

**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 in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m. on Tuesday, the 9th day of December 2025**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal to be known as **Case # 21-2026**:

A request of Scott and Angela Claybrook (owners), seeking approval of a rear yard setback variance associated with the proposed construction of an attached accessory dwelling unit (ADU) upon 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 grant a 3-foot variance from the required 25-foot rear yard setback such that an attached accessory dwelling unit (ADU) that will become an “integral” feature of the primary dwelling unit located upon property addressed as 602 Florence Avenue may be permitted as required by Section 29-3.3(ii)(2)(v) of the Unified Development Code.

Said real estate being described as follows:

Lot Two A (2A) of Knipp-Boggs Subdivision Plat Two (2) in the City of Columbia, Boone County, Missouri as shown by the plat thereof recorded in Plat Book 44, Page 14, Records of Boone County, Missouri.

known as, or located at **602 Florence Avenue**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman





Case No. 21-2026

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

DATE: November 24, 2025

TO: Whom it may concern

RE: **A request of Scott and Angela Claybrook (owners) seeking a 3-foot variance from the required 25-foot rear setback of the R-2 (Two-family Dwelling) zoning district such that an attached accessory dwelling unit (ADU) that will become an “integral” feature of the primary dwelling unit located upon property addressed as 602 Florence Avenue may be permitted as required by Section 29-3.3(ii)(2)(v) of the Unified Development Code.**

Notice is hereby given that a public hearing will be held before the Board of Adjustment of the City of Columbia, Missouri at the hour of **7:00 p.m.** on **Tuesday**, the **9th** day of **December 2025**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:

Lot Two A (2A) of Knipp-Boggs Subdivision Plat Two (2) in the City of Columbia, Boone County, Missouri as shown by the plat thereof recorded in Plat Book 44, Page 14, Records of Boone County, Missouri.

known as, or located at **602 Florence Avenue (see map on back)**

As a property owner, tenant, or Neighborhood Association, within 185-feet or 1000-feet, respectively, 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 **December 9, 2025** 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.

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

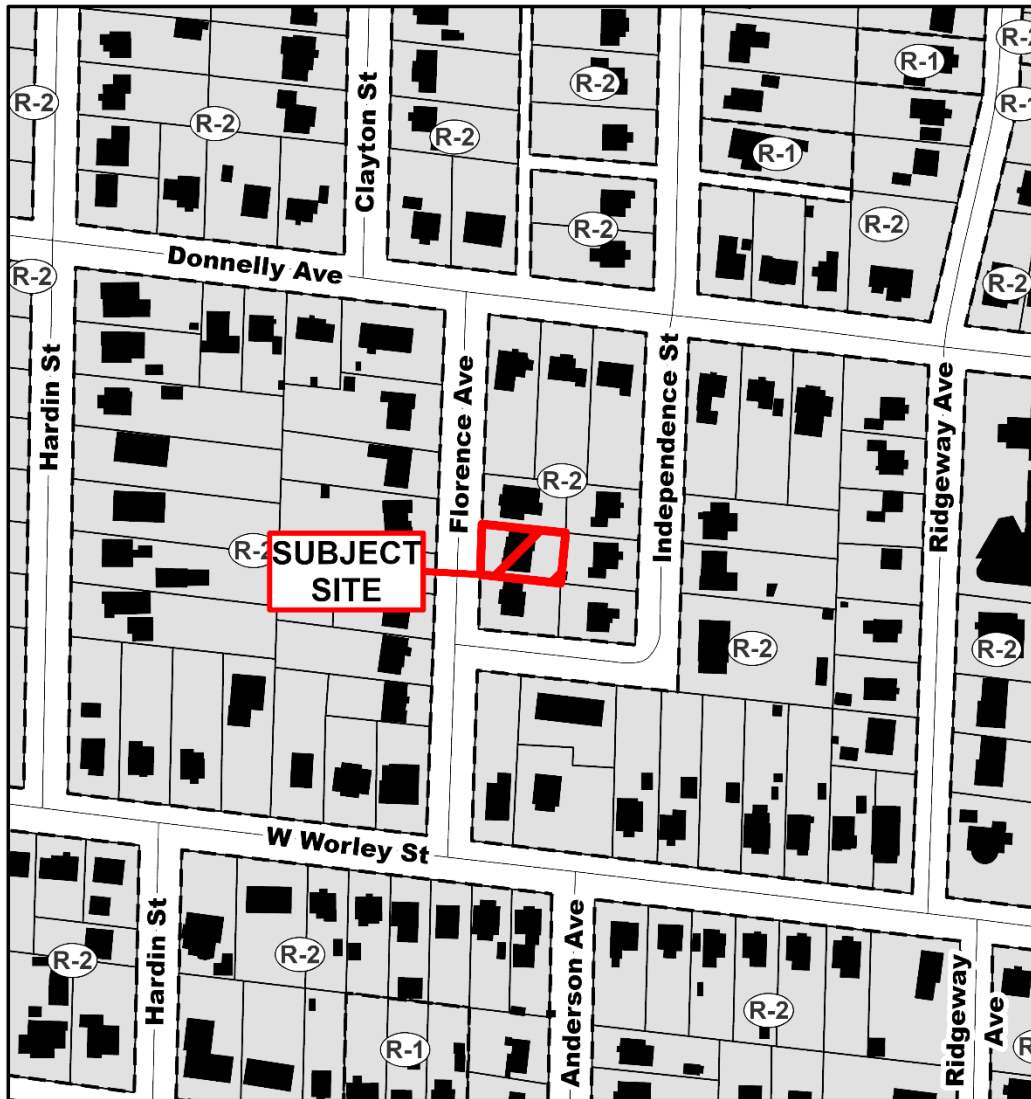
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 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 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.





