City of Columbia Community Development Department

701 East Broadway • PO Box 6015 • Columbia, MO 65205-6015

Case Number 1951

CERTIFICATE OF DECISION

KNOW ALL MEN BY THESE PRESENTS, that I, **Fredrick E. Carroz III, Chair** (Chair or Vice-Chair) of the Board of Adjustment of the City of Columbia, Missouri, do hereby certify as follows:

That on the **12th** day of **September, 2017**, after public notice thereof had been duly given by publication in the **Columbia Daily Tribune** (daily newspaper) on the date of **September 3, 2017,** proof of publication of which was before said Board, and after due notice to Parties in Interest by letter notices and by a sign posted on the real property hereinafter described, as shown by the records of said Board, a meeting was held to consider the request of **McGary Properties, LLC and the McGary Family Trust** for **variances to zoning** on property located at **4301, 4303, 4305, and 4217 St. Charles Road** in the City of Columbia, County of Boone, State of Missouri, and more particularly described as follows:

Tract I:
Tract D as described by Survey recoded in Book 339, Page 564, EXCEPT 1.60 acres described in Survey recoded in Book 383, Page 12, of the Boone County Records, being located in the Southeast Quarter of Section 9, Township 48, Range 12; and

Tract II:
A tract of land in the Southeast ¼ of Section 9, Township 48 Range 12 containing 1.60 acres, more or less, as shown by Survey recorded in Book 383, Page 12 and being a part of Tract "D" of Survey recorded in Book 339, Page 564 all of Boone County Records; and

Tract III:
A part of Tract 4 of Survey No. 7356, survey records of Boone County, Missouri, described as follows, to-wit: Beginning at the southwest corner of said Tract 4, thence north along the west line of said tract 4, four hundred thirty-seven (437) feet, thence east one hundred thirteen (113) feet; thence south parallel to the west lien of Tract 4, a distance of 361 feet to the St. Charles Road, thence southwesterly along the north right-of-way line of St. Charles Road 134 feet to the point of beginning, the same being a part of the Southeast Quarter of the Southwest Quarter of Section Nine (9), Township Forty-eight (48), Range Twelve (12), in Boone County, Missouri; and

Lot 1 of the McGary Subdivision recorded in Book 23, Page 19 of the Records of Boone County, Missouri.

That at said meeting, **five** members of said Board being present in accordance with quorum

Building & Site Development
(573) 874-7474
Fax (573) 874-7283

Neighborhood Services
(573) 817-5050
Fax (573) 874-7546

Planning & Zoning
(573) 874-7239
Fax (573) 874-7546

TTY 1-800-676-3777 MO Relay

www.como.gov/communitydevelopment

requirements, said request was heard and after said Board was fully advised in the premises, and after deliberation, it was duly moved and seconded that said Board make the following findings and take the following action:

That the request by **McGary Properties, LLC and the McGary Family Trust** (Applicant or Appellant) for **variances to the zoning requirement, by allowing the creation of lots containing a minimum lot area of no less than 0.50 acres within the "A" (Agriculture) district,** on real property hereinafter described, be granted.

That at said meeting, **four** members of said Board voted in favor of said motion, and **one** member of said Board voted to deny said motion. Said motion carried and is the decision of the Board.

IN WITNESS WHEREOF, I have hereunto set my hand this **28th** day of **September, 2017**.

SIGNED: _____

By: **Fredrick E. Carroz III, Chair**
Board of Adjustment
City of Columbia, Missouri

STATE OF MISSOURI)
COUNTY OF BOONE) ss.
CITY OF COLUMBIA)

On this **28th** day of **September, 2017**, before me, the undersigned Notary Public, personally appeared **Fredrick E. Carroz III, Chair**, 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 she/he is the **Chair** of the Board of Adjustment of the City of Columbia, 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 said County and State the day and year next above written.

_____
Amy Modrell-Miller, Notary Public

My term of office as Notary Public expires: **August 7, 2021**

AMY MODRELL-MILLER
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 17184419
My Commission Expires 08-07-2021