

To: Mayor and City Council
From: City Law Department
Re: Board of Adjustment
Date: March 12, 2018

Introduction

This Memo provides information about the structure of the City of Columbia's Board of Adjustment, its legal authority under state and local laws, and an in-depth discussion on variances. Additionally, it describes the Boards process during public hearings along with summaries of the City Staff and City Law Department's roles.

I. Structure of the Board

The Board consists of 5 members and up to 3 alternate members who are residents of the City of Columbia ("City"). The Board elects a chair who presides over the meetings and may administer oaths and compel attendance of witnesses. Members and alternates may be removed for cause by the City Council, upon written charges after public hearing.

The Board keeps minutes of its proceedings showing the vote of each member, and keeps records of its examinations and other official actions. All testimony and objections during a hearing are transcribed by a court reporter.

The Structure of the Board is dictated by § 89.080, RSMo. and 29-6.1 (c) of the Unified Development Code.

II. Power and Duties of the Board

Under Missouri law, the Board has the power to hear appeals where it is alleged there is (1) error in any order, requirement, decision, or determination of City Staff, and (2) where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of an ordinance. § 89.090, RSMo. The Unified Development Code separates the Board's appellate authority into two paths, Appeals of administrative decisions under 29-6.3(f) and Variances of City Code requirements under 29-6.4 (d). An application must receive four affirmative member votes for approval.

In addition, state law allows a City to assign the Board other responsibilities to hear applications and render decisions in other proceedings that they may find appropriate.

A. Appeals of administrative decision under 29-6.3(f)

The Board can hear and decide appeals from any aggrieved persons, or an officer, department, or board of the City where it is alleged there is error in an order,

requirement, decision or determination made by an administrative official in the administration or enforcement of the Unified Development Code. An appeal stays all proceedings related to the action appealed from unless the officer whose decision is being appealed certifies to the board, after the notice of appeal has been filed, that a stay would in their opinion cause imminent peril to life or property.

The Board is required to hold a public hearing in a reasonable time, give public notice of the hearing, as well as due notice to the parties in interest, and decide the appeal within a reasonable time. At the hearing any party may appear in person, by agent, or by attorney.

In exercising the above-mentioned powers, the Board may reverse or affirm, wholly or partly or may modify the order, requirement, decision or determination appealed from and may issue an order, requirement, decision or determination, and to that end, shall have all powers of the administrative official from whom the appeal is taken.

These types of appeals are rare, thus the focus of this memorandum will shift to the power of the Board to grant variances.

B. Variances of City Code requirements under 29-6.4(d) and supporting case law

The Board's authority to grant a variance is statutorily based and limited. A variance exempts a landowner from the strict application of the requirements of a zoning regulation. The Board has the power under state law to grant a variance only upon a showing of "practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance." See § 89.090.1(3) RSMo. As a general principle, variances should be exercised sparingly and granted only under exceptional circumstances. *Long v. Bd. of Adjustment of City of Columbia* 856 S.W.2d 390, 392 (Mo. App. 1993). "Such application is essential in order to maintain the integrity of the zoning code." *Ogawa v. City of Des Peres*, 745 S.W. 2d 238, 242 (Mo. App. 1987).

There are constraints on what type of variance requests the Board can hear under the Unified Development Code. For example, the Board cannot hear variance requests from the City's subdivision standards in 29-5.1. Those are exclusively within the purview of the Planning and Zoning Commission and/or City Council.

"Use" versus "non-use" variances

Missouri Courts have historically separated variances into two types, use and non-use variances. The City only permits non-use variances pursuant to 29-6.4(d)(2)(i)(B). Non-use variances allow an applicant to use property in a manner permitted by ordinance but to deviate from restrictions related to the permitted use. *Highlands Homes Ass'n v. Bd. of Adjustment*, 306 S.W. 3d 561, 565 (Mo. App. 2009) (citing *Matthew v. Smith*, 707 S.W.2d 411, 413 (Mo. banc 1986)). Examples of non-use

variances include deviations from building height and size requirements, lot size, and setback requirements, etc.

An applicant for a non-use variance must prove “practical difficulties” exist as opposed to “undue hardship.” *Matthew v. Smith*, 707 S.W.2d 411, at 416. “Practical difficulty” is a slightly less rigorous standard than “unnecessary hardship.” *Id.* The rationale for this distinction is that a non-use variance is a “relaxation of one or more incidental limitations to a permitted use and does not alter the character of the district as much as a use not permitted by the ordinance.” *Id.* “[T]he term ‘practical difficulties’ refers to conditions of the land in question, and not conditions personal to the owner of the land.” *State ex rel. Branum v. Board of Zoning Adjustment*, 85 S.W.3d 35, 41 (Mo. App. 2002).

Criteria for non-use variances

To obtain a non-use variance, the applicant must show the Board under 29-6.4 (d)(2) that the following five criteria are all true:

- 1) The variance is required to address practical difficulties or unnecessary hardships related to the shape, size, terrain, location or other factors of the applicant's site, those difficulties or hardships are not generally applicable to property in the area, and the difficulties or hardships were not created by the actions of the applicant;
- 2) The variance will not have the effect of permitting a use of land that is not indicated as a permitted or conditional use in section 29-3.1 (permitted use table) in the zone district where the property is located, nor shall a variance be granted to modify a standard that operates as part of the definition of any use;
- 3) The variance will not permit a development that is inconsistent with the adopted comprehensive plan;
- 4) The variance is the least change from the requirements of this chapter necessary to relieve the difficulty or hardship; and
- 5) The variance will not harm the public health, safety, or welfare or be injurious to other property or improvements in the area where the property is located.

The Courts have offered additional discretionary factors for a board to consider when determining if there are “practical difficulties,” including:

- 1) How substantial the requested variance is;
- 2) Whether the variance will result in a substantial change to the character of the neighborhood or create a substantial detriment to adjoining properties;

3) Whether the difficulty can be obviated by some method, feasible for the applicant to pursue, other than a variance; and

4) Whether, in light of the manner in which the difficulty arose and considering all relevant factors, the interests of justice will be served by granting the variance.

Highlands Homes, 306 S.W.3d 561, at 566 (citing *Branum*, 85 S.W.3d 35, 41 (Mo. App. 2002)).

Whether “practical difficulties” exist is a factual matter for the Board's determination and is reversible on appeal only for an abuse of discretion. *Highlands Homes* at 565.

Evidentiary considerations for a non-use variance

The Board's proceedings are not bound by the strict rules of evidence that apply in courts and may base a decision partially on the remarks of an applicant's attorney. *Id* at 568. They may also “consider the hearsay testimony of city staff members received without objection.” *Baumer v. City of Jennings*, 247 S.W.3d 105, 113 (Mo. App. 2008); *State ex rel. Sander v. Bd. of Adjustment*, 60 S.W.3d 14, 16 (Mo. App. 2001).

The Courts do not require applicants to submit evidence focused solely on the physical features of a property to show practical difficulties, and have allowed applicants to try to establish practical difficulties by showing that a non-use variance is needed to prevent great economic hardship in bringing a property into compliance. *Branum* at 41. However, economic hardship should not be the determinative factor in a finding of “practical difficulties,” but may be a consideration. *Id*.

Case law examples of Courts applying evidence to standards of review

In *Highlands Homes*, applicants requested non-use variances to build a 95 foot cell tower near a residential neighborhood. The cell tower was a permitted use under the property's zoning. The Court applied the *Branum* standards and affirmed the non-use variances because the cell tower was not obtrusive, there was evidence that the cell tower would not affect home values, applicant couldn't construct a smaller workable tower, and the requested variance height was the least amount needed to provide adequate cellular service to nearby properties. *Highlands Homes Ass'n v. Board of Adjustment*, 306 S.W. 3d 561 (Mo App. 2009)

In *Klawuhn*, the Court overturned the granting of a non-use variance for a larger storage shed because the approval was primarily based on a condition personal to the applicant (their desire to store more items in a larger storage shed) and there was insufficient competent and substantial evidence beyond the personal condition to support granting the non-use variance. *State ex rel. Klawuhn v. Board of Zoning Adjustment of City of St. Joseph Missouri*, 952 S.W. 2d 725, 729 (Mo. App. 1997).

C. Other Matters Referred to Board by City Code

The Board also assumes any other powers and performs any other duties required by City Code, council action, or state law. The additional matters assigned to the Board by the City include, but are not limited to approval of (i) variances from the City of Columbia's sign regulations and stormwater management requirements, (ii) major adjustments to the form-based controls in section 29-4.2, (iii) sign plans allowing different numbers and types of signs permitted on a particular property, (iv) optional development standards available for certain zone districts, and (v) appeals of landscape in right of way decisions.

III. **Public Hearing Procedure of the Board**

The Board follows a formal process for each public hearing. Each case begins with the Chair ensuring that notice requirements were properly met, followed by testimony from the applicant, supporters, opponents, and City Staff, and concludes with comments from City Law Department before the Board's final deliberation. The following is the order of each Board public hearing.

- Court Reporter swears in staff.
- Chair reads the notice of public hearing (excluding legal description).
- Chair asks the Staff Liaison the following:
 - Has the notice been properly advertised?
 - Has the property been posted with a notice of public hearing?
 - Have the parties in interest been notified?
 - Have there been any inquiries?
- Chair asks the person making application to the Board to please come forward and state their name and address and be sworn in.
- Applicant presents case.
- Chair asks board members if they have any questions.
- Chair asks if anyone else wants to speak in favor of the application. Chair asks each person who comes forward to state their name and address and be sworn in by the Court Reporter.
- Chair asks if anyone wants to speak in opposition of the application. Chair asks each person who comes forward to state their name and address and be sworn in by the Court Reporter.
- Chair asks for comments of staff after last person to speak in opposition.
 - City Staff testifies on the history of the application and provides a written report to the Board that explains the impact of granting the variance, applies information about the property to the criteria in 29-6.4(d)(2), and makes a recommendation for approval or denial of the variance.
- Chair asks for additional comments from Applicant.
- Chair closes the public hearing.
- Chair asks for comments from Assistant City Counselor.

- An Assistant City Counselor confirms that all documentation needed for an accurate record is submitted to the Board and supplements when necessary. The Assistant City Counselor reminds the Board in each case that variances are to be granted sparingly and that the Board must find the five specific criteria within 29-6.4 (d)(2) to be true before granting a variance.
- Chair asks board members for any comments, discussion, or a motion on the item.
- When a motion is made, Chair makes sure the motion is clarified (and any conditions specified) and seconded.
- Chair asks the Staff Liaison to call roll on the motion. (Four affirmative votes required).
- After the hearing, Staff Liaison prepares a Certificate of Decision for the Chair's signature.

IV. Finality of Decision; Appeals to Circuit Court

Any persons, certain neighborhood organizations on behalf of individuals, or any representative of the City who is jointly or severally aggrieved by a Board decision may appeal the decision to the Circuit Court of Boone County. The aggrieved party must state that the decision was illegal, in whole or in part, and specify on what grounds. Their petition must be filed within 30 days after the Board's certificate of decision is filed with the Community Development Department.

The appeal to Circuit Court is limited to correcting illegality and the Court may not substitute its judgement or discretion in weighing evidence. *Bourke v. Foster*, S.W.2d 208 (Mo. App. 1960) (citing to *McKinney v. Bd. of Zoning Adjustment*, 308 S.W.2d 320, 322 (Mo. App. 1957)). Consequently, the Court reviews the entire record created at the Board hearing. In certain rare circumstances the Court may request additional testimony. The Circuit Court reviews this evidence in a light most favorable to the Board and may reverse, affirm, or modify the Board's decision in whole or in part. *State ex. rel. Columbus Park Comm. Council v. Bd. of Zoning Adjustment of Kansas City*, 864 S.W.2d 437, 440 (Mo. App. 1993). The standard of judicial review, generally, is whether the decision was based upon substantial and competent evidence based upon the whole record. *Platte Woods United Methodist Church v. City of Platte Woods*, 935 S.W.2d 735, 738 (Mo. App. 1996). If the aggrieved party appeals the Circuit Court's decision, the appellate court reviews the decision of the Board for compliance with the standard of review, not the decision of the Circuit Court. *State ex rel. Teefey v. Bd. of Zoning Adjustment*, 24 S.W.3d 681, 684 (Mo. banc 2000).

V. History of Board Decisions

Attached is a spreadsheet that shows the list of cases heard by the City of Columbia Board of Adjustment since August of 1935 to present. It includes case types,

applicant information, and decisions rendered. In June of 2017, case management was transferred from the City Clerk to the Community Development Department.

There have been 1,974 cases heard by the Board since 1935. Of those cases, approximately 1,540 requests were approved, 230 were denied, and 170 were withdrawn/no action taken/dismissed/or unknown. Within the past three years there have been 66 cases brought to the Board and 58 were approved, 6 denied, and 2 withdrawn.

BOARD OF ADJUSTMENT CASE FILES WITH DESCRIPTIONS (August 1935 to March 2018)											
CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
1960	Variance		5550	S. Sinclair Road	Columbia School District 93	Tom Smith	March 13, 2018				
1959	Variance		1514	Mills Drive	Gary & Tina Mills (co-trustees)	N/A	March 13, 2018				
1958	Variance	Approved	1013	Park Avenue	1013 Park Park Avneue, LLC	Timothy Gerding	February 13, 2018	Approved variances to permit a 0-foot front yard setback, allow an accessory structure forward of principal structure, accessory structures to be larger than primary use/structure, and allow structues to be closer than 10-feet to each other.	Board conditioned 0-foot front yard setback to apply only to the existing 756 sq.ft. stage on the property not any other structures.		
1957	Variance	Approved	506	Rollins Street	Delta Tau Delta Association of Columbia, Missouri	Caleb Colbert	January 9, 2018	Approved a 14-foot variance to building height to permit a structure no greater than 49-feet, approved an 11-foot variance to the median setback so as to require a 25-foot front yard setback, approved a 0-foot setback between the eastern property line and the proposed driveway, approved a four-foot encroachment of parking into the required side yard setback on the west side of the property, approved a variance to permit 85 percent (85%) of the required rear yard to be paved and waiver of required parking lot landscape screening along the rear property line.			The granted variances were tied to Exhibit #1 (BOA Stie Plan) submitted as part of the application depicting the proposed reconstruction of the existing fraternity house on the subject property.
1956	Variance	Denied	1514	Mills Drive	Gary and Tina Mills (co-trustees)	H.A. Walther	December 12, 2017	Denied a request to permit placement of an accessory structure forward of the principal structure/use on the property.			
1955	Variance	Approved	912	Old Highway 63 South	Anicar, LLC	Thomas M. Harrison	December 12, 2017	Approved variance to waive installation of the required 8-foot tall screening device along the site's north and east property lines	Variance granted subject to required landscape buffer to achieve 80 percent (80%) opactiy within 4 years.		
1954	Variance	Approved	504	Fay Street	Justin Gardell Powell	N/A	December 12, 2017	Approved a variance to grant a variance to waive installation of the required 10-foot buffer strip and 8-foot tall screening device between the subject site and adjacent M-N zoned property to the east			
1953	Variance	Approved	504	Fay Street	Justin Gardell Powell	N/A	December 12, 2017	Approved a variance to grant a 0-foot rear yard setback on the subject property.			
1952	Variance	Approved	3900	Forum Boulevard	Westside Christian Church of Columbia Missouri	Marjorie Lewis	October 10, 2017	Approved a variance to permit a maximum 18-foot encroachment of parking within the required front yard setback and to require that the screening shown on Sheet CE-16 dated 5/18/17, last revised 7/12/2017, be installed.			
1951	Vairance	Approved	4217, 4301, 4303, 4305,4307	St. Charles Road	McGary Properties & McGary Family Trust	James Powell	September 12, 2017	Approved a variance to permit the creation of lots containing no less than 0.50 acres within the "A" Agriculture zoning district.			This request provided the ability for the applicant to legally request final subdivision plat approval on all of the subject lots with less than the 2.5-acre minimum lot area required in the "A" Agriculture zoning district.
1950	Variance	Approved	1103	Walnut Street	Gary and Patricia Kespohl	N/A	September 12, 2017	Approved variances to the sign ordinance, by allowing a 10-foot side yard setback, two foot front yard setback, and a maximum sign height of three and one-half feet above the sidewalk for the the installation of a monument-style sign at the southeast corner of the subject property.			
1949	Variance	Approved	1110	I-70 Drive Southwest	Spencer Development, LLC ETAL	Caleb Colbert	July 11, 2017	Approval of variance to permit a 4-foot side yard setback.			Vairance was sought to allow for the establishment of a free-standing sign closer to the side property line than allow by the sign regulations.
1948	Variance	Denied	912	Richmond Avenue	Alpha Psi Of Zeta Tau Alpha House Corporation	Garrett Taylor	June 13, 2017	Denied a request for variance to permitting 6 parking spaces into the required front yard setback on the site.			
1947	Variance	Approved	2205	McIntosh Drive	Cache River Homes, LLC	Caleb Colbert	June 13. 2017	Approved variances to the front yard setback required by allowing less than required as shone in City Exhibit 2, attached to the Board Order.			Exhibit 2 contains three areas of encroachment ranging from approx. 1-foot to 4.5-feet into the required setback. The subject lot is on a curve; therefore, no single encroachment variance was granted.
1946	Variance	Approved	2201	McIntosh Drive	Cache River Homes, LLC	Caleb Colbert	June 13, 2017	Approved a variance to the front yard setback by allowing less than required to the north 41 feet and the west 4.2 feet of the 25-foot building seback area of Lot 407, Somerset Village Plat 4.	Board granted variance continuing so long as the existing structure remains s currently built.		
1945	Variance	Approved	3415	Clark Lane	Columbia Hospitality Group LLC	Cullen Cline	April 11, 2017 May 9, 2017	Approved variance to allow additional exterior wall signage for Springhill Suites not to exceed 115 sq. ft			Transition of case file handling to Community Developoment from City Clerk's Office
1944	Variances	Approved	808	Richmond Avenue	Gamma Phi Beta	Caleb Colbert	March 14, 2017	variances to the rear and side yard setback requirements by allowing the building addition to encroach twenty (20) feet into the required rear yard and five (5) feet into the required side yard on the north, which is more than permitted			
1943	Variance	Approved	1205, 1207, 1209, 1211	Elleta Boulevard Bear Creek Apartments	Bear Creek Housing Development Group, LP and The Housing Authority of the City of Columbia, Missouri	Marjorie Lewis	March 14, 2017	a variance to the front yard parking and setback requirements by allowing accessible parking spaces to be located within the required front yard as shown in Exhibit 8 (which was attached to the certificate of decision)			
1942	Variance	Approved	2661	Trimble Road North Side of Trimble Road, between Broadway Bluffs Drive and Brickton Road	Broadway Crossings II, LLC (property owner) and Shar Andy Properties, LLC (tenant)	Robert Hollis	December 13, 2016 February 14, 2017	a variance to the sign ordinance (waiver type) by allowing the roof sign not to exceed the specifications shown on the attached Exhibit A - Page 1 of 2 and Exhibit A - Page 2 of 2			

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1941	Conditional Use Permit	Approved	131	S. Tenth Street	DRI/CA Columbia, LLC also known as Rise Columbia Property Owner, LLC (owner) and Boone County Joint Communications (tenant)	CJ Dykhouse	December 13, 2016	conditional use permit for a maximum of ten (10) communication antennas be granted subject to the following conditions: the antennas shall be no greater than three-inches in diameter, the maximum height of the antennas shall not extend more than twenty-two (22) feet above the roof surface of The Rise apartment building, from base to antenna tip, and the antennas shall be placed no closer to the roof building edge/parapet than shown on the site plan prepared by Engineering and Surveys and Services, dated November 17, 2016, which is attached as Exhibit A			
1940	Variance	Approved	300 1001, 1005 and 1009	N. Tenth Street Park Avenue	Quonset on Tenth, LLC	Skip Walther	November 8, 2016	variance to the front yard setback requirement by allowing an addition to encroach thirteen (13) feet into the required front yard on the westernmost part of the addition and to encroach nineteen (19) feet into the required front yard on easternmost part of the addition, which is more than permitted			
1939	Variance	Approved	25	Conley Road	Broadway Crossings II, LLC (property owner) and Hy-Vee, Inc. (tenant)	Robert Hollis	November 8, 2016 December 13, 2016 February 14, 2017	for a variance to the sign ordinance by allowing additional exterior wall signage (for Market Grille) not to exceed 101 square feet			
1938	Variance	Approved	405	E. Nifong Boulevard	TKG Rock Bridge Center, LLC (property owner) and Hy-Vee, Inc. (tenant)	Robert Hollis	November 8, 2016 December 13, 2016 February 14, 2017	for a variance to the sign ordinance by allowing additional exterior wall signage (for Market Grille) not to exceed 101 square feet			
1937	Variance	Approved	3100	West Broadway	Hy-Vee, Inc.	Robert Hollis	November 8, 2016 December 13, 2016 February 14, 2017	for a variance to the sign ordinance by allowing additional exterior wall signage (for Market Grille) not to exceed 101 square feet			
1936	Variances	Approved	600 and 602	Fay Street	OTA Properties, LLC	Phebe La Mar	November 8, 2016 December 13, 2016	variances to the front yard setback requirement, the yard requirement of a terrace not extending more than ten (10) feet into the required front yard, and the minimum off-street parking spaces required (waiver type) by allowing the existing nonconforming building to encroach two and one-half (2.5) feet into the required front yard, which is more than permitted, by allowing the open paved terrace to extend ten (10) feet into the required front yard, which is more than permitted, and by allowing 40 parking spaces, which is less than required			
1935	Variances	Approved	808	S. Providence Road	Gamma Sigma Building Association, Inc.	Daniel Beckett	October 11, 2016	variances to the rear yard setback requirement and minimum off-street parking requirement by allowing the building addition to encroach twenty (20) feet into the required rear yard, which is more than permitted, and by allowing five (5) vehicle parking spaces and four (4) bicycle parking spaces to be located on-site, which is less than required	Subject to the applicant verifying that their residents have leased no less than nineteen (19) and up to thirty (30) off-site vehicle parking spaces.		
1934	Variance	Approved	811	Proctor Drive	Peggy Hendren	n/a	October 11, 2016				
1933	Variances	Approved	512	E. Rollins Street	Kappa Kappa Gamma House Corporation of Columbia, Missouri	Marjorie Lewis	September 13, 2016	variances to the building height requirement and minimum off-street parking requirement by allowing the building height to be forty-three (43) feet, which is higher than permitted, and by allowing forty (40) off-street vehicle parking spaces and four (4) bicycle parking spaces, which is less than required			
1932	Variance	Approved	3603	Blue Cedar Lane	Megan and Brian Steen	n/a	September 13, 2016	variance from the rear yard setback requirement by allowing the deck to extend twelve (12) feet from the back of the house and the stairwell to extend four (4) feet from the deck, for a total of sixteen (16) feet; and allowing eighteen (18) feet for the length of the deck to be covered			
1931	Variance	Approved	710 1311	S. College Avenue Bouchelle Avenue	Rho Chapter of Sigma Nu Corporation and Sigma Nu House Corporation of Columbia, Missouri	Skip Walther	September 13, 2016	variance to the building height requirement by allowing the building to be thirty-nine (39) feet, which is higher than permitted			
1930	Variance	Approved		West side of Strawn Road between West Broadway and West Worley Street	Jesse Martin	Phebe La Mar	September 13, 2016	variance to the requirement that ingress and egress be only by way of paved driveways or openings, according to standards on file with the director of community development by allowing a driveway onto West Broadway to be constructed with a gravel surface	Upon the extension of Scott Boulevard, the applicant would remove the gravel driveway and any replacement driveway be paved.		
1929	Conditional Use Permit	Approved		West side of Arbor Pointe Parkway at the Arbor Pointe Parkway and Delwood Drive intersection	Lifestyle Development, Inc.	Tom Schneider Curt Branson	September 13, 2016	conditional use permit for the purpose of a private outdoor swim club			
1928	Variance	Approved	900	S. Providence Road	MU House Corporation of Delta Gamma, a Benevolent Corporation, f/k/a MU Association of Delta Gamma	Tom Harrison	August 9, 2016	variance to the height requirement for chimneys by allowing the chimneys to be thirteen (13) feet higher than the maximum allowable building height, which is seven (7) feet higher than permitted			
1927	Variance	Approved	1785	E. Prathersville Road	James and Kenda Bond	n/a	August 9, 2016	variance to the height requirement for a detached accessory structure by allowing the detached accessory structure height to be sixteen (16) feet, which is higher than permitted			

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1926	Conditional Use Permit	Approved	223	N. Ninth Street	James S. and Jill S. Orr	Robert Hollis	August 9, 2016	conditional use permit for the purpose of an uncovered, surface off-street parking lot	prior to the issuance of any permit for land disturbance providing equivalent alternative stormwater service, revised construction plans shall be submitted, reviewed, and approved as a replacement stormwater feature to that original feature shown on the 2012 development plan for the site; prior to the issuance of any permit for land disturbance providing equivalent alternative stormwater service, Council shall have released and approved a new stormwater covenant for the alternative stormwater feature; prior to the issuance of a permit for construction of the subject parking lot, a final site plan shall comply with all requirements of Section 29-25; and if necessary, a right of use permit shall be obtained for any proposed improvement to be located in the City's right of way or easements granted to it		
1925	Variance	Withdrawn	3211	Clark Lane	R.G. Hansen & Associates, Inc.	Phebe La Mar	n/a	n/a			
1924	Conditional Use Permit	Approved	515	Hickman Avenue	The Center	Robert Buckley	July 12, 2016	conditional use permit for the purpose of reuse of a public place of assembly	The existing fence along the abutting residential properties shall remain as long as the conditional use is active and the hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m.		
1923	Variances	Approved	2100	Rollins Road	Ross and Cinthia Mutrux	Tyson Mutrux	July 12, 2016 September 13, 2016 October 11, 2016	variances to (1) the rear yard setback requirement; (2) the screening and landscaping requirements for paved areas with more than fifty (50) feet of length within twenty (20) feet of a street right-of-way; and (3) the screening and landscaping requirements for paved areas within fifty feet of a residential use/zoning district by allowing the variances as requested per Exhibit B in the application, except that additional fencing or landscaping would be installed to screen a small gap along the subject site's southern rear property line			
1922	Conditional Use Permit	Approved	2100	Rollins Road	Ross and Cinthia Mutrux	Tyson Mutrux	July 12, 2016 September 13, 2016 October 11, 2016	conditional use permit for the purpose of a service station, provided all fuel storage tanks are located underground	Development of the site shall substantially conform to the building and site plans submitted by the applicant and any further building expansion, beyond what was currently requested, shall be subject to approval of a new conditional use permit by the Board of Adjustment.		
1921	Variance	Approved		North side of Trimble Road, between Broadway Bluffs Drive and Brickton Road	Broadway Crossings II	Robert Hollis	May 10, 2016 June 14, 2016	variance to the sign ordinance by allowing seven hundred seven and three-tenths (707.3) square feet of wall signage, as shown on the attached Exhibit X, which is more than permitted			
1920	Conditional Use Permit	Approved	3882 6130	Clark Lane Brown Station Road	Central Electric Power Cooperative	John Roark	May 10, 2016	conditional use permit to allow single pole support structures as part of an electric utility radio network	waiver of the landscaping, screening, and fencing requirements of Section 29-21.3 for properties located at 3882 Clark Lane and 6130 Brown Station Road, and waive the setback requirements for the property located 3882 Clark Lane as shown on the attached Exhibit A, which is less than permitted.		
1919	Variances	Approved	603	Kentucky Boulevard	Alpha Mu Association of Kappa Alpha Theta	Phebe La Mar	April 12, 2016	variances to the minimum off-street parking requirement and off-street parking dimension requirements by allowing thirty-one (31) off-street parking spaces, which is less than required, subject to the applicant providing or requiring parking for its occupants in University lots, and allowing the off-street parking space widths and access aisle widths to be as requested by Applicant, which is less than required			
1918	Variance	Approved	601	Business Loop 70 West	B-Sib, LLC d/b/a Parkade Center	Tom Harrison	April 12, 2016 May 10, 2016 June 14, 2016	variance to the sign ordinance by allowing (1) signage for the University of Missouri, Central Methodist University, and Columbia College on the north side of the building, as depicted in Exhibit 1 and (2) signage for William Woods University on the east side of the building, as depicted in Exhibit 2			
1917	Appeal and Variance	Denied	214	Saint Joseph Street	Adam Saunders and Adrienne Stolwyk	n/a	March 8, 2016	n/a			
1916	Variance	Denied	1513	Windsor Street	Woodcliffe Investments, LLC	Tom Harrison	March 8, 2016	n/a			
1915	Variance	Denied	603	Kentucky Boulevard	Alpha Mu Association of Kappa Alpha Theta	Phebe La Mar	March 8, 2016	n/a			
1914	Variances	Approved	411	Burnam Avenue	MU House Corporation of Delta Gamma, a Benevolent Corporation, f/k/a MU Association of Delta Gamma	Tom Harrison	January 12, 2016	variances to the (1) requirement that no parking be permitted within six (6) feet of an adjoining lot in a residential district; and (2) screening requirements for paved areas within fifty feet of a residential use/zoning district by allowing parking to be located five (5) feet from the adjoining lot on the east and west sides, which is less than required, and by not requiring screening and landscaping for the paved areas within fifty (50) feet of a residential use/zoning district on the east and west sides as required by Section 29-25(e)(5)			

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1913	Variances	Approved	900	S. Providence Road	MU House Corporation of Delta Gamma, a Benevolent Corporation, f/k/a MU Association of Delta Gamma	Tom Harrison	January 12, 2016	variances to the (1) front yard setback requirement (west); (2) side yard setback requirement (north); (3) side yard setback requirement (south); (4) rear yard setback requirement (east); (5) maximum building height requirement; (6) minimum off-street parking spaces required and the requirement that those parking facilities be located on premise or within one thousand (1,000) feet therefrom; (7) requirement that no parking be permitted within six (6) feet of an adjoining lot in a residential district; and (8) screening and landscaping requirements for paved areas within fifty feet of a residential use/zoning district by (1) allowing the proposed building and porch to encroach fifteen (15) feet into the west front yard; (2) allowing the proposed porch to encroach three and one-half (3.5) feet into the north side yard; (3) allowing the proposed stairs to encroach five (5) feet into the south side yard; (4) allowing the proposed building to encroach five (5) feet into the east rear yard; (5) allowing the building height to be forty-five (45) feet and five (5) inches, which is higher than permitted; (6) allowing thirty-four (34) on-site and off-site parking spaces, which is less than required; (7) allowing parking to be located within six (6) feet of an adjoining lot in a residential district; and (8) not requiring screening and landscaping for the paved areas within fifty (50) feet of a residential use/zoning district as required by Section 29-25(e)(5), all as shown on Applicant's Exhibit #1			
1912	Variance	Approved	912	Richmond Avenue	Zeta Tau Alpha Fraternity Housing Corporation	Garrett Taylor	January 12, 2016	variance to the building height requirement by allowing the building height to be forty-four (44) feet, which is higher than permitted			
1911	Special Permit	Approved	63	E. Broadway	Jerome and Cheryl Rackers on behalf of the Jerome E. and Cheryl M. Rackers Revocable Trust	Phebe La Mar	January 12, 2016	special permit to allow an addition to a non-conforming building pursuant to Section 29-28(d) of the Code of Ordinances by granting a special permit to allow an addition of approximately one thousand seven hundred sixty-two (1,762) square feet to a non-conforming building			
1910	Variance	Approved	3215	Clark Lane	Home Depot USA, Inc. and R.G. Hansen & Associates, Inc.	Phebe La Mar	December 8, 2015	variance to the landscaping requirement by allowing 11.5% of the land area to be landscaped, which is less than permitted, provided landscaping shall be installed and maintained on the properties as depicted on the attached site plan marked Exhibit 7			
1909	Conditional Use Permit	Approved	114	North Ninth Street	First Christian Church	Connie Haden and John Shikles	December 8, 2015	conditional use permit for an uncovered, surface off-street parking lot	three (3) trees be planted along Walnut Street in addition to the standard landscaping requirements for the property.		
1908	Special Permit	Approved	18	N. Providence Road	MFA Petroleum Company	Phebe La Mar	November 10, 2015	special permit to allow an addition of approximately one hundred ninety (190) square feet to a non-conforming building as shown on the attached site plan			
1907	Variance	Approved	3211	Clark Lane	R.G. Hansen & Associates, Inc. and QuikTrip Corporation (contract owner)	Phebe La Mar	October 13, 2015 December 8, 2015	variance to the sign ordinance by allowing a freestanding pole sign to set back 23.04 feet from the western property line, which is less than permitted, as shown on the attached site plan marked Exhibit 5			
1906	Conditional Use Permit	Approved	4804	John Garry Drive	Garry and Brenda Lewis	Caleb Colbert	September 9, 2015	conditional use permit for the purpose of a private outdoor swim club	Building and site plans shall comply with all applicable zoning regulations, the final site plan shall be in substantial conformance with the attached proposed site plan and marked as Exhibit 1, and the conditional use permit shall expire within twelve (12) months of the date of approval if a rezoning to R-3 is not granted for the subject property.		
1905	Special Permit	Approved	4806	Lake Valley Lane	William and Joy Morgan	Daniel Beckett	September 9, 2015	special permit to allow an addition to a non-conforming building consistent with the attached site plan and marked as Exhibit 3			
1904	Conditional Use Permit	Approved	900	Smiley Lane	B&S Realty LLC (contract owner)	Caleb Colbert	September 9, 2015	conditional use permit for the purpose of a plumbing, heating, air conditioning, and electrical business, which may include related customary activities such as contracting, retail and wholesale sales and distribution	Building and site plans shall comply with all applicable regulations, the final site plan shall be in substantial conformance with the attached proposed site plan, and landscaping to screen the building shall be included along the west property line consistent with requirements in Section 29-25(e)(3) of the Columbia Code of Ordinances for paved areas within 20 feet of right-of-way.		
1903	Conditional Use Permit	Approved	1402 and 1312	West Worley Street	Central Missouri Community Action, f/k/a Central Missouri Counties Human Development Corporation	Caleb Colbert	September 9, 2015	conditional use permit for the purpose of an early childhood education and learning center, including family development activities	Approval of building plans and demonstrated compliance with all applicable building, land disturbance, and zoning regulations prior to issuance of building permits.		
1902	Appeal	Denied	217	Bittersweet Court	Lyria Bartlett and Brook Harlan	n/a	July 14, 2015	n/a			
1901	Conditional Use Permit	Approved	1211	East Broadway	Stephens College	Phebe La Mar	July 14, 2015	conditional use permit for the purpose of an uncovered, surface off-street parking lot	Be consistent with the site plan attached and marked as Exhibit 1.		
1900	Conditional Use Permit	Approved	7200	Abbotsbury Lane	Gates Real Estate, LLC	Phebe La Mar	July 14, 2015	conditional use permit for the purpose of a private outdoor swim club	Building and site plans shall comply with all applicable zoning regulations, and the final site plan shall be in substantial conformance with the proposed site plan that is attached and marked as Exhibit A.		
1899	Conditional Use Permit	Approved	3101	Paris Road	St. Charles Tower Inc. (lessee) and Fairway Commercial Buildings Inc. (owner)	Phebe La Mar and Daniel Beckett	June 9, 2015	conditional use permit to allow a 160 foot monopole communications tower	The height of the screening fence be eight (8) feet tall, except on the northeast side and southwest side, where it should be ten (10) feet tall, and that the applicant submit a revised site plan.		
1898	Variances	Approved	1511	East Broadway (which is along the north side of Broadway between Ripley Street and William Street)	Hagan Scholarship Foundation	Marjorie Lewis	March 10, 2015	variances to (1) the height requirement for a cupola, and (2) the off-street parking requirement by allowing the cupola height to be one hundred two (102) feet, which is higher than permitted, and thirty-nine (39) vehicle parking spaces, which is less than required			
1897	Variance	Approved	407	Burnam Avenue	Alpha Gamma Sigma Building Association	H.A. Walther	March 10, 2015	variance to the building height requirement by allowing the building height to be forty (40) feet, which is higher than permitted			
1896	Variance	Withdrawn	413	Grapevine Court	Michael R. and Angela M. Baker	Marjorie Lewis and Dan Simon	March 10, 2015	n/a			

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1895	Variance	Approved	217-219	North Ninth Street	Jennifer Building, LLC	Jennifer Bukowsky Marjorie Lewis	February 10, 2015	variance to the sign ordinance by allowing a forty-nine (49) square foot wall sign on the south side/elevation, which does not face a public or private street, or alley, and is larger than permitted			
1894	Conditional Use Permit	Approved	1026	Westwinds Drive	Great Circle (contract owner)	Robert Hollis	February 10, 2015	conditional use permit for the purpose of a group home for mentally or physically handicapped persons			
1893	Variance	Approved	1400	Creekwood Parkway	Ehrrhard's Macon, LLC	Tom Harrison	January 13, 2015	variance to the sign ordinance by allowing an eighty-three and one-half (83.5) square foot sign on the west elevation as shown in Exhibit A			
1892	Variance	Approved	4515	Kirkdale Drive	Gary R. Turner	n/a	November 11, 2014	variance from the rear yard setback requirement by allowing the existing deck and a roof addition over the existing deck to be located nineteen (19) feet from the rear yard lot line, which is less than required			
1891	Variance	Withdrawn	1026	Westwinds Drive	Great Circle (contract owner)	Bryan Bacon and Robert Hollis	November 11, 2014 December 9, 2014	n/a			
1890	Variance	Denied	215	W. Sexton Road	Richard and Maria Parker	n/a	November 11, 2014	n/a			
1889	Variance	Approved	4908	Steeplechase Drive	Gary R. Drewing Living Trust dated November 7, 1994	Phebe La Mar	November 11, 2014	variance to the setback requirement for an accessory structure by allowing the detached garage to be located fifty-four (54) feet from the front lot line, which is less than required			
1888	Conditional Use Permit	Approved	3710	W. Broadway the proposed private swimming pool and clubhouse facility will be known as 3690 W. Broadway	Kelly Highlands Partnership, LP	Marjorie M. Lewis	September 9, 2014	conditional use permit for the purpose of constructing and operating a private swimming pool and clubhouse facility	Building plans that demonstrate compliance with all applicable zoning regulations being approved prior to the issuance of building permits, a fence and landscaping screen being installed along the south side of the pool deck to provide eighty percent (80%) opacity to a height of eight (8) feet upon installation, the pool, clubhouse and residential portion of the subject site to remain under common ownership, and the site plans present being in substantial compliance with the final site plans.		
1887	Conditional Use Permit	Approved	5621	Spicewood Drive	Columbia Development Group, LLC	Kara Linnemeyer	September 9, 2014	conditional use permit for the purpose of constructing and operating a private swimming pool and clubhouse facility	The building plans demonstrating compliance with all applicable zoning regulations, a minimum of ten (10) parking spaces, the installation of bushes to screen the north and south side of the parking lot, and the planting of trees along the north and south property line at a distance of fifty (50) feet on center.		
1886	Conditional Use Permit	Approved	3504 3411	Wisteria Lane Crape Myrtle Drive	Beacon Street Properties, LLC	Kara Linnemeyer	September 9, 2014	conditional use permit for the purpose of constructing and operating a private swimming pool and clubhouse facility	The future submitted plan meeting all applicable zoning regulations and for a minimum of ten (10) parking spaces to be provided.		
1885	Variances	Approved	1805	West Worley Street	Southport-Yarco, L.L.C.	H.A. Walther	July 8, 2014	variances (1) to reduce the rear yard setback to twenty feet; (2) to allow parking in the rear yard setback within six feet of an adjoining residential lot; (3) to allow no screening for a paved area that is greater than 1,500 square feet and that is within 50 feet of a residential lot; (4) to permit paved terraces to encroach into the side yard setback; and (5) to permit off-premise parking by (1) allowing a twenty (20) foot rear yard setback, which is less than required; (2) allowing parking in the rear yard setback within six (6) feet of an adjoining residential lot; (3) not requiring screening for a paved area that is greater than 1,500 square feet and that is within fifty (50) feet of a residential lot; (4) allowing only the paved terraces/patios to encroach within three (3) feet of the east side yard lot line, which is less than required; and (5) allowing off-premise parking on the south side of the existing drive aisle for the Columbia Square Townhomes residential development	Southport-Yarco, L.L.C. obtain an access easement from the owner of Columbia Square Townhomes all the way from the parking area to the public street.		
1884	Conditional Use Permit	Approved	1604	W. Business Loop 70	Loop 70 Properties, LLC	George Smith	July 8, 2014 August 12, 2014	conditional use permit for the purpose of allowing plumbing, heating, air conditioning, and electrical businesses, which may include related customary activities such as contracting, retail and wholesale sales and distribution	No outside storage of supplies or materials shall be permitted on-site and no commercial distribution of plumbing, heating, air conditioning, electrical equipment or supplies shall be permitted as part of the business operation		
1883	Conditional Use Permit	Approved	4450	Sawgrass Drive	Marjorie McGrath Revocable Intervivos Trust and JQB Construction, Inc.	Phebe La Mar	June 10, 2014 August 12, 2014	conditional use permit for a private outdoor swim club, which would include swimming pool(s), restroom facilities, pool decks, and associated off-street parking	Parking spaces shall be increased to meet the requirements of Section 29-30 of the Columbia Code of Ordinances and a final landscaping plan meeting the requirements of Section 29-25 of the Columbia Code of Ordinances shall be submitted.		
1882	Conditional Use Permit	Withdrawn	4617, 4619, 4621 and 4623	Brandon Woods	SS Chapel Properties LLC (owner) and Child Abuse & Neglect Emergency Shelter, Inc. dba Rainbow House (tenant)	Phebe La Mar	June 10, 2014	n/a			
1881	Appeal	Approved	308	E. Broadway which is also known as 32 S. Providence Road, 19 S. Providence Road, 320 E. Broadway, 300 E. Broadway, 1 S. Fourth Street, 11 S. Fourth Street, 15 S. Fourth Street, 17 S. Fourth Street, 19 S. Fourth Street, 23 S. Fourth Street, and 25 S. Fourth Street	Roth Properties LLP, Mary M. Hackett Trust #1 (owners) and CVS	Robert Hollis	May 13, 2014	a determination that a conditional use permit is not required for the drive-up facility and to recognize same as a permitted use under the C-2 zoning district by determining a conditional use permit is not required for the drive-up facility and recognizing same as a permitted use under the C-2 zoning district			
1880	Variance	Approved	410	Conley Avenue	Columbia Properties II, LLC	Phebe La Mar	May 13, 2014	variance to the requirement that canopies or open porches not have a roof area exceeding sixty (60) square feet by allowing one canopy to have a roof area of 104.01 square feet and another canopy to have a roof area 228.38 square feet			

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1879	Variances	Approved	213	W. Forest Avenue	Ernest Rigdon, III	n/a	May 13, 2014	variances to the side yard setback requirement and the rear yard setback requirement by allowing the existing structure and an addition to be located four (4) feet from the west side yard lot line and three (3) feet from the rear yard lot line, which is less than required			
1878	Variance	Approved	108	Crestmere Avenue	Elaine L. Wilson	n/a	April 8, 2014	variance to the minimum side yard requirement for a private garage by allowing a garage to be located 1.95 feet from the east side lot line, which is less than required			
1877	Conditional Use Permit	Approved	201	S. Providence Road	TKG St. Peters Shopping Center LLC	Nate Keller and Robert Hollis	March 11, 2014 April 8, 2014 May 13, 2014	conditional use permit for the purpose of allowing uncovered, surface off-street parking			
1876	Variances	Approved	711	Tiger Avenue	Delta Upsilon Alumni Corporation	Robert J. Buckley	February 11, 2014	variances to the maximum building height requirement; the screening and landscaping requirements for paved areas within fifty feet of a residential use/zoning district as required in Section 29-25(e)(5) of the Columbia Code of Ordinances; the requirement that parked vehicles shall be prevented from intruding on the travel lane of the public alley on the west property line; and the front yard setback requirement; and the parking access aisle width requirement by allowing the building height to be forty-one (41) feet, which is higher than permitted; not requiring screening and landscaping for the paved areas along the west property line that were within fifty feet of a residential use/zoning district as required by Section 29-25(e)(5) of the Columbia Code of Ordinances; not requiring curb islands, wheel stops, or other means that would prevent parked vehicles from intruding on the travel lane of the public alley along the west property line; allowing a fifteen (15) foot front yard setback, which is less than required; and allowing the parking access aisle width to be twenty (20) feet (of which ten (10) feet is the public alley adjacent to the west property line of the site and ten (10) feet is the private property along the west property line of the site), which is less than required			
1875	Conditional Use Permit	Approved	4201	I-70 Drive Southeast	CEK Holdings, LLC (owner & lessor) and Vickie Pence (lessee representative)	Ruth O'Neill	February 11, 2014	conditional use permit for the purpose of allowing a church use, including temporary Room At The Inn (RATI) community services, for period not to exceed five years	The parking lot be striped to delineate the required number of parking spaces by May of 2014, and if that condition is not met, the conditional use permit shall be revoked.		
1874	Conditional Use Permit and Variances	Approved	1100	Business Loop 70 West	H&S 1100 Properties, LLC (owner) and Ferguson Enterprises, Inc. (proposed tenant)	Robert Hollis	February 11, 2014	conditional use permit for the purpose of allowing plumbing, heating, air conditioning, and electrical businesses, which may include related customary activities such as contracting, retail and wholesale sales and distribution and variances to the screening and landscaping requirements cited in Section 29.25(e)(3) of the Columbia Code of Ordinances by not requiring the six foot-wide landscaping strips along the I-70 and Business Loop rights-of-way	Approval of building plans that demonstrate compliance with all applicable zoning and stormwater regulations.		
1873	Conditional Use Permit	Approved	2201	I-70 Drive Northwest	Boone County Fire Protection District (owner) and St. Charles Tower, Inc. (lessee)	Jeff Parshall and Daniel Beckett	January 14, 2014	conditional use permit for the purpose of modifying the 140 foot monopole style telecommunications facility, approved per Board of Adjustment Case No. 1870, such that its height may increase by 15 feet to a maximum of 155 feet	Extension of any structural steel beyond 140 feet shall not be permitted without conversion of the existing monopole to a "stealth" design approved by the Board of Adjustment following a public hearing.		
1872	Variance	Approved	314	McNab Drive	T. Linda Sneed	n/a	December 10, 2013	variance to the minimum setback requirement for an accessory structure by allowing the garage to be located twenty-five (25) feet from the front lot line, which is less than required			
1871	Variance	Approved	29	S. Eighth Street	GAP Properties, LLC (property owner) and Columbia Hospitality Management, LLC (manager and owner of restaurant business)	Marjorie Lewis	November 12, 2013	variances to the sign ordinance by allowing a projecting sign that exceeds the maximum square feet permitted and projects further from the face of the wall than permitted, and by allowing the top of the sign to be further from the ground than permitted by allowing a 64 (sixty-four) square foot projecting sign that extends twelve (12) feet from the face of the wall, and by allowing the top of the sign to be fourteen (14) feet above the ground			
1870	Conditional Use Permit	Approved	2201	I-70 Drive Northwest	Boone County Fire Protection District (owner) and St. Charles Tower, Inc. (lessee)	Jeff Parshall and Daniel Beckett	November 12, 2013	conditional use permit for the purpose of constructing a 140 foot monopole style telecommunications facility and the associated above ground communications equipment shelter			
1869	Variance	Approved	805	Mt. Vernon Avenue	Jean Bruns	n/a	September 10, 2013	variance to the side yard setback requirement by allowing the proposed deck addition to encroach into the south side yard setback with the stipulation that it not exceed the existing south wall of the house in terms of its encroachment			
1868	Appeal	Denied	1407 1406	Windsor Street Liberty Street	Kathy Doisy and Matthew Knowlton (appellants) (Property owned by Haker Property Management LLC)	Phebe La Mar	September 10, 2013	n/a			
1867	Variance	Approved	100	N. Cedar Lake Drive	NWL Real Estate, LLC	Marjorie Lewis	June 11, 2013	variances to the building height requirement by allowing the existing building and the proposed addition to have a maximum height of forty (40) feet, which is higher than permitted with the suggestion that NWL Real Estate, LLC make application to rezone the property			
1866	Variance	Approved	601	W. Stewart Road	Matthew McGrath and Frances Dickey	Phebe La Mar	June 11, 2013 July 9, 2013	variance to the side yard setback requirement by allowing the existing tree house to remain in its current location in its current state with the stipulation that the tree house could be repaired, but could not be added onto or replaced			

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1865	Variances	Approved	901 500	Richmond Avenue Burnam Avenue	Delta XI Housing Corporation of Delta Delta Delta	Skip Walther	May 14, 2013	variances to the minimum number of off-street parking spaces required, the requirement that no parking be permitted within six (6) feet of an adjoining lot in a residential district, the on-premises parking requirement, the twenty-five (25) foot front yard setback requirement for the west lot (500 Burnam Avenue), the restriction of parking in the required front yard, and the twenty-five (25) foot rear yard setback requirement for the east lot (901 Richmond Avenue) by allowing a parking lot to be constructed on the west lot (500 Burnam Avenue), which provides parking for the lot to the east (901 Richmond Avenue) and is within four (4) feet of an adjoining lot in a residential district to the south, by allowing a total of forty-two (42) parking spaces, which is less than required and is accommodated on both lots through thirty-eight (38) vehicle spaces and four (4) bicycle spaces, by allowing a six (6) foot front yard setback, which is less than required, on the west lot (500 Burnam Avenue) for the proposed parking lot, and by allowing a five (5) foot rear yard setback, which is less than required, on the east lot (901 Richmond Avenue) for the proposed additions to the existing house with the expectation that the replat involving these two lots move forward expeditiously, said replat submission and approval not being a contingency or condition of approval of the variances.			
1864	Variance	Approved	205	Business Loop 70 East and the lot on Illinois Avenue to the north of 205 Business Loop 70 E.	McDonald's Corporation and Franchise Realty Corp	Scott Seitter	May 14, 2013	variances to the requirement for fifteen percent (15%) of the land area to be landscaped and the requirement for a six (6) foot wide landscaping strip within private yards separating parking areas from abutting street rights-of-way as indicated in Section 29-25(e)(3) of the Columbia Code of Ordinances by allowing eleven percent (11%) of the land area to be landscaped, which is less than required, and the landscaping strip on the west (Illinois Avenue) side of the lots to be no less than three (3) feet, which is less than required			
1863	Variances	Withdrawn	500	Big Bear Boulevard	BFH Commercial Holdings, LLC	Bryan Bacon	May 14, 2013	n/a			
1862	Variance	Approved	2409	Rock Quarry Road	Michael and Jewel Keevins	n/a	April 9, 2013	variance to the requirement for all new and expanded vehicle parking and maneuvering areas to be paved with concrete, asphalt, or an alternative paving material as determined by the director of the community development by allowing a portion of the driveway/access route to be gravel as shown in Exhibit A, and pending approval of the plat by the City Council			
1861	Variance	Approved	1314	Anthony Street	Warnken Properties IV, LLC	Garrett Taylor and Craig Van Matre	April 9, 2013	variance to the requirement that parking spaces not be allowed in the required front yard for R-3 zoned properties by allowing the existing four (4) parking spaces to remain in the required twenty-five (25) foot front yard as shown in Exhibit A			
1860	Conditional Use Permit	Approved	2900	Paris Road	North County Shopping Center, LLC	David Walker	April 9, 2013	conditional use permit for the purpose of constructing and operating a service station	Approval of all building plans that demonstrate compliance with all applicable zoning regulations.		
1859	Variance	Withdrawn	3200 3301, 3401, 3304, 3302 3410 3200	W. Broadway Broadway Business Park Court Broadway Business Park Court (lot with climax forest identified for preservation on plan submitted in 2001) Broadway Business Park Court (all C-1 zoned lots) Yorkshire Drive (two R-1 zoned lots immediately to the south of 18-20 Yorkshire Drive and lots with climax forest identified for preservation on the plan submitted in 2001)	Broadway & Broadfield Properties, LLC	Phebe La Mar and Daniel Beckett	March 12, 2013 April 9, 2013 May 14, 2013	n/a			
1858	Variance	Approved	906	Woodson Way	Michael & Jewel Keevins	n/a	March 12, 2013	variance to the screening and landscaping requirements by not requiring the parking area to be screened at its west property line from the view of the adjoining residential use as indicated in Section 29-25(e)(5) of the Columbia Code of Ordinances			
1857	Appeal	Approved	210	St. James Street, Ste D	St. James in North Village, LLC (owner) and DogMaster Distillery, LLC (leaseholder)	Skip Walther	February 12, 2013	operation of a microdistillery by allowing the operation of a microdistillery in a C-2 zoned building			
1856	Variance	Approved	1111	East Broadway	Broadway Lodging, LLC	Robert Hollis	February 12, 2013	approval of the sign plan and/or variances to the sign ordinance by allowing the hotel wall signage (one sign) at the west elevation and the hotel wall signage (one sign) at the east elevation to have sign areas of one hundred forty-two and one-half (142.5) square feet, which is more than permitted, and a twenty-two and one-half (22.5) square foot monument hotel sign at the main entrance, pursuant to the plans and materials submitted to the Board of Adjustment			
1855	Variance	Approved	107	E. Ridgeley Road	Chris Teeter and Donna Checkett	n/a	February 12, 2013	variance to the rear yard setback requirement by allowing the rear yard setback to be eleven (11) feet, which is less than required, so an addition to the existing non-conforming structure can be constructed			

