

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Case 008

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:

20 800 27 01 002 0001 Rokes Bend Plat No.2
Tax Parcel Number legal description
and known, or to be known as W Woodie Proctor Rd Columbia 65203
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.

The space between the right of way for Woodie Proctor Dr. and the existing stream buffer is to shallow to accomidate a home. A variance to allow a reduced building line of 25 feet will be just enough room. 25 feet is standard in A-R zoning districts.

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] 8/8/23
Signature of owner(s) Date

Jeremy Spillman
Print Name

jeremy@spillmanhomes.com
Email Address

6030 W. Locust Grove Church Rd.
Address

(573) 864-2936
Daytime Phone

Columbia MO 65202
City State Zip

***Bill additional fees to (if applicable):**

Print Name

(573) 864-2936
Phone

Address

jeremy@spillmanhomes.com
Email Address

City State Zip

I hereby acknowledge receipt of application:

Paula Awan 8/24/23
Secretary, Board of Adjustment Date

CROCKETT
ENGINEERING CONSULTANTS

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

August 7, 2023

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

Re: Rokes Bend Plat No. 2-20B

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 20-800-27-01-002.00 01

The intent of this request is to allow for a home to be built on the property at a distance of 25 feet from the right-of-way line. Since platting it has been determined the stream has shifted some causing the property to be impossible to build on. Due to the steep topography and water course bisecting the property, finding a place to build the home has failed. We are requesting the board to grant a variance and allow the owner to shift the building line to 25 feet instead of the currently dedicated 50 feet. 25 feet is the standard setback in A-R zoned areas and this would allow just enough room for a home to be built. We need all the room we can get to build the house and provide a sewer. Thank you for your consideration in this matter and getting this on the schedule for me.

Sincerely,

Crockett Engineering Consultants, LLC.