Case # 21-2026 - 602 Florence Avenue

Variance



Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

 City Zoning  Parcels



0 75 150 Feet

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Columbia, Missouri 65205



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Parties in Interest List

OWNER	ADDRESS	City State	Zip Code
KDSB PROPERTIES LLC	1005 CLAYTON ST	COLUMBIA, MO	65203
CANDICE M MCCOOL	606 INDEPENDENCE ST	COLUMBIA, MO	65203
ERIKA TOMPKINS	604 INDEPENDENCE ST	COLUMBIA, MO	65203
RENE H ATKINS & JOSEPH WILSON ACTON	600 INDEPENDENCE ST	COLUMBIA, MO	65203
KIM & ALLEN L MADDY	2520 BASSWOOD CT	COLUMBIA, MO	65203
Owner, Occupant or Tenant	502 INDEPENDENCE ST	COLUMBIA, MO	65203
Owner, Occupant or Tenant	504 INDEPENDENCE ST	COLUMBIA, MO	65203
S SCOTT MCCULLOUGH	803 W WORLEY ST	COLUMBIA, MO	65203
WILLIAM A & SUSAN L MARTIN	600 FLORENCE AVE	COLUMBIA, MO	65203
MORCHED BEN-AYED	3600 CALIENTE CT	COLUMBIA, MO	65201
Owner, Occupant or Tenant	603 INDEPENDENCE ST	COLUMBIA, MO	65203
SCOTT & ANGELA CLAYBROOK	602 FLORENCE AVE	COLUMBIA, MO	65203
DAVID & MICHELLE R TOWNSEND	829 GREENWOOD CT	COLUMBIA, MO	65203
Owner, Occupant or Tenant	605 INDEPENDENCE ST	COLUMBIA, MO	65203
GREGORY LEE MCNEIL & GARY ALLEN MCNEIL	1315 RIDGE RD	COLUMBIA, MO	65203
Owner, Occupant or Tenant	800 DONNELLY AVE	COLUMBIA, MO	65203
MARIA & TYLER L STEPHENS	7820 S BENNETT DR	COLUMBIA, MO	65201
Owner, Occupant or Tenant	802 DONNELLY AVE	COLUMBIA, MO	65203
RICH MARINACCIO	804 DONNELLY AVE	COLUMBIA, MO	65203
MILDRED V & ROGER CRANE & BONNIE ROBINETT	234 JEFFERSON RD LOT 36	HOLTS SUMMIT, MO	65043
REBECCA JANE WELLY	609 FLORENCE AVE	COLUMBIA, MO	65203
CARL & RACHEL CHEADLE REVOCABLE TRUST	607 FLORENCE AVE	COLUMBIA, MO	65203
RICHARD L MCDOWELL JR	605 FLORENCE AVE	COLUMBIA, MO	65203
STEVEN C & ANGELA O'DELL	603 FLORENCE AVE	COLUMBIA, MO	65203
MC CUSTOM HOLDINGS LLC	10991 E BOWLING LN	COLUMBIA, MO	65201
Owner, Occupant or Tenant	601 FLORENCE AVE	COLUMBIA, MO	65203
THOMAS D ANDES	509 FLORENCE AVE	COLUMBIA, MO	65203
JOY RUSHING	PO BOX 61	COLUMBIA, MO	65205
Owner, Occupant or Tenant	507 FLORENCE AVE	COLUMBIA, MO	65203
KATIE JO NEELY	713 W WORLEY ST	COLUMBIA, MO	65203
VALERIE BERTA	715 W WORLEY ST	COLUMBIA, MO	65203
ARTHUR W KOCH REVOCABLE TRUST	156 GIRARD ST	SAN FRANCISCO, CA	94134
Owner, Occupant or Tenant	604 FLORENCE AVE APT 101	COLUMBIA, MO	65203
Owner, Occupant or Tenant	604 FLORENCE AVE APT 201	COLUMBIA, MO	65203
ROBERT BURLINSKI	607 INDEPENDENCE ST	COLUMBIA, MO	65203
WARD 1 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA, MO	65201
HIGHLAND PARK NEIGHBORHOOD ASSOC	1306 JEAN RAE DR	COLUMBIA, MO	65203
WEST ASH NEIGHBORHOOD ASSOC	209 RIDGEWAY AVE	COLUMBIA, MO	65203

BOLD & HIGHLIGHTED ADDRESSES OWNED BY PRECEEDING PROPETY OWNER WITHIN DISTRIBUTION LIST