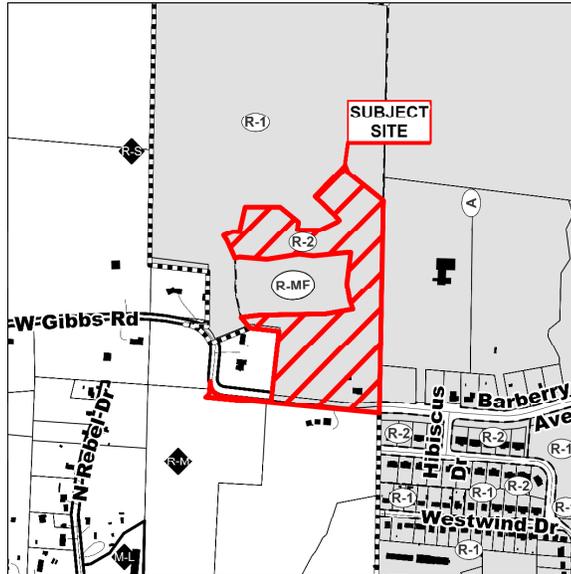


**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ADJUSTMENT**

Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing 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 12th day of March, 2024**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal:

A request of Daniel S. Simon (attorney), on behalf of the Roxie Grant Revocable Trust (owner) and Hemme Construction, LLC (contract purchaser), seeking approval to use cottage development dimensional standards on R-2 (Two-family Dwelling) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board authorize the use of "cottage" optional development standards on the 14.47-acres of property within the Amberton Place subdivision that is zoned R-2 and addressed as 3705 W. Gibbs Road to facilitate the development of 48 homesites with reduced setbacks and lot area as required by Section 29-6.4(j) of the Unified Development Code.



Said real estate being described as follows:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 92.76 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING, S 1°04'40" W, 1189.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 84°36'00"W, 970.75 FEET TO THE SOUTHEAST CORNER OF OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE LINES OF SAID OAK CORNERS SUBDIVISION, N 51°14'55"E, 23.81 FEET; THENCE N 5°43'40"E, 70.99 FEET TO THE WESTERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE LEAVING THE LINES OF SAID OAK CORNERS SUBDIVISION AND WITH THE LINES OF SAID VERA RIDGE SUBDIVISION, 116.90 FEET ALONG A 75.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 6°25'15"E, 395.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 83°34'45"W, 163.51 FEET; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION N 39°39'20"W, 76.79 FEET; THENCE N 83°03'10"E, 100.97 FEET; THENCE N 88°50'55"E, 371.12 FEET; N 79°59'30"E, 153.98 FEET; THENCE N 18°52'00"W, 55.41 FEET; THENCE N 10°12'55"W, 90.25 FEET; THENCE N 7°16'45"E, 176.39 FEET; THENCE S 89°13'35"W, 25.00 FEET; THENCE S 84°15'25"W, 184.07 FEET; THENCE N 83°12'25"W, 80.78 FEET; THENCE S 81°03'45"W, 181.12 FEET; THENCE N 85°18'50"W, 153.64 FEET; THENCE S 74°09'55"W, 25.02 FEET; THENCE N 24°43'00"W, 108.68 FEET; THENCE N 34°01'00"W, 32.99 FEET; THENCE N 67°10'30"E, 57.06 FEET; THENCE S 87°08'10"E, 35.38 FEET; THENCE N 13°03'15"E, 142.79 FEET; THENCE S 89°48'20"E, 195.53 FEET; THENCE S 51°00'20"E, 130.58 FEET; THENCE S 7°55'00"W, 46.52 FEET; THENCE S 89°26'05"E, 124.52 FEET; THENCE N 64°23'05"E, 106.74 FEET; THENCE N 52°03'30"E 17.04 FEET; THENCE N 42°02'55"W, 42.97 FEET; THENCE N 46°09'20"W, 147.33 FEET; THENCE N 43°50'40"E 241.44 FEET; THENCE S 22°02'30"E, 43.51 FEET; THENCE S 51°23'15"E, 250.82 FEET AND CONTAINING 14.47 ACRES.

known as, or located at **3705 W. Gibbs Road**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman

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

DATE: February 26, 2024

TO: Whom it may concern

RE: **A request of Daniel S. Simon (attorney), on behalf of the Roxie Grant Revocable Trust (owner) and Hemme Construction, LLC (contract purchaser), seeking Board of Adjustment authorization to use the “cottage” optional development standards on the 14.47-acres of property within the Amberton Place subdivision that is zoned R-2 and addressed as 3705 W. Gibbs Road to facilitate the development of a 48 homesites with reduced setbacks and lot area as required by Section 29-6.4(j) of the Unified Development Code.**

