

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 10th day of February 2026**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal to be known as **Case # 62-2026**:

A request of Eric Cooper (agent), on behalf of Tate Henry Cooper (owner), seeking approval of variances to allow the continued use and extension of a driveway within the required side yard setback on real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board grant relief from the requirements that a driveway and parking be no closer than 5-feet and 6-feet, respectively, to a property line as related to property addressed as 300 Edgewood Avenue such that future use of and extension of the existing driveway shared with 210 Edgewood Avenue is compliant with the requirements of Section 29-6.4 of the Unified Development Code. This request is being considered concurrently with Case # 339-2025 (210 Edgewood Avenue) such that a permit may be issued allowing a fully UDC-compliant detached garage be issued in the rear yard of 210 Edgewood Avenue.

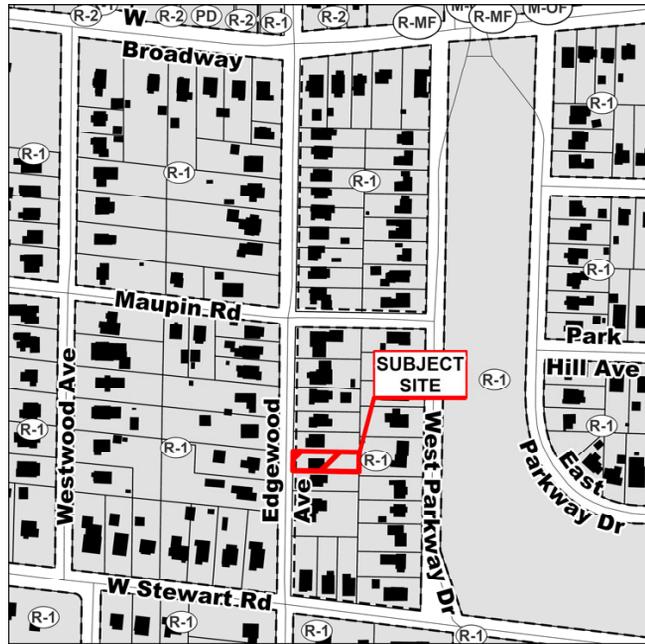
Said real estate being described as follows:

Lot Number One Hundred Twenty-two (122) in Park Hill Number Three (3), an Addition to the City of Columbia, Boone County, Missouri.

known as, or located at **300 Edgewood Avenue**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman





Case No. 62-2026

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

DATE: January 26, 2026

TO: Whom it may concern

RE: **A request of Eric Cooper (agent), on behalf of Tate Henry Cooper (owner), seeking relief from the requirements of Section 29-6.4 of the Unified Development Code relating to required driveway and associated parking area setbacks from a property line. The applicant seeks relief from the required than 5-foot and 6-foot setbacks, respectively, such that future use and extension of the existing shared driveway with 210 Edgewood Avenue complies with the requirements of Section 29-6.4. This request is related to Case # 339-2025 (210 Edgewood Avenue) which seeks to construct a detached garage in the rear yard of 210 Edgewood Avenue.**

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 **10th** day of **February 2026**, 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 Number One Hundred Twenty-two (122) in Park Hill Number Three (3), an Addition to the City of Columbia, Boone County, Missouri.

known as, or located at **300 Edgewood 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 **February 10, 2026** 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

