



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

February 18, 2016

Tim Teddy
Director of Community Development
City of Columbia
701 E. Broadway
Columbia, MO 65201

RE: Cotswold Villas at Bluff Creek Estates – Variance Request

Dear Mr. Teddy:

On behalf of Lyon Crest Properties, LLC, we are herewith submitting a request for a variance to the maximum number of lots having a single access (Section 25-54.1). A variance to this section was granted in 2014 for this property due to Bluff Creek Drive currently terminating at the Grindstone Creek. The total number of units has been reduced by 5 residences from the previously approved plan.

We would also like to request that a variance to the front setback requirement for garages (Section 29-10(d)(7) of 20 feet be reduced to allow garages to be placed 18' from the front property lines on those lots facing interior streets as shown on the PUD plan.

Please let me know if you have any questions.

Thank you,

A Civil Group

Christopher M Sander, PE, PLS