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:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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known as, or located at **3705 W. Gibbs Road (see map on back)**

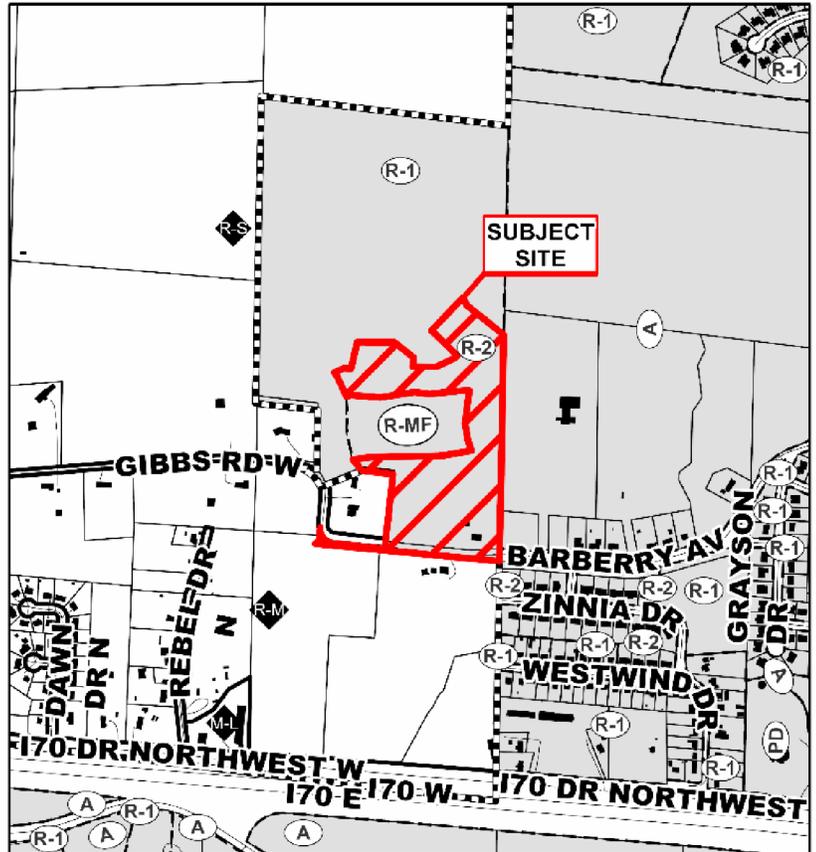
Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

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 **12th** day of **March, 2024**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri.

As a property owner, tenant, or Neighborhood Association, within 185-feet 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 March 12, 2024 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.

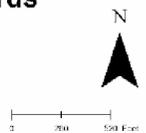


**Case # 90-2024 - 3705 W. Gibbs Road
Cottage Optional Development Standards**



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

Columbia City Limit Parcels
City Zoning



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 • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

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.

Parties in Interest

Owner	Address	City	State	Zip Code
ZINNIA PROPERTIES LLC	6950 S ARROWHEAD LAKE DR	COLUMBIA	MO	65203
WESSELMANN BROTHERS LLC	1720 N EARTHLEND RD	COLUMBIA	MO	65202
JASON & MEGAN WEIRICH	3875 W GIBBS RD	COLUMBIA	MO	65202
JCO SPECIALTIES LLC	3605 BARBERRY AVE	COLUMBIA	MO	65202
JCO PROPERTIES LLC	3605 BARBERRY AVE	COLUMBIA	MO	65202
GRANT ROXIE REVOCABLE TRUST	1805 LABRADOR DR	COLUMBIA	MO	65203
JERRY DALE & SHARON KAY GRANT	3901 GIBBS RD	COLUMBIA	MO	65202
SARAH E FITZGERALD & SEAN A THORN	1311 WESTWIND DR	COLUMBIA	MO	65202
ROBERT LESLEY COLEMAN	3716 W GIBBS RD	COLUMBIA	MO	65202
STEVEN & ROBERT COLEMAN	3716 W GIBBS RD	COLUMBIA	MO	65202
CITY OF COLUMBIA	PO BOX 6015	COLUMBIA	MO	65205
SKYLER D BROWN	3613 ZINNIA DR	COLUMBIA	MO	65202
	WARD 2 COUNCIL MEMBER - 701 E BROADWAY	COLUMBIA	MO	65201