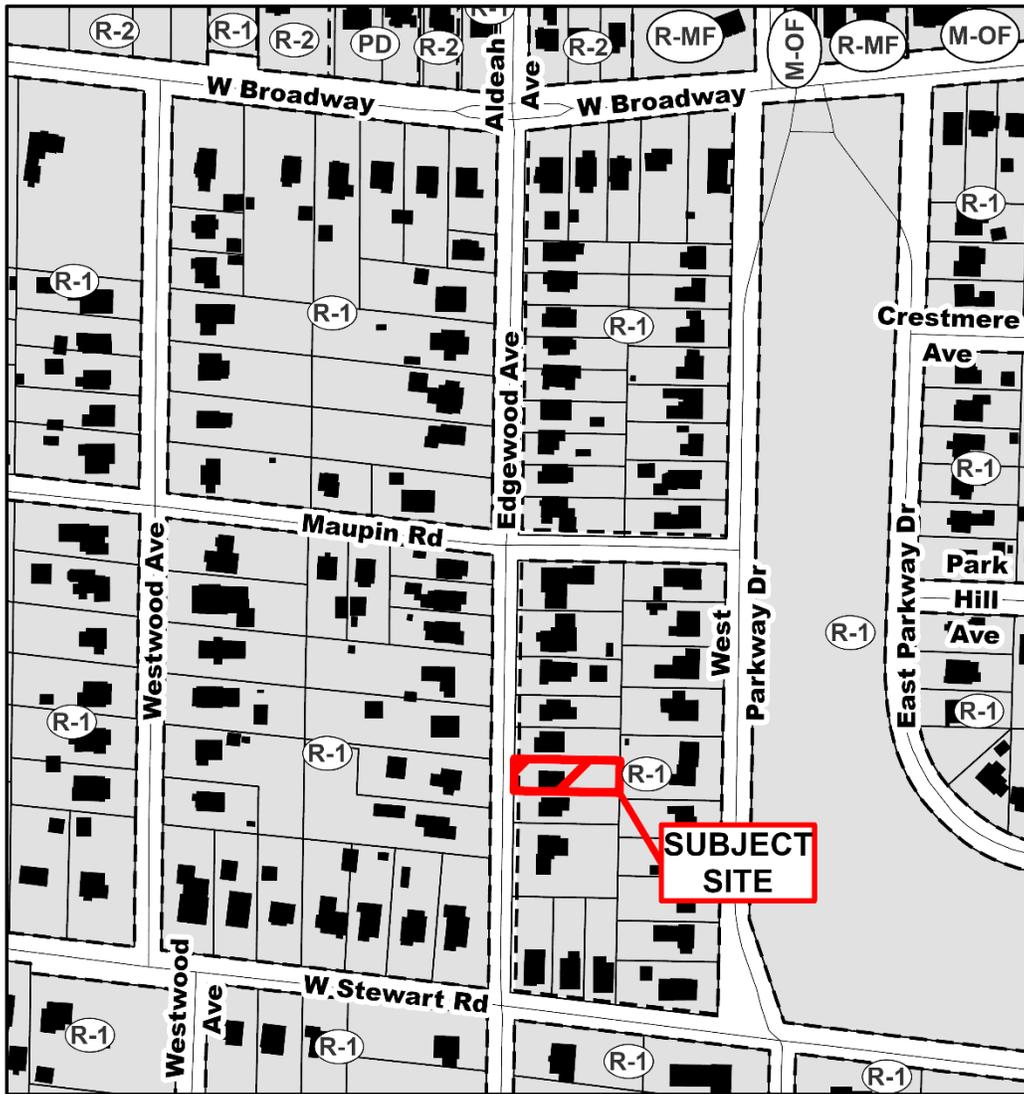
Building & Site • CATSO • Planning

 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 # 62-2026 - 300 Edgewood Avenue
Variances**



Parcel Data Source: Boone County Assessor
Created by The City of Columbia - Community Development Department

City Zoning Parcels



0 100 200 Feet

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Parties In Interest

BRYAN G & JESSICA M CHESTER	205 EDGEWOOD AVE	COLUMBIA, MO	65203
AIMEE DAVENPORT	403 W STEWART RD	COLUMBIA, MO	65203
RYAN & GENEVIEVE COLMAN	401 W STEWART RD	COLUMBIA, MO	65203
BYRNE OLIVERI FAMILY TRUST	305 EDGEWOOD AVE	COLUMBIA, MO	65203
KATHERINE A & RANDALL D GRAY TRUST	301 EDGEWOOD AVE	COLUMBIA, MO	65203
JAMES R & MARJORIE L BERCHEK	211 EDGEWOOD AVE	COLUMBIA, MO	65203
JOEL M & SHARON L ZAHN	207 EDGEWOOD AVE	COLUMBIA, MO	65203
SANDINA PONTE	204 EDGEWOOD AVE	COLUMBIA, MO	65203
CHRISTINE T & WILLIAM D WALKER	206 EDGEWOOD AVE	COLUMBIA, MO	65203
TODD W COOK	14071 W HIGHWAY BB	ROCHEPORT, MO	65279
TODD W COOK	208 EDGEWOOD AVE	COLUMBIA, MO	65203
DAVID BORGELT	210 EDGEWOOD AVE	COLUMBIA, MO	65203
TATE HENRY COOPER	604 S GREENWOOD AVE	COLUMBIA, MO	65203
TATE HENRY COOPER	300 EDGEWOOD AVE	COLUMBIA, MO	65203
STEEL BIRD LLC	404 WESTMOUNT AVE	COLUMBIA, MO	65203
STEEL BIRD LLC	302 EDGEWOOD AVE	COLUMBIA, MO	65203
STEEL BIRD LLC	209 WEST PARKWAY DR	COLUMBIA, MO	65203
MICHAEL E HUESER	306 EDGEWOOD AVE	COLUMBIA, MO	65203
ROBI KING LLC	509 THILLY AVE	COLUMBIA, MO	65203
KATHI M CHINN	317 W STEWART RD	COLUMBIA, MO	65203
HOUSE OF GARDS LLC	315 W STEWART RD	COLUMBIA, MO	65203
ERNEST S & PATRICIA HILDERBRAND	305 W PARKWAY DR	COLUMBIA, MO	65203
PAULA R LAMBRECHT REVOCABLE TRUST	303 W PARKWAY DR	COLUMBIA, MO	65203
LOUIS A & RACHEL C MAZZOCCO	301 W PARKWAY DR	COLUMBIA, MO	65203
MICHAEL JOSEPH MAZZOCCO & SARAH CAMILLE LAVAUTE	215 W PARKWAY DR	COLUMBIA, MO	65203
PETER CLEAVINGER & JULIE MARY EYNON	207 W PARKWAY DR	COLUMBIA, MO	65203
STACI G BRIDSONG	203 W PARKWAY DR	COLUMBIA, MO	65203
WARD 4 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA, MO	65201
HISTORIC OLD SOUTHWEST NEIGHBORHOOD ASSOC	105 WESTWOOD AVE	COLUMBIA, MO	65203
HISTORIC WEST BROADWAY NEIGHBORHOOD ASSOC	PO BOX 100	COLUMBIA, MO	65205
PARK HILL NEIGHBORHOOD ASSOC	201 WEST PARKWAY	COLUMBIA, MO	65203
WESTMOUNT NEIGHBORHOOD ASSOC	412 THILLY AVE	COLUMBIA, MO	65203

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