

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Office use only  
CASE # 005

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:

08 - 704 - 32 - 01 - 001 . 00 01 Tax Parcel Number  
Lots 5 & 6 of Tract D of Hartley Properties legal description

and known, or to be known as 10460 & 10470 N. Flynt Lane Hallsville 65255  
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.

See attached

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.

Brad Irwin Dawn A. Irwin 04-18-23 Brad Irwin Dawn A. Irwin  
Signature of owner(s) Date Print Name

dirwin99@gmail.com 10450 N. Flynt Ln.  
Email Address Address

641-799-2850 Hallsville MO 65255  
Daytime Phone City State Zip

\*Bill additional fees to (if applicable):

Check Included w/ Application  
Print Name Phone

Address Email Address

City State Zip

I hereby acknowledge receipt of application: Powell Owens 4/20/23  
Secretary, Board of Adjustment Date

## ATTACHMENT

### **Board of Adjustment Application for 10460/10470 North Flynt Lane, Hallsville, MO**

We, the property owners, request the Boone County Board of Adjustment to grant permission for Lots 5 and 6 of the Hartley Properties Subdivision of Tract D (Plat Book 11, Page 12) located at the above reference address to be replatted into one single lot for the placement of a manufactured home, possible future garage and on-site wastewater system.

Approval of this request would allow for the variance from the yard requirements because of the irregular shape of this parcel (triangular). We would propose a 25' setback on the western and southern property lines (along the existing and proposed rights-of-way) and a 15' setback on the eastern line as shown on the attached sketch layout of the site.

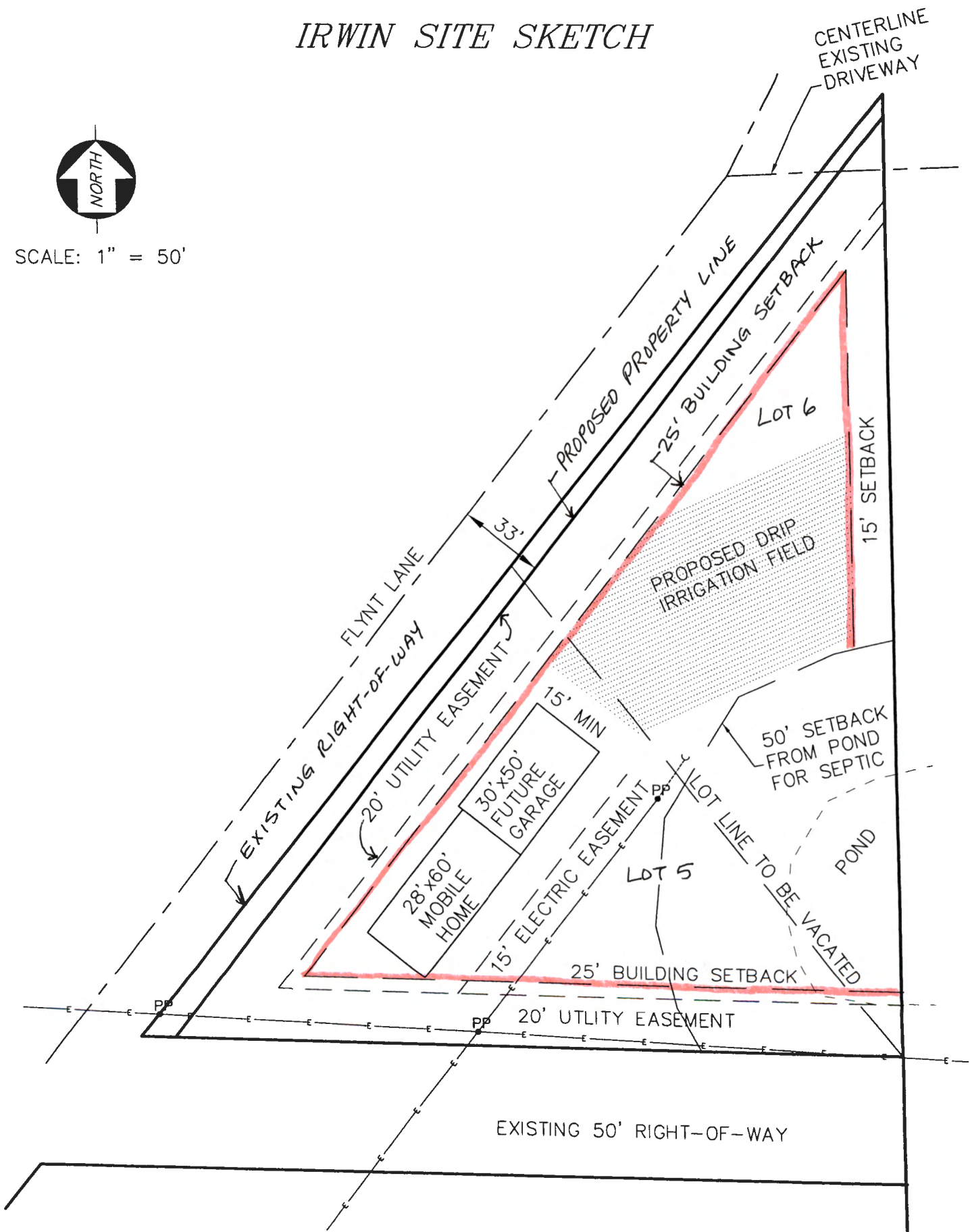
Additionally, Appendix B Section 3.1 of the Boone County Subdivision Regulations, requires a minimum lot size of 2.5 acres for on-site sewage disposal. However, centralized collection is not available at this site. The property owners had soil testing done on Lot 6 back in 2019 and an engineered on-site wastewater system design subsequently prepared by The Sewage Doctor, LLC. This system design consists of a solids removal tank/aerated treatment unit followed by 3600 LF of drip irrigation. This system will fit on the northern portion of this proposed lot with considerations for the proposed yard setbacks, pond setback, and maintaining sufficient distance from the proposed manufactured home and proposed future garage. Please refer to the attached sketch layout of the site.

