

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Office use only
CASE # 2023-007

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:

20 601 14 00 024 00 N1/2 NW SE SUR 4926-156
Tax Parcel Number legal description

and known, or to be known as 491 W High Point LN Columbia, Mo
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.

Need a variance from the front yard setback along High Point LN.

See attached Subdivision Plat for details.

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) [Signature]
Date 5/31/23
sp_zullo@icloud.com
Email Address
(573) 864 1866
Daytime Phone

Sean Zullo
Print Name
491 W, High Point LN
Address
Columbia MO 65203
City State Zip

*Bill additional fees to (if applicable):

Bonnie Lou Zullo Estate
Print Name
201 Piermount RD. Apt 12
Address
Cresskill NJ 07626
City State Zip

Phone
jszullo@outlook.com
Email Address

I hereby acknowledge receipt of application:

Secretary, Board of Adjustment Date

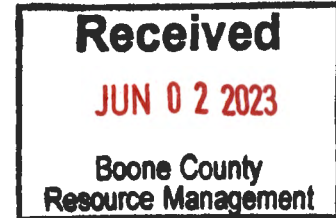
CROCKETT

ENGINEERING CONSULTANTS

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

June 2, 2023

Bill Florea, Director
Boone County Resource Management
Boone County Government Center
801 E, Walnut
Columbia, MO 65205



Re: Zullo Family platting

Via Email:

Dear Mr. Florea:

I am writing you to request you and your staff will put this matter on the schedule for the Board of Adjustments. We are requesting a variance from the front yard setback under section 10.A of the Boone County zoning regulations. We are requesting a reduced building setback for the home that exists on parcel 20-601-14-00-024.00. The intent of this request is to follow up with subdivision plat that will add a small area of land to the rear of this property. The existing home has existed on the large family farm for 50 years. The home is encroaching in the front setback by 3.5 feet. The required setback for this size property is 50 feet. The existing home is 46.5 feet from the proposed right of way line. Please see the attached plat for clarity. The terrain is very difficult to move this home back if there is ever any catastrophic event, so I am proposing or requesting to reduce the setback to 46 feet rather than allowing this home to remain in the "as is where is" condition. If this is allowed, I will adjust the setback on this lot to the 46' and show it on the face of the plat to perpetuate the decision. Thank you for your consideration in this matter and getting this on the schedule for me. The Talk to you soon.

Sincerely,

Crockett Engineering Consultants, LLC.

A handwritten signature in black ink that reads "David T. Butcher".

David T. Butcher, PLS



www.crockettengineering.com

FINAL PLAT ZULLO POINT, PLAT NO.1

A MINOR PLAT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER SECTION 14, TOWNSHIP 47 NORTH, RANGE 13 WEST,
BOONE COUNTY, MISSOURI
MARCH 8, 2023

CERTIFICATION

I HEREBY CERTIFY THAT IN MARCH OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR SEAN & LESLIE ZULLO AND PAUL & BONNIE ZULLO OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2605, PAGE 74 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2609, PAGE 98 AND THE SURVEY RECORDED IN BOOK 4926, PAGE 156 AND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4953, PAGE 150 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 2605, PAGE 74 AND WITH THE EAST LINE THEREOF, S 1°11'20"W, 776.83 FEET; THENCE LEAVING SAID EAST LINE N 74°32'50"W, 181.83 FEET; THENCE N 68°14'25"W, 146.39 FEET; THENCE N 52°48'00"W, 263.76 FEET; THENCE N 89°44'55"W, 466.72 FEET; THENCE N 0°32'00"E, 517.34 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE WITH THE NORTH LINE THEREOF, S 89°43'00"E, 941.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.07 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. WIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304
DATE: 5/31/2023

STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 31 DAY OF May, 2023.
DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

