

CERTIFICATE OF DECISION

KNOW ALL MEN BY THESE PRESENTS, that I, **Janet Hammen, Chair** of the Board of Adjustment of the City of Columbia, Missouri, do hereby certify as follows:

That on the **11th day of May, 2021**, after public notice thereof had been duly given by publication in the **Columbia Daily Tribune** on the date of **March 28th, 2021**, proof of publication of which was before said Board, and after due notice to Parties in Interest by letter notices and by a sign posted on the real property hereinafter described, as shown by the records of said Board, a meeting was held to consider the request by **Caleb Colbert (attorney) on behalf of Missouri Farm House Association, Inc. (owners)** from the denial of the **Community Development Department to permit issuance of a building permit for a new fraternity house that exceeds permissible building area into the required front yard, proposes building encroachments into required front and rear yards, proposes parking and/or paved areas within the required front, side, and rear yards, seeks a reduction in required off-street parking, and proposes placement of a building greater than 30-feet in height closer to an adjoining property line than permitted which are not permitted by Sections 29-4.1, 29-4.3, and 29-4.7 of the Unified Development Code**, on property addressed as **600 Rollins Street and 802 Richmond Avenue** in the City of Columbia, County of Boone, State of Missouri, and more particularly described as follows:

Lot Thirty-Six (36) and the west twenty (20) feet of Lot Thirty-Seven of LaGrange Place, an addition in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 2, page 17, Records of Boone County, Missouri.

And

Lot Forty (40) and Lot Forty-One (41), except the south twenty-five (25) feet of Lot Forty-One (41) of LaGrange Place, an addition in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 2, page 17, Records of Boone County, Missouri.

That at said meeting, **five** members of said Board being present in accordance with quorum requirements, said request was heard and after said Board was fully advised in the premises, and after deliberation, it was duly moved and seconded that said Board make the following findings and take the following actions:

Approved variance # 1 – A variance to permit the front porch [along the Richmond Avenue frontage] to encroach greater than 6 feet into the required 25-foot front yard setback for the R-MF district and exceed the maximum 60-square feet allowed within the front setback as shown on the

revised site plan. That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

Approved variance # 2 – A variance to approve the dimensional setback variances for the front and rear yard less than the required 25 feet to the extent as depicted on the revised site plan. That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

Approved variance # 3 – A variance to allow parking to occur within the front, rear, and side yards [Richmond Avenue, eastern property boundary, and southern property boundary] subject to the installation of a four-foot natural hedge to be installed along the southern property boundary abutting the nine parking spaces. That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

Approved variance # 4 – A variance to approve a reduction in on-site parking spaces such that nine (9) spaces shall be provided on the site, as shown on the revised site plan, and the remaining 18 spaces necessary to support a 61-bed fraternity house shall be provided off-site via a parking contract submitted to the City of Columbia prior to the issuance of the certificate of occupancy for the structure to be built at 802 Richmond Avenue. That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

Approved variance # 5 – A variance to permit paving in the required rear yard to exceed the greater of 500 square feet or 30 percent of the required rear yard area, as shown on the revised site plan, per Section 29-4.3(f)(1)(v). That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

Approved variance # 6 – A variance to permit parking perpendicular to the driveway within the front and side yards, as shown on the revised site plan, subject to the installation of a natural screening buffer no less than four feet in height along the southern property line. That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

Approved variance # 7– A variance from Section 29-4.7(c) to allow the proposed structure to be constructed within 24' of the rear property line, as shown on the revised site plan, without “stepping-down” the building or providing additional rear yard setback as is required by the neighborhood protection standards for residential zones. That at said meeting, **four of the five** members of said Board voted in favor of said motion. Said motion was **Approved** and is the decision of the Board.

IN WITNESS WHEREOF, I have hereunto set my hand this **27th day of May, 2021**.

SIGNED: _____

By: **Janet Hammen, Chair**
Board of Adjustment
City of Columbia, Missouri

STATE OF MISSOURI)
COUNTY OF BOONE) ss.
CITY OF COLUMBIA)

On this **27th day of May, 2021**, before me, the undersigned Notary Public, personally appeared **Janet Hammen**, to me known to be the same person who executed the foregoing Certificate of Decision and who subscribed the same in my presence, and who being by me first duly sworn, did say that she/he is the **Chair** of the Board of Adjustment of the City of Columbia, Missouri, and that the facts stated in the foregoing Certificate of Decision are true and correct. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year next above written.

Paula Edwards, Notary Public

My term of office as Notary Public expires: **November 12, 2021**