

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

To: Board Of Adjustment
Attn: Secretary, Board of Adjustment
801 E. Walnut Street, Rm. 315
Columbia, MO 65201 (573) 886-4330

ONE FORM PER VARIANCE REQUEST

* Indicates a required field

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri:

07-500-15-00-014.00 _____
*Tax Parcel Number *legal description (attach separate form if necessary)
and known, or to be known as 5700 E. HWY 124, HALLSVILLE, MO 65255
*street or route *City, Zip Code

*Notice is hereby given that I/we the property owner apply to the Board of Adjustment, Boone County, Missouri for a variance from Zoning/Subdivision Regulations Section(s) 6.6.4 OF ZONING REGS
circle one (use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): _____

TO ALLOW AN EXISTING BUILDING TO BE LOCATED WITHIN THE 25' PERIMETER SETBACK.

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph – attach copy)

*Current zoning: A-2 *Current use of the property: SINGLE FAMILY DWELLING

Proposed use if different from above: _____

Authority to grant said permission is given to the Board of Adjustment by Section 15C, Boone County Zoning Regulations. If the Board of Adjustment grants permission as requested, there will still be substantial compliance with the Zoning Regulations, the spirit of the Zoning Regulations will be observed, public safety and welfare will be secured and substantial justice will be done. I/We request that the Board of Adjustment grant the above described request and that a Certificate of Decision be issued by said Board to that effect.

I understand that only the variance requested above will be heard by the Board. I also understand that if an additional variance is required it will not be heard before the Board until the variance is advertised and notice has been given to interested parties as required.

Attached hereto and made part hereof is a list with the names and addresses of all parties in interest, including all property owners within 1,000 feet of the subject property, to the best of my/our belief, and a copy of the current owner's deed to the property.

Enclosed is an application fee of \$150.00. I understand I will be billed for additional fees including mailing, public notice, and recording costs. The above information is true and correct to the best of my knowledge.

Rhonda Wilson 11-19-18
*Signature of owner(s) Date

Rhonda Wilson
*Print Name

*Daytime Phone _____

5700 E. HWY 124
*Address

Bill additional fees to (if applicable): _____

HALLSVILLE, MO. 65255
*City & Zip

Name phone

I hereby acknowledge receipt application:
[Signature] 11/21/18
Secretary, Board of Adjustment Date

Address

PRELIMINARY PLAT AND REVIEW PLAN FOR ARP ZONING
SILVER CREEK SUBDIVISION
 A MAJOR PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 N RANGE 12 W
 BOONE COUNTY, MISSOURI
 SEPTEMBER 18, 2018

OWNER/DEVELOPER
 OWEN LINDOHN WILSON
 1000 W. BROADWAY
 HALLSVILLE, MISSOURI



REMARKS: ALL DISTANCES ARE REFERENCED TO THE CORNER OF THE SECTION 15, TOWNSHIP 30 N, RANGE 12 W, BOONE COUNTY, MISSOURI.

- LEGEND:**
- EXISTING
 - - - - - SET
 - - - - - 1/4" FIRE LINE
 - - - - - 1/2" FIRE LINE
 - - - - - 3/4" FIRE LINE
 - - - - - EXISTING FIRE ALARM
 - - - - - EXISTING WATER LINE
 - - - - - EXISTING ST. CONDUIT
 - - - - - EXISTING 1/2" CONDUIT

FLOOD PLAN STATEMENT:

THE FLOOD PLAN IS AS SHOWN ON THE 100 YEAR FLOOD PLAN AS LOCATED AND DATED APRIL 18, 2017.

NOTES:

1. ALL PROPERTY TO BE ACQUIRED FOR THE PURPOSES OF THIS PLAN SHALL BE OWNED BY THE SAME PARTY AS SHOWN ON THE CURRENT RECORDS.
2. A MINIMUM OF 2 FEETING SPACES SHALL BE PROVIDED FOR EACH RESIDENCE.
3. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED FOR THIS ZONING.
4. CURRENT ZONING OF THIS TRACT IS A-1.
5. EXISTING BUILDING FOOTPRINTS AND SIZES WILL BE DETERMINED BY PHYSICAL SURVEY.
6. UNLAWFUL ACCESS TO THE TRACT SHALL BE DETERMINED BY THE BOUNDARY SURVEY. THE BOUNDARY SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND SHALL BE FILED WITH THE BOONE COUNTY CLERK'S OFFICE.
7. THERE SHALL BE ONE SINGLE FAMILY RESIDENCE PER LOT. ACCESSORY STRUCTURES ARE ALLOWED.
8. ALL LOTS SHALL BE 1/4 ACRES OR MORE. THE TOTAL AREA OF THE TRACT SHALL BE DETERMINED BY THE BOUNDARY SURVEY.
9. EXISTING AND NEW VARIOUS UTILITIES WILL BE LOCATED AND SHOWN ON THE PLAN. THE UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE BOONE COUNTY ZONING ORDINANCES.
10. THE BOONE COUNTY ZONING ORDINANCES SHALL APPLY TO THIS PLAN. ALL OTHERS WILL BE AS NECESSARILY REPEALED.
11. ZONING ON THIS PLAN IS A-1. THIS PLAN IS DECLARED TO BE A MAJOR PLAT AND SHALL BE FILED WITH THE BOONE COUNTY CLERK'S OFFICE.

