City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Variance Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
17-15	03 March 2017	CES

Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met[1]. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

   THIS VARIANCE AFFECTS ACCESS TO COMMON LOTS. THIS VARIANCE WILL HELP DIVIDE THE RESPONSIBILITY OF STORMWATER BMP'S BETWEEN EACH HOA THEY SERVE. THIS VARIANCE WILL IMPROVE THAT CONDITION.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

   THE TOPOGRAPHY OF THIS PROPERTY HAS LIMITED THE ABILITY TO PROVIDE ACCESS TO THE STORMWATER BMP'S. VERY FEW PROPERTIES HAVE AS MANY DESIGN CHALLENGES AS THIS PROPERTY DOES.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

   THE STORMWATER BMP'S WOULD BE THE RESPONSIBILITY OF BARCUS RIDGE #1 HOA FOR STORMWATER GENERATED FOR THE PUD SUBDIVISION. THIS IS AN UNNECESSARY BURDEON TO THE OWNERS OF PLAT 1 HOA.

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

   THIS VARIANCE WILL HELP PROVIDE AN EASIER ADHERENCE TO THE REGULATIONS AND CONFORMANCE WITH THE COMPREHENSIVE PLAN.

[1] Per Section 25-20: Variances and exceptions

[CK# 9931 $ 350.00 3/3/17
BARCUS RIDGE PLAT No. 3]