidelines.

The interior of the building is in dire need of repair and remodeling. The applicant will be significantly improving the much needed cosmetic and building systems including but not limited to: replacing and renovating all kitchens and baths, all new flooring, doors, trim, exterior security doors, sprinkler system, alarms, exit signs and upgrading electrical and plumbing systems. All of these repairs will not only improve the aesthetics of the building, but would greatly contribute to the overall safety of the residing occupants.

The proposed exception will benefit the surrounding neighborhoods. The neighboring areas to the North, West and South of the property are all in the high density multifamily zone of RM-44, however, the neighborhood to the East is zoned OHD RNS-12. By obtaining a local historic designation, 716 N. Dubuque Street will ensure a better mesh between the historic high density single family zone and the currently non-historic high density multi-family zone.

It should be noted that the current occupants of 716 N. Dubuque have generated, through the Iowa City Police Department, 407 police reports in only the past four years. Conversely, 11 on campus fraternities have generated an average of 22 police reports over the same time period. This proposal for special exception is based upon a contingent agreement with the Kappa Sigma fraternity. The sole proposed use of 716 N. Dubuque is to provide safe, comfortable and proximate to the University of Iowa living quarters for the members of the Kappa Sigma Fraternity. In order to ensure that 716 N. Dubuque is only used as the living quarters for members of the Kappa Sigma fraternity, and as a way to mitigate any adverse impact on the parking in the surrounding neighborhood, Kappa Sigma has and will continue to rent rooms weekly at the Iowa Memorial Union to hold their chapter meetings. All social gatherings are to be held off site.

In summation, the proposed use is not dissimilar to the current use of the property. The largest difference is that this applicant has the knowledge, experience and expertise in providing the structures and tools necessary to ensure that the neighboring neighborhoods will enjoy a better and less impacted quality of living than they have at anytime in the past 12 years.

STATE OF MISSISSIPPI
UNIVERSITY OF MISSISSIPPI



IMU Event Services
159 Iowa Memorial Union
Iowa City IA 52242
Phone 319-335-3114 / Fax 319-335-3487

Confirmation

Customer	Reservation:	84060
Jordan Kloewer	Event Name:	Kappa Sigma Chapter Meeting
Kappa Sigma	Status:	Confirmed
IMU 159	Phone:	515-720-7540
	Event Type:	Meeting
	2nd Contact:	Brock Hoffmann
	Phone:	515-783-6110

Bookings / Details	Quantity	Price	Amount
Misc. (Due Date: 6/4/2015)			
Emailed for get set 5/27 - SS			
Called and left voicemail 6/1 SS			

Sunday, August 23, 2015

5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, August 30, 2015

5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Indiana Room 346

Reserved: 4:30 PM - 6:00 PM

Theater Style for 55

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, September 06, 2015

5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, September 13, 2015

5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256

Bookings / Details

Quantity

Price

Amount

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, September 20, 2015**5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, September 27, 2015**5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, October 04, 2015**7:00 PM - 8:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 6:00 PM - 8:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, October 11, 2015**5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, October 18, 2015**5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Bookings / Details

Quantity

Price

Amount

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, October 25, 2015**5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, November 01, 2015**5:00 PM - 6:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 4:00 PM - 6:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, November 08, 2015**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, November 15, 2015**8:00 PM - 9:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Indiana Room 346**

Reserved: 7:30 PM - 9:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, November 22, 2015**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Bookings / Details

Quantity

Price

Amount

with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, December 06, 2015**6:00 PM - 7:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Lucas Dodge--256**

Reserved: 5:00 PM - 7:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, December 13, 2015**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, January 24, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, January 31, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, February 07, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, February 14, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Bookings / Details

Quantity

Price

Amount

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, February 21, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, February 28, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, March 06, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, March 13, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, March 20, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Bookings / Details

Quantity

Price

Amount

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, March 27, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, April 03, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, April 10, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, April 17, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sunday, April 24, 2016**4:00 PM - 5:00 PM (CT) Kappa Sigma Chapter Meeting (Confirmed) Nebraska Room 335**

Reserved: 3:00 PM - 5:00 PM

Theater Style for 70

AV Equipment :

Meeting Room AV

1

All 2nd and 3rd rooms (except for 260D, Miller, and Kirkwood) include a computer that is accessible to all users with a valid hawkID and password. These rooms are also equipped with a projector and screen (except for 260D). All rooms except for the Illinois and Iowa Theater are also equipped with a white board and markers. Illinois and Iowa Theater include podiums with wired microphones. River Room 1 is equipped with a TV monitor that can be connected to a laptop.

Sarah Walz

From: Jesse Singerman <jesse.singerman@mchsi.com>
Sent: Friday, January 08, 2016 12:49 PM
To: Sarah Walz
Subject: 716 North Dubuque St. special exception

Iowa City Board of Adjustment,

I attended the recent Good Neighbor meeting regarding the special exception for parking for the property at 716 Dubuque St. I appreciated the time and effort that all involved in the meeting took to inform the neighborhood about the project and was impressed with the sincerity of everyone involved.