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1854	Variance	Approved	1209	Haven Road	Ashley Houk	n/a	February 12, 2013	variance to the front yard setback requirement by allowing the front yard setback to be five (5) feet, which is less than required, so the carport can remain in its existing location			
1853	Conditional Use Permit	Approved	2400	S. Providence Road	Greg & Misti Post (owners/lessors) and St. Charles Tower, Inc. (lessee)	Daniel Beckett	February 12, 2013	conditional use permit for the purpose of constructing a one hundred (100) foot cellular tower (on wheels) and for variances to the screening and landscaping requirement contingent upon approval of an amended O-P development plan	The applicant providing a report from a structural engineer showing the cellular tower (on wheels) meets the current building codes of Columbia, specifically in terms of wind, based upon a review by staff, the site plan is amended to show the installation of an eight (8) foot high chain-link fence surrounding the cellular tower (on wheels) facility, the driveway accessing the site in the location depicted on the O-P plan and the height of the tower by annotation, and the cellular tower (on wheels) facility is removed within six months of February 12, 2013 or when the permanent stealth elm tree tower is installed and operational, whichever occurs first.		
1852	Appeal	Withdrawn	1407 1406	Windsor Street Liberty Street	Kathy Doisy and Matthew Knowlton (appellants) (Property owned by Haker Property Management LLC)	Phebe La Mar	January 8, 2013 March 12, 2013 April 9, 2013 June 11, 2013	n/a			
1851	Conditional Use Permit and Variances	Approved	1201	Paquin Street	Housing Authority of the City of Columbia, Missouri (owner/lessor) and Full Stream, LLC (lessee)	n/a	December 11, 2012	conditional use permit for the purpose of installing communications antennas on existing antenna support structures, antenna support structures, towers, accessory equipment, equipment shelters and/or cabinets, power and optic fiber conduit and other materials and items as provided for in the plans and variances to the maximum height requirement so as to permit the installation and mounting of communications facilities on the Paquin Tower roof up to a height of ten feet above the Paquin Tower penthouse rooftop and waiving the screening requirements for the communications equipment shelters, cabinets and guy anchors.			
1850	Conditional Use Permit	Approved	2400	S. Providence Road	Greg and Misti Post (owner/lessor) and St. Charles Tower, Inc. (lessee)	Daniel Beckett	December 11, 2012	conditional use permit for the purpose of constructing a one hundred (100) foot stealth communications tower and the related above ground communications equipment shelter contingent upon City Council approval of the revised statement of intent governing the usage of the site and the required O-P development site plan	The stealth communications tower is constructed to resemble an elm tree with a leafy green appearance and a support pole designed to resemble brown bark, and with maintenance upkeep to follow as needed.		
1849	Conditional Use Permit	Approved	906	Woodson Way	MacRiley Properties, LLC	Thomas Schneider	December 11, 2012	conditional use permit for the purpose of constructing an uncovered, surface off-street parking area			
1848	Variance	Approved	602	Turner Avenue (formerly 701 Maryland Avenue and potentially to be 701 Tiger Avenue)	Saint Thomas More Newman Center	William Arnet	November 13, 2012	variance to the front yard setback requirement by allowing the front yard setback to be ten (10) feet, which is less than required, on the Tiger Avenue side			
1847	Variance	Approved	3750	Miller Drive (which is within the parcel commonly known as 3300 New Haven Road)	Lutheran Senior Services	Suzanne Sheldon	November 13, 2012	variance to the building height requirement by allowing the maximum buliding height to be fifty-eight (58) feet, which is higher than permitted			
1846	Variance	Withdrawn	1206, 1208, and 1210	E. Walnut, the lot identified as E. Walnut on the west side of 1206 E. Walnut, and the west 20 feet (approximate) of 1214 E. Walnut	Walnut II, LLC	Craig Van Matre	August 14, 2012	n/a			
1845	Variance	Approved	21	Bingham Road	Scott and Julie Swain	n/a	August 14, 2012	variance to the front yard setback requirement by allowing the front yard setback to be twenty-eight (28) feet, which is less than required			
1844	Variances	Approved	201	S. College Avenue	MU Crew, LLC	Phebe La Mar	August 14, 2012	variances to the off-street parking requirement and the minimum lot size requirement by allowing an additional unit for a total of eleven (11) units without meeting the off-street parking and minimum lot size requirements			
1843	Conditional Use Permit	Approved		West Broadway (the lot on which the buildings addressed as 1201, 1203 and 1205 West Broadway sit)	Broadway Office Park Condominium Association and Broadway Office Park, LLC (owner/lessor) and St. Charles Tower, Inc. (lessee)	Daniel Beckett	August 14, 2012 September 11, 2012	conditional use permit for the purpose of constructing a one hundred ten (110) foot stealth flag pole communications antenna and tower and the related above ground communications equipment shelter	The initial installation of required landscape screening surrounding the wrought iron fencing is, upon planting, a height of no less than eight (8) feet tall.		
1842	Variance	Approved	809	Richmond Avenue	Alpha Gamma Chapter of Alpha Delta Pi House Corporation	Craig Van Matre and Garrett Taylor	July 10, 2012 August 14, 2012	variance to the off-street parking requirement by not requiring the thirteen (13) off-street parking spaces necessitated by an increase in density, subject to the condition that adequate off-site/off-street parking is maintained through parking agreements over the life of the building, and if at some point, adequate off-site/off-street parking is not maintained, the occupancy in the house would be reduced accordingly			
1841	Variance	Approved	1711	Cunningham Road	Bryan and Susan Hartnagel	n/a	July 10, 2012	variance to the minimum setback requirement for an accessory structure by allowing the garage to be thirty-nine (39) feet from the front lot line, which is less than required			
1840	Conditional Use Permit	Approved	304	S. College Avenue	Campus Lutheran Church (owner/lessor) and St. Charles Tower, Inc. (lessee)	Dale Linneman	July 10, 2012	conditional use permit for the purpose of constructing a thirty-five (35) foot tall steeple and a six (6) foot tall cross, which will extend the bell tower of the church to a maximum height not to exceed one hundred eight and five-tenths (108.5) feet and will house a stealth communications tower and antennas, and the related communications equipment shelter, which will be mounted on the roof behind the bell tower			

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1839	Conditional Use Permit	Approved	1206, 1208, and 1210	E. Walnut, the lot identified as E. Walnut on the west side of 1206 E. Walnut, and the west 20 feet (approximate) of 1214 E. Walnut	Walnut II, LLC	Craig Van Matre	June 12, 2012	conditional use permit for the purpose constructing and maintaining a temporary uncovered, surface off-street parking lot until August 1, 2014 or the date the private parking garage associated with the project on the north side of Walnut Street is completed, whichever is sooner	All of the lots identified in the legal description above are zoned C-2.		
1838	Variance	Denied	3610	Southland Drive	Daniel Carroll and James and Marlene Carroll	n/a	April 10, 2012	n/a			
1837	Variance	Approved	2405	Katy Lane	Tommy and Nicole Hackett	n/a	March 13, 2012	variance to the front yard setback requirement by allowing a reduced front yard of twenty (20) feet, which is less than permitted, so a proposed addition can be built			
1836	Variance	Approved	709	N. Eighth Street	Columbia College	Daniel Beckett	March 13, 2012	variance to the front yard setback requirement by allowing a reduced front yard of ten and nine-tenths (10.9) feet for the proposed canopy, eleven and five-tenths (11.5) feet for the existing structure and twelve and six-tenths (12.6) feet for the proposed addition, which is less than permitted, so the existing structure can remain in its existing location and a proposed addition and a proposed canopy can be built			
1835	Conditional Use Permit	Approved	1035	Elleta Boulevard	Housing Authority of the City of Columbia, Missouri (owner) and Bluebird Media Network, LLC (tenant)	Marjorie M. Lewis	March 13, 2012	conditional use permit for the purpose of constructing and installing a shelter and related equipment to be used for fiberoptic high speed data transmission	The width of the parking area be enlarged from twenty (20) feet to twenty-four (24) feet to ensure adequate area for vehicle turn-around and on-site maneuvering, the length of the proposed parking area be reduced by ten (10) feet to ensure the overall length of driveway plus parking is not greater than one hundred and fifty (150) feet (the maximum length of a terminal street/access without permanent turn-around), the proposed landscaping be extended around the southwest corner of the proposed lease area and extended northward no less than twenty-four (24) feet such that the additional landscaping screens all proposed parking areas, and privacy fence slats along all chain-link fence sections be installed or there be landscaping around the proposed fence line with evergreen plants no less than six (6) feet in height and spaced no less than eight (8) feet apart (should additional landscaping be installed to meet this condition, it shall be in addition to that presently was shown on the applicant's "Overall Site Plan").		
1834	Variances	Denied	1101	Merrill Court	Glenda Parker Hammond Trust	Thomas M. Schneider	February 14, 2012	n/a			
1833	Variance	Approved	5003	Cherry Blossom Lane	Kimberly Black	Michael Foster	January 10, 2012	variance to the rear yard setback requirement by allowing a reduced rear yard setback of two (2) feet, which is less than permitted	Subject to the fence being located within the property line.		
1832	Variance	Approved	604	West Boulevard South	Donald Eugene Light Revocable Living Trust	Christopher Schappe	December 13, 2011	variance to the off-street parking space requirement by allowing the two required off-street parking spaces to be in the required front yard			
1831	Variance	Approved	520 1300 and 1306	South College Avenue Rosemary Lane	Zeta Phi Corp. of the Beta Theta Pi Fraternity and The Beta Theta Pi Club of Columbia	Craig Van Matre and Garrett Taylor	December 13, 2011	variance to the building height requirement by allowing the building height as measured per Section 29-2 of the Code of Ordinances to be forty-two feet and four inches (42' 4"), which exceeds the maximum height permitted			
1830	Conditional Use Permit	Approved	1221	E. Walnut Street	College and Walnut, LLC	Craig Van Matre	December 13, 2011	conditional use permit for the purpose of constructing and maintaining an uncovered, surface off-street parking area	The parking structures substantially conform to the site plan and rendering submitted with the conditional use application as shown by Exhibits A and B.		
1829	Variance	Approved	1600	E. Broadway	Boone Hospital Center	Thomas Schneider	December 13, 2011	variance to the sign ordinance by allowing wall signage (two signs) at the east elevation to be eight hundred sixty-seven and three-tenths (867.3) square feet in area, which exceeds the maximum square feet permitted			
1828	Variance	Approved	406	Burnam Avenue	Rho Alpha of Chi Omega Fraternity, Inc.	Robert J. Buckley	December 13, 2011 January 10, 2012	variance to the building height requirement by allowing the building height to be forty-four and nine and three-eighths inches (44' 9 3/8"), which exceeds the maximum height permitted			
1827	Variance	Approved	608	E. Cherry Street	Columbia College	Daniel Beckett	September 13, 2011	variance to the sign ordinance by allowing the installation of two (2) nine and three-quarter (9.75) square foot freestanding signs (three and three-quarter (3.75) feet in height and five and one-half (5.5) feet in width), one at the northwest side corner of the lot set back approximately four (4) feet from the Cherry Street and Sixth Street sidewalks and the other at the northeast side corner of the lot setback approximately two and one-half (2.5) feet from the Cherry Street and Seventh Street sidewalks			
1826	Variance	Approved	1400	Gary Street	Casey Goodman & Peter Holmes	n/a	September 13, 2011	variance to the side yard setback requirement by allowing a reduced east side yard of five feet and five inches, which is less than required, so the structure and a recent addition can remain in their existing locations			
1825	Conditional Use Permit	Approved	2100	E. Broadway	Blaylock Wise, LLC (owner) and Global Biologics, LLC (tenant)	Jeffrey Blaylock	August 9, 2011	conditional use permit for the purpose of operating a research and development laboratory	The permit be limited to a single office unit within the building addressed as 2100 E. Broadway.		
1824	Variance	Approved	201	S. College Avenue	MU Crew, LLC	Phebe La Mar	July 12, 2011	variance from compliance with Article V of Chapter 12A - Stormwater Management as it pertains to the use of best management practices (BMP's) by allowing the proposed renovation without requiring the installation of water quality BMP's			
1823	Variance	Approved	507	Rollins Street	507 Rollins, LLC	Marjorie Lewis	July 12, 2011	variance to the parking aisle width requirement by allowing the parking aisle width for 90 degree parking to be twenty-two (22) feet, which is two (2) feet less than required			
1822	Variance	Approved	4303	S. Providence Road (Rock Bridge High School)	Columbia School District	David Walker	July 12, 2011	variance to the yard setback requirement by allowing the construction of a pole frame storage building to be placed eighteen (18) feet from the west property line, which is seven (7) feet less than required			
1821	Variance	Withdrawn	914	West Boulevard South	St. Andrews Evangelical Lutheran Church	Lawrence Leip	June 14, 2011	n/a			
1820	Conditional Use Permit	Withdrawn	1211, 1213, and 1215 113	E. Walnut Street College Avenue College Avenue & Walnut Street	College and Walnut, LLC	Adam Patchett	June 14, 2011 July 12, 2011 August 9, 2011 September 13, 2011	n/a			

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1819	Variance	Approved	3401	Clark Lane	White Castle Systems, Inc.	Robert Hollis	May 10, 2011 June 14, 2011	variance to the sign ordinance by allowing the installation of a forty (40) foot tall freestanding sign on the Clark Lane frontage, which exceeds the maximum height permitted			
1818	Variance	Approved	702	Range Line Street (Southy Building)	Columbia College	Daniel Beckett	May 10, 2011	variance to the zoning ordinance by allowing the west entrance canopy to have a roof area of one hundred fifty-five (155) square feet and projection of nine (9) feet into the required front yard, which is greater than that permitted			
1817	Variance	Approved	502 1307 and 1313 1300	S. College Avenue Wilson Avenue Rosemary Lane	Zeta Phi Corp of the Beta Theta Pi Fraternity and The Beta Theta Pi Club of Columbia	Garrett Taylor and Craig Van Matre	April 12, 2011 May 10, 2011 June 14, 2011 July 12, 2011	variance from compliance with Article V of Chapter 12A - Stormwater Management as it pertains to detention by allowing a fourteen (14) percent net reduction in impervious area	Subject to a payment of \$5,000 to the City of Columbia for additional studies in the stormwater area as the mitigation measure since this variance resulted in a lower level of stormwater control.		
1816	Variance	Approved	5612	E. St. Charles Road	Western Oil, Inc.	Marjorie Lewis	April 12, 2011 May 10, 2011	variance to the sign ordinance by allowing two freestanding signs along the I-70 frontage, whereby the sign at the southeast corner of the lot would be permitted to be eighty (80) feet in height and the sign at the southwest corner of the lot would be permitted to be forty-five (45) feet in height, which exceeds the maximum height allowed			
1815	Variance	Approved	200	Edgewood Avenue	David and Laura Roloff	n/a	April 12, 2011	variance to the side yard setback requirement by allowing a reduced north side yard of six and nine-tenths (6.9) feet so a kitchen/dining room and garage addition can encroach into the required side yard			
1814	Variance	Approved	3204	Rock Quarry Road	Campus Crest at Columbia, LLC	Dan Simon and Ashley Franz	April 12, 2011	variance to the requirement that no clearing of vegetation can occur within the eighty-three (83) foot vegetative buffer running alongside Rock Quarry Road by allowing grading and excavating within the required vegetative buffer subject to the creation of a landscaped area that would be 80 percent opacity and made largely from native plants so it appears natural			
1813	Variance	Approved	12	E. Clarkson Road	Betty Houchin Winfield Revocable Living Trust	Kerry Bush	April 12, 2011	variance to the side yard setback requirement by allowing a reduced east side yard of one and one-half (1.5) feet so the structure can remain in its existing location			
1812	Variance	Withdrawn	5003	Cherry Blossom Lane	Kimberly R. Black	n/a	April 12, 2011 May 10, 2011 July 12, 2011 September 13, 2011	n/a			
1811	Variance	Approved	5004	Cherry Blossom Lane	Built for You Construction, LLC	Michael Foster	April 12, 2011	variance to the rear yard setback requirement by allowing a reduced rear yard of four (4) feet limited to the current footprint of the structure (including deck) as shown in Exhibit A attached hereto and incorporated by reference. This requires modifications to the current footprint of the deck to comply with the reduced yard.			
1810	Conditional Use Permit	Approved	1505	Sylvan Lane	1505 Sylvan, LLC (owner) and Child Abuse & Neglect Emergency Shelter Inc., dba Rainbow House, a not-for-profit organization (tenant)	Phebe La Mar	April 12, 2011	conditional use permit for the purpose of operating a teen emergency shelter and associated counseling center	A semi-annual report be submitted to the City of Columbia - Public Works Department - Building and Site Development Division stating the maximum monthly occupancy level and support services provided.		
1809	Variance	Withdrawn	515	E. Broadway	Bette Heidman Douglass Properties, LLC (owner) Tropical Liqueurs Corporation (tenant)	Josh Oxenhandler	March 8, 2011 April 12, 2011	n/a			
1808	Variance	Approved	220 and 260	S. Tenth Street	10th and Elm, LLC and Walnut Brook, LLC	Kerry Bush and Adam Patchett	March 8, 2011	variance from compliance with Article V of Chapter 12A - Stormwater Management as it pertains to water quality by allowing the site to meet a level of service of 3 for water quality treatment instead of the required level of service of 4 for water quality treatment			
1807	Variance	Approved	201	Nebraska Avenue	GRD Properties, LLC (owner) and Joe Machens Nissan, Inc. (tenant)	Marjorie M. Lewis	February 8, 2011	variance to the sign ordinance by allowing one additional freestanding pylon sign along the I-70 right-of-way			
1806	Variance	Approved	1510/1512	W. Worley Street	Joel Hardt	n/a	February 8, 2011	variance to the minimum lot area per dwelling requirement by allowing the construction of a new two-family (duplex) structure on a lot, which is approximately 8,900 square feet			
1805	Appeal or Variance	Approved	2703	E. Broadway	The Broadway Shops	David G. Brown	January 11, 2011	variance to the sign ordinance by allowing a tenant to place a sign on the east wall of 2703 E. Broadway that is not considered an on-premise wall since the tenant does not utilize the space adjacent to the wall			
1804	Variance	Approved	1600	E. Broadway	Boone County Hospital, Board of Trustees of Boone Hospital Center, and County of Boone	Thomas Schneider	January 11, 2011	variance to the sign ordinance by allowing wall signage (one sign) at the north elevation to be two hundred sixty and four-tenths (260.4) square feet in area and wall signage at the west elevation (two signs) to be five hundred sixty-eight and four-tenths (568.4) square feet in area, which exceeds the maximum square feet permitted			
1803	Variances	Approved	201	S. College Avenue	MU Crew, LLC	Phebe La Mar and Daniel Beckett	January 11, 2011	variances to the rear and side yard setback requirements, the off-street parking requirements and the minimum lot size requirement by allowing the expansion of a non-conforming building that does and/or will encroach into the required rear and side yard setbacks and not meet the off-street parking and minimum lot size requirements			
1802	Variance	Withdrawn	4303	S. Providence Road (Rock Bridge High School)	Columbia School District	David Walker	January 11, 2011 February 8, 2011 March 8, 2011	n/a			
1801	Variance	Approved	814	Rollins Road	Roy and Margarita Tye	n/a	December 14, 2010	variance to the median front yard setback requirement by allowing the residential structure, which includes a covered front porch and deck, to be located forty-four (44) feet from the back of the curb			
1800	Variance	Approved	16	E. Sexton Road	Jada Lea Jesse	n/a	December 14, 2010	variance to the requirement that a detached garage be at least three feet away from any side property line by allowing a new detached garage to be constructed on the existing footing/foundation of a prior detached garage, which is less than three feet from the east side property line			
1799	Variance	Withdrawn	1513	W. Rollins Road	Dan and Shirley Pierce	Tom Schneider	December 14, 2010	n/a			
1798	Variance	Withdrawn	1510/1512	W. Worley Street	Hardt's Rental, LLC	Lori L. Green	December 14, 2010 January 11, 2011	n/a			

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1797	Variance	Approved	25	East Worley Street	Jacinto and Yoleidis Facio	n/a	November 9, 2010	variance to the side yard setback requirement by allowing the existing residential structure to remain in its current location with the northeast side of the structure only being five (5) feet from the existing fence, which is assumed to be the property line			
1796	Conditional Use Permit	Approved	5720	Abercorn Drive	Mill Creek Manor, Inc.	Dan Simon	October 12, 2010	conditional use permit for the purpose of constructing and operating a private outdoor swim club and associated facilities	Enhanced landscaping and buffering, beyond the minimum required by Section 29-25, be provided along three sides of the proposed improvements that abut adjacent residential properties.		
1795	Conditional Use Permit	Approved	2650	Ballenger Lane	Sprint-Nextel (lessee) and Robert E. and Audrey E. Gerau Trusts (owner/lessor)	Curtis Holland	July 13, 2010	conditional use permit for the purpose of constructing a 120 foot monopole communications antenna and tower and the related above ground communications equipment shelter	The drive to be extended to the subject site be improved with a dust-free, pervious surface.		
1794	Variance	Approved	4100	West Broadway	West Broadway Swim Club, Inc.	Kevin O'Brien	May 11, 2010	variance to the sign ordinance by allowing the sign to be twelve (12) feet above the roadway, which is six (6) feet higher than permitted			
1793	Variances	Denied/Withdrawn	1609	Paris Road	Market Ready, LLC (owner) and Tiger Tots Child Development Center (tenant)	Randall Johnston	April 13, 2010	n/a			
1792	Conditional Use Permit	Approved	4040	Bearfield Road	Central Missouri Sheltered Enterprises, Inc.	Daniel Beckett	March 9, 2010	conditional use permit for the purpose of operating a greenhouse/nursery and retail business engaging in the sale of greenhouse/nursery products	(1) No new structures shall be permitted; (2) all deliveries of greenhouse/nursery materials shall occur on-site from 8:00 a.m. to 5:00 p.m. Monday through Friday and shall not encumber any public right-of-way; (3) outside storage areas shall not reduce the amount of available parking on-site and shall be shown on the screening plan approved by the Planning and Zoning Commission prior to storage activities commencing; and (4) the hours of operation for retail sales shall be restricted from 3:00 p.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday.		
1791	Variance	Approved	216	South Garth Avenue	Bonnie Kerridge	n/a	January 12, 2010	variance to the side yard setback requirement by allowing the north side yard to be reduced to two and seven-tenths (2.7) feet			
1790	Variance	Approved	1100	North Seventh Street	First Assembly of God, Inc.	Danny Miller	January 12, 2010	variance to the front yard setback requirement by allowing the front yard to be reduced to fourteen (14) feet and six (6) inches			
1789	Appeal	Approved	501	Elm Street	Elm Street Enterprises, LLC	Erick S. Creach	December 8, 2009	variance from compliance with Article V of Chapter 12A - Stormwater Management as it pertains to the use of alternate or equivalent best management practices (BMP's) by not requiring the small area BMP			
1788	Variance	Approved	801	Fairway Drive	Richard and Kimi Rother	n/a	November 10, 2009	variance to the side yard setback requirement by allowing the north side yard to be reduced to two (2) feet			
1787	Variance	Approved	1121	Glenwood Avenue	Garry and Ruth Ann Spotts	n/a	November 10, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to five (5) feet			
1786	Variance	Approved	511	E. Rollins Street	Pi Beta Phi House Corp	Lorie Towe	November 10, 2009	variance to the rear yard setback requirement by allowing the rear yard to be reduced to sixteen (16) feet and six (6) inches			
1785	Variance	Denied	405	E. Nifong Boulevard	TKG Rock Bridge Center, LLC (owner) and Hy-Vee, Inc. (tenant)	Phebe La Mar	September 9, 2009	n/a			
1784	Variance	Approved	25	Conley Road	Broadway Crossings Partnership II (owner) and Hy-Vee, Inc. (tenant)	Phebe La Mar	September 9, 2009	variance to the sign ordinance by allowing 355 square feet of total sign area, which exceeds the maximum allowed by 67 square feet			
1783	Variance	Approved	1121	Ashland Gravel Road	Missouri Manor Apartments, LLC	Phebe La Mar	August 11, 2009	variance from compliance with Article V of Chapter 12A - Stormwater Management by allowing stormwater detention for only the 15 percent increase in impervious area and the water quality control measures discussed at the August 11, 2009 meeting to be provided in a plan to City staff for their review and approval			
1782	Variance	Approved	224	East Parkway Drive	Jon Poses	N/A	August 11, 2009	variance to the requirement that a detached garage be at least three (3) feet from any side lot line by allowing the detached garage to be rebuilt on the existing foundation, which is less than three (3) feet from the north side lot line			
1781	Variances	Approved/Denied	303	Oak Street	Columbia Community Development Corporation	Matt Volkert	July 14, 2009	variance to the requirement for off-street parking to be at least six feet from the adjacent lot by allowing the off-street parking to be less than six (6) feet from the adjoining lot on the north side			
1780	Conditional Use Permit and Variance	Approved	808	King Avenue	Human Enterprises, Inc. (lessor); Columbia Community Montessori (lessee)	Matthew Wilson and Michael Byrne	July 14, 2009	conditional use permit for the purpose of operating a child education center and a variance to the minimum number of off-street parking spaces required by allowing four (4) parking spaces, which is one (1) parking space less than required	A landscaping plan, compliant with Section 29-25 and Chapter 12A of the City Code, is submitted and approved prior to the issuance of a building permit and that all landscaping improvements shown thereon are installed prior to the issuance of a certificate of occupancy, and the use of the existing structure is limited to that of a child education center having no more than fifteen (15) students and two (2) teachers.		
1779	Variance	Approved	1025 115	East Walnut Street Orr Street	W. M. Geiger & Son's, Inc. (owner); Berry Building, LLC (contract purchaser); Wilson's Total Fitness, Inc. (tenant)	Michael Holder	June 9, 2009	variances to the sign ordinances by allowing a sign to be placed on the west wall, which is the wall/elevation that does not meet the definition of an elevation, and for that sign to be placed higher on the wall than permitted			
1778	Variance	Approved	1701	Alaska Court	Denise Larkin	n/a	June 9, 2009	variance to the minimum setback requirement for an accessory structure by allowing the private detached garage and private swimming pool to be located twenty-five (25) feet from the front lot line			
1777	Variance	Approved	3216	Clark Lane	J J & F of Missouri, Inc. (Super 8 Motel)	Phebe La Mar	May 12, 2009	variance to the sign ordinance by allowing a change to the face of the existing freestanding sign that is fifty-six (56) feet above the roadway and exceeds the maximum height allowed			
1776	Variances	Approved	3332-3334	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variances to the front and rear yard setback requirements by allowing the front and rear yards to be reduced to twenty-four (24) feet			
1775	Variance	Approved	3328-3330	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to twenty-four (24) feet			
1774	Variance	Approved	3324-3326	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to twenty-four (24) feet			
1773	Variance	Approved	3240-3242	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to twenty-four (24) feet			

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1772	Variance	Approved	3232-3234	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the rear yard setback requirement by allowing the rear yard to be reduced to twenty-four (24) feet			
1771	Variance	Approved	3228-3230	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the rear yard setback requirement by allowing the rear yard to be reduced to twenty-four (24) feet			
1770	Variance	Approved	3212-3214	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to thirteen (13) feet			
1769	Variance	Approved	3201-3203	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to twenty-four (24) feet			
1768	Variance	Approved	3105-3107	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the rear yard setback requirement by allowing the rear yard to be reduced to twenty-two (22) feet			
1767	Variance	Approved	3104-3106	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the front yard setback requirement by allowing the front yard to be reduced to fifteen (15) feet			
1766	Variance	Approved	3101-3103	Jenne Hill Drive	Jenne Hill Townhomes, LLC	Robert Hollis	April 14, 2009	variance to the rear yard setback requirement by allowing the rear yard to be reduced to twenty-three (23) feet			
1765	Conditional Use Permit	Approved	2900	Forum Boulevard	3 Forums LLC (owner), Wireless Asset Group, LLC, and AT&T Mobility	Dan Simon	April 14, 2009	conditional use permit for the purpose of constructing a 160 foot stealth monopole design communications tower, which exceeds the maximum height allowed per the C-P development plan and places the related equipment above ground, and to allow the setback to be fifty-five (55) feet from R-1 zoned property per the site plan dated April 10, 2009	The elevated equipment platform is screened with neutral earth-tone colored slats around the chain link fence and with landscaping.		
1764	Variance	Approved	906	Woodson Way	MacRiley Properties, LLC (contract purchaser) and 1031 Exchangor, Inc. (owner)	Craig Van Matre	March 10, 2009	variance form compliance with Article V of Chapter 12A - Stormwater Management as it pertains to water quality by allowing the sand filter box/pit originally planned to be deleted from the stormwater management plan			
1763	Variance	Denied	227	N. Stadium Boulevard	TKG Biscayne, LLC (owner) and Dick's Sporting Goods, Inc. (tenant)	Craig Van Matre and Robert Hollis	January 23, 2009 February 10, 2009	n/a			
1762	Variances	Approved	3850	Bethel Street	Bethel Ridge II, LP	Tom Harrison	February 10, 2009	variances to the building height requirement and the sign ordinances by allowing the building to be thirty-seven (37) feet in height and by allowing the freestanding sign surface area to be thirty-two (32) square feet and for the freestanding sign to setback fifty-six (56) feet from the side property line			
1761	Variance	Approved	4008	W. Broadway	MJM Enterprises, LLC	Skip Walther	February 10, 2009 March 10, 2009	variance to the sign ordinance by allowing the nonconforming painted sign to remain on the brick exterior wall	The painted wall sign be removed when the business left the building		
1760	Variance	Approved	701	Glenwood Court	Brian and Erika Waller	n/a	December 9, 2008	variance to the front yard setback requirement by allowing an addition to the residence to encroach thirteen feet and one-half (13.5) feet into the required front yard			
1759	Variance	Approved	1412	St. Christopher Street	Mary L. Kendrick	n/a	December 9, 2008	variance to the parking space requirement by allowing the two required off-street parking spaces to be in the required front yard			
1758	Variance	Approved	110	Benton Street	Betty S. Brown	n/a	November 11, 2008	variance to the front yard setback requirement by allowing a detached garage to be located forty-five (45) feet from the curb			
1757	Variance	Withdrawn	2107	W. Worley Street	Shirley M. Wilbers, Trustee (owner) and Jiffy Lube (tenant)	Phebe La Mar	October 14, 2008 November 11, 2008	n/a			
1757	Variance	Approved	2107	W. Worley Street	Shirley M. Wilbers, Trustee (owner) and Jiffy Lube (tenant)	Phebe La Mar	November 11, 2008	variances to the sign ordinance by allowing a change to the face of the existing freestanding sign, which does not meet the minimum ten foot setback requirement from the right-of-way line and the minimum 25 percent of lot width setback requirement from the side property line, and for the height of the sign to be 23.5 feet			
1756	Appeal	Approved	12	S. Second Street	TKG Stadium, LLC (owner) and Nick Cockrum and Lesly Thurman (tenants)	Tom Harrison	September 9, 2008	appeal to a decision to not allow a doggie daycare business in a C-2 zoned building by determining, in this case of uncertainty and pursuant to Section 29-31 (g)(6)(e) of the Columbia Code of Ordinances, the classification of a doggie daycare, which was not specifically enumerated in the zoning code, was similar to the allowed C-1 use of grooming that does not permit overnight stays			
1755	Variances	Approved	4211	Chateau Road	Nauser Investments, LLC	Dan Simon and Marjorie Lewis	September 9, 2008	variances to the minimum lot size and minimum lot width requirements by allowing the lot size to be 19,790 square feet, which is 2,210 square feet less than required, and the lot width to be the width shown on the survey dated July 25, 2008 (attached as Exhibit 6), which is less than required			
1754	Variance	Approved	3605	Timber Run Drive	Elizabeth Snyder	n/a	September 9, 2008	variance to the side yard setback requirement by allowing the building to encroach ten (10) inches into the required west side yard			
1753	Variance	Approved	12	N. Greenwood Avenue	Greg Olson and Chris Montgomery	n/a	August 12, 2008	variance to the parking space requirement by allowing the two required off street parking spaces to be located in the front yard			
1752	Variances	Approved	1600	East Broadway	Board of Trustees of Boone County Hospital (Boone Hospital Center)	Tom Schneider	August 12, 2008	variances to the front yard setback requirement and the building height requirement by allowing the proposed building to be one hundred thirty-five (135) feet in height and encroach twelve to fourteen (12-14) feet into the required front yard			
1751	Conditional Use Permit	Approved	4707	Maple Leaf Drive	Eastland Hills Estates Homeowners Association, Inc.	Robert Hollis	July 8, 2008	conditional use permit for the purpose of constructing and operating a private outdoor swim club and related facilities	The hours of operation being limited to 10:00 a.m. to dusk and no parking lot lighting being allowed other than security lighting.		
1750	Variances	Approved	1404	Gary Street	Claire Garden, Evan Prost, and Hoyt DeVane	n/a	June 10, 2008	variances to the front yard setback requirement and the requirement that the detached garage/carport cannot be located less than sixty (60) feet from the front lot line by allowing the detached garage/carport to encroach five (5) feet into the required front yard and be only forty-one (41) feet from the curb			
1749	Conditional Use Permit	Approved	3712	I-70 Drive Southwest	Caroline and Edgard Perdomo	n/a	June 10, 2008	three year renewal of a conditional use permit for the purpose of a home occupation (wellness spa) that does not have more than 40% of the total floor area of the house devoted to the home occupation and has one full-time 40-hour individual or two one-half time (20 hours each) individuals who do not reside in the dwelling unit			
1748	Conditional Use Permit	Approved	201	Westwood Avenue	Stephen and Gena Scott	Stephen Scott	June 10, 2008	three year renewal of a conditional use permit for the purpose of a home occupation (law office) that does not have more than 40% of the total floor area of the dwelling unit and garage area devoted to the home occupation and has one full-time 40-hour individual or two one-half time (20 hours each) individuals who do not reside in the dwelling unit			

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1747	Variance	Approved	1406	Business Loop 70 West	Wilcox Properties of Columbia, LLC	Craig Van Matre	May 13, 2008	variance from compliance with Section 12A-91-Stormwater Management and Water Quality Manual requirements by allowing the post-dvelopment peak runoff to discharge from the site at a higher rate than the pre-development peak runoff subject to (1) meeting a minimum of a 2-year storm with the rain gardens and (2) a mitigation study being done in cooperation with Memorial Funeral Home, if the Memorial Funeral Home desired			
1746	Variance	Withdrawn	2804	Woodberry Court	Paul and Deborah Thompson	n/a	May 13, 2008	n/a			
1745	Appeal	Denied	2105	Paris Road	Mid-City Lumber Company, Ltd	Thomas Harrison	April 8, 2008 May 13, 2008	n/a		Cause remanded to BOA in Case No. 08BA-CV02961, <u>Mid-City Lumber Company, Ltd., A Missouri Corp. v. City of Columbia Board of Adjustment</u>	
1744	Variance	Approved	608	E. Cherry Street	The YouZeum, Inc.	Skip Walther	March 11, 2008 April 8, 2008	variances to the sign ordinance by allowing two (2) one hundred and twenty-one (121) square foot wall signs on the west elevation; two (2) eighty-eight (88) square foot wall signs on the east elevation; two (2) seventy-two (72) square foot wall signs on the north/front elevation; and two (2) eighty-eight (88) square foot wall signs on the north/front elevation	The sign message may be changed, but the size and position as depicted in the application may not be significantly altered.		
1743	Variances	Approved	3206	Clark Lane	Morgan Restaurants, Inc. d/b/a McDonald's	Thomas Schneider	March 11, 2008	variance to the sign ordinance by allowing the installation of a new telescoping freestanding sign with a front yard setback of sixteen (16) feet to be forty-five (45) feet in height, which is twelve (12) feet higher than that allowed, and a side yard setback of twelve (12) feet, which is twenty-four (24) feet less than the required side yard			
1742	Variance	Approved	1217	Business Loop 70 West	Stewart Enterprises, Inc. and Memorial Funeral Home	Robert Hollis	March 11, 2008 April 8, 2008	variance to the sign ordinance by allowing a change to the face of the existing non-conforming freestanding sign			
1741	Variance	Approved	227	South Sixth Street	Elm Street Properties, LLC	Phebe La Mar	March 11, 2008	variance to the sign ordinance by allowing a sign to be placed on the front canopy roof of a building within the Special Business District			
1740	Variance	Approved	402	E. Broadway	Flat Branch Properties LLC (owner) and Kingdom Operating Company LLC (tenant)	Phebe La Mar	March 11, 2008	variances to the sign ordinance by allowing a change to the face of the existing wall sign and a change to the face of the existing non-conforming freestanding sign			
1739	Variance	Approved	2909 and 2911	Old Highway 63 South	Mel and Charlotte Smarr	n/a	March 11, 2008	variance to the building height requirement for self-service storage facilities by allowing the self-storage buildings to be 25 feet in height measured by the mean elevation method as defined in Section 29-16 of the City of Columbia Code of Ordinances			
1738	Variances	Approved	310	Oak Street	Columbia Community Development Center	Matthew Volkert	February 12, 2008	variances to the side yard setback requirement by allowing construction of a new home to encroach one (1) foot into the south side yard and two (2) feet into the north side yard			
1737	Conditional Use Permit	Approved	4407	Payson Drive	WJP Properties, LLC	Dan Simon	January 8, 2008	conditional use permit for the purpose of constructing a private outdoor swim club/pool and associated facilities	the hours of operation be limited to between 9:00 a.m. and 9:00 p.m.		
1736	Variance	Approved	601	Blue Ridge Road	Grace Bible Church	Mark Jones	December 11, 2007	variance to the height requirement by allowing a maximum height of seventy-two (72) feet for the proposed squire			
1735	Variance	Withdrawn	203	S. Ninth Street	Missouri Symphony Society	Sarah Giboney	December 11, 2007	n/a			
1734	Conditional Use Permit	Approved	1105	Elleta Boulevard	Columbia Housing Authority	Marjorie Lewis	December 11, 2007	conditional use permit for the purpose of allowing a small store (mini-mart) to operate within a laundry facility			
1733	Conditional Use Permit	Approved	225	Unity Street	Columbia Housing Authority	Marjorie Lewis	December 11, 2007	conditional use permit for the purpose of allowing a small store (mini-mart) to operate within a laundry facility			
1732	Variance	Approved	416	Westwood Avenue	Charles T. Curtis	n/a	November 13, 2007	variance to the front yard setback requirement by allowing the detached garage to encroach into the required front yard as shown in Exhibit A (attached)			
1731	Variances	Approved	1507A, 1507B and 1509	Brighton Street	Justin Naydyhor	n/a	November 13, 2007	variances to the stem width of a tier lot, rear yard setback and lot width requirements by allowing the stem width of the tier lot to be 18 feet and a 1.9 foot encroachment into the required rear yard for 1507A/1507B Brighton and by allowing the lot width to be 58 feet for 1509 Brighton, which will allow the applicant to proceed with subdivision of a lot			
1730	Variances	Approved	1509	Brighton Street	Justin Naydyhor	n/a	October 9, 2007 November 13, 2007	variances to the front, rear and side yard setback requirements and the area requirement by allowing a 3.4 foot encroachment into the required front yard, a 6.9 foot encroachment into the required rear yard, a 2.8 foot encroachment into the required west side yard, a 1.7 foot encroachment into the required east side yard, and by allowing the lot area to be 3,944 square feet, which will allow the applicant to proceed with subdivision of a lot			
1729	Variance	Withdrawn	1004	N. Seventh Street	Central Missouri Community Action	n/a	October 9, 2007 November 13, 2007	n/a			
1728	Variances	Approved/Denied	816	Randy Lane	Joe Sanford and Debra Koivunen	Marjorie Lewis	September 11, 2007	variance to the rear yard setback requirement by allowing the deck addition to encroach four (4) feet into the required rear yard			
1727	Variance	Denied	2000, 2002, 2004, 2008	Business Loop 70 East	Thomas and Pam Kardon	George Smith	September 11, 2007 October 9, 2007	n/a			
1726	Variance	Approved	217	North Ninth Street	217 North Ninth, LLC	Thomas M. Harrison	August 14, 2007	variance to the sign ordinance by allowing the existing sign, which exceeds the allowed size and is on a wall that does not face a public right of way, to remain			
1725	Variance	Approved	301	N. Stadium Boulevard	TKG Biscayne, LLC (owner/lessor) and Boone County National Bank (lessee)	Craig Van Matre and Erick Creach	August 14, 2007	variance to the front yard setback requirement by allowing the ATM structure to encroach eleven (11) feet into the required front yard			
1724	Appeal	Approved	33	N. Ninth Street	C. K. Hoenes of Hoenes Properties, LLC (owner) and Paul Scardina of W. G. Grinders (lessee)	Josh Oxenhandler	July 10, 2007	a decision to allow a storage facility for specific items in a C-2 zoned building by allowing a storage facility	paint, fireworks, aerosol cans, flammable liquids and all highly combustible hazardous materials would not be allowed and that only nearby commercial businesses in the downtown could use the facility.		
1723	Variance	Approved	5900	Webster Grove Road	Jack Bruns of J & B Builders Designs, Inc.	n/a	July 10, 2007	variance to the rear yard setback requirement by allowing the structure to encroach seven (7) feet into the required rear yard			
1722	Variance	Approved	4650	S. Rock Quarry Road	Keith William Baumstark and Laurel Walter-Baumstark	n/a	June 12, 2007	variance to the requirement that the driveway be paved by allowing the existing driveway to remain gravel			

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1721	Variance	Withdrawn	1711	University Avenue	William, Sheryl and Daniel Trappmeyer	Dan Simon	June 12, 2007	n/a			
1720	Variance	Approved	301	Fredora	Doug and Kathy Steinhoff	n/a	June 12, 2007	variance to the front yard setback requirement by allowing a covered porch addition to encroach 7.5 feet into the required front yard			
1719	Variance	Withdrawn	33	N. Ninth Street	Hoenes Properties, LLC (owner) and Paul Scardina (lessee)	Josh Oxenhandler	June 12, 2007	n/a			
1718	Variance	Approved	4710	Forum Boulevard	Highland Properties Company (owner/lessor) and Sprint Spectrum, LP (lessee)	Craig Van Matre	June 12, 2007	variances to the conditions required for the construction of a 95 foot monopole communications antenna/tower by allowing the height of the antenna/tower to be 95 feet and by allowing the construction of an above ground communications equipment shelter and a 20 foot by 25 foot masonry wall to hide the equipment shelter		Board's decision upheld by the Court in Case Nos. 07BA-CV03204, The Highlands Homes Association, et al v. The Board of Adjustment, et al and WD70862, The Highlands Homes Association, et al v. The Board of Adjustment, et al	
1717	Variance	Approved	1700 and 1706	I-70 Drive Southwest	Jack Horton and John Williams	Bruce Beckett	June 12, 2007	variances to the conditions required for the construction of a kennel by allowing a kennel to be constructed on the site, which is less than the required two acres in size	A maximum of 50 animals would be boarded; all existing animal boarding areas in the existing Pet Fair building are to be enclosed in the existing building and all new animal boarding areas are to be contained entirely within the interior of the building addition; no exterior animal "run" shall be permitted; only one animal or one animal family at a time may be exercised outside the building, and then only within a fenced area while under supervision of an employee; no more than four animals at a time may be kept in an exterior "holding pen" and then only while such animals' interior kennels are being cleaned, which holding pens shall be used only between the hours of 7:00 a.m. and 11:00 a.m.; and a solid fence would be placed around any property used as an exercise area.		
1716	Variance	Approved	507	South Garth Avenue	Karen C. Cone and Becky L. Snider	n/a	June 12, 2007	variance to the side yard setback requirement by allowing a breezeway and garage addition with an upstairs room over the garage to encroach 3.6 feet into the required side yard			
1715	Variance	Approved		Northwest corner north and west of Smiley and Highway 763 Boone County National Bank	Tom Bass Properties, LLC and Rangeline Crossing, LLC	Phebe La Mar	June 12, 2007	variance from complying with the provisions of ordinance #019343 - chapter 12A - article X - stream buffer requirements by exempting the project from the requirements of chapter 12A article X, stream buffer requirements, which will allow the granting of the applied for land disturbance permit			
1714	Conditional Use Permit	Approved	4004	Sidewinder Drive	Steve Herigon Construction, Inc.	Erick Creach	June 12, 2007	conditional use permit for the construction of a swimming pool and amenities	The hours of operation will be limited to 10:00 a.m. to dusk and there will be no parking lot lighting, other than security lighting, nor any lighting to accommodate night time swimming.		
1713	Conditional Use Permit	Approved		South side of Vawter School Road and east of Scott Boulevard in the Copperstone Subdivision	Woodland Hills Properties, LLC	Phebe La Mar	June 12, 2007	conditional use permit for the construction of a private irrigation pond, clean out and enlargement of two existing ponds and construction of an irrigation well			
1712	Variances	Denied	7 and 9 703	Glenwood Avenue Broadway	Richard Maresca and John Vukmanovic	Matthew Volkert and Erick Creach	June 12, 2007	n/a			
1711	Conditional Use Permit	Withdrawn	500 & 510	Prairie Lane	Steve Herigon Construction, Inc.	n/a	n/a	n/a			
1710	Variance	Withdrawn	3101	North Highway 63	Rampart Investments, LLC	Robert Hollis	n/a	n/a			
1709	Variance	Approved	1000	W. Rollins Road	Diane Bishop and Leslie Perna	n/a	December 12, 2006	variance to the side yard setback requirement by allowing a garage addition to encroach up to seven (7) feet into the required side yard			
1708	Variance	Approved	3200	Penn Terrace	Liberty Square Properties, LLC	Robert Hollis	November 14, 2006	variance to the sign ordinance by allowing a maximum of 72 (seventy-two) square foot signs for single bay users and a maximum of 128 (one hundred twenty-eight) square foot signs for multiple bay users			
1707	Conditional Use Permit	Approved	1005	West Worley Street	City of Columbia and Boone County (owner) and Cellco Partnership d/b/a Verizon Wireless (lessee)	Curtis Holland	November 14, 2006 December 12, 2006	conditional use permit for the construction of a permanent 105 foot white stealth monopole with light standard to match the existing lights in the parking lot and the construction of a temporary cell-on-wheels telecommunications facility, which includes a trailer with a 60 foot tall tower mast and which would be removed upon completion of the permanent site			
1706	Conditional Use Permit	Approved	2201	West Rollins Road	Trinity Lutheran Church (owner) and Cellco Partnership d/b/a Verizon Wireless (lessee)	Curtis Holland and Chris Kespohl	October 10, 2006	conditional use permit for the construction of a 90 foot bell communications tower with a 20 foot by 24 foot equipment building	The equipment building is located as close to parking lot as possible, the equipment building, to include the roof slope/pitch, is compatible in construction/architecture with the Church education building and the Church is allowed to use a portion of the equipment building for storage.		
1705	Variance	Approved	1313	Grand Avenue, Suite A	Anderson Holdings, LLC	Robert Hollis	September 12, 2006	variance to the screening and landscaping requirements by allowing the parking lot to abut City right-of-way contingent upon the applicant receiving a permit from the City to maintain landscaping on the City's right-of-way, completing the associated landscaping work, recording a deed restriction or a legal document ensuring the requirement to maintain the landscaping with the City's right-of-way would remain with the property, and that all of those items were completed within 90 days			
1704	Variance	Withdrawn	3200	Penn Terrace	Liberty Square Properties, LLC (property owner) and DAS Investments, LLC /The Zou Pub & Grill (lessee)	Robert Hollis	September 12, 2006	n/a			
1703	Variance	Denied	4413-4415	Oakview Drive	Shari Jean Harmon Revocable Intervivos Trust	n/a	September 12, 2006	n/a			

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1702	Variance	Approved	402	N. Eighth Street	John and Linda Rootes	n/a	September 12, 2006	variance to the rear yard setback requirement by allowing a covered porch to encroach four (4) feet into the required rear yard			
1701	Variances	Approved	503	Taylor Street	Paul Wallace and Robin Remington Wallace	n/a	September 12, 2006	variance to the front and side yard setback requirements by allowing a carport to encroach ten (10) feet into the required front yard and three (3) feet into the required side yard			
1700	Variance	Approved	1000	Kennesaw Ridge Road	First National Bank and Trust Co.	Phebe La Mar	August 8, 2006	variance to the sign ordinance by allowing a freestanding monument sign to be placed thirty-two feet and four inches (32'4") from the south property line			
1699	Conditional Use Permit and Variance	Denied	1108	W. Ash	Alamosa Missouri Properties, LLC (lessee) and The Salvation Army (owner)	Randall Johnston	August 8, 2006	n/a			
1698	Variance	Approved	1000	Smiley Lane	Steve Herigon Construction, Inc. (property owner) and MFA Petroleum Company (lessee)	David Kurtz	July 11, 2006	variance to the sign ordinance by allowing a freestanding/monument sign to be placed one (1) foot from the west property line			
1697	Conditional Use Permit	Approved	301	W. Green Meadows Road	Rock Bridge Christian Church (Disciples of Christ) Incorporated, a Missouri not-for-profit corporation (owner) and Cellco Partnership d/b/a Verizon Wireless (lessee)	Curtis Holland	July 11, 2006	conditional use permit for the construction of a 103 foot stealth design cellular communications tower with the related equipment being contained in an existing above ground shed			
1696	Conditional Use Permit	Withdrawn	4600	Christian Fellowship	Christian Fellowship of Columbia, MO Inc. (owner) and Cellco Partnership d/b/a Verizon Wireless (lessee)	n/a	July 11, 2006 August 8, 2006	n/a			
1695	Conditional Use Permit	Denied	1313	Stonehaven Road	William H. Griffin	Tom Schneider	June 13, 2006	n/a			
1694	Variance	Approved	610	North Cooper Drive	Gregory and Sharon Anderson (property owners) and Ozark Custard, LLC d/b/a Andy's Frozen Custard (lessee)	Robert Hollis	May 9, 2006	variance to the sign ordinance by allowing the attachment of the proposed signs on the red blade structure at an elevation above the highest point of the roof			
1693	Variance	Approved	3305	Lake Town Drive	Thomas Schupp	n/a	May 9, 2006	variance to the rear yard setback requirement by allowing the construction of an addition to encroach approximately four (4) feet into the required rear yard			
1692	Variance	Approved	5801	N.E. Thompson Road	Gary Naugle Company	Robert Hollis	May 9, 2006	variance to the rear yard setback requirement by allowing the existing building to encroach nineteen (19) feet into the required rear yard	Property being annexed into the City of Columbia		
1691	Variance	Approved	1923	Cedar Cliff Drive	Vernon Clark	n/a	May 9, 2006	variance to the front yard setback requirement by allowing a carport to encroach approximately seven (7) feet into the required front yard			
1690	Appeal	Approved	3304	Broadway Business Park Court, Suite H	Shakespeare's Pizza, Inc.	H. A. Walther	May 9, 2006	appeal allowing the proposed expansion of the commercial facility which includes a specific area for the fabrication of additional product for off-site retail sales			
1689	Conditional Use Permit	Approved	208	Peachway Court	Christopher Leach and Jill Moseley (lessee) and Angelo Skylavadis (owner)	Josh Oxenhandler	May 9, 2006	conditional use permit for the operation of a small animal hospital			
1688	Conditional Use Permit	Approved		North side of Campus View Drive, east of South Providence Road/State Route 163	Columbia Campus View, LLC	Robert Hollis	May 9, 2006	conditional use permit for the construction of two permanent lakes in a condominium development			
1687	Variance	Approved	3601	West Broadway	Kellys' Ridge Partnership, LP	Marjorie Lewis	April 11, 2006	variances to the sign ordinance by allowing the installation of a thirty-two (32) square foot monument/freestanding sign on the Broadway frontage to encroach one hundred seventeen and one-half (117.5) feet into the required setback from the east side lot line and by allowing the installation of a monument/freestanding sign parallel to Silvey Street and on the Silvey Street frontage to encroach thirty-five (35) feet into the required setback from the north side lot line			
1686	Variance	Approved	301	Bay Pointe Lane	JQB Construction, Inc.	Rod Stevens	April 11, 2006	variance to the rear yard setback requirement by allowing the existing building to encroach twelve (12) feet and nine (9) inches into the required rear yard			
1685	Variances	Approved	808	Charles Street	Thomas Highbarger	n/a	April 11, 2006	variances to the front yard setback and the minimum setback requirement for an accessory structure by allowing a detached carport to encroach twenty-two (22) feet into the required front yard and by granting an exception to the minimum setback requirement for an accessory structure			
1684	Variance	Withdrawn	3601	West Broadway	Kellys' Ridge Partnership, LP	Marjorie Lewis	March 14, 2006	n/a			
1683	Variance	Approved	5565, 5567, 5579, 5581, 5601, 5603, 5619, 5621, 5641, 5643, 5663 and 5665	Bethel Lane	Old Plank, LLC	Kerry Bush	March 14, 2006	variances to the side yard setback requirement by allowing the existing structures to encroach into the required side yards as shown on the Final Plat of Walnut Brook Subdivision Plat 6 dated January 13, 2006, which was submitted with the application			
1682	Variance	No Action Taken	2009	Bear Creek Drive	Jonathan E. and Elizabeth C. Harding	n/a	March 14, 2006	n/a			
1681	Variance	Denied	4709	Paris Road	Mid-City Associates, LLC	Rodney Stevens	March 14, 2006	n/a			
1680	Variance	Approved	2605	Burrwood Drive	Jeremy and Dawn M. Brown	n/a	February 14, 2006	variance to the rear yard setback requirement by allowing an addition to the existing structure to encroach six (6) feet into the required rear yard			
1679	Variance	Approved	3611	Barksdale Mill Drive (island at the intersection of Old Mill Creek Road and Barksdale Mill Drive)	Mill Creek Manor, Inc. and Mill Creek Manor Homes Association	Marjorie Lewis and Dan Simon	February 14, 2006	variances to the sign ordinance by allowing the installation of a twenty (20) square foot freestanding/monument sign that is setback three (3) feet from the intersection of Barksdale Mill Drive and the right-of-way of Old Mill Creek Road and located on an island that is five (5) feet wide	If Route KK (Old Mill Creek Road) is widened and the sign becomes a sight hazard, the sign would be removed or moved to an appropriate location at the owner's expense		
1678	Conditional Use Permit	Approved		Corner of Smith Drive and Louisville Drive	Green Meadows Property, LLC	Robert Hollis	February 14, 2006	conditional use permit for the construction of a private lake			
1677	Variance	Approved	2802	Terry Lane	Jerrad Miers	n/a	February 14, 2006	variance to the front yard setback requirement by allowing the existing structure to encroach three (3) feet into the required front yard and an addition to the structure to encroach eleven (11) feet into the required front yard			

