

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

(Relative to a decision made by an official of the City of Columbia or for a variance.)

Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing at a meeting of said Board in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m. on Tuesday, the 9th day of October, 2018**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal:

Appeal of **Clark Jones (attorney), on behalf of Horizon Steel Buildings, LLC (owners)**, from the decision of the City's Utilities Director to grant a waiver to the stormwater quality and quantity requirements of Chapter 12A, Article V of the Code of Ordinances of the City of Columbia on real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board **grant a stormwater variance to waive on-site stormwater detention and modified compliance with the stormwater quality requirements of the City's Stormwater Manual, on property addressed as 4421, 4431-4433 Ria Street and 1505 McKee Street which is not permitted per Chapter 12A, Article V of the Code of Ordinances of the City of Columbia.**

Said real estate being described as follows:

Lot 11 and Lot 12 of Renaissance Meadows Plat 1 recorded in Book 32, Page 3 of the Boone County, Missouri records.

known as, or located at **4421, 4431-4433 Ria Street; and**

A tract of land in the Southeast Quarter (SE 1/4) of Section Four (4), Township Forty-eight (48), Range Twelve (12), being a part of County Survey #1743 and described as follows: Beginning at a point on the West line of a County Road, a distant 100 feet South of the Southeast corner of Tract Three (3) of a Survey recorded in Book 279, Page 49, which point is the Southeast corner of a tract of land acquired by Hodge Reid and wife by deed recorded in Book 285, Page 586, all of the Boone County Records; thence South on the West line of said County Road 60 feet to a point; thence West and parallel to the South line of said Reid property 250 feet to a point; thence North and parallel to the West line of said County Road 60 feet to a point on the South line of said Reid property and thence East 250 feet to the point of beginning.

known as, or located at **1505 McKee Street**

BOARD OF ADJUSTMENT

City of Columbia, Missouri

By Andy Waters, Chairman



Case No. 1964

LETTER OF NOTICE TO PARTIES IN INTEREST
(PERTAINING TO PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT)

DATE: September 25, 2018

TO: Whom it may concern

RE: **A request by Clark Jones (attorney), on behalf of Horizon Steel Buildings, LLC (owners), requesting that the Board of Adjustment grant a stormwater variance to waive on-site stormwater detention and modified compliance with the stormwater quality requirements of the City's Stormwater Manual, on property addressed as 4421, 4431-4433 Ria Street and 1505 McKee Street which is not permitted per Chapter 12A, Article V of the Code of Ordinances of the City of Columbia.**

Notice of public hearing before the Board of Adjustment of the City of Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:

Lot 11 and Lot 12 of Renaissance Meadows Plat 1 recorded in Book 32, Page 3 of the Boone County, Missouri records.

known as, or located at 4421, 4431-4433 Ria Street; and

A tract of land in the Southeast Quarter (SE 1/4) of Section Four (4), Township Forty-eight (48), Range Twelve (12), being a part of County Survey #1743 and described as follows: Beginning at a point on the West line of a County Road, a distant 100 feet South of the Southeast corner of Tract Three (3) of a Survey recorded in Book 279, Page 49, which point is the Southeast corner of a tract of land acquired by Hodge Reid and wife by deed recorded in Book 285, Page 586, all of the Boone County Records; thence South on the West line of said County Road 60 feet to a point; thence West and parallel to the South line of said Reid property 250 feet to a point; thence North and parallel to the West line of said County Road 60 feet to a point on the South line of said Reid property and thence East 250 feet to the point of beginning.

known as, or located at 1505 McKee Street

Notice is hereby given that there will be a public hearing 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 **October, 2018**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri.

The person or persons requesting said hearing have listed you as a party in interest to an application or appeal to the Board of Adjustment relative to the above described property.

The filed copy of the Notice of Appeal or Notice of Application may be seen at the office of the Community Development Department, which is located on the 5th floor of City Hall, 701 E. Broadway, Columbia, Missouri. It can also be seen on City's website www.como.gov by selecting the above stated meeting date of the Board of Adjustment from the "Boards and Commission" link under the "City Government" tab.

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.

The Board of Adjustment invites you to attend the Public Hearing and make known your interests in the appeal or application.

Signed: _____

Patrick R. Zenner, Development Services Manager and Liaison to the Board of Adjustment
Post Office Box 6015
Columbia, Missouri 65205
Telephone: (573) 874-7239

E-mail: planning@como.gov

Parties In Interest List

Address	City	State	Zip Code
3200 PENN TERR STE 113	COLUMBIA	MO	65202
1407 MCKEE ST	COLUMBIA	MO	65202
4407 ROBERT RAY CT	COLUMBIA	MO	65202
901 COUNTRY LN	ROLLA	MO	65401
6200 E MOUNT ZION CHURCH R	HALLSVILLE	MO	65255
8620 E WHEELER LN	HALLSVILLE	MO	65255
7550 N ROUTE E	COLUMBIA	MO	65202
1963 COUNTY RD 2920	HIGBEE	MO	65257
12780 CLINKENBEARD RD	ASHLAND	MO	65010
1507 MCKEE ST	COLUMBIA	MO	65201
4410 RIA ST	COLUMBIA	MO	65202
1706 MCKEE ST	COLUMBIA	MO	65202
4501 NICK CT	COLUMBIA	MO	65202
1509 MCKEE ST	COLUMBIA	MO	65202
1404 MCKEE ST	COLUMBIA	MO	65202
1403 MCKEE ST	COLUMBIA	MO	65202
1906 MONROE ST	COLUMBIA	MO	65201
WARD 3 COUNCIL MEMBER - 701 E BROADWAY	COLUMBIA	MO	65201
ZARING NEIGHBORHOOD ASSOC - 1516 MCKEE ST	COLUMBIA	MO	65202
HOMINY BRANCH NEIGHBORHOOD ASSOC - 5201 GASC	COLUMBIA	MO	65202