

REQUEST FOR REVISION TO THE ZONING MAP
ONE FORM PER TRACT/LOT OF LAND
PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATION

PLEASE PRINT ALL

1. Refaat Mefrakis

Name – Property Owner

7351 E New Haven Rd

Address

Columbia MO

65201

City

State/Zip

Phone

refaat.mefrakis@dnr.mo.gov

Owner Email Address

N/A

Potential Buyer/Lessee

Address

City

State/Zip

Phone

Buyer Email Address

2. Legal description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 10 Township 47 Range 13 Parcel #: 20 - 216 - 10 - 06 - 018 - 0001

3. Present zoning and actual land use: C-GP - Vacant Lot

4. Lot/tract size: 0.22 ac Acres / Sq. Ft. 5. Requested zoning district: R-SP 6. Adjacent zoning R-SP

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
Three Single family attached structures

8. Reason and justification for the request being submitted: We believe residential zoning makes more sense for a single family triplex.

9. Approximate size, use and location of any structure(s): Include sketch.

Existing: None

Proposed: Attached

10. Type of wastewater system: Boone County Regional Sewer District

11. Date of Concept Review (If no concept review was held, state "None"): 8/19/24

12. REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)

☒ Application FEE of \$385.00 (or current fee)

☒ Review Plan FEE (if applicable) of \$300.00 (or current fee)

☐ Final Plan FEE (if applicable) of \$100.00 (or current fee)

☒ Copy of recorded Warranty Deed, Deed of Trust, or survey showing proof of ownership

☒ List of property owners within 1000 feet of property (you may obtain from Assessor's Office)

☒ If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4

☐ Additional Fees will be billed later including: Certified Mailings of \$8.10 per notice (or current cost) and Newspaper fees which must be paid by Friday the week prior to the scheduled meeting unless otherwise noted. Indicate below who will pay additional fees. Failure to pay these additional fees by the due date may result in the item being removed from the agenda.

☐ Additional fees to be paid by Representative

☐ Additional fees to be paid by Owner

☐ Additional fees to be paid by Potential Buyer/Lessee

13. The above information is true and correct to the best of my knowledge.

[Signature]

Owner's Signature (REQUIRED)

9/20/2024
Date

Potential Buyer's/Lessee's Signature

Date

14. Representative: (Surveyor, Engineer, Attorney, Etc.)

Jay Gebhardt

Name

3401 W Broadway Business Park Ct Ste 105

Address

Columbia MO 65203

City, State, Zip

A Civil Group, LLC

Business/Company Name

573 817-5750

Office Phone Number

jay@acivilgroup.com

Email Address

NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application. If you plan to show a power point or other digital presentation during the meeting(s) please provide staff a copy at least 24 hours in advance of the meeting date.

Received by: [Signature]
Boone County Planning and Building Inspections

Date 9/23/24 Time: 4:05

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1. <u>Fadiah Corban Ali</u>	<u>N/A</u>
Name – Property Owner	Potential Buyer/Lessee
<u>7351 E New Haven Rd</u>	
Address	Address
<u>Columbia MO 65201</u>	
City State/Zip Phone	City State/Zip Phone
<u>rmefrakis@icloud.com</u>	
Owner Email Address	Buyer Email Address

