

OWNER: Dolores Wolfe

8900 E Old Hwy 124, Hallsville

LEGAL DESCRIPTION: NW ¼ of S18-T50N-R11W

TRACT SIZE: 10 acres

TAX PARCEL: 08-401-18-00-012.02 01

CURRENT ZONING: A-2 (Agriculture)

**ADJACENT ZONING: North, South & West – A-1 (Agriculture)
East – A-R (Agriculture Residential)**

LOCATION: this site is approximately one-mile northeast of Hallsville on Old Highway 124.

CURRENT LAND USE: There is a modular home, shed, barn and singlewide on the property.

SUMMARY OF REQUEST: On June 27, 2019 the Board of Adjustment approved the placement of a mobile home on the property as a second dwelling for a period of two years. During testimony, the applicant's daughter indicated that she and her son would reside in the second dwelling in order to assist the applicant.

PROPERTY ANALYSIS: the original zoning for this tract was A-1 (agriculture). In 2009 the applicant requested the tract be rezoned to A-2 (agriculture) to effectuate a family transfer which did not occur. The reason cited for the rezoning at the time was for a family transfer due to health reasons. During the BOA hearing in June 2019 the applicant's daughter indicated that she didn't believe a family transfer could be completed at that time and thought the applicant had to "wait a couple of years" due to a lien on the property. As of current date, a family transfer has not been completed. The applicant obtained a permit from Resource Management to place the mobile home on the property in October 2019. Resource Management inspected the piers, tie downs and electric, however, the applicants failed to schedule a final inspection and the permit was closed due to inactivity. No certificate of occupancy has been issued.

REQUESTED VARIANCE: The requested variance is from Zoning Regulations, Section 15.C.f, 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.

NOTIFICATION: STAFF NOTIFIED 15 PROPERTY OWNERS.

REQUEST FOR RENEWAL
PLACEMENT OF A TEMPORARY DWELLING

Due by 07/01/21

To: Boone County Planning and Building Inspections
801 E. Walnut Street, Rm. 210
Columbia, MO 65201 (573) 886-4330

Reference # 2019-002

SUBJECT: 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. Upcoming review.

Location of mobile home (legal address) 8888 E. Old Hwy 124 Hallsville, MO
Street City Zip Code 65255

Authority to grant permission for placement of a temporary dwelling was given by the Board of Adjustment by Section 15C, Boone County Zoning Regulations, revised September 3, 1991. Permission was granted with the condition that the application be reviewed before the Board of Adjustment every two years.

Please answer the following questions.

CIRCLE ONE

1. Is the temporary mobile home still located on the property?
If no, skip remaining questions.

YES NO

2. Please state the nature of the hardship? (you may use the back of this form)

My mom is elderly w/ many health issues. I am here to help her & to keep an eye on her if she has problems w/ diabetes, heart problems, etc.

3. Names of residents that live in the temporary dwelling (singlewide):

Ruby Annamarie Wolfe-Boyd and 1 son J.D. Boyd

4. Do you foresee any changes in circumstances during the next two years in which the variance would no longer be needed?
If yes, please explain. (You may use the back of this form.)

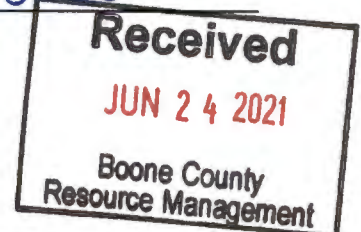
YES NO

Year and Make of temporary mobile home: 2017

I/We request that the Boone County Zoning Board of Adjustment review my application for renewal of a previously approved variance. I hereby certify that the above information is true and correct to the best of my knowledge under penalty of violation of the Boone County Zoning Regulations. I understand that if any part of this application is found to be false the mobile home must be removed from the property immediately and I may be subject to fines and penalties. I understand that any use of the mobile home for a purpose not originally approved may be a violation of the zoning regulations. I also understand that I will be required to appear before the Board for a public hearing if I wish the variance to be renewed.

Ruby Annamarie Wolfe-Boyd 6.17.21 Ruby Annamarie Wolfe-Boyd
Signature of owner(s) Date Name of Property Owner (please print)
(573) 881-4161 8888 E. Old Highway 124
Daytime Phone Address of Property Owner
rooby3295@gmail.com Hallsville, MO. 65255
Email Address City & Zip

Please complete and return to: Boone County Resource Management
Attn: Secretary, Board of Adjustment
801 E. Walnut, Room 315
Columbia, MO 65201



OFFICE USE ONLY:
ORIGINAL APPROVAL DATE: _____ NEXT RENEWAL HEARING: _____

Recorded Certificate

BOONE COUNTY MO JUL 26 2019

(Boone County Certificate of Decision Page 2 of 2)

KNOW ALL MEN BY THESE PRESENTS, that I, Frank Thomas, Chairperson of the Board of Adjustment of Boone County, Missouri do hereby certify as follows:

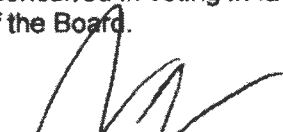
That on the 27th day of June, 2019, after public notice thereof had been duly given by publication in the Columbia Daily Tribune on the dates of June 20, 21 and 22, 2019 after due notice to Parties in Interest by letter notices, as shown by the records of said Board, a meeting was held to consider the request by Dolores Wolfe as authorized by Section 15C of the Boone County Zoning Regulations, adopted December 27, 1973 at 1:00 p.m., and amended December 2003 to permit, in case of practical difficulty or unnecessary hardship, for a period of two years, the placement of a mobile home as a second dwelling.

Located at 8900 E Old Hwy 124, Hallsville, in the County of Boone, State of Missouri.

That at said meeting, 3 members of the Board being present in accordance with quorum requirements, the request was heard and after the Board was fully advised in the premises, and after deliberation, it was duly moved and seconded that the Board make the following findings and take the following action:

- To permit, in case of practical difficulty or unnecessary hardship, for a period of two years, the placement of a mobile home as a second dwelling with the following condition:
 - To be reviewed before the Board of Adjustment every two years, unless required otherwise by the Board, until the singlewide is removed from the property or until the property is legally divided.

That at said meeting, 3 members of the Board concurred in voting in favor of the motion. Said motion carried and became the findings and action of the Board.

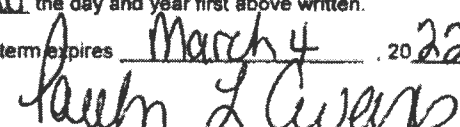


 Frank Thomas, Chairperson
 Boone County Board of Adjustment

STATE OF MISSOURI
(ss)
COUNTY OF Boone

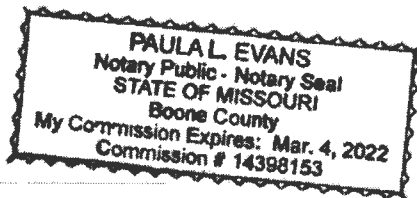
On this 25th day of July, 2019, before me personally appeared Frank Thomas to me known to be the same person who executed the foregoing Certificate of Decision and who subscribed the same in my presence, and who being by me first duly sworn, did say that he is the Chairperson of the Board of Adjustment of the county of Boone, Missouri, and that the facts stated in the foregoing Certificate of Decision are true and correct.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Boone County, MO the day and year first above written.

My term expires March 4, 2022


 Notary Public
Paula L. Evans

(seal)



COPY