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1676	Variance	Approved	105 and 107	E. Stewart Road	Raymond and Hsiao-Mei Wiedmeyer	n/a	January 10, 2006	variance to the setback requirement for parking areas by allowing construction of the required parking lot to encroach into the required setback and be placed adjacent to the property line of the adjoining lots			
1675	Variance	Denied	3601	West Broadway	Kellys' Ridge Partnership, LP	Dan Simon and Marjorie Lewis	January 10, 2006 February 14, 2006	n/a			
1674	Variance	Approved	1600	E. Broadway	Board of Trustees of Boone County Hospital d/b/a Boone Hospital Center	Tom Schneider	December 13, 2005	variances to the sign ordinance by allowing the installation of a 32 square foot canopy sign that faces Ann Street to the east and a 32 square foot canopy sign that faces William Street to the west			
1673	Variance	Approved	3115	Falling Leaf Court	Falling Leaf, LLC	Tom Schneider	December 13, 2005	variance to the sign ordinance by allowing the installation of a freestanding monument sign approximately ten (10) feet from the side property line			
1672	Variance	Approved	1010	E. Green Meadows Road	Kohl's Department Stores Inc.	Dan Simon	December 13, 2005	variance to the sign ordinance by allowing the installation of a 193 square foot wall sign on the east wall			
1671	Variance	Approved	4304	Cotton Wood Drive	Justin Bedford	n/a	November 8, 2005	variance to the rear yard setback requirement by allowing a deck to encroach ten feet into the required rear yard			
1670	Variance	Approved	902	Woodrow Street	Memorial Baptist Church	Ron Smull	November 8, 2005	variance to the zoning ordinance by allowing construction of an accessory structure to house church passenger vehicles on property not adjacent to the church building			
1669	Variance	Approved	1700	East Pointe Drive	Dental Vision, LLC (owner) and Commerce Bank, N.A. (lessee)	Craig Van Matre	October 11, 2005	variance to the sign ordinance by allowing a Commerce Bank off-premise wall sign			
1668	Variance	Denied	207	Lynn Street	OG Trachsel, LLC	Ben Nelson	October 11, 2005	n/a			
1667	Conditional Use Permit	Approved	1800	Santa Fe Place	Cingular Wireless (lessee) and Joan E. Dunn (owner)	John King	October 11, 2005	conditional use permit for the construction of a 100 foot cellular telecommunications monopole and an equipment shed			
1666	Variance	Approved	115	S. Fifth Street	Flat Branch Brewing, Inc.	Skip Walther	September 13, 2005 October 11, 2005 November 8, 2005	variance to the sign ordinance by allowing the existing painted wall sign on the east wall of the Flat Branch Brewing Company to remain on a permanent basis			
1665	Variances	Approved	300	College Avenue	Robert and Carol Grove	n/a	August 9, 2005	a variance to the front and side yard setback requirements and the lot width at the building lot requirement by allowing a 2.35 foot encroachment into the required front yard, a 3 foot encroachment into the required side yard along the north boundary, and a 45 foot lot width at the building line			
1664	Variance	Approved	1600	E. Broadway	Board of Trustees of Boone County Hospital d/b/a Boone Hospital Center	Thomas Schneider	August 9, 2005	variance to the sign ordinance allowing the existing 380 square foot "Boone Hospital Center" sign to remain on the east façade of the Hospital and by allowing an additional 176 square foot Boone Hospital logo sign on the east façade of the Hospital			
1663	Variance	Approved	6607	Chrissula Lane	Insight Contracting Company	Dan Simon	August 9, 2005 September 13, 2005	variance to the front yard setback requirement by allowing the existing construction to encroach approximately 1.43 feet into the required front yard			
1662	Variance	Withdrawn	4930	Gillespie Bridge Road	Ed and Carmel Skrabal	n/a	August 9, 2005 September 13, 2005	n/a			
1662	Variance	Approved	4930	Gillespie Bridge Road	Ed and Carmel Skrabal	n/a	September 13, 2005	variance to the rear yard setback requirement by allowing the existing building to continue to encroach into the required rear yard			
1661	Variances	Approved	1404 8 and 12	E. Broadway Dorsey Street	Klifton Altis	Dan Simon	August 9, 2005	variances to the side and rear yard setback requirements and lot area requirements by allowing a 3.9 foot encroachment into the required west side yard on proposed Lot A; a 6,837 square foot lot size for proposed Lot B; and a 18.8 foot encroachment into the required rear yard along with a 7,405 square foot lot size for proposed Lot C with the condition that if any of the structures were razed, any new structure would need to conform to the City's zoning requirements for setbacks			
1660	Variance	Denied	1802	Americus Drive	Darrell Hill	n/a	July 12, 2005	n/a			
1659	Conditional Use Permit	Approved	1312 and 1402	W. Worley Street	Central Missouri Counties' Human Development Corporation	Richard Wade and David Walker	July 12, 2005	conditional use permit for the operation of an early childhood learning center, including family development activities			
1658	Variance	Approved	5	Cherokee Lane	Marion and Alberta Dey	n/a	June 14, 2005	variance to the front yard setback requirement by allowing the construction of an eight (8) foot by sixteen (16) foot deck to encroach into the required front yard			
1657	Variance	Approved	1	Mohawk Avenue	Marion and Alberta Dey	n/a	June 14, 2005	variance to the front yard setback requirement by allowing the construction of a deck to encroach six (6) feet into the required front yard			
1656	Variance	Approved	106	S. Glenwood Avenue	James R. Wiss	n/a	May 10, 2005	variance to the front yard setback requirement for a covered porch by allowing the construction of a 361 square foot porch roof and by allowing this covered porch to encroach 9 feet 4 inches into the required front yard			
1655	Variance	Approved		Southwest corner of Rangeline and Wilkes	Columbia College	David Kurtz	May 10, 2005	variance to the sign ordinance by allowing a monument sign to be placed 5.8 feet from the Rangeline Street right-of-way and 6.3 feet from the Wilkes Boulevard right-of-way, which is closer than that required by ordinance			
1654	Variance	Approved	2805	Jonquil Place	Brady Wimer	n/a	May 10, 2005	variance to the minimum lot width at the building line by allowing the foundation of the house to remain at its current location, which is 30 feet from the front property line			
1653	Variance	Approved	3301	W. Broadway	Community United Methodist Church	Robert Fleming	May 10, 2005 June 14, 2005	variance to the sign ordinance by allowing the display as requested with the maximum height of the cross with the flame being 30 feet from ground level			
1652	Conditional Use Permit	Approved	201	Westwood Avenue	Steve & Gena Scott	n/a	May 10, 2005	conditional use permit for the operation of a home occupation (law office) to be carried out by occupants of the dwelling unit and one full-time(40 hour) individual or two one-half (20 hours each) individuals who do not reside in the dwelling unit,and allowing not more than 40% of the total floor area of the dwelling unit and garage area to be devoted to the home occupation			
1651	Variance	Denied	100	N. Providence Road	Waters Realty Associates	Tom Schneider	April 12, 2005	n/a			
1650	Variance	Approved	1408	Business Loop 70 West	The Terrace Apartments, LLC	Dan Simon and Marjorie Lewis	April 12, 2005	variance to the sign ordinance by allowing the erection of an additional free-standing sign on Business Loop 70 West	No free-standing sign permit would be issued for Hunt Avenue		
1649	Variance	Approved	312	Ridgeway Avenue	Amir Ziv (property owner) and Shalom Christian Academy	Jackie Barrow	April 12, 2005	variance to the side yard setback requirement by allowing the existing structure to encroach into the required south side yard setback			
1648	Conditional Use Permit	Approved	5909	Paris Road	Hoodco Sales, Inc. (contract buyer) and Salton Toastmaster Logistics, LLC (owner)	Scott Buehler	April 12, 2005	conditional use permit for operation of a home improvement retail store as an ancillary use to the operation of a warehouse			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
1647	Variance	Denied	806	Smiley Lane	Rhode Development Company, LLC (owner) and Plaza Tire Service, Inc. (tenant)	Dan Simon	March 8, 2005	n/a			
1646	Variance	Approved	707	Alton Avenue	Brenda A. Smith	n/a	February 8, 2005	a variance to the side yard setback by allowing the existing structure and the addition to encroach into the required west side yard setback			
1645	Variance	Withdrawn	305	N. Keene Street	Keene II, LLC	n/a	February 8, 2005	n/a			
1644	Variance	Approved	25	Bingham Road	Walter and Susan Melton	Ronald Smull	February 8, 2005	variance to the front yard setback requirement by allowing encroachment of six (6) feet into the required front yard setback			
1643	Conditional Use Permit	Approved	3712	I-70 Drive, Southwest	Caroline Perdomo	n/a	February 8, 2005	conditional use permit for the expansion of a home occupation			
1642	Conditional Use Permit	Denied	2309	Ballenger Lane, Apts. A & B	Shannon James and George James	n/a	February 8, 2005	n/a			
1641	Variance	Approved	401	Keene Street	Lindall A. and Jane Ann Perryand Boone Medical Properties Partnership	Marjorie Lewis	January 11, 2005	variance to the sign ordinance by allowing the construction of an off-premise, freestanding monument sign that does not meet the required 25% yard width setback requirement subject to the design and location of the sign being approved by the Public Works Department			
1640	Variance	Approved	4001	Thornwood Drive	Heather Murphy	n/a	January 11, 2005	variance to the rear yard setback requirement by allowing the existing house to encroach of six (6) feet into the required rear yard			
1639	Conditional Use Permit	Approved	312	Ridgeway Avenue	Amir Ziv (property owner) and Shalom Christian Academy	Jackie Barrow	January 11, 2005 February 8, 2005 April 12, 2005	conditional use permit for the construction and operation of a day care center per the revised plan submitted			
1638	Variance	Approved	700	Ames Drive	Iris E. Kanatzar	n/a	January 11, 2005	variance to the rear yard setback requirement by allowing the construction of an addition (screened in porch) to encroach three (3) feet and eight (8) inches into the required rear yard			
1637	Variances	Approved	111	Willis Avenue	Christian and Julie Els	n/a	December 14, 2004	variances to the side and rear yard setback requirements by allowing the construction of an addition to encroach two (2) feet and three (3) inches into the required side yard and fourteen (14) feet and seven (7) inches into the required rear yard			
1636	Variance	Approved	1010	Business Loop 70 West	K J Hotel Properties, LLC	n/a	December 14, 2004	variances to the sign ordinance by allowing the placement of one wall sign that does not face a street (west elevation) and by allowing the placement of two roof signs on the tower portion of the structure (east and north elevations)	These three signs constitute the sole signage permitted on the property. Note, the dimensions of the signs were not addressed by the Board.		
1635	Conditional Use Permit	Approved	5001	Chapel Hill Road	Christian Fellowship of Columbia, Missouri, Inc.	James Powell and Dewey Crepeau	December 14, 2004	conditional use permit for the construction of a private lake/retention pond			
1634	Conditional Use Permit	Approved	3010	Old Field Road	Jennifer Sovich	n/a	December 14, 2004	conditional use permit for the installation of a water well			
1633	Variance	Approved	208	West Sexton Road	Hal Williams	n/a	November 9, 2004	variance to the side yard setback requirement by allowing the proposed attached garage to encroach no more than three (3) feet into the required side yard, i.e. the side yard setback must be three (3) feet or more from the property line			
1632	Variance	Approved	923	S. Providence Road	John R. Gaydos, Bishop of Jefferson City, Missouri (Newman Center)	David Kurtz	October 12, 2004	variance to the side yard setback requirement by allowing the existing structure to encroach into the required side yard			
1631	Variance	Approved	305	N. Stadium Boulevard	TKG Biscayne, LLC (owner) and Brinker Missouri, Inc. (lessee)	Craig Van Matre	September 14, 2004	variances to the sign ordinance by allowing signage on the south wall totaling 75 square feet in size and by allowing signs on the east and south walls to extend more than 25% above the parapet			
1630	Variance	Approved	3200	Golden Bear Drive	Premier Bank	Thomas Schneider	September 14, 2004	variances to the sign ordinance by allowing the sign located on the Golden Bear Street frontage (rear sign) to be setback six (6) feet from the property line and by allowing the sign on the west side at the Highway 63 frontage (rear sign) to be located 20% of the lot width from the south property line, which is 63 feet from the south corner of the lot			
1629	Conditional Use Permit	Approved	3100	Blue Ridge Road	Prime Development Corporation (owner) and Cingular Wireless (lessee)	Curtis Holland	September 14, 2004	conditional use permit to construct a 155 foot communications tower			
1628	Conditional Use Permit	Denied	3500	I-70 Drive Southeast	WSMP-MO-KY-LP (owner) and 5 Star Communications (lessee)	Kim Eilerts Curtis Holland Tom Harrison	September 14, 2004	n/a			
1627	Variance	Approved	401	W. Broadway	Linda Reeder & David Tager	n/a	September 14, 2004	variance to the front yard median setback requirement by allowing the structure to setback into the required front yard			
1626	Variance	Approved	5210	Opal Drive	Breakthrough Construction, LLC	Thomas Harrison	August 10, 2004 September 14, 2004	variance to the rear yard setback requirement by allowing the structure to encroach ten (10) feet into the required rear yard			
1625	Variance	Approved	4421	Glen Eagle Drive	Pat Flow	n/a	August 10, 2004	variance to the rear yard setback requirement by allowing the structure to encroach six (6) feet into the required rear yard			
1624	Conditional Use Permit	Approved	1507	E. Broadway (Hillcrest Hall)	Stephens College	David Walker	August 10, 2004	conditional use permit to continue to use a portion of Hillcrest Hall for administrative functions for Staff of Boone Hospital for an additional two years			
1623	Variance	Approved	800	Highway 63 North	Grindstone Investments, LLC	Thomas Harrison	July 13, 2004 August 10, 2004	variance to the front yard setback requirement by allowing the structure to encroach one foot into the required front yard			
1622	Variance	Approved	205	Portland Street	LeMone Family Limited Partnership	Phebe La Mar and Bruce Beckett	July 13, 2004 August 10, 2004	variance to the front yard setback requirement by allowing the canopy to encroach 11 feet 6 inches into the required front yard			
1621	Variance	Approved	2900	Forum Boulevard	3 Forums, LLC	Phebe La Mar	July 13, 2004	variance to parking requirements by allowing 171 additional parking spaces, which is less parking than that required by current ordinance			
1620	Variances	Approved	406	McBaine Street	Patrick Enterprises, LLC	Cecilia Young	July 13, 2004	variances to the front yard setback requirement and the parking requirement by allowing a 25 foot front yard setback, which is less than that required by ordinance, and by allowing parking in the front yard			
1619	Appeal	Approved	900	Bernadette Drive	David A. Machens Living Trust, David A. Machens, Trustee (owner) and Machens Enterprises Inc. d/b/a Joe Machens Toyota-BMW-Scion (lessee)	Dan Simon	July 13, 2004	a determination by the Board as to the manner in which the sign surface area should be computed for the freestanding sign being requested by agreeing with the applicant as to the manner in which the sign surface area should be computed for the proposed freestanding sign			
1618	Appeal	Approved (variance)	2300	Bernadette Drive	General Growth Properties (Columbia Mall)	Barb Peloquin and Marjorie Lewis	June 8, 2004 July 13, 2004	a variance to the sign ordinance by allowing the north elevation wall signage to be 304 square feet, which is greater than the square footage allowed by ordinance			

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1617	Variances	Denied	1509	Brighton Street	Justin Naydyhor	n/a	June 8, 2004 August 14, 2007	n/a. Board moved to rehear case at August 14, 2007 meeting.			
1616	Variance or Appeal	Approved	207	N. Ann Street	Peter and Colleen Bartok	Thomas Schneider	June 8, 2004	variances to the 25 foot setback requirement from the north property line and to the 15 foot setback requirements from the east and west property lines by allowing encroachment onto the required setbacks	The air conditioning unit be moved from the north side to the south side of the property and that landscaping be placed on the north side of the property for privacy purposes.		
1615	Conditional Use Permit	Approved	3601	W. Broadway	Kelly's Ridge Partnership, LP	n/a	June 8, 2004	a conditional use permit to allow the drilling of a well for landscaping irrigation			
1614	Variance	Approved	2001	W. Worley Street	Walters Acquisitions (Owner) and HOB-LOB Limited Partnership (Lessee)	Thomas Schneider	June 8, 2004	a variance to the sign ordinance by allowing the Hobby Lobby sign to be 192 square feet, the Crafts sign to be 12 square feet, the Seasonal sign to be 16 square feet, the Home Accents sign to be 25 square feet, and the Floral signs to be 12 square feet			
1613	Conditional Use Permit	Denied	205	West Boulevard South	Aleksander & Davina Porock (owners) and Jeff & Sarah Forck (prospective buyers)	David Kurtz	May 11, 2004	n/a			
1612	Variance	Withdrawn	1420	Fellows Place	Alamosa Missouri Properties	Christopher Schappe and Ken Jacob	May 11, 2004 June 8, 2004 July 13, 2004 August 10, 2004 September 14, 2004	n/a			
1611	Variances	Approved	115	S. Fifth Street	Smith-Stevenson Partnership	Skip Walther	April 13, 2004	variance to the front yard setback requirement and the parking requirements by allowing encroachment into the required front yard and allowing less parking than that required by ordinance			
1610	Variances	Approved	201	Lynn Street	Darlene Dixon	n/a	April 13, 2004	variance to the front and side yard setback requirements by allowing the construction of an addition which will cause encroachment into the required front and side yards			
1609	Variance	Approved	2103	E. Walnut	Ronald and Roseanne Echternach	n/a	April 13, 2004	variance to the height requirement for an accessory building by allowing the accessory building height to exceed that of the primary structure by 4 feet 8 inches			
1608	Variances	Approved	2001	W. Worley	Walters Acquisitions, Inc.	David Walker	April 13, 2004	variance to the sign ordinance by allowing the construction of a freestanding master shopping center sign located at the property line with a maximum height of 33 feet above the grade causing the sign to encroach upon the setback required and exceed the height allowed by ordinance			
1607	Variance	Approved	106	Pershing Road	Dennis Mueller	n/a	April 13, 2004	variance to the side yard setback requirement by allowing encroachment into the required side yard			
1606	Conditional Use Permit	Approved	204	Hitt Street	SIDRA, Inc.	Michael Holder	April 13, 2004	conditional use permit to allow a private parking lot for the Athena Nightclub on adjacent property			
1605	Conditional Use Permit	Approved	1410	West Worley	Community Playground of Columbia, Inc. dba Fun City Youth Academy (contract purchaser)	Steve Pratte	April 13, 2004 May 11, 2004	conditional use permit to allow the operation of a daycare and child education center	Approval is subject to the information provided in the May 6, 2004 letter from Community Playground of Columbia, Inc. dba Fun City Youth Academy to the Columbia Planning and Development Board of Adjustments.		
1604	Variance	Approved	1605 1502-1506	E. Broadway E. Broadway	Trustees of Boone Hospital Center (property owner and lessee) and East Broadway Medical Arts, LLC (property owner)	Thomas Schneider	March 9, 2004	variance to the sign ordinance by allowing directional signs subject to 1) approval by all relevant property owners, 2) the signs meeting all other requirements of the sign ordinance based on review and approval of City Staff, and 3) the signs being reasonably similar to existing Boone Hospital signage			
1603	Variance	Approved	29	S. Ninth Street	SodaWerx, LLC	Skip Walther	March 9, 2004	variance to the sign ordinance by allowing the relocation of and face change to a projecting sign			
1602	Variance	Withdrawn	3304	Broadway Business Park Court, Suite I	3CW, Inc. (tenant) and Broadfield Properties, LLC (owner)	Mark Langworthy	March 9, 2004	n/a			
1601	Conditional Use Permit	Approved	2102 and 2200	W. Ash Street	Western Oil, Inc. (purchaser and lessee) and Frame Properties, LLC (owner)	Marjorie Lewis	March 9, 2004	conditional use permit to allow the construction of a convenience store with fuel islands and a co-branded fast food restaurant	1) Only two access points from Ash Street to this property will be allowed - the easternmost access point will be closed and 2) only one access point from Buckner Street will be allowed - which will be located towards the southern end of the property line on Buckner Street.		
1600	Conditional Use Permit	Denied (Overturned in Circuit Court)	3900	Scott Boulevard	Boone County Fire Protection District	Craig Van Matre	March 9, 2004	conditional use permit to allow the construction of a 150-foot monopole tower on the location and with the design pursuant to the specifications thereof as applied for by the applicants and as described in the application to the Board of Adjustment in Case No. 1600.		Board's decision overturned by the Court in Case No. 04CV165724, <u>Nextel Communications, Inc. and Boone County Fire Protection District v. City of Columbia Board of Adjustment.</u>	
1599	Conditional Use Permit	Approved	1802	Topsail Drive	Manor Homes, LLC	Craig Van Matre	March 9, 2004	conditional use permit to allow the installation of an irrigation well			
1598	Variance	Approved	911	N. Eighth Street	Amir Ziv	n/a	February 10, 2004	variance to the lot width requirement by allowing use as a two-unit dwelling on property having less width than required by ordinance			
1597	Variance	Approved	4008	Jungle Tree Drive	Paul Hoban	n/a	January 13, 2004	variance to the front yard setback requirement by allowing a 7-8 inch encroachment into the required front yard			
1596	Variance	Approved	915	Again Street	Arlan Gaus	n/a	January 13, 2004	variance to the off-street parking requirement by allowing the conversion of a single car garage to a bedroom			
1595	Conditional Use Permit	Withdrawn	1106	Madison	Fenco Rentals LLC	n/a	n/a	Nothing in file noting it was officially withdrawn.			
1594	Conditional Use Permit	Withdrawn	114	South Fourth Street	Dan Hagan	Dan Simon	n/a	Nothing in file noting it was officially withdrawn.			
1593	Conditional Use Permit	Approved	301	E. Broadway	Dan Hagan	Dan Simon	January 13, 2004	conditional use permit to allow a surface parking lot			
1592	Variance	Approved	2703	E. Broadway	The Broadway Shops, LLC	Josh Oxenhandler	December 9, 2003	variance to the sign ordinance by allowing twice the maximum permitted wall signage for tenants renting contiguous, multiple (2 or more) tenant spaces			

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1591	Variance	Approved/Denied	2001	W. Worley Street	Thomas Sign & Awning Company, Inc.; Walters Acquisition Inc. (owner)	Skip Walther	December 9, 2003	variances to the sign ordinance by allowing the south signage and north signage to exceed the square footage permitted by ordinance			
1590	Conditional Use Permit	Denied	3900	Scott Boulevard	Boone County Fire Protection District	Brian Hajicek and Craig Van Matre	December 9, 2003 January 13, 2004	Board agreed to rehear case. (Case No. 1600)			
1589	Variance	Approved	207	Willow Way	Christopher J. Pascucci	n/a	November 11, 2003	variance to the side yard setback requirement by encroachment into the required side yard			
1588	Variance	Approved	5704	Freedom Drive	Mid America Harley Davidson	Josh Oxenhandler and Brian Hajicek	October 14, 2003	variance to the sign ordinance by allowing wall and canopy signs having more than 64 square feet on the north facing side of the building	There will be no pole sign on the north side		
1587	Variance	Approved	1305	Business Loop 70 East	Trent Real Estate, LLC	Thomas Schneider and Rod Stevens	October 14, 2003	variance to the parking ordinance by allowing the continuace of a parking variance for off-street parking on a permanent basis, for 58 spaces, to go with the business, as opposed to the variance going with the property			
1586	Variance	Withdrawn	2200	West Ash Street	LMR Properties	Josh Oxenhandler	October 14, 2003	n/a			
1585	Variance	Approved	31	Conley Road	Broadway Crossings II, LLC (owner) and Rare Hospitality International, Inc. (lessee)	Craig Van Matre	September 9, 2003	variance to the sign ordinance by allowing an additional freestanding sign in the shopping center (Longhorn Steakhouse) at a height not to exceed six feet			
1584	Variance	Approved	2309	W. Broadway	2309 LLC	Skip Walther	August 12, 2003 September 9, 2003	variance to the parking requirements by allowing less than the required parking spaces and allowing construction of a storage building			
1583	Variance	Approved	4309	Clark Lane	Carl and Barbara McMeans	n/a	August 12, 2003	variance to the lot size requirement by allowing the site to be replatted into two lots with each having less than the square footage required by ordinance			
1582	Conditional Use Permit	Approved	3600	Vawter School Road	Dennis M. Murphy	n/a	August 12, 2003	conditional use permit to allow the property to be used for operating a home office (law practice) in his residence with one non-resident, full time employee (secretary)			
1581	Variance	Approved	1100	Kennesaw Ridge Road	B.C. Investments of Columbia, LLC (lessor) and C & C Construction (lessee)	Dan Simon	July 8, 2003 August 12, 2003	variance to the off-street parking ordinance by allowing less parking than that required by ordinance			
1580	Conditional Use Permit	Withdrawn	2508	Paris Road	Rebecca J. Reynolds (Cody's Saloon)	Bogdan Susan and Helen Wade	July 8, 2003 August 12, 2003	n/a			
1579	Variances	Approved	904 and 906	N. Eighth Street	Amir Ziv	n/a	July 8, 2003	Variances to lot size, off-street parking, and front, rear and side yard setbacks by allowing the construction of a two car garage and driveway.			
1578	Conditional Use Permit	Approved	1107	University Avenue	B'nai B'rith Hillel Council, Inc.	Marvin Tofle	July 8, 2003	conditional use permit to allow the property to be used for offices, school, classrooms and assembly	The use is limited to two years.		
1577	Variance	Withdrawn	1412 B	Lowe Street	Aaron Payne (landlord) and Stephen and Margaret Riegert (owners)	Skip Walther	June 10, 2003 July 8, 2003	n/a			
1576	Variances	Approved	5511	Gillespie Bridge Road	James and Helen Judah	n/a	June 10, 2003	variances to the side and rear yard setback requirements by allowing the projections of the existing outbuildings (barn and shed) into the rear and side yards with the caveat that whenever they are demolished, that no other buildings can be constructed across the existing 25-foot setbacks			
1575	Conditional Use Permit	Approved	3338	Brown Station Road	William and Cydney Coil and Thomas McNabb	Tom Schneider	June 10, 2003	conditional use permit to allow the property to be used for church purposes and a place of assembly for a period of five years	Approval of the shared parking request by the Director of Public Works.		
1574	Variance	Approved	3018	Scott Boulevard	Tom Kochtanek	n/a	May 13, 2003	variance to the front yard setback requirement by allowing the construction of a detached garage which will encroach into the required front yard			
1573	Variance	Approved	1621	University	Ron and Denise Bassett	n/a	May 13, 2003	variance to the side yard setback requirement by allowing the construction of an attached porch/deck which encroaches into the required side yard			
1572	Conditional Use Permit	Approved	6808	Chelan Drive	LPBW Development Co., LLC	Dan Simon	May 13, 2003	conditional use permit to construct a storm water detention facility, lake and dam			
1571	Variance	Approved	400	Westmount Avenue	Leslie A> McKennon & Jodette C. Lenser	n/a	April 8, 2003	variance to the front yard setback requirement which will bring the building into compliance with Code requirements; and allowing construction of a covered porch which will encroach into the required front yard			
1570	Variance	Approved	119	Park Hill Avenue	John & Marilee Dunn	n/a	April 8, 2003	variance to the garage separation requirement by allowing maintenance of a garage having less separation from the house than that required by ordinance (7 feet)			
1569	Variance	Approved	322	W. Burnam	Joel and Laura Kreisman	Dan Simon	April 8, 2003	variance to the zoning ordinance by allowing an addition which will encroach up to three feet into the required rear yard			
1568	Variance	Approved	123	S. Ninth Street	Calvary Episcopal Church	Randall Johnston	April 8, 2003	variance to the sign ordinance by allowing the erection of a freestanding sign at the corner of Locust and South Ninth Street and that it be of the exact same size, shape and character of the one that persently exists			
1567	Conditional Use Permit	Approved	202	S. Glenwood Avenue	Brian J. and Joy Pape	n/a	April 8, 2003	conditional use permit to renew a conditional use permit for home occupations (less than 40% of the area will be used for office space with no more than 1 full-time assistant)	The business hours be limited from 8:00 a..m. to 5:00 p.m., Monday through Friday.		
1566	Variance	Approved	2208	Yuma Drive	Richard and Patricia Wallace	n/a	March 11, 2003	variance to the zoning ordinance by allowing an existing home which encroaches 4.2 feet into the required front yard at the northwest corner			
1565	Variance	Approved	2606	Pine Tree Lane	M. Saleh Uddin	n/a	March 11, 2003	variance to the zoning ordinance by allowing encroachment into the required front yard (beam element and water pond)			
1564	Variance	Approved	2701	E. Broadway	The Broadway Shops and Forum Development Group	Josh Oxenhandler	March 11, 2003	variance to the zoning ordinance by allowing less than 6-feet of a street yard landscaping strip on some portions of the property separating the parking area from abutting street rights-of-way			
1563	Conditional Use Permit	Approved	1505 and 1511	Hinkson Avenue	Community Nursery Schools, Inc.	Rod Stevens	March 11, 2003	conditional use permit to continue operation of a nursery school in an R-2 zoning district			
1562	Variance	Approved	1500	N. Seventh Street	Boone Electric Cooperative (property owner) and Consolidated Public Water Supply District #1	Tom Schneider	February 11, 2003	variance to the zoning ordinance by allowing encroachment of a canopy structure into the required front yard setback by approximately 8-feet			
1561	Conditional Use Permit	Approved	6700	Port Orchard Drive	LPBW Development Co., LLC	Dan Simon	February 11, 2003	conditional use permit to construct a private swim club, clubhouse and associated facilities			
1560	Variance	Approved	201	N. Stadium	TKG Biscayne, LLC (owner) and The May Department Stores Company (tenant)	Craig Van Matre	January 14, 2003	variance to the sign ordinance by allowing more signage than that allowed by ordinance (total of 541 square feet-two signs @ 263 square feet each on north and east walls; two signs @ 7 1/2 square feet each on north wall)			
1559	Variance	Approved	9	Maplewood	Tom Wellman and Rachel Carter	n/a	January 14, 2003	variance to the zoning ordinance by allowing the construction of a detached garage 40 feet from the front property line			
1558	Variance	Denied	2104	Business Loop 70 West	ESA Missouri, Inc.	Harriet Francis	December 10, 2002	n/a			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
1557	Variance	Approved	1701	Alaska Court	Robert Gentry & Denise S. Larkin	n/a	December 10, 2002	variance to the zoning ordinance by allowing a 15-foot rear yard setback line on Lot 28			
1556	Variance	Approved	3100	West Broadway	Hy-Vee, Inc. (owner) and Boone National Savings and Loan (tenant)	Harriet Francis	December 10, 2002	variance to the sign ordinance by allowing additional exterior wall signage (for Boone National Savings and Loan Association) not to exceed 43 square feet			
1555	Variance	Approved	1	Rothwell Drive	Byron and Beverly Scott	n/a	December 10, 2002	variance to the sign ordinance by allowing a subdivision identification sign to encroach by 6-feet into the setback off of Rothwell Drive			
1554	Variance	Denied	20	N. Second Street, Ste. A	Patty Lumfleet (lessee) and Chase III Development (owner)	n/a	November 12, 2002	n/a			
1553	Variance	Approved	111	Spring Valley Road	Jacqueline Juenger	n/a	November 12, 2002	variance to zoning ordinance by granting a variance to the front yard setback requirement which will bring the building into compliance with Code requirements and allow the issuance of a building permit			
1552	Conditional Use Permit	Approved	120	S. Eighth Street	Calvary Episcopal Church	Randall Johnston	November 12, 2002	conditional use permit to construct a surface parking lot in C-2 zoning after the demolition of the existing facility			
1551	Variances	Denied	1417	Rosemary Lane	Michael and Jewel Keevins	n/a	October 8, 2002	n/a			
1550	Variance	Approved	817	Keene Street	Best Western Columbia Inn	David Rogers	October 8, 2002 November 12, 2002 December 10, 2002	variance from the land preservation ordinance to allow the proposed landscaping in lieu of tree preservation requirements			
1549	Variance	Approved	1505 and 1511	Hinkson Avenue	Community Nursery Schools, Inc.	Rod Stevens	September 10, 2002	variance to the parking requirements to allow two pull-off spaces to be lovated in front of the lot			
1548	Variance	Approved	17	Fourth Avenue	Show-Me Central Habitat for Hummanity	Randal Owings	September 10, 2002	variance to the side yard setback to allow the construction of a single family home with a west side yard setback of 3 1/2 feet			
1547	Variance	Approved	1300	Fellows Place	Sinclair Oil Corporation	David Rogers	September 10, 2002 October 8, 2002 November 12, 2002 December 10, 2002	variance to the front yard setback to allow a canopy to encroach in the required front yard by 7-feet at the northeast corner of the property line, and the lighting must be full cut-off luminaires directed down to the greatest extent possible			
1546	Variance	Denied	2416	Paris Road	Fairway Commerical Buildings d/b/a Family Pawn	Rodney Stevens	September 10, 2002	n/a			
1545	Conditional Use Permit	Approved	1507	E. Broadway (Hillcrest Hall)	Stephens College	David Walker	September 10, 2002	conditional use permit to continue to use a portion of Hillcrest Hall for administrative functions for staff of Boone hospital for an additional two years			
1544	Appeal	Denied	2002	Business Loop 70 East	Tom Kardon	Carl Edwards, Sr.	August 13, 2002	n/a			
1543	Variances	Denied	1417	Rosemary Lane	Michael and Jewel Keevins	n/a	August 13, 2002	n/a			
1542	Variances	Approved	1208 303, 305, 307, 309, 311 and 313	Jefferson Highview Avenue	James and Carolyn Jacob	n/a	August 13, 2002	variances to the front and rear yard setback requirements by allowing encroachment into the front yard setback on one property, and encrocachment into the side yard setback on six properties			
1541	Variance	Approved	2205	Bushnell Drive	Susan and John Patrick	n/a	August 13, 2002	variance to the zoning ordinance by allowing a swimming pool to be located within 3 feet of the main structure			
1540	Variance	Approved	1906	Fair Lane	Caroline Bishop	n/a	July 9, 2002	variance to the zoning ordinance by allowing construction of an attached garage which will encroach into the required front yard			
1539	Variance	Approved	1802	Paris Road	Dino Godas	Rodney Stevens	July 9, 2002	variance to the zoning ordinance by allowing encroachment into the required side yard	Any new construction meet the 15 foot side yard setback. NOTE: Planning staff has indicated that the replat for Lot 1 shows a 15 foot building line along the access ramp frontage, which will ensure that future sturctures maintain the minimum setback.		
1538	Conditional Use Permit	Approved	1208	Jefferson	Tiger Property Management (owner) and Jeff Squires (purchaser)	Finley Gibbs	July 9, 2002	conditional use permit to operate a heating and air conditioning business	All equipment and materials must be stored within the building.		
1537	Conditional Use Permit	Approved	1202	Business Loop 70 East	Marvin Blakemore (owner) and Phil Cathey (contract purchaser)	n/a	July 9, 2002	conditional use permit to operate a plumbing contracting business, including office and shop	All equipment and materials must be stored within the building.		
1536	Variance	Approved	301	West Broadway	Ron and Vicky Shy	n/a	June 11, 2002	variance to a nonconforming use by allowing the construction of a 200 square foot detached storage structure			
1535	Conditional Use Permit	Approved	3901	Bethel Street	City of Columbia	Fred Boeckmann	June 11, 2002	conditional use permit to construct a 2 million gallon water reservoir			
1534	Variance	Approved	509	Thilly Avenue	Scott Robinson	n/a	May 14, 2002	variance from the zoning ordinance by allowing the construction of a garage within the required side yard			
1533	Variances	Approved	604	N. William Street	Jerry J. Swartz (contract owner)	n/a	May 14, 2002	variances from the zoning ordinances by allowing construction of a duplex on a lot having less width than 60 feet and a side yard having less setback than that required			
1532	Variance	Approved	700	W. Broadway	Steven M. Schopp	n/a	May 14, 2002	variance from the zoning ordinance by granting a variance to the front yard setback requirement which will bring the building into compliance with the Code and allow the issuance of a building permit			
1531	Conditional Use Permit	Approved	2116	Nelwood Drive	Advent Enterprises	Bruce Beckett	May 14, 2002	conditional use permit to construct a 150 foot communications tower with a co-located radio antenna for use by the emergency radio network (Boone County ARES)			
1530	Conditional Use Permit	Approved	201	Westwood Avenue	Stephen C. and Gena L. Scott	Steve Scott	May 14, 2002	conditional use permit to expand an existing home occupation by adding one full-time person or two half-time persons who do not reside in the dwelling unit, and allowing not more than 40% of the total floor area of the dwelling unit and garage area to be devoted to the home occupation			
1529	Variance	Approved	1244	Sunset Drive	Judith K. and Ronald Carter	Harriet Francis	April 9, 2002	variance to the zoning ordinance to allow the proposed addition to encroach into the required 25 foot front yard setback			
1528	Variance	Approved	51	Conley Road	IHOP Realty Corp.	Harriet Francis	April 9, 2002	variance to the sign ordinance to allow a monument sign to be constructed as depicted on the sign plan			
1527	Conditional Use Permit	Approved	3301	W. Broadway	Community United Methodist Church	Harriet Francis	April 9, 2002	conditional use permit to construct a 156 foot monopole communications tower (150 foot tower and 6 foot lightning rod), and a 40' x 45' fenced compound at the tower base for the containment of all transmission equipment for wireless providers			
1526	Appeal	Approved	1400	Forum Boulevard	Forum Shopping Center, LLC	Curtis Holland	April 9, 2002 May 14, 2002	reverse the decision of the City's Building Inspector to allow the applicant to stack the equipment shelters as proposed without additional screening			
1525	Appeal	Denied	3509	Wakefield Drive	Ed Palmquist	n/a	April 9, 2002	n/a			
1524	Variance	Approved	221	W. Brandon Road	Ron and Dixie Barnes	n/a	March 12, 2002	variance to the zoning ordinance to allow the construction of an addition that encroaches into the required rear yard setback			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
1523	Variance	Approved	507	Business Loop 70 West	United Savings & Loan Association c/o Firststar Bank	Harriet Francis	March 12, 2002 April 9, 2002	variance to the sign ordinance to allow a sign to be placed on the permanent column on the building in the same location as the existing Firststar sign -- as is shown on Page 5 of the construction plans dated 6/17/1998			
1522	Variance	Approved	3910	Peachtree Drive, Suites A, B and C	Fugate Enterprises (Blockbuster Video) (tenant) and Barkley Center General Partnership (owner)	Harriet Francis	March 12, 2002	variance to the sign ordinance to allow signage for the front (north elevation) of the building as follows: one, 5' x 10' torn ticket sign, and two, 4' x 9' side panel film strips	That this variance will be limited to the Blockbuster business		
1521	Variance	Approved	909	Richmond Avenue	Alpha Tau Omega	Steven White	March 12, 2002	variance to the sign ordinance to allow the construction of a second identifying wall sign on the fraternity house (30" x 30")			
1520	Appeal	Denied	3705	Wakefield	Dee Stidham	n/a	March 12, 2002	n/a			
1519	Conditional Use Permit	Approved	711	Fay Street	SMS Building Partnership (lessor) and Alamosa PCS (lessee)	Harriet Francis	March 12, 2002	conditional use permit to construct a 156 foot monopole communications tower (150 foot tower and 6 foot lightning rod), and a 45' x 45' fenced, secure compound at the tower base for the containment of all necessary power, telephone and radio equipment			
1518	Variance	Approved	107	Spring Valley Road	Allen and Kim Maddy	n/a	February 12, 2002	variance to the zoning ordinance to allow the construction of a carport and enclosed screened porch that encroach into the median front yard setback (existing front yard setback is 37 feet, median is 49'-6")			
1517	Variance	Approved	809	Donnelly	Leonard Johnsen	n/a	February 12, 2002	variance to the zoning ordinance to allow the construction of a detached accessory building (garage) having a 4 foot separation from the main building	That it be constucted to a on- hour burn limit on the inside hazard side of the garage		
1516	Variance	Approved	917	Maryland Avenue	Mary Windmiller	Alan Kelly	February 12, 2002	variance to the zoning ordinance to allow the expansion of a non-conforming building by extending a roof and constructing a retaining wall which encroach into the required side yard setback by 3 feet (needs to maintain a 7 foot side yard setback)			
1515	Variance	Approved	2	E. Stewart Road	Keith and Danna Vessell	n/a	February 12, 2002	variance to the zoning ordinance to allow an approximate 25 foot median front yard setback			
1514	Variance	Denied	4413-4415	Oakview Drive	Greg Harmon	n/a	January 8, 2002	n/a			
1513	Variance	No Action Taken Tabled	2311	Hillsboro Drive	Christian Public Service, Inc.	Tom Schneider	December 11, 2001	Board felt ordinance should be reviewed and possibly amended by the City Council.			
1512	Conditional Use Permit	Approved	3100	W. Broadway	Hy-Vee, Inc.	Harriet Francis	December 11, 2001	conditional use permit to construct a gas station/convenience store			
1511	Conditional Use Permit	Approved	1240	E. Brown School Road	W.B.B. Properties, Inc.	Dan Simon	December 11, 2001	conditional use permit to continue the use of a residential tratment facility for up to 15 youthful offenders and permit the expansion of up to three additional buildings to be used as treatment facilities for same to provide space for no more than 40 youthful offenders in total			
1510	Variance	Approved	1205	Jewell Avenue	Elizabeth Tegerdine and Sue Menius, d/b/a Turn the Page Child Development Center	n/a	November 13, 2001	variance to the parking regulations to allow less parking than that required by ordinance (will provide 5 spaces)			
1509	Variance	Approved	503	Kentucky Avenue	Chestnut Place, LLC	James Lowery	November 13, 2001	variance to the parking regulations to allow less parking than that required by ordinance (will provide 14 spaces)			
1508	Variance	Denied	1800	Woodrail Avenue	Otto & Stella Maly	Thomas Harrison	November 13, 2001	n/a			
1507	Variances	Denied	1308 and 1310	Rosemary Lane	Michael Keevins	Rod Stevens	November 13, 2001	n/a			
1506	Variances	Withdrawn	1308 and 1310	Rosemary Lane	William J. Keevins, LLC	n/a	November 13, 2001	n/a			
1505	Variance	Approved	1114	Club Meadows Drive	Wayne & Maxine Powell	n/a	November 13, 2001	variance to the zoning ordinance to allow deck steps to encroach into the 25 foot rear yard setback (encroachment is 3.4 feet)			
1504	Variance	Approved	41	Conley Road	Brinker-Missouri, DBA Chillis	Harriet Francis	November 13, 2001	variance to the sign ordinance to allow the erection of a 6-foot monument sign			
1503	Variance	Approved	215	McBaine Avenue	Carlos Buckner	n/a	November 13, 2001	variance to the front yard setback requirement to allow a front yard setback less than the required 45 feet (is 35 feet)			
1502	Variance	Approved	101	E. Sexton Road	Tom McNabb (owner) and Columbia Public Schools (purchaser)	David Walker and Jeff Blaylock	November 13, 2001 December 11, 2001	variance to the off-street parking regulations to allow a parking facility to be constructed across the street from Ridgeway School	Parking be limited to staff and other authorized persons having business with the school.		
1501	Conditional Use Permit	Approved	1011	Lake Point Lane	Douglas & Lynette Mehle and Lake Woodrail Homeowners Association	Bruce Beckett	November 13, 2001	conditional use permit to drill a water well as a water source for Lake Woodrail			
1500	Variances	Approved	1512 and 1514	Richardson Street	Two Guy's Rentals, LLC	Bruce Beckett	October 9, 2001	variances to the zoning ordinance to allow each lot to have less size, width, front yard (Lot 1 only), and side yard setback than that required by ordinance.	The side and front yard setback variances are approved with the condition that they are tied specifically to the existing structures.		
1499	Variance	Approved	No address - zoning classification		Olivet Properties, LLC	Harriet Francis	September 11, 2001	determination of the appropriate zoning classification for a use not specifically enumerated in the zoning regulations has determined that M-C (characteristically similar with the listed uses in an M-C zoning district) is the proper zoning classification for a tree service business.			
1498	Conditional Use Permit	Approved	105 and 107	Ash	Comprehensive Human Services, Inc.	Marilyn Gaeth	August 14, 2001	conditional use permit to operate a temporary emergency shelter and offer related services.			
1497	Variances	Approved	105	W. Ash	Comprehensive Human Services, Inc.	Marilyn Gaeth	August 14, 2001	variances to the zoning ordinance to allow less parking and less lot size than that required by ordinance, and allow the maintenance of a temporary shelter less than the required distance from an existing shelter			
1496	Variances	Withdrawn	1308 and 1310	Rosemary Lane	William J. Keevins	n/a	August 14, 2001 September 11, 2001 October 9, 2001	n/a			
1495	Variance	Approved	1701	Brookfield Manor	Pate-Jones Construction	Dan Atwill	August 14, 2001	variance to the sign ordinance to allow a garage to encroach into the required front yard			
1494	Appeal and Variance	Denied	1500	University Avenue	Gladys Roth, Trustee of the Gladys Roth Trust established by Trust Agreement dated February 27, 1980	Tom Schneider	August 14, 2001 September 11, 2001	n/a			
1493	Variance	Denied	3305	Clark Lane (D)	Mailboxes Etc.	Ron Medin	August 14, 2001	n/a			
1492	Variance	Denied	2600	S. Providence Road	Grand Cru Restaurant	John Patton	August 14, 2001	n/a			
1491	Variance	Denied	41	Conley Road	Brinker Missouri, d/b/a Chili's	Harriet Francis	August 14, 2001	n/a			
1490	Variances	Approved	700	N. Rangeline Street	Columbia College	Bruce Beckett	August 14, 2001	variance to the zoning ordinance to allow the construction of two canopies exceeding the maximum square footage allowed by ordinance and also exceeding the allowed encroachment into the front yard			

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1489	Variance	Approved	3305 (B)	Clark Lane	Mr. Goodcents (Fugate Enterprises, owner)	Harriet Francis	July 10, 2001	variance to the sign ordinance to allow an existing wall sign to remain (Permit #00-645 issued by Protective Inspection)	That the sign has to come down by 12/20/2008, and that this variance only applies to the Mr. Goodcents business.		
1488	Variance	Withdrawn	2300	Bernadette Drive (Barnes & Noble site)	General Growth Properties, Inc.	n/a	July 10, 2001	n/a			
1487	Variance	Approved	3100	West Broadway	Hy-Vee, Inc.	Harriet Francis	July 10, 2001	variance to the sign ordinance to allow more square footage of signage than that allowed by ordinance (maximum of 252 square feet)			
1486	Variance	Approved	3804	Santiago Drive	Easter Seals Child Development Centers	Rodney J. Stevens	July 10, 2001	variance to the sign ordinance to allow installation of a sign greater in height than that allowed by ordinance (no taller than 12.6 feet)			
1485	Conditional Use Permit	Approved	13	E. Texas Avenue	Rebecca L. Mohr	n/a	July 10, 2001	conditional use permit to operate a group child care facility			
1484	Variance	Denied	405	Business Loop 70 East	Thomas Koenig, Interphone Company	n/a	May 8, 2001	n/a			
1483	Variance	Approved	304	S. Garth Avenue	Raymond and Hsiao-Mei Wiedmeyer	n/a	May 8, 2001	variance to the zoning ordinance to allow the enclosure of a porch that projects into the median required front yard by .5 (one-half) feet			
1482	Variance	Denied	3804	Santiago Drive	Easter Seals Child Development Centers	Rodney J. Stevens	May 8, 2001	n/a			
1481	Variance	Approved	2101	W. Broadway, Suite V	Mizzou Credit Union	David Rogers	April 10, 2001	variance to the sign ordinance to allow the maintenance of a roof sign	To allow three, 19 square foot signs		
1480	Variance	Approved	811 and 811A	Rollins Road	Jim Wiss	n/a	April 10, 2001	variance to the zoning ordinance to allow the alteration of a nonconforming building			
1479	Conditional Use Permit	Approved	602	N. Ann Street	Salvation Army	David Rogers	April 10, 2001	a conditional use permit to construct an addition to the existing building and to add additional parking in conjunction therewith for use as a temporary shelter	That a minimum of 21 parking spaces be allowed, but that an area for up to 55 spaces be dedicated to be enforced upon the request of the Director of Public Works based upon a substantiated complaint, and the owner would be provided with 60 days written notice.		
1478	Variance	Approved	222	Calvin Drive	Lyle and Laurie Wallace	n/a	March 13, 2001	variance to the front yard setback requirement to allow the construction of an addition which encroaches into the median front yard setback having been established at 39 feet (setback will be 27' 4")			
1477	Variance	Approved	1805 and 1811 2000	Paris Road Dogwood Lane	Central Concrete Co., Inc.	Harriet Francis	March 13, 2001	variance to the setback requirements to allow maintenance of a concrete plant less than 2,000 feet from residentially zoned property and less than 400 feet from an occupied building			
1476	Variance	Approved	3709	S. Providence Road	Providence, LLC (owner) and Sherwin Williams (tenant)	Skip Walther	March 13, 2001	variance to the sign ordinance to allow a sign no larger than 192 square feet			
1475	Variance	Approved	1903	Business Loop 70 East	Dorthea L. Gibson	n/a	March 13, 2001	variance to the zoning ordinance to allow an existing building (Jack's Gourmet Restaurant) to project in the required front yard by 6 feet			
1474	Conditional Use Permit	Approved	1805 and 1811 2000	Paris Road Dogwood Lane	Central Concrete Co., Inc.	Harriet Francis	March 13, 2001	a conditional use permit to allow the continuance of the operation of a concrete plant with a reclaiming facility			
1473	Conditional Use Permit	Approved	1206	Rogers Street	TSA Investments, LLC	Bruce Beckett	March 13, 2001	a conditional use permit allowing a service station for installation of automobile audio systems and other automobile accessory systemes and devices			
1472	Conditional Use Permit	Approved	4600	Rock Quarry Road	Laurel L. Walter and Keith W. Baumstark	n/a	March 13, 2001	a conditional use permit to allow the construction of a second single-family dwelling unit on the property			
1471	Variances	Approved	212	Bingham Road	John and Vicki Ott	Skip Walther	February 13, 2001	variances to the zoning ordinance to allow the construction of garage and family room additions which will encroach into the required side and front yard setbacks			
1470	Variance	Approved	1300	Wilkes Boulevard	MFA Petroleum Co.	Bruce Beckett	February 13, 2001	variance to the zoning ordinance to allow the replacement of a fuel pump canopy which will encroach into the required side yard			
1469	Variances	Approved	1401-1403	Wilson Avenue	Michael and Jewel Keevins	Tom Schneider	February 13, 2001	variances to the zoning ordinance to grant a variance to the median front yard setback requirement and grant a variance to the east side yard setback requirement			
1468	Variance	Approved	215	N. Ann Street	Audrey R. Creath Trust	n/a	February 13, 2001	variance to the zoning ordinance to allow a front yard setback variance of 24 feet, 7 inches as measured from the property line to the plane of the building wall			
1467	Variance	Approved	915	Richmond Avenue	Richmond Avenue, LLC	Dan Simon	February 13, 2001	variance to the zoning ordinance to allow a 12th dwelling unit on a lot having less than the required square footage per unit			
1466	Appeal	Approved	225	S. Ninth Street	Jack and Julie Rader (owners) Shakespeare's, Inc. (tenant)	Skip Walther	January 9, 2001	directing the issuance of a building permit to allow the proposed expansion of the commercial facility			
1465	Variances	Approved/With drawn	1401-1403	Wilson Avenue	Michael and Jewell Keevins	n/a	January 9, 2001	variance to the zoning ordinance by allowing variances to the rear and side yard setbacks			
1464	Variance	Denied	100, 103, 104, 105, 106, 107, 200, 201 & 202	Knollwood Court	Lifestyle Homes, Inc. and Duffield Construction, Inc.	Dan Simon	January 9, 2001	n/a			
1463	Variances	Approved	104	Oak Street	Columbia Community Development Corporation	Harriet Francis	January 9, 2001	variance to the zoning ordinance by allowing a lot area of 7209 square feet and a lot width of 39.8 feet, and side yard setbacks of 8 feet on the east side and 7.8 feet on the west side			
1462	Variance	Approved	4413 and 4415	Oakview	Greg Harmon	n/a	January 9, 2001	variance to the zoning ordinance by allowing a front yard setback variance			
1461	Variance	Approved	2901	Trailside Drive	Union Planters Bank, N.A.	Thomas Harrison	December 12, 2000	a variance to the zoning ordinance by allowing the encroachment of a garage into the required front yard			
1460	Variance	Approved	207	W. Worley Street	George L. Gregory, III	n/a	December 12, 2000	a variance to the zoning ordinance by allowing the construction of an accessory structure within 3 1/2 feet of the side yard property line and within 3 feet of the house			
1459	Variance	Approved	1915	Paris Road	John & Barbara Sutherland	Thomas Schneider Rod Stevens	November 14, 2000	a variance to the zoning ordinance by allowing a nonconforming setback for an existing structure that will be established due to a proposed minor subdivision replat	That if the present structure is ever removed or altered, that all applicable zoning ordinances must be complied with.		
1458	Variances	Approved	1313	Rosemary	Michael J. Keevins	n/a	November 14, 2000	a variance to the zoning ordinance by allowing variances to the side yard setback requirement (approximately 4.8 feet)			
1457	Conditional Use Permit	Approved	901	W. Broadway	Robert L. and Martha Davidson (owners) and Totally Kids Properties, LLC (purchasers)	n/a	November 14, 2000	a conditional use permit allowing a daycare facility on the property for a period not to exceed 2 years	The shared driveway must be widened to accommodate two-way traffic.		
1456	Conditional Use Permit	Approved	1001	Southampton	Verizon, Inc.	James Lowery	November 14, 2000	a conditional use permit for remote telecommunications switching station and the expansion of the current building	Only the proposed addition designated on the site plan will be permitted, and that landscaping requirements similar to those required in C-1 zoning districts must be met.		
1455	Conditional Use Permit	Approved	2901	I-70 Drive Northwest	P. Gus and Cynthia Moosman (owners) and VoiceStream Wireless (lessee)	Ken Jacob	November 14, 2000	a conditional use permit allowing the construction of a 160 foot monopole antenna support structure for PCS/telecommunications equipment to be enclosed in a 48' x 48' compound			
1454	Variances	Approved	405	Lindy Lane	Joel Hardt	n/a	November 14, 2000	variance to the zoning ordinance by allowing rear and side yard setbacks less than that required by ordinance	That a swale be established on the north side of the property between lots located at 405 and 407 Lindy Lane.		