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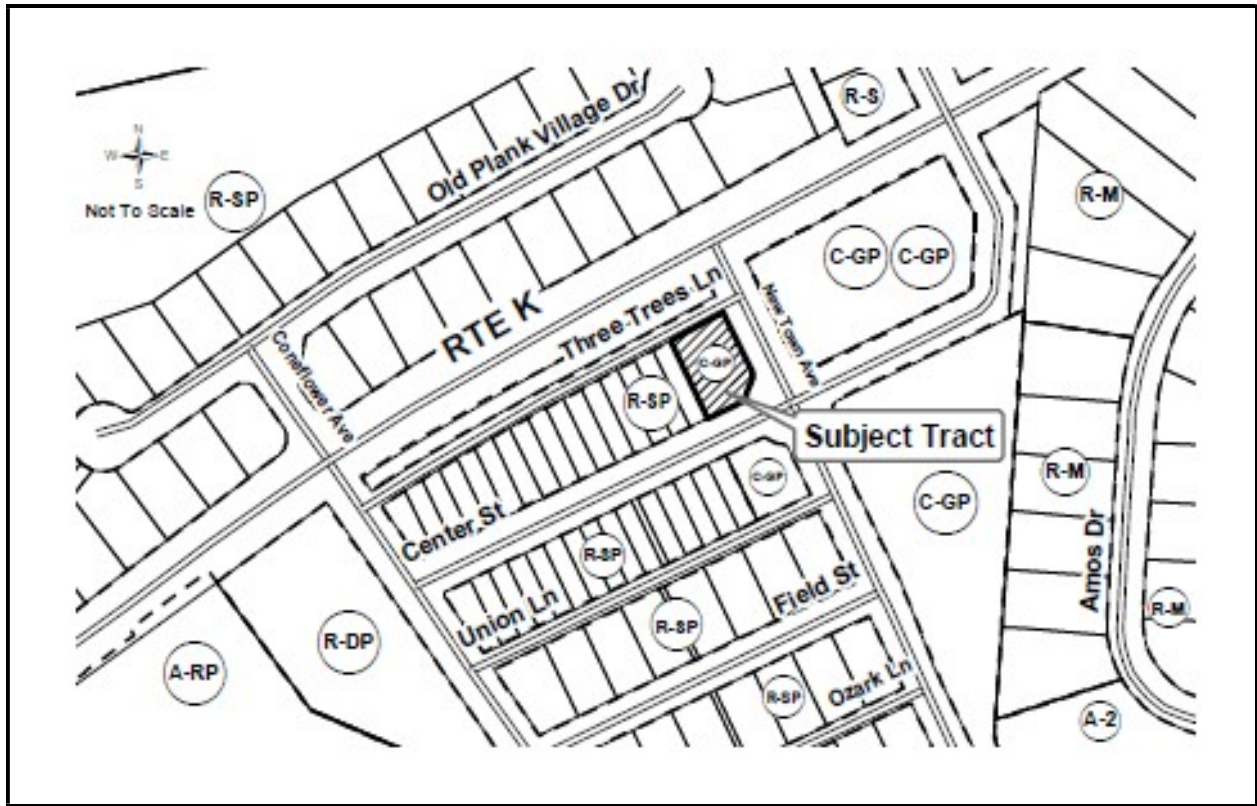
<u>Fadiah Corban Ali</u>	
Owner's Signature (REQUIRED)	Potential Buyer's/Lessee's Signature
Date	Date

14. Representative: (Surveyor, Engineer, Attorney, Etc.)

<u>Jay Gebhardt</u>	<u>A Civil Group, LLC</u>
Name	Business/Company Name
<u>3401 W Broadway Business Park Ct Ste 105</u>	<u>573 817-5750</u>
Address	Office Phone Number
<u>Columbia MO 65203</u>	<u>jay@acivilgroup.com</u>
City, State, Zip	Email Address

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Received by: Rachel Owens Date 9/23/24 Time: 4:05
Boone County Planning and Building Inspections



NOTICE OF PUBLIC HEARING BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, October 17, 2024 in Room 214, Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO, and before the Boone County Commission at 7:00 P.M. on Tuesday, October 29, 2024, in Room 301 at the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

Request by Refaat Mefrakis & Corban Ali Fadiah to rezone from Planned General Commercial (C-GP) to Planned Single-Family Residential (R-SP) and to approve a review plan for Newtown on 0.2 acres located at 6725 S New Town Ave, Columbia.

Questions regarding the above request may be directed to the Boone County Resource Management office at (573) 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson