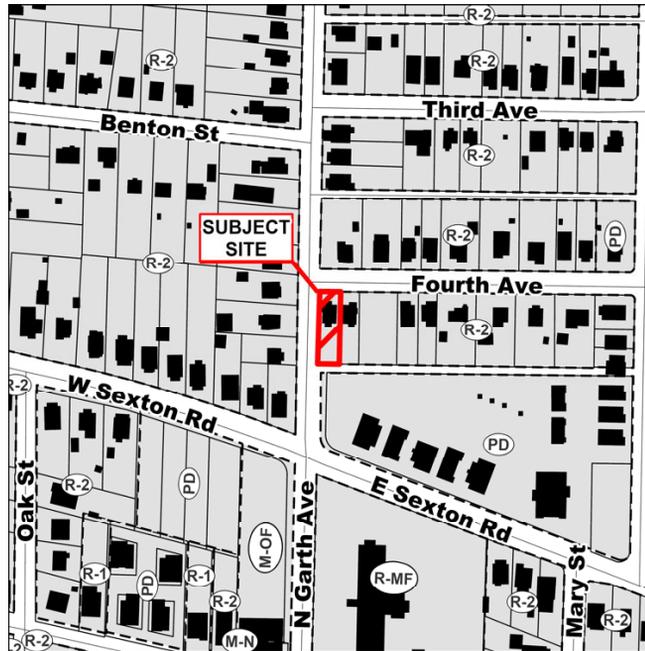


NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

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 # 63-2026**:

A request of Caleb Colbert (attorney), on behalf of Central Missouri Community Action, a Missouri non-profit corporation (owner), seeking approval of a variance from the required corner side-yard setback on real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board grant a 16-foot corner side-yard setback variance such that a permit may be issued for the construction of an accessory dwelling unit (ADU) in the rear yard of the subject property as required by Section 29-4.6 of the Unified Development Code.



Said real estate being described as follows:

THE WEST HALF (1/2) OF LOT TEN (10) IN GUITAR'S SUBDIVISION AND PARK ADDITION TO THE CITY OF COLUMBIA, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 1, PAGE 16, RECORDS OF BOONE COUNTY MISSOURI

known as, or located at **2 Fourth Avenue**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman



Case No. 63-2026

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 Caleb Colbert (attorney), on behalf of Central Missouri Community Action, a Missouri non-profit corporation (owner), seeking a 16-foot variance from the required corner side-yard setback applicable to R-2 (Two-family dwelling) zoned property such that a permit to construct and accessory dwelling unit (ADU) in the rear yard of the 2 Fourth Avenue may be issued as required by Sec. 29-4 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 **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:

THE WEST HALF (1/2) OF LOT TEN (10) IN GUITAR'S SUBDIVISION AND PARK ADDITION TO THE CITY OF COLUMBIA, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 1, PAGE 16, RECORDS OF BOONE COUNTY MISSOURI

known as, or located at **2 Fourth 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 # 63-2026 - 2 Fourth 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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573.874.7239 *Administrative Offices*

701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

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Parties In Interest List

MICHAEL JOSEPH WILLIAM MAW	1488 OLDE TRAM RD	TIFTON, GA	31794
MICHAEL JOSEPH WILLIAM MAW	3 FOURTH AVE	COLUMBIA, MO	65203
RISING SUN HOLDINGS LLC	11114 W BRAZITO RD	RUSSELLVILLE, MO	65074
RISING SUN HOLDINGS LLC	5 FOURTH AVE	COLUMBIA, MO	65203
ASPIRE RENTALS LLC	1315 S RUSTIC RD	COLUMBIA, MO	65201
ASPIRE RENTALS LLC	7 FOURTH AVE	COLUMBIA, MO	65203
ASPIRE RENTALS LLC	9 FOURTH AVE	COLUMBIA, MO	65203
ASPIRE RENTALS LLC	10 FOURTH AVE	COLUMBIA, MO	65203
ASPIRE RENTALS LLC	8 FOURTH AVE	COLUMBIA, MO	65203
CITY OF COLUMBIA	500 E WALNUT ST STE 108	COLUMBIA, MO	65201
CHELSEA R REDDING	2627 24TH AVE N	SAINT PETERSBURG, FL	33713
CHELSEA R REDDING	4 FOURTH AVE	COLUMBIA, MO	65203
CENTRAL MISSOURI COMMUNITY ACTION	800 B N PROVIDENCE RD	COLUMBIA, MO	65203
CENTRAL MISSOURI COMMUNITY ACTION	824 N GARTH AVE ADU	COLUMBIA, MO	65203
CENTRAL MISSOURI COMMUNITY ACTION	2 FOURTH AVE	COLUMBIA, MO	65203
RONALD ANDERSON	105 W SEXTON RD	COLUMBIA, MO	65203
KBSB 103 LLC	202 W BROADWAY	COLUMBIA, MO	65203
KBSB 103 LLC	103 W SEXTON RD	COLUMBIA, MO	65203
TYSON FRANKLIN	101 W SEXTON RD	COLUMBIA, MO	65203
MDM INVESTMENTS LLC	PO BOX 471	COLUMBIA, MO	65205
MDM INVESTMENTS LLC	805 N GARTH AVE	COLUMBIA, MO	65203
FSPM HOUSING SOLUTIONS LLC	5678 N MAPLE ST	COLUMBIA, MO	65202
FSPM HOUSING SOLUTIONS LLC	809 N GARTH AVE	COLUMBIA, MO	65203
KURT & PATRICE ALBERT	400 E HIGH POINT LN	COLUMBIA, MO	65203
KURT & PATRICE ALBERT	811 N GARTH AVE	COLUMBIA, MO	65203
KURT & PATRICE ALBERT	813 N GARTH AVE	COLUMBIA, MO	65203
PAYNE ENTERPRISES INC	10951 I-70 DR NE	COLUMBIA, MO	65202
PAYNE ENTERPRISES INC	901 N GARTH AVE APT 101	COLUMBIA, MO	65203
PAYNE ENTERPRISES INC	901 N GARTH AVE APT 201	COLUMBIA, MO	65203
PAYNE ENTERPRISES INC	901 N GARTH AVE APT 202	COLUMBIA, MO	65203
COLUMBIA MISSOURI COMMUNITY HOUSING DEVELOPMENT	400 WILKES BLVD	COLUMBIA, MO	65201
COLUMBIA MISSOURI COMMUNITY HOUSING DEVELOPMENT	903 N GARTH AVE	COLUMBIA, MO	65203
TERESA M CHEATOM	905 N GARTH AVE	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	201 SWITZLER ST	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	800 N GARTH AVE APT 100	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	800 N GARTH AVE APT 102	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	800 N GARTH AVE APT 200	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	800 N GARTH AVE APT 202	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	804 N GARTH AVE APT 100	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	804 N GARTH AVE APT 102	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	804 N GARTH AVE APT 200	COLUMBIA, MO	65203
KINNEY POINT HOUSING DEVELOPMENT GROUP LP	804 N GARTH AVE APT 202	COLUMBIA, MO	65203
WARD 1 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA, MO	65201
RIDGEWAY NEIGHBORHOOD ASSOC	1007 GRAND AVE	COLUMBIA, MO	65203

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