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1453	Conditional Use Permit	Approved	4101	White Tiger Street	Steve Herigon Construction, Inc.	Dan Atwill	November 14, 2000	conditional use permit allowing the construction and lease of buildings to general contractors and sub-contractors	The outside storage of equipment, materials or supplies will be restricted.		
1452	Variance	Approved	305 and 307	W. Ash Street	Everett P. and Lucille S. Jacobs	n/a	October 10, 2000	variance to the zoning ordinance Section 29-8(d)(2) by allowing the maintenance of a house on Lot 247 having a lot width of 55 feet at the building line, and by allowing the erection of a single family dwellin on Lot 248 having a lot width of 45 feet at the building line			
1451	Variance	Approved	1206	Blueridge	George Hulett (Hulett Heating & Air Conditioning)	n/a	October 10, 2000	variance to the tree preservation/landscaping and screening regulations by allowing the landscaping screening (8 feet, 80% opacity) to be placed 5 feet south of the proposed drive at the flood plane fringe(between the scenic conservation easement and the MC development) -- specifically, a chain link fence with slatting material to be located as shown on the site plan that was supplied to the Board			
1450	Variance	Approved	3710	S. Lenoir Street	NBA Lenoir Retirement Community	Jim Lowery	September 12, 2000	variance to the zoning ordinance by allowing less parking than that which is required by ordinance (153 parking spaces)			
1449	Variance	Approved	1152, 1154, 1156 and 1158	Cinnamon Hill	City of Columbia (owner) and TeleCorp Realty, LLC, Southwestern Bell Wireless, and Unites States Cellular Wireless Corporation (lessees)	Ken Jacob	September 12, 2000	variance to the zoning ordinance by allowing construction of a four carrier monopole with lightning rod at a height greater than that permitted by ordinance (190' monopole and 5' for antennas and lightning rod)			
1448	Variance	Denied	3016	Haden Drive	Jean M. Cribb	n/a	September 12, 2000 October 10, 2000	n/a			
1447	Variance	Approved	2624	Ridgefield Road	Rebecca J. Mathis	n/a	August 8, 2000	variance to the zoning ordinance by allowing the construction of an addition which will encroach into the required 25 foot rear yard setback			
1446	Variance	Approved	607	North William Street	Hope Kahan (owner) and David Ohnesorge (previous owner)	n/a	August 8, 2000	variance to the zoning ordinance by allowing a deck to remain which encroaches into the side yard setback			
1445	Variance	Approved	410	Hickman Avenue	Columbia Community Development Corporation	Harriet Francis	August 8, 2000	variance to the zoning ordinance by allowing the construction of a single family dwelling which will encroach into the required side yard setback			
1444	Variance	Approved	2602	Barry's Bluff Court	Gregory E. Nunn	n/a	August 8, 2000	variance to the zoning ordinance relating to height regulations by allowing the construction of a retractable antenna support structure higher than the maximum allowable height	That the height variance for the antenna will only apply to Mr. Nunn's ownership		
1443	Variance	Approved	804	N. Seventh Street	George Roy	n/a	August 8, 2000	variance to the zoning ordinance by allowing the construction of a garage that will encroach into the required 10 foot side yard setback			
1442	Variance	Approved	17	Fourth Avenue	Teddy (Jack) and JoAnn Blaylock (owners) and Habitat for Humanity (contract purchaser)	n/a	August 8, 2000	variance to the zoning ordinance by allowing the construction of a single family dwelling on a lot containing less than the required 5,000 square feet			
1441	Appeal	Denied	3015	Chinaberry Drive	Larry and Cecilia Benton (party in interest)	n/a	August 8, 2000 September 12, 2000	n/a			
1440	Variance	Approved	3811	Day Flower Court	Betty Sue Bailey	n/a	August 8, 2000	variance to the zoning ordinance by allowing encroachment into the required front yard setback			
1439	Variance	Approved	106	E. Parkway	Richard and Jeanette Thompson	n/a	July 11, 2000	variance to the zoning ordinance by allowing construction of an enclosed porch and stoop to encroach into the rquired front yard setback			
1438	Variance	Approved		Corner of Ridgeway and Mikel	Monument of Grace Church	Steve Scott	July 11, 2000	variance to the zoning ordinance by allowing off premise parking on R-2 zoned property			
1437	Variance	Approved	1400	Ballenger Place	City of Columbia (owner) and VoiceStream (lessee)	Ken Jacob	July 11, 2000	variance to the zoning ordinance by allowing the construction of a communications tower having a height of 190 feet			
1436	Conditional Use Permit	Approved	202	S. Glenwood Avenue	Brian J. and Joy Pape	n/a	July 11, 2000	conditional use permit for permission to operate a professional home occupation for consulting by the owners (architect and nurse)	Business hours are limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.		
1435	Conditional Use Permit	Approved	811	Maryland Avenue	Mark Starr (Virginia) and Ben Starr, owners)	n/a	July 11, 2000	conditional use permit for permission to operate a home occupation (medical)			
1434	Variance	Approved	405	Lindy Lane	Joel L. Hardt	n/a	July 11, 2000	variance to the zoning ordinance by allowing less than the required 5,000 square foot lot size with the stipulation that the Public Works Engineering Department check to ensure that the storm water drainage is appropriate			
1433	Conditional Use Permit	Approved	1507	E. Broadway (Hillcrest Hall)	CH Allied Services, Inc. d/b/a/ Boone Hospital Center (lessee) and Stephens College (owner)	Kathleen Knepper and David Walker	July 11, 2000	conditional use permit for permission to use a portion of the building for administrative offices for a period of two years			
1432	Conditional Use Permit	Approved	4000	S. Providence Road	Warburg-StorageMart Partners, L.P.	Harriet Francis	July 11, 2000	conditional use permit for permission to construct single story self-storage facilities			
1431	Variance	Approved	1515	Cunningham	Jadie Ates	n/a	June 13, 2000	variance to the zoning ordinance by allowing the proposed addition to exceed the maximum 60 square feet and to exceed the maximum projection of six feet into the required front yard			
1430	Variances	Approved	407	S. Sixth Street	Missouri State Teacher's Association	Jim Lowery	May 9, 2000	variances to the zoning ordianance by allowing an expansion of a nonconforming use of less than 25% of the first floor area, allowing 44 parking spaces, allowing front yard parking, and by waiving the screening requirements			
1429	Variances	Approved/With drawn	915	Richmond Avenue	Richmond Avenue, LLC	Dan Simon	May 9, 2000	variances to the zoning ordinance by allowing less square footage than that required by ordinance, so as to permit 11 aptment units within the property, and by allowing a rear yard setback of 15 feet to permit the installation of two stair towers			
1428	Variance	Approved	3112	Chapel Hill Road	City of Columbia (owner) and TeleCorp Realty LLC (lessee)	Ken Jacob	April 11, 2000	variance to the zoning ordinance by allowing the construction of a flag pole exceeding the permitted height by 94 feet (up to 135 feet tall)			
1427	Variance	Withdrawn	1605	E. Broadway	Graham Medical Building LP	Tom Schneider and Charles R. Taylor	n/a	n/a			
1426	Variances	Denied	706	Lee Street	Two Guys' Rentals	n/a	April 11, 2000 May 9, 2000	n/a			

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1425	Conditional Use Permit	Approved	2501	LeMone Industrial Boulevard	Lemone-Smith Development Company (owner) and TeleCorp, Realty, LLC (lessee)	Ken Jacob	March 14, 2000 April 11, 2000	conditional use permit for the purpose of constructing a 190 foot monopole for communications equipment with an additional 5 feet in height for the antennas and lightning rod. In addition, the said 23 by 30 foot fenced compound located within the northwest portion of the property may be expanded to accommodate additional carriers, subject to compliance with code requirements. (The monopole is to provide for a minimum of two carriers, but may be adjusted to accommodate four or more carriers.			
1424	Conditional Use Permit	Approved	310	Rain Forest Parkway	Steve Herigon Construction, Inc.	Dan Atwill	March 14, 2000	conditional use permit for the purpose of constructing a private outdoor swim and tennis club	A minimum of 25 parking spaces be available at the recreational facility.		
1423	Conditional Use Permit	Approved		Southeast corner of Bluff Creek Boulevard and East Pointe Drive	B & E Investments, Inc. (owner) and Miller Leasing Company, LLC (purchaser)	Craig Van Matre	February 8, 2000	conditional use permit for the purpose of operating a photographic process lab in a fully enclosed building, and would be operated in conjunction with the provision of other photographic services to clientele of the business	That the facility be constructed as has been substantially set forth in the site plan that was presented during testimony.		
1422	Conditional Use Permit	Approved	1400	Forum Boulevard	Forum Shopping Center (owner) and TeleCorp, PCS, LLC (lessee)	Ken Jacob	February 8, 2000	conditional use permit for the purpose of constructing a 165 foot monopole for communications equipment to accommodate a 160 foot tower and 5 feet for the lightening rod			
1421	Variance	Approved	100	W. Broadway	Board of Trustees of the Columbia Library District	Glen R. Ehrhardt and Dan Simon	January 11, 2000	variance to the zoning ordinance by allowing a building height that exceeds that allowed by Section 29-6 of the zoning ordinance (not to exceed a total height of 53 feet)			
1420	Variance	Approved	29	E. Ash Street	Truman Allen	n/a	January 11, 2000	variance to the screening requirements by allowing no screening be required on subject property	That if a new owner moves into the property located at 23 E. Ash Street, then Mr. Allen would be required to work with that person on screening if they so desire it.		
1419	Variance	Approved	2809	W. Ashwood Drive	Stephen and Tamare Gerhardt Trust under Trust Agreement dated March 6, 1996	Bruce Beckett	January 11, 2000	variance to the rear yard setback requirement by allowing an existing deck to extend approximately 4' into the 25' rear yard setback			
1418	Variances	Approved/Denied	100	West Broadway	Board of Trustees of the Columbia Public Library	Glen Ehrhardt	December 14, 1999	variance to the zoning ordinance by allowing a front yard setback of 25 feet			
1417	Variance	Approved	3601	Grant Court	Sherman E. Horton	n/a	December 14, 1999	variance to the zoning ordinance by allowing the placement of the detached garage closer to the existing home than the required minimum distance of 10 feet			
1416	Variance	Approved	4805	Lake Valley Lane	John Satterlee	n/a	November 9, 1999	variance to the zoning ordinance by allowing the construction of a garage 39 to 40 feet from the front property line instead of the 60 feet required by ordinance			
1415	Variance	Approved	420	LaSalle	Columbia Community Development Corporation	Harriet Francis	November 9, 1999 December 14, 1999 January 11, 2000 February 8, 2000 March 14, 2000	variances to the zoning ordinance by allowing a lot area less than the required 7,500 square feet			
1414	Conditional Use Permit	Withdrawn	4100	W. Broadway	West Broadway Swim Club	n/a	n/a	n/a			
1413	Variance	Withdrawn	3015	Chinaberry	Horizon Builders, Inc. (owner) and Joanne Macher (contract purchaser)	David Rogers	September 14, 1999	n/a			
1412	Variance	Denied	2001	W. Worley Street	K-Mart	David Rogers	September 14, 1999	n/a			
1411	Variance	Approved	201	Conley Road	Staples Store and Broadway Crossing	David Rogers	September 14, 1999	variance to the sign ordinance by allowing signs which are not permitted by the sign ordinance - lettering of signs be kept to roof level or below; east wall sign must be moved further toward the south of the building and be contained in the shorter red band, and that the sign be of the square footage that has been applied for; north wall sign must be of the square footage that has been applied for.			
1410	Variances	Approved	110	Oak Street	Columbia Community Development Corporation	Harriet Francis	September 14, 1999 November 9, 1999 December 14, 1999	variances to the zoning ordinance by allowing a lot width of 42.5 feet and a lot area less than 7,500 square feet, and a side yard setback of 8 feet on the east side			
1409	Variance	Approved	1509	Shannon Place	Sandra D. Gunn	n/a	August 10, 1999 September 14, 1999	variance to the zoning ordinance by allowing the construction of a 5' porch extending 6" into the median setback			
1408	Variance	Approved	1611 (Building 1-7)	Hanover Boulevard	Jeffrey E. Smith Investment Co., LC (lessor) and Hanover Gardens, LC (lessee)	Craig Van Matre	August 10, 1999	variance to the parking requirements by allowing two parking spaces for each three bedroom unit			
1407	Conditional Use Permit	Approved	2506	W. Worley Street	Lawrence and Jacqueline Bulgin (owner) and U.S. Cellular Corporation (lessee)	Ken Jacob	August 10, 1999	a conditional use permit for the purpose of erecting a communications facility consisting of 120 feet of galvanized and unlit tower and pre-fabricated 12' x 20' communications equipment shelter			
1406	Conditional Use Permit	Approved	502	Cooper Drive North	Harold E. Johnson Companies (owner) and Cybertel RSA Cellular, LP (lessee)	David Linenbroker	August 10, 1999	a conditional use permit for the purpose of constructing a cellular telecommunications facility (equipment shelter and tower) at the rear of the property	The tower be restricted to 120 feet in height.		
1405	Variance	Approved	912	Old 63 South	Midland Oil, Inc. (owner) and Bottomline Investments, Inc. (lessee)	Harriet Francis and Craig Van Matre	August 10, 1999	a variance to the side yard setback requirement by allowing a canopy to extend into the 15 foot setback area (the structural supports for the canopy will be between the pump islands)			
1404	Conditional Use Permit	Approved	912	Old 63 South	Midland Oil, Inc. (owner) and Bottomline Investments, Inc. (lessee)	Harriet Francis and Craig Van Matre	August 10, 1999	a conditional use permit for making modifications to a service station (which is a non-conforming, grandfathered use) by allowing the construction of a canopy over the existing gasoline pump islands; and this conditional use permit will validate the existing use (service station) under the zoning ordinance			
1403	Variance	Approved	1601, 1603, 1604, and 1606	Cocoa Court	Jeffrey E. Smith Investment Co., LC (lessor) and Hanover Gardens, LC (lessee)	Craig Van Matre	August 10, 1999	a variance to the parking requirements by allowing two parking spaces for each three bedroom unit			
1402	Variance	Approved	503	Hunt	Greg Harmon	n/a	July 13, 1999	a variance to the median setback requirement by allowing a setback less than the actual median of surrounding properties			
1401	Variance	Approved	27	N. Conley Road	Commerce Bank	David Walker	July 13, 1999	a variance to the sign ordinance by allowing the construction of an ATM sign canopy			
1400	Variance	Approved	401	Stadium Boulevard	Commerce Bank	David Walker	July 13, 1999	a variance to the sign ordinance by allowing the construction of an ATM sign canopy			
1399	Variances	Approved	1401	Forum Boulevard	Michael R. and Cheryl L. Kelly	Dan Simon	July 13, 1999 August 10, 1999	variances to the zoning ordinance by allowing a reduction in the rear yard setback to 10' rather than the required 25'; and a reduction in the number of parking spaces			

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1398	Variance	Approved	1717	N. Providence Road	Don Albert Motors, Inc.	Mark Pfeiffer	July 13, 1999 August 10, 1999	a variance to the sign ordinance by allowing a sign to be moved and replaced which exists due to a variance granted on 1/12/93 (Case #1172) by the Board of Adjustment			
1397	Variances	Approved	420 and 422	LaSalle Place	Michael Crist for Columbia Community Development Corporation	Harriet Francis	June 8, 1999 July 13, 1999	variances to the zoning ordinances by allowing a 12.9' front yard setback and a side yard setback of 3' on Lot 1, and a 20' front yard setback and a lot width of 58' on Lot 2			
1396	Variance	Approved	1116	Hinkson Avenue	Splitrock, c/o Staubach Retail Services	Bruce Beckett	May 11, 1999	a variance to the zoning ordinance by allowing a telecommunication shelter in a C-1 zoning district			
1395	Variance	Approved	1004	N. Stadium Boulevard	REMM, Ltd.	David Rogers	May 11, 1999	a variance to the zoning ordinance by allowing a monument sign with zero setback instead of the required 10 feet			
1394	Variance	Approved	204	West Boulevard North	Robert Grogger	n/a	May 11, 1999	a variance to the zoning ordinance by allowing the construction of a detached garage closer than the required 60 feet			
1393	Variances	Approved	414 802	N. Eighth Rogers	Elbert Wood, David Wood and Bruce Rochon	n/a	April 13, 1999	variances to the zoning ordinance by allowing setbacks and areas of lots to be less than that required by Section 29-8 (d) as designated in the replat			
1392	Conditional Use Permit	Denied	1507	E. Broadway (Hillcrest Hall)	Stephens College	David Walker	April 13, 1999	n/a			
1391	Variances	Withdrawn	104 414 and 416	E. Worley LaSalle	Michael Crist for Columbia Community Development Corporation	Harriet Francis	April 13, 1999	n/a			
1390	Variance	Approved	1305	Business Loop 70 East	William Trent, et al	David Rogers	March 9, 1999	a variance to the zoning ordinance or overturn the decision of the Chief Building Inspector by allowing 58 parking spaces for a period no longer than three years			
1389	Variance	Approved	3405	Creasy Springs Road	Mary and Les Sapp	n/a	February 9, 1999	a variance to the zoning ordinance by directing the issuance of an occupancy permit for an addition with a driveway which has not been brought up to standards by paving			
1388	Conditional Use Permit	Approved	101	Nifong	Midwest Petroleum Company	David Rogers	February 9, 1999	a conditional use permit for adding a one stall car wash to an existing conditional use permit allowing the construction of a convenience store which sells gasoline			
1387	Variance	Approved	1900 block	Holly Avenue	Merle N. Smarr	n/a	January 12, 1999	a variance to the zoning ordinance by allowing a lot width less than the required 60 feet at the building line			
1386	Variance	Approved	2000	Vandiver	Bondi and Arlen Wood	n/a	January 12, 1999	a variance to the sign ordinance by allowing a free standing sign which exceeds the allowed height provided the maximum height of the sign is no more than 14 feet, with the bottom edge of the sign being no more than 8 feet, as long as the sign meets the setback requirement for the property line as would be stated for arterial streets			
1385	Variance	Denied		Southeast corner of Scott Boulevard and Chapel Hill	Cherry Hill Group, LLC	Gary Oxenhandler	January 12, 1999	n/a			
1384	Variance	Approved	207	Pendleton Street	Housing Authority of the City of Columbia, MO	Dan Simon	January 12, 1999	a variance to the zoning ordinance by allowing a rear yard setback less than the required 25 feet			
1383	Variance	Approved	403	Auburn Lane	Dale Palmer	n/a	December 8, 1998	a variance to the zoning ordinance by allowing the construction of a single family structure on a lot having less than the required 5,000 square feet	That the remaining setback requirements be met (median front yard setback, 6 feet side yard setbacks, 25 feet or 25% of lot depth for rear yard).		
1382	Variance	Approved	105	Business Loop 70 East	Mike Trittler, owner of Carpet One (tenant)	Jeff Blaylock	December 8, 1998	a variance to the parking requirements by allowing less than the required 36 parking spaces			
1381	Variance	Approved	4	Business Loop 70 East	MFA Petroleum (Break Time)	Bruce Beckett	December 8, 1998	a variance to the sign ordinance by allowing a free standing sign to be placed on the property line (with no setback)	That the existing signs on the canopy be removed when the new sign is installed.		
1380	Variance	Approved	1600	West Rollins Road	Trinity Presbyterian Church	Tim Harlan	November 10, 1998	approving the erection of a free standing sign less than 10 feet from the right-of-way line by granting a variance to the sign ordinance			
1379	Variance	Approved	357	Crown Point	Eunice and John Campbell	n/a	October 13, 1998	approving the construction of a sunporch and deck by granting a variance to the zoning ordinance			
1378	Conditional Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	James Powell and Dan Simon	October 13, 1998	conditional use permit to operate the machinery and equipment of a quarry	All local, state, and federal permits and requirements be maintained, and blasting must be limited between the hours of 8:00 a.m. and 5:00 p.m.		
1377	Sign Plan	Approved	15	S. Fifth Street	Premier Bank	David Rogers	September 15, 1998	approving a sign plan by granting a variance to the zoning ordinance			
1376	Variance	Denied	701	E. Nifong Boulevard	Vince Millard, Sonic Drive-in	n/a	September 15, 1998 October 13, 1998	n/a			
1375	Variance	Denied	708	E. Business Loop	Vince Millard, Sonic Drive-in	n/a	September 15, 1998 October 13, 1998	n/a			
1374	Conditional Use Permit	Approved	6001	S. Scott's Boulevard	Thornbrook Development, Inc.	William Mays	September 15, 1998	a conditional use permit for a club house and swimming pool and other associated amenities			
1373	Conditional Use Permit	Approved	1009	Charles Street	Christina and Darrel Zimmerman (owner) and Joe Mueth (potential lessee)	n/a	September 15, 1998	a conditional use permit to operate a small machine shop	No outside storage occurs at the facility, and big garage doors are closed during operation (with the exception of accepting deliveries).		
1372	Conditional Use Permit	Approved	1010	Southampton Drive	Highlands Property Co.	n/a	August 11, 1998	a conditional use permit for the purpose of consructing a private outdoor swim and tennis club			
1371	Variance	Approved	2305	Oakland Gravel Road	Child Abuse and Neglect Emergency Shelter, Inc. d/b/a Rainbow House	James Powell	July 14, 1998	a variance to the zoning ordinance by allowing the construction of a wooden fence six feet in height			
1370	Variance	Withdrawn	2005	West Worley	Walters Acquisitions, Inc.	David Walker	July 14, 1998 August 11, 1998	n/a			
1369	Sign Plan	Approved	1001	Rogers Street	Columbia College	Bruce Beckett	July 14, 1998	approving a sign plan or granting a variance to the Sign Ordinance to allow permits to be issued for the 33 requested signs			
1368	Variance	Approved	4107	S. Providence Road	Angelo Skyvalidas (Angelo's Pizza and Steak House) and Sprint Spectrum	Ken Jacob	July 14, 1998	a variance to the zoning ordinance to permit construction of a 100 foot flagpole			
1367	Variance	Approved	2404	Whitegate Drive	Mark Stevenson	n/a	June 9, 1998	a variance to the zoning ordinance to permit less than the required 25 foot rear yard setback			
1366	Variance	Approved	107	Austin Avenue	Donald F. Wentzel, Trustee, Theodore G. Scheske, Trustee and Louis and Betty D'Angelo (owners) and Jess and Judith Weaver (contract purchasers)	Tom Schneider	June 9, 1998	a variance to the zoning ordinance to permit less than the required number of parking spaces			

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1365	Variance	Approved	415	N. Eighth Street	Robert J. Alongi	n/a	June 9, 1998	a variance to the zoning ordinance to permit construction of an addition which will encroach the mean front yard setback			
1364	Variance	Approved	403	Lindy Lane	Joel Hardt	n/a	June 9, 1998	a variance to the zoning ordinance to permit construction of a building on a lot having less than the required 5,000 square feet			
1363	Variance	Approved	214	Divot Drive	Jerome H. Sigmund	n/a	June 9, 1998	a variance to the zoning ordinance to permit a side yard setback lesss than the required 6 feet			
1362	Conditional Use Permit	Approved	2300	Business Loop 70 East	GBO, LLC (contract purchaser)	Skip Walther	May 12, 1998	a conditional use permit for the placement of a 199 foot AM antenna/tower on the property			
1361	Variance/Appelal	Approved	1800	I-70 Drive Southwest	Motel 6	David Rogers	May 12, 1998	Board moved that the Board interpret this particular sign as not meeting the criteria of an electronically changing sign as is defined in the ordinance, therefore, not needing a variance from the Board.			
1360	Variance	Approved	2206	Paris Road	O'Reilly Auto Parts	Kathleen Prainito	March 10, 1998	a variance to the sign ordinance to permit a 10 foot setback from the side lot line			
1359	Variances	Approved	108	Willis Avenue	Stephens College	David Walker	March 10, 1998 May 12, 1998	variances to parking and setback requirements to permit construction of a multi-purpose building without the requirement of on-site parking exclusively set aside for the facility; to allow a 15 foot setback on Dorsey Street, and the construction of canopies on the Willis Avenue side of the building which would extend into the 25 foot setback			
1358	Variance	Approved	416	S. Ninth Street	Central Missouri Pizza (lessee)	Bruce Beckett	March 10, 1998	a variance to the sign ordinance to permit maintenance of a free-standing, non-conforming sign which will be configured differently from the existing sign			
1357	Conditional Use Permit	Approved	1209	E. Walnut Street	Boone County Group Homes and Family Support	John Patton	February 10, 1998	a conditional use permit for a counseling center to be used and operated by charitable or not for profit corporations with the Marion Henley Building			
1356	Variance	Approved	15	S. Fifth Street	Virginia Dyas McAlester Trust by Bernice Crawford, Trustees (owner) and Premier Bank (contract purchaser)	David Rogers	January 13, 1998	a variance to the zoning ordinance to permit maintenance of a non-dust free parking area and driveway for a period not to exceed 18 months	That the applicant spray fortnightly during the dry months of June, July, August and September with a dust inhibiting spray.		
1355	Variance	Approved	1201	Forum Boulevard	Fisher Properties, Inc. and Tommy L. and Julianne Foster	David Rogers	December 9, 1997	a variance to the sign ordinance to permit a sign which exceeds the maximum allowance of 8 feet by 1.35 feet	That the applicants relinquish the rights to two additional projecting signs as permitted under the provisions of the sign ordinance.		
1354	Conditional Use Permit	Approved	1410	Vandiver Drive	Greg Patterson, Managing Member of Grandland Development LC	Dan Simon	December 9, 1997	a conditional use permit for accessory retail sales of bread, bakery, and related products as is typical of an agency/outlet store operated by Metz Baking Company or it successors			
1353	Variance/Sign plan	Approved	402	Keene Street	Lifemark-RMP Joint Venture	Dan Simon	November 11, 1997	variances to the sign ordinance and to allow a sign plan to permit more than the required number of pole signs and allowing setbacks less than what is required by ordinance			
1352	Conditional Use Permit	Approved	101	E. Nifong	George W. Dexheimer	David Rogers	November 11, 1997	a conditional use permit for establishing a convenience store which will also sell gasoline			
1351	Variance	Denied	2109-2111	Primrose Drive	SIDRA, Inc.	Michael Holder	October 14, 1997	n/a			
1350	Variance	Withdrawn	1410	Vandiver Drive	David Westfall, et al (owner) and Grandland Development LC (contract purchaser)	Dan Simon	October 14, 1997 November 11, 1997	n/a			
1349	Variance	Approved	1410	Forum Boulevard	Jose L. Linder, General Partner for Forum Shopping Center	n/a	September 9, 1997	a variance to the sign ordinance to allow the relocation of a sign with a height no greater than 12' and an area no greater than 80 square feet	It is not constructed in the new right-of-way or in an easement, approx. at the location indicated in Exhibit A (attached as part of permanent record).		
1348	Variance	Denied	1900	I-70 Drive Southwest	JASCO, LLC	Ronald Smull	September 9, 1997	n/a			
1347	Sign Plan	Approved	1009-1021	E. Broadway	Michael Menser	n/a	August 12, 1997	approval of a sign plan			
1346	Appeal	Denied	2604	Stadium Boulevard	Con-Agg, LLC	Bruce Beckett	July 8, 1997	n/a		Appeal filed and Board's decision reversed in 97CC072970 Con-Agg, LLC. v. City of Columbia and Board of Adjustment of the City of Columbia, Missouri	
1345	Variance	Denied	601	Shakertown Way	Robert Walters	n/a	July 8, 1997	n/a			
1344	Variance	Approved	211	Garth Avenue	Michael Crist for Columbia Community Development	Harriet Francis	July 8, 1997	a variance to the zoning ordinance to permit a rear yard setback of less than the required 25 feet			
1343	Variance	Approved	1202	N. College Avenue	Walt's VW Service, Inc.	Walter Shoupe	July 8, 1997	a variance to the zoning ordinance, Setion 29-17 (d)(6) to permit construction of a screening fence less than the required 8 feet in height and less than the entire length of the property which abuts residentially zoned land			
1342	Conditional Use Permit	Approved	5801	Highlands Parkway	Dan M. and Susan Schuppan	n/a	July 8, 1997	a conditional use permit for installing a well for water production to be used for lake maintenance, lawn irrigation and a possible ground source for heating and colling (the well will require a structure to house the plumbing and electric equipment)			
1341	Variance	Approved	115	S. Fifth Street	Smiths-Stevenson Partnership, DBA Flat Branch Brew Pub	David Rogers	July 8, 1997	a variance to the sign ordinance to permit the existing wall signs, front and back, to remain directly applied to the brick of the building for an additional three years			
1340	Variance	Approved	7	N. Sixth Street	Bette Douglass (owner) and Wise Guys, Inc. (tenant)	Skip Walther	May 13, 1997	a variance to the sign ordinance to permit a sign to remain on the south wall of the building	That Wise Guys, Inc. operates its business in the west portion of the building that it presently occupied by such business.		
1339	Conditional Use Permit	Approved	3710	W. Broadway	Benedictine Sisters of Our Lady of Peace Monastery	William Brandecker	May 13, 1997	a conditional use permit for a private cemetery for members of Benedictine Sisters, approximately 25 burial spaces on 11 acres owned by Benedictine Sisters. Proposed site is east of drive in a wooded area concealed from view. Area will be fenced and maintained. Cemetery will be used only for members of the Benedictine Sisters.			
1338	Variances	Approved	704	College Avenue	Chi Mu Alumni Association	Robert Pohl	April 8, 1997	a variance to the front and side yard setback to permit construction within 3.54 feet from the front yard setback and 2.8 feet from the side yard setback			
1337	Variances	Approved	705	N. Seventh Street	Michael Crist for Columbia Community Development Corporation	Harriet Francis	March 11, 1997 April 8, 1997	a variance to the side and front yard setback to permit construction within 9 feet of the side property line and 18 feet from the front yard property line			
1336	Variances	Approved	703	N. Seventh Street	Michael Crist for Columbia Community Development Corporation	Harriet Francis	March 11, 1997 April 8, 1997	a variance to the side and front yard setback to permit construction within 9 feet of the side property line and 18 feet from the front yard property line			

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1335	Variance	Approved	1703	Garrison Place	Mark and Kathleen Enger	n/a	March 11, 1997	a variance to the rear yard setback to permit the existing deck to remain and be enlarged and screened			
1334	Conditional Use Permit	No Action Taken Never heard	1701	Burlington	Reality House, Inc. (contract purchaser)	Thomas Schneider	March 11, 1997	NOTE: This case was tabled by the attorney and was never heard by the Board.			
1333	Variance	Approved	4016	Glen Eagle Drive	Brittany Development, Inc. and James and Connie Melton (owners) and Don and Belinda Stohldrier (contract purchasers)	Dan Simon	February 11, 1997	a variance to the zoning ordinance to permit less than the required 25 foot front yard setback			
1332	Variance	Approved	705	N. Seventh Street	Michael Crist, Executive Director, Columbia Community Development Corporation	Harriet Francis	February 11, 1997	a variance to the zoning ordinance to permit the construction of a residential dwelling on a lot less than the required 60 feet in width and by making this variance contingent upon the applicant re-subdividing the property			
1331	Variance	Approved	703	N. Seventh Street	Michael Crist, Executive Director, Columbia Community Development Corporation	Harriet Francis	February 11, 1997	a variance to the zoning ordinance to permit the construction of a residential dwelling on a lot less than the required 60 feet in width and by making this variance contingent upon the applicant re-subdividing the property			
1330	Variance	Approved/Denied	1600	E. Broadway	Boone Hospital Center	David Walker	February 11, 1997	variances to the sign ordinance to permit two wall signs larger than what is allowed by ordinance (signs one and two as per exhibit that was made part of the official record)			
1329	Variance	Approved	600	Jackson Street	Show-Me Central/Habitat for Humanity	Betty Wilson	February 11, 1997	a variance to the zoning ordinance to permit a variance from the required lot width and front setback requirement			
1328	Variance	Withdrawn		Southeast corner of Campus View and Carter Lane	Quad R. Partnership (Ron Shy, Richard O. Barb and Robert Jurgensmeyer)	Harriet Francis	February 11, 1997	n/a			
1327	Variance	Denied	4200 and 4201	Langham Drive	Robert L. Walters (DREW Properties)	n/a	November 12, 1996	n/a			
1326	Variance	Approved	810	Ames Drive	Jeffrey E. Smith	n/a	November 12, 1996	a variance to the rear yard setback requirement to permit the construction of a dwelling that would encroach 10 feet into the required 25-foot rear yard setback			
1325	Variance	Approved	1625	Paris Road	Charles O'Dell	n/a	November 12, 1996	a variance to the front yard setback requirements to permit the construction of an open porch			
1324	Variance	Approved	107	E. Ridgeley Road	Daniel A. and Margaret Danley	n/a	October 8, 1996	a variance to the zoning ordinance to permit construction of an attached garage which encroaches into the required rear yard			
1323	Conditional Use Permit	Approved	2804	West Ash	Boone County Teacher's Credit Union	David Walker	October 8, 1996	a conditional use permit for drive-up facilities incidental to a financial institution			
1322	Variance	Approved	29	E. Stewart Road	Brian Pape	Gary Oxenhandler	September 10, 1996 October 8, 1996	a variance to the zoning ordinance to permit maintaining a duplex on a lot less than 60 feet wide			
1321	Variance	Approved	2309	Bridgewater Drive	Carl and Judith Bildner	n/a	September 10, 1996 October 8, 1996	a variance to the side yard setback requierment to permit a 4-foot setback rather than the required 6 feet			
1320	Variance	Approved	2210	Country Club Drive	Columbia Missouri Investment Co.	Thomas Schneider Rodney Stephens	September 10, 1996	a temporary variance to permit the postponement of construction of the dust-free driveway for the time period stated in the application			
1319	Conditional Use Permit	Approved	1700	Forum Boulevard	Pat Kelly	n/a	September 10, 1996	a conditional use permit for the purpose of drilling two wells for irrigation purposes			
1318	Appeal	Approved	3809	S. Providence Road	Centrury 21 Anytime	David Rogers	September 10, 1996 October 8, 1996	a variance to the sign ordinance to permit the sign in question to remain as is	The sign be brought into conformance by January 1, 2007.		
1317	Variances	Approved	4705	Manhasset Drive	Russ Duker	n/a	August 13, 1996	a variance to the rear yard and side yard setback requirements to permit encroachment of approximately 2 1/2 inches into the side yard and approximately one-half of the existing deck into the rear yard			
1316	Variance	Approved	701	Washington Avenue	Florence D. Rainey	n/a	August 13, 1996	a variance to the parking requirements to permit less than the eight required spaces			
1315	Conditional Use Permit	Approved	2804	W. Ash	Boone County Teacher's Credit Union	David Walker	August 13, 1996	(VOIDED BY CASE No. 1323) a conditional use permit for the purpose of constructing drive through facilities	That the drive through facility not be located at the south border of the property.		
1314	Variance	Denied	4201	St. Charles Road	Jack and Doris Overton	David Rogers	July 9, 1996	n/a			
1313	Variances	Denied	3811	S. Providence Road	Midas Corporation	Thomas Harrison	June 11, 1996	n/a			
1312	Variance	Approved	119	Aldeah Avenue	Patrick J. McLaughlin	n/a	June 11, 1996	a variance to the zoning ordinance to permit construction of a boardwalk			
1311	Variance	Withdrawn	1411	Ross Street	Thomas P. Jennings and Hazel E. Jennings, co-trustees of the Jennings Family Trust	Tom Schneider	June 11, 1996	n/a			
1310	Conditional Use Permit	Denied	1409	Vandiver Drive	Reality House, Inc. (contract purchaser)	Tom Schneider	June 11, 1996	n/a		Appeal filed in 96CC067533 <u>Reality House Inc. v. Board of Adjustment of the City of Columbia</u> and was dismissed by petitioner.	
1309	Variance	Approved	3610	Buttonwood Drive	Buttonwood, LLC	Skip Walther	May 14, 1996	a variance to the building height requirement to permit the building height to exceed 35 feet as set forth in the application	That the sign requirements not exceed those permitted in O-1 zoning.		
1308	Conditional Use Permit	Approved	3815	Hinkson Road	Ruth Arbuckle	J. Gordon Arbuckle	May 14, 1996	a conditional use permit to build a second house on the subject property			
1307	Variance	Denied	1517 and 1519	Wilson	Don Emery	n/a	April 9, 1996 May 14, 1996	n/a			
1306	Variance	Approved	1203	Fay Street	Boy Scouts of America	Bruce Beckett	April 9, 1996	a variance to the sign ordinance to permit the placement of a freestanding sign at a distance less than 25% of the lot width			
1305	Variance	Approved	109	E. Stewart Road	Wayman and Kay Robertson	n/a	April 9, 1996	a variance to the zoning ordinance to permit 3 units on a lot less than 60 feet			
1304	Conditional Use Permit	Approved	1409	Vandiver Drive	Reality House, Inc. (contract purchaser)	Tom Schneider	April 9, 1996	a conditional use permit for an amendment to the conditional use permit granted by the Board on March 12, 1996	That 35% of the clients served are from the Boone County and contiguous counties.	Appeal filed and Board's decision reversed and conditional use permit ordered to be null and void in 96CC066150 <u>University Acquisition Corp. v. Board of Adjustment of the City of Columbia, MO</u>	
1303	Variance	Withdrawn	2805	Summit Road, Apt. A & B	Arch and Natalia York	n/a	March 12, 1996	n/a			

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1302	Variance	Approved	2410	Parker Street	Sunrise Optimist Club	Bruce Beckett	March 12, 1996	a special permit and variance to permit extension of a non-conforming use by constructing an addition of approximately 12 ft. to the building conditioned on extension of a fence along the northern boundary and for a variance to the rear yard setback to construct an addition to the building			
1301	Variance	Approved	1201	Grand Avenue	Downtown Optimist Club	Robert A. Kelly	March 12, 1996	a variance to the sign ordinance to permit a sign painted directly on the building for a period of two years			
1300	Conditional Use Permit	Approved	1121	Ashland Road	Ashley Ridge Partnership	Ron Bartlett	March 12, 1996	a conditional use permit for the purpose of using a portion of the premises for assembly hall purposes such as weddings, wedding receptions, etc.			
1299	Conditional Use Permit	Approved	2604	N. Stadium Boulevard	Harold E. Johnson, Co., Inc.	Bruce Beckett	March 12, 1996 April 9, 1996	a conditional use permit for Asphaltic Concrete Plant -- Section 29-20 (c)(1)			
1298	Conditional Use Permit	Approved	1409	Vandiver Drive	Reality House, Inc. (contract purchaser)	Thomas Schneider	March 12, 1996	Not in file. Conditional use permit for permission to operate a halfway house for 40 young offenders.	The number of residents be limited to 20% which are outside the area of Boone County and adjacent counties, and that an annual reprot be sent to Protective Inspection validating the residential requirement.	Appeal filed and Board's decision reversed and conditional use permit ordered to be null and void in 96CC066150 <u>University Acquisition Corp. v. Board of Adjustment of the City of Columbia, MO</u>	
1297	Variance	Denied	1300	Vandiver Drive	Dodge City Motors	Thomas Harrison	February 13, 1996	n/a			
1296	Variance	Denied	201	Conley Road	Lowe's Companies, Inc.	Thomas Harrison	January 9, 1996 February 13, 1996	n/a			
1295	Variance/Appeal	Approved	1813	Monroe Street	Midland Oil Co., Inc.	Thomas Schneider	January 9, 1996	variance to the sign ordinance setback requirements to permit the sign placement requested in the application			
1294	Conditional Use Permit	Approved	500	N. College	Gary R. Evans	Ron Bartlett	January 9, 1996	conditional use permit for the purpose of operating a service station with a convenience store			
1293	Variance	Approved	1914	Dartmouth	Mr. & Mrs. Gregory Heifner	n/a	January 9, 1996	variance to the zoning ordinance to permit constructing an attached garage within the required 25-foot front yard, and that the garage be built 15 feet from the curb			
1292	Variances	Approved	3906 120	Peachtree Drive E. Nifong Boulevard	Barkey Center General Partnership	David Rogers	December 12, 1995	two variances to the sign ordinance to permit setback of two free standing signs at both locations (as indicated on the site plan for Peachtree Plaza which is a part of the record) to be placed at less than 25% of the lot width			
1291	Variances	Approved	2017	N. Deerborn Circle	Harry G. Rowe	n/a	December 12, 1995	variances to permit a 15-foot above ground setback variance and a 12-foot below grade variance for a terraced, attached garage			
1290	Variance	Approved	405	Sudbury Drive	Robert Walters	n/a	December 12, 1995	variance to the sign ordinance to permit maintaining an existing sign for an on premises subdivision sales information sign	That the sign be removed after May, 1997.		
1289	Variances	Approved	1634	Paris Road	Memorial Baptist Church	Ronald Smull	December 12, 1995	variance to parking and screen requirements to permit 186 parking spaces already in existence, or 2 to 4 spaces less if the buffer is put in on the south part of the lot	That a buffer will be provided on the 110 southern most feet on Woodrow.		
1288	Appeal	Denied and referred to City Council	1409	Vandiver Drive	Reality House, Inc.	Thomas Schneider	November 14, 1995	n/a			
1287	Variance	Approved	2317 and 2319	N. Creasy Springs Road	F. Kyle Shern	n/a	November 14, 1995	variance to the zoning ordinance to permit construction of a two-family dwelling on a lot containing less than he required 10,000 square feet			
1286	Conditional Use Permit	Approved	614	Jackson Street	James P. Maher	David Rogers	November 14, 1995	conditional use permit for the purpose of constructing a metal building (40' x 80') to be used as a machine shop			
1285	Variance	Withdrawn	107	Lynn Street	Columbia Community Development Corporation	n/a	November 14, 1995	n/a			
1284	Conditional Use Permit	Approved	1218	Clinkscapes	Robert W. and Tracey L. Conrad	n/a	November 14, 1995	conditional use permit for the purpose of operating a plumbing, heating, air conditioning and electrical business and also a machine shop			
1283	Variance	Denied	202	Ruby Lane	Juanita Winegar	n/a	October 10, 1995	n/a			
1282	Variance	Approved	3705	Forum Boulevard	Michael Kelly	n/a	October 10, 1995	conditional use permit for the purpose of drilling and installing a water well for lawn watering			
1281	Conditional Use Permit	Dismissed		Buttonwood and Nifong	Garry L. and Brenda M. Lewis	n/a	October 10, 1995 November 14, 1995 December 12, 1995 January 9, 1996	n/a	The applicant may re-file at a later date.		
1280	Variance	Approved	801	Business Loop 70 East	David Griggs	David Rogers	September 12, 1995	variance to permit a front yard setback less than required as set forth in the application			
1279	Variance	Approved	3410	Clark Lane	Columbia Lodging Partners, LP	David Rogers	September 12, 1995	approval of a sign plan to permit the sign plan as proposed (Exhibit A attached)	That Lots 2B and 2C remain in the same ownership with each other, and that his sign plan shall be exempted from the amortization in the year 2007.		
1278	Appeal	Approved	1805	E. Walnut Street	Sam D. Hodges, III, Trustee	David Rogers	September 12, 1995	reversal of the decision of the Building Regulations Supervisor to permit expansion of a non-conforming parking lot			
1277	Conditional Use Permit	Approved	1300	Woodrail Avenue	Country Club of Missouri	Wally Bley	September 12, 1995	conditional use permit for an amendment to an existing conditional use permit for the purpose of constructing a pro-shop and bathrooms adjacent to the existing tennis courts			
1276	Variance	Approved	2909	Falling Leaf Lane	Nifong Center Partnership	Ron Bartlett	August 8, 1995	variance to the sign ordinance to permit the sign as set forth in the application			
1275	Variance	Approved		Northeast corner of Keene Street and Berrywood Drive	Keene, LLC	David Rogers	August 8, 1995	variance to the Land Preservation Ordinance to permit preservation of 12% of the climax forest instead of the required 25%			
1274	Variance	Approved	1114	I-70 Drive Southwest	George A. Spencer, Trustree et al and Fazoli's Restaurant, Inc.	David Rogers	August 8, 1995	variance to the sign ordinance to permit a 30-foot high sign of 64 square feet in the location originally requested in the application, and that the sign must comply with the sign ordinance by the year 2008.			
1273	Variance	Withdrawn	2016	S. Deerborn Circle	Makbuleh Al-Alfi	n/a	August 8, 1995	n/a			
1272	Conditional Use Permit	Approved	403	Dysart	Comprehensive Human Services, Inc.	Bruce Beckett	August 8, 1995	conditional use permit for permission to operate a counseling center	That a 6-foot opaque fence be installed between the Comprehensive Human Services property and adjacent property owners.		
1271	Conditional Use Permit	Approved	1121	Ashland Road	Ashley Ridge Partnership	Ron Bartlett	August 8, 1995	conditional use permit for permission to operate a Bed and Breakfast			

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1270	Variances	Approved	315	N. Tenth Street	Michael L. Koonse	n/a	July 11, 1995	variances to the parking and screening requirements to permit less than the required 15 parking spaces and allowing a 6-foot fence to remain on the property line instead of being set back 6 feet and being landscaped contingent on approval of the zoning by the City Council			
1269	Variance	Approved	1007	Big Bear Boulevard	Orscheln Farm & Home Supply, Inc.	David Rogers	July 11, 1995	variance to the sign ordinance to permit the erection of a free standing sign at less than the required setback			
1268	Variances	Approved	9	N. West Boulevard	B. D. Simon, Jr., Trustee of the B.D. Simon Trust (owner) and H. Fred and Catherine Christman (contract purchasers)	Dan Simon	July 11, 1995	variances to screening and parking requirements to permit construction of parking lot within 3 feet of the property line and by allowing less than 6 feet for landscape screening contingent on the rezoning approval by the City Council			
1267	Variance	Approved	1002	Old 63 North	James A. Dodson and Jim's Bike and Key Shop	n/a	June 13, 1995	variance to the sign ordinance to permit alteration of a non-conforming freestanding sign by increasing its height			
1266	Variance	Denied	1602	Paris Road	Herb Taylor (owner)	n/a	June 13, 1995	n/a			
1265	Conditional Use Permit	Approved	2900	Green Valley Drive	Arthur and Sue Lee	Tom Schneider	June 13, 1995	conditional use permit to install a well to serve the residence located on the property			
1264	Variances	Approved	7	East Ash Street	Guy Kline	Lorri Kline	May 9, 1995	variances to the zoning ordinance to permit placement of parking adjacent to lot line and by waiving ornamental screening requirements			
1263	Variance	Withdrawn	2403	Rangeline Road	Storage Trust Properties	Mark Stephens Thomas Harrison	April 11, 1995 May 9, 1995	n/a			
1262	Variance	Approved	309	E. Brandon Road	Richard and Maria Goslin	n/a	April 11, 1995	variance to the zoning ordinance to permit a building addition to extend into the required side yard setback			
1261	Variance	Approved	503	Hunt Avenue	Barrett Spangler	n/a	April 11, 1995	variance to the maximum square footage allowable for construction of a duplex to permit construction contingent upon the applicant obtaining R-2 zoning			
1260	Variance	Approved	110	Aldeah Avenue	Constance Moothart and Darrin Gruis	n/a	April 11, 1995	variance to the front yard requirement of the R-1 zoning regulations to permit construction of a porch which will extend into the required front yard setback			
1259	Variance	Approved	1801	Bluff Pointe Drive	James and Anita Gamble	n/a	April 11, 1995	variance to the rear yard setback requirements of the R-1 zoning regulations to permit construction of an addition which will encroach into the rear yard setback requirement			
1258	Conditional Use Permit	Approved	1704	Commerce Court	Lee and Joyce Thompson (Star Heating)	n/a	April 11, 1995	conditional use permit for modification of an existing conditional use by expanding the area of an HVAC office and storage building			
1257	Appeal	Approved		North of Smiley Lane and west of Highway 63	DREW Properties Co.	n/a	April 11, 1995	determination of the proper zoning classification of outdoor soccer fields because the use is not enumerated in the zoning regulations to permit construction of 10 soccer fields in this application to be commercial based on the facts of this situation and, therefore, the proposed use should be in C-P zoning.			
1256	Variance	Approved	602	S. William	Richard A. Shanker	n/a	April 11, 1995	variance to the zoning regulations to permit construction of a covered porch that will encroach into the required front yard			
1255	Variance	Approved	902	West Boulevard South	David and Phyllis Davis	n/a	March 14, 1995	variance to the side yard setback requirement to permit the construction of a carport within 4 feet 2 inches of the south side lot line			
1254	Variances	Approved	3215	Clark Lane	Home Depot (proposed purchaser) and Robert J. Tull, et al (owner)	David Rogers	March 14, 1995 July 11, 1995	variances to the tree ordinance, for the pole sign for 60 feet, for the three wall signs as submitted, and parking according to the application be approved	Council shall accept the 19 acres, more or less, that the applicant is giving to the City plus \$10,000 for the development of access; the two existing billboards at or near that site will be removed prior to the issuing of a sign permit for construction; the areas reserved for future parking if needed be maintained for availability.		
1253	Conditional Use Permit	Approved	4000	S. Providence Road	Marvin B. Rhodes and Melba B. Rhodes; Vernon E. Rhodes and Carole S. Rhodes	David Rogers	March 14, 1995	conditional use permit for construction of self-service storage facilities as allowed by Section 28-14 (c)			
1252	Conditional Use Permit	Approved	606	S. College	Ross and Shirley Duff, Deiter Duff, Jim and Kristin Steelman	n/a	March 14, 1995	conditional use permit for operation of a bed and breakfast	Meeting the requirements set out in Section 29-8(c) of the ordinances of the City.		
1251	Variance	Approved	4701	Forum Boulevard	Highland Properties Co.	William F. James, Jr.	March 14, 1995	extension of a variance to permit the temporary real estate sales office to remain			
1250	Variance	Approved	1201	Paquin Street	Housing Authority of the City of Columbia	Mark Langworthy	January 10, 1995	variance to the side yard setback requirement to permit construction of a gazebo in the required side yard			
1249	Variance	Approved	1201	Paquin Street	Housing Authority of the City of Columbia	Mark Langworthy	January 10, 1995	variance to the front yard setback requirement to permit construction of a canopy which would encroach into the required front yard setback			
1248	Variance	Approved	1601	E. Broadway	The Graham Group, Inc.	Glen Ehrhardt	January 10, 1995	variance to the sign ordinance to permit erection of signs that do not meet the height, area, and setback requirements for directional signs			
1247	Conditional Use Permit	Approved	915-919	E. Broadway	Dalton Family Trust (owner) and New Wave Corporation d/b/a KOPN Radio (lessee)	Gary Oxenhandler	December 13, 1994	conditional use permit for installation of a mounting pole and 14.5 foot satellite dish for reception	As long as it continues to be used as a satellite dish for reception.		
1246	Conditional Use Permit	Approved	823	E. Broadway	John E. Ott (owner) NCD Broadcasting, Inc. (lessee)	n/a	December 13, 1994	conditional use permit for erection of a microwave transmitting antenna	That both the transmitting antenna and the receiving antenna be dismantled and removed should the radio station cease functioning as a radio broadcast and receiving business.		
1245	Conditional Use Permit	Approved	3316	LeMone Industrial Boulevard	Zimmer Broadcasting Company (lessee) LA Associates (owner)	David Rogers	December 13, 1994 January 10, 1995	conditional use permit for constructing a radio reception, relay and microwave transmission tower of 100 feet in height	That when it ceases to be used as a radio reception, relay and microwave transmission tower that it will be dismantled.		
1244	Variance	Withdrawn	1024	Westwinds Court	Ed and Donna Hanly	n/a	December 13, 1994 January 10, 1995	n/a			
1243	Variance	Denied	220	Business Loop 70 East	Stephen B. and Beatrice B. Smith, and Jeffrey E. Smith (owners) and David A. and Joylyn K. Dunafon (lessees) and First National Bank (sublessee)	Tim Burns	November 8, 1994	n/a			
1242	Variance	Withdrawn	3215	Clark Lane	Home Depot (contract purchaser) and J. Robert Tull, et al (owner)	David Rogers	n/a	n/a			
1241	Variance	Approved	1662	Highridge Circle	Michael and Nancy McCrady	n/a	November 8, 1994	variance to the zoning ordinance to permit construction of a deck in the required side yard area	Motion was made for no alterations except general upkeep.		

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1240	Conditional Use Permit	Approved	1300	Woodrail Avenue	Country Club of Missouri	Wally Bley	November 8, 1994	Conditional Use Permit for a private outdoor swim and tennis club as requested by the application		Appeal filed and Board's decision upheld building in 94CC058357 <u>John Peters v. The City of Columbia, Missouri</u>	
1239	Variance	Approved	301	W. Broadway	Ron and Vicky Shy	n/a	October 11, 1994	variance to the zoning ordinance to permit structural alteration of a building used as a non-conforming use under Section 29-28			
1238	Conditional Use Permit	Approved	23	S. Eighth Street	J.A. Silger for Cybertel RSA Cellular, L.P. (lessee) Historic Housing for Seniors, L.P. (owner)	Craig Biesterfeld	October 11, 1994	Conditional Use Permit for permission to locate a communications facility on the rooftop of the Tiger Kensington			
1237	Variance	Approved	111	Bicknell Street	Gary Martin and Rose Prosser	n/a	October 11, 1994	variance to permit construction of a porch which extetnds into the required front yard of 35 feet			
1236	Variance	Approved	1101	Lakeview	Wulff Brothers Partnership (owner) Gary Sparks for Columbia Medical Equipment Co. (tenant)	n/a	October 11, 1994	variance to the sign ordinance to permit a freestanding sign having a setback of less than 10 feet from the right-of-way	The sign must conform to the ordinance in the year 2007.		
1235	Variance	Approved	4700	Brandon Woods Drive	Corporate Care Center, Inc.	David Rogers	September 13, 1994	variance to the screening requirements of Section 29-25(e)(5) to permit the applicant to omit the screening requirement between the subject property and the adjacent property zoned residential			
1234	Variance	Approved	415	Conley Road	Wal-Mart Stores, Inc.	Thomas Harrison	September 13, 1994	variance to the sign ordinance to permit more than 64 square feet of signs per wall facing a street as set forth in the application			
1233	Conditional Use Permit	Withdrawn	1600	Chapel Hill Road	Rich Eckel (Limerick Heights, Inc.)	n/a	September 13, 1994	n/a			
1232	Appeal	Denied/Overtur ned	1300	Woodrail Avenue	Jeff Smith, Larry Gross, John Peters, Jeff Viles, Bus Entsminger, Jeff Parshall, Gary Evans, Harding Maxwell, and Bill Drummond	David Rogers	September 13, 1994 April 11, 1995	n/a		Appeal filed and Board's decision reversed and building permit revoked in 94CC058357 <u>John Peters v. The City of Columbia, Missouri</u>	
1231	Variance	Approved	711	Business Loop 70 East	Aldi's, Inc.	David Rogers	August 9, 1994	Not in file. A variance to Section 12A-49 for the purpose of preserving less than 20% of the existing trees on the site	The draft of the tree and landscaping ordinances on August 9, 1994, be adered to. (Copies of the draft ordinances are attached hereto.)		
1230	Variances	Approved	914	Westover Street	Wayne and Vicki Ward	n/a	August 9, 1994	Not in file. A variance to the zoning ordinance for the purpose of erecting a roof over the existing front porch and allowing maintenance of said porch in the required front yard			
1229	Conditional Use Permit	Approved	5501	Highland Parkway	Dennis and Sara Harper	n/a	August 9, 1994	Conditional Use Permit to permit construction of a lake	(Not in COD) Public Works Engineering accepts the design and specifications for the project.		
1228	Variance	Approved	1211	Fay Street	Richard Knipp	David Rogers	August 9, 1994	variance to the zoning ordinance to permit construction of a building with less than the required 25-foot front yard setback			
1227	Variance	Approved	1217	Rogers Street	Frank Morris (Walt's Bicycles, Ltd.)	Gary Oxenhandler	July 12, 1994	variance to the sign ordinance to permit maintenance of the existing freestanding sign with changed face only			
1226	Variance	Approved	2100 and 2200 blocks	Forum Boulevard	J & W Land Co. (owner) and Thomas C/ McNabb and William R. Coil (contract purchasers)	Bruce Beckett	June 14, 1994	variance to the tree preservation ordinance to permit destruction of more than 20% of the trees on the site according to their plan			
1226	Variance	Approved	500	Vandiver Drive	William F. James, Jr. Revocable Trust (owner) and Legend Automotive Group, Inc. (lessee)	Dan Simon	July 12, 1994	variance to the ordinance to permit signage on a freestanding canopy			
1225	Variance	Approved	1010	W. Green Meadows Road	Michael and Cheryl Kelly	Dan Simon	June 14, 1994	variance to Chapter 12A to permit the removal of more than 20% of the trees on the property by allowing removal of thorny locust trees which have been designated to be preserved on the applicant's tree preservation plan submitted to the Public Works Department			
1224	Variance	Withdrawn	1200	Elgin Drive	LTD Contracting, Inc.	Thomas Schneider	July 12, 1994	n/a			
1224	Variance	Approved	3309	Brown Station Road	Dale and Sherri Chrisman	John Patton	June 14, 1994	issuance of a building permit to permit structural alterations to a non-conforming building			
1223	Variance	Withdrawn	200	E. Forest Avenue	Mizzou Properties	Douglas Pugh	July 12, 1994	n/a			
1223	Variance	Denied	1503	I-70	Drury Displays, Inc.	H.A. Walther	June 14, 1994	n/a			
1222	Conditional Use Permit	Approved	1315	University Avenue	Sylvia Petro, Pamala R. Struessel and Willa Adelstein	n/a	June 14, 1994	conditional use permit for operation of a bed and breakfast			
1221	Variance	Approved	118	W. Ash Street	Raymond Powell	n/a	June 14, 1994	variance to the zoning ordinance to permit the construction of a four-plex residential strucutre on a lot less than the minimum lot width of 60 feet			
1220	Appeal	Denied	2103	Vandiver Drive	Oakland Plaza Properties (owner) and Synercon Construction Company	James Powell	June 14, 1994	n/a			
1219	Variance	Approved	1001	Rogers Street	Columbia College	Marvin Wright	June 14, 1994	variance to the sign ordinance to permit allowing maintenance of banners along Rogers Street for a period of one year from the date of this meeting			
1218	Variance	Approved	806	W. Worley Street	Mr. and Mrs. Rudolph Kersey	n/a	June 14, 1994	variance to the front yard setback requirement to permit the newly constructed porch to extend 5 feet into the median setback (31 feet)			
1217	Variance	Approved	115	S. Fifth Street	Smith-Stevenson Partnership dba Flat Branch Brew Pub	David Rogers	April 12, 1994	variance to the sign ordinance to permit two signs to be painted directly on the exterior walls of the building for a period of two years, and at the end of that time if the ordinance has not been changed to allow the sign, it should be removed			
1216	Variance	Approved	904	I-70 Drive Southwest	Margaret A. Proctor Trust (owner) Retail Petroleum Management, Inc. d/b/a Tiger Towing (Steve and Tammy Gerhardt) (lessee)	Cullen Cline	April 12, 1994	variance to the sign ordinance to permit maintenance of a freestanding sign with a side line setback of less than 25% of the lot width			
1215	Conditional Use Permit	Approved	3715	Sandman Lane	The Harold E. Johnson Cos., Inc., Nate Reuter and Ron Grotewell	David Rogers	April 12, 1994	conditional use permit for a car wash, lube shop and detail center combination			
1214	Variances	Denied	1509	S. Joann Street	Mr. and Mrs. Wilbert Stone (owners) Scott and Sandra Brower (contract buyers)	n/a	April 12, 1994	n/a			
1213	Variance	Approved	1201 and 1205	Jewell Avenue	Lisa Page and Evelyn Hudnell, Turn the Page Day Care	n/a	March 8, 1994	variance to permit off street parking			