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE TRACT INTO A SERIES OF 18 LOTS WHICH WILL ALLOW FOR THE PLACEMENT OF THE BUILDINGS TO BE CONSTRUCTED TO SERVE THE ACCESS POINTS NEEDED UNDER STATE HIGHWAY 124.

ALLOWED MODIFICATIONS:

ANY MAJOR CHANGES TO THE PURPOSE, USE AND INTENT OF THIS PLAN WILL REQUIRE A REVISED REVIEW AND FINAL PLAN TO BE PROVIDED FOR PUBLIC HEARING, EXCEPT THE FOLLOWING:

1. LOT LINE ADJUSTMENTS THAT DO NOT AFFECT THE AREA OF ANY LOT.
2. LOT LINE ADJUSTMENTS THAT DO NOT AFFECT THE AREA OF ANY LOT.
3. LOT LINE ADJUSTMENTS THAT DO NOT AFFECT THE AREA OF ANY LOT.
4. LOT LINE ADJUSTMENTS THAT DO NOT AFFECT THE AREA OF ANY LOT.

REQUESTED ALLOWED USES:

SINGLE FAMILY RESIDENCIAL, COMMERCIAL, SERVICE WHICH SHALL INCLUDE GREENHOUSES AND HOME OCCUPATION.

PROHIBITED USES:

INDUSTRIAL, MANUFACTURING, BUSINESS, PROFESSIONAL OFFICE OR CLINIC OR OTHER USES OF A PROFESSIONAL NATURE, OR ANY OTHER USES THAT ARE NOT PERMITTED BY THE BOONE COUNTY ZONING ORDINANCES.

EROSION CONTROL PLAN:

THESE LOTS ARE INTENDED TO BE USED FOR RESIDENTIAL AND COMMERCIAL USES. IT IS NOT EXPECTED THAT THESE LOTS WILL BE USED FOR INDUSTRIAL AND MANUFACTURING USES. THEREFORE, EROSION CONTROL MEASURES SHALL BE PROVIDED FOR THE ENTIRE TRACT TO PREVENT EROSION AND TO PROTECT THE ADJACENT PROPERTIES.

LANDSCAPE AND BUFFERING PLAN:

THESE LOTS ARE INTENDED TO BE USED FOR RESIDENTIAL AND COMMERCIAL USES. IT IS NOT EXPECTED THAT THESE LOTS WILL BE USED FOR INDUSTRIAL AND MANUFACTURING USES. THEREFORE, LANDSCAPE AND BUFFERING MEASURES SHALL BE PROVIDED FOR THE ENTIRE TRACT TO PREVENT EROSION AND TO PROTECT THE ADJACENT PROPERTIES.

STORMWATER CONTROL PLAN:

THESE LOTS ARE INTENDED TO BE USED FOR RESIDENTIAL AND COMMERCIAL USES. IT IS NOT EXPECTED THAT THESE LOTS WILL BE USED FOR INDUSTRIAL AND MANUFACTURING USES. THEREFORE, STORMWATER CONTROL MEASURES SHALL BE PROVIDED FOR THE ENTIRE TRACT TO PREVENT EROSION AND TO PROTECT THE ADJACENT PROPERTIES.

PHASING PLAN:

THESE LOTS ARE INTENDED TO BE USED FOR RESIDENTIAL AND COMMERCIAL USES. IT IS NOT EXPECTED THAT THESE LOTS WILL BE USED FOR INDUSTRIAL AND MANUFACTURING USES. THEREFORE, PHASING MEASURES SHALL BE PROVIDED FOR THE ENTIRE TRACT TO PREVENT EROSION AND TO PROTECT THE ADJACENT PROPERTIES.

STREAM BUFFER STATEMENT:

THESE LOTS ARE INTENDED TO BE USED FOR RESIDENTIAL AND COMMERCIAL USES. IT IS NOT EXPECTED THAT THESE LOTS WILL BE USED FOR INDUSTRIAL AND MANUFACTURING USES. THEREFORE, STREAM BUFFER MEASURES SHALL BE PROVIDED FOR THE ENTIRE TRACT TO PREVENT EROSION AND TO PROTECT THE ADJACENT PROPERTIES.

