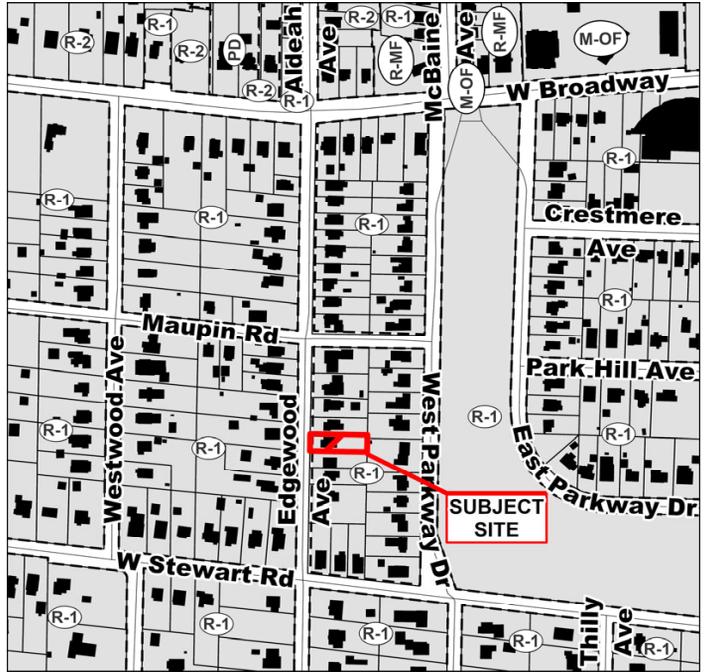


# NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

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 10<sup>th</sup> 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 # 339-2025**:

**A request of David Borgelt (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 associated parking be no closer than 5-feet and 6-feet, respectively, to a property line** such that a permit may be issued allowing a fully UDC-compliant detached garage to be issued in the rear yard of property addressed as 210 Edgewood Avenue as required by Section 29-6.4 of the Unified Development Code. This request is being concurrently considered with Case # 62-2026 (300 Edgewood Avenue) such that the existing shared driveway is compliant with requirements of the UDC for both properties.



Said real estate being described as follows:

Lot 121 in PARK HILL NUMBER 3 as shown by the plat recorded in Plat Book 3, Page 8, Records of Boone County, Missouri.

known as, or located at **210 Edgewood Avenue**

BOARD OF ADJUSTMENT  
City of Columbia, Missouri

By Peter Norgard, Chairman



Case No. 339-2025

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 David Borgelt (owner) seeking relief from the requirements of Section 29-6.4 of the Unified Development Code relating to driveway and associated parking area placement with on a property. Relief from the requirement that such features be no closer than 5-feet and 6-feet, respectively, to a property line is sought such that a permit may be issued allowing a detached garage in the rear yard of property addressed as 210 Edgewood Avenue. This request is being concurrently considered with Case # 62-2026 (300 Edgewood Avenue) such that the existing shared driveway is compliant with requirements of the UDC for both properties.**

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 **10<sup>th</sup>** 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 121 in PARK HILL NUMBER 3 as shown by the plat recorded in Plat Book 3, Page 8, Records of Boone County, Missouri.

known as, or located at **210 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 (5<sup>th</sup> 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/](http://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](mailto:planning@como.gov)