BOARD OF ADJUSTMENT CASE FILES WITH DESCRIPTIONS (August 1935 to March 2018)											
CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
1212	Variance	Approved	5400	Route B	3M Corporation	Matt Woods	March 8, 1994	variance to permit the occupancy permit to 3M			
1211	Variance	Approved	904	I-70 Drive Southwest	Margaret A. Proctor Trust (owner) Retail Petroleum Management, Inc. d/b/a Tiger Towing (Steve and Tammy Gerhardt) (lessee)	Cullen Cline	March 8, 1994	variance to the zoning ordinance to permit encroachment into the front yard setback			
1210	Variance	Approved	4016	Dublin Avenue	Larkin Construction, Inc.	Skip Walther	March 8, 1994	variance to permit encroachment over the setback line			
1209	Conditional Use Permit	Approved	23	S. Eighth Street	KarpComm, Inc. and The Tiger Kensington	Bill Rotts	February 8, 1994	Not in file. Conditional use permit for the repair and replacement of existing broadcast tower on the roof of The Tiger Kensington for telecommunication purposes.			
1208	Variance	Approved	701	Thilly Avenue	Donald Ludwig and Sally Lyon	n/a	February 8, 1994	Not in file. Variance to the side yard setback requirement by allowing the garage addition which would encroach into the side yard setback requirement, both north and south side yards.			
1207	Variance	No Action Taken	4701	Royal Lytham	Church of Jesus Christ of Latter Day Saints	James O'Laughlin	January 11, 1994	Not in file. Board moved that the applicant does not need a variance because the Board interprets the proposed church project to be a semi-public building, and that the Protective Inspection Division of the Public Works Department is directed to issue a building permit.			
1206	Variance	Approved	1014	Sycamore Lane	Susan Horak and Kim Schwartzkopf	n/a	January 11, 1994	Not in file. Variance to the side yard setback requirement by allowing the 5.90 foot setback.			
1205	Conditional Use Permit	Approved	1600	Chapel Hill Road	Limerick Heights, Inc., Nate Reuther and Ron Grotewil	David Rogers	January 11, 1994	conditional use permit for the purpose of construction of a car wash, lube shop, and detail center			
1204	Variance	Denied	315	S. Providence Road	Columbia Cemetery Assn. (owner) and Gaslight Bldg. Co. of Columbia (lessee)	David Knight	December 14, 1993	n/a			
1203	Variance	Approved	44-50	N. Cedar Lake Drive	Garry L. Lewis	Cullen Cline	November 9, 1993	variance to the rear yard setback requirement to permit the 8-inch encroachment already constructed to remain			
1202	Variance	Approved	303, 305 and 307	Benton	Reverend Robert L. Bentley (United Pentecostal Church)	Cullen Cline	October 12, 1993	permission to retain current lot widths of less than 60 feet at building line and to permit the variance			
1201	Variance	Approved	1500	I-70 Drive Southwest	Robert Geiselman (owner) and Humphreys International Corporation d/b/a Play It Again Sports (lessee)	David Knight	October 12, 1993 November 9, 1993	variance to the sign ordinance to permit the addition of a 5 ft. x 12 ft. sign to the existing freestanding sign which is classified as a non-conforming sign because it does not meet current setback requirements			
1200	Sign Plan	Approved	3805	S. Providence Road	Jack and Julie Rader	Bruce Beckett	September 14, 1993	approval of a sign plan to permit the plan as submitted			
1199	Conditional Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	Matthew Woods	September 14, 1993	conditional use permit to operate the machinery and equipment of a quarry for a period of 5 years to expire September 13, 1998	The company provide some type of warning for residences in the area of a blast prior to the time the blast occurs, and that Medusa Aggregates be required to annually publish a notice in both newspapers regarding notice provisions relating to the blasting.		
1198	Conditional Use Permit	Denied	407	N. Ninth Street	Norm Stewart, Dawn McGee, et al	David Rogers	September 14, 1993	n/a			
1197	Variance	Approved	800	Moss Street	Naoma Powell, Director of the School of Service	Russell Still	August 10, 1993 September 14, 1993	temporary occupancy permit to permit use of the parking lot prior to its paving in the spring of 1994	That the parking lot be paved by June 30, 1994.		
1196	Variance	Approved	115	S. Fifth Street	Mark and Clydia Stevenson	David Rogers	August 10, 1993 September 14, 1993	variance to the parking requirements for a business in M-1 zoning to permit 27 parking spaces instead of the required 66 spaces			
1195	Variance	Approved	2615	Jonquil Place	Julie Vaughn	n/a	August 10, 1993	variance to the zoning ordinance to permit construction of a deck within the 25-foot rear yard setback			
1194	Variance	Withdrawn	1000	Nifong	Orschlen Properties Co. and Boone County National Bank	David Knight	August 10, 1993	n/a			
1193	Variance	Approved	1712	N. Providence Road	Answer, Inc.	Ken Jacob	July 13, 1993	variance to the sign ordinance to permit enlarging a non-conforming sign and to construct a wall sign on a wall not fronting a street			
1192	Variance	Approved	1712	N. Providence Road	Answer, Inc.	Ken Jacob	July 13, 1993	variance to the zoning ordinance to permit construction within the required front yard setback			
1191	Variance	Approved		Northwest corner of Ash and Clinkscales	Ron and Vicky Shy, Dorothy M. Clary Trust, and Aero Industrial Enterprises, Inc. (owners) and Broken Tusk Productions (potential lessee)	David Rogers	July 13, 1993	reversal of the decision by the Public Works Director to permit temporary use of a tent for a haunted house as allowable in C-P zoning for the months of Septemer and October, 1993	Motion was made on condition that they have at least 4 security people plus a uniformed officer on duty at all hours that the tent is open and at least one hour after the tent is closed.		
1190	Variance	Approved	603	Lee Street	Lee Street Shop, Inc.	David Knight	July 13, 1993	permission to expand a non-conforming use to permit construction of improvements as set forth in the application			
1189	Variance	Approved	701	E. Nifong Boulevard	Michael L. Klasing, Partner in Sonic Drive-In Partnership (Kroenke Group, property owner)	Tom Harrison	July 13, 1993	variance to the 6-foot landscaping buffer strip across the front of the property	That the applicant provides to the City permission from the State Highway Department to plant a 6-foot buffer to Columbia ordinance specifications on the wetern lot line on the south side of the curb in the State's right-of-way on Nifong Boulevard, and that a 6-foot buffer must be maintained as per the ordinance.		
1188	Variance	Approved	2614 - 2620	Forum Boulevard	Central Missouri Enterprises, Inc.	H. C. Willbrand	July 13, 1993	an amendment to the existing sign plan for The Colonies to permit an increase in the sign size of 24 square feet approved by the Developer			
1187	Variance	Approved	110	W. Nifong Boulevard	MFA Oil, Inc.	Larry Marshall	June 8, 1993	Not in file. Variance to the sign ordinance by allowing erection of a sign on a wall that does not front a public street			
1186	Variance	Approved	701	Maryland Street	The Newman Center	John Landwehr	June 8, 1993	Not in file. Variance to the parking requirements by allowing 120 parking spaces instead of the required 150 spaces			
1185	Variance	Approved	1113	Paquin	Mark Stevenson	David Rogers	May 11, 1993	Not in file. Variances to zoning ordinances requiring minimum square footage for residential units in multi-family dwellings and to the parking requirements by allowing conversion of apartment units containing less than 400 square feet and allowing maintenance of 36 instead of 56 parking spaces in a shared parking lot.	The units be occupied by one person except for the basement apartment which may have two persons.		
1184	Variance	Approved	2301	Hendrix Drive	Janice Palmer	n/a	May 11, 1993	variance to the minimum lot size requirement to permit a duplex on a lot less than 10,000 square feet			
1183	Variance	Approved	206	Lynn	Ross Swofford, President for Show-Me Habitat for Humanity	Betty Wilson	May 11, 1993	variance to the zoning ordinance to permit construction of single family residences on lots 50 feet wide at the building line			
1182	Variance	Approved	3111	Old 63 South	Cornerstone Bar (Windell and Zerah Tyree, owners and Chester Marriott, KLC, Inc., lessee)	Kyle Russell	April 13, 1993 May 11, 1993	Not in file. Variance by allowing an addition to a non-conforming building which does not exceed 25% of the first floor area			

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1181	Conditional Use Permit	Approved	4000	S. Providence Road	Marvin Rhodes	n/a	April 13, 1993	Conditional Use Permit for self service storage units	The application is approved for the area from the north-south line 400 feet west of the east boundary. (See attached survey by Ron C. Shy dated 11-7-91).		
1180	Variance	Approved	1110	Lakeshore Drive	Mary Whitener	n/a	April 13, 1993	variance to the 25-foot front yard set back requirement to permit construction of an addition to the residence			
1179	Variance	Approved	1001	Rogers Street	Columbia College	Marvin Wright	March 9, 1993 April 13, 1993	variance to the sign ordinance to permit maintaining their existing banners along Rogers Street for a period of one year			
1178	Variance	Withdrawn?	1314	Rosemary Lane	Antwinette Mentesana (contract holder)	David Rogers	March 9, 1993 April 13, 1993	Continued to May meeting, but not listed in meeting minutes or agenda. Letter from attorney indicates withdrawal likely but nothing official in file.			
1177	Variance	Approved	1215	Torrey Pines	Anna and Larry Gross	n/a	March 9, 1993	Not in file. Variance to the back yard requirement by allowing construction of an addition which encroaches on the 25 foot required back yard			
1176	Variance	Denied	904	Vandiver	Beau Sprenger and Raul Walters	n/a	March 9, 1993	n/a			
1175	Variance	Approved	405	Tower Drive	Mo Com I, Inc.	David Rogers	February 24, 1993	Not in file. Variance for expanding a non-conforming use by constructing an addition which is less than 25% of the square footage of the first floor of the original structure			
1174	Variance	Denied	29	E. Stewart Road	Brian Pape	n/a	March 9, 1993	n/a			
1173	Conditional Use Permit	Approved	2810	Leeway	Doris Kenney, President of Transitional Family Turning Point, Inc. and Dr. Robert Silvers	Dan Viets	February 9, 1993	Conditional Use Permit for establishing a counseling center for homeless families			
1172	Variance	Approved	1717	N. Providence Road	Don Albert Motors, Inc.	Glen Ehrhardt	January 12, 1993	Not in file. Variance to the setback requirement by allowing the relocation of a freestanding sign 6 feet 8 inches from the setback instead of 10 feet	Variance is for the current sign as presented to the Board and not for any new sign in the future.		
1171	Variance	Approved	715	Columbine Court	Nancy and John Lysen	Tom Harris	December 8, 1992	Not in file. Variance by allowing construction of a screened porch addition to applicant's house within the 25 foot back yard setback			
1170	Variance	Approved	1415	Rosemary Lane	Opal Duncan	David Rogers	December 8, 1992	Not in file. Variance and continuation of a non-conforming use by allowing the property to be used as a duplex			
1169	Conditional Use Permit	Approved	3918	Wyatt Lane	Jeffrey Radel, Terri Radel, Paul Smith, and Lisa Smith	n/a	December 8, 1992	Not in file. Conditional use permit for permission to construct private lake			
1168	Variance	Approved	1516	Chapel Hill Road	United Missouri Bank Properties, Inc.	Peter Granat	November 10, 1992	variance to permit alteration of the sign plan			
1167	Variance	Approved	2101	W. Broadway	Raul Walters for Crossroads West Shopping Center, Ltd.	Glen Ehrhardt	November 10, 1992	variance to the sign ordinance to permit a setback of 2.7 feet for a master shopping center sign rather than 10 feet as required by the ordinance			
1166	Conditional Use Permit	Approved	803	E. Nifong Boulevard	Gary Ennis	n/a	November 10, 1992	Not in file. Conditional use permit for permission to operate an oil and lube service station that will be operated as a drive thru business and will not provide fuel for sale			
1165	Conditional Use Permit	Approved	3150	East Pointe Drive	B & E Investments, Inc. and Grindstone Development Corp.	William Mays	November 10, 1992 December 8, 1992	Not in file. Conditional use permit to construct a retention pond in order to meet the detention requirements of Chapter 12A of the City Ordinances			
1164	Appeal	Denied	1506	Parkside Drive	Medusa Aggregates (lessee) and N.R. and Maggie Garrett (lessors)	Matthew Woods	September 15, 1992	n/a			
1163	Variance	Approved	4114	I-70 Drive Southwest	Burton and Collette Schauf	n/a	September 15, 1992	Not in file. Variance to Section 29-30(b)(4) by allowing the construction of a gravel drive			
1162	Variance	Denied	2101	W. Broadway	Raul Walters owner of Crossroads West Shopping Center, Ltd.	Glen Ehrhardt	September 15, 1992	n/a			
1161	Conditional Use Permit	Approved	2201	Ballenger Lane	Bell Enterprises of Columbia, Inc.	Tom Schneider	September 15, 1992	Not in file. Conditional use permit for the purpose of constructing a lake for stormwater management capabilities and residential recreation purposes			
1160	Variances	Approved/Denied	1400	Forum Boulevard	Jose Linder for Forum Shopping Center	Gary Oxenhandler	August 11, 1992	variance to the location of a 10-foot landscaping island in the parking lot and variance to the 6-foot landscaping strip requirement on Stadium Boulevard, as set forth in the application			
1159	Variance	Approved	1500	N. Garth	Perry Nissan, Inc.	Dan Simon	August 11, 1992	Not in file. Variance to the sign ordinance by allowing the erection of a ground pole sign which is taller than the maximum height allowed	The area of the sign shall not be increased above its present area of 89.25 square feet; the sign must be replaced with a conforming sign or made a conforming sign no later than January 1, 2007; and Perry Nissan shall not be permitted to install a free standing sign on or for any frontage which it may now have or may hereafter have on Interstate 70.		
1158	Variance	Approved	1	Business Loop 70 East	Perry Chevrolet, Inc. (lessee) and Woodward Partnership (owner)	Dan Simon	August 11, 1992	Not in file. Variances to the sign ordinance by allowing the erection of a sign with greater height and area than the maximum allowed	Such sign must be converted to a conforming sign by no later than January 1, 2007 and Perry Chevrolet shall not be permitted to have a free standing sign for its street frontage on Indiana Avenue.		
1157	Variance	Approved	104	W. Sexton Road	George Green	Gary Oxenhandler	August 11, 1992	Use variance to permit construction of a mortuary on an existing foundation in C-1 zoning			
1156	Appeal	Approved	1204 and 1206	Rangeline	Dr. and Mrs. Reddy and Dr. and Mrs. Thakur (owner) and Positive Motivation, Inc. (proposed buyer)	n/a	August 11, 1992	Expansion of the listed uses in C-3 zoning to permit the use of a halfway house in this C-3 location (1204 and 1206 Rangeline)			
1155	Variance	Approved	300	E. Broadway	Mark Milam Stevenson and Clydia Joyce Stevenson (owners) and Neuffer and Brockmeier Interior Decorators (tenant)	David Rogers	August 11, 1992	Not in file. Variance to the sign ordinance by allowing the retention of a wall sign that is not permitted because it does not face a street			
1154	Variance	Denied	2801	W. Broadway	Off Broadway Association	Tom Harrison	August 11, 1992	n/a			
1153	Conditional Use Permit	Approved	1708	Commerce Court	Gayle D. Lampson (owner) and Butler Supply (contract buyer)	Cullen Cline	August 11, 1992	Not in file. Conditional use permit to construct a building for wholesale distribution of electric, plumbing, heating and air conditioning supplies			
1152	Variance	Denied	2001	S. Deerborn Circle	Robert and Linda Evans	n/a	July 14, 1992	n/a			
1151	Variance	Approved	3303	Barberry	Rebecca A. Nolke	n/a	June 9, 1992 June 24, 1992	Area variance to permit construction of a gravel driveway			
1150	Variance	Approved	1413	Rosemary Lane	Carsten V. Moore	n/a	June 9, 1992	Not in file. Variance to allow use of the building as a triplex			
1149	Variances	Approved	805	N. Sixth Street	Mark M. Stevenson	n/a	June 9, 1992	Not in file. Variance by allowing building on a lot that is smaller than what is allowed by ordinance and allowing an addition to the building in required yard			
1148	Variance	Withdrawn	1005	Hardin Street, Apt. A & B	R. Newton Riley	n/a	May 12, 1992 June 9, 1992	n/a			
1147	Conditional Use Permit	Approved	2111	Burlington Street	Bill Mallory and Cullen Cline (owners)	n/a	May 12, 1992	Not in file. Conditional use permit to construct a lodge hall for National Association of Letter Carriers Page 32 of 73			

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1146	Conditional Use Permit	Approved	1704	Commerce Court	Lee H. and Joyce J. Thompson	n/a	May 12, 1992	Conditional Use Permit for construction of a 9,000 square foot building, 3,000 square feet of which is proposed for use as a HVAC fabrication shop and HVAC office use			
1145	Variance	Approved	4002	Waco Road	Davidson Instrument Panel/Texttron	Dan Simon and David Rogers	April 14, 1992	variance to permit construction of 157 parking spaces	The area shown on the exhibit in tan color in the case record, to the east of the building, be retained as landscaped space in the event that additional parking is needed in the future, and as long as the current use continues.		
1144	Variance	Withdrawn	1601	E. Broadway	Board of Trustees of Boone Hospital Center	Marvin Wright	April 14, 1992	n/a			
1143	Variance	Approved	305	Longfellow Lane	Gene and L. Ruth Carpenter	n/a	April 14, 1992	Not in file. Variance to the rear yard setback as it conforms to the criteria necessary.			
1142	Variance	Withdrawn	1601	E. Broadway	Board of Trustees of Boone Hospital Center	Marvin Wright	March 10, 1992	n/a			
1141	Variance	Denied	1002 and 1004	West Broadway	Michael and Jean Cronan	Patrick Cronan	March 10, 1992 April 14, 1992	n/a			
1140	Variance	Approved	806	N. Providence	John Peters (owner) Agency Rent-A-Car (tenant)	David Rogers	March 10, 1992	Not in file. Variance for the purpose of allowing a car rental business in O-1 zoning for one year	No service or maintenance functions of vehicles shall take place at the site.		
1139	Variance	Approved	2600	Forum Boulevard	Robert Jurgensmeyer for Prima Investment, Inc.	n/a	March 10, 1992	Not in file. Amendment to the sign plan for The Colonies			
1138	Variance	Approved	402	E. Broadway	Jack L. Maher, Sr. (Katy Station)	David Rogers	March 10, 1992	Not in file. Variance to the sign ordinance of setback for free standing signs			
1137	Conditional Use Permit	Withdrawn	2701	Stadium Boulevard North	Valley View Gardens, Inc. (owner) and Ed and Jo Ellen Brackett (contract purchasers)	David Rogers	March 10, 1992	n/a			
1136	Variance	Denied (missing pages of appellate court's decision)	1702	University Avenue	Ewell Long	Bruce Beckett	March 10, 1992	n/a		Appeal filed and Board's decision upheld in 92CC046712 <u>Ewell E. Long v. The City of Columbia, Missouri, resp. and H. Clyde Wilson and Betty K. Wilson, Dana J. Weaver, William B. Morgan and Kathleen Wells-Morgan, Robin Alison Remington, Russell H. Fowler and Nadine B. Fowler, Adam J. Strumpf and Sonja J. Strumpf, and Clifford J. Parmentier and Gundrun D. Parmentier, intervenors</u> Appeal filed in WD 47164 <u>Ewell E. Long v. Board of Adjustment of the City of Columbia, et al</u>	
1135	Use Classification	Approved	707	Vandiver Drive	Boone County National Bank and Kathaleen Kurtz, Co-Trustees of the Howard Kurtz Trust under Trust Agreement dated November 21, 1978 as amended (owner) Columbia Prosthetics (lessor)	Thomas Schneider	January 14, 1992	Not in file. Classification of prosthetics business in C-3 zoning district be allowed.			
1134	Variance	Approved	3304	E. Clark Lane	James Guthrie	David Rogers	December 23, 1991	variance to the sign ordinance to permit a sign with a maximum height of 60 feet and 356 square feet in size, including the setback placement of the sign 63 feet north of the south property line			
1133	Use Classification	Approved	1811	Vandiver Drive	Ed and Jo Ellen Brackett (contract purchasers) Division of Youth Services (proposed lessee)	David Rogers	December 10, 1991 January 14, 1992 February 11, 1992	Not in file. The youth facility in this particular case be allowed as conditional use in C-1 zoning. The matter of a classification and definition for a facility similar to the Missouri Division of Youth Services facility be referred to the City Council for their consideration and a possible ordinance amendment.			
1132	Variance	Approved	1203	Rogers Street	Frank W. Morris	Gary Oxenhandler	December 10, 1991	Not in file. Variance for side yard setback			
1131	Variance	Denied	913	Range Line Street	Cheryl Henderson (owner) Lana Jacobs (tenant) for St. Francis Hospitality House	n/a	December 10, 1991	n/a			
1130	Variance	Approved	504	Lathrop Road	Harris and Beth Cooper	n/a	November 12, 1991	area variance to permit construction of a garage and loft			
1129	Variance	Approved	1000	W. Nifong, Building 9	Boone County National Bank	David Knight	October 8, 1991	approval of a sign plan to permit the placement of signs according to the plan submitted with the application			
1128	Conditional Use Permit	Approved	1700	Forum Boulevard	Pat Kelly	n/a	October 8, 1991	Conditional Use Permit for permission to drill a well for the purpose of irrigation			
1127	Variances	Approved	607	E. Ash	B. D. Simon (Simon Development & Equipment Company, owner) and Sandra S. Holden of Guaranty Land Title Insurance, Inc. (contract purchaser)	Bruce Beckett	September 10, 1991	variances to the sign ordinance to permit the area variance as requested by the application			
1126	Variance	Approved	317	Hardin Street	Juanita Spilker	n/a	September 10, 1991	Not in file. Variance for the purpose of constructing an addition to the front of the home as requested by the application			
1125	Variance	Approved	503	Highway 63 South	Al Germond	Rusty Antel	August 13, 1991 September 10, 1991	Not in file. Variance for the purpose of constructing a tower within a 10-foot side yard setback			
1124	Variance	Approved	700	Fay Street	Mary Lee Johnston	n/a	August 13, 1991	Not in file. Use variance for the purpose of operating a day care center.			
1123	Variance	Approved		Parkside Drive	Memorial Services of Columbia, Inc.	David Knight	August 13, 1991	use variance to permit a crematorium with construction of a building approximately 22 by 26 feet at the general location on the proeprty as set out on the map provided with the application			

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1122	Conditional Use Permit	Approved	703	N. Eighth Street	Vencil N. Huffman (owner) Harambee House, Inc. (contracted buyer)	n/a	August 13, 1991	Not in file. Amendment to an existing conditional use permit for the Hambree House for the purpose of changing the parking location as shown on the drawing, and the fencing requirement shall be as described by Mr. Scott Rutter's testimony (The property would be completely fenced all around. The fence was moved next to the building for necessary maneuvering space. No screening fence on the alley.)			
1121	Variance	Approved	2401	W. Broadway, Apt. 507	Jim Crotts	Dick Wieler	August 13, 1991	use variance to permit operation of a telemarketing business from the residence	Not more than 7 outside employees are to be employed in the business. Not included in COD: Applicant must present for the record written permission from the property owner that the property manager is authorized to sign the application of this use variance.		
1120	Variance	Denied	10	W. Nifong	Ken Vandeloecht, d/b/a Ken VanDel (lessee) John Peters, Joel Radman, Mary Jane Mendenhall, Jack Rader, and Walter Beasley (lessors)	Bill Rotts	July 9, 1991 August 13, 1991	n/a			
1119	Variance	Approved	1111	E. Broadway	Downtown Hotels, Inc.	David Rogers	July 9, 1991	use variance to permit conversion of a hotel into apartment units having less than the required 400 square feet of living space; provided, however, that apartments are restricted to two (2) occupants maximum per unit on real property...			
1118	Variance	Approved	2600	W. Worley Street	Missouri Book Services (MBS Realty Partners, LP)	David Knight	June 11, 1991	variance to permit the parking area with one entrance as requested in the application			
1117	Variance	Denied	410	Loch Lane	Billy and Barbara Wilson	n/a	June 11, 1991	n/a			
1116	Variance	Approved	400	Keene Street	First National Bank & Trust (lessee) and Columbia Regional Hospital (lessor)	Bruce Beckett	May 14, 1991 June 11, 1991	variance to the sign ordinance to permit the variance as requested in the application			
1115	Variance	Approved	504	South Glenwood Avenue	C. A. and Robert Grogger	n/a	May 14, 1991	Not in file. Variances to the front and side yard setback requirements for an area variance of 3 feet on the north and 5 feet on the west.			
1114	Variance	Approved	3807	Oakland Gravel Road	John Schleper	n/a	May 14, 1991	Not in file. Variance to the city ordinances by allowing construction of a 2-car detached garage within 6 feet of the main building rather than 10 feet as required.			
1113	Variance	Approved	1408	Forum Boulevard	American Bank (lessee) and Forum Shopping Center (lessor)	Gary Oxenhandler	May 14, 1991	variance to the sign ordinance to permit the sign variance as set forth on Exhibit A to the application			
1112	Variance	Approved	2000-2700	Forum Boulevard	Ron Westenhaber for J & W Land Company	n/a	May 14, 1991 June 11, 1991	approval of a sign plan to permit signage as proposed			
1111	Variance	Approved	800	Gray Oak Drive	Stephen McCarney	Tom Schneider	May 14, 1991	variance to the parking requirements to permit a reduction in the number of required parking spaces to 33 parking spaces during the period that the building is occupied by Hawthorne Educational Services			
1110	Variance	Approved	412	Manor Drive	Jacquelyn DiPasquale	n/a	May 14, 1991	Not in file. Use Variance to allow up to 10 children in a day care			
1109	Variance	Approved	2600	Highway 63 North	Columbia Honda-Yamaha-Suzuki	David Evans	May 14, 1991	a variance to the sign ordinance to permit the variance as requested in the application			
1108	Variance	Approved	301	N. Stadium	E. Stanley Kroenke (Biscayne Mall Marketing)	n/a	May 14, 1991	temporary use variance for June 6 to 16, 1991 to permit a carnival on the parking lot of Biscayne Mall			
1107	Variance	Approved	405	Tower Drive	William R. Hall for Central Mobile Phone, Inc./MoCom I, Inc.	Susan Robertson	April 9, 1991	Not in file. Variance for an expansion of a non-conforming use for the purpose of adding a satellite dish to the existing radio tower			
1106	Appeal	Denied	301	West Green Meadows Road	Terry E. Foland, Area Minister of Northeast Area Christian Church	n/a	April 9, 1991	n/a			
1105	Conditional Use Permit	Approved	2515	N. Stadium	Susan Turner (owner) Peter Grathwohl and Ed Calvert (developers)	n/a	April 9, 1991	Not in file. Conditional Use Permit for the purpose of constructing an assembly hall for the Knights of Columbus			
1104	Use Classification	Approved	1404	Hathman Place	Central Dairy Company and Tom Gibson and Peggy Gibson Regan	David Rogers	April 9, 1991	Not in file. Classification for the use of a distribution center for dairy products as allowable in a C-3 zoning district.			
1103	Variance	Approved	209	S. Eighth Street	E & W Properties	Jeff Parshall	April 9, 1991	variance to the sign ordinance to permit the pole sign requested with a trade off for the roof sign (no roof sign permitted)			
1102	Conditional Use Permit	Approved	2801	Old Highway 63 South	Brown, Bevans and Smarr Properties	n/a	April 9, 1991	Not in file. Conditional Use Permit for the purpose of operating a general contracting business			
1101	Variance	Approved	3201	W. Nifong Boulevard	Woodcrest Chapel	David Rogers	March 12, 1991	approval of a sign plan to permit the sign plan as presented			
1100	Variance	Approved	607	Morningside Drive	H. Carl Gerhardt	n/a	March 12, 1991	Not in file. Variance to the side yard setback requirement			
1099	Variance	Approved	7	West Boulevard S.	Marion and Anna Fields	n/a	March 12, 1991	variance to the setback requirements to permit construction of an addition			
1098	Variance	Approved	3207	Brown Station Road	Teddy Ray	n/a	March 12, 1991	Not in file. Use Variance for the purpose of a distribution center			
1097	Variance	Approved	3300	Old 63 S.	Allan Rodgers	n/a	March 12, 1991	variance to the sign ordinance to permit the present sign to remain for a period of three years, and that the applicant return to the Board for another review if the property has not been developed within that time			
1096	Variance	Approved	4801	Hinkson Creek Road	John and Pamala Hunter	n/a	March 12, 1991	Not in file. Variance to the dust free driveway requirement			
1095	Variance	Denied	700	Lyons Street	Richard and Roberta Winjum	n/a	March 12, 1991	n/a			
1094	Conditional Use Permit	Approved	1225	Danforth Drive	Donald and Deborah Gerhardt	Craig Van Matre	February 19, 1991	Conditional Use Permit to establish, repair, and maintain "private stables" for horses, and to keep and pasture horses			
1093	Variance	Dismissed	3215	S. Providence	Michael and Cheryl Kelly	Dan Simon	January 8, 1991 March 12, 1991	n/a			
1092	Variance	Approved	1617-1619, 1701-1703, 1709-1711, 1721-1723	South Telluride Lane	Phil Prather	n/a	January 8, 1991	Not in file. A variance of 9 inches to the front yard setback requirements for the four properties listed in the application			
1091	Variance	Approved	1819	Gordon Street	Mark and Lee Ann Wallace	n/a	December 11, 1990	area variance from the side yard setback requirement to permit construction of a building addition			
1090	Conditional Use Permit	Approved	1819	Gordon Street	Mark and Lee Ann Wallace	n/a	December 11, 1990	Conditional Use Permit for permission to operate a water conditioner and plumbing business in C-3 at 1819 Gordon Street			
1089	Appeal	Approved	900-908	Bernadette Drive	Joseph and David Machens	David Knight	December 11, 1990	reversal of a decision made by an official of the City of Columbia to permit the issuance of a permanent occupancy permit			
1088	Conditional Use Permit	Dismissed	3913	Peach Tree Drive	Jack Rader for Barkley General Partnership	David Rogers	December 11, 1990 January 8, 1991 February 19, 1991	n/a			
1087	Variance	Approved	300	Portland Street	Ed Clawson for AMI Columbia Regional Hospital	n/a	November 13, 1990	variance to the sign ordinance to permit a canopy with lettering			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
1086	Variances	Approved	507	Mary Street	Fred Groves	n/a	November 13, 1990	two variances to permit a garage setback and a front yard setback as shown on Exhibit A in the record, and attached hereto			
1085	Variance	Approved	2303	I-70 Drive Northwest	Columbia Board of Realtors Mary Lee Mayfield and Stephanie Skala (owners)	n/a	October 9, 1990	variance to the sign ordinance to permit the sign as proposed by the application			
1084	Variance	Approved	1201	Jewell	John Page	n/a	October 9, 1990 November 13, 1990	variance for parking to permit parking on the street for 2 cars			
1083	Conditional Use Permit	Approved	1709	Stirling Court	James and Jolene Schulz	n/a	October 9, 1990	Not in file. Conditional Use Permit for the purpose of constructing a private lake	The necessary certification by a professional engineer be obtained for the Public Works Department		
1082	Conditional Use Permit	Approved	4901	Hinkson Creek Road	John Hunter	n/a	September 11, 1990	Conditional Use Permit for construction of a water well			
1081	Variance	Denied	2201	West Nifong Boulevard	J. Barry Watts, Pastor of Columbia's Woodcrest Chapel	n/a	August 14, 1990	n/a			
1080	Conditional Use Permit	Approved	800-808	Cherry Street	Boatmen's Bank of Columbia (owner) Bluff City Broadcasting, Inc. (lessee)	David Rogers	August 14, 1990	Not in file. Conditional use permit to install and use a commercial radio station relay tower on the east side of the building.			
1079	Variance	Approved	1906	N. Providence Road	Check Office Equipment Co., Inc. (Bernard Eiken)	n/a	July 10, 1990	Not in file. Variance to the front yard setback requirement of up to 18 ft. to accommodate the new building scheme and canopy overhang as described in the application			
1078	Variance	Denied	2200	I-70 Drive Southwest	Edward Baker for Holiday Inn Executive Center	Greg Copeland	July 10, 1990	n/a			
1077	Appeal	Approved	201	E. Cherry Street	Raymond L. Johnston	John Whiteside	July 10, 1990	Not in file. Use variance under the permitted use of any retail business or use of a similar character to those listed above provided that such use, etc.			
1076	Variance	Approved		East Broadway and Highway 63	R.O. Maly for Broadway Marketplace	Craig Van Matre	July 2, 1990	Not in file. Variance for an off-premise pole sign as set out in the application for a shopping center master sign	As long as it remains a part of the shopping center		
1075	Variance	Approved	1401	Ballenger Lane	Jim R. Ford, Pastor of Charity Missionary Baptist Church	n/a	July 10, 1990	variance to the sign ordinance to permit the temporary sign requested on real property...	The construction for the building on the site should be started within two years.		
1074	Variance	Approved	211	South Ninth Street	Ken and Linda Green for Acorn Books and Photography	n/a	July 10, 1990	variance to the sign ordinance to permit portable signs as shown on the Exhibit (photocopy attached, original in file) for a period of 3 years after which time the applicant must return to the Board for an extension			
1073	Variance	Approved	2004	Corporate Place	Marc Strid	n/a	June 12, 1990	Not in file. Variance for a swimming school at the location and zoning set forth in the application			
1072	Appeal	Denied	4100	I-70 East	Rich Belcher of Walnut Bowl Store	Bill Orr	June 12, 1990	n/a			
1071	Variance	Approved	4400	Providence Road	Jerry Daugherty for Turner Construction Co.	n/a	June 12, 1990	A use variance to permit construction of a temporary concrete batch plant			
1070	Variance	Approved	508	E. Nifong Boulevard	Dunafon Enterprises, Inc. d/b/a Taco Bell	David Knight	June 12, 1990	A variance to sign ordinance to permit a wall sign on the building facing west that does not face a street			
1069	Conditional Use Permit	Approved	1101	E. Walnut	Scott Boltz, Contemporary Broadcasting, Inc. d/b/a KFMZ	Cullen Cline	June 12, 1990	Not in file. A Conditional Use Permit for a 160-foot tower			
1068	Conditional Use Permit	Approved	3915	Peachtree Drive	Barkley Center General Partnership	David Rogers	June 12, 1990	Not in file. A Conditional Use Permit to construct a car wash			
1067	Variance	Approved	405	S. William Street	Oscar and Frankie Calvert	n/a	June 12, 1990	Not in file. A variance to the setback requirement for the purpose of constructing a carport	That the roof line of the carport should not extend over the property line.		
1066	Conditional Use Permit	Approved	4801	Hinkson Creek Road	Karlene B. Lucas	n/a	June 12, 1990 July 10, 1990	A Conditional Use Permit for construction of a water well			
1065	Variance	Approved	4000	Bethel Street	St. Mary's Episcopal Church	John Whiteside	May 8, 1990	A variance to the sign ordinance to permit a ground pole sign off premise			
1064	Conditional Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	Wally Bley	May 8, 1990	Not in file. A Conditional Use Permit for the purpose of drilling and operating a water well and to construct a 12 ft. x 12 ft. building to cover same			
1063	Variance	Approved	1000	Nifong Boulevard	David Cochran of Orscheln Properties Company	Linda Mustoe	April 10, 1990 May 8, 1990	Not in file. Approval of a sign plan as proposed excluding any signage for Building 5B.			
1062	Variance	Approved	408	Tower Drive	John Uhlig (tenant, Tri-Star Communications)	n/a	April 10, 1990	Not in file. Approve the sign plan as proposed, excluding any signage for Building 5B			
1061	Conditional Use Permit	Approved	703	N. Eighth Street	Vencil N. Huffman (owner) Harambee House, Inc. (contracted buyer)	James M. Powell (owner)	April 10, 1990	A Conditional Use Permit for the purchaser of the property, Harambee House, Inc., to operate a psychiatric group home providing residence, counseling and supervision services	That parking screening be installed on the north side from Eighth St. to the end of the cul-de-sac, and that a 6-foot wooden fence be installed from the end of the cul-de-sac west to the west property line and south along the west property line to the south property line and east along the south property line to the end of the cul-de-sac, and from the cul-de-sac east to Eighth St. that parking screening be installed. Further, the 6-foot wooden fence condition that is not required by the ordinance is subject to the wishes of the adjoining property owners. Additionally, the 6-foot fencing requirement is a condition for the current purchaser only.		
1060	Conditional Use Permit	Approved	23	S. Eighth Street	Jim Karpowicz of KONQ	Bill Rotts	April 10, 1990	Not in file. A Conditional Use Permit to place a 3.7 meter satellite reciever on the roof of the Tiger Hotel			
1059	Conditional Use Permit	Approved	1203	Blue Ridge Road	Joseph Franke (contract purchaser)	David Evans	April 10, 1990 May 8, 1990	A Conditional Use Permit for a lodge hall for the Tiger Shrine Club	That there shall be no bingo permitted on the premises, and that the sight shall be screened from residences to the east by the planting of trees along the eastern property line.		
1058	Variance	Approved	1708, 1710, 1712, 1714, 1716, and 1718	S. Telluride Lane	The Five-Twenty Partnership	n/a	March 13, 1990	Not in file. A Variance by permitting the construction of a cover over parking areas.			
1057	Unknown	Unknown									
1056	Variance	Withdrawn	701	Huntridge Drive	Ron Westenhaber	n/a	February 13, 1990	n/a			
1055	Variance	Approved	1103	Doral	Jack Daugherty, owner of Villa Dey	n/a	February 13, 1990	A variance to permit the sales office to remain on property for 4 years			
1054	Appeal	Approved	1306	Hathman Place	Eleanor Scheppers	David Knight	February 13, 1990	A reversal of the decision of an official of the City to permit the distribution of beverages for human consumption in C-3 as a permitted use			
1053	Variance	Approved	4701	Forum Boulevard	Robert L. Walters, for Highland Properties Co.	n/a	February 13, 1990	A variance to permit the sales office to remain on property for 5 years			

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1052	Variance	Approved	120	South Ninth Street	Arnold Fagan (lessee) Robert Ronchetti (owner)	David Evans and Noel McGee	January 9, 1990	Not in file. A Variance to allow the operation of a tie-dyeing business.			
1051	Variance	Approved	909	Richmond	Alpha Tau Omega Fraternity	John Whiteside	January 9, 1990	Not in file. A Variance to allow front yard parking for five parking spaces			
1050	Conditional Use Permit	Withdrawn	1225	Danforth Drive	Donald and Deborah Gerhardt	Craig Van Matre	January 9, 1990 February 13, 1990	n/a			
1049	Variance	Approved	1201	Hunt Avenue	Hanover Health Care, Inc. d/b/a Candlelight Care and Candlelight Terrace	Gary Oxenhandler	December 12, 1989	Not in file. A Variance to the sign ordinance for an off-premise sign			
1048	Variance	Approved	1015-1021	East Broadway	Menser's	John Roark	December 12, 1989	Not in file. A Variance to the sign ordinance by allowing the continued use of the balloon sign for two years.			
1047	Variance	Denied	3709	Sandman Lane	Jerry Samp, President of Commerce Bank	Jeff Parshall	November 14, 1989	n/a			
1046	Variance	Approved	503	Old 63	Al Germond (KARO FM-K102)	Skip Walther	November 14, 1989	Not in file. A Variance for antennae height, declaring that radio and television broadcast stations are proper uses in C-1 since they are not classified in any way in the zoning ordinance, and that antennae (STLs) are accessory uses to radio and television broadcast stations			
1045	Conditional Use Permit	Approved	410	N. Tenth Street	Columbia College (owner) and 607 House, Inc. (contracted buyer) Phoenix House of Columbia, Inc. (proposed lessee)	Dan Simon	November 14, 1989 December 12, 1989	Not in file. A Conditional Use Permit for the purpose of an out-patient counseling center			
1044	Conditional Use Permit	Approved	106-A and 106-2	Business Loop 70 West	Randy Smith for O'Reilly Automotive, Inc. (lessee)	n/a	November 14, 1989	A Conditional Use Permit for property now known as 106-A and 106-2 Business Loop 70 West, and as covered by the lease attached to the application as Exhibit D to expand the business to include a machine shop			
1043	Variance	Approved	801	Keene Street	First Federal S & L, Independence, KS, d/b/a Guesthouse Inn	Skip Walther	November 14, 1989	Not in file. A Variance for a sign on the building's west wall that does not face a street			
1042	Variance	Approved	2200	I-70 Drive Southwest	Ed Baker for the Holiday Inn Executive Center	David Rogers	October 10, 1989	A variance to permit construction of an exposition center adjacent to the existing facilities located at 2200 I-70 Drive SW with the understanding that 678 parking spaces in total be provided to serve the new facility along with the existing facilities			
1041	Variance	Withdrawn	605 and 607	Hickman Avenue	Columbia Public Schools	Larry Woods	October 10, 1989	n/a			
1040	Variance	Approved	2515	S. Providence	Dale Smarr for Southside Mobile Home Park	n/a	October 10, 1989	Not in file. A Variance for permission to construct a temporary concrete plant for three months			
1039	Conditional Use Permit	Approved	5515, 5601, and 5701	Highlands Parkway	Bob Walters for The Highlands	n/a	October 10, 1989	Not in file. A Conditional Use Permit for a private lake contingent on the recommendation of the Planning Department that approval be given subject to the submission and approval of construction plans prepared by a registered engineer resulting in an approved construction permit via the Public Works Department			
1038	Variance	Approved	401	S. Providence	Cris Burnam owner of Dubbles	n/a	October 10, 1989	A variance to the sign ordinance to permit the present canopy containing three signs with the proviso that should the canopy be destroyed, compliance with the ordinance would be expected			
1037	Variances	Denied	1516	Windsor	Michael DiBenedetto	Tom Schneider	September 12, 1989	n/a			
1036	Variance	Approved	1112	Hamilton Way	Mark Stevenson	David Rogers	September 12, 1989	A variance to permit conversion of a single-family dwelling to a duplex			
1035	Conditional Use Permit	Approved		Chapel Hill Road	Simon Development and Equipment Co. and GTE North, Inc.	Marvin Wright	September 12, 1989	Not in file. A Conditional Use Permit to construct a GTE switching station			
1034	Conditional Use Permit	Approved		Chapel Hill Road	Ron Westenhaver (Limerick Heights, Inc.)	n/a	September 12, 1989	a Conditional Use Permit for a car wash (6-bay) to serve the residents of the area and a landscape plan is a requirement of the covenants and restrictions of the development			
1033	Conditional Use Permit	Approved	201-207	N. Garth	Mitchell D. Nitsch, Century State Bank, for Family Counseling Center (proposed buyer)	n/a	September 12, 1989	a Conditional Use Permit for operation of a not-for-profit 501C(3) agency (a residential treatment center for drug and alcohol treatment for women and their dependent children); new construction relocation of the McCambridge Center for Women operated by the Family Counseling Center of Missouri, Inc.			
1032	Variance	Approved	1401	Hathman Place	Charles L. Black	n/a	August 8, 1989 September 12, 1989	Not in file. A Variance to the sign ordinance for three signs	The sign plan be presented to the Public Works Department showing square footage of the signs prior to installation of the signs.		
1031	Variance	Denied	201 and 205	E. Forest Avenue	Harold Warren (tenant) Diane and Kee Groshong (owners)	Bill Orr	August 8, 1989	n/a			
1030	Variance	Withdrawn	205	Longfellow	Lisa Crain (lessee)	Betty Littleton	August 8, 1989	n/a			
1029	Variance	Denied		Northeast corner of Fairview and W. Worley	Earl Hutcherson for Kelly O'Neill's Bar and Grill (lessee) Boone County National Bank, co-trustee for Helen Gordon Trust (owner)	Robert Dierkes	July 11, 1989	n/a			
1028	Variance	Approved	707	Westport Drive	James S. Rikoon and Elaine J. Lawless-Rikoon	n/a	July 11, 1989	A variance to the side yard footage requirement to permit construction of an attached garage			
1027	Appeal	Withdrawn	1101	N. College Avenue	John and Judy Morgan	n/a	July 11, 1989	n/a			
1026	Variance	Approved	300, 302, 304, 306	N. Eighth	Boone County National Bank	David Knight	July 11, 1989	Not in file. A Variance to the zoning ordinance by allowing off-street parking facilities for the bank more than 1,000 feet from the structure			
1025	Variance	Denied	2415	Whitegate Drive	Noel and Peggy Shull	n/a	July 11, 1989	n/a			
1024	Variance	Withdrawn	502	Westwood	Dr. and Mrs. Marion Harper	David Rogers	July 11, 1989	n/a			
1023	Variances	Approved	4000	S. Providence Road	Marvin Rhodes and Vernon Rhodes	n/a	June 14, 1989	A variance to permit a waiver of the fencing on the west side, and that one sign per building and the site manager's office be granted			
1022	Variance	Approved	210	Park Avenue	Bruce R. Maier, Trustee under Revocable Trust Agreement	Tom Schneider	June 14, 1989	A variance to permit use of property for wholesale operation as an accessory use to a retail operation, provided that no significant change in the form of the business and substantial increase in traffic occurs			
1021	Variance	Denied	1005-1007, 1009-1011, 1013-1015	West Ash Street	Ben Londeree (L&L Enterprises)	Tom Schneider	June 14, 1989	n/a			
1020	Variance	Approved	100-1	Green Meadows Road	Cecil White	Tom Schneider	June 14, 1989	Not in file. A Variance to the 25-foot front yard setback requirement by allowing a variance of 24 feet for the north yard (front and/or side yard) for the existing deck and gazebo improvements as shown in the photographs			
1019	Conditional Use Permit	Approved	1015	Dunbar Drive	Highland Properties (Justin M. Perry)	n/a	June 14, 1989	Not in file. A Conditional Use Permit to construct private lakes in R-1 area	The design and construction of the retention/detention ponds be approved by the Public Works Department.		

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1018	Conditional Use Permit	Approved	2515	S. Providence	Dale Smarr for Columbia Curb and Gutter	n/a	May 23, 1989	Not in file. A Conditional Use Permit for a temporary concrete plant for the construction of Providence Road from June 1 to August 31, 1989.			
1017	Variance	Approved	301	McBaine	Paul McClain, Pastor Greater Trinity Baptist Church	n/a	May 9, 1989	a variance to the front yard setback and to convert a single family residence to a church to permit renovations to a single family residence for a church on a lot 50 feet wide			
1016	Variance	Approved	404	Keene Street	Owners and lessees of Columbia Regional Hospital	Dan Simon	May 9, 1989	variances to the sign ordinance to permit installation of two wall signs on the south and north walls which do not face streets			
1015	Variance	Withdrawn	716	W. Broadway	Boone County National Bank personal representative for Eleanor Taylor Estate	David Rogers	April 11, 1989	n/a			
1014	Variance	Approved	3501	Berrywood	Cancer Research Center	John Whiteside	April 11, 1989	approval of a sign plan to permit the signs proposed			
1013	Variances	Approved	506	E. Rollins	Delta Tau Delta House Corporation	Glen Ehrhardt	April 11, 1989	Variances, including a 14-foot setback variance, a variance for parking, and a screening variance for screening of the parking lot to permit construction of renovations to the rear and side of the building, including construction of a deck to the front of the building			
1012	Variance	Approved	803	West Business Loop 70	Enloe Aluminum, Inc. for Midwest Petroleum-Shell Station	n/a	April 11, 1989	a variance to the setback requirement to permit construction of a canopy over gas pumps			
1011	Variance	Approved	411	S. Providence	Taco Bell Restaurant (Dunafon Enterprises, Inc.)	David Knight	April 11, 1989	approval of a sign plan to permit signage as set forth in the application			
1010	Variance	Approved	2107	W. Worley	MFA Oil for Jiffy Lube	n/a	March 21, 1989	Not in file. A variance to the sign ordinance to allow a sign on the north wall which does not front on a street.			
1009	Conditional Use Permit	Approved	405	Business Loop 70 East	Thomas R. Koenig, Interphone Co.	n/a	March 21, 1989 April 11, 1989	a Conditional Use Permit for a communications tower			
1008	Conditional Use Permit	Denied/Overtur ned	4600	I-70 Drive Southeast	Clark and Alice Campbell	Thomas M. Schneider	March 21, 1989 March 28, 1989	n/a		Approval of conditional use permit as ordered by the Court in Case No. 89CC033362, <u>Clark Campbell v. City of Columbia, et al</u>	
1007	Variance	Approved	217	Clinkscapes Road	Albert Flischel, Boone County Fair Board	Bill Orr	February 14, 1989	Not in file. A variance for expansion of a non-conforming use by construction of a 40 x 45 foot addition.			
1006	Variances	Approved/Deni ed	1100	Knipp Street	Druco, Inc., Bren-Mar, Inc., and Crouch & Assoc., Inc. (Drury Inn)	Michael E. Long	February 14, 1989 March 21, 1989	a variance for the north wall sign that does not face a street (The portion of the application requesting an off-premise ground pole sign was DENIED)			
1005	Appeal	Denied - Board requested applicant to file as CUP which was denied	4600	I-70 Drive Southeast	Clark M. Campbell	n/a	February 14, 1989 March 28, 1989	n/a			
1004	Variance	Approved	801, 803, 805, 807, 809 206	N. Providence Fourth Avenue	Human Enterprise, Inc., James and Patricia Lane, Providence Rentals Partnership	Tom Schneider	January 24, 1989	A variance to the rear yard setback requirement to permit a variance for a 10-foot rear yard setback			
1003	Variance	Denied	508	East Nebraska Boulevard	Quality Furniture Outlet, Inc.	Norman Lampton	January 10, 1989	n/a			
1002	Variance	Unknown	1020	Yale	Bernice McGee Cudd	?	December 13, 1988	Not in file			Only first page of minutes
1001	Conditional Use Permit	Approved	2100	I-70 Drive Southwest	Missouri School Boards Association	Steve Wright	December 13, 1988	Not in file. A Conditional Use Permit to utilize seven existing parking spaces as a parking area for a mobile satellite uplink unit, and for c-band transmission from such site.			Only first page of minutes
1000	Variance	Approved	715	Huntridge	Ron Westenhaver	n/a	November 8, 1988	Not in file. A variance to the sign ordinance to fly the helium filled balloon at a heighth not to exceed 50 feet for a period beginning on January 1 to June 30, 1989 between the hours of 1 and 5 p.m. on Saturdays and Sundays.			
999	Variance	Approved	409	N. College Avenue	Craig Albers (owner) Susan Taylor-Glasgow (purchaser)	n/a	October 25, 1988	Not in file. A variance for a waiver of the fence requirement on the south property line of the property			
998	Variance	Approved	202	N. Stadium Boulevard	Stadium Boulevard Church of Christ (owner) First National Bank & Trust Co. (contract buyer)	John Roark	October 25, 1988	A variance to the sign ordinance to permit an off-premise sign			
997	Conditional Use Permit	Approved	3107	Green Meadows Way	Wayne Hawks (owner) Jeffery C. Viles & Sharon Bowman (tenants)	n/a	October 25, 1988	Not in file. A Conditional Use Permit to operate a bakery/café for an area of approximately 1,800 square feet at the shopping center at 3107 Green Meadows Way.			
996	Conditional Use Permit	Approved	3201	Brown Station Road	Teddy Wayland Ray	n/a	October 11, 1988	Not in file. A Conditional Use Permit to operate a bed and breakfast establishment in a residential home.			
995	Conditional Use Permit	Approved	2898	Paris Road	Raul Walters Properties	David Knight	September 27, 1988	Not in file. A Conditional Use Permit to use C-1 zoned property for a service station with underground fuel storage tanks in connection with a convenience store			
994	Variance	Approved	400	Keene Street	Columbia Orthopaedic Group	David Johnston	September 27, 1988	Variances to the sign ordinance to permit the placement of a sign on the north side of the building, and for exceeding the square footage allowed for the building			
993	Variance	Approved	3215	Old 63 South	MFA Oil Co.	Albert Hoffman	September 13, 1988	Not in file. A variance to the required 25 foot front yard setback for the purpose of constructing a canopy with a setback of 16 feet			
992	Variance	Approved	503	Westwood	Anthony Moulton	n/a	September 13, 1988	A variance to the setback requirement to permit construction of a garage 7 feet closer to the street than the present structure			
991	Variance	Approved	411	College Avenue	Dan Schapira	n/a	September 13, 1988	Not in file. A variance to the required minimum fence height of 8 feet by allowing a 5'6" fence			
990	Variance	Approved	1517	Ross Street	Mr. and Mrs. John L. White	n/a	August 23, 1988	Not in file. A variance to allow construction of the garage with a deck, and waiver the requirement that the deck structure be set back 15 feet.			
989	Conditional Use Permit and Variance	Approved	800	E. Broadway	Michael Menser	John L. Roark	August 23, 1988	a Conditional Use Permit for a dwelling unit on front one-half of third floor and an area variance from the height and area regulations of Section 29-9, District R-4, including specifically the minimum square footage lot requirement, the minimum frontage requirement, the yard requirement, and the building height requirement, and parking as outlined in the application			
989	Variances	Approved	800	East Broadway	Michael Menser	John L. Roark	August 23, 1988				

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988	Conditional Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	Larry Woods	August 23, 1988	conditional use permit for Medusa Aggregates Company to operate the machinery and equipment of a quarry	With the same conditions that were imposed by the Certificate of Decision dated September 30, 1983 (attached), consisting of restricting blasting activities to between 8 a.m. and 5 p.m. and that the company provide some type of warning for residences in the area of a blast prior to the time the blast occurs, and that this conditional use permit will expire on September 13, 1993. That Medusa Aggregates be required to annually publish a notice in both newspapers regarding notice provisions relating to the blasting.		
987	Variances	Approved	1810 A & 1810 B	Sunrise Drive	H. R. and Jane Weitkemper	David Rogers	August 9, 1988	Variances for setback and parking to permit construction of a duplex			Minutes not in file
986	Variance	Approved	1704	N. Providence	Gordon Zerkel for Amoco Oil Company	Jean Goldstein	July 26, 1988	A variance for front yard setback to permit installation of a canopy over the fueling positions at the service station			
985	Variance	Approved	3107	Green Meadows Way	Murry's Restaurant	Cullen Cline	July 12, 1998	A variance to permit live entertainment			
984	Variance	Approved	114	Clinkscales	James O. Kilfoil, DDS (tenant) Thomas McNabb (owner)	n/a	June 28, 1988	A variance for a ground pole sign to permit the ground pole sign			
983	Conditional Use Permit	Approved	212	E. Green Meadows Road, Suite 3	Karen Miller (The Establishment)	n/a	June 14, 1988	Not in file. A limited use permit for live entertainment	That no more than 6 events be held each year; that the events are for charitable purposes mainly; that consent of the neighbors be obtained; that the permission granted is limited to the present owner; and that the Public Works Department be notified each time an event is planned (possibly a photocopy of the noise permit).		
982	Variance	Approved	804-C	East Broadway	Arnold Fagan (lessee) Michael M. Menser (owner)	John Roark	May 24, 1988	Not in file. A variance to allow the company to conduct business as a wholesale showroom, conduct a retail business, shops for customary accessory uses and a wholesale sales office.			
981	Variance	Approved	1215	E. Walnut	Stephens College	Glen Ehrhardt	May 10, 1988	A variance to permit applicant to convert a single family residence into a duplex			
980	Conditional Use Permit	Approved	3000	N. Garth Avenue	Paul Koenig	n/a	May 10, 1988	Not in file. A conditional use permit for the purpose of drilling a water well.			
979	Variance	Approved	1414	I-70 Drive Southwest	ChiroMed Chiropractic Health Center	n/a	April 12, 1988	approval of a sign plan to permit signage requested			
978	Variance	Approved	909	Business Loop 70 East	CMI Food Service, Inc. and B & N Food Service, Inc.	Larry Niedergekke	April 12, 1988	approval of a sign plan to permit signage requested			
977	Variance	Denied	213	Calvin Drive	Eric and Teri Niewoehner	Mallory Mayse	April 12, 1988	n/a			
976	Conditional Use Permit	Approved	2101	West Broadway (Crossroads West Shopping Center)	Raul Walters Properties	David Knight	April 12, 1988	a Conditional Use Permit for a car wash and a permit for accessory use	That the building permit for accessory use is conditioned on the fact that it should be attached, and that it not include the sale of gasoline; and that the conditional use permit for the car wash be conditioned on the fact that it not be gthe major use of the building and that it be closed.		
975	Variance	Approved	1013	West Boulevard North	Mid State Oil Co.	Gena Trueblood	March 22, 1988	Not in file. A variance to the required 25 foot front yard setback by allowing a 5.7 foot front yard setback.			
974	Variance	Approved	814	Edgewood	Ann Giddens	John Whiteside	March 22, 1988	Not in file. A variance to the required 25 foot rear yard setback by allowing a 19'6" setback.			
973	Conditional Use Permit	Approved	2412	Business Loop 70 East	Riback Supply Co, Inc.	n/a	March 22, 1988	Not in file. A conditional use permit for a 14,500 sq. ft. warehouse addition for plumbing, heating, wholesaling and distribution.			
972	Variance	Approved	1412	Grand Avenue	Grover Buckner	n/a	February 23, 1988	Not in file. A variance to build a 180 square foot addition to a residence that is being used as a non-conforming use.			
971	Conditional Use Permit	Denied	4303	Brown Station Road	Beverly Chapman	Jean Goldstein	February 23, 1988	n/a			
970	Variance	Approved	1111	East Broadway	Rodeway Inn	n/a	January 26, 1988	A variance to the sign ordinance to permit graphics on awnings			
969	Variance	Approved	3408	Oakland Gravel Road	Blue Ridge Christian Church	Elton Fay	January 26, 1988	Not in file. A variance for a 58-foot setback for a parking lot.			
968	Conditional Use Permit	Unknown	1413	Ross Street	David and Joan Menke	n/a	January 12, 1988	Not in file			
967	Variance	Denied	1415	Doris	Rose Rokicki	Glen Ehrhardt and Jeff Parshall	December 8, 1987 January 12, 1988 January 26, 1988	n/a			January 12 miuntes not in file
966	Variance	Approved	122	South Seventh Street	Allan J. Moore	n/a	November 24, 1987	Not in file. A variance to the sign ordinance for permission to place a sign on the Locust Street side of the building.			
965	Variance	Approved	805	North Valley View Drive	Mr. and Mrs. Arthur N. Jeffrey	n/a	November 10, 1987	a variance for waiver for front yard setback of 12 1/2 feet to permit the construction of a garage			
964	Variance	Approved	1900	I-70 Drive Southwest	Days Inn-University Center	John L. Roark and Robert Smith	October 27, 1987	a variance to the sign ordinance to permit lettering to be placed on canopies			
963	Variance	Denied	301	North Stadium Boulevard	Management Corp. of Indiana, Biscayne Mall Management Firm	Tom Schneider	October 27, 1987 November 10, 1987	n/a			
962	Variance	Approved	1310 605 and 607	Wilson Lee Street	Alpha Gamma Rho Building Association	David Knight	September 22, 1987	a variance to permit off-street parking lot to be leased to Beta Theta Pi Fraternity			
961	Variance	Approved	2205	North Stadium Boulevard	LeRoy Rodden for Midstate Oil Co.	Bill Atkinson	August 25, 1987	a variance for waiver of the setback requirement to permit construction of a canopy over the gas service island for the practical difficulty that the gasoline pumps are already in place and substantial cost would be involved if they were to be moved			
960	Variance	Approved	1025	Hickory Hill	Steven Dexter	n/a	August 11, 1987	a variance for front yard setback waiver to permit construction of an addition because of the hardship of the topography of the land and the cul-de-sac			
959	Conditional Use Permit	Approved	1406	Business Loop 70 West	Candlelight Lodge, Inc.	David Knight	August 11, 1987	a Conditional Use Permit for construction of a 10-watt translator to receive radio signals of KMFC and rebroadcasting the same			
958	Conditional Use Permit	Approved	2709 and 2711	West Broadway	Boone County National Bank	David Knight	August 11, 1987	a Conditional Use Permit for construction of drive through facilities incidental to the use of real estate as a banking facility			
957	Variance	Approved	800	Business Loop 70 West	Leroy E. Rowe	David Knight	July 28, 1987	a variance for front yard setback waiver for a 6-foot variance, with the practical difficulty being that the gasoline pumps are already in place and to move them would be at considerable cost to permit a setback of approximately nineteen feet to construct a canopy			

