

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

001954

(FOR A VARIANCE)

TO: BOARD OF ADJUSTMENT
Community Development Department
City Hall, 701 E. Broadway, Columbia, Missouri 65203

SUBJECT: Notice of appeal from Decision of Logboat Brewery
in regard to the following described property located in the City of Columbia,
County of Boone, State of Missouri (legal description):
A tract of land located in section 7, township 48, range 12 in the City of Columbia, Boone County,
Missouri as described by warranty deed book 4167, page 200 records of Boone County, Missouri.
Central add W 50' Lot 12, All Lot 13 & S 50' Lot 14

which is presently zoned IG and known, or to be known, as Logboat Brewery
504 Fay Street (Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 17-113-00-11-011.00

Notice is hereby given that Applicant(s) requests a variance with respect to the above described property.

On the 9th day of November, 20 17 said official did deny the application for a building permit for an addition to the existing structure

The reason he gave for such action was that the proposed improvements are non-complaite with the Property Edge Buffering standards of
Section 29-4.4(e)

which does not comply with Section UDC 29-4-4(e) Code of Ordinances of the City of Columbia,
Missouri, which Section provides or requires that a minimum 10-foot buffer and 8-foot tall screening device be maintained between subject property
and adjoining M-N zoning district

A copy of the letter of said official is hereto attached.

There are practical difficulties or unnecessary hardships, or both, in the way of carrying out the strict letter
of the Ordinance because the proposed improvements will not leave adequate land area to install a 10 foot buffer zone.
Intent is to build the addition within a few feet of the property line adjoining the M-N zoning district

If the Board of Adjustment varies or modifies the application of the Ordinance as requested by this appeal,
nevertheless there will be a substantial compliance with the Unified Development Code, the spirit of the
Unified Development Code will be observed, public safety and welfare will be secured, and substantial
justice will be done because

the proposed addition is for storage and will match the character of the existing structure. No
additional noise or other disruptions will be caused to adjacent properties because of this
proposed improvement

Applicant(s) requests that the Board of Adjustment vary or modify the application of the Ordinance to the
above described property to the extent indicated, and that the requirement for Property Edge Buffering be waived for this property

Attached hereto and made a part hereof is a sheet entitled "Parties in Interest" which lists the names and
addresses of all other parties in interest, to the best knowledge and belief of Applicant(s).

11/20/17
DATE

SIGNATURE(S) [Handwritten Signature]

ADDRESS 9550 S Tomlin Hill Rd 65201
TELEPHONE 573-808-0061

CAPACITY OR INTEREST IN PROPERTY Owner: White Oak Investment Properties

I hereby acknowledge receipt of a signed copy of the above Notice of Application, and I also acknowledge
receipt of the deposit required to be made with said Notice of Application.

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE
DATE

17 NOV 20 09:28



November 9, 2017

Mr. John Simon  
Simon Associates Inc.  
210 Park Avenue  
Columbia, MO 65201

Re: Denial Letter - 504 Fay Street (Logboat Brewery)

Dear Mr. Simon:

Upon review of the cooler expansion plans for Logboat Brewery dated 10/12/17 and following review of a previously issued letter of denial for construction of the same it has come to the City's attention that the original denial letter did not address an additional variance that your client would need to obtain to proceed for with the proposed improvements.

In addition to the October 17, 2017 letter of denial of construction plans the proposed improvements are also denied based on non-compliance with the Property Edge Buffering standards of Section 29-4.4(e), Table 4.4-4 of the Unified Development Code (UDC). The UDC requires that a minimum 10-foot buffer and 8-foot tall screening device be maintained between the subject property and the adjoining M-N (Mixed-use Neighborhood) zoning district.

To resolve this non-compliance your client will need to revise the construction plans or submit a variance application seeking relief from the above noted section of the UDC. If a variance will be sought, such application must be submitted prior to 12 Noon on November 21 to be heard before the Board of Adjustment at its December 12, 2017 meeting. Applications for variances can be found at <http://www.como.gov/council/boa-forms/>.

Should you have questions regarding this matter please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Patrick R. Zenner".

Patrick R. Zenner, Development Services Manager  
City of Columbia - Planning and Zoning Division