

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

Office use only
CASE # 006-2022

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.

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:

06 204 10 00 002 00 01

Tax Parcel Number	legal description
and known, or to be known as <u>2885 W Hwy 124</u>	<u>Harrisburg 65256</u>
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.

Requesting a variance to allow a ~~small~~ mobile home, so I can assist my grandma with upkeep and chores.

Variance was granted in the past but property has since transferred to me.

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.

<u>Kyle Nichols</u>	<u>9-4-22</u>	<u>Kyle Nichols</u>
Signature of owner(s)	Date	Print Name

<u>Master Yoda Kid MasterYodaKid@gmail</u>	<u>2885 W Hwy 124</u>
Email Address	Address
<u>573 673 1456</u>	<u>Harrisburg MO 65256</u>
Daytime Phone	City State Zip

*Bill additional fees to (if applicable):

<u>ANNA Nichols</u>	<u>573-881-2301</u>
Print Name	Phone

<u>2851 W. Hwy 124</u>	<u>ANNNIC2@hotmail.com</u>
Address	Email Address

<u>HARRISBURG MO 65256</u>
City State Zip

I hereby acknowledge receipt of application:

Paula Curran alishan



Boone County Resource Management

BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ROOM 315 COLUMBIA, MO 65201-7730
(573) 886-4330 FAX (573) 886-4340

September 26, 2022

MAILED
9/26/22

Kyle Nichols
2885 W Hwy 124
Harrisburg, MO 65256

To Whom It May Concern:

In 2020, Anna Nichols received a variance under Zoning Regulations, Section 15.C (d) “to permit, in case of practical difficulty or unnecessary hardship, for a period of two years, the location of a mobile home on a lot” on property located at 2885 W Highway 124. The Zoning Board of Adjustment granted that permit on the condition that the situation is reviewed every two years. Upon our research, we found that Anna Nichols is no longer the property owner. Since this type of variance is granted to the property owner and, if you wish the mobile home to remain, is necessary for you as the current property to apply for this variance.

We received your application and the Board of Adjustment has scheduled your application for review on, **Thursday, October 27, 2022 at 7:00 PM**. Failure to appear before the Board on the above date may result in the variance being revoked which would require the singlewide to be removed from the property.

The hearing will be held in the Boone County Government Center Commission Chambers, 801 E Walnut Street, Columbia.

If you have any questions about this matter, please contact our office.

Sincerely

Paula Evans, Secretary
Boone County Zoning Board of Adjustment



Boone County Resource Management

BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ROOM 315 COLUMBIA, MO 65201-7730
(573) 886-4330 FAX (573) 886-4340

9/26

August 31, 2022

MAILED
9/31/22

Kyle Nichols
2851 W Hwy 124
Harrisburg, MO 65256

RE: Temporary Mobile Home
BOA Case 2020-002

Dear Mr. Nichols:

On February 27, 2020, the Boone County Board of Adjustment approved the placement of a temporary dwelling at 2885 W Hwy 124 to Anna Nichols. The approval was given on the condition that the permit is renewed every two years.

In searching the Boone County Assessor's records, we found that Ms. Nichols no longer owns the property; due to this, the Board cannot consider a request to renew the permit. In order to remedy this, the current property owner will need to apply for a variance. If the application is returned by the deadline below, we will waive the application and notice fees.

Please complete the enclosed application in its entirety and return it to our office by **September 26, 2022**. Once your application has been reviewed you will be informed of the hearing date in which you must appear before the Board.

If you have any questions, please feel free to contact our office at (573) 886-4330.

Sincerely

Paula Evans
Secretary,
Boone County Board of Adjustment

Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 11/25/2020 at 10:03:35 AM

Instrument #: 2020030261 Book: 5316 Page: 22

Instrument Type: WD

Recording Fee: \$27.00 8

No. of Pages: 2



SPECIAL WARRANTY DEED

This Indenture, made on the 20th day of November, 2020, by and between ANNA M. NICHOLS, widow of Gerald L. Nichols and not remarried, of Boone County, Missouri ("Grantor"), and Kyle M. Nichols, of Boone County, Missouri ("Grantee") (said Grantee's mailing address is 2851 W. Hwy. 124, Harrisburg, Missouri 65256):

Witness, That said Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee the following described Lots, Tracts, or Parcels or Land, lying, being and situated in Boone County, Missouri, to-wit:

TRACT "A" - A tract of land in the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Ten (10), Township Fifty (50) North, Range Thirteen (13) West of the Fifth Principal Meridian, Boone County, Missouri, as recorded in a Survey in Book 360, Page 530, Records of Boone County, Missouri, and described as follows:

Starting at the Southwest corner of Section Ten (10), Township Fifty (50) North, Range Thirteen (13) West of the 5th PM; thence North 53.7 feet to the North Right-of-way line of Highway 124, the point of beginning; thence North 1272.0 feet; thence South 86° 11' East, 355.8 feet; thence South 1182.5 feet; thence South 79° 08' West, 361.4 feet to the point of beginning, containing ten (10) acres, more or less.

Subject to all easements, restrictions, conditions, reservations, and covenants, if any, now of record, as well as any unpaid taxes, any liens of record, and any outstanding indebtedness secured by Deed of Trust.

SUBJECT TO a reservation for the benefit of Grantor, and her assigns, for the full possession, benefit and use of the above described premises, as well as the rents, issues and profits thereof, but not the right to commit waste, nor to sell or encumber the premises, for and during the natural life of the Grantor, with Grantor to pay all real estate taxes and special assessments coming due and payable during Grantor's life tenancy.

To have and to hold the premises aforesaid, with all and singular the rights, privileges,

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY MO NOV 25 2020

Unofficial Document

appurtenances, and immunities thereto belonging or in any way appertaining unto the said Grantee, and unto his heirs and assigns forever, the said Grantor hereby covenanting that she is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that she has good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by her or those under whom she claims; and that she will Warrant and Defend the title to the said premises unto the said Grantee, and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever, subject to the life estate reserved to Grantor herein.

IN WITNESS WHEREOF, The said Grantor has executed this Special Warranty Deed on the day and year first above written.

ANNA M. NICHOLS

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 20th day of November, 2020, before me, a Notary Public in and for the State of Missouri, personally appeared ANNA M. NICHOLS, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