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956	Variance	Approved	705	Westridge Drive	Mr. and Mrs. Ronald Sargent	Dan Simon and Skip Walther	July 28, 1987	a variance for rear yard setback waiver as set forth on the plat attached to the application as Exhibit 2 of approximately 13 feet. The hardships involved are topography, vertical line of rear yard, acquiescence of neighbors, etc. to permit construction of an addition to the present garage			
955	Variance	Approved	1006	Big Bear Boulevard	Thomas E. Stone for Hammond Distributing Company	n/a	July 14, 1987	a variance for a waiver of Section 29-22, district F-1, of the City Ordinances to permit construction of the addition requested	That any future plumbing added to the structure should be flood proofed, and that no hazardous materials, toxic materials, or corrosive materials be stored or used in the facility and that the owner sign the statement that he acknowledges that his insurance may be raised as a result of the granting of this variance. It has also been found that the conditions of Sec. 29-22(h) have been met.		
954	Variance	Denied	28	North Eighth Street	Owners of the Guitar Building	David Knight	June 23, 1987	n/a			
953	Variance	Approved	2261	Country Lane	Lewis and Dorothy Stoerker	n/a	June 23, 1987 July 14, 1987	a variance on the rear yard setback requirement to permit a 20-foot setback from the property line			
952	Variance	Denied	224	Business Loop 70 East	Price Outdoor Media, Inc.	David Knight	June 9, 1987 June 23, 1987				
951	Variance	Approved	3708	Southland Drive	Gary C. Beau Sprenger	n/a	June 9, 1987	a variance to permit construction of a house on a lot which .85 acre rather than the ordinance requirement for 2 1/2 acres on property zoned A-1			
950	Conditional Use Permit	Approved	1202	Cinnamon Hill	Charles Lamb	n/a	June 9, 1987	a Conditional Use Permit for an efficiency apartment over attached garage containing kitchen facilities			
949	Variance	Approved	2806	West Rollins Road	Chateau Real Estate Corporation	Turner Jones	May 12, 1987	a variance for a front yard setback waiver to permit encroachment of .46 feet (approximately 6 inches) into the 25-foot front yard setback requirement along Fairview Road			
948	Variance	Approved	3809-3811	Hermitage Road	Pat Kelly	John Roark	April 28, 1987	a variance for a side yard setback of 11 feet			
947	Variance	Approved	1051-1021	East Broadway	Joan and Michael Menser (Buchroeder's Jewelers)	Gena J. Trueblood	April 28, 1987	a variance for a temporary portable sign (balloon)	Display of balloon limited to eight weeks per year (2 weeks each promotion), with the dates to be chosen by the applicant; that the balloon not contain brand name advertising, but must contain the identity of the business; and that the approval of this variance is limited to a two-year period.		
946	Variance	Denied	517	West Sexton Road	Mr. and Mrs. Jerry Christian	n/a	April 14, 1987	n/a			
945	Variance	Approved	507 A lot at 802	Kentucky Richmond	Missouri Farm House Association, Inc.	David Knight	April 14, 1987	a variance to permit provision of part of their required parking for 507 Kentucky on a lot at 802 Richmond			
944	Variance	Approved	2101	West Worley Street	Golden Corral	Tom Schneider	April 14, 1987	approval of a sign plan			
943	Variance	Approved	1110	East Broadway	James A. and Carol A. Hofmann	Tom Schneider	April 28, 1987	a variance of R-4 minimum lot size and width, off-street parking and yard setback requirements to permit conditional use on R-4 zoned land			
943	Conditional Use Permit	Approved	1110	East Broadway	James A. and Carol A. Hofmann	Tom Schneider	April 28, 1987	a Conditional Use Permit for conversion of second floor of front building into an 880 square foot apartment, et al building in rear into a 1200 square foot apartment, in addition to existing apartment use on third floor and retail store use on ground floor of front building			
942	Variance	Approved	1900	I-70 Drive Southwest	Days Inn - University Center	Robert Smith	March 24, 1987	a variance for waiver for height restriction to permit a waiver for the 54' 6" sign due to the visibility hardship of a huge tree on adjcent property owned by other parties			
941	Variance	Denied	401	College Avenue	John J. Pascucci	n/a	March 24, 1987	n/a			
940	Variance	Approved	2200	I-70 Drive Southwest	Holiday Inn Executive Center	Cullen Cline	March 24, 1987	a variance for waiver for height restriction to permit a waiver for the 86-foot sign due to the location hardship of the peroperty being in a depressed area			
939	Variance	Approved	501	East Nifong Boulevard	Rockbridge Shopping Center, Inc.	Dan Simon	February 24, 1987	a variance for waiver of the sign ordinance to permit installation of an additional sign to existing ground pole master sign for the facility of Boone County National Bank			
938	Variance	Approved	709	North Providence Road	David Babel and Calvin Pfeiffer	n/a	January 27, 1987	a variance for waiver of the 25 foot setback requirement to allow an 11 foot rear yard setback			
937	Variance	Approved	301	North Stadium Boulevard	Media Magic for Biscayne Mall	Tom Schneider	January 13, 1987 January 27, 1987	approval of a sign plan to permit requested signs			
936	Appeal	Approved	301	North Stadium Boulevard	Biscayne Mall and Media Magic	Tom Schneider	December 9, 1986	reversal of the decision of an official of the Public Works Department declaring that the banners in question were temporary signs to declare that said banners are permanent signs			
935	Variance	Approved	1400	Forum Boulevard	Whispers of Columbia	n/a	December 9, 1986	a variance for waiver to erect an awning with lettering thereon to permit said awning with lettering thereon, provided, however, that should the business cease to operate that the sign be removed by the applicant			
934	Variance	Approved	111	East Broadway	First & Broadway, a limited partnership	Tom Schneider	October 28, 1986	a variance and sign plan approval to permit nineteen 3-square foot lighted signs and four 4 x 6 1/2 foot ground pole signs			
933	Variance	Approved	3115	Parker Street	Jesse E. and Kathleen Munkirs	n/a	October 28, 1986	a variance for waiver of setback requirements to permit construction within 16 feet of the front setback requirement			
932	Variance	Approved	606	North Sixth Street	Stanley Owen	n/a	October 28, 1986	a variance for waiver of rear yard setback requirements to permit an addition			
931	Variance	Denied	705	Proctor Drive	Ralph Hendren	n/a	October 14, 1986	n/a			
930	Variance	Approved	904, 906 and 908 1700 block 905, 907 and 909	Woodrow Street Gordon Street Moss Street	Memorial Baptist Church	Ron Smull	October 14, 1986	a variance for waiver for an off-street parking lot to permit improvement of existing property being used as parking lot			
929	Variance	Denied	1205	University Avenue	Charles F. Vatterott & Company	Jean E. Goldstein	October 14, 1986	n/a			
928	Conditional Use Permit	Approved	Limerick Lakes property	New Forum Boulevard	Rich Eckel	n/a	October 14, 1986	a Conditional Use Permit to permit construction of two lakes with a city road across dam, lake and road to be constructed according to city specifications, subject to city Council approval of the Final PUD Plan and the Stormwater Management Plan for Limerick Lakes PUD			
927	Variance	Approved	2005, 2011, 2013, 2015 2002, 2004, 2008, 2012, 2014, 2016	North Deerborn South Deerborn	Rich Eckel	n/a	September 9, 1986	a variance of ten setbacks to permit 15 feet setbacks rather than 25 feet setbacks as required	That the replat is approved by the Planning and Zoning Commission		
926	Variance	Approved	209	Hitt Street	Steve's Ice Cream	n/a	September 9, 1986	a variance for waiver to erect an awning with lettering theron to permit said awning containing lettering	That when the occupants vacate the building that they take the awning with them		

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925	Variance	Approved	23	South Eighth Street	Lisa Thomas	Gary Oxenhandler	September 9, 1986	permission to construct a radio station translator antenna to Tiger Investments to permit a variance to construct an antenna and translator on the roof of the Tiger Hotel.	That the antenna be allowed only so long as it is in use as a low power radio station		
924	Conditional Use Permit	Approved	3403	I-70 Drive Northwest	Jon M. Cole	n/a	September 9, 1986	a Conditional Use Permit for construction of a 1/2 acre private fishing pond			
923	Variance	Approved	1424	Bradford	John and Barbara McCormick	n/a	August 12, 1986	a variance to permit an additional dwelling unit in an area zoned R-1, single family dwellings			
922	Variance	Approved	411	East Broadway	Stockton & Associates	n/a	August 12, 1986	a variance for waiver to erect an awning with lettering thereon to permit said awning containing lettering			
921	Variance	Approved	2601	Bernadette Place	Missouri Association of Realtors	Robert Dierkes	August 12, 1986	approval of a sign plan to permit a variance in the number of signs			
920	Variance	Approved	1716	I-70 Drive Southwest	The Balloon, Inc.	n/a	August 12, 1986	a variance for waiver of Section 23-2 to permit displaying a hot air balloon with a sign painted thereon			
919	Variance	Approved	753	North Cedar Lake Drive	Brent Thompson	n/a	July 8, 1986	a variance for waiver of front yard setback to permit the construction of a six foot four inch deck on the front of the house			
918	Variance	Approved	3300	New Haven Road	Lenoir Home	John Whiteside	June 24, 1986	a building permit to permit an addition to non-conforming use by allowing a waiver			
917	Conditional Use Permit	Approved	3505	Buttonwood	Richard R. Rowland and Robin M. Smith	n/a	June 24, 1986	a Conditional Use Permit for a totally enclosed small animal veterinary hospital			
916	Variance	Approved	704	Conley Avenue	J. C. Architects (for Joseph P. Franke-Steak 'n Shake)	Dan Simon	June 10, 1986 January 27, 1987	a variance to side and rear yard setbacks to permit waivers for side and rear yard setbacks		Amended Certificate of Decision as ordered by the Court in Case No. 11JUN86 421391, <u>Curators of the University of Missouri v. Paul Mehrle et al.</u>	
915	Variance	Approved	1228	Ridge Road	Charles and Linda Pickle	n/a	May 27, 1986	a variance for waiver of the front yard setback to permit an addition to the home			
914	Variance	Approved	404	Spring Valley Road	Victor Dropkin	n/a	May 27, 1986	a variance for waiver of side yard setback to permit construction of a carport			
913	Variance	Approved	212	Business Loop 70 East	Shirley and Charles Fleenor	n/a	May 13, 1986	a variance for waiver of the setback requirements to permit the requested waiver for the setback requirements based on the hardships listed in the application, and attached hereto			
912	Variance	Approved	1308	North Providence Road	Price Outdoor Media of Missouri	David Knight	April 22, 1986	a variance for permission for reconstruction of the non-conforming billboard sign to permit reconstruction			
911	Conditional Use Permit	Approved	5816	Brown Station Road	Lillian H. Keene	David Knight	April 22, 1986	a Conditional Use Permit for construction of a second dwelling unit (not to include a mobile home) in District A-1			
910	Conditional Use Permit	Withdrawn	4005	Waco Road	Tiger Asphalt, Inc.	n/a	April 8, 1986	n/a			
909	Variance	Approved	105	East Ash Street	Williams-Keepers Properties	Patrick Cronan and Norman Lampton	March 25, 1986 April 8, 1986	approval of a sign plan to permit the sign plan set out in the application			
908	Variances	Approved	2200	I-70 Drive Southwest	Hilton Inn	Ann Covington and Cullen Cline	March 25, 1986 April 8, 1986	a variance for waivers for height restriction, and for an off-premises sign to permit 1) A waiver for the 65-foot sign due to the location hardship of the property being in a depressed area, and 2) A waiver for the off premises sign presently existing			
907	Variance	Approved	904	I-70 Drive Southwest	Steve's Tiger Sunoco	Cullen Cline	March 25, 1986 April 8, 1986 April 22, 1986	a variance for temporary waiver of the dust-free surface requirement until mid-late summer 1986 to permit the applicant a temporary waiver for the construction of the dust-free surface with the stipulation of the work be completed by August 1, 1986			
906	Variance	Approved	306	South Ninth Street	Wellsprings Restaurants, Inc.	Bill Powell	February 25, 1986	a variance to the sign ordinance to permit a sign on an awning			
905	Conditional Use Permit	Approved	3900	Forum Boulevard	Jack Rader	Bill Powell	February 25, 1986	a Conditional Use Permit for permission to build private stable	That the sale of any of Lots 21-41 at Woodrail Subdivision Plat 11 to any party not owning the remainder of the lots shall cause the Conditional Use Permit to be voided, and that the Permit shall be limited to one stable and in no way shall allow a stable on each lot.		
904	Conditional Use Permit	Withdrawn	3405	Creasy Springs Road	Tiger Asphalt, Inc.	n/a	February 25, 1986	n/a			
903	Variance	Approved	1608	North Providence Road	Marvin Benthall and J. D. Frame Oil Company, Inc.	David Knight	February 11, 1986	approval of a sign plan to permit the sign plan presented in the application, including the pole sign to be raised to 60 feet in height			
902	Variance	Approved	1912	West Worley Street	Westlake Hardware Company and Lewis Ridgon, Inc.	David Knight	January 14, 1986	a variance for waiver of the sign ordinance to permit the sign plan presented in the application, including the pole sign to be located on Bernadette Drive			
901	Variance	Approved	1020	East Broadway	The Uptown Building Company (Stanley Elmore)	n/a	January 14, 1986	approval of a sign plan to permit a variance to allow the sign grandfathered to a certain location be moved to a new location as designated in the sign plan (shield shaped Pasta Factory sign located on Broadway), and that the sign plan presented in this application			
900	Variance	Approved	1034	East Walnut Street	Richard E. Ditter and Rosaria C. Ditter (D'Sport Shop)	David Knight	January 14, 1986	a waiver of the sign ordinance to permit a sign to be placed on the west wall of the building located at 1034 Walnut Street (D'Sport Shop)			
899	Variance	Approved	601	West Stewart Road	Russell G. Geen	n/a	November 26, 1985	a waiver of front yard setback to permit a 9-foot waiver (from the front of the house) to cover the existing concrete slab with a roof and enclose the area			
898	Variance	Approved	107	East Walnut Street	John A. Cooper and James R. Estes	n/a	November 12, 1985	an occupancy permit for ancillary storage to permit the City to issue an occupancy permit	That the owner only stores retail inventory and maintains a retail counter or sales office on the premises, provided that no hazardous materials shall be stored on the premises, as defined by federal government standards		
897	Conditional Use Permit	Unknown	729	Sexton Road	Donald and Eva Ranly	n/a	October 22, 1985	not in file			No minutes in file
896	Appeal	Approved		East side of Highway 63 North, south of Smiley Lane	William D. Castle	n/a	October 8, 1985	reversal of the decision of the Public Works Department to place a truck repair facility in M-C Zoning District to permit as a finding of fact that truck repair is a permitted use in M-C District			
895	Variance	Approved	3705	Rutledge Drive	James L. Watson	Jeff Parshall	October 8, 1985	a variance for waiver of front yard setback to permit the construction of a greenhouse to be used as a solar collector			
894	Variance	Approved	420	East Broadway	Sharon and Kevin Kichline	Patrick Cronan	September 24, 1985	a variance to the sign ordinance to permit the name of the business (Golden Classics) to be printed on a canvas awning to be hung in front of the business			
893	Variance	Approved	1020	East Broadway	Thomas C. Mendenhall	n/a	September 24, 1985 October 8, 1985	a variance for waiver of the sign ordinance to permit a sign projecting more than 24 inches when attached to the face of the building wall			

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892	Variance	Approved	1116	West Broadway	Paul Taylor	n/a	September 10, 1985	a variance for waiver of the required setback to permit an enclosed front porch			
891	Conditional Use Permit	Denied	Lot Two in Block Four of Oakland Plaza Subdivision	Pennsylvania Drive	Gordon Howard	Turner Jones	August 27, 1985 September 10, 1985	n/a			
890	Variance	Approved	107	North Seventh Street	Dan Neenan	n/a	August 27, 1985 September 10, 1985 September 24, 1985	a variance for permission to fly a helium-filled ballon to permit a temporary sign to fly over building for promotional purposes for two weeks prior to the opening of the fall semester at the University of Missouri during daylight hours only.	Subject to all the conditions of Exhibit A attached hereto.		
889	Variance	Withdrawn	700	Conley Avenue	Ron Woods d/b/a Wings & Things	n/a	August 27, 1985	n/a			
888	Variance	Approved	300	St. James	Golden Moment Montessori Center, Inc.	Carl Schaeperkotter	July 23, 1985	a variance to waive parking requirements	With the stipulation that the number of children not exceed sixty-two (62).		
887	Conditional Use Permit	Approved	1900	Green Meadows Road	E. Stanley Kroenke	n/a	July 9, 1985	a Conditional Use Permit for drilling of a well for personal recreational and landscaping purposes	That the well not be used for human consumption		
886	Variance (application)	Approved	3107	Green Meadows Way	Mick Jabbour, Carol Sue Jabbour, Gary Moore, and William Sheals	Cullen Cline	July 9, 1985	Owners to provide live entertainment in the restaurant to permit music and poetry type entertainment be granted for a period of two (2) years from this date and that the use be personal to the present owners of this business and not be transferred to any successor. After the period of two (2) years the applicants may request a permanent permit from the Board of Adjustment.			No minutes in file
885	Variance	Approved	2245	Bluff Boulevard	Edwin W. Hoeper	n/a	May 28, 1985	a variance for waiver of the required setback for a detached garage to permit construction of a detached garage 27 feet from the property line			
884	Variance	Approved	3402	I-70 Drive SE	John and Helen Zwonitzer (owner) American Ice Co. (lessee)	Robert Hines	May 28, 1985	A variance for an extension of a non-conforming use to permit construction of a stainless steel ice machine on the outside of the building (12 feet long, 8 feet wide and 9 feet high)			
883	Conditional Use Permit and Variances	Approved	223	South Fifth	Islamic Center	n/a	May 28, 1985	a Conditional Use Permit for construction of two - one bedroom apartments; fourteen - two bedroom apartmetns; three - three bedroom apartments; one laundry; and one grocery store (on first floor) and variances for waiver of the required front yard to 15 feet and a waiver of the required rear yard to ten feet.			
882	Special Use	Approved	900 Block	Nifong Boulevard West	Columbia Ready Mix	Robert Hines	May 14, 1985	Construction of a temporary concrete plant at the intersection of the proposed Nifong Boulevard and West Boulevard South construction site for a period of not more than two years to permit construction of a temporary concrete plant to assist in the construction of the proposed streets for a period of not more than two (2) years			
881	Conditional Use Permit	Approved	6315	Paris Road	Ken Rall, Jr.	n/a	May 14, 1985	a Conditional Use Permit for construction of an asphalt plant	That the operator will meet all Environment Protection Agency requirements for the operation of the plant and will meet all M-1, General Industrial District, requirements of the zoning ordinance. The permit will expire if the plant is not used as an asphalt plant for a period of two (2) years.		
880	Variance	Denied	3705	Rutledge	James L. Watson	n/a	April 23, 1985	n/a			
879	Variance	Approved	740	West Sexton	U-Haul Company of Southern Missouri	David Knight	April 23, 1985	Approval of a sign plan per sign copy in Board of Adjustment Case #879 to permit construction of signs contained on said sign plan			
878	Variance	Approved	900	South Providence Road	Delta Gamma House Corporation	n/a	March 26, 1985	A variance for waiver of the parking requirements to permit issuance of building permit for an addition which will include sleeping rooms			
877	Variance	Approved	606	Lyon Street	Richard J. Winjum	n/a	March 26, 1985	A variance for waiver to the side yard setback requirements to permit construction of a 20.8' x 20.8' garage within the required side yard			
876	Variance	Approved	900	Richmond Avenue	Alpha Chi Omega House Corporation	Ray Lewis	March 12, 1985	A variance for waiver of the rear yard setback to permit construction of an addition to the house closer than 25 ft. from the rear property line			
875	Conditional Use Permit	Approved		West side of Rustic Road	Roger and Mary Bumgarner	n/a	March 12, 1985	a Conditional Use Permit for construction of a small lake and a private well for agricultural purposes only			
874	Conditional Use Permit	Approved	501	Nifong Boulevard	Mid-America Petroleum, Inc.	n/a	February 26, 1985	a Conditional Use Permit for construction of a Shell Station/Express Lane including overhead canopy and three underground steel gasoline tanks			
873	Variance	Approved	210	S. Eighth Street	Riviera Tan Spa	James C. Butcher	January 22, 1985	Approval of wording on a canopy to permit the canopy that is now constructed with wording to remain in place	(Included in motion but not COD) That if the business leaves this location that the owner will remove the canopy from the building.		
872	Variance	Approved	1600	Business Loop 70 East	A. U. Ronnebaum d/b/a J. D. Liquors	Robert Smith	January 8, 1985	Permission to build a canopy within the required 25 ft. setback to permit the construction of a canopy over a proposed gas island within this 25 ft. setback requirement. Canopy will be set back 13 ft. from the property line			
871	Variances	Approved	400	Spring Valley Road	Donald and Ruth Schedler	n/a	January 8, 1985	Variances for waiver of the required 60 ft. setback for a detached garage to permit construction of a detached garage closer than 60 foot from the property line and within the 100 year flood plain. An affidavit concerning the construction of the garge in the flood plain is a latter of record and is signed by the property owners.			
870	Special Use	Approved	2209	West Worley	Columbia Mall Limited Partnership	Ray Lewis	January 8, 1985	Approval of the operation of a temporary mobile concrete batch plant to permit the on-site mixing of concrete for the construction of the Columbia Mall			
869	Conditional Use Permit	Approved	1900	Green Meadows Road	E. Stanley Kroenke	n/a	January 8, 1985	a Conditional Use Permit for permission to use property for a private lake	No conditions listed; however, permission was given to use the property for a private lake as a conditional use. The Board of Adjustment did not address the issue of how the dam or lake would be constructed.		
868	Variance	Denied	800	Washington Avenue	Fred N. Hinshaw	n/a	December 11, 1984	n/a			
867	Variance	Denied	3503, 3505, 3507	Augusta Drive	John Peters and Hall Trice (Villa Development Company)	Dan Simon	November 27, 1984	n/a			
866	Variance	Approved	22	North Tenth	Bruce Rice (Parker Funeral Home)	Bill Mallory	November 27, 1984 December 11, 1984	Approval of a variance to the sign ordinance that would allow the canvas canopy that contains the word Parker to remain in place to permit the canvas canopy to remain in place with the wording that is on the canopy			
865	Variance	Approved	816	Edgewood Avenue	John F. Whiteside	John F. Whiteside	November 13, 1984	A variance for waiver of the 25 ft. back yard requirement to allow the construction of an addition to the house to be 1 ft. closer to the property line than it is currently to permit construction of an addition to the house to be within 18 feet of the property line rather than the 19 feet it is at present			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
864	Variance	Approved	2100	I-70 Drive SW	David L. Babel (Hilton Office Plaza Partnership)	Robert Hines	October 23, 1984	Approval of a sign plan to permit construction of two new signs on the east wall of the building along with the other signs that have already been issued a sign permit			
863	Variance	Approved	1512	Illinois Street	Dennis L. Kaiser (U. S. & Gentges, Inc.)	David Knight	October 23, 1984	A variance for waiver of the 25 ft. required front yard setback be reduced to 10 ft. on the Providence Road side of the property to permit construction of an office building closer to Providence Road			
862	Variance	Approved	500	Keene Street	Michael E. Ramsey (Keene Medical Building Association)	John Whiteside	October 23, 1984	Approval of the sign plan per plan submitted to permit construction of a total of three (3) signs			
861	Appeal	Approved	1805	East Walnut	David Mountjoy (Dialysis Clinic)	n/a	October 23, 1984	Granting the extension of a non-conforming use to build a storage area to permit the construction of a storage area adjacent to the present building	The applicant submitting their plans to the Public Works Department prior to construction.		
860	Variance	Approved	1200	Clinkscates Road	Edwin D. Bihr	n/a	October 23, 1984	a variance for waiver of the 2 acre minimum lot size requirement for storage warehouses in the C-3 zoning category to permit the construction of a storage warehouse facility			
859	Variance	Denied	3503	Augusta Drive	John Peters and Jack Daugherty	Dan Simon	September 11, 1984	n/a			
858	Variance	Approved	201	East Texas Avenue	Red Roof Inns, Inc.	David Knight	August 28, 1984	Approval of the construction of a sign to the height of 78 feet and waiver of the 45 foot height requirements of this section of the sign ordinance to permit construction of a sign to the maximum hieght of 78 feet			
857	Variance	Approved	15	South Sixth Street	Sachs Sixth Avenue, Inc.	n/a	August 14, 1984	Approval of a sign plan to permit a 36 square foot sign on the north side of the building			
856	Variance	Approved	1612	North Providence	Holiday Inn East	Roland Walker	August 14, 1984	a variance for a waiver of the sign ordinance which stipulates the height of a sign in C-3 District shall not be more than 45 feet			
855	Variance	Approved	909	Business Loop 70 E.	William and Clarice Bratrud	Jim Butcher	August 14, 1984	a variance to the sign ordinance to allow a sign to be painted on the front of the building			
854	Variance	Approved	1205	University	Charles F. Vattenott and Company	Jim Butcher	July 24, 1984	a variance to the parking requirement of 2 parking spaces for each apartment unit and 1 parking space for each 200 feet of usable, rentabale office space to permit an occupany permit to be issued for the property at 1205 University and permitting owner to furncish 183 on-site parking spaces and 50 off-site parking spaces			
853	Conditional Use Permit and Variances	Approved	1006	Fay Street	Transitional Housing Agency	Gary Stamper	July 10, 1984	Conditional Use Permit for operating a Psycho Social Rehabilitation Center or Adult Day Care Program	1) 19.250(C)(6) to allow 4 parking spaces instead of 6; 2) 19.250(A)(2) re: no parking in front yard setback, confined to dust-free sections; 3) 19.250(H)(4)(C) re: adequate maneuvering space to avoid backing out on street; and 4) Parking bus in driveway is prohibited.		
852	Variance	Approved	806	West Ash	Duane L. Hombs	n/a	June 26, 1984	a variance for waiver of the 60 foot setback requirement to permit construction of a carport			
851	Conditional Use Permit	Approved	4208	I-70 Drive SW	Jack R. Hyde	n/a	June 26, 1984	Conditional Use Permit for digging a deep well	That applicant meet the Health Department requirements and that he be required to hook onto the City water line when it is extended to the property.		
850	Conditional Use Permit	Approved	404	Price Avenue	John T. Hubbs (McCambridge Center)	Russell Still	June 26, 1984	Conditional Use Permit for Counseling Center for women suffering from alcoholism and abuse of other substances	That the total number of over-night residents not exceed a total of 12 individuals and that the parking ordinance regulations requested by the Pulbic Works Department be met prior to the issuance of an occupancy permit.		
849	Conditional Use Permit	Approved	408	Locust Street	Ali Bagegni (Islamic Center)	n/a	June 26, 1984	Conditional Use Permit for renting two current office spaces as apartments	That all ordinance requirements are met by the applicant.		
848	Conditional Use Permit	Approved	4100	West Broadway	Kenneth Dean (West Broadway Swim Club)	n/a	June 12, 1984	Conditional Use Permit for the operation of a private swim club			
847	Conditional Use Permit	Approved	Lot A	Hyde Park Avenue	Phillip D. Prather, III	n/a	May 22, 1984	Conditional Use Permit for construction of two small lakes and a shallow well system to replenish lakes during dry season			
846	Appeal	Denied	403	South William Street	Christine Braudis	n/a	May 8, 1984 May 22, 1984	n/a			
845	Variance	Withdrawn	1200	Rangeline	Positive Motivation, Inc.	Leslie Schneider	May 8, 1984	n/a			April 24, 1984 minutes not in file
844	Variances	Approved		Bernadette Drive	State Farm Insurance Companies	Bill Atkinson	March 27, 1984	variances for waiver of the required front yard and side yard setback requirements of Section 19.152 to permit constuction of a parking lot with a front setback of 12.5 feet and a side yard setback of 3 feet	That the filling in of the ditch and other construction meet the requiremnts of the Public Works Department.		
843	Appeal	Approved	303, 305, 309 1113	Waugh Street Paquin	Mark Stevenson	n/a	March 13, 1984	Request for permission to make alterations to non-conforming use buildings granted as follows: Have the Public Works Department issue a building permit on the work that is already started at 303 Waugh and 1113 Paquin and grant building permit for additional work at those locations and at 309 and 305 Waugh Street only after all property has been inspected and is in compliance under the requirements of the Minimum Housing Code.			
842	Variance	Withdrawn	1413, 1415, 1419, 1503, 1507	Wilson	Mark Stevenson	n/a	March 13, 1984	n/a			
841	Variance	Approved	911	Maupin Road	Orin and Dorothy Burks	n/a	March 13, 1984	A variance for waiver of the required front yard setback requirements to permit an addition to the house to be only 28 feet from the property line			
840	Conditional Use Permit	Approved	707	North Eighth Street	The Front Door	Gary Oxenhandler	March 13, 1984 March 27, 1984 April 10, 1984	a Conditional Use Permit for operation of a councciling center and variances for a waiver	In granting this permission there was approval of a waiver of the required 60 ft. lot width requirement; waiver of the required 9 parking spaces to seven (7) parking spaces as shown on the plan submitted; and waiver of the required 10 ft. sideyard requirement to		
839	Variance	Withdrawn	111	South Ninth Street	Bruce Arthur	Bill Powell	March 13, 1984 March 27, 1984 April 10, 1984	n/a			
838	Variance	Approved	1205	University Avenue	Charles F. Vatterott and Company	James Butcher	March 13, 1984	A variance for waiver of parking requirements and issuance of a building permit to permit continued rennovation and repair and remodeling work to structure. This request is granted insofar as the requierments relate to the building permit as requested by applicant but not sofar as to the issuance of an occupancy permit as requested by the applicant. The Board is not granting any type of waiver of any parking requirments with this approval.			

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837	Variance	Approved	119	South Seventh	Chanco, Inc. d/b/a Bird of Paradise	James T. Ausmus	March 13, 1984 April 10, 1984	a variance for the installation of a carved Bird of Paradise on the north wall of the building at 119 South Seventh Street to permit installation of this sign on a wall that does not have street frontage			
836	Appeal	Approved	900	Old 63 North	Dave and Charles Harr	n/a	February 14, 1984	permission for the expansion of a non-conforming use to permit the construction of a 15' x 52' greenhosue as an addition to the existing non-conforming use building			
835	Conditional Use Permit	Approved	1606	Business 63 North	Mo. Comm. Electronics, Inc. (tenant) and Kenneth L. Phillippe and Beverly J. Phillippe (owner)	Herb Willbrand	March 13, 1984	a Conditional Use Permit for construction of an all steel tower 180 feet high for transmitting and receiving antennas			2/28/84 Minutes missing
834	Appeal	Denied	210	South Keene Street	Rolling Hills Veterinary Hospital	n/a	February 14, 1984	n/a			
833	Conditional Use Permit	Withdrawn	Biscayne Mall Shopping Center	Stadium Boulevard	Hanson Development Corporation	Dan Simon	February 14, 1984	NOTE: A new ordinance states carnivals no longer had to get approval by the Board.			
832	Variance	Approved	2801	West Henley Drive	James and Marie Wade	Walley Bley and Scott Orr	January 10, 1984	a variance for waiver of the 25 ft. front yard requirement in order to construct a front porch 16 feet from the property line to permit continued onstruction of a porch 16 ft. from the property line in the required front yard			
831	Variance	Approved	212	Green Meadows Road	Garry Lewis and Gerald Houseman (Pizza Unlimited)	Cullen Cline	December 13, 1983 January 10, 1984 February 14, 1984 March 13, 1984	a variance to conduct a wholesale business from this location which is zoned for retail (commercial) only to permit manufacturing and wholesale sales of pizzas from this loation for resale to restaurants and businesses including another pizza business owned by the same individuals	Only for manufacturing of pizzas for sale at this location and the other location owned by same individual on Providence Road.		
830	Variance	Approved	13	South Williams	John H. Walters Residual Trust	Larry Woods	December 13, 1983	a variance for waiver of Section 19.250(G) to permit construction of a parking lot			
829	Variances	Approved	900	Providence Road	Delta Gamma Sorority	Ann Covington	November 22, 1983	variances for a side yard setback of 6 ft. 9" and a waiver of the parking requirement to allow only twenty-four (24) parking spaces to permit expansion of the living quarters of this sorority house (expansion is not to include sleeping quarters)			
828	Variance	Approved	415	N. Stadium Boulevard	Mehle Enterprises (lessee) McDonald's (owner)	Larry Woods	November 22, 1983	a variance to erect a pole sign on the east side of the building where a flag pole is now located to permit construction of a pole sign			
827	Variance	Denied	5517	Brown Station Road	Ray and Ida Davis	Barbara Harris Pape	October 11, 1983	n/a			
826	Conditional Use Permit	Approved	1101	Lakeview	Fred H. Spicknall	Harry Boul	September 27, 1983	a conditional use permit for the placement of a satellite microwave dish to permit erection of the satellite dish antenna on top of the building			
825	Conditional Use Permit	Dismissed	2116	Vandiver Drive	Keith Dempsey	n/a	September 27, 1983 October 11, 1983	NOTE: Under the new zoning ordinance these types of requests are no longer required by BOA and the case would not be acted on at this time.			
824	Conditional Use Permit	Approved	1911	Business Loop 70 East	Henry J. Waters III and Mahlon R. Aldridge (KFRU, Inc.)	Wally Bley and Scott Orr	September 27, 1983	a conditional use permit to install a total of three satellite dish antenna to permit the receiving of radio signals			
823	Conditional Use Permit	Approved	1111	East Broadway	Schultz Broadway Inn, Ltd.	Larry Woods	September 27, 1983	a conditional use permit for erection and use of a satellite dish reception antenna to permit the erection, maintenance and use of a satellite dish reception antenna			
822	Variance	Approved	206 205 1111	Austin Avenue E. Forest Avenue Providence Road	H. P. S. Investment Co.	n/a	September 13, 1983 September 27, 1983	a variance for approval of a sign plan as indicated on the plan on file in the City Clerk's Office to permit approval of signs in the sign plan			September 13, 1983 minutes not in file, unsure if case actually heard then
821	Conditional Use Permit	Withdrawn	128	Tower Drive	Vern and Norma Hill	n/a	September 13, 1983 September 27, 1983	n/a			
820	Special Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	Larry Woods	September 13, 1983	renewal of special use permit as granted by a Certificate of Decision of the Board of Adjustment dated October 28, 1976 to permit continual use of the property for quarry purposes.	The company restrict its blasting activities to between 8:00 a.m. and 5:00 p.m. and that the company provide some type of warning for residences in the area of a blast prior to the time the blast occurs. This permit will expire September 13, 1988.		
819	Conditional Use Permit	Approved	3408	West Boulevard South	Woodrail Development Co.	Skip Walther	August 23, 1983	a conditional use permit to operate a temporary real estate sales office for a period of two (2) years to permit continued operation of a temporary real estate sales office until the office can be moved or until the remainder of the lots in the Woodrail Dvelopment are sold but not to exceed two (2) years			
818	Conditional Use Permit and Variance	Approved	403	Conley	Mel Zelenak	n/a	August 23, 1983	a conditional use permit to use this lot for a parking area and a variance to reduce the perimeter setback requirements from six (6) feet to four (4) feet on the entire parking lot to permit renovation of the entire parking area, including the existing parking, and to use the area for rental parking			
817	Variance	Approved	1011	Harvard	Robert and Barbara Melson	n/a	August 9, 1983	a variance for waiver of the rear yard setback requirement from 27 feet to 16 feet to permit construction of a family room in the rear of the house			
816	Variance	Approved	1408	Business Loop 70 West	Randy Gross	n/a	August 9, 1983	a variance for reduction in the requirement of 2 parking spaces per each living unit be reduced from 2 per living unit to 1 per living unit. The Board changed the request to reduce the requirement from 2 to 1.5 per living unit as long as the facility is used as an elderly housing facility. Total of 195 parking spaces to permit the construction of this elderly housing facility with a total of 195 parking spaces (1.5 speces per living unit)			
815	Conditional Use Permit	Approved	1101	East Walnut	Contemporary Broadcasting, Inc. d/b/a KFMZ Radio	Wally Bley	July 26, 1983	a conditional use permit for the installation of a satellite dish to permit the construction of a satellite dish			
814	Variance	Approved	809	Richmond Avenue	Alpha Delta Pi Building Association	David Rogers	July 26, 1983	a variance for waiver of require parking requirements to permit the remodeling and addition of space to building			
813	Conditional Use Permit	Approved	2012	West Ash Street	Town & Campus International, Inc.	n/a	July 26, 1983	a conditional use permit to install two earth stations to permit installation of two earth stations			
812	Variance	Approved	126	South Providence	Jerome Taylor	Robert Smith (Mid-America Petroleum Company)	July 26, 1983 August 9, 1983 September 13, 1983	a variance for approval of sign plan to permit the installation of two 3' x 3' shell signs on the existing canopy, one facing south and one facing north			
811	Conditional Use Permit	Approved	2907	Northland Drive	Erich and Kathleen Albert	n/a	June 28, 1983	approval of non-conforming use rights for a basement apartment and thereby over-ruling a decision made by the Public Works Department to permit continued use of a basement apartment			No minutes in file
810	Variance	Approved	705	Hilltop Drive	Mrs. Paul Hazell and Jean H. Hazell	n/a	June 14, 1983	a variance to build a carport, attached by a walkway to the main structure, closer to the main structure than 10 ft. and closer to the property line than 60 feet to permit construction of a carport attached by a walkway to the main strucutre closer than 10 feet to the main structure and closer than 60 feet to the front property line			
809	Variance	Denied	1112	Hamilton Way	Brian F. Carr and John Richard and Melva McVey Carr	Tom Schneider	June 14, 1983	n/a			
808	Variance	Approved	3701	S. Providence Road	Steve Green (Centerre Bank)	Larry Woods	April 26, 1983	approval of a sign plan to permit construction of signs			

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807	Variance	Approved	1603	Windsor	William D. McCollum	n/a	April 26, 1983	a variance for a waiver of the 28 feet setback requirement to permit construction of a building 25 feet from the right-of-way			
806	Conditional Use Permit	Approved	1025	East Broadway	Carole Watkins (Minsky's Pizza, Inc.)	Charles Franklin	April 26, 1983	a conditional use permit to install and maintain a satellite television receiver antenna to permit installation of this antenna			
805	Sign Plan	Approved	601	Business Loop 70 West	Nooney Company	Skip Walther	April 12, 1983	approval of a sign plan for Parkade Plaza Shopping Center to permit erection of a wall sign			
804	Variances	Denied	609	Lee Street	Rolla and Nadine Grace	Elton Fay	March 22, 1983	n/a			
803	Special Use	Approved	2010	Parkside Drive	Ronald and Marsha Knudsen	n/a	February 22, 1983	permission to operate a photography studio as a home occupation to permit the continued operation of their photography studio in a single family dwelling	Only for Mr. and Mrs. Knudson.		
802	Special Use	Approved	200	Stadium Boulevard	Hanson Development Co.	Dan Simon	February 22, 1983	permission to hold a carnival on Biscayne Mall Shopping Center parking lot to permit a carnival to operate on and including June 3, 1983 through and including June 12, 1983	That the owner employ at least one (1) security personnel from 5 p.m. until closing each day the carnival is in operatio and the City performing a safety inspection by the Protective Inspection Division of the Public Works Department of the equipment to be used in the carnival.		
801	Variance	Approved	2800	Lynnwood	Rick and Donna Fitzpatrick	n/a	February 8, 1983	variance for waiver of the 60 ft. setback requirement to permit construction of a detached garage closer than 60 ft. to the property line	The building meets all other requirements of the ordinances, including subdivision ordinance.		
800	Variances	Approved	1204	Madison	Richard Head (owner) and Columbia Toyota, Inc. (lessee)	Larry Woods	February 8, 1983	variances for waiver of setback requirement and height requirement to permit construction of a 177.2 sq. ft. sign and a sign that is 35 ft. in height			
799	Variance	Approved	3017	LeMone Industrial Boulevard	LeMone-Smith Development Company	n/a	January 25, 1983	variance for waiver of the 30 foot required backyard setback to permit construction of a fence 15 ft. from the property line			
798	Variance	Approved	1200 and 1202	East Walnut Street	Gene Schultz Investments, LTD.	Larry Woods	January 11, 1983	variance for waiver of the 25 ft. required setback in the residential district to permit parking of cars in the 25 ft. required setback			
797	Variance	Approved	610	West Boulevard South	Ronald and Elizabeth James	n/a	December 28, 1982	variance for waiver to the front yard setback requirements to permit construction of an arbor in the required front yard			
796	Variance	Approved	206	Texas Avenue	Mobil Oil Corporation	n/a	December 28, 1982	variance to build in the required front yard to permit the canopy planned to extend into the required front yard	That the leading edge of the canopy be at least 16' 5" from the front property.		
795	Special Use	Approved	2004	West Worley Street	Thomas J. Cooper, Jeanne Louise Cooper, Stephen Joseph Cooper, Lynn E. Cooper, Trustee, Katherine J. Cooper, John Robert and Susan Cooper, Linda Ann Cooper Verkruyse and Bruce Verkruyse	Skip Walther	December 28, 1982	permission to install a drive-up window in an existing structure to permit the installation of a drive-up window			
794	Variances	Approved	104	Sexton Road	George Green	n/a	November 9, 1982 December 14, 1982	variances to front yard setback requirements and flood proofing requirements, more specifically to permit construction of a funeral home	The applicant's notarized statement that he acknowledges his actuarial rates for flood insurance could be affected.		
793	Special Use	Approved	1204	Tandy Avenue	Wilma E. Lawson (property owner) and Walter C. and Marilee Shoupe (contract owners)	David Knight	November 9, 1982	permission to use an adjacent lot for parking to permit parking of passenger vehicles			
792	Conditional Use Permit	Approved	502	Old Highway 63 North	Margaret Mulligan, et al	Dan Simon	October 26, 1982	a conditional use permit to erect a 30' steel tower and two 2.8 meter satellite receiving dishes, to permit transmission, reception and relay of radio signals (through antennae placed on such tower), and receiving of radio signals (through satellite receiving dishes).			
791	Variance	Denied/Approved	804	Old Highway 63 North	Robert J. Bechtold	n/a	October 26, 1982	Deny waiver of the setback requirement of the zoning ordinance but grant an extension of the time to bring the greenhouse into compliance with all ordinances be extended for six months until May 11, 1983			
790	Conditional Use Permit	Approved	405	Tower Drive	Columbia Electronics, Inc	David Knight	October 12, 1982	a conditional use permit to replace an existing radio tower to permit use of the radio tower			
789	Appeal	Denied	4008	W. Broadway	Rothwell Heights Association	David Rogers	October 12, 1982	n/a			
788	Variance	Approved	320	E. Broadway	Mark Stevenson	n/a	September 28, 1982	a variance to alter a basement located in a floodplain to permit use of the basement for expansion of business	(Conditions listed in Section 19.251(G)(1)(g) and (h)(1) and (2) in The Zoning Ordinance of the City of Columbia, Missouri, 1964). All utility and sanitary facilities shall be elevated or floodproofed to one (1) foot above the Base Flood Elevation (BFE); the storage or processing of materials that are buoyant, flammable, explosive, or could be injurious to human, animal or plant life during flood innundation is prohibited; and storage of other material or equipment may be allowed if it is not subject to major damage by floods, is firmly anchored to prevent displacement, or is readily removable from the area within the time available after flood warning; and that the storage space be used for the owner's own personal storage and shall not be used for any commercial storage of another individual's property.		
787	Conditional Use Permit	Approved	1108, 1200, 1202	East Walnut Street	Gene Schultz Investments, Inc.	Larry Woods	September 28, 1982	a conditional use permit for use of R-3 zoned property for an auxiliary use of parking passenger automobiles to permit parking of passenger automobiles a)as an auxiliary use to the hotel on adjacent property.			
786	Plan Revision	Approved	1005	W. Worley Street	Heideman Investment Company (Nowell's)	n/a	September 28, 1982	Approval of C-P Plan to permit construction of a bottle and can return storage area and a smoker Bar-B-Que cooker			
785	Plan Revision	Approved	1729	W. Broadway	Shelter Financial Services, Inc.	R.T. Cox	September 14, 1982	An amendment to the Broadway Shopping Center C-P Plan to permit amendments to plan			
784	Variance	Approved	220	S. Eighth Street	Herb Taylor	n/a	September 14, 1982 October 12, 1982	approval of a sign plan to permit construction of a sign on the top of the courtyard wall			
783	Variance	Approved	1016	Harvard	Bradley & Suzanne Wright	n/a	September 14, 1982	a variance for waiver of the required front yard requirement and minimum distance from structure to permit construction of a detached garage			Minutes not on microfilm
782	Variance	Unknown	2504 N., 2504 S., 2508 S., 2509 S., 2510 S., 2512 S.	Leisurely Way	L.J. Mayse	?	August 24, 1982	Not in file			
781	Conditional Use Permit	Approved	1505	West Boulevard South	Centerre Bank (lessors), Nancy A. and Fredic I. Watrous (owners)	Stephen Scott	August 24, 1982	a conditional use permit to operate a day care center	Permission for the use of this building should be restricted to the two individuals (Nancy A. Watrous and Fredic I. Watrous) obtaining the permission and that an easement is obtained from the Masonic Lodge for ingress and egress to the property.		Minutes not on microfilm

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780	Variance	Approved	710	Hirth Avenue	Timothy Parshall	n/a	August 10, 1982	a variance for waiver of the two parking space requirement behind the building line to permit the conversion of a garage into a living area.			Minutes not on microfilm
779	Conditional Use Permit	Approved	909	Lowry Plaza	Missouri Store Company	David Knight	July 13, 1982 August 10, 1982	a conditional use permit to fly a helium-filled balloon to permit a temporary sign to fly at home football games and other specific times.	The balloon would be used only during daylight hours and in non-inclement weather which is suitable for flying of said balloon; only from the fifth day prior to, and extending through the third day subsequent to, the start of classes for each semester at the University of Missouri-Columbia and only from the seventh day prior to and through and including the last day of class of each semester at the University of Missouri-Columbia; only on Fridays and Saturdays when the University of Missouri is playing a "home" football game; and only after receiving F.A.A. approval to fly the balloon.		Minutes not on microfilm
778	Variance	Approved	3601	Bray Avenue	Bill Rittman	n/a	July 13, 1982	a variance for waiver of the required sideyard requirement to permit a smaller sideyard than required by the ordinances			Minutes not on microfilm
777	Variance	Approved	307	Lindell Drive	Margery H. Barger	n/a	July 13, 1982	a variance for a two (2) foot waiver of the size of a covered passage to permit the construction of a covered passage between a house and a detached garage			Minutes not on microfilm
776	Variance	Approved	720	E. Cherry	Centerre Bank of Columbia	Larry Woods	July 13, 1982	a variance for approval of a sign plan to permit construction of signs at a new parking lot.			Minutes not on microfilm, included with microfilm for case 775
775	Variance	Approved	1805	East Walnut	Dialysis Clinic, Inc.	n/a	July 13, 1982	a variance to add an addition to the building to permit extension of an non-conforming use not exceeding 25% of the total ground area of the building.			Minutes not on microfilm
774	Variance	Approved	703	West Worley	James G. DeMian	n/a	June 22, 1982	a variance for waiver of required front yard setback to permit construction of an addition to a house			
773	Conditional Use Permit	Approved	25	S. Fourth Steet	Mark Stevenson & Group W Cable, Inc.	Dan Simon	June 8, 1982	a conditional use permit to install satellite television receivers on roof of building.			Minutes not on microfilm
772	Variances	Approved	1504	Hinkson	Paul T. & Wilma J. Graham	Ron Smull	June 8, 1982	variances for waiver of 60' lot width, requirement of 2 parking spaces per unit, and 10' side yard to permit continued operation of property as a duplex unit			
771	Conditional Use Permit	Approved	3	Anderson Avenue	Centerre Bank of Columbia	Larry Woods	June 8, 1982	a conditional use permit to reuse a church to permit operation of a pre-school			
770	Variance	Denied	1901	West Rollins Road	Robert & Carole Rowland	n/a	June 8, 1982	n/a			
769	Variance	Approved	410	Ripley	Bartok-Scott Development Company	n/a	June 2, 1982	a variance to make a structural alteration in a non-conforming use building to permit the enclosure of a stairwell.			
768	Variance	Approved	811	Pannell Street	Dolen Electric	David Rogers	June 2, 1982	a variance for reduction in front yard requirement to permit the construction of a building with only a 19.8 front yard set back requirement			
767	Variance	Approved	111	S. Ninth Street	Clarence Hartmann/MoTig, Inc.	Turner Jones	May 11, 1982	approval of a marquee sign in the central business district to permit advertising on an already constructed canopy.			
766	Conditional Use Permit	Approved	200	Stadium Boulevard	Mid-States/Biscayne Mall, Ltd.	Dan Simon	May 11, 1982	a conditional use permit to conduct a flea market on the parking lot of Biscayne Mall to permit operation of a flea market on June 19, 1982, or in case of rain on June 26, 1982.			
765	Variances	Approved/Denied	3116	Green Meadows Way	Bond Bros., Inc.	David Rogers	May 11, 1982	a variance for waiver of certain requirements of Section 19.150 of the zoning ordinances to permit the construction of vacuum cleaners outside the building at a car wash.			
764	Variance	Denied	1511	Hinkson Avenue	D.A. & Patsy Morton	n/a	April 13, 1982 April 27, 1982	n/a			
763	Variance	Approved	1505 & 1507 1512 & 1514 106, 110 & 112	Gary W. Ash Clinkscales	Thomas McNabb	n/a	March 23, 1982	a variance to swap residential unit counts from one parcel to another to permit construction of a maximum of 20 units on the eastern parcel and construction of an amount of units on the western parcel so the total will not exceed the total allowable by the square footage of both parcels.			Minutes not on microfilm
762	Variance	Approved	1712	Bettina	Ron & Carol Koester	n/a	March 23, 1982	a variance for waiver of the required side yard requirement to permit construction of an addition to the rear of their home			Minutes not on microfilm
761	Variance	Approved	1000	West Broadway	Vern Schaller	n/a	February 23, 1982	a variance to alter a non-conforming use building to permit structural alterations to a non-conforming building use by dividing the building into two separate units.		Writ of certiaori file 4/23/82, <u>The Public Works Department of the City of Columbia, et al v. Board of Adjustment of the City of Columbia, Missouri, et al</u>	
760	Variance	Unknown	320	East Broadway	Mark Stevenson	?	February 23, 1982 April 27, 1982	Not in file.			
759	Variance	Approved	3206	Clark Lane	McDonald's Corporation	n/a	February 23, 1982	a variance for waiver of the height requirements of Section 19.810 to permit a sign height of eighty (80) feet rather than sixty (60) feet.			
758	Conditional Use Permit	Approved	Biscayne Mall Shopping Center	Stadium Boulevard	Hanson Development Corporation	Dan Simon	February 9, 1982	a conditional use permit to operate a carnival to permit a carnival at Biscayne Mall Shopping Center from June 8 through June 13, 1982.			
757	Variance	Approved	508	Noble Court	India Jordan	n/a	January 26, 1982	a variance for waiver of the required six (6) ft. sideyard requirement to permit construction of a carport			
756	Variance	Approved	1108	Rangeline Road	David Oswald	n/a	January 26, 1982	a variance for waiver to the 25' front yard requirement to permit the enclosure of a front porch			Minutes not on microfilm
755	Variance	Approved	2706	Lynnwood Drive	Ronald & Catalina Ribble	n/a	January 12, 1982	Not in file. A variance for waiver of requirement to allow only one parking space in the required front yard			
754	Variance	Denied	801	Stewart Road	Margery H. Barger	n/a	December 8, 1981	n/a			
753	Conditional Use Permit	Approved		Biscayne Mall Shopping Center	Mid-States/Biscayne Mall, Ltd. et al	Dan Simon	November 24, 1981	A conditional use permit to operate a temporary Christmas tree sales lot to permit selling of Christmas trees from November 27, 1981 to December 24, 1981			
752	Variance	Denied	910	Business Loop 70 E.	Joseph P. Costello & Richard King	n/a	November 24, 1981 January 12, 1982	n/a			
751	Variance	Approved	7	Old 63	Century 21/Ol' Mizzou	n/a	November 24, 1981 December 8, 1981	A variance to construct a sign on a wall that does not face a street to permit construction of this sign.			
750	Conditional Use Permit	Approved	601	Business Loop 70 West	Nooney Company	?	November 10, 1981	A conditional use permit to land a helicopter at Parkade Plaza on November 27, 1981 to permit Santa Claus to arrive in Columbia.			Minutes not on microfilm
749	Variance	Approved	109	N. Stadium Boulevard	Middle States Joint Venture	Robert Roper	November 10, 1981	A variance to permit erection of signs per submitted sign plan.			Minutes not on microfilm
748	Variance	Approved	1203, 1205 & 1207	East Broadway	Century State Bank	Robert Hines	November 10, 1981	A variance to permit signs to be erected according to submitted plan.			Minutes not on microfilm

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747	Variance	Unknown	1510	Rosemary Lane	Richard & Gwen Tallen (owner), Robert Baeker (lessee)	?	November 10, 1981	Not in file			Minutes not on microfilm
746	Variance	Approved	401	Lawrence Place	John B. & Nancy L. Werst	n/a	October 13, 1981	A variance to alter a residence to permit alterations to a non-conforming use building.			
745	Variance/Plan revision	Withdrawn	1729	West Broadway	Shelter Insurance	R.T. Cox	n/a	n/a			
744	Conditional Use Permit	Approved	707	West Broadway	Glenna Kilfoil	n/a	October 13, 1981	A conditional use permit to operate a catering service in her home to permit a catering service in a residential area.			
743	Conditional Use Permit	Approved	22	North Tenth Street	Parker Funeral Home	Bill Mallory	September 22, 1981	Not in file. A conditional use permit to operate a crematorium in connection with a pre-existing funeral service.			
742	Variance	Denied	224	Business Loop 70 East	R.E. and Garnet Rice (property owner) Weatherby Advertising Company (owner of sign)	Alex Bartlett and W. Scott Snyder	September 8, 1981	n/a		Certificate of Decision as agreed by parties in Case No. 080CT81404455, <u>Weatherby Advertising Company v. Board of Adjustment of the City of Columbia et al.</u>	
741	Variance	No Action Taken Continued	1942	Jackson Street	Jerry & Sharon Livingston	n/a	September 8, 1981	n/a			Minutes with microfilm for Case 742
740	Conditional Use Permit	Approved	2250	I-70 Drive Southwest	Hilton Inn	n/a	August 25, 1981	A conditional use permit to permit a 3 ring circus.			
739	Variance	Approved	224	South Ninth Street	Sam F. Hamra, Jr.	Robert Roper	August 25, 1981	A variance to permit construction of signs.			
738	Variance	Approved	3401	Berrywood Street	George J. Fuchs and George P. Wilson	Craig Van Matre	August 25, 1981 September 8, 1981	A variance to Section 19.870 to permit erection of a sign on the north face of 3401 Berrywood.	The letters be on noncombustible material.		
737	Conditional Use Permit	Approved	400	Hitt Street	Rebecca & Paul Dieckmann	Dan Atwill	June 23, 1981	A conditional use permit to use premises as a special class by University of Missouri to permit office use by the University of Missouri.			
736	Variance	Approved	1205 1104	Smith Street Fay Street	Donald Mayse & Joseph McCarthy	n/a	June 23, 1981	A variance to the 2500 sq. ft. requirement of Section 19.140 to permit construction of an additional unit not allowed because lack of adequate square footage of property.			
735	Conditional Use Permit	Approved	7	Ripley Street	Stephens College	n/a	June 23, 1981	A conditional use permit to erect an antenna and radio transmitter to permit this erection.			
734	Variance	Denied	1204	Business Loop 70 East	Image Technologies	n/a	June 23, 1981	n/a			
733	Conditional Use Permit	Unknown	811	Cherry Street	Margaret L. Williams	?	May 26, 1981	Not in file			
732	Variance	Unknown	205	Business Loop 70 East	LEN EL, Inc.	?	May 26, 1981	Not in file			
731	Conditional Use Permit	Unknown	2205	Bushnell Drive	Gene & Jacklyn Adkison	?	May 12, 1981	Not in file			
730	Variance	Approved	201-203	Hitt Street	Acina M. Booth	n/a	April 28, 1981	A variance for a building permit to be issued for this building.			Minutes with microfilm for Case
729	Variance	Approved	1205	Highway 63 North	First Missouri Corporation	Dan Atwill	April 28, 1981	A variance to permit a lesser setback than permitted in the M-1 zoning district because of average setback within a block.			
728	Conditional Use Permit	Approved	2601	South Providence Road	Dale Smarr	n/a	April 28, 1981	A conditional use permit to permit the addition of a mobile home pad in a non-conforming, existing mobile home park.			
727	Variance	Approved	306	South Ninth Street	Henry J's Corporation	Russell Still	March 24, 1981	A variance to allow the erection of two 3' x 6' signs, one on the north and one on the south side of the building.	The sign on the front of the building be exactly the same size as those on the side of the building. Said signs each be contained, wholly, within an area of three by six feet.		
726	Conditional Use Permit	Approved	3809	Bearfield Road	Duane L. Hombs	n/a	March 24, 1981 March 31, 1981	A conditional use permit for designation of property, listed above, as the location of a well for irrigation purposes, after receiving all required permits and after notification of the Water & Light Department and the Health Department of the City of Columbia.			
725	Conditional Use Permit	Approved	1217	Business Loop 70 West	Memorial Services of Columbia, Inc.	David Knight	March 10, 1981	A conditional use permit to permit construction of a Mausoleum Complex.			
724	Variance	Approved	112	N. Providence Road	Shorty's Missouri Fried Chicken	David Rogers	March 10, 1981	Approval of a sign plan (on file in Board's Office) and variance to permit construction of signs as per plan.			
723	Variance	Approved	3111	Green Meadows Road	Central Sign Company & Dr. Wayne Hawks	Dan Simon	March 10, 1981 April 14, 1981 April 28, 1981 May 12, 1981 May 26, 1981	A variance to permit placement of signs as described in the sign plan.			
722	Plan Revision	Approved		Northeast corner of Biscayne Mall Shopping Center	Mid-States Biscayne Mall, Ltd.	Larry Woods	March 10, 1981	That the request by Mid-States Biscayne Mall, Ltd. For an amendment to their Final Development C-P Plan, as approved by the Planning and Zoning Commision (plan on file in Board's office) to permit the McDonald's Restaurant to install a "Drive-up" window on real property hereinabove described, be granted.			
721	Variance	Approved	706	Bourn	Ralph G. Karrer	n/a	February 24, 1981	A variance to allow construction of an addition to his present garage with a side yard setback of three (3) feet.			
720	Conditional Use Permit	Approved		Biscayne Mall Parking Lot	Hanson Development Corp., et al	Patrick Eng	January 27, 1981	A conditional use permit to operate a carnival on the Biscayne Parking Lot from May 19 to May 24, 1981, both inclusive.			
719	Conditional Use Permit	Approved	201	Clinkscapes	Boone County Fair Board	Walter Bley, Jr.	January 13, 1981	A conditional use permit to permit construction of a concession stand.			
718	Appeal	Approved	1807	Sunrise	W.C. Weitkemper	n/a	January 13, 1981	Appeal for an extension of time until August 1, 1981 to permit present occupants of house to continue occupancy.			
717	Variance	Approved	509	Old 63	Joe Nowlin	Robert Roper	January 13, 1981	A variance to the twenty (20) foot waiver on rear yard setback requirements to permit present structure to be used as a Single Family Residence.			
716	Variance	Withdrawn	112	N. Providence Road	Shorty's Missouri Fried Chicken	David Rogers	November 25, 1980 February 10, 1981	n/a			
715	Conditional Use Permit	Approved	Old School Property	Clark Lane	Columbia Cablevision	David Rogers	November 25, 1980	A conditional use permit to erect a cable television receiving tower.			
714	Variances	Denied	706	Lee	Bassett Construction Company, Inc.	Cullen Cline	November 25, 1980	n/a			
713	Variance	Approved	804	Business 63 North	Don Goldenhersh, Steve Emme and Robert J. Bechtold	n/a	November 11, 1980	A variance to construct a greenhouse with a front yard setback of ten (10) feet.	Said greenhouse will be in compliance with all zoning ordinances, etc. on or before November 11, 1982.		

