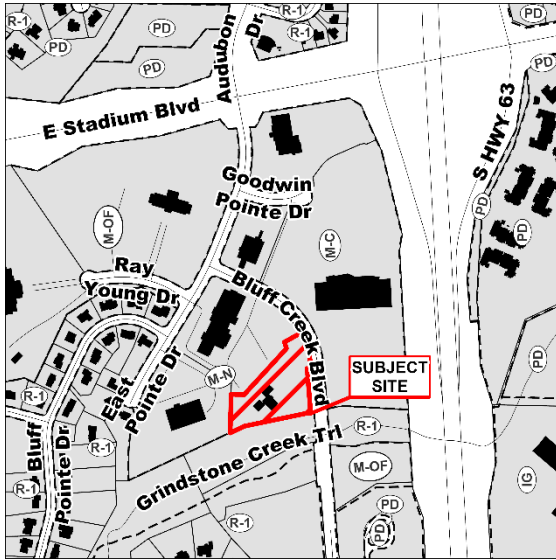


NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT



Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m.** on **Tuesday, the 9th day of June 2026**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal to be known as **Case # 154-2026**:

A request of Caleb Colbert (attorney), on behalf of the Richard G. Miller Revocable Trust (owner), seeking approval of a variance on M-N (Mixed-use Neighborhood) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board grant a variance to permit the placement of multiple accessory structures (a pool, pool house, and proposed garage) forward of the principal dwelling located upon property addressed 2710 Bluff Creek Boulevard which is not permitted specifically per Sec. 29-3.3(ii)(2)(iii)(A) of the Unified Development Code.

Said real estate being described as follows:

Lot 201 B of East Pointe, Plat 2-E as recorded in Plat Book 54 at Page 22 of the Boone County records.

known as, or located at **2710 Bluff Creek Boulevard**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman

LETTER OF NOTICE TO PARTIES IN INTEREST

DATE: May 26, 2026

TO: Whom it may concern

RE: **A request of Caleb Colbert (attorney), on behalf of the Richard G. Miller Revocable Trust (owner), seeking approval of a variance on M-N (Mixed-use Neighborhood) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board grant a variance to permit the placement of multiple accessory structures (a pool, pool house, and proposed garage) forward of the principal dwelling located upon property addressed 2710 Bluff Creek Boulevard which is not permitted specifically per Sec. 29-3.3(ii)(2)(iii)(A) of the Unified Development Code.**

Notice is hereby given that a public hearing will be held before the Board of Adjustment of the City of Columbia, Missouri at the hour of **7:00 p.m.** on **Tuesday**, the **9th** day of **June 2026**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:

Lot 201 B of East Pointe, Plat 2-E as recorded in Plat Book 54 at Page 22 of the Boone County records.

known as, or located at **2710 Bluff Creek Boulevard (see map on back)**

As a property owner, tenant, or Neighborhood Association, within 185-feet or 1000-feet, respectively, of the subject site, you have been identified as a party in interest to this application or appeal. The Board of Adjustment invites you to attend the Public Hearing and make known your interests in the appeal or application.

The filed copy of the Notice of Appeal or Notice of Application is available within the office of the Community Development Department at 701 E. Broadway, Columbia, Missouri (5th Floor). A staff report on the request will be available 7 days prior to the scheduled public hearing and can be obtained from www.como.gov/CMS/webcal/ by selecting the Board of Adjustment agenda for the **June 9, 2026** meeting from the City Calendar.


Notices of the public hearing are being published in a newspaper circulated within the City of Columbia, Missouri. The relative property is, or will be, posted with a notice pertaining to the public hearing.

Signed: Patrick R. Zenner

Patrick R. Zenner, Development Services Manager
701 E. Broadway
Columbia, Missouri 65201

