

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT
(FOR A VARIANCE)

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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 17th day of October, 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 cooler addition encroaches into the required rear yard on the east by approximately 8'

_____ which does not comply with Section UDC 29-2-11, Code of Ordinances of the City of Columbia,
Missouri, which Section provides or requires that _____
lots zoned IG have a minimum depth of rear yard to be ten (10) foot where not adjacent to a
residential 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 adoption of the new Unified Development Code increased the requirement of the rear yard
from zero (0) foot to ten (10) foot, making the existing building non-conforming because it is built 8'
into the rear yard. The proposed addition will add less than 20% to the existing building area.

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 will not encroach into the rear yard any further than the existing building

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 minimum depth of the rear yard be adjusted from 10'-0" to 0'-0" to allow for the construction of
the proposed building addition which will be consistent with the existing structure.

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).

10/19/17
DATE

SIGNATURE(S) Mandell Powell
ADDRESS White Oak Jay Prop
9550 S Tomlin Hill Rd 65201
TELEPHONE 573-808-0061

CAPACITY OR INTEREST IN PROPERTY owner

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 _____



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CITY OF COLUMBIA, MISSOURI

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND DEVELOPMENT

(573) 874-7239

BUILDING AND SITE DEVELOPMENT

(573) 874-7474

OFFICE OF NEIGHBORHOOD SERVICES

(573) 817-5050

October 17, 2017

Jason Tegerdine
Simon Associates, Inc
210 Park Ave
Columbia, MO 65203

The proposal to build a cooler addition to the existing Logboat Brewery at 504 Fay Street is denied for the following reasons:

- 1) UDC 29-2.2(c)(1) – IG Industrial – General District.
 - a. UDC Table 29-2-11 requires the minimum depth of rear yard to be ten (10) foot where not adjacent to a residential district. The proposed cooler building encroaches into the required rear yard on the east by approximately 8’.

****Disclaimer:** The review is based on sheet A1.0 “Architectural Site Plan” and A3.0 “Floor Plan” provided by Simon Associates, Inc dated 10/11/2017 and therefore, the above list may not be exhaustive with the limited information received.

Sincerely,

Nina Hennkens, AIA, LEED AP BD+C
Plan Reviewer
nina.hennkens@CoMo.gov
573-874-7289