

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Office use only
CASE # 2022-004

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
Do not email form. Original signature is required.

A

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri (legal description). Attach warranty deed, deed of trust or survey and complete the following:

22 700 29 00 019 00 01 see attached
Tax Parcel Number legal description
and known, or to be known as 10281 E Englewood Road Ashland, MO 65010
street or route City, Zip Code

Notice is hereby given that I/we the property owner apply to the Board of Adjustment of Boone County, Missouri for permission to make the following described use of the described property. Please be as detailed as possible, incomplete or unclear requests may result in delay of your application being processed.
please see attached

Rear setback - Existing garage

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.

ADDITIONAL INFORMATION: Attached hereto and made part hereof is a sheet entitled "Parties in Interest" which lists 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 owners deed to the property. (May be obtained from the Assessor's Office)

Enclosed is an application fee of \$170.00. I understand that this fee is non-refundable and that 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.

Andrew Biggs 7/20/22 Andrew Biggs
Signature of owner(s) Date Print Name
Biggsa@missouri.edu 10281 E Biggs Road
Email Address Address
5738254935 Ashland MO 65010
Daytime Phone City State Zip

*Bill additional fees to (if applicable):

Andrew Biggs 5738254935
Print Name Phone
10281 E Biggs Road biggsa@missouri.edu
Address Email Address
Ashland MO 65010
City State Zip

I hereby acknowledge receipt of application:

Leah Avers 7/25/22
Secretary, Board of Adjustment Date
um 1:44P

Legal Description:

A tract of land containing 12.04 acres, more or less, located in the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), Township Forty-seven (47), North, Range Eleven (11) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri, as shown and described by the survey thereof recorded September 25, 2003 as Document No. 40510 in Book 2357, Page 147, Records of Boone County, Missouri.

Notice is hereby given that I/we the property owner apply to the Board of Adjustment of Boone County, Missouri for permission to make the following described use of the described property.

The existing home located at 10281 E Englewood Road Ashland, MO was built in approximately 1935. There is also a detached garage on this parcel, it is unknown when the garage was constructed, the garage predates the existing regulations. The back of the garage is currently 1.78 feet to the back property line. The applicant is requesting a rear setback variance.



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front + rear setback - existing home

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5738254935
Phone
biggsa@missouri.edu
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The existing home located at 10281 E Englewood Road Ashland, MO was built in approximately 1935. The front of the existing home is approximately 16' from the front yard setback, the back of the house is approximately 22' from the back yard setback. The applicant is requesting a variance from the required 25' front and rear yard setback.



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Variance from 33' ROW.

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The existing home located at 10281 E Englewood Road Ashland, MO was built in approximately 1935. The current home does not meet the collector road right of way setback of 33' half-width. The applicant is requesting a variance to the local road right of way setback of 25' half-width only in front of the existing house, the 33' setback can be maintained on the remainder of the property.



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3:1 width to depth ratio

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The maximum lot dept of 3 times the width is exceeded, the applicant is requesting a variance of the 3:1 lot width requirement.





A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

July 20, 2022

Zoning Board of Adjustment
Boone County, Missouri
801 E. Walnut Street
Columbia, MO 65201

RE: Board of Adjustment variance application for 10281 E Englewood Road Ashland, MO
65010 parcel number 22-700-29-00-019.00 01

Dear Board Members,

On behalf of Andrew Biggs, we hereby submit this application to the Board of Adjustment.

The tract currently has 1 home and 3 buildings with R-S and A-1 zoning. The owner wishes to create a 2.5-acre parcel zoned R-S and a 9.54-acre parcel zoned A-2. In order to do this in the manner the owner would prefer, we have requested the following necessary variances

1. ROW
2. SHED
3. HOUSE

Thank you for your consideration.

Sincerely,

Kala W. Tomka, MHA, PMP

BOA EXHIBIT

