

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 10th day of July, 2018**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal:

Appeal of **Caleb Colbert (attorney), on behalf of Bobbie Jo Brown and Patrick Enterprises, LLC (owners)**, from the decision of the City's Community Development Department to deny permission to allow expansion of paved areas and establishment of parking spaces within the required front yard setback on real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board grant **a variance to permit more than 30% of the required front yard to be paved and permit 5 parking spaces to be located within the required front yard setback on property addressed as 402 and 404 McBaine Avenue which is not permitted per Sections 29-4.3(a)(3)(ii) and 29-4.3(f)(1) (v) of the Unified Development Code.**

Said real estate being described as follows:

402 McBaine Avenue -

A part of the west half of the north half of Lot 26 of Garth's Subdivision of Lots 49 to 72, both inclusive of Garth's Addition as per plat thereof recorded in Plat Book 1 Page 2 of the Boone County Records and described as: Beginning at a point 55 feet north of an iron on the east side of McBaine Avenue set halfway between the northwest and southwest corners of said Lot 26; thence east and parallel with the north line of said Lot 26, 140 feet, more or less, to the west line of land of Housing Authority of the City of Columbia acquired by deed recorded in Book 294 of page 70 of the Boone County Records; thence North on said line 55 feet to a point; thence west and parallel to the north line of said lot 26 to a point on the east line of McBaine Avenue and thence south on said line 55 feet to the point of beginning.

404 McBaine Avenue -

The west 140 feet of the north 50 feet of the following described tract of land: a part of the west half of the north half of Lot 26 and a part of the west half of the south half of the south half of Lot 27 of Garth's Subdivision of Lots 49 to 72, both inclusive, of Garth's Addition to the City of Columbia, Boone County, Missouri, described as follows: Beginning at a point 110 feet north of an iron bar on the east side of McBaine Avenue, set halfway between the northwest and southwest corners of said Lot 26, thence east parallel with the north line of said Lot 26, 239 feet, thence north 100 feet, thence west to McBaine Avenue, thence south 100 feet to the point of beginning.

known as, or located at **402 and 404 McBaine Avenue**

BOARD OF ADJUSTMENT

City of Columbia, Missouri

By Philip J. Clithero, Vice-Chairman



Case No. 1961

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

DATE: June 22, 2018

TO: Whom it may concern

RE: **A request by Caleb Colbert (attorney), on behalf of Bobbie Jo Brown and Patrick Enterprises, LLC (owners), seeking a variance to permit more than 30% of the required front yard to be paved and permit 5 parking spaces to be located within the required front yard setback on property addressed as 402 and 404 McBaine Avenue which is not permitted per Sections 29-4.3(a)(3)(ii) and 29-4.3(f)(1)(v) 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:

402 McBaine Avenue -

A part of the west half of the north half of Lot 26 of Garth's Subdivision of Lots 49 to 72, both inclusive of Garth's Addition as per plat thereof recorded in Plat Book 1 Page 2 of the Boone County Records and described as: Beginning at a point 55 feet north of an iron on the east side of McBaine Avenue set halfway between the northwest and southwest corners of said Lot 26; thence east and parallel with the north line of said Lot 26, 140 feet, more or less, to the west line of land of Housing Authority of the City of Columbia acquired by deed recorded in Book 294 of page 70 of the Boone County Records; thence North on said line 55 feet to a point; thence west and parallel to the north line of said lot 26 to a point on the east line of McBaine Avenue and thence south on said line 55 feet to the point of beginning.

404 McBaine Avenue -

The west 140 feet of the north 50 feet of the following described tract of land: a part of the west half of the north half of Lot 26 and a part of the west half of the south half of the south half of Lot 27 of Garth's Subdivision of Lots 49 to 72, both inclusive, of Garth's Addition to the City of Columbia, Boone County, Missouri, described as follows: Beginning at a point 110 feet north of an iron bar on the east side of McBaine Avenue, set halfway between the northwest and southwest corners of said Lot 26, thence east parallel with the north line of said Lot 26, 239 feet, thence north 100 feet, thence west to McBaine Avenue, thence south 100 feet to the point of beginning.

known as, or located at 402 and 404 McBaine Avenue

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 **10th** day of **July, 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
404 MCBAIN AVE	COLUMBIA	MO	65203
415 MCBAIN AVE	COLUMBIA	MO	65203
413 MCBAIN AVE	COLUMBIA	MO	65203
201 SWITZLER ST	COLUMBIA	MO	65203
2980 MAPLE BLUFF DR	COLUMBIA	MO	65203
401 MCBAIN AVE	COLUMBIA	MO	65203
402 MCBAIN AVE	COLUMBIA	MO	65203
7921 W WILHITE RD	COLUMBIA	MO	65202
405 MCBAIN AVE	COLUMBIA	MO	65203
407 MCBAIN AVE	COLUMBIA	MO	65203
409 MCBAIN AVE	COLUMBIA	MO	65203
750 E FRIENDSHIP CHURCH RD	HALLSVILLE	MO	65255
6 SPRING VALLEY RD	COLUMBIA	MO	65203
400 MCBAIN AVE	COLUMBIA	MO	65203
411 MCBAIN AVE	COLUMBIA	MO	65203
WARD 1 COUNCIL MEMBER - 701 E BROADWAY	COLUMBIA	MO	65201
WEST ASH NEIGHBORHOOD ASSOC - 304 WEST BLVD N	COLUMBIA	MO	65203
DOUGLASS PARK NEIGHBORHOOD ASSOC - INACTIVE	COLUMBIA	MO	65201
WORLEY STREET PARK NEIGHBORHOOD ASSOC - INACTIVE	COLUMBIA	MO	65203