

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT
ONE FORM PER VARIANCE REQUEST

Submit forms to:

Board of Adjustment, Attn: Secretary, Board of Adjustment, 801 E Walnut St, Rm 315, Columbia, MO 65201

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

14-919-36-00-007.00 ATTACHED
*Tax Parcel Number *legal description (attach separate form if necessary)
and known, or to be known as SIDS S. PROVIDENCE RD. COLUMBIA, MO 65203
*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) Stream Buffer 26.6.2.4-26.6.3.4
(circle one) (use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): ATTACHED

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph – attach copy)

*Current zoning: R-M *Current use of the property: SIF HOME / MOBILE HOME PARK
Proposed use if different from above: M-L-P SELF STORAGE / CONTRACTOR ~~SPACE~~

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.

[Signature] 10/26/2020 BRIAN KELLY / MATT KELLY
*Signature of owner(s) Date *Print Name

573-356-4959 513 268 1037 3215 S. PROVIDENCE RD Suite 2
*Daytime Phone *Address

BMKELLY11@GMAIL.COM COLUMBIA MO 65203
Email Address *City & Zip

Bill additional fees to (if applicable):
MBK INVESTMENTS LLC
Name Phone

3215 S. PROVIDENCE Suite 2
Address
BMKELLY11@GMAIL.COM
Email Address

I hereby acknowledge receipt of application:
[Signature] 10/26/20
Secretary, Board of Adjustment Date

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT
ONE FORM PER VARIANCE REQUEST

Submit forms to:

Board of Adjustment, Attn: Secretary, Board of Adjustment, 801 E Walnut St, Rm 315, Columbia, MO 65201

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

16-219-36-00-007.00

ATTACHED

*Tax Parcel Number

*legal description (attach separate form if necessary)

and known, or to be known as 5105 S. PROVIDENCE DR. COLUMBIA MO 65203

* 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) MAX LOT DEPTH APPENDIX B 1.8.2 TABLE A
(circle one) (use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): ATTACHED

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph – attach copy)

*Current zoning: R-M *Current use of the property: SELF STORAGE / MOBILE HOME PARK

Proposed use if different from above: ML-P SELF STORAGE & CONTRACTOR BLOCS.

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.

Brian Kelly / Matt Kelly 10/26/2020
*Signature of owner(s) Date

BRIAN KELLY / MATT KELLY
*Print Name

573-386-4959 / 573-268-6437
*Daytime Phone

3215 S. PROVIDENCE RD SUITE 2
*Address

Bmkelly11@GMAIL.COM
Email Address

COLUMBIA, MO 65203
*City & Zip

Bill additional fees to (if applicable):

MBK INVESTMENTS LLC
Name Phone

3215 S. PROVIDENCE Rd
Address SUITE 2

BMKELLY11@GMAIL.COM
Email Address

I hereby acknowledge receipt of application:
Paula Evans 10/26/20
Secretary, Board of Adjustment Date



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

October 26, 2020

Bill Florea
Resource Management – Planning Division
Boone County, Missouri
801 E. Walnut Street
Columbia, MO 65201
E-mail: bflorea@boonecountymo.org

Re: Crane Mobile Home Park Redevelopment Board of Adjustment Submittal

Dear Bill,

We are proposing an ML-P plan that includes the Crane Mobile Home Property, lot 29 of Rockbridge Estates Block 3, and the veterinary clinic to the south (see layout). A plat would then consist of two lots, one including the Crane Mobile Home Property and the other being the vet clinic and the shared parking.


We have identified the following variances associated with the redevelopment of the Crane Mobile Home property as shown on the layout and exhibits attached.

- Lot Specifications – Section 1.8.2 Boone County Subdivision Regulations Appendix B
 - Maximum lot depth of 3 times the width as specified in Table A of the Boone County Subdivision Regulations Appendix B.
 - Lot 1, the existing Crane Mobile Home lot, does not currently meet this standard. To achieve the required depth to width ratio would require purchasing abutting property that is not available.
- Stream Buffer – Chapter 26 Boone County Zoning Regulations
 - 26.6.2.4 – Restricted uses in the streamside zone
 - No structures will encroach the streamside zone but associated grading will encroach in areas. All areas of encroachment are proposed to be restored and enhanced with native vegetation and landscaping as shown on the attached exhibit.
 - 26.6.3.4 – Restricted uses in the outer zone.
 - We are proposing both structures and pavement in the outer zone. A dedicated stream buffer replacement area has been established that is larger than the area being encroached.

The requested variances are not changing the intent or purpose of the regulations nor are they posing any threat to public health, safety or other properties/improvements. The proposed use of contractor storage/self-storage is needed in the area and pairs well with the other surrounding uses. With the shape of the property, the stream buffer and the required setbacks the usable lot area is greatly reduced making development economically challenging.

Please let us know if there is anything else that may need to be addressed in reference to the project and more specifically variances.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Scheible". The signature is fluid and cursive, with a long horizontal stroke at the end.

Will Scheible

LEGAL DESCRIPTION:

The North One Hundred Sixty-three (163) feet of Tracts #1, #2 and #3 of a survey recorded in Book 316, Page 586, Records of Boone County, Missouri, and located in the Southwest Quarter (SW 1/4) of Section 36, Township 48, Range 13, Boone County, Missouri.

