

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 **14th** day of **August, 2018**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal:

Appeal of **Phebe LaMar (attorney), on behalf of OTA Properties, LLC (owners)**, from the decision of the City's Community Development Department to deny permission to allow construction of a building in excess of the maximum building height in the M-N (Mixed-use Neighborhood) zoning district 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 a maximum building height of 47-feet on property addressed as 705 and 709 Fay Street which is not permitted per Sections 29-2.2(b)(2) Table 29-2-7 and 29-4.1(a) Table 4.1-2 of the Unified Development Code.**

In addition to said appeal, **Phebe LaMar (attorney), on behalf of OTA Properties, LLC (owners)**, requests that said Board approve the request to designate property addressed as 705 and 709 Fay Street, and further described below, as "M-N Pedestrian" in accordance with the provisions of Section 29-6.4(j) of the Unified Development Code.

Said real estate being described as follows:

Lot 25 and the south sixty (60) feet of Lot 24 of Harbison's Addition to the City of Columbia recorded in Book 35, Page 414 of the Boone County, Missouri records.

known as, or located at **705 and 709 Fay Street**

BOARD OF ADJUSTMENT

City of Columbia, Missouri

By Andy Waters, Chairman



Case No. 1962

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

DATE: July 27, 2018

TO: Whom it may concern

RE: **A request by Phebe LaMar (attorney), on behalf of OTA Properties, LLC (owners), seeking “M-N Pedestrian” standard designation and approval of a 12-foot building height variance on property addressed as 705 and 709 Fay Street which is proposed to be redeveloped with a 3-story mixed-use retail and residential structure. Designation of the subject property as “M-N Pedestrian” is sought pursuant to Section 29-6.4(j) of the Unified Development Code. The proposed height of the building is not permitted per Sections 29-2.2(b)(2) Table 29-2-7 and 29-4.1(a) Table 4.1-2 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:

Lot 25 and the south sixty (60) feet of Lot 24 of Harbison’s Addition to the City of Columbia recorded in Book 35, Page 414 of the Boone County, Missouri records.

known as, or located at 705 and 709 Fay Street

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 **14th** day of **August, 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
PO BOX 519	COLUMBIA	MO	65205
906 RAIN FOREST PKWY	COLUMBIA	MO	65202
16660 PARIS NICHOLS RD	HARTSBURG	MO	65039
1135 LESTER ST	POPLAR BLUFF	MO	63901
PO BOX 756	COLUMBIA	MO	65205
701 WESTWOOD AVE	COLUMBIA	MO	65203
PO BOX 194	COLUMBIA	MO	65205
1001 ROGERS ST	COLUMBIA	MO	65216
	COLUMBIA	MO	65201
2905 CRESTWOOD LN	COLUMBIA	MO	65203
109 W CRAIG	COLUMBIA	MO	65202
WARD 1 COUNCIL MEMBER - 701 E BROADWAY	COLUMBIA	MO	65201
NORTH CENTRAL COLUMBIA NEIGHBORHOOD ASSOC - 5	COLUMBIA	MO	65201
BENTON STEPHENS NEIGHBORHOOD ASSOC - 1602 HIN	COLUMBIA	MO	65201
NCCNA/SOE FACTORY DISTRICT NEIGHBORHOOD ASS	COLUMBIA	MO	65205