David T. Butcher, PLS

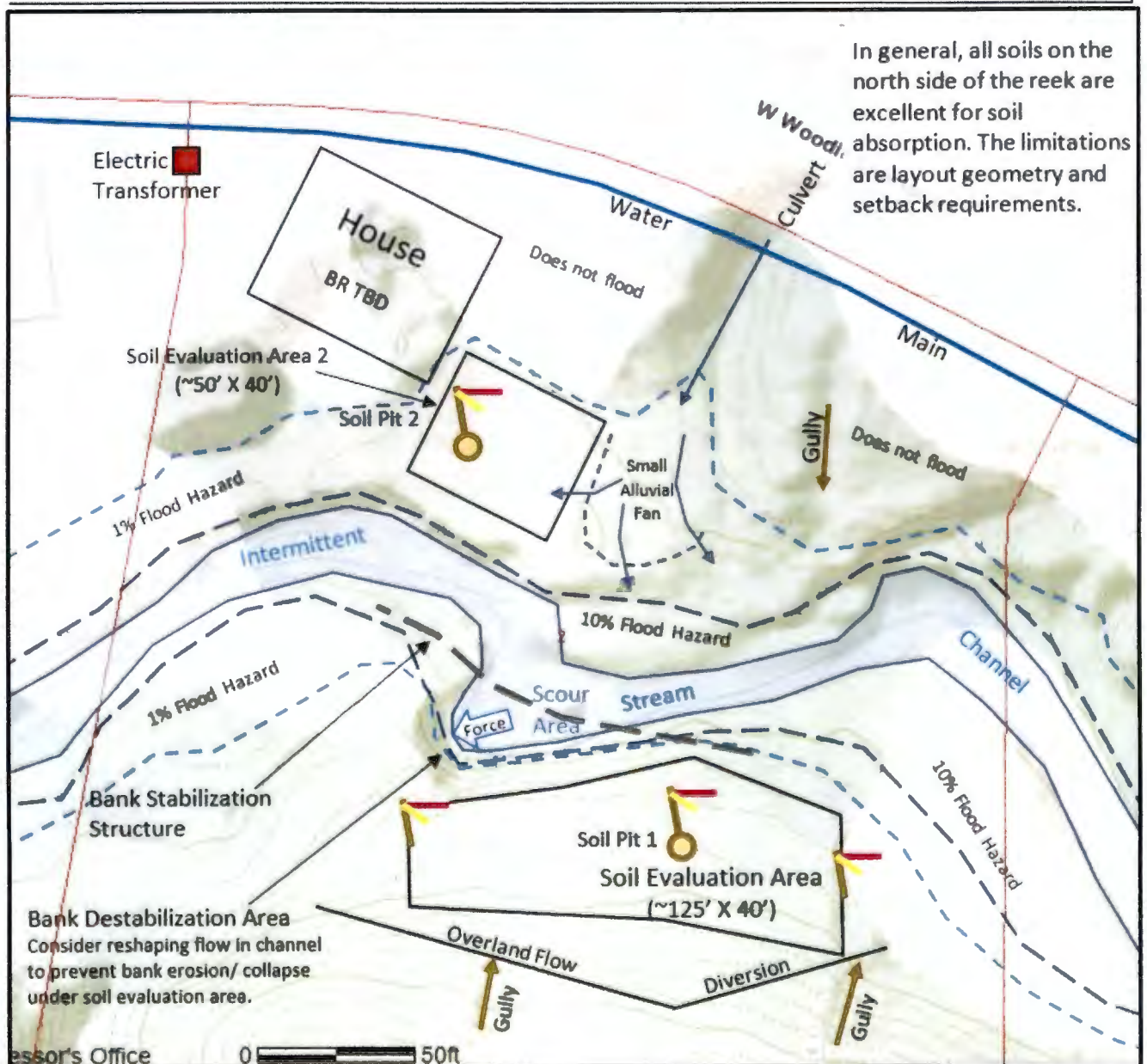
www.crockettengineering.com

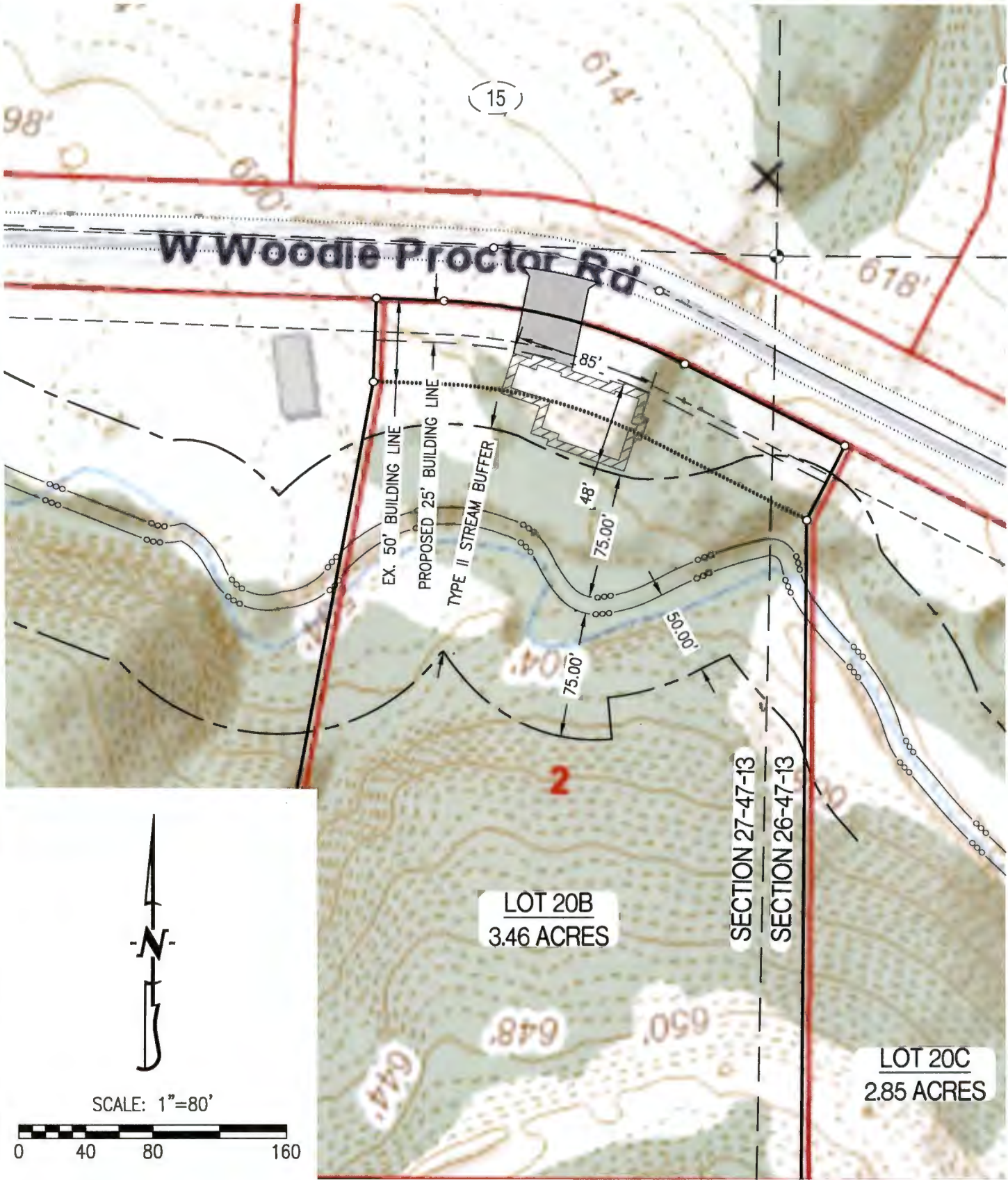


STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES
 ONSITE WASTEWATER TREATMENT PROGRAM
SITE EVALUATION for ONSITE WASTEWATER TREATMENT SYSTEM

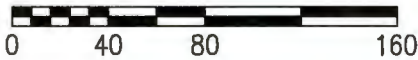
APPLICATION # _____

Property Owner: <i>Spillman Contracting, LLC, Jeremy Spillman</i>	Date: <i>24 September 2021</i>
Site Address: <i>W Woodie Proctor Road</i>	Mailing Address: <i>4701 Kenora Drive</i>
<i>Columbia, MO 65203</i>	<i>Columbia MO 65201</i>
Subdivision, Lot: <i>20-800-27-01-002.00 01</i>	Day (573) <i>864-2936</i> Evening ()
County: <i>Boone</i>	Legal Location: <i>NE 1/4 NE 1/4 NE 1/4, S 27, T 47N, R 13W</i>
Residence - # Bedrooms: <i>TBD</i> # People <i>N/A</i>	Latitude: <i>38.83355</i> Longitude: <i>-92.36591</i>
Business - Type: <i>N/A</i>	Design flow: <i>TBD</i> gpd; System Is: New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Repair <input type="checkbox"/>





SCALE: 1"=80'



CROCKETT
 ENGINEERING CONSULTANTS
 1000 W. Nifong Blvd., Building 1
 Columbia, Missouri 65203
 (573) 447-0292
 www.crockettengineering.com

CORPORATE NO:
 2000151304

DATE:
 08/07/2023

PROJECT:
 150405

SCALE:
 1" = 80'

DRAWN BY:
 JWS

