

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Office use only
CASE 003-2023

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
Do not email form. Original signature is required.

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri (legal description). Attach warranty deed, deed of trust or survey and complete the following:

15 - 302 - 01 - 06 - 021 - 0001 Tax Parcel Number
Ravenwood Plat #2 Lot 121 legal description

and known, or to be known as 1549 Corbett Dr. Columbia, MO 65202
street or route City, Zip Code

Notice is hereby given that I/we the property owner apply to the Board of Adjustment of Boone County, Missouri for permission to make the following described use of the described property. Please be as detailed as possible, incomplete or unclear requests may result in delay of your application being processed.

Front Set Backs were done incorrectly it was set-up and approved off of the curb and not the sidewalk. This mistake caused the setbacks to be 20' instead of 25'. This is a loss of 5'.

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.

ADDITIONAL INFORMATION: Attached hereto and made part hereof is a sheet entitled "Parties in Interest" which lists 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 owners deed to the property. (May be obtained from the Assessor's Office)

Enclosed is an application fee of \$180.00. I understand that this fee is non-refundable and that 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 of owner(s) 3/27/2023 Date
3landyn38@gmail.com Email Address
573-823-5202 Daytime Phone

Landyn Smith Print Name
210 Hickam Aly Address
Ashland MO 65010 City State Zip

*Bill additional fees to (if applicable):

Landyn Smith Print Name
P.O. Box 573 Address
Ashland MO 65010 City State Zip

573-823-5202 Phone
3landyn38@gmail.com Email Address

I hereby acknowledge receipt of application:

Secretary, Board of Adjustment Date 3/27/23

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
MORA DETZEL, RECORDER OF DEEDS

Unofficial Document

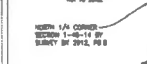
FINAL PLAT

SHEET 2 OF 2

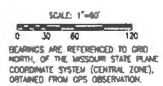
RAVENWOOD, PLAT NO. 1

A TRACT OF LAND LOCATED IN THE WEST HALF OF SE 1/4 AND THE NE 1/4
SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST,
BOONE COUNTY, MISSOURI
SEPTEMBER 27, 2021

