

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

To: Board Of Adjustment
Attn: Secretary, Board of Adjustment
801 E. Walnut Street, Rm. 315
Columbia, MO 65201 (573) 886-4330

ONE FORM PER VARIANCE REQUEST

* Indicates a required field

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri:

24 - 100 - 07 - 00 - 002. 00 110' x 330' DESCRIBED IN DEED BK 577, Pg. 946
 *Tax Parcel Number *legal description (attach separate form if necessary)
 and known, or to be known as 2100 E. STATE ST. MM, ASHLAND, 65010
 *street or route *City, Zip Code

*Notice is hereby given that I/we the property owner apply to the Board of Adjustment, Boone County, Missouri for a variance from Zoning/Subdivision Regulations Section(s) 3.1 CENTRAL SEWAGE TREATMENT
circle one (use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): WE ARE UNABLE TO REVISE PROPERTY LINES ON A PARCEL SMALLER THAN 2.5 ACRES W/O CENTRAL SEWER. CENTRAL SEWER NOT AVAILABLE

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph - attach copy)
NOT A BUILDING VARIANCE. N/A.

*Current zoning: A-R *Current use of the property: RESIDENTIAL / MINI FARM

Proposed use if different from above: SAME

Authority to grant said permission is given to the Board of Adjustment by Section 15C, Boone County Zoning Regulations. If the Board of Adjustment grants permission as requested, there will still be substantial compliance with the Zoning Regulations, the spirit of the Zoning Regulations will be observed, public safety and welfare will be secured and substantial justice will be done. I/We request that the Board of Adjustment grant the above described request and that a Certificate of Decision be issued by said Board to that effect.

I understand that only the variance requested above will be heard by the Board. I also understand that if an additional variance is required it will not be heard before the Board until the variance is advertised and notice has been given to interested parties as required.

Attached hereto and made part hereof is a list with the names and addresses of all parties in interest, including all property owners within 1,000 feet of the subject property, to the best of my/our belief, and a copy of the current owner's deed to the property.

Enclosed is an application fee of \$150.00. I understand I will be billed for additional fees including mailing, public notice, and recording costs. The above information is true and correct to the best of my knowledge.

David Sappington DAVE + LINDA SAPPINGTON
 *Signature of owner(s) *Print Name
7/3/19 *Date

*Daytime Phone _____ *Address 2100 E Hwy MM
ASHLAND MO 65010
 *City & Zip

Bill additional fees to (if applicable):

Name _____ phone _____
 Address _____

I hereby acknowledge receipt application:
Pauln Lewis 7/3/19
 Secretary, Board of Adjustment Date

CROCKETT
CROCKETT
ENGINEERING CONSULTANTS

1000 W. Nifong Boulevard, Bldg 1,
Columbia, Missouri 65203
(573) 447-0292

July 3, 2019

Stan Shawver, Director
Boone County Resource Management
Boone County Government Center
801 E, Walnut
Columbia, MO 65205

Re: David and Linda Sappington

Dear Mr. Shawver:

I am writing you to request you in regards to the property located at 2100 E. State route MM, west of Ashland. I was hired by the Sappington's to locate their property boundary lines in an effort for them to make repairs to the sewer system. In the course of my work, it became clear the boundary lines did not fall where expected. The house is bisected by the existing boundary line. I instructed them to try and obtain some property from the neighbor and we will replat to correct. With much cooperating from the neighbor, we are going to replat and provide more area around the existing house. The adjoiner is willing to sell some land. The area acquired will be enough to place the house and sewer on a single lot. The area will not be enough to accommodate the 2.5 acre minimum needed to have an onsite sewer system as outlined in section 3.1 of the subdivision regulations. We are requesting a variance from this section since there isn't any centralized sewer available at this time. Thank you for your consideration in this matter. Your help is greatly appreciated. Let me know if you have any questions. Hope all is well.

Sincerely,

Crockett Engineering Consultants, LLC.



David T. Butcher, PLS

Owner SAPPINGTON DAVID E & LINDA
Address 2100 E STATE ROUTE MM
City, State, Zip ASHLAND, MO 65010-9781
School ASHLAND (R1)
Legal Description PT NE NE
Lot Size 110 x 330
Deeded Acreage 0.83
Parcel 24-100-07-00-002.00 01

Full Real Estate Summary

Location Information

Property Address 2100 E HWY MM
Section/Township/Range Sec. 7 46 12

Taxing Entities

City
Fire SOUTHERN BOONE COUNTY (F2)
Library COL BC LIBRARY (L4)
Road COMMON ROAD DISTRICT (CO)
School ASHLAND (R1)

Recorded Documents

Deed Book/Page 0577 0946

Subdivision Plat Book/Page

Current Appraised

Type	Total
RESIDENTIAL	\$90,000
Totals	\$90,000

