

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Office use only  
CASE # 001-2024

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:

12 - 203 - 09 - 06 - 106 . 00  
Tax Parcel Number

LOT 601 OF SETTLERS RIDGE  
PLAT 6 AS RECORDED IN PB 56, P662  
legal description

and known, or to be known as NO ADDRESS 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.

A VARIANCE FOR THE REAR SETBACK FROM 25'  
TO 10 FEET. SEE ATTACHED LETTER

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.

Rhonda D. Carlson 12/20/23  
Signature of owner(s) Date  
Rhonda@CandCHomes.com  
Email Address  
573-875-3900  
Daytime Phone

RHONDA D. CARLSON  
Print Name  
204 PEACH WAY  
Address  
COLUMBIA MO 65203  
City State Zip

\*Bill additional fees to (if applicable):

BOON BRITANNY DEVELOPMENT  
Print Name C/O RHONDA CARLSON  
204 PEACH WAY  
Address  
COLUMBIA MO 65203  
City State Zip

573-875-3900  
Phone  
RHONDA@CANDCHOMES.COM  
Email Address

I hereby acknowledge receipt of application:

Paula C. Ward 12/26/23  
Secretary, Board of Adjustment Date



# A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

December 26, 2023

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

RE: Variance for the Rear Setback for lot 601 of Settlers Ridge Plat 6, formerly lot 173 of Settlers Ridge Plat 2-A

Please find as a part of this submittal the following:

- Variance Request Application to the Board of Adjustment
- Signed & Sealed Legal Description for Subject Site
- Warranty Deed
- Adjacent Property Owners within 1,000 ft.
- Check for \$180 Board of Adjustment fee
- Variance Exhibit (x3)

Dear Bill,

On behalf of Brittany Development, LLC we are proposing to construct 18 townhomes on lot 601, Settles Ridge Plat 6 located on Settlers Ridge Road. The redevelopment will consist of 3 groups of six townhomes with associated parking/access. We are requesting a variance from section 10-A of the Zoning Ordinance for Boone County, Missouri and more specifically for the 25-foot setback required at the rear of this corner lot. For the proposed project we would like to reduce the 25-foot setback to a 10-foot setback along the south line of the property. All other boundaries of the property would maintain the required setbacks. See the exhibits attached for reference and more information.

Sincerely,

Jay Gebhardt, PE, PLS

CALL OR CLICK 2 HOURS BEFORE YOUR MEET  
 1-800-DIG-RITE = 811  
 WWW.MOTCAL.COM

REVISIONS

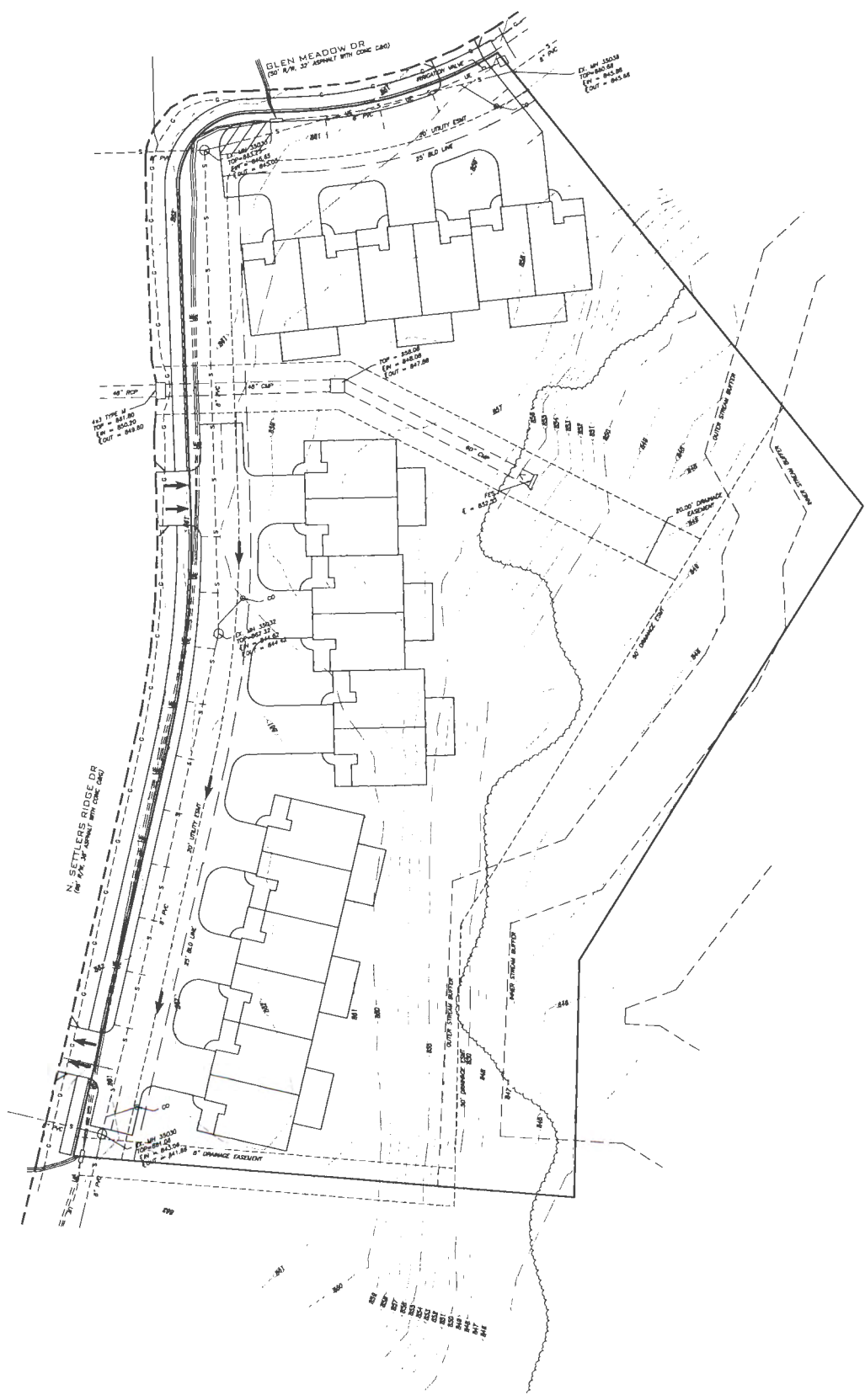
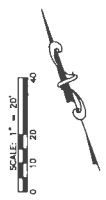
SETTLERS RIDGE  
 LOT 601 PLAT 1  
 SETTLERS RIDGE DRIVE,  
 BOONE COUNTY, MO  
 CONCEPT PLAN 2

**A CIVIL GROUP**  
 PLANNING  
 SURVEYING  
 BUSINESS PARK COURT  
 COLUMBIA, MO 65203  
 FAX: (573) 871-0079  
 MISSOURI CERTIFICATE OF  
 AUTHORITY: 21010084116

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 OR RECORDING**

PROJECT # 1001001  
 DRAWING # 1001001-CONCEPT 1  
 DRAWN BY JAC  
 SHEET C101  
 10/26/2010

X:\Project\1001 - Gateway Development\Site Plan & Easement\Location Lot 601 (ACA 04 1731)\DWG\1001\1001C101-01 CONCEPT 2.dwg Concept 1



Proposed Zoning  
Change: R-MP  
Submitted: 11/27/2023