CONDITIONS:

ALL SUBDIVISIONS SHALL COMPLY WITH THE BOONE COUNTY ZONING ORDINANCES. ONLY ONE LOT CAN BE PLACED ON THE TRACT THROUGHOUT THE ENTIRE TRACT.

APPROVED BY THE BOONE COUNTY COMMISSION:

DATE: _____

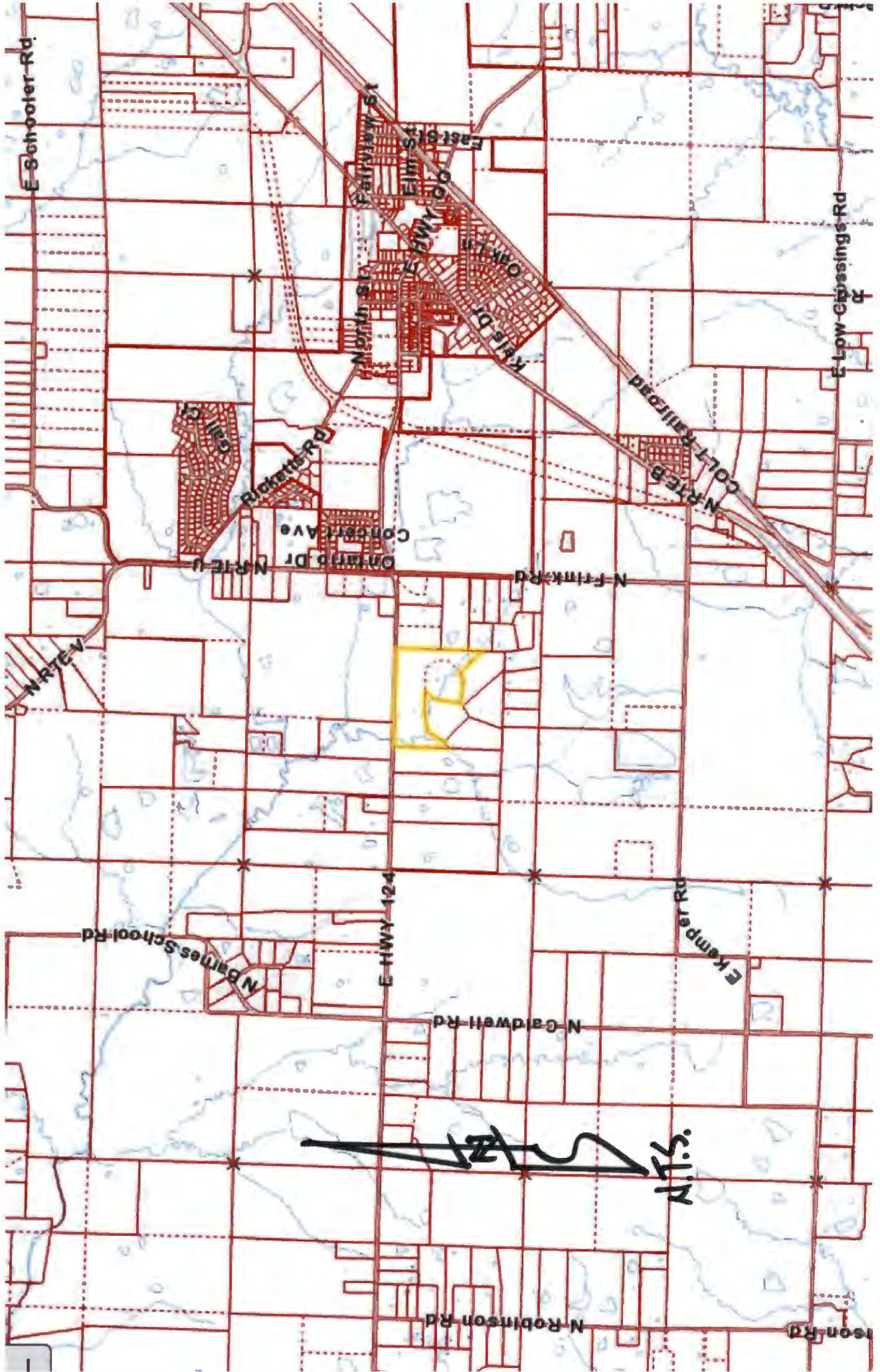
APPROVED BY THE BOONE COUNTY CLERK:

DATE: _____



REVIEW PLAN
 ALVIN CARL ECKHART
 BOONE COUNTY CLERK

GROGNETT ENGINEERING CONSULTANTS
 1100 W. BROADWAY
 HALLSVILLE, MISSOURI 64588
 TEL: 660-470-0881
 WWW.GROGNETTENGINEERING.COM



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SITE MAP
GARY WILSON TRACT.