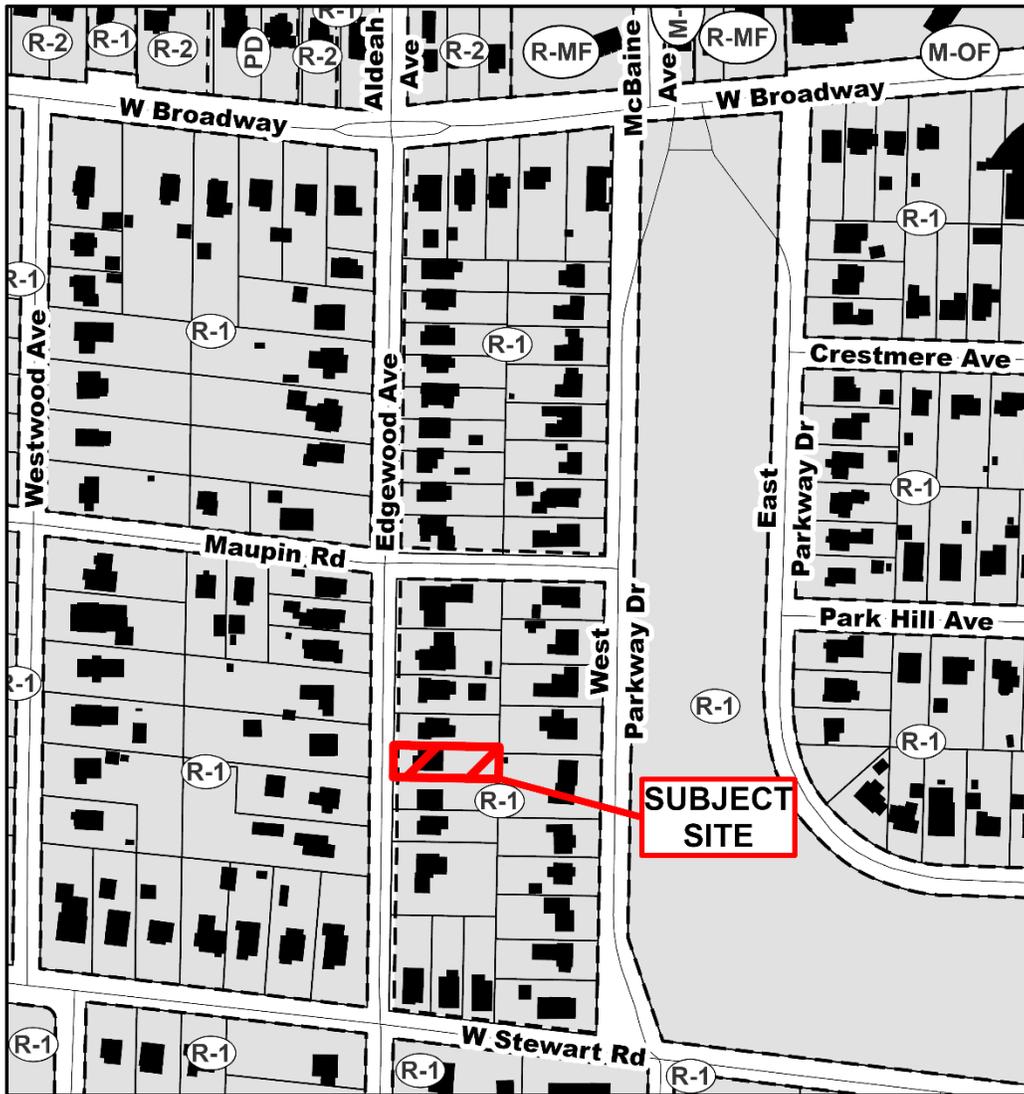
Building & Site • CATSO • Planning

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 # 339-2025 - 210 Edgewood Avenue  
Variance**



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**

<b>OWNER</b>	<b>ADDRESS</b>	<b>City State</b>	<b>Zip Code</b>
JAMES R & MARJORIE L BERCEK	211 EDGEWOOD AVE	COLUMBIA, MO	65203
DAVID BORGELT	210 EDGEWOOD AVE	COLUMBIA, MO	65203
STACI G BRIDSONG	203 WEST PARKWAY DR	COLUMBIA, MO	65203
OLIVERI BYRNE FAMILY TRUST	305 EDGEWOOD AVE	COLUMBIA, MO	65203
BRYAN G & JESSICA M CHESTER	205 EDGEWOOD AVE	COLUMBIA, MO	65203
PETER & JULIE MARY EYNON CLEAVINGER	207 WEST PARKWAY DR	COLUMBIA, MO	65203
TODD W COOK	14071 W HIGHWAY BB	ROCHEPORT, MO	65279
<b>Owner, Occupant or Tenant</b>	<b>208 EDGEWOOD AVE</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
COOPER TATE HENRY	1217 N 62ND ST APT 108	MILWAUKEE, WI	53213
<b>Owner, Occupant or Tenant</b>	<b>300 EDGEWOOD AVE</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
KATHERINE A & RANDALL D GRAY TRUST	301 EDGEWOOD AVE	COLUMBIA, MO	65203
MICHAEL E HUESER	306 EDGEWOOD AVE	COLUMBIA, MO	65203
PAULA R LAMBRECHT REVOCABLE TRUST	303 WEST PARKWAY DR	COLUMBIA, MO	65203
LOUIS A & RACHEL C MAZZOCCO	301 WEST PARKWAY DR	COLUMBIA, MO	65203
MICHAEL JOSEPH MAZZOCCO & SARAH CAMILLE LAVAUTE	215 WEST PARKWAY DR	COLUMBIA, MO	65203
SANDINA PONTE	204 EDGEWOOD AVE	COLUMBIA, MO	65203
STEEL BIRD LLC	404 WESTMOUNT AVE	COLUMBIA, MO	65203
<b>Owner, Occupant or Tenant</b>	<b>302 EDGEWOOD AVE</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
STEEL BIRD LLC	404 WESTMOUNT AVE	COLUMBIA, MO	65203
<b>Owner, Occupant or Tenant</b>	<b>209 WEST PARKWAY DR</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
CHRISTINE T & WILLIAM D WALKER	206 EDGEWOOD AVE	COLUMBIA, MO	65203
JOEL M & SHARON L ZAHN	207 EDGEWOOD AVE	COLUMBIA, MO	65203
RYAN & GENEVIEVE COLMAN	401 W STEWART RD	COLUMBIA, MO	65203
JEAN M PRIOR	203 EDGEWOOD AVE	COLUMBIA, MO	65203
DAVID BISHOP ROLOFF & LAURA YARBROUGH ROLOFF	200 EDGEWOOD AVE	COLUMBIA, MO	65203
JOEL M & SHARON L ZAHN	207 EDGEWOOD AVE	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**