ROKES BEND PLAT NO.2 LOT 20B

BUILDING LINE ADJUSTMENT
 LOCATION
 SEC. 27 T 47 N, R 13 W
 COLUMBIA, BOONE COUNTY, MISSOURI

ROKES BEND, PLAT No. 2

A MAJOR SUBDIVISION OF LOTS 20 AND 21, LOCATED IN SECTION 26 AND SECTION 27, TOWNSHIP 47 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI
JULY 24, 2017

CERTIFICATION:

I HEREBY CERTIFY THAT IN JULY OF 2017, I COMPLETED A SURVEY AND SUBDIVISION FOR TOMPKINS HOME AND DEVELOPMENT, INC. OF TRACTS 20 AND 21 OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE ADMINISTRATIVE SURVEY RECORDED IN BOOK 4755, PAGE 229 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 20

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20 AND WITH THE LINES THEREOF, S 87°49'55" E, 479.08 FEET; THENCE 103.64 FEET ALONG A 240.34-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 75°28'40" E, 102.84 FEET; THENCE S 63°07'25" E, 375.64 FEET; THENCE S 65°32'45" E, 171.80 FEET; THENCE S 47°45'20" E, 93.64 FEET; THENCE S 6°56'15" E, 67.87 FEET; THENCE S 78°52'30" W, 117.23 FEET; THENCE S 5°54'10" W, 267.24 FEET; THENCE N 89°30'20" W, 488.89 FEET; THENCE N 84°35'30" W, 363.91 FEET; THENCE WITH THE EAST LINE OF A WARRANTY DEED RECORDED IN BOOK 4663, PAGE 122, N 4°47'05" E, 543.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.00 ACRES.