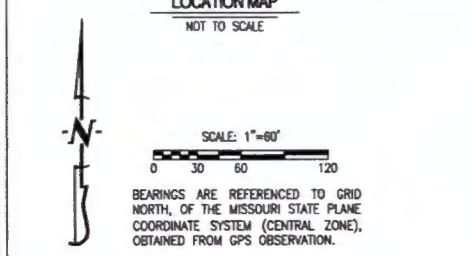
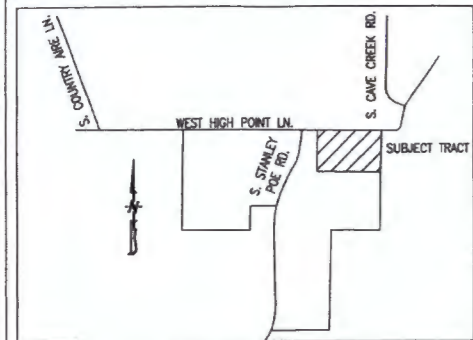
KNOW ALL MEN BY THESE PRESENTS:
THAT SEAN P. ZULLO AND LESLIE C. ZULLO, HUSBAND AND WIFE AND S. PAUL ZULLO LIVING TRUST AND THE BONNIE LOU CRANE REVOCABLE TRUST, ARE THE SOLE OWNERS OF THE HEREOF DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE COUNTY OF BOONE FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE COUNTY OF BOONE FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS ZULLO POINT, PLAT NO. 1
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

SEAN P. ZULLO, HUSBAND
LESLIE C. ZULLO, WIFE
ON THIS _____ DAY OF _____, 2023 BEFORE ME PERSONALLY APPEARED SEAN P. ZULLO, AND LESLIE C. ZULLO, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.
STATE OF MISSOURI } SS
COUNTY OF BOONE }

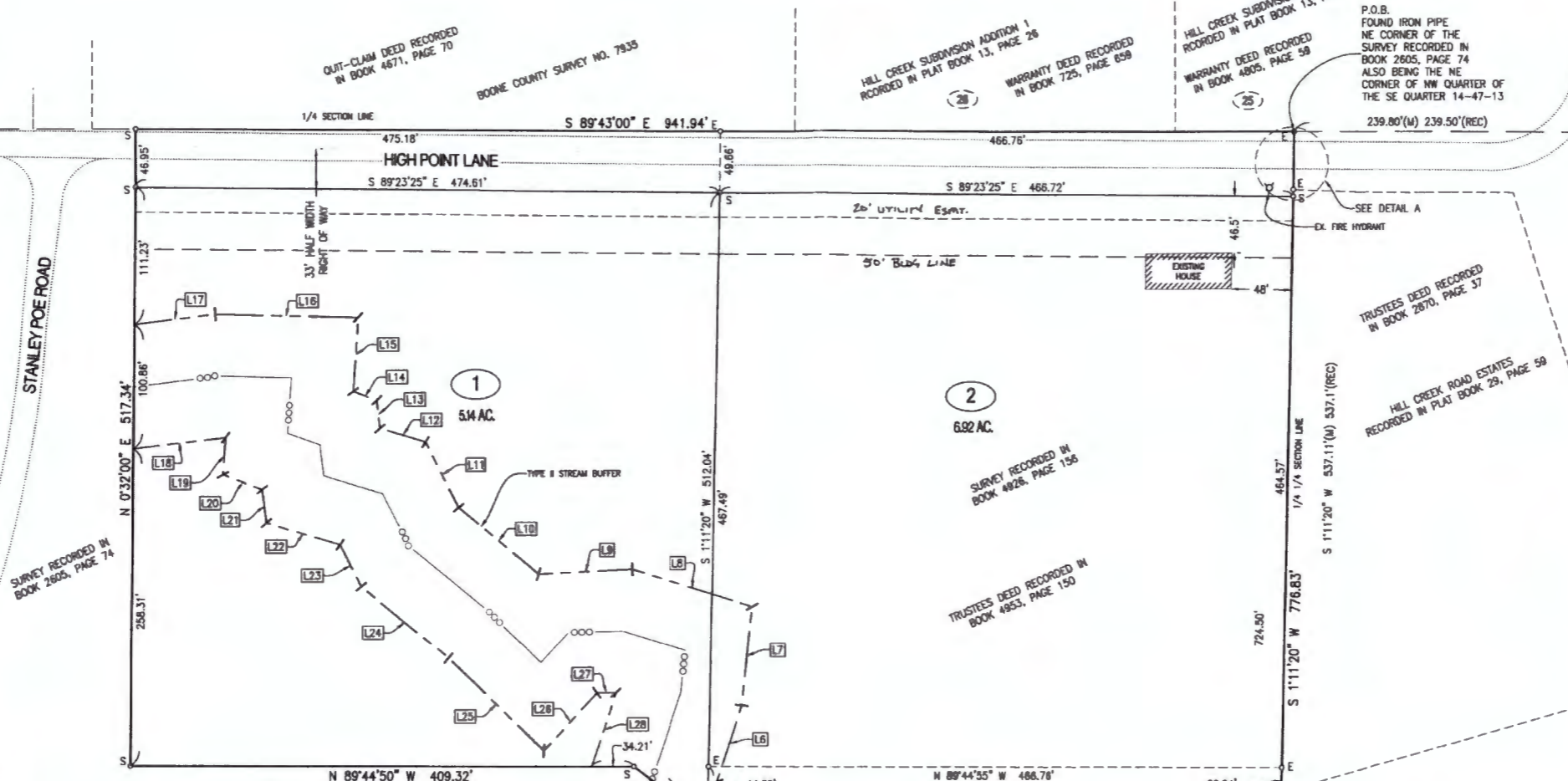
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2023.
DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