I understand the difficulties the building faces, and the problems of finding a good use for it that is appropriate to the site, and that also fits in with the neighborhood. However, I remain extremely concerned about how this change will affect the neighborhood particularly as regards parking, congestion and noise.

There is not adequate parking now for residents, guests and maintenance workers in the area. When the University is in session all parking spots in the neighborhood are filled before 8 AM. At 5 PM many people move their cars to the other side of the street to be sure of getting a spot for the next day. It is very difficult – often impossible- to find parking on the street during the day, and it is not unusual to see cars blocking crosswalks and sidewalks in an effort to make use of every inch.

Unless there is an enforceable agreement limiting residents of 716 Dubuque St. from bringing cars into the neighborhood, a parking exception will only worsen the situation.

Thanks for your time,

Jesse Singerman
219 Ronalds St.
Iowa City, IA

**MINUTES
BOARD OF ADJUSTMENT
DECEMBER 16, 2015 – 6:00 PM
NDS CONFERENCE ROOM, CITY HALL**

APPROVED

MEMBERS PRESENT: Larry Baker, Gene Chrischilles, Brock Grenis, Connie Goeb,
Becky Soglin

MEMBERS ABSENT:

STAFF PRESENT: Susan Dulek, Sarah Walz

OTHERS PRESENT:

A. CALL TO ORDER & ROLL CALL:

The meeting was called to order at 6:00 PM.

B. ROLL CALL

All members present.

C. CONSIDERATION OF THE OCTOBER 14, 2015 MINUTES:

Soglin moved to approve the minutes with two minor changes

Goeb seconded the motion.

A vote was taken and the motion carried 5-0

D. Consideration of suggested update to the BOA Procedures

Walz explained that the changes proposed by staff dealt mostly with cleaning up some legal language and the change in the name of the department.

Soglin raised issue of abstain vs. recuse in article 6, asking whether one could abstain from a vote. Dulek stated that members could abstain, but that it would count as a no vote. The Board agreed that language should be included abstaining under Section 11. A few other minor corrections were noted.

Soglin moved to approve the updated procedures with noted corrections and addition of language regarding abstaining.

Goeb seconded the motion.

Motion approved by unanimous vote.

E. Discussion of Informational Disclosure and Acknowledgements Form

Walz reminded the Board that at their previous meeting they had approved a proposal that would locate multi-family uses on a property located in the floodplain. A condition of the approval required the applicant to disclose floodplain information to future tenants. The Board had indicated that it would like to recommend to Council that this information should be disclosed in all cases where rental units are located in the floodplain.

Walz indicated that after reviewing this there was some concern on the part of NDS staff that the disclosure form not become too long or a catch-all for things that staff could not actually enforce. She noted that the items currently in the disclosure form are enforcement items such as occupancy and nuisance issues. She also said that some landlords may not know that their property is in the floodplain or what the level or type of risk is—for example, associated with the Ralston Creek floodplain are different from those in the Iowa River floodplain. There is some concern that if tenants asked their landlord for clarification regarding risks due to the floodplain, that landlords may not be able to answer their questions accurately.

Board members discussed whether landlords should know their floodplain status as it is disclosed when property is purchased and when it is insured. Members felt it was important to disclose this information even if many tenants face little risk or are uninterested—those who are interested should be informed.

Dulek indicated that this information could be sought from landlords at the time they apply for their rental permit. That would prompt the landlord to find the information. Board members liked this idea and wish to recommend that both the rental form and the disclosure form include language disclosing whether the property is in the floodplain.

Baker moved that a recommendation be made to council to require floodplain disclosure on both the rental permit application form and the informational disclosure form provided to tenants.

Chrischilles seconded the motion.

Motion approved by unanimous vote.

Walz will prepare a letter to council for the Board to approve at its January meeting.

F. Other

Walz noted that this was the last meeting for the Board Chair, Brock Grenis. She thanked Grenis for his service. Board members expressed their appreciation for his long service as chair.

ADJOURNMENT:

Soglin moved to adjourn.

The meeting was adjourned at 5:40 on a 5-0 vote.

**BOARD OF ADJUSTMENT
ATTENDANCE RECORD
2014 - 2015**

NAME	TERM EXP.	10/8	11/12	1/14	2/11	4/8	5/13	6/10	8/12	9/10
BAKER, LARRY	1/1/2017	X	X	X	X	X	X	X	X	X
GOEB, CONNIE	1/1/2020	X	X	X	X	X	X	X	X	X
GRENIS, BROCK	1/1/2016	O/E	X	X	X	O/E	X	O/E	X	X
CHRISCHILLES, T. GENE	1/1/2019	O/E	X	O/E	X	X	X	X	X	X
SOGLIN, BECKY	1/1/2018	X	X	X	X	X	X	X	X	X

KEY: X = Present
 O = Absent
 O/E = Absent/Excused
 --- = Not a Member