Telephone: (573) 874-7239
E-mail: planning@como.gov

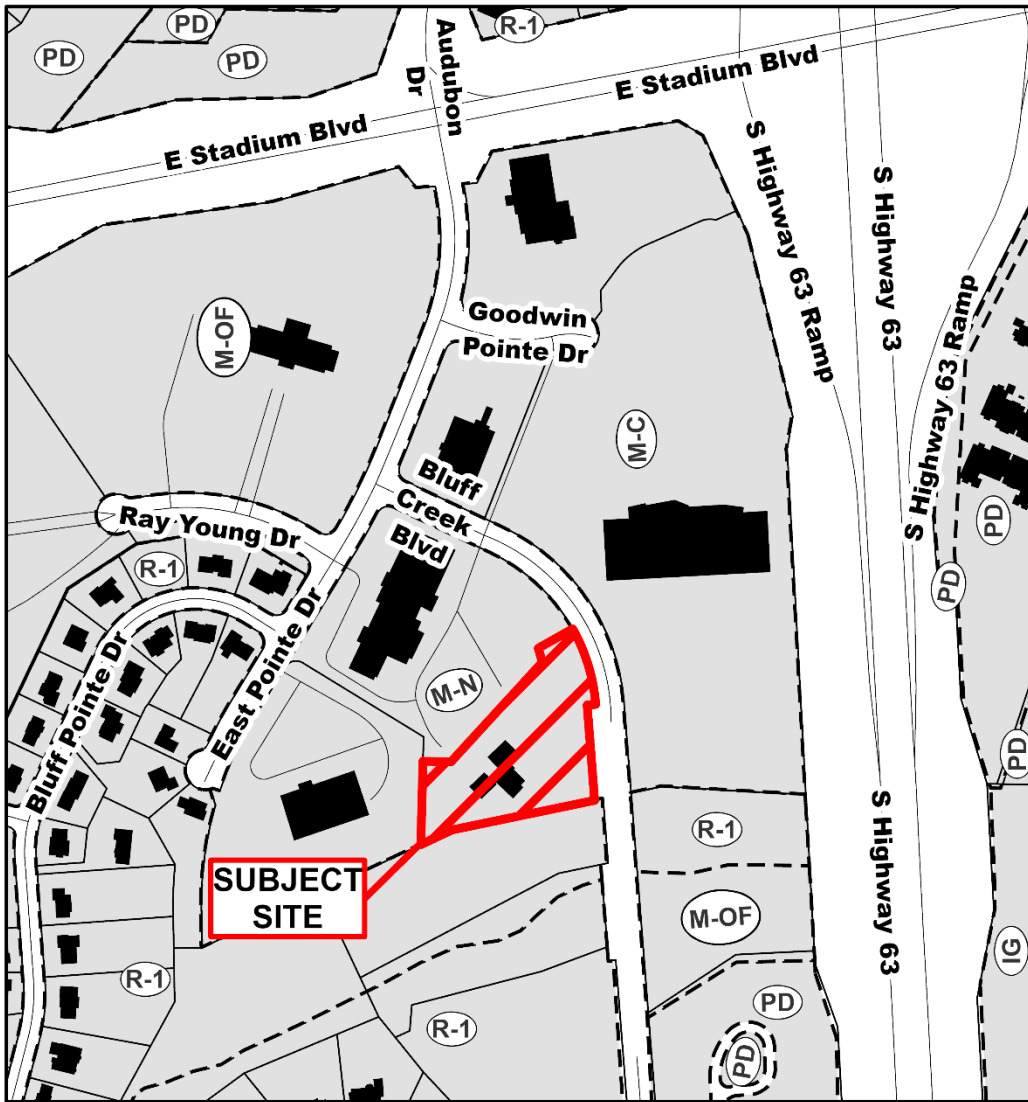
Building & Site • CATSO • Planning

 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

 CoMo.gov
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.



**Case # 154-2026 - 2710 Bluff Creek Boulevard
Variance**



Parcel Data Source: Boone County Assessor
Created by The City of Columbia - Community Development Department

City Zoning Parcels



0 150 300 Feet

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Columbia, Missouri 65205

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PARTIES IN INTEREST LIST

ID	OWNER	ADDRESS	CITY_STATE	ZIP
1740400030550001	CITY OF COLUMBIA	PO BOX 6015	COLUMBIA, MO	65205
1740400000060201	CITY OF COLUMBIA	PO BOX 6015	COLUMBIA, MO	65205
1741500040150001	MILLER LEASING COMPANY LLC	610 E JEFFERSON ST	PITTSBURG, KS	66762
1741500040150101	RICHARD G MILLER REVOCABLE TRUST	610 E JEFFERSON ST	PITTSBURG, KS	66762
1741500040150101	OWNER, OCCUPANT, OR TENANT	2710 BLUFF CREEK BOULEVARD	COLUMBIA, MO	65201
1740400030560001	MOORE LIVING TRUST	2101 BLUFF CREEK DR	COLUMBIA, MO	65201
1741500040140001	REALTY INCOME PROPERTIES	101 E BLOUNT AVE	KNOXVILLE, TN	37920
1741500040140001	REALTY INCOME PROPERTIES	2800 GOODWIN POINTE DR	COLUMBIA, MO	65201
1740400020410001	SEMCO LLC	1800 E POINTE DR	COLUMBIA, MO	65201
	WARD 6 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA, MO	65201
	BLUFF CREEK ESTATES	P.O. BOX 1274	COLUMBIA, MO	65205
	EAST POINTE	1805 BLUFF DR.	COLUMBIA, MO	65201
	BLUFF CREEK ESTATES	P.O. BOX 1274	COLUMBIA, MO	65205

BOLD & HIGHLIGHTED ADDRESSES OWNED BY PRECEDING PROPETY OWNER WITHIN DISTRIBUTION LIST