BONNIE LOU CRANE ZULLO REVOCABLE LIVING TRUST
JOHN ZULLO, TRUSTEE
ON THIS _____ DAY OF _____, 2023 BEFORE ME PERSONALLY APPEARED JOHN ZULLO, TRUSTEE OF THE BONNIE LOU CRANE ZULLO REVOCABLE TRUST, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.
STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2023.
DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

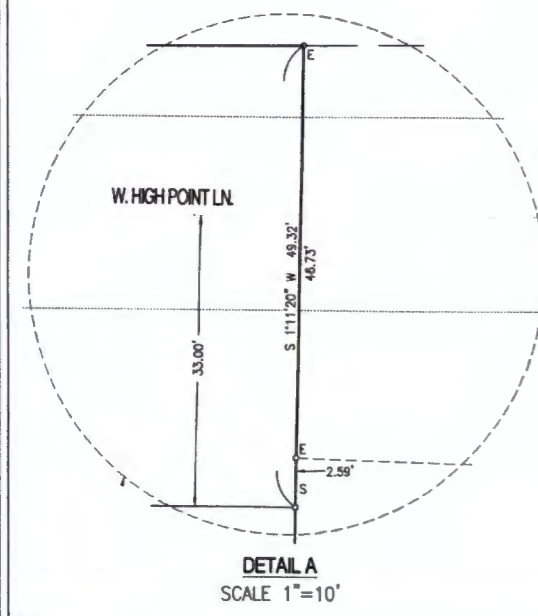


NOTES:
1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0355D, DATED: MARCH 17, 2011.
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. BOONE COUNTY NOTE: THESE LOTS MAY BE FURTHER SUBDIVIDED WITHOUT VACATION HEARING AS ALLOWED BY SECTION 1.8.1.2 OF THE BOONE COUNTY SUBDIVISION REGULATIONS, PROVIDED ALL FUTURE PLATS ARE PREPARED IN ACCORDANCE WITH SAID BOONE COUNTY SUBDIVISION REGULATIONS.
4. PART OF THE TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
5. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
6. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR RURAL PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(3).



LINE TABLE with columns for LINE, DIRECTION, and LENGTH. Lists bearings and distances for lines L1 through L28.

LINE TABLE with columns for LINE, DIRECTION, and LENGTH. Lists bearings and distances for lines L25 through L28.



RECEIVED & ACCEPTED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2023.
KIP KENDRICK, PRESIDING COMMISSIONER
BRANNA L. LENNON, COUNTY CLERK
APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2023.
BOYD HARRIS, CHAIRPERSON

S. PAUL ZULLO REVOCABLE LIVING TRUST
PAUL S. ZULLO, TRUSTEE
ON THIS _____ DAY OF _____, 2023 BEFORE ME PERSONALLY APPEARED BONNIE PAUL S. ZULLO, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.
STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2023.
DANIELLE GRIFFITH, NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2024
COMMISSION NUMBER 12409201

Professional seal for David Thomas Butcher, Notary Public, State of Missouri, Boone County, Commission #12409201, My Commission Expires 10-28-2024. Includes contact information for Crockett Engineering Consultants, LLC.