LOCATION MAP



NORTH 1/4 CORNER
SECTION 1-48-14 BY
SURVEY OF 2012, P. 6

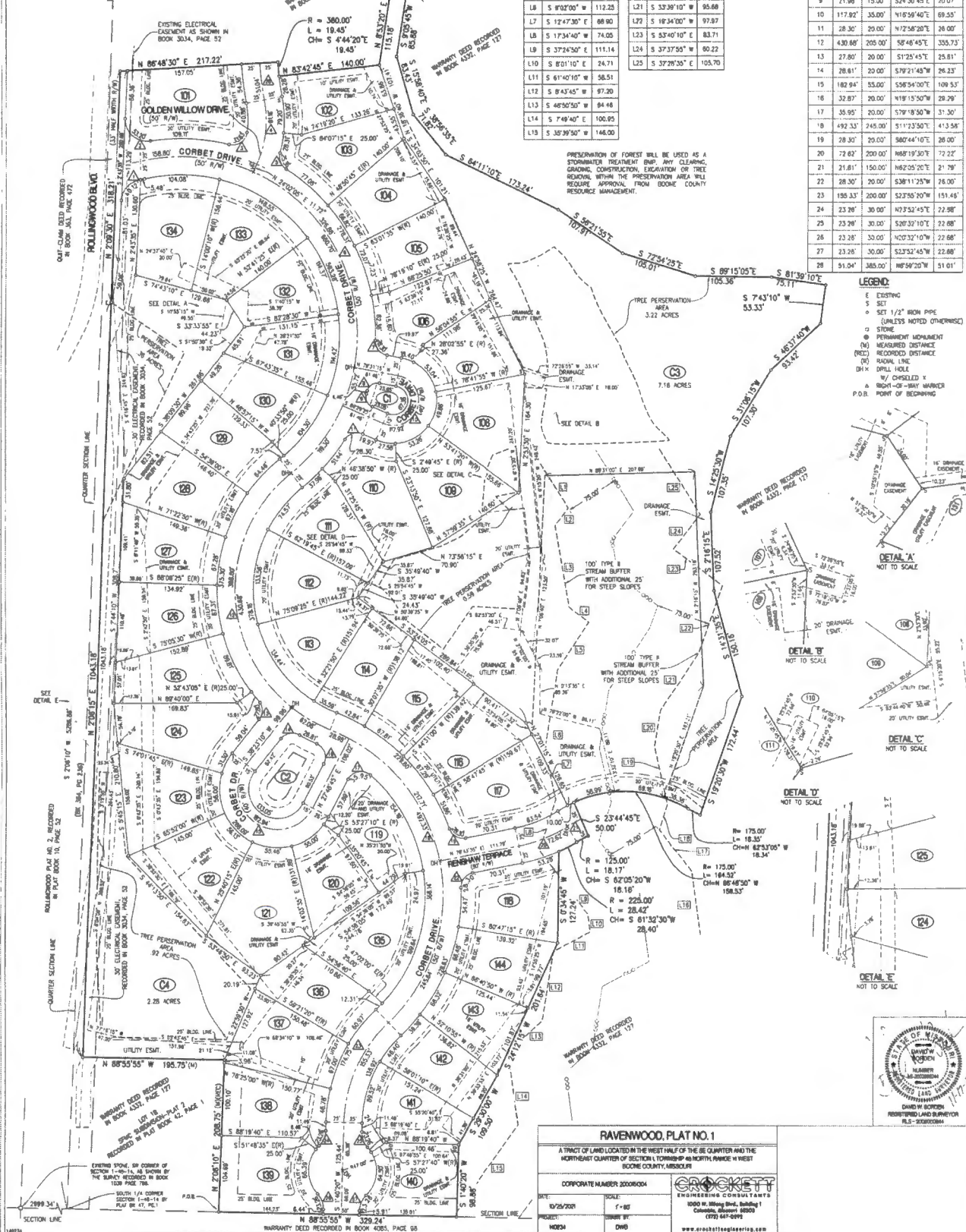


BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

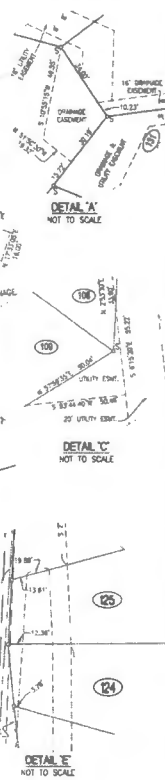
| STREAM BUFFER | | | STREAM BUFFER | | |
|---------------|-------------|--------|---------------|-------------|--------|
| LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH |
| L1 | S 32°28'35" | 80.33 | L16 | S 8°01'10" | 168.48 |
| L2 | S 37°37'35" | 29.93 | L17 | S 37°24'30" | 72.41 |
| L3 | S 9°57'30" | 113.55 | L18 | S 17°34'40" | 38.69 |
| L4 | S 53°40'10" | 34.02 | L19 | S 12°47'30" | 80.70 |
| L5 | S 33°34'10" | 79.17 | L20 | S 9°02'00" | 50.59 |
| L6 | S 8°02'00" | 113.28 | L21 | S 33°39'10" | 95.68 |
| L7 | S 12°47'30" | 68.90 | L22 | S 18°34'00" | 97.87 |
| L8 | S 17°34'40" | 74.05 | L23 | S 53°40'10" | 83.71 |
| L9 | S 37°24'30" | 115.16 | L24 | S 37°37'35" | 80.22 |
| L10 | S 8°01'10" | 24.71 | L25 | S 37°28'35" | 105.70 |
| L11 | S 8°14'10" | 58.51 | | | |
| L12 | S 8°43'45" | 97.20 | | | |
| L13 | S 48°50'50" | 84.46 | | | |
| L14 | S 7°49'40" | 100.95 | | | |
| L15 | S 30°39'30" | 144.00 | | | |

| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|--------|
| CURVE | L | R | CHORD BEARING | CHORD |
| 1 | 40.12 | 30.00 | S41°02'10"W | 37.18 |
| 2 | 53.20 | 30.00 | S48°04'13"E | 48.30 |
| 3 | 33.83 | 22.00 | N68°07'00"E | 28.80 |
| 4 | 81.16 | 150.00 | N63°37'25"E | 86.77 |
| 5 | 25.34 | 20.00 | S21°10'45"E | 23.70 |
| 6 | 840.70 | 245.00 | S25°50'54"E | 477.93 |
| 7 | 78.30 | 23.00 | N48°59'05"W | 28.00 |
| 8 | 21.98 | 15.00 | S58°30'00"W | 20.07 |
| 9 | 21.98 | 15.00 | S24°30'45"E | 20.07 |
| 10 | 117.92 | 35.00 | N16°59'40"E | 69.55 |
| 11 | 28.30 | 20.00 | N12°58'20"E | 28.00 |
| 12 | 430.88 | 205.00 | S48°45'47"E | 355.73 |
| 13 | 27.80 | 20.00 | S1°25'45"E | 25.81 |
| 14 | 28.81 | 20.00 | S19°21'48"W | 26.23 |
| 15 | 182.94 | 53.00 | S58°54'00"E | 109.53 |
| 16 | 32.87 | 20.00 | N18°15'50"W | 28.28 |
| 17 | 35.95 | 20.00 | S78°18'50"W | 31.30 |
| 18 | 492.33 | 245.00 | S11°23'07"E | 413.58 |
| 19 | 28.30 | 20.00 | S80°44'10"E | 28.00 |
| 20 | 72.62 | 200.00 | N68°19'30"E | 72.22 |
| 21 | 21.81 | 150.00 | N62°05'20"E | 21.78 |
| 22 | 28.30 | 20.00 | S38°11'25"W | 28.00 |
| 23 | 158.33 | 200.00 | S23°05'20"W | 151.45 |
| 24 | 23.28 | 30.00 | N73°52'45"E | 22.98 |
| 25 | 23.28 | 30.00 | S20°32'10"E | 22.98 |
| 26 | 23.28 | 30.00 | N00°32'10"W | 22.98 |
| 27 | 23.28 | 30.00 | S13°52'45"W | 22.88 |
| 28 | 91.04 | 385.00 | N65°50'20"W | 511.01 |

PRESERVATION OF FOREST WILL BE USED AS A
STORMWATER TREATMENT (BMP). ANY CLEARING,
GRADING, CONSTRUCTION, EXCAVATION OR TREE
REMOVAL WITHIN THE PRESERVATION AREA WILL
REQUIRE APPROVAL FROM BOONE COUNTY
RESOURCE MANAGEMENT.



- LEGEND:**
- EXISTING
 - SET 1/2" BROWN PIPE
 - UNLESS NOTED OTHERWISE
 - STONE
 - PERMANENT ADJUSTMENT
 - MEASURED DISTANCE
 - RECORDED DISTANCE
 - RADIAL LINE
 - DRILL HOLE
 - W/ CHISELED X
 - RIGHT-OF-WAY MARKER
 - P.O.B. POINT OF BEGINNING



RAVENWOOD, PLAT NO. 1
A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SE QUARTER AND THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 20080004

DATE: 10/25/2021

PROJECT: N054

SCALE: 1"=40'

DRAWN BY: DWH

www.crockettengineering.com