TRACT 21

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21 AND WITH THE LINES THEREOF, S 18°25'45" E, 198.85 FEET; THENCE S 53°53'50" E, 191.38 FEET; THENCE S 21°09'00" W, 106.88 FEET; THENCE S 2°31'25" E, 449.73 FEET; THENCE S 21°00'15" W, 304.59 FEET; THENCE S 0°27'50" E, 321.33 FEET; THENCE S 85°28'30" W, 158.26 FEET; THENCE 373.85 FEET ALONG A 859.70-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 43°26'10" W, 370.91 FEET; THENCE 133.62 FEET ALONG A 33716.46-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 58°55'25" W, 133.62 FEET; THENCE 123.14 FEET ALONG A 300.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 47°03'05" W, 122.28 FEET; THENCE 295.98 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 18°20'00" W, 291.68 FEET; THENCE 63.41 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 7°42'30" E, 63.41 FEET; THENCE 840.55 FEET ALONG A 1348.94-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 34°38'30" E, 827.01 FEET; THENCE N 78°52'30" E, 140.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.43 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304



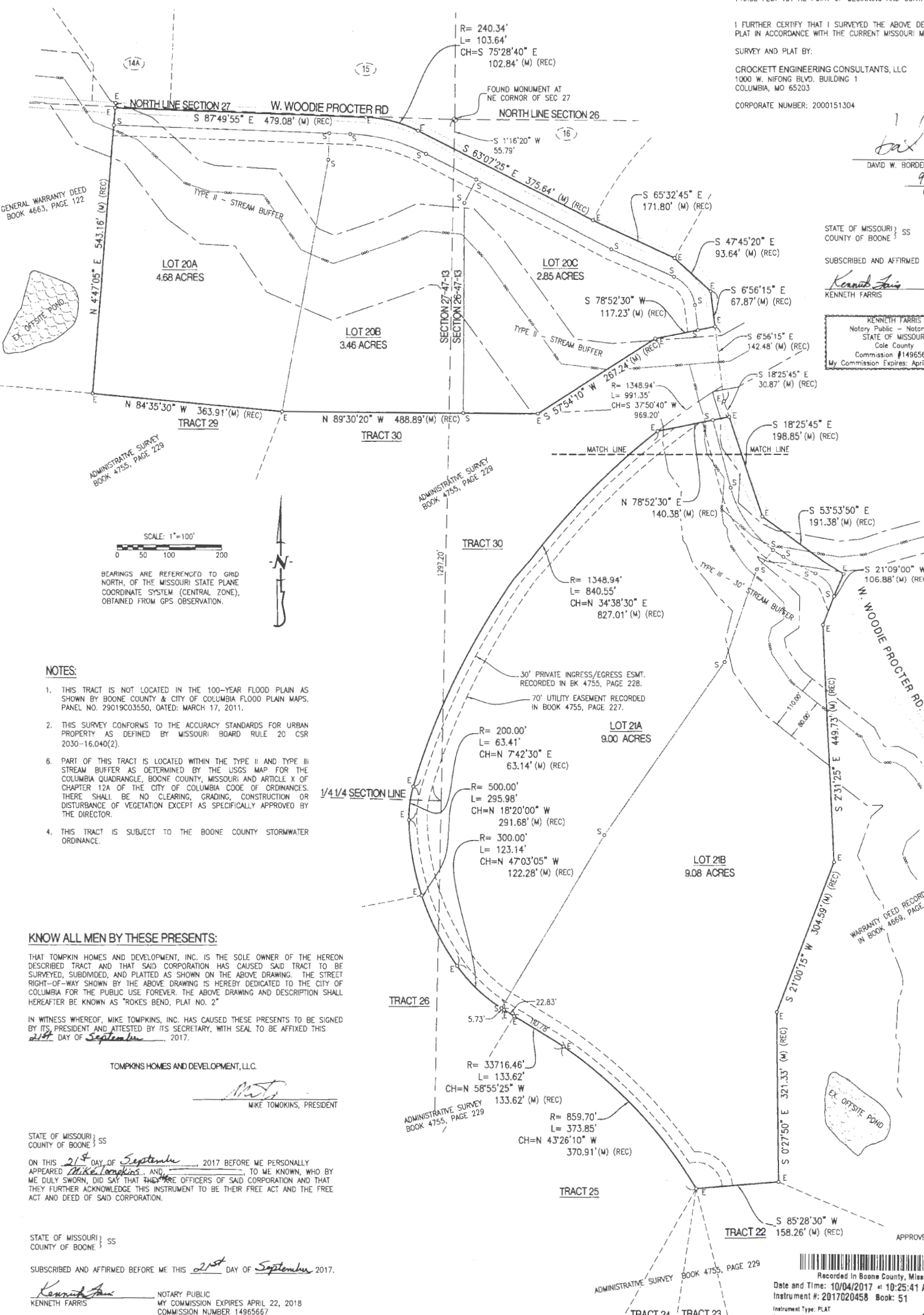
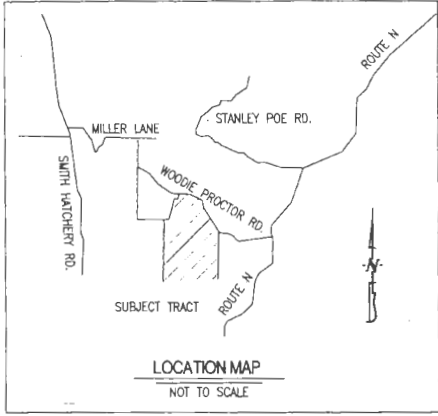
DAVID W. BORDEN, PLS-200200244
9-21-17
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF September, 2017.