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712	Variance	No action taken - Board moved applicants meet with Public Works Department as request may be possible without Board of Adjustment appeal	900	Cowan Drive	Gary & Helen Fisher	n/a	November 11, 1980 November 25, 1980	n/a			
711	Variance	Approved	709	North Garth	Central Missouri Sheltered Enterprises	?	November 11, 1980	A variance to place a trailer on a "non dust free parking lot" located south of their property and to be used only by Central Missouri Enterprises.			
710	Variance	Denied	1716	I-70 Drive Southwest	Richard Knipp and SigCon	n/a	November 11, 1980	n/a			
709	Variance	Approved	707	Westport Drive	Bronna A. Butler and Michael A. Ribick	n/a	November 25, 1980	A variance to zoning requirements whereby two off-street parking spaces be provided with one space being at least twenty-five (25) feet from the front property line.			
708	Variances	Denied	2100	Lovejoy Lane	Joseph W. McCarthy	n/a	October 14, 1980	n/a			
707	Variance	Approved	916	Maupin Road	Terry and Emily Price	n/a	September 23, 1980	A variance to permit construction of an addition to their present residence with a side yard setback of 5 1/2 feet.			
706	Conditional Use Permit	Approved	3301	Sinclair Street	Thomas B. Smith	n/a	August 26, 1980	A conditional use permit to drill a well.			
705	Conditional Use Permit	Approved	807	Spencer	Lorelei Dauenhauer	n/a	August 26, 1980	A conditional use permit for classifying the making of "silk flowers" as a customary home occupation to permit her to make "silk flowers" in her home.			
704	Conditional Use Permit	Approved	2100	Riney Lane	Sherman Wefenstette	Robert Roper	August 26, 1980 October 14, 1980	A conditional use permit to amend the certificate of occupancy issued on the property listed above, dated February 4, 1970, to show the present use as R-3, Medium Density Family Dwelling District under the non-conforming use rights.			
703	Variance	Approved	1812	I-70 Drive Southwest	Harold Lieurance and Ralph Richards	n/a	August 12, 1980	A variance to permit erection of a sign(s) as per Sign Plan approved by the Board (plan on file in the office of the Board of Adjustment).			
702	Variance	Approved	107	North William Street	Mid-Missouri Barrier Free Housing For the Physically Handicapped, Inc.	Mallory Mayse	July 22, 1980	A variance to permit construction of a 13 unit apartment with provisions for 14 parking spaces.			
701	Variance	Approved	1111	Fay Street	James S. Reed	n/a	July 22, 1980	A variance to permit construction of a building ten (10) feet from the front property line.			
700	Conditional Use Permit	Denied	2600 Block	Powell Drive	Phil McCullem	n/a	July 8, 1980	n/a			
699	Conditional Use Permit	Approved	3601	Berrywood Drive	Custom Homes by Larry Phillips, Inc.	David Knight	June 10, 1980	A conditional use permit to permit use of property as temporary real estate office for a period of two years.			
698	Variances	No Action Taken Continued	1808	East Broadway	Harry R. and Jane A. Weitkemper	n/a	June 10, 1980	n/a			
697	Conditional Use Permit	Approved	3508	Mexico Gravel Road	William J. Reagan	n/a	May 27, 1980	A conditional use permit to construct a radio antenna forty-eight (48) feet in height.			
696	Conditional Use Permit	Approved	903	Again	Carl and Carolyn Hobart	n/a	May 27, 1980	A conditional use permit to operate a child day care center for ten (10) children.			
695	Variance	Approved	916	West Ash	Otis V. Wheeler	n/a	May 27, 1980	A variance to permit the building of an attached private garage within six (6) feet of the rear property line.			
694	Conditional Use Permit	Withdrawn	1205	University Avenue	Tiger Towers	Scott Orr	May 13, 1980	n/a			
693	Variance	Approved	1805	East Walnut Street	Dialysis Clinic, Inc.	Roland Walker	April 22, 1980	A variance to permit installation of a new stairway.			
692	Conditional Use Permit	Withdrawn	2015	Woodhollow Street	Rich Eckel and Charles Waller	n/a	n/a	n/a			
691	Variance	Approved	1001	East Walnut Street	Butcher, Cline & Mallory	Bill Mallory	April 8, 1980	A variance to keep a pole sign now erected.			
690	Conditional Use Permit	Approved	2208	Holly Avenue	Leo and Etta Belle Black	n/a	April 8, 1980	A conditional use permit to operate a children's day care center for ten (10) children.			
689	Conditional Use Permit	Denied	1108-1112	Fay Street	Vandiver Building Co.	David Rogers	March 11, 1980	n/a			
688	Variance	Approved	309	South Providence Road	Gaslight Building Company	David Rogers	March 11, 1980	A variance to permit erection of signs.			
687	Variance	Approved	3606	Westwind Drive	Frank and Betty Ehler	Dan Atwill	March 11, 1980	A variance to permit construction of a garage Thirty-five (35) feet from front property line.			
686	Variance	Approved	500	W. Stewart Road	William Holtz	n/a	February 26, 1980 March 11, 1980	A variance to permit construction of an addition to present dwelling with a front yard setback of forty-two (42) feet.			
685	Plan Revision	Approved	404	Keene Street	Columbia Regional Hospital	Dan Simon	February 26, 1980 March 11, 1980	That the request by Columbia Regional Hospital for amendment to their final development plan, as approved by the Planning and Zoning Commission on February 14, 1980 on real property hereinabove described, be granted.			
684	Variance	Approved	1001	E. Cherry	Dennis and Randall Harper	n/a	February 26, 1980 March 11, 1980	A variance to construct a building to the property line on Tenth and Cherry Streets except that the visual requirement, as established by ordinance, be maintained on the SW corner of said lot.			
683	Plan Revision	Approved	1005	West Worley	Heidman Investment Co.	Dan Simon	February 26, 1980 March 11, 1980	That the request by Heidman Investment and Realty for approval of amendment to Final Development Plan to permit partial enclosure of south canopy on real property hereinabove described be granted.			
682	Variance	Approved	401	South Providence Road	Cemetery Association and Derby Refining Co.	Stanley Riney	February 12, 1980	A variance for construction of two canopies at the Derby Service Station, as per plans on file in the Board's office.			
681	Variance	Approved	209	College Avenue	Charles W. Summers, Jr.	n/a	February 12, 1980	A variance to permit completion of front porch remodeling (not to be enclosed) and a basement room under said porch.			
680	Conditional Use Permit	Approved	Biscayne Mall Shopping Center	Stadium Boulevard	Hanson Development Corporation (Biscayne Mall)	Dan Simon	January 22, 1980	A conditional use permit to operate a carnival from May 13 through May 18, 1980.			

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679	Conditional Use Permit	Approved	1505	West Boulevard South	The Lodge Building Association of Columbia and the Columbia Montessori Society	Robert Roper	January 22, 1980	A conditional use permit to operate a pre-school center based on Section 19.230 (16), RO COL, 1964.	Contingent upon the Society acquiring title to property within six months of above date.		
678	Variance	Approved	604	Nebraska Avenue	Dalton Building Service, Inc.	Stephen Scott	December 11, 1979	A variance to erect a sign as per sign plan submitted to the Board and listed as Exhibit "A" and "B", Case #678, Board's Records.			
677	Variance	Denied	604	Nebraska Avenue	Dalton Building Services, Inc.	Steve Scott	November 13, 1979	n/a			
676	Conditional Use Permit	Approved	404	Keene Street	Columbia Regional Hospital	Dan Simon	November 13, 1979	A conditional use permit to construct and maintain an off-street parking lot within 1,000 feet of the hospital.			
675	Conditional Use Permit	Approved	900	Business Loop 63 North	Charles E. and Caroline Harr	Robert Roper	October 23, 1979	A conditional use permit for a repair garage for non-conforming use pursuant to Section 19.400 (c) (4).			
674	Plan Revision	Approved	1911	W. Worley Street	Joe Machens Ford	David Knight	October 23, 1979	That the request by Joe Machens Ford for approval amendments to their C-P final development plan as per plan submitted plus a waiver of parking lot setback from ten (10) to five (5) feet on real property hereinabove described, be granted.			
673	Variance	Denied	1303	West Broadway	Fred W. Cooper	n/a	October 9, 1979 October 23, 1979	n/a			
672	Conditional Use Permit	Approved	3408	W. Boulevard South	Woodrail Development Company	Dan Simon	October 9, 1979 October 23, 1979	A conditional use permit to use temporary building as a real estate office for a period not exceeding two years.			
671	Variance	Approved	307	Locust Street	Howard B. Lang, Jr.	n/a	September 11, 1979	A variance to permit construction of a building within eleven (11) feet of front property line.			
670	Conditional Use Permit	Approved	about 70 ft. east of 1625	East Broadway	Stephens College	Herbert Willbrand	September 11, 1979	A conditional use permit to construct a temporary parking lot 120' x 130', said lot to comply with all requirements of the City of Columbia, Missouri.			
669	Variance	Approved	508	South Glenwood	Daniel J. Neenan	Bruce Beckett	September 11, 1979	A variance to permit construction of a garage addition 4.23 feet from the side property line.			
668	Variance	Approved	4901	Aztec Boulevard	James Butcher	n/a	August 28, 1979	A variance to Sign Ordinance to permit construction of a one (1) foot by two (2) foot sign, as per application.			
667	Conditional Use Permit	Withdrawn	1309	Pearl Street	Mr. and Mrs. Raymond Douglas	n/a	August 21, 1979	n/a			
666	Conditional Use Permit	Approved	1505	West Boulevard South	The Lodge Building Association of Columbia, MO	Robert Roper	August 21, 1979	A conditional use permit to permit reuse of the small white building as shown in Exhibits from Public hearing, for use by the Montessori Society as a pre-school center.			
665	Variance	Approved	208	Benton	Thomas Bohannon	n/a	July 24, 1979	A variance to permit construction of a garage addition.			
664	Variance	Approved	2509	Willowbrook Court	Douglas and Barbara Tanner	n/a	July 24, 1979	A variance to Section 19.130, RO COL, 1964 to permit conversion of Single Family Dwelling into a Two-Family Dwelling.			
663	Conditional Use Permit	Approved	1805	West Worley	The American Red Cross	Glenn Glasgow	July 10, 1979	A conditional use permit to construct an eighty (80) foot radio tower.			
662	Conditional Use Permit	Approved	1600	East Broadway	Board of Trustees of the Boone County Hospital	David Rogers	July 10, 1979	A conditional use permit to construct a helicopter landing pad on top of a proposed two story ancillary building to be constructed on said premises.			
661	Variance	Approved	505	High Street	Paul D. Craghead	n/a	June 26, 1979	A variance to permit construction of one (1) apartment, as per application, in the basement.			
660	Plan Revision	Approved	200	Stadium Boulevard	Hanson Development Company (Biscayne Mall)	Dan Simon	June 12, 1979	That the application be approved.	Subject to the conditions set forth in the memo from the Planning & Zoning Commission dated June 4, 1979. Also, add to item six (6) that the landscaping be completed in a reasonable time and that the Public Works Department is authorized to require replacement and replanting of dead landscaping. Also, add item eight (8) to the memo that the issuance of a building permit be conditioned upon the owners of the Biscayne Mall presenting to the City, easements, etc. that are satisfactory to the City, guaranteeing right-of-way for the extension of Ash Street and Heather Lane.		
659	Variance	Approved	1713	Highridge Drive	Wilma L. Pyle	n/a	June 12, 1979	A variance to permit construction of an off-street parking place in the front yard.			
658	Variance	Dismissed	907	Sandifer	David and Georgetta Hull	John B. Schwabe II	May 8, 1979	n/a			
657	Conditional Use Permit	Approved		Clinkscales and Ash Streets	John S. Williamson, Jr. (Boone County Fair Board)	Bill Orr	May 8, 1979	A conditional use permit to construct two livestock buildings, two restrooms and one ham building, according to plans filed in file #657, Board of Adjustment records.			
656	Conditional Use Permit	Approved	3511	I-70 Drive Southwest	Mayme Neel	n/a	May 8, 1979	A conditional use permit to drill a private well to serve only one single family residence.			
655	Variance	Approved	215	South Ninth Street	Woody's Inc.	Steve Gladstone	April 24, 1979	A variance to Sign Ordinance to permit signs on awnings.			
654	Conditional Use Permit	Denied	810	Oyama Street	Charles and Caroline Harr	Robert Roper	April 24, 1979	n/a			
653	Variance	Denied	1608 1607-1609	Richardson Windsor	Frank Ham	James Butcher	April 24, 1979	n/a			
652	Conditional Use Permit	Approved		Scott Boulevard	Daniel Boone Little League, Inc.	Robert Roper	March 27, 1979	A conditional use permit to construct an additional baseball field with necessary facilities for successful operation thereof.			
651	Variance	Withdrawn	203	W. Briarwood	Mikel L. Lynch	n/a	n/a	n/a			
650	Variance	Approved	103	Buckner	Justus Griffin d/b/a/ Griffin Agency Real Estate	n/a	March 13, 1979	A variance to erect two wall signs with a surface area of forty-eight (48) square feet.			
649	Variance	Denied	1016	College Avenue	L.E. Hummel	n/a	February 27, 1979	n/a			
648	Variance	Approved	900	Woodrow Street	Martin Turner	n/a	February 27, 1979	A variance to Lot area requirement to permit back porch to remain.			
647	Conditional Use Permit	Approved	121	Albany Street	General Telephone Co. and Gordon Burnam	n/a	February 27, 1979	A conditional use permit to construct an unmanned building to house electronic telephone equipment.			
646	Variance	Approved	2402	Paris Road	J.D. Street and Company, Inc. (Zephyr Service Station)	David Knight	February 13, 1979	A variance to 19.930, R.O. Columbia, 1964 to permit "Self Serve" sign on North Canopy to remain.			
645	Variance	Approved	403	North Fifth Street	K. Wayne Fenton	n/a	February 13, 1979	A variance to convert a One Family Dwelling into a Two Family Dwelling.			
644	Variance	Approved	404	Keene Street	Columbia Regional Hospital	David Knight	January 9, 1979	A variance to permit extension of present parking lot as per plan on file.			
643	Variance	Approved	2706	Lynnwood Drive	David L. and Susan K. Krough	n/a	November 28, 1978	A variance to zoning ordinance to permit present porch roof to remain.			
642	Variance	Approved	1933	Jackson Street	William M. Wiecek	n/a	November 14, 1978	A variance to off-street parking requirements in District R-1 to permit issuance of occupancy permit.			
641	Variance	Approved	11	South Sixth Street	Lucille Walter and Dennis Boyd	Bill Mallory	November 14, 1978	A variance to sign ordinance restrictions to permit wall sign on north side of building now housing Royal Water Beds.			
640	Variance	Approved	36	North Ninth Street	Paul Mashburn and John Laycob	n/a	November 14, 1978	A variance to allow present sign on awning to remain.			

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639	Variance	Approved	1710	I-70 Drive Southwest	Richard Knipp and C.R. Adams	n/a	November 14, 1978	A variance to erect a wall sign on west side of building.			
638	Variances	Approved	2015	West Broadway	Roy E. and Joyce B. Murray	Steve Scott	October 10, 1978	Variances to maintain parking spaces closer than 10 feet from west boundary of subject site and to install menu sign, as per plan and Exhibit B attached hereto.			
637	Conditional Use Permit	Approved	2808	Blackfoot Road	James L. Travis	n/a	October 10, 1978	A conditional use permit to convert an existing clubhouse non-conforming use to office and apartment use in portion of building.			
636	Conditional Use Permit	Approved	1004	Tandy Avenue	Donald L. Mayse	n/a	September 26, 1978	A conditional use permit to remodel present R-1 structure into an office building.			
635	Conditional Use Permit	Approved	501	Business Loop 70 East	Channel 17, Inc. and Columbia College	n/a	September 26, 1978	A conditional use permit to erect microwave tower.			
634	Variance	Denied	705	Lee Street	George Nienhueser, TKE Fraternity	Scott Orr	September 12, 1978 September 26, 1978	n/a			
633	Variance	Approved	1303 1406, 1408, and 1410	Lakeview Stone Street	Cecil L. France	n/a	September 12, 1978 September 26, 1978	A variance to rear yard setback.			
632	Variance	Denied	112	North Providence Road	Terry Gibson d/b/a Shorty's Missouri Fried Chicken	David Rogers	August 22, 1978	n/a			
631	Conditional Use Permit	Approved	1113	N. Eighth	Gladys and Ron Roth	n/a	August 8, 1978	A conditional use permit to utilize above described property as a parking lot.			
630	Variance	Denied	112	North Providence Road	Terry Gibson d/b/a Shorty's Missouri Fried Chicken	David Rogers	June 27, 1978 August 8, 1978	n/a			
629	Conditional Use Permit	Denied	2600	Paris Road	Raul J. Walters	n/a	June 27, 1978	n/a			
628	Conditional Use Permit	Denied	2101	West Broadway	Raul J. Walters	n/a	June 27, 1978	n/a			
627	Variance	Approved	200	Business Loop 70 West	Wendy's of Mid-Missouri, Inc.	John M. Cleaveland	June 13, 1978	A variance to sign ordinance to permit erection of a sign with a sign surface area of 150 square feet.			
626	Conditional Use Permit	Approved	1101	E. Walnut	Contemporary Broadcasting, Inc.	Scott Orr	June 13, 1978	A conditional use permit to erect an 80 foot, self-supporting steel radio antenna with associated antennas.			
625	Variance	Approved	2020	West Worley Street	Mobile Oil Corporation	Larry Woods	May 23, 1978	A variance to the front setback requirement to permit construction of a canopy 16 feet from front property line.			
624	Conditional Use Permit	Approved	2300	Oakland Gravel Road	City of Columbia	Tom Schneider	May 9, 1978	A conditional use permit to permit erection of radio tower 118 feet in height.			
623	Variance	Approved	411	South Providence Road	Columbia Cemetery Association, Warren Welliver, David A. Dunafon and Darrell M. Dunafon	David Knight	May 9, 1978	A variance to front setback requirements to permit addition to existing Taco Bell building.			
622	Conditional Use Permit	Approved	3601	Berrywood Drive	Custom Homes by Larry Phillips, Inc.	David Knight	May 9, 1978	A conditional use permit to permit use of property as temporary real estate office for a period of two years.			
621	Conditional Use Permit	Approved	307	Waugh Street	Mark Stevenson	n/a	April 11, 1978	A conditional use permit to permit a rental parking lot.			
620	Conditional Use Permit	Approved	3402	I-70 Drive Southeast	John and Helen Zwonitzer and American Ice Company	Robert Hines	April 11, 1978	A conditional use permit for extension of non-conforming use for 72 sq. ft. to permit installation of ice machine (12 feet long, 8 feet wide and 9 feet high) on a 10 foot platform.			
619	Variance	Approved	4217	Stevendave Drive	James German	n/a	April 11, 1978	A variance to front setback requirement to permit construction of detached garage, 26 feet from front property line.			
618	Variance	Approved	1004	North Stadium Boulevard	Shell Oil Company and Louise Dexheimer	David Knight	April 11, 1978	A variance to 25' front setback requirement to permit construction of a canopy within 8 feet of the front property line.			
617	Conditional Use Permit	Dismissed	307	Waugh Street	Mark Stevenson	n/a	March 28, 1978	n/a			
616	Conditional Use Permit	Approved	2515	Meadow Lark Lane	The Reasor Corporation	David Rogers	February 28, 1978	A conditional use permit to permit the continued use as a real estate office for a period of two (2) years or until balance of lots are sold, whichever sooner comes.			
615	Variance	Approved	1103-1105	East Walnut Street	Howard Bennett and Armin M. and Julia T. Bruning	n/a	February 28, 1978	A variance to sign ordinance to permit name and address to be printed on apron of awnings.			
614	Variance	Approved	4218	Stevendave Drive	Charles R. McGruder	Richard Thomas	February 14, 1978	A variance to front yard setback requirement to permit house with 33 foot setback in lieu of the 36 ft. required.			
613	Conditional Use Permit	Approved	3408-3416	Ponderosa	General Telephone Company and Gary Sprenger	George Spencer	February 14, 1978	A conditional use permit to permit building of unmanned telephone exchange to house automatic electronic equipment for distribution equipment.			
612	Conditional Use Permit	Approved	3600	Monterey Drive	General Telephone Company and Rockbridge Development Corp.	George Spencer	February 14, 1978	A conditional use permit to permit building of unmanned telephone exchange to house automatic electronic equipment for distribution purposes.	Contingent upon plan showing building location, service drives and parking being approved byu Director of Public Works.		
611	Conditional Use Permit	Approved	2900 block	Clover Way	Kenneth Soll, The Meadows	n/a	February 14, 1978	A conditional use permit to permit drilling of a well for one purpose only, that being to stabilize water level of pond.			
610	Conditional Use Permit	Approved	2202	Paris Road	Boone Cab Co., Inc. d/b/a Columbia Cab Co.	Turner Jones	February 14, 1978	A conditional use permit to permit construction of a 45 foot radio antenna tower and foundation therefore, for the purpose of dispatching taxicabs.			
609	Variance	Approved	1200	Rock Quarry Road	J.W. Fellows and Daniel C. Patterson	James Butcher	January 24, 1978 February 28, 1978	A variance to height restrictions to permit construction of a dome, 30 feet in excess of height allowed by ordinance, as shown in Exhibit "A" of Board records in Case #609.			
608	Conditional Use Permit	Approved	1505	West Boulevard South	Lodge Building Association of Columbia, Missouri	James Butcher	January 24, 1978	A conditional use permit for reuse of a place of public assembly for charitable and eleemosynary purposes by The Twilight Lodge, The Eastern Star, The White Shrine and The Rainbow Girls.			
607	Conditional Use Permit	Approved	1000	Tandy Avenue	Don L. Mayse	Jeff Parshall	January 10, 1978	A conditional use permit to permit construction of office building.			
606	Variance	Approved	3412	Nottingham Court	Gary E. Naugle d/b/a Gary Naugle Construction Co.	Jeff Parshall	January 10, 1978	A variance to sideyard requirement to permit construction of a building with 5'10" sideyard in lieu of the 6'6" sideyard required by ordinance.			
605	Variance	Approved	1312	Business Route 63 South	George Crawford, Charles Shipman and Harriet Shipman	n/a	December 13, 1977	A variance the sign ordinance to permit construction of a second pole sign.	A maximum height restriction of eight (8) feet.		
604	Variance	Approved	4211	Rice Road	Marion W. and Alberta L. Dey	n/a	November 22, 1977	A variance to front yard setback requirement to permit construction of a front porch.			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
603	Conditional Use Permit	Approved	2742	Northland Drive	Charles R. and Bernice Moreau	n/a	November 22, 1977	A conditional use permit to permit a vermiculture farm.	That Mr. Moreau be permitted to build one building in connection with vermiculture, that the building be not larger than 50' x 50', and that it be used only for vermiculture or permitted uses under A-1, for any other use or any additions, it would be required to come back to the Board of Adjustment.		
602	Conditional Use Permit	Approved	2510	North Stadium Boulevard	Boone Quarries, Inc.	David Knight	November 22, 1977	A conditional use permit to permit drilling and use of a deep well.			
601	Conditional Use Permit	Denied	2015	West Broadway	Lemmon Grove, Inc.	Turner Jones	November 22, 1977	n/a			
600	Conditional Use Permit and Variance	Approved	920	College Avenue	General Telephone Company of the Midwest	George Spencer	November 22, 1977	A conditional use permit and variance to setback requirement to permit construction of parking lot.			
599	Conditional Use Permit	Approved	900	Keene Street	Moseley and Company Realtors	Herbert Willbrand	November 22, 1977	A conditional use permit to permit construction of a parking lot to service the supermarket that is proposed to be constructed on adjacent property to the north.			
598	Plan Revision	Approved	1729	West Broadway	MFA Security Service Company	Will Nelson	October 11, 1977	That the request by MFA Security Service Company for approval of amended final development plan of Broadway Shopping Center to permit an addition, 58'4" north and south and 20' east and west, at the rear of three shops, bringing the rear wall line with adjoining shops, on real property hereinabove described, be granted.			
597	Appeal	Approved	1708	Perkins Drive	John and Christina Diakopoulos	Turner Jones	September 27, 1977	Appeal for the Board to rule that a non-conforming use exists by allowing placement of a mobile home.			
596	Conditional Use Permit	Denied	2101	West Broadway	Citizens Savings Association & Crossroads West Shopping Center	Robert Hines	September 27, 1977	n/a			
595	Conditional Use Permit	Approved	1200	East Walnut Street	Elizabeth Kennedy and Fibro, Inc.	Patrick Eng	September 13, 1977	A conditional use permit to construct an off-street parking lot.			
594	Conditional Use Permit	Approved	404	Christian College Avenue	Reed E. and Barbara J. Creath	Carl Sapp	September 13, 1977	A conditional use permit to use the existing structure for office building purposes and to remodel the building for that purpose.			
593	Variance	Approved	908	Business Loop 70 West	Howard Johnson Company	Dan Simon	September 13, 1977	A variance to height restrictions of the Zoning Ordinance to permit a sign to be erected 60 feet in height.			
592	Conditional Use Permit	Approved	504	Woodridge Drive	Ronald L. Litherland	n/a	August 23, 1977	A conditional use permit to conduct a counseling service in his residence on the basis that in this case such a service is classified as a customary home occupation.	That no employees will be hired.		
591	Variance	Denied	1805	West Worley Street	American Red Cross	DeWitt Barker	August 23, 1977	n/a			
590	Conditional Use Permit	Approved	1207	University Avenue	Reorganized Church of Jesus Christ of Latter Day Saints	Carl Sapp	August 9, 1977 August 23, 1977	A conditional use permit to construct a rental parking lot.			
589	Variance	Approved	305	West Parkway	Ernest S. Hilderbrand	n/a	July 26, 1977	A variance to the side yard setback requirement to allow construction of an addition to the house with a side yard of 5'7" in lieu of the 7 ft. required by ordinance.			
588	Variance	Approved	3101	Keene Court	Byron Keene	David Knight	July 26, 1977	A variance to front yard setback requirements to allow construction of a duplex with a front yard of 15 feet in lieu of the 25 feet required by ordinance.			
587	Conditional Use Permit	Approved	205-209	Waugh Street	Sacred Heart Church	n/a	July 12, 1977	A conditional use permit to construct a parking lot for parking of passenger vehicles.			
586	Conditional Use Permit	Withdrawn	2311	East Walnut Street	Central States Processors, Inc.	David Knight	June 14, 1977	n/a			
585	Conditional Use Permit	Approved	1108-1112	Fay Street	Vandiver Building Co.	David Rogers	June 14, 1977	A conditional use permit to erect an office building in an R-3 zoning district.			
584	Variance	Withdrawn	1505	West Boulevard South	Christian Chapel Assembly of God	Turner Jones	June 14, 1977	n/a			
583	Conditional Use Permit	Approved	4116	Clark Lane	International Telemeter Corp.	David Rogers	May 31, 1977	A conditional use permit to erect a cable television receiving tower.			
582	Conditional Use Permit	Approved		Corner of College Park and Oxford Street	Southwest Swimming Association	David Rogers	May 31, 1977	A conditional use permit to construct an 8' x 12' addition to the southeast corner of existing structure for use as a concession stand to sell ice cream cones, candy bars and soft drinks.			
581	Conditional Use Permit	Approved	802	Richmond Avenue	Missouri Farm House Association, Inc.	Terry Porter	May 10, 1977	A conditional use permit to construct a parking lot in accordance with city ordinances.			
580	Variance	Denied	2000	Newton Drive	Eugenia Fern Hicks	n/a	April 26, 1977 May 10, 1977	n/a			
579	Variance	Denied	359	Crown Point	Kerry and Gerald Bramon	n/a	April 26, 1977	n/a			
578	Variance	Denied	924	Yale Street	Bruce B. and JoAnn Thompson	n/a	April 12, 1977	n/a			
577	Plan Revision	Approved	1817	West Broadway	MFA Mutual Insurance Company	Will Nelson	March 22, 1977	That the request by M.F.A. Mutual Insurance Company for approval of revised final development plan of C-O Districtm to allow a 2400 sq. ft. addition to present annex building for storage and servicing of company owned vehicles, be granted.			
576	Variance	Dismissed	1704	North Providence Road	Amoco Oil Company	Scott Wright	n/a	n/a			
575	Variance	Approved	112	N. Providence Road	Terry D. Gibson	Jeff Parshall	February 22, 1977	A variance to sign ordinance restrictions to allow a ground pole sign not larger than 40 inches high and 60 inches long and placed according to the application.			
574	Conditional Use Permit	Approved	1507	Rock Quarry Road	Central Office Building, Inc.	David Knight	January 25, 1977 February 22, 1977 April 14, 1977	A waiver of the requirement for retail sales on the premises by allowing building to be leased to the University of Missouri Medical Center for storage of medical records and supplies.			
573	Conditional Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	Larry Woods	January 11, 1977	A conditional use permit to change the location of the pit scales facility to the north end of the quarry.			
572	Conditional Use Permit	Approved	300-306	North Eighth Street	Myrick W. and Linda A. Pullen	Hiram Watson	December 14, 1976	A conditional use permit to construct a parking lot in accordance with the requirements of Section 19.310 (8) of the Revised Ordinances of the City of Columbia.			
571	Conditional Use Permit	Approved	1817	West Broadway	MFA Mutual Insurance Company	Will Nelson	November 23, 1976	A conditional use permit to construct a well including drilling well, casing it, and installing pump.			

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570	Conditional Use Permit	Approved	208	West Leslie Lane	Mrs. Mayola Sappington		November 23, 1976	A conditional use permit to operate a child day care center for no more than ten children for a period of one year.			
569	Conditional Use Permit	Approved	2816	West Boulevard South	Charles L. Atkins	n/a	November 9, 1976	A conditional use permit to construct a water well.			
568	Variance	Approved	502 and 504	Orange Street	Commerce Bank of Columbia	David Knight	October 26, 1976	A variance to setback requirements to facilitate construction of off-street parking lot in accordance with site plan presented.			
567	Conditional Use Permit	Denied	2809	Mexico Gravel Road	Raul Walters	n/a	October 26, 1976 November 9, 1976	n/a			
566	Plan Revision	Approved	1911	West Worley Street	M & C Investments	David Knight	October 26, 1976	That the application by M & C Investments for approval of amended final development plan for Joe Machens Planned Business District, on real property hereinabove described, be granted.			
565	Conditional Use Permit	Approved	3405	Creasy Springs Road	Carroll Henry Jennings	n/a	September 28, 1976	A conditional use permit to construct a building for the purpose of operating a vermiculture farm.			
564	Conditional Use Permit	Approved	2100	East Broadway	Photo Corral, Inc. and Eastgate of Columbia	Robert Smith	September 28, 1976	A conditional use permit to construct a drive-up photo finishing outlet.			
563	Conditional Use Permit	Denied	607	South Fifth Street	John and Joyce Cooper	n/a	September 28, 1976	n/a			
562	Variance	Approved		SW corner of I-70 Drive Southeast and Keene Street, NW corner of Keene Street and St. Charles Road, NE corner of Keene Street and Lansing Street, NW corner of Lansing and Portland Streets, SW corner of Portland and Berrywood Streets, and SE corner of Keene and Berrywood Streets	Boone Medical Complex Association	David Knight	September 14, 1976	A variance to erect directional signs at the Southwest corner of I-70 Drive Southeast and Keene Street, the Northwest corner of Keene Street and St. Charles Road, the Northeast corner of Keene Street and Lansing Street, the Northwest corner of Lansing and Portland Streets, the Southwest corner of Portland and Berrywood Streets, and at the Southeast corner of Keene and Berrywood Streets.			
561	Variances	Denied	200	Third Avenue	H. Dwyer and Gloria Dundon	n/a	August 24, 1976 September 14, 1976	n/a			
560	Conditional Use Permit	Approved	914 and 916	Tandy Avenue	William O. Young, Richard Dexter, and Don Mosby	David Knight	August 24, 1976 September 14, 1976 October 12, 1976	A conditional use permit to construct office buildings.			
559	Variance	Approved	1510	Gary Street	Thomas C. McNabb	Larry Woods	August 24, 1976 September 14, 1976	A variance that designation of the use of off-street parking be removed to allow construction of a combination parking-storage building.			
558	Variance	Withdrawn	207	East Broadway	Columbia Appliance Company	n/a	August 24, 1976 September 14, 1976	n/a			
557	Variance	Denied	500	Tandy Avenue	Shell Oil Company	Bruce Beckett	August 24, 1976	n/a			
556	Conditional Use Permit	Denied	1406	Fir Place	Leonard and Anna M. Perkins	n/a	August 24, 1976	n/a			
555	Variance	Approved	1710	North Providence Road	Henry Dietz Signs	David Knight	August 24, 1976	A variance to erect a sign 100 feet in height for Motel 6.			
554	Variance	Withdrawn		Southeast corner of Route AC and Bearfield Road	Woodhaven Learning Center	Robert Smith	August 24, 1976	n/a			
553	Conditional Use Permit	Approved	109	N. Stadium Boulevard	Raul Walters	n/a	August 24, 1976	A conditional use permit to construct a driveway across Holiday House Apartment property.			
552	Special Use Permit	Approved	1506	Parkside Drive	Medusa Aggregates Company (lessee) and N.R. and Maggie Garrett (lessors)	Larry Woods	August 24, 1976 September 28, 1976 October 12, 1976 October 26, 1976	renewal of special permit granted in Case No. 379 by certificate of decision dated July 21, 1971			
551	Variance	Denied	21	Business Loop 70 East	N. H. Scheppers	n/a	July 27, 1976	n/a			
550	Conditional Use Permit	Approved	210	McBaine Avenue	Frank E. Enyart	n/a	July 27, 1976	A conditional use permit to have a one operator barber shop in his residence.			
549	Conditional Use Permit	Approved	604	Nebraska	Columbia Electronics, B.J. Troth and Dan Patterson	David Knight	July 13, 1976	A conditional use permit to erect a radio tower.			
548	Variance	Approved	1006	Ridge Road	Ralph Mackey	n/a	June 22, 1976	A variance to rear yard requirements to permit an addition to the house.			
547	Conditional Use Permit	Denied	914 and 916	Tandy Avenue	William O. Young and Richard G. Dexter	n/a	June 22, 1976	n/a			
546	Variance	Approved	2809	Overhill Road	Shep and Joy Funderburk	Larry Marshall	June 8, 1976	A variance to the requirement that parking space in front yard be beyond the 25 foot building line and that occupancy permit be issued.			
545	Variances	Denied	1323	Anthony Street	Donald F. Pearson	n/a	June 8, 1976	n/a			
544	Variance	Approved	502	Lathrop Road	Kenneth J. Roering	n/a	June 8, 1976	A variance to front yard setback requirement to allow the construction of an addition to house.			
543	Conditional Use Permit	Approved	502-504	Orange Street	Commerce Bank of Columbia	David Knight	June 8, 1976	A conditional use permit to construct off-street parking facilities.			
542	Plan Revision	Approved	401	North Stadium Boulevard	Hanson Development Company	Larry Woods	June 8, 1976	That the request by Hanson Development Company for permission to amend the final development plan of Biscayne Mall Shopping Center to allow a canopy over the garden center of the Woolco Store on real property hereinabove described, be granted.			
541	Variance	Approved	206	Fourth Avenue	Central Missouri Counties Human Development Corporation	Bill Atkinson	May 25, 1976	A variance to utilize existing structure as to be renovated for office facilities of the Central Missouri Counties Human Development Corporation for conducting business and social functions of said corporation.			
540	Variance	Approved	808	Washington Avenue	O.R. Dennison and Fred Hinshaw	n/a	May 25, 1976	A variance to lot area requirements to permit construction of a single family dwelling.			
539	Conditional Use Permit	Approved	252	Green Meadows Road	J.M. and Marjorie Vandepopuliere	n/a	May 11, 1976	A conditional use permit to drill a well for water supply.			

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538	Conditional Use Permit	Denied	210	Third Avenue	School of Metaphysics	Hiram Watson	May 11, 1976	n/a			
537	Appeal	Denied	1812	Dogwood Lane	Fred A. Brady	n/a	April 27, 1976	Applicant be allowed six months to remove signs.			
536	Appeal	Dismissed	224	Business Loop 70 East	R.E. and Garnet I. Rice	n/a	April 27, 1976	n/a			
535	Conditional Use Permit	Approved	2209	Concordia Drive	Carol Wieschhaus	n/a	April 13, 1976	A conditional use permit to erect an antenna for citizen band radio.	That antenna does not exceed 35 feet in height. That nylon rope used as guy wires be continuously tested. That no substantiated complaint of interference be brought to the Board of Adjustment; if the Board, upon hearing the complaint deems it justified, the applicant will be required to remove the antenna.		
534	Variance	Approved	4	South Ann Street	Richard Guill	n/a	April 13, 1976	A variance to sideyard requirements by allowing six-unit apartment house to be erected.			
533	Conditional Use Permit	Approved	1301	Bradshaw	James and Sandra Stallman	n/a	April 13, 1976	A conditional use permit for amateur radio antennas that the existing transmitting antennas, 50 feet in height.	That antennas meet all FCC rules. That antennas do not encroach on city right-of-way. That no substantiated complaint of interference be brought to the Board of Adjustment. If the Board, upon hearing the complaint, deems it justified the applicant will be required to remove the antennas.		
532	Variance	Approved	3406	Creasy Springs Road	Oscar Foley	n/a	April 13, 1976	A variance to a nonconforming use to construct a 17' x 24' addition to existing cabinet shop.			
531	Conditional Use Permit	Denied	2278	Concordia Drive	Wilford Lee and Linda Kay Ardrey	Larry Marshall	March 23, 1976	n/a			
530	Variance	Approved	1309	West Ash Street	L.J. Mayse	n/a	March 23, 1976	A variance to front yard setback requirements to permit the construction of an addition to the existing structure, said building to setback 46 feet in lieu of the required 54.69 ft. setback.			
529	Conditional Use Permit	Approved	1511	Hinkson Avenue	D.A. Morton	n/a	March 23, 1976	A conditional use permit to operate a tool sharpening shop in his residence.			
528	Variance	Approved	1106	Paquin Street	John Bangs, David Pickering & First National Bank & Trust Co.	Gary Oxenhandler	March 9, 1976	A variance to off-street parking requirements to permit the occupancy of a seven-unit apartment house.			
527	Conditional Use Permit	Approved	2500	Andy Drive	Albert & Jane Cameron	n/a	March 9, 1976	A conditional use permit to operate a day care center for no more than ten children.			
526	Variance	Denied	1508	Hinkson Avenue	Carl E. Burpo, Jr.	n/a	February 10, 1976	n/a			
525	Conditional Use Permit	Withdrawn	700	North Garth Avenue	Columbia Housing Authority		February 10, 1976	n/a			
524	Variance	Denied	605	North William Street	Robert E. King	n/a	January 27, 1976	n/a			
523	Conditional Use Permit	Approved	2207	Bear Creek Drive	David Urban	Bill Powell	January 27, 1976	A conditional use permit to continue the operation of a photographic studio.	So long as he occupies the premises and complies with city ordinances.		
522	Conditional Use Permit	Approved	2104	Hillcrest Drive	Estelle G. Waters	Turner Jones	January 13, 1976	A conditional use permit to allow her to have one mobile home during her lifetime on real property hereinabove described.			
521	Plan Revision	Approved	1112	Aspen Drive	Kenneth B. Huff	David Knight	January 13, 1976	That the request by Kenneth B. Huff for approval of revised final development plan for Huff Subdivision to permit the addition of one building and one new entrance on Aspen Drive on real property hereinabove described, be granted.	Completion of the three conditions imposed by the Planning & Zoning Commission as set forth in that Commission's memo dated January 6, 1976		
520	Variance	Approved	1205	East Walnut Street	Robert Grogger	n/a	January 13, 1976	A variance to side yard requirements to permit a carport.			
519	Plan Revision	Approved		Stadium Blvd. and West Worley Street	Hanson Development Company and Len El, Inc.	Larry Woods	January 13, 1976	That the request by Hanson Development Company and Len El, Inc. for approval of revised final development plan for the Biscayne Mall and waiver of four off-street parking spaces to permit an addition to McDonalds on the real property hereinabove described, be granted.			
518	Variance	Approved	3108	Woodbine	Mark A. Foreman	n/a	November 25, 1975	A variance to permit eaves of house to extend 5 1/2 feet into required yard.			
517	Conditional Use Permit	Approved	606	Fairview Road	Gerard & Julie Clarfield	Tom O'Donnell	November 25, 1975	A conditional use permit to operate a catering service in private residence to allow the partnership of Julie Clarfield and Sally Purcell to operate a catering business in the Clarfield home.	They are the only two persons involved in the operation.		
516	Variance	Denied	410	South Ninth Street	Evereat, Inc.	Terry Cox	November 11, 1975	n/a			
515	Variance	Approved	1600	Business Loop 70 East	O.J. & Lorraine Buchanan	Dan Simon	October 28, 1975 November 11, 1975	A variance to rear yard setback requirements to permit construction of a building.			
514	Conditional Use Permit	Approved	800	East Broadway	Contemporary Broadcasting, Inc. (KFMZ Radio)	Scott Orr	October 28, 1975	A conditional use permit to erect a radio antenna.	Installation being approved by the Public Works Department.		
513	Conditional Use Permit	Approved	1201	Paquin Street	New Wave Corporation	Marvin Tofle	October 14, 1975	A conditional use permit to allow the erection of a radio broadcast antenna.			
512	Plan Revision	Approved	1105	West Worley Street	Heidman Investment & Realty	n/a	October 14, 1975	That the request by Heidman Investment and Realty for approval of revised final developmennt plan of Heidman Plaza Shopping Center, to permit construction of a 28 ft. by 8 ft. self-contained refrigerator unit on real property hereinabove described be granted.			
511	Variances	Approved	207	Nebraska	Robert Greenberg	n/a	September 9, 1975	Variances to the 20 ft. rear yard setback and off-street parking requirement to allow 120 parking spaces in lieu of the required number, to permit addition to building.	Contingent upon building being used for office space and upon construction being started within a period of eight months.		
510	Conditional Use Permit	Denied	2403	Hendrix Drive	Charles F. Caldwell	n/a	September 9, 1975	n/a			
509	Conditional Use Permit	Denied	1703	Bettina Drive	William and Sandra Tinsley	n/a	August 26, 1975	n/a			
508	Variance	Approved	5	Business Route 63 South	Columbia Building Corp.	Scott Orr	July 22, 1975	A variance to sign ordinance requirements to permit sign on rear of building.			
507	Conditional Use Permit	Approved	3901	Clark	Boone Co. Fire Protection District	n/a	July 22, 1975	A conditional use permit to erect a 120 ft. radio tower and antenna.			
506	Variance	Approved	18-36	North Ninth Street	Paul Mashburn	n/a	July 22, 1975 August 12, 1975 August 26, 1975	A variance to allow two 4 ft. by 6 ft. signs reading "North Village" on the face of the awning; two 1 ft. by 2 ft. signs reading "North Village", one on each end panel of the awning; and shop identification signs, 9" x 42" in size, said identification signs to be erected no less than 7'6" above grade.			
505	Conditional Use Permit	Approved	307	Christian College Avenue	Ada Windsor	n/a	July 22, 1975	A conditional use permit to operate a beauty shop.			
504	Conditional Use Permit	Approved	2301	North Stadium Boulevard	Ferd Cottle	n/a	July 8, 1975	A conditional use permit to erect a 100 ft. radio tower.			

