

**Agenda
Board of Appeals
City Commission Room
City Hall
Tuesday, August 14th, 2012, 9 a.m.**

New Business

1. **Appeal 1-2012.** Wade Behm of Lloyd Construction has recently submitted plans for the Hilton Garden Inn to be located at 201 E. 8th Street adjacent to the CNA building located at 101 S. Reid Street. The building will consist of lower level parking below the first story. The first story consists of a hotel lobby, lounge, dining and meeting space with the second through the fifth stories consisting of 136 hotel rooms. The building is designed as a platform construction which details a three hour horizontal separation between first story and the four stories of transient lodging rooms above. The lower level parking garage and first story lobby/lounge and meeting space located below the three hour separation is a Type I-A, a noncombustible and fire resistive construction. The four stories above the three hour separation is a Type V-A, a combustibile and fire resistive construction. The entire facility is protected with an NFPA-13 automatic fire extinguishing system. The appellant intends to plat a property line directly on the southeast exterior wall of the hotel. Any wall located on a property line is required to consist of a minimum one hour fire resistive construction and no openings are allowed on the respective side of the platted property line. The first story wall above grade in fact is capable of a one hour fire resistive construction and there are no openings proposed consistent with the requirements of a zero clearance platted property line. The lower level parking garage is intended to be completely open between the Hilton Garden and CNA properties. In order to eliminate the requirement of either two one hour walls or one two hour wall with no openings which is required because of the platted property line in the lower level parking garage, Mr. Behm will present to the Board for consideration a reciprocal access easement and restrictive covenant agreement to allow the parking garage to remain open under each of the platted properties.

Adjournment

Accessibility. Upon request, accommodations for this hearing will be provided for persons with disabilities. Please contact the Planning and Building Services Department office at 367-8670, 48 hours in advance.

For questions concerning this hearing, please call (605) 367-8670 for assistance.