Kenneth Farris, Notary Public, My Commission Expires April 22, 2018, Commission Number 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018



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. 29019003550, DATED: MARCH 17, 2011.
- 2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- 3. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE II AND TYPE III STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
- 4. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

KNOW ALL MEN BY THESE PRESENTS:

THAT TOMPKINS HOMES AND DEVELOPMENT, INC. IS THE SOLE OWNER OF THE HEREOF DESCRIBED TRACT AND THAT SAID CORPORATION HAS 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 CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "ROKES BEND, PLAT NO. 2"

IN WITNESS WHEREOF, MIKE TOMPKINS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, WITH SEAL TO BE AFFIXED THIS 21st DAY OF September, 2017.

TOMPKINS HOMES AND DEVELOPMENT, LLC

MIKE TOMPKINS, PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 21st DAY OF September, 2017 BEFORE ME PERSONALLY APPEARED Mike Tompkins, AND TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE OFFICERS OF SAID CORPORATION AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 21st DAY OF September, 2017.

Kenneth Farris, Notary Public, My Commission Expires April 22, 2018, Commission Number 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

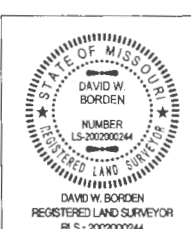
APPROVED BY THE BOONE COUNTY COMMISSION THIS 30th DAY OF October, 2017.

Recorded In Boone County, Missouri
Date and Time: 10/04/2017 at 10:25:41 AM
Instrument #: 2017020458 Book: 51 Page: 77

Instrument Type: PLAT
Recording Fee: \$119.00
No. of Pages: 3

Taylor W. Burk, Taylor Burk, County Clerk

Eric Korzejaski, Eric Korzejaski, President/Commissioner



ROKES BEND, PLAT No. 2
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CORPORATE NUMBER: 2000151304
DATE: 7/24/2017 SCALE: 1"=100'
PROJECT: 150405 DRAWN BY: DWB
CROCKETT ENGINEERING CONSULTANTS
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COLUMBIA, MISSOURI 65203
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