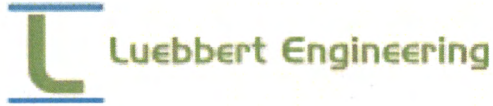
Appendix B Section 3.2 requires that properties where an on-site sewage system is proposed to provide the Commission with a cost-benefit analysis comparing the on-site sewage system cost to the cost of a centralized collection system. The preparation of this analysis is unnecessary given this site's location and particular circumstances. We request relief from this requirement given the on-site system design is already completed and the closest centralized collection system is approximately four miles away in the City of Hallsville.

# IRWIN SITE SKETCH



SCALE: 1" = 50'





304 Travis Court  
Jefferson City, MO 65101  
573-291-6567  
Cluebbert6567@gmail.com

April 19, 2023

Boone County Board of Adjustment  
Attn: Secretary, Board of Adjustment  
801 East Walnut, Room 315  
Columbia, Missouri 65201

**Re: 10460 and 10470 North Flynt Lane – Variance Request**

Please find enclosed the notice of application to the Board of Adjustment. The application information was longer than fit on the form so an attachment describing the regulatory relief requested is attached. Also, a sketch of the site with the approximately proposed layout of the home, future garage and on-site wastewater system is included for the Board's information. Included with the application is the list of the "parties in interest" with a map showing the 1000' limits and corresponding property owner names. These were taken from the Boone County GIS. Included in the application package is the \$180 non-refundable check.

Let us know if there is any additional information needed. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Christina Luebbert'.

Christina L. Luebbert, P.E., LEED AP  
Owner/Principal Engineer

C: James B. Patchett - Patchett Land Surveying Company, LLC  
Brad and Dawnde Irwin - Owners