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503	Variance	Approved	1614	Anthony Street	Richard G. Dexter	n/a	June 24, 1975	A variance to front yard setback requirements to permit structure to setback 26.5 feet in lieu of the 28 feet required on real property.			
502	Variance	Approved	1406	Business Loop 70 West	R.A. Cooper	Scott Orr	June 24, 1975	A variance to sign ordinance requirements to permit billboard sign to be placed on existing stanchion.			
501	Conditional Use Permit	Approved	1512	Shannon Place	W.K. Frakes	Phil Grimes	June 24, 1975	A conditional use permit to permit operation of a dental laboratory.	There are no employees other than Mr. W.K. Frakes.		
500	Variance	Approved	2800	Mulberry	Frances Wurtz & Amanda Leonard	n/a	June 24, 1975	A variance to side yard requirements to permit construction of two carports.			
499	Conditional Use Permit	Approved	1016	Highway 63 South	City of Columbia	Robert Roper	June 10, 1975	A conditional use permit to construct a 1.5 million gallon elevated water tank.			
498	Conditional Use Permit	Approved	2116	West Ash Street	Commerce Bank of Columbia	David Knight	June 10, 1975	A conditional use permit to construct a drive-in photographic processing building in zoning District C-1.			
497	Variance	Approved	1201	East Broadway	Paul E. Pagliai	David Bear	May 27, 1975	A variance to sign ordinance restrictions to permit wall sign on east side of building.	The sign complies with all regulations of the ordinances and requirements of Public Works Dept. in regard to material and makeup of sign.		
496	Variance	Approved	217	North Ninth Street	Jerry Waterman and Larry Benson	n/a	May 13, 1975	A variance to sign ordinance to permit erection of a wall sign, not to exceed 3 sq.ft. in size on the south side of the building.			
495	Conditional Use Permit	Approved	1202 & 1204	East Walnut Street	Stephens College and Urban Wussler	n/a	May 13, 1975	A conditional use permit to construct off-street parking lots.			
494	Variance	Approved	107	Hitt Street	Pearson Insurance Agency	Dan Simon	February 25, 1975	A variance to setback requirements to permit erection of a wall sign and a groundpole sign.			
493	Variance	Approved	101	East Stewart Road	Sydney & Irene Jaynes	Robert Smith	February 25, 1975	A variance to setback requirements to permit construction of parking area on north side of apartment building.			
492	Variance	Approved	1500	North Garth Avenue	Perry Chevrolet, Inc.	Dan Simon	February 11, 1975	A variance to height and size restrictions, to permit construction of a sign.			
491	Conditional Use Permit	Approved	13	East Walnut	City of Columbia	Robert Roper	February 11, 1975	A conditional use permit for the installation of radio communications antennas.			
490	Conditional Use Permit	Approved		Southwest corner of East Broadway & Business Route	Columbia Building Corp.	Larry Woods	January 28, 1975	A conditional use permit to construct a drive-in bank in District C-1.			
489	Plan Revision	Approved	1817	West Broadway	MFA Insurance Company	Will Nelson	January 14, 1975	That the application by M.F.A. Mutual Insurance Company for approval of Revised Final Development Plan, marked "Exhibit A" be granted.	The City Council vacating that portion of Ash Street shown in Exhibit A and subject to M.F.A. Mutual Insurance Company carrying out the landscaping and screening of loading facilities as shown in Exhibit A.		
488	Conditional Use Permit	Approved	601	Portland Street	Columbia Orthopaedic Group, Inc.	Raymond Lewis	November 26, 1974	A conditional use permit for off-street parking of motor vehicles.			
487	Variance	Approved	1904	East Broadway	E.L. Rogers & Robert Smith	n/a	November 26, 1974	A variance to front yard setback requirements to allow construction of a canopy.			
486	Variance	Approved	3710	Lenoir Street	Lenoir Memorial Home	Scott Orr	November 12, 1974	A variance to sign ordinance requirements to allow erection of a directional sign at the corner of Lenoir Street and New Haven Road.			
485	Variance	Approved	700	Business Loop 70 West	Robert VanBrunt d/b/a Der Wienerschnitzel	David Knight	November 12, 1974	A variance to sign ordinance requirements to allow erection of a menu sign on west side of building.			
484	Conditional Use Permit	Approved	1413	Range Line	Boone Electric Cooperative	Dale Doerhoff	October 31, 1974	A conditional use permit to construct new public service utility building.			
483	Plan Revision	Approved	1301	Woodrail Avenue	Woodrail Development Co.	David Rogers	October 8, 1974	That the request by Woodrail Development Company for approval of revised final development plan of C-R District on real property hereinabove described be granted.			
482	Conditional Use Permit	Approved	5616	Brown Station Road	City of Columbia	Robert Roper	October 8, 1974	A conditional use permit to construct a water tower.			
481	Variance	Approved	1304	Teal Drive	Roland & Margaret Pahl	Scott Orr	October 8, 1974	A variance to rear yard requirements to permit porch to be enclosed.			
480	Conditional Use Permit	Approved	604	N. Providence	Virgil E. Sapp	n/a	September 24, 1974	A conditional use permit to convert dwelling into an office building.			
479	Variance	Approved	2100	W. Rollins Road	Pasco Marketing, Inc.	David Bear	September 24, 1974	A variance to front yard set back requirement to permit construction of a building with a 22 foot set back in lieu of the required 25 feet.			
478	Variance	Approved	806	Washington	Dennison & Hinshaw Construction Company	Turner Jones	September 10, 1974	A variance to lot area requirements to permit construction of a six unit apartment building.			
477	Variance	Approved	107	Hitt Street	Pearson Insurance Agency	Herbert Willbrand	September 10, 1974	A variance to the front yard setback to permit a setback of 18 feet.			
476	Conditional Use Permit	Approved	1111	Crump Lane	Mitzi Mason	n/a	August 27, 1974	A conditional use permit to operate a child day care center.			
475	Plan Revision	Approved	1817	West Broadway	MFA Mutual Insurance Company	Terry Cox	August 13, 1974	That the request by M.F.A. Mutual Insurance Company for approval of their revised final development plan in Zoning District C-O, Planned Office Building to permit expansion of existing storage building with adjustment of yard requirements as shown on said plan on real property hereinabove described, be granted.			
474	Plan Revision	Approved	4110	West Broadway	Broadway Swim Club, Inc.	Roland Walker	July 23, 1974 August 27, 1974	That the request by Broadway Swim Club, Inc. for approval of revised final development plan to permit relocation and construction of two tennis courts be granted, on real property hereinabove described.	That said tennis courts are not lighted.		
473	Variance	Approved	1600	McKee	Charles R. & Judy K. Johnson	n/a	July 9, 1974	A variance to side yard requirements to permit a side yard of 8.5 feet.			
472	Variance	Denied	1301	Business Loop 70 East	Crawford Enterprises, Inc.	Cullen Cline	April 9, 1974	n/a			
471	Variance	Approved	2504	Highway 63 North	North 63 Industrial Park	n/a	April 9, 1974 April 23, 1974	A variance to permit a sign 96 square feet in size.	That the existing sign be removed.		
470	Conditional Use Permit	Approved	1720	Boyd Lane	Tallmage Plumbing Co.	n/a	March 26, 1974	A conditional use permit to allow erection of two-way radio antenna.			
469	Variances	Approved (One not needed)	100	Business Loop 70 West	Volume Shoe Corporation	David Knight	March 26, 1974 April 9, 1974	A variance to off-street parking requirements to permit construction of a retail shoe store.			
468	Variance	Denied	16	North Tenth Street	Harzfeld's, Inc.	Dan Simon	March 12, 1974	n/a			
467	Variance	Approved	416	Vandiver Drive	Howard N. Kurtz	n/a	February 26, 1974	A variance to rear yard requirements to permit construction of addition to existing building.			
466	Conditional Use Permit	Approved	1007-1009	Tandy Avenue	Dick Hitt & Jack Horton	David Knight	February 12, 1974	A conditional use permit to permit construction of a 5 unit office building.			
465	Variance	Withdrawn	Stonegate Plaza Subdivison	NW corner of West Boulevard and Ash Street	A. Basey Vanlandingham, II	J. Turner Jones		n/a			

<div>BOARD OF ADJUSTMENT CASE FILES WITH DESCRIPTIONS</div> <div>(August 1935 to March 2018)</div>											
CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
464	Conditional Use Permit	Approved	316	Tiger Lane	Lois & Charles Brown	Robert Head	November 27, 1973	A conditional use permit to allow a private school, which is outlined under District R-4, and the 13 parking spaces which are now shown on the appellant's plan be provided by the appellant.			
463	Variance	Approved	2319	Bluff Boulevard	Trevor Watson, M.D.	n/a	October 23, 1973	A variance to front yard setback requirements to permit construction of a bath house and swimming pool which will setback 51 feet instead of the 60 feet required.			
462	Conditional Use Permit	Approved		South of Towne South Subdivision on west side of New Highway 63	Evelyn Ross & George Keepers	Turner Jones	October 23, 1973	A conditional use permit to drill a water well.	The use of the well being limited to one single family dwelling, that the well meet the standards of Missouri Geological Survey & Water Resources; and that before any use permit be granted on this application that a sample of the water be tested.		
461	Conditional Use Permit	Approved		Southeast corner of Stadium Boulevard and Bernadette Drive	State Farm Insurance Company	Warren Welliver	October 23, 1973	A conditional use permit to allow construction of parking lot for off-street parking of motor vehicles contingent upon State Farm Insurance Company acquiring the property.			
460	Conditional Use Permit	Denied	2311	East Walnut Street	Central States Processors, Inc.	David Knight	October 23, 1973	n/a		Appeal filed, no other information in file	
459	Variance	Approved	1418	Bradford Drive	Edward C. Powers	n/a	October 9, 1973	A variance front yard requirements to permit construction of a garage.			
458	Plan Revision	Approved	A part of a survey filed in Plat Book 9, Page 33 of the Boone County Records		Woodrail Development Co.	Dan Simon	September 25, 1973	That the request by Woodrail Development Company for approval of revised Final Development Plan, to permit construction in accordance with said plan on real property hereinabove described be granted.			
457	Variance	Approved		101	North Fourth Street	Tribune Publishing Co.	Terry Porter	September 25, 1973	A variance of zoning ordinance requirements to permit erection of sign on west side of building.		
456	Variance	Denied		207	Heather Lane	Mrs. Frank McCowan	n/a	September 11, 1973	n/a		
455	Conditional Use Permit	Withdrawn	801	Hardin Street	Kathryn and George Krudwig	n/a	August 14, 1973 September 11, 1973	n/a			
454	Conditional Use Permit	Approved	900	Bourn Avenue	E.A. McGinnes, Jr.	n/a	August 14, 1973	A conditional use permit to permit construction of a cistern.			
453	Variance	Approved	507	Business Loop 70 West	Mid-Missouri Savings & Loan Association	Dan Simon	July 10, 1973	A variance to erect a wall sign on north wall of building.			
452	Variance	Approved	401	Keene Street	Boonedoc's Enterprises, Inc. (Boone Clinic)	David Knight	July 10, 1973	A variance to place two off-premise directional signs.			
451	Variance	Approved	3206	Hwy 63 North	Williams Energy Company (Uregas)	Richard J. Chamier	July 10, 1973	A variance to keep present sign painted on LPG tank.			
450	Variance	Approved	1304	Teal Drive	Reasor Corporation	Robert Smith	June 26, 1973	A variance to rear yard requirements to permit completion of the dwelling house on existing foundation.			
449	Variance	Approved	214	North Eighth Street	Adams Books & Hobbies	n/a	June 12, 1973	A variance to maintain the sign on the south side of the building in the size and manner of its present state for a period of time ending March 15, 1981.			
448	Variances	Approved	301	East Broadway	Midwest Auto Store	Dan Simon	June 12, 1973	Variances for four (4) signs under the interpretation of Section 19.810 of the Sign Ordinance and that the Paul Bunyan sign be, in fact, considered a sign.			
447	Conditional Use Permit	Approved		Dogwood Lane	Tiger Broadcasting Co.	Terry Porter	June 12, 1973	A conditional use permit to permit an increase in the height of existing radio antenna tower.			
446	Conditional Use Permit	Denied	Lots 9-14	Lakeview South Subdivision (Overhill Road)	Estil Nichols	James Butcher	May 8, 1973	n/a			
445	Appeal	Denied	3208	E. Broadway	Shepard Hills Improvement Association	Raymond Lewis, Jr. and Dale Doerhoff	May 8, 1973 June 12, 1973	n/a		Board's decision ruled illegal by the Court in Case No. 55468, <u>William H. Lichte, et al v. Walter F. Heidlage, et al.</u>	
444	Variance	Approved	109	Dakota Street	M & M Hiway Materials Co.	Ray Lewis	May 8, 1973	A variance to maintain existing signs.			
443	Conditional Use Permit	Approved	2311	East Walnut Street	Central States Processors, Inc.	Mike Cleaveland	April 24, 1973	That the amended request by Central States Processors, Inc. for extension of a non-conforming use not to exceed 25% to permit construction of a separate vehicle storage structure on real property hereinabove described be allowed to build a building to a maximum of 25% of the present building, located on the lot 60 feet to the rear and north of the present building with the west lines being directly north of the present building, extending 30 feet east.			
442	Conditional Use Permit	Approved		College Park Drive and Oxford Street	Southwest Swimming Association	Dan Simon	April 10, 1973	A conditional use permit to extend a non-conforming use to allow erection of a small sunshade and shelter for swimmers in the area of the wading pool immediately adjacent to the swimming pool already located and to build an additional tennis court, an all-purpose court and handball courts all in accordance with Exhibit 1 attached hereto.			
441	Conditional Use Permit	Approved		Sexton Road	Raid Quarries Corp.	Larry M. Woods	April 10, 1973	A conditional use permit to quarry land.			
440	Conditional Use Permit	Approved	Lot 145	Original Town	General Telephone Company of the Midwest	George Spencer	April 10, 1973	A conditional use permit to construct an addition to the present telephone building.			
439	Conditional Use Permit	Approved	115	S. Eighth Street	Dorn Cloney Cleaning and Laundry	Hamp Ford	April 10, 1973	A conditional use permit to drill a well.			
438	Plan Revision	Approved	1817	West Broadway	MFA Insurance Company	n/a	March 27, 1973	That the request by M.F.A. Mutual Insurance Company for approval of Revised Development Plan, said approval to include waiver of side yard requirement for the storage facility on the east on real property hereinabove described, be granted.			
437	Variance	Approved	3630	Evergreen Lane	William E. Ellison	n/a	March 13, 1973	A variance to yard requirements to permit construction of residence which sets back 14' in lieu of the 15 ft. side yard required.			
436	Conditional Use Permit	Approved	912	Colgate	Jesse Wrench Cheng and David H.S. Cheng	n/a	March 13, 1973	A conditional use permit to install amateur radio tower and antenna.			
435	Variance	Approved	1506	Highway 63 North	PMA Enterprises, Inc.	P.A. Grimes	February 13, 1973	A variance to height restrictions to permit construction of a motel four stories high.			
434	Variance	Approved	800	N. Sixth Street	Jerry W. Haskins	n/a	February 13, 1973	A variance to lot area requirement to permit construction of a four unit apartment building.			

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433	Variances	Approved	1201	East Broadway	C. Wesley Turner	David Rogers	February 13, 1973	Variances to front and side yard requirements to allow construction of a building which sets back 15 feet from the sidewalk as it presently exists on Broadway and sets back 5 feet from the sidewalk as it presently exists on Short St.			
432	Conditional Use Permit	Approved	1506	Parkside Drive	Raid Quarries Corp.	Larry Woods	February 13, 1973	A conditional use permit to permit the drilling of a water well.			
431	Variance	Withdrawn	700	Bus. Loop 70 West	Parke Enterprises, Ltd.	J. Turner Jones	n/a	n/a			
430	Conditional Use Permit	Approved	1201	Paquin Street	New Wave Corporation	Charles Franklin	January 23, 1973 February 13, 1973	A conditional use permit to allow the erection of a radio broadcast antenna.			
429	Variance	Approved	1104	East Walnut Street	J.M. and George T. Allton	David Knight	January 23, 1973	A variance to front yard setback requirement to permit a beauty shop.			
428	Variance	Approved	1805	W. Worley Street	American National Red Cross	David Rogers	January 23, 1973	A variance to rear yard setback requirements to permit conversion of existing garage into office space.			
427	Conditional Use Permit	Withdrawn	404	West Leslie Lane	Gene and Jacklyn Adkison	n/a	n/a	n/a			
426	Variances	Denied	110	North Tenth Street	Cecil L. & Jane K. France	n/a	November 28, 1972	n/a			
425	Variance	Approved	4315	Alan Lane	Mrs. Milton Loyd	n/a	November 14, 1972	A variance to the requirement that the rear yard must be enclosed with a fence to permit the operation of a Day Care Center for no more than six children on real property hereinabove described, be granted for a period not exceeding two (2) years from and after the date of November 14, 1972			
424	Conditional Use Permit	Denied	2616-2618	Morning Glory Drive	Fred V. Giesler	Scott Orr	October 24, 1972	n/a			
423	Variance	Approved	608	Manor Drive	Paul A. Williams	David Knight	October 24, 1972	A variance to side yard setback requirements to permit construction of a carport with setback of 5'6" in lieu of the 8'6" required.			
422	Plan Revision	Approved	404	Keene Street	Columbia Regional Hospital, Inc.	Terence Porter	October 24, 1972	That the request by Columbia Regional Hospital, Inc., for approval of revised development plan of Planned Office Building Development, be granted; such approval to include extension of the C-O District use regulation into area lying to the north.			
421	Variance	Approved	203	Orchard Court	Larry E. Millikan, M.D.	n/a	September 26, 1972	A variance to front yard setback requirements to permit construction of a detached garage with 34 ft. front yard setback in lieu of the required 60 feet.			
420	Conditional Use Permit	Approved	208	W. Leslie Lane	Mayola Sappington	n/a	August 15, 1972	A conditional use permit to operate a Child Day Care Center for a period not to exceed four (4) years and not to exceed the care of ten (10) children at any one time.			
419	Variance	Approved	115	Crestmere Avenue	A.J. Nash	n/a	August 15, 1972	A variance to side yard requirements to allow the construction of an addition to the existing house to extend to 4 feet of the property line in lieu of the required 6 feet.			
418	Conditional Use Permit	Approved	113	West Texas	Geraldine J. Maddox	n/a	August 15, 1972	A conditional use permit to operate a child day care center to facilitate care for an average of 20 children daily.	After two (2) years time has passed if she still maintains a day care center of this nature, she will comply with whatever existing city ordinances there may be at that time.		
417	Plan Revision	Approved		West side of Stadium Blvd. between Ash & Worley Streets	Hanson Development Company	James McGee	July 25, 1972	That the request by Hanson Development Company for approval of a Revised Final Development Plan of Biscayne Mall Shopping Center be granted, but with the further addition of a 38 foot radius cul-de-sac as described in Planning and Zoning Commission's letter dated July 14, 1972.	Subject to the other provision of that Planning and Zoning Commission letter with reference to existing utilities.		
416	Conditional Use Permit	Approved	103	South Garth Avenue	Eleanor G. Moore	n/a	July 25, 1972	A conditional use permit to allow the operation of a Day Care Center for no more than ten (10) children.			
415	Conditional Use Permit	Approved	2210	Country Club Drive	Columbia Country Club	Scott Orr	July 11, 1972 July 25, 1972	A conditional use permit to drill a well.			
414	Variance	Approved	1629	Highridge Circle	Don R. King	n/a	June 27, 1972	A variance to setback requirements of Section 19.120 to permit construction of an addition to residence to extend to 18 feet of the property line in lieu of the required 25 foot setback.			
413	Variance	Approved	900	West Broadway	Edwin D. Bihr	n/a	June 13, 1972	A variance to side yard setback requirements of Section 19.120 to permit construction of an addition to existing structure to extend to four feet of the west property line.			
412	Plan Revision	Approved	1005	West Worley Street	E.F. Heidman	Terence Porter	June 13, 1972	That the request by E.F. Heidman for approval of revised final development plan of Heidman Plaza Shopping Center to permit construction of an addition to the existing Nowell's Super Market on real property hereinabove described, be granted.			
411	Variance	Approved	415	Sanford Avenue	Charlie Calvin	Mr. McGee	May 9, 1972	A variance to front yard requirements to permit existing carport to extend into required front yard.			
410	Conditional Use Permit	Approved	2000	Highway 40 East	General Telephone Company of the Midwest	George Spencer	April 25, 1972	A conditional use permit to permit parking of company trucks and storage of poles and cable.			
409	Variance	Approved	104	Bingham Road	John A. Lister	n/a	April 11, 1972	A variace to side yard set back requirements to permit construction of a two-car garage.			
408	Conditional Use Permit	Approved	Columbia Cemetery	Broadway	Columbia Cemetery Association	Paul Peterson	April 11, 1972	A conditional use permit to construct a one story dwelling (dwelling house) for the cemetery superintendent with cemetery office and frame garage building as shown on attached plat.			
407	Variance	Approved	412	Price Avenue	Donald E. Kraemer	n/a	March 28, 1972	A variance to enclose a front porch.			
406	Variance	Approved	1017	Lakeside Drive	Charles Rice	n/a	March 28, 1972	A variance to construct a porch eight (8) feet by twenty-eight (28) feet in the front yard to permit projection of porch eight (8) feet into required front yard with a roof area of two hundred twenty-four (224) square feet.			
405	Conditional Use Permit	Denied	1804	Rose Drive	Dorothy and Otto Balke, Jr.	n/a	March 28, 1972	n/a			
404	Conditional Use Permit	Approved		Corner of Clinkscales Road and Ash Street	Boone County Fair Board	Larry Marshall	March 14, 1972	A conditional use permit to erect two open sheds, one horse barn and one auditorium building.			
403	Variance	Approved	1403	Windsor Street	Lucille Moseley	Larry Marshall	March 14, 1972	A variance to allow repair of a non-conforming building on the basis that although it is a non-conforming use and evidently has some structural alterations, they do not exceed 25% of the ground area of the building and a suitable case of evident hardship has been proven.			

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402	Conditional Use Permit	Approved		Green Meadow Road, one mile west of State Route K	Country Club of Missouri	Dan Simon	February 22, 1972	A conditional use permit to construct a reservoir in accordance with the plans and specifications marked "Exhibit 1."	That the construction be under the supervision of a registered engineer; and that after completion of the construction it be certified by the registered engineer that it was completed in accordance with said plans and specifications.		
401	Plan Revision	Approved		Stadium Blvd. between Ash & Worley Streets	Hanson Development Corp.	James McGee	February 8, 1972	That the request by Hanson Development Corporation for approval of Revised Final Development Plan of Hanson Shopping Center covering the addition of a Ward's accessory building, a bank building and eighteen trees along the Stadium Boulevard frontage of real property hereinabove described, be granted, said approval to include further landscaping and removal of McDonald Company incinerator as agreed to in letter dated February 1, 1972 and signed by Donald L. Hanson, a copy of letter attached hereto.			
400	Variance	Denied	1502	Bass Avenue	Vernon Kunzler	n/a	January 25, 1972	n/a			
399	Conditional Use Permit	Approved	Danley Farm	Green Meadow Road	Country Club of Missouri	Bill Atkinson	January 11, 1972 January 25, 1972	A conditional use permit to drill a well for the purpose of providing water with which to irrigate a golf course.			
398	Variance	Approved	800-806	N. Providence Road	Providence Road Corp.	Michael Midyett	January 11, 1972	A variance to Sign Ordinance requirements by permitting the erection of two ground pole signs.			
397	Variance	Denied	705	Edgewood Avenue	Rodney and Rachel Moag	n/a	December 14, 1971 January 11, 1972	n/a			
396	Variance	Approved	811	Washington Avenue	Delbert & Frieda Whitehead	Thomas Strange	December 14, 1971 January 11, 1972	A variance to lot size area requirements to permit construction of a one family dwelling.			
395	Plan Revision	Approved		Stadium Boulevard between Ash & Worley Streets	Hanson Development Corp.	James McGee	December 14, 1971 January 11, 1972	That the request by Hanson Development Corporation for approval of Revised Final Development Plan of Hanson Shopping Center on real property hereinabove described, be granted insofar only as it concerns a 4th entrance on Worley Street, said entrance being a 35 foot wide entrance being located near the Northwest corner of the shopping center property as shown in Exhibit 1.			
394	Plan Revision	Approved	1729	West Broadway	Commonwealth Theatres	Robert Smith	December 14, 1971 January 11, 1972	That the request by Commonwealth Theatres for approval of Revised Final Development Plan of Broadway Shopping Center located at 1729 West Broadway on real property hereinabove described, be granted.			
393	Conditional Use Permit	Denied	1938	Jackson Street	Martin L. Blood	n/a	November 23, 1971	n/a			
392	Conditional Use Permit	Approved	210	Orr Street	Missouri Utilities Company	Warren Welliver	November 9, 1971	A conditional use permit to allow construction of a 100 ft. guyed steel radio tower.			
391	Conditional Use Permit	Approved	1400 (rear)	Creasy Springs Road	Southwestern Bell Telephone Co.	Ronald Smull	October 12, 1971 October 26, 1971	A conditional use permit to allow the construction of a telephone repeater station.			
390	Conditional Use Permit	Approved	608	South 4th Street	C.H. & Hilda M. Fawkes	David Knight	October 12, 1971	A conditional use permit to permit use of property as an off-street parking lot for parking of 12 motor passenger vehicles.			
389	Variance	Denied	811	Washington Avenue	Delbert & Frieda Whitehead	Thomas Strange	October 12, 1971 November 23, 1971	n/a			
388	Variance	Approved	1125	East Vandiver Drive	J.R. Adams	n/a	September 28, 1971	A variance to side yard requirements to allow a side yard of 3.9 feet in lieu of the required 6.6 feet to permit construction of an addition to existing building.			
387	Variance	Approved	120	West Ash Street	Raymond R. Powell	n/a	September 28, 1971	A variance to front yard setback requirements to allow a setback of 29.5 feet in lieu of the required 31.4 feet to permit completion of building under construction.			
386	Appeal	Denied	1306	Bass Avenue	Columbia Terrace Apartments	Raymond C. Lewis, Jr.	September 14, 1971 September 28, 1971	n/a			
385	Variance	Approved	18	N. Providence Road	Sandy's Systems, Inc.	Ronald Smull	September 14, 1971	A variance to front yard setback requirements in Sections 19.160 and 19.260 of the Revised Ordinances of Columbia, Missouri, 1964, to permit construction of addition to existing building with a front yard setback of 24'8" instead of the required 39'6".			
384	Variance	Approved	903	Westover Road	Warren P. Sights	n/a	September 14, 1971	A variance to permit construction of carport connecting existing house and garage.			
383	Variances	Denied (one withdrawn)	16	North Tenth	L.F. Van Coutren (Harzfeld's)	William Brandecker	September 14, 1971	n/a			
382	Variances	Approved	2601	Paris Road	Hitt & Grice Enterprises	n/a	September 14, 1971	Variances to permit construction of warehouses with 22 ft. front yard setback, 15 ft. rear yard setback and no 10 ft. high landscape buffer.			
381	Plan Revision	Approved	1915	West Worley Street	Joe Machens Ford	David Knight	September 14, 1971	That the request by Joe Machens Ford for approval of revised Final Development Plan of Joe Machens Ford to permit development and shown on revised plan on real property hereinabove described, be granted.			
380	Variance	Approved	1415	Paris Road	James F. Pelousky	n/a	August 10, 1971	A variance to front yard setback requirements to permit a 50 ft. setback in lieu of the required 66.1 ft. setback.			
379	Special Use Permit	Approved	1506	Sexton Road	City Quarries, Division of Raid Quarries Corp.	Larry Woods	July 16, 1971	speciall use permit for the new or relocated bin facilities and its appurtenant machinery as shown in applicant's exhibits No. 1 and No. 5 be allowed to be built and operated in the manner stated in this hearing by the applicant and that permission be granted in accordance with Section 19.230 of the Zoning Ordinance			
378	Variance	Approved	407	South William Street	Robert J. Herschel	n/a	May 11, 1971	A variance to front yard setback requirements to permit enclosure of part of front porch.			
377	Variance	Approved	2201	Danforth Ct.	W.R. and Norma Miller	n/a	May 11, 1971 May 25, 1971	A variance to side yard requirements to permit the present location of residence on Lot 8.			
376	Variance	Approved	1602	East Broadway	Boone County Hosptial	Gary Sprick	May 11, 1971	A variance to side yard requirements to permit construction of an addition on the west side of existing building.	That the new structure sets back six (6) feet from the property line.		
375	Variance	Approved	2900	Clark Lane	Bernard Grice & Dick Hitt	n/a	May 11, 1971	A variance to permit structural alterations to a non-conforming use building.			
374	Variance	Denied	205	Waugh Street	Klifton R. Altis and Gordon Toland	Turner Jones	April 27, 1971	n/a			
373	Variances	Approved	900	S. Providence Road	MU House Corp. - Delta Gamma Fraternity	Ray Lewis	April 13, 1971	Variances to side yard and off street parking requirements by granting a variance of 2.2 ft. side yard requirements and a variance of 6 off street parking spaces be granted.	The setback and parking be allowed and all of these parking spaces that have been so designated in testimony and drawings be plainly marked in accordance with specifications set out.		

<div>BOARD OF ADJUSTMENT CASE FILES WITH DESCRIPTIONS</div> <div>(August 1935 to March 2018)</div>											
CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
372	Plan Revision	Approved	Lots 1, 2, 3, 4, and 5	Biscayne Heights, Plat No. 2	Hanson Development Company	James McGee	April 13, 1971	That the request by Hanson Development Corporation for approval of Revised Final Development Plan of Hanson Shopping Center on real property hereinabove described, be granted.	That one (1) and only one (1) shopping center master sign as defined in Section 19.730 of the Revised Ordinances of the City of Columbia, Missouri, 1964, be allowed on the Stadium Boulevard frontage, but that in accordance with Section 19.930 of the same ordinances, a service station sign also be allowed on the Ash Street frontage near the Stadium Boulevard frontage, but such sign may be of any orientation. Further, that any sign here allowed be in accordance with applicable City of Columbia ordinances as regards size and height.		
371	Conditional Use Permit	Approved	700	North Garth Avenue	Columbia Housing Authority	n/a	March 23, 1971	A conditional use permit to permit a one operator beauty shop.			
370	Variance	Approved	2718	Bayonne Court	Barrett Spangler	Turner Jones	February 23, 1971	A variance to yard exceptions (Section 19.260) which permits an open porch having a roof area of not more than 60 quare feet to permit an open porch having a roof area of 140 square feet.			
369	Variance	Denied	1405	Illinois Street	Superior Supply Co.	Turner Jones	December 22, 1970	n/a			
368	Conditional Use Permit	Approved	901	Broadhead Street	Mildred Dollins	n/a	December 22, 1970	A conditional use permit for an Independent Family Day Care Home so long as it is licensed under the State of Missouri statutes.	That such use is located in the dwelling used by the person as his or her private residence. That no window display or sign either illuminated, or more than one square foot in area is used to advertise the same.		
367	Conditional Use Permit	Approved	800-808	Providence Road	Edson T. Griggs	n/a	December 22, 1970	A conditional use permit to construct a parking lot in Zoning District R-3.			
366	Variance	Approved	113	Crestmere Avenue	W. L. Stone, Sr.	n/a	November 24, 1970	A variance to side yard requirements.			
365	Appeal	Denied	510	High Street	Emmitt McCune and James Pastoret	Paul Nettleton	October 27, 1970	n/a			
364	Conditional Use Permit	Approved	3	West Boulevard South	Pat D. Cronan	n/a	October 13, 1970	A conditional use permit to construct a parking lot in Zoning District R-1.			
363	Conditional Use Permit	Approved	Tract I, II, III, and IV (full legal descriptions in file)	Section 21, 22, 27, and 28, Township 49N, Range 12W	Peabody Coal Company	Warren Welliver	September 15, 1970	A conditional use permit to mine subject to "Exhibit C - Strip Mining Regulations."			
362	Conditional Use Permit	Approved	106	Hubbell Drive	Lurline Mooney	n/a	September 15, 1970	A conditional use permit to operate a one operator beauty shop.			
361	Variance	Withdrawn	1703-1705	Caniff Circle	Dalclifton Limited	Sapp, Woods, Dannov and Orr	n/a	n/a			
360	Conditional Use Permit	Approved	2302	North Oakland Gravel Road	Donald J. Manson	n/a	June 23, 1970	A conditional use permit to construct a radio tower, on property owned by the appellant, with maximum height of the antenna to be seventy-five (75) feet.			
359	Variance	Approved	223	South 6th Street	Garland F. Parman & Nell Gordon Parman	Robert Smith	June 9, 1970	A variance to front yard setback requirements to permit construction of a commercial building.			
358	Variance	Denied	605	Spring Valley Road	L.G. McGinnis	n/a	May 26, 1970	n/a			
357	Variance	Denied	701	Wilkes Boulevard	Lester L. Schooler	n/a	April 28, 1970	n/a			
356	Appeal	Approved		Southwest Quarter Section 16-48-13	F. Garland Russell, R.F.D. #3	n/a	March 24, 1970	That the request of Mr. F. Garland Russell to construct a one family dwelling on real estate hereinabove described be granted.			
355	Variance	Withdrawn	12	Aldeah Avenue	Clifford T. Manlove II	n/a	December 9, 1969	n/a			
354	Variances	Denied	220	S. Ninth Street	Simon Sign Erection Co., Inc.	n/a	October 14, 1969	n/a			
353	Variance	Approved	303	Price Avenue	Mr. & Mrs. W.F. Cole	n/a	October 14, 1969	A variance to minimum lot area requirements to permit construction of a two-family dwelling.			
352	Conditional Use Permit and Variance	Approved (variance not needed)	800	North Providence Road	Edson T. Griggs	n/a	September 23, 1969	A conditional use permit for off-street parking lot.			
351	Variance	Denied	900	South Providence Road	Forger and Pearson, Architects	n/a	August 26, 1969	n/a			
350	Conditional Use Permit	Withdrawn	1623	University Avenue	Thomas N. Putnam, II	n/a	August 26, 1969	n/a			
349	Conditional Use Permit	Approved		Bounded by College Avenue, Porter Avenue, and Ashland Gravel Road	General Telephone Company	George Spencer	August 12, 1969 August 26, 1969	A conditional use permit to construct a building.			
348	Variance	Denied	805/3	W. Broadway/North Anderson	Mr. and Mrs. W.B. Smith	William Beckett	June 10, 1969 June 24, 1969	n/a			
347	Variance	Denied	101	S. Providence Road	United Sign Corporation	?	May 27, 1969 June 10, 1969 June 24, 1969	n/a			
346	Variance	Dismissed	101	S. Providence Road	United Sign Corporation	n/a	May 13, 1969	n/a			
345	Conditional Use Permit	Unknown		Old Zaring school property	International Telemeter Corp.	Michael P. Riley	April 25, 1969 May 13, 1969 (not included in minutes)	Not in file			
344	Unknown	Unknown									
343	Conditional Use Permit	Approved		Route B	Richardson & Bass Contruction Co.	n/a	February 11, 1969 April 25, 1969 May 13, 1969	n/a			
342	Variance	Withdrawn	1100	Vandiver Drive	Ramada Inn Columbia Mo. Inc.	Warren Welliver	February 11, 1969	n/a			
341	Variance	Approved	1408	Bradford	Ralph L. Lowenstein	Warren Welliver	February 11, 1969	A variance to build a residence provided that the residence is built in accordance with "set-backs" as outlined on Exhibit #5 as presented to the Board and filed in the office of the Board of Adjustment.			
340	Variance	Withdrawn	929	Sondra	Eulis A. Crane	n/a	January 28, 1969	n/a			
339	Conditional Use Permit	Approved	503	Kentucky Avenue	Lambda Chi Alpha	n/a	November 12, 1968	A conditional use permit to use the property as a site for off-street parking, said parking lot to be built in accordance with the zoning ordinance and to the specifications of the City of Columbia, Missouri.			
338	Variance	Withdrawn	2219	Danforth Court	Robert Thomas	?	n/a	n/a	Page 57 of 73		

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
337	Variance	Approved	204	East Broadway	Continental Oil Company	Ed Brown	July 23, 1968	A variance for a 10'4" setback from the property line.			
336	Conditional Use Permit	Approved	1509	Paris Road	Mrs. Bob Vogt	n/a	June 25, 1968	A conditional use permit to operate a one operator beauty shop.			
335	Plan Revision	Approved	1005	W. Worley	E.F. Heidman	n/a	June 25, 1968	That said Board grant permission for Mr. E.F. Heidman to build an addition to the Nowell's Super Market.			
334	Variances	Denied	600	East Conley Avenue	Helen C. Miller, W.T. Conley Estate, and J.W. Fellows	n/a	June 11, 1968	n/a			
333	Variances	Denied	400	S. Providence	Gulf Oil Company	n/a	June 6, 1968 June 11, 1968	n/a			
332	Conditional Use Permit	Approved	600	East Conley Avenue	Helen C. Miller, W.T. Conley Estate, and J.W. Fellows	n/a	May 28, 1968	A conditional use permit to use this property as a site for off-street parking, said parking lot to be built in accordance with the zoning ordinances of the City of Columbia, Missouri.			
331	Variance	Withdrawn	1400	Wilson Avenue	Gary Craig	n/a	May 28, 1968 June 11, 1968	n/a			
330	Variances	Denied	704	Conley	Joe Franke	Scott Orr	May 14, 1968	n/a			
329	Variance	Approved	1401	Fellows Place	Hickory House Motor Inn	n/a	April 23, 1968	A variance to allow a four-story building for the Hickory House Motor Inn of Columbia, provided that the 45 foot maximum height requirement and applicable parking requirements of the zoning ordinances be complied with.			
328	Rezoning	No Jurisdiction	1505-1507	Pannell	ABF Corporation	n/a	March 26, 1968	n/a			
327	Conditional Use Permit	Approved	501	Burnam Street	Alpha Epsilon Phi	Larry Woods	March 26, 1968 April 9, 1968	That the request, as presented, be granted.			
326	Conditional Use Permit	Approved	1120	Locust Street	Sacred Heart Church	n/a	November 14, 1967	That the request, as presented, be granted.			
325	Variance	Withdrawn	1905	Providence Road North	Gibson's Discount Center	n/a	September 26, 1967	n/a			
324	Conditional Use Permit	Denied		West of Conley Lane near Ash and Worley Streets	Robert E. Batz	n/a	September 12, 1967	n/a			
323	Variance	Withdrawn	1217	Rogers	Wyatt's United Super, Inc.	n/a	August 22, 1967	n/a			
322	Variances	Approved	210	Texas Avenue	Mobil Oil Corporation	Robert Smith	August 22, 1967 September 26, 1967	The appeal of the Mobil Oil Corporation, as amended, be allowed because of unnecessary hardships created by the relocation of Texas Avenue by the City of Columbia and the practical difficulties created by the topography of the land.			
321	Variance	Withdrawn	1401	University	H.M. Beatty	William Brandecker	July 25, 1967 August 22, 1967	n/a			
320	Variance	Approved	5	East Business Loop 70	Bill Darby (Ken-Ray Foodliner)	n/a	July 25, 1967	A variance to build an addition to an existing building, with a front yard setback of 20 feet 3 inches.			
319	Variance	Approved	14	North Garth Avenue	Robert D. Jaeger	n/a	May 23, 1967 June 13, 1967	A variance pertaining to side yard set back requirements in District C-2, allowing construction of a building with a ten (10) foot side yard set back on Walnut Street.			
318	Variance	Approved	102	West Worley	Fred Harvey	n/a	May 9, 1967	That in as much as Mr. Harvey has the right to rebuild the dwelling situated there at the present time, and that the best interest of the City is being observed, the waiver be granted.			
317	Conditional Use Permit	Approved	1217 210	East Ash Street St. Joseph Street	Stephens College	n/a	April 11, 1967	A conditional use permit for real estate as off-street parking facilities, subject to all rules, restrictions, etc. pertaining to construction of parking lots.			
316	Zoning District Classification	Approved			Public Library Buildings	William Brandecker	April 11, 1967	The Board approved that an R-1 Classification be designated for public libraries.			
315	Variance	Approved	2510	Crow Boulevard	Little Dixie Warehouse Corp.	n/a	February 14, 1967 February 28, 1967	A variance that the requirements for surfacing on the area set aside for parking be waived so long as the occupancy remains solely in the warehouse classification.			
314	Conditional Use Permit	Approved	2401	Crow Boulevard	J.E. Hathman, Inc.	n/a	March 14, 1967	A conditional use permit to construct a Radio Tower seventy-nine (79) feet in height, on property owned by the appellant.	That all precautions, regarding public safety, be taken in the construction of the Radio Tower.		
313	Variance	Denied	1004	Conley Lane	Henry Dietz	Carl Sapp	December 20, 1966				
312	Variance	Denied	1106	Highway 70 West	Davis & Hourigan Sign Co.	n/a	December 20, 1966	n/a			
311	Variance	Withdrawn	401	South Providence Road	Derby Refining Company	n/a	December 20, 1966	n/a			
310	Variance	Denied	205	Nebraska Street	Federal Sign & Signal Corporation	n/a	December 13, 1966 December 20, 1966	n/a			
309	Variance	Approved	217	West Broadway	Fairview Apartments, Inc.	Robert Smith	November 22, 1966	A variance to continue construction of said apartments at a setback of 45 feet.			
308	Variance	Approved	113	West Ash Street	Frank James and Ethel M. Jackson	n/a	November 22, 1966	A variance to construct a dwelling at a setback of 22 feet.			
307	Variance	Approved	608	Thilly Street	Constantine & Fern Anast	Robert Smith	November 8, 1966	A variance to construct a dwelling at a setback of 52 feet.			
306	Conditional Use Permit and Variance	Approved/Withdrawn (variance)	1619 and 1621	Bass Avenue	Boone County Hospital	Frank Conley and Sidney Neate	November 8, 1966	A conditional use permit to construct a parking lot.			
305	Variance	Withdrawn	1600	Business Highway 63 South	Ed Roberson, Coca-Cola Bottling Company of Missouri, Inc.	n/a	October 25, 1966	n/a			
304	Variance	Approved	1113 and 1203	Fay Street	Richard Knipp	Carl Sapp	September 27, 1966	A variance to construct two buildings on property owned by the Appellant and described as Lots 43, 44, 45 and all of Lot 46 except the North 42 feet thereof in Pannell Place, Columbia, Missouri, with a front yard setback of ten (10) feet, which is a variance of fifteen (15) feet, as required by ordinance.			
303	Conditional Use Permit	Approved	1510	Gary Street	Montmartre Apartments	Robert Smith	September 27, 1966	A conditional use permit to allow a lot for additional off-street parking facilities for residents of Montmartre Apartments.			
302	Variance	Approved	602	S. Glenwood	Calvary Episcopal Church	Larry Woods	September 13, 1966	A variance to construct a residence building.	That no waiver for a side yard be granted and that the front yard setback be at least forty-five (45) feet.		
301	Variance	Approved	1220	Webster Alley	Edgar Wayland	n/a	July 26, 1966	A variance for construction of a warehouse with no front line setback, being a variance of eight and seventy-three hundreths (8.73) feet.			
300	Variance	Approved	408	South Ninth Street	Louis J. Kontras	n/a	July 26, 1966	A variance to construct an addition to the applicant's present building.	That the new addition be no larger than twenty-five (25) per cent of the now existing building and provided further that appellant be forever barred from using or storing explosive or inflammable material for dry cleaning at said location.		
299	Variance	Approved	207	Texas Avenue	Dale Nicholls	Warren Welliver	July 26, 1966 August 9, 1966 September 13, 1966	A variance to construct a sign to a height of fifty-five (55) feet.			

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CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
298	Conditional Use Permit	Approved	1302 and 1306 206, 209, and 211	Bass Avenue College Avenue	Richard C. McDonnell, Thelma Frances Pugh, Charles W. Summers, Margaret Ann Summers, South Park, Inc., Towne Realty, Inc., and Joseph J. Zilber	Ray Lewis	July 26, 1966	A conditional use permit to allow supplemental parking areas in connection with the Columbia Terrace Apartments, said parking areas being described as follows (legal descriptions for 1306 Bass, 209 and 211 College Ave., 1302 Bass, and 206 College).			
297	Conditional Use Permit	Approved		7th and Cherry Streets	General Telephone Company	n/a	July 26, 1966	A conditional use permit to allow a microwave equipment over which long distance circuits will be carried, on property owned by the appellant situated in the City of Columbia, Boone County, Missouri.	That the extreme height of the tower or appurtenances must not exceed eight hundred forty (840) feet above mean sea level.		
296	Conditional Use Permit	Approved		Business Loop 70 East	KFRU Radio	n/a	July 26, 1966	A conditional use permit to construct a two-way radio antenna one hundred fifty (150) feet in height on property owned by the appellant, located in the City of Columbia, Boone County, Missouri.			
295	Variance	Denied	901	Highway 63 North	Continental Oil Company	n/a	July 26, 1966	n/a			
294	Variance	Approved	201	West Ash Street	Robert S. Cole	n/a	June 28, 1966	A variance to construct an addition with a front yard setback of twenty-one and sixty-six hundreths (21.66) feet.			
293	Variance	Withdrawn	1113 and 1203	Fay Street	Richard Knipp	n/a	June 28, 1966	n/a			
292	Variance	Approved		Route B	MFA Central Cooperative	n/a	June 28, 1966	A variance to the height restrictions on the grain elevator recognizing that the M-1 Zoning Area does allow the use of grain elevators although it does restrict the height.			
291	Conditional Use Permit	Approved	214 301	St. James Street St. Joseph Street	Stephens College	n/a	June 28, 1966	A conditional use permit to allow off-street parking facilities to be used in conjunction with a proposed new Administration and General Service Building.			
290	Variance	Denied	904	Business Loop 70 West	Sunray D-X Oil Company	n/a	June 14, 1966	n/a			
289	Conditional Use Permit	Withdrawn	Lot 7 and E/20' of Lot 8 Parts of Lots 97, 100, 79, 80, and 81 E/30' of Lot 8 and all of Lots 9, 10, and 27	Dorsey's Subdivision Price's Addition Revision of Dorsey's Subdivision	John A. Epple and Joseph J. Zilber	Ray Lewis	June 14, 1966	n/a			
288	Variance	Approved	1514	Business Loop 70 East	City of Columbia	n/a	April 12, 1966	A variance allowing an eleven foot (11') front yard setback due to the unusual hardship and practical difficulty caused by the topography of the land at the rear of the lot.			
287	Variance	Withdrawn	205	Nebraska Avenue	Biederman National, Inc.	Terence Porter	April 12, 1966	n/a			
286	Variance	Denied	713	Gentry Place	Sigma Alpha Mu Fraternity	n/a	April 12, 1966 April 19, 1966	n/a			
285	Variance	Approved	812	West Broadway	Howard Kurtz	n/a	March 22, 1966	A variance to construct a single family dwelling as requested.			
284	Variance	Approved	205	Pendelton	Leonard W. Schwabe	n/a	March 8, 1966	A variance to construct a building with a front-yard set back of twenty (20) feet from the right-of-way line.			
283	Conditional Use Permit	Approved	1105	Paquin	R.T. Crow	Raymond C. Lewis, Jr.	January 25, 1966	A conditional use permit to allow construction of an off-street parking lot.			
282	Variance	Approved	600-604	Nebraska	S.R. Petry and Don Patterson	n/a	January 11, 1966	A variance allowing construction with a setback distance of Thirty (30) Feet from the existing property line.			
281	Variance	Approved	1110	Wilkes Boulevard	Mid-State Poultry Company	n/a	December 28, 1965	That the Board waive the requirements for the set-back and approve the application for a building permit on plans filed with the City of Columbia, Missouri.			
280	Variance	Approved	601	East Broadway	Executive Bldg., Inc.	n/a	December 14, 1965 December 28, 1965	A variance pertaining to side yard requirements in District C-2, and that the Executive Building, Inc. be issued a building permit, by the Public Works Department, on plans filed with the City.			
279	Appeal	Withdrawn	800	Business Loop 70 West	Mobil Oil Company	n/a	November 23, 1965	n/a			
278	Conditional Use Permit	Approved	Lot 20, the west half of Lot 21, and the West 41 1/2 feet of Lot 19	Swallow's Addition	Towne Realty, Inc.	Ray Lewis	November 9, 1965	A conditional use permit to allow off-street parking to be used by residents of a proposed residence hall to be constructed by Towne Realty, Inc.	Said approval is for the site only. All regulations pertaining to number of parking spaces required, paving, lighting, entrances, exits, etc., must be approved by the Director of Public Works.		
277	Variance	Unknown	203	Nebraska Avenue	Dale G. Nicholls	n/a	October 26, 1965	Not in file			
276	Variance	Withdrawn	2014	West Worley	Tiger Village, Inc.	n/a	October 12, 1965	n/a			
275	Variance	Approved	3000	East Highway 70	Nickerson Farms of Columbia, Inc.	n/a	October 12, 1965	A variance to approve the height of a sign, fifty-four (54) feet high, at 3000 East Highway #70 and Route PP, Columbia, Missouri.	Approval is for the height of the sign only and that all other regulations, regarding construction of this sign, must be approved by the Public Works Department of Columbia, Missouri.		
274	Plan Revision	Approved	1729	W. Broadway	Commonwealth Theatre, Inc.	n/a	September 28, 1965	Approved the revised plan of the Broadway Shopping Center as approved by the Planning and Zoning Commission on September 23, 1965.			
273	Conditional Use Permit	Approved	Lot 313 and the adjacent west 1/2 of vacated Second Street	Original Town	Roland L. Wiggins	Carl Sapp	July 13, 1965	A conditional use permit to allow an off-street parking lot for passenger motor vehicles in connection with the clinic to be constructed on the corner of Providence Road and Ash Street.			
272	Variance	Withdrawn	20	N. Second Street	A.R. Cooper	n/a	June 8, 1965	n/a			
271	Variance	Approved	102	Russell Boulevard	James T. Moore	n/a	May 25, 1965	A variance to construct a single family residence with a front yard setback of eighty-two (82) feet.			
270	Variance	Approved	1801	Towne Drive	The Heritage	Raymond C. Lewis, Jr.	May 11, 1965	A variance to erect an "identification sign" as shown in Exhibit "A", providing a setback of not less than twenty-five (25) feet from the property line is observed.			
269	Variance	Unknown	1706	Interstate 70 West	Gulf Oil Corp.	n/a	April 27, 1965	Not in file			
268	Variance	Approved	508	W. Briarwood	L.H. Arnold	n/a	April 27, 1965	Not in file. A variance to the required 30 foot rear yard setback by allowing a 21 foot rear yard setback as shown by plan marked Exhibit ("A")			
267	Variance	Approved	1704	N. Providence Road	American Oil Company	n/a	April 13, 1965 April 27, 1965	A variance to approve the height of a sign of 50 feet at 1704 North Providence Road, Columbia, Missouri, due to the unusual contour of the land and the surrounding elevation.			
266	Variance	Approved	12	Russell Boulevard	Jo Duncan	n/a	March 30, 1965	A variance to construct a single-family residence with a front yard setback of eighty-two (82) feet.			
265	Variance	Unknown	201	South Seventh Street	Missouri Farmers Assoc., Inc.	?	February 9, 1965 February 23, 1965	Not in file			

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264	Variance	Unknown	703	Business Loop 70 West	Lee Del, Inc.	n/a	December 22, 1964	Not in file			
263	Variance	Approved	1608	N. Providence Road	Texaco Oil Co.	n/a	December 8, 1964 December 15, 1964	That the Board modify the application of Section 15 of the Zoning Ordinance and approve the height of a sign of 74.5 feet at the Texaco Station, 1608 North Providence Road, Columbia, Missouri, due to the unusual contour of the land and the surrounding elevation.			
262	Variances	Approved/Denied	606	Pannell Street	Michael J. Trombley	n/a	November 24, 1964	That Appellant be permitted to construct a building at 606 Pannell Stret, with a rear setback of seven (7) feet, which is a variance of one (1) foot as required by ordinance.			
261	Variance	Unknown	107	E. Walnut Street	Rhoden Enterprise	n/a	November 24, 1964	Not in file			
260	Variance	Approved	Lot 47	Medavista Subdivision	Aubrey Long	n/a	October 13, 1964	A variance to construct a single family residence with a front yard setback of twenty (20) feet.			
259	Variance	Approved	Student Parking Lot #33	College Avenue	Beta Theta Pi	n/a	September 9, 1964	That the fourteen (14) parking spaces obtained by fourteen members of the Beta Theta Pi Fraternity within one-thousand (1,000) feet of their Fraternity be approved until June 5, 1966.	On or before this date, Beta Theta Pi is to notify the City of Columbia, Public Works Department, if these spaces will be available for another year. The penalty for not providing this number of parking spaces would cause the Occupancy Permit to be revoked. After June 15, 1967, all required parking is to be provided on the premises of the Fraternity.		
258	Variance	Approved	1406	Bass Avenue	Vernon Kunzler	n/a	August 25, 1964 September 9, 1964	A variance to build off-street parking within 3.5 feet of the sildeline of the adjoining lot.	That the appellant, at his expense, grade and improve the alley on the south boundary of above described property, from Shockley Street westward to the west boundary line of the above described property, by paving the same with asphaltic concrete paving meeting the City of Columbia Standard Specifications and the approval of the Public Works Department.		
257	Variance	Unknown	1406	Bass Avenue	Vernon Kunzler	?	August 11, 1964	Not in file			
256	Variance	Withdrawn	Lots 2, 3, 4, 5, 6, & 7	Pratt's Subdivision	Beta Theta Pi	n/a	August 11, 1964	n/a			
255	Variances	Approved	302	Nebraska	N.N. & Macie T. McGlasson	E.M. Brown	July 28, 1964	A variance to construct a building addition at 302 Nebraska Avenue with a side yard setback of eight (8) feet, which is a variance of seven (7) feet, and a rear yard setback of 10.8 feet which is a variance of 9.2 feet, as required by ordinance.			
254	Variance	Approved	1502	E. Broadway	Columbia Professional Development Corporation	Smith and Lewis	June 23, 1964 July 7, 1964	(Resolution) That the applicant construct 152 off street parking spaces which shall include 12 off street parking spaces on the area located south of the applicants present parking lot, as shown by the applicants amended plat. That the applicant acquire within a period of five (5) years from the date of this order, the greenhouse property owned by Stephens College, as shown on its original plat and convert the same into at least 34 additional parking spaces within a period of five (5) years from the date of this order. That in the event that the applicant does not acquire the green house property within a period of five (5) years, it will within 90 days thereafter tear down the dwelling houses located at 1410 and 1412 East Broadway and convert the space formerly occupied by said dwelling houses into additional off-street parking facilities unless the Ordinances of the City of Columbia are changed before said time so that additional parking is not required. That the Director of Public Works is hereby authorized and directed to issue a building permit for the said addition to the Doctors Clinic Building as originally requested. That the applicant be authorized under the provisions of Article 19, Section 31, Paragraph 14, to utilize the dwelling houses located at 1410 and 1412 East Broadway as temporary additions to the Doctors Clinic Building and to occupy the same for clinic purposes upon a temporary basis and to make any necessary modifications in the structure thereof for said temporary use with said temporary permit to be issued for a period of 18 months commencing with the date of this order.			
253	Conditional Use Permit	Approved	809	S. Providence Road	Missouri Associates	n/a	June 4, 1964 June 8, 1964	A conditional use permit for permission to provide off-street parking for the Lewis and Clark Dormitory on the tract of land specified in the application.	Not more than one hundred forty-five (145) parking spaces be provided on the site of the dormitory and the approved site together; and further subject to the applicant filing with the Director of Public Works of an approved lease satisfactory to the Director for the Parking Site; and further subject to the applicant permanently improving the site in accord with City Ordinances.		
252	Variances	Approved	103	W. Broadway	Dr. Charles Hellem	n/a	June 4, 1964	A variance for a lot width of fifty-nine (59) feet, the minimum requirement being sixty (60) feet.			
251	Variance	Approved	346	Crown Point	Chester L. Wolfe	n/a	May 26, 1964	A variance to construct a building addition at 346 Crown Point, with a rear yard setback of seventeen and five-tenths (17.5) feet, which is a variance of twelve and one-half (12.5) feet as required by ordinance.			
250	Variance	Approved	607	East Ash Street	William H. Simon	n/a	May 12, 1964 May 19, 1964 May 26, 1964	A variance to construct a building at 607 East Ash Street with a front yard setback of ten (10) feet, which is a variance of fifteen (15) feet as required by ordinance.			
249	Conditional Use Permit	Approved		Northeast corner of Fairview Church Raod and W.	General Telephone Co.	n/a	May 19, 1964 May 26, 1964	A conditional use permit to construct a building subject to meeting the approval of the Public Works Department in the location of the building.			
248	Variance	Approved	Lots 274, 275, 276, 301, 302, and 303	Original Old Town	F.A. Buchmeier, U.S. Post Office Department	n/a	April 28, 1964	A variance to construct a building with a Side Yard Setback of ten (10) feet.			

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247	Conditional Use Permit	Approved	210	Price Avenue	Mr. & Mrs. Charles T. Vear	n/a	April 14, 1964 April 28, 1964	A conditional use permit to allow a one-operator home beauty shop.	That the use permitted is granted to the applicants, Mr. and Mrs. Charles T. Vear, for use on the above described property, and that the said permitted use is not transferrable or assignable to any other person or property. That the Board expressly reserves to itself the right to review this grant at any time upon a showing that the said permitted use unreasonably increases or aggravates the traffic congestion, density of persons, noise, effect on values, the safety and health of the immediate neighborhood, or that said use did not comply with the height and area regulations of District R-3 in which it is located, that said use is not located in the dwelling house used by the applicant as his or her private residence; that an assistant, other than a member of the family household is employed, or that a window display or sign, either illuminated or more than one square foot in area is used to advertise the same; that power other than electric or of more than 1/4 horsepower is used in any one machine or more than 1 horsepower total is used in such activity; and upon proper evidence, that the Board reserves the right at that time to revoke this grant and permission.		
246	Conditional Use Permit	Approved	303	College Avenue	Church of Christ, Scientist	n/a	March 10, 1964	A conditional use permit to use Lot #4, Perkins Plat, situated at 303 College Avenue, Columbia, Missouri, as a parking lot.	That specifications on the size and arrangement of parking spaces in aforesaid parking lot, be approved by the Department of Public Works, and that a proper permit be obtained from the Department of Public Works, that will assure proper entrance and exit to the aforesaid parking lot.		
245	Variance	Approved	116	Bicknell Street	Gordon Burnam	n/a	March 10, 1964	A variance to construct a dwelling at 116 Bicknell Street with a front yard setback of twenty-seven (27) feet.			
244	Variance	Unknown	109	W. Broadway	Wyngate Manor, Inc.	n/a	March 10, 1964	Not in file			
243	Variance	Approved	808 and 810	Richmond Avenue	Gamma Phi Beta	Carl Sapp	February 11, 1964	A variance to construct a building addition and alterations at 808 and 810 Richmond Avenue with provisions for twenty (20) parking spaces which is thirteen (13) short of the number required by ordinance.			
242	Variances	Withdrawn		Bounded by NE Turner Avenue, Fifth Street, and Providence Road	University Dormitory Development, Inc.	n/a	February 11, 1964	n/a			
241	Variance	Approved	1904	E. Broadway	E.L. Rogers & Robert C. Smith, Jr.	Smith and Lewis	January 14, 1964 January 28, 1964	A variance to construct a filling station at 1904 East Broadway, Columbia, Missouri, with a ten (10) foot setback, being a variance of five (5) feet.			
240	Variance	Approved	417	E. Broadway	E.C. Clinkscales and Sons, Inc.	Robert Smith	January 14, 1964	A variance to construct a building at 417 East Broadway, Columbia, Missouri, with no front yard setback, being a variance of seven and one-half (7 1/2') feet.			
239	Variance	Withdrawn		Bounded by Allen Street on the south, Second Street on the east, Pendleton Street on the north, and First Street on the west	Housing Authority of City of Columbia	n/a	December 10, 1963	n/a			
238	Variance	Approved	405	N. William	James W. Turner	n/a	November 26, 1963	A variance to construct an addition to the present family residence with a side yard setback of four (4) feet.			
237	Variance	Approved	600	Thilly	John M. Nowell	n/a	November 12, 1963	A variance to construct a single family residence with a front yard setback of 50 fifty feet.			
236	Variance	Approved	1310	Lowe Street	Laura Douglas	n/a	October 22, 1963	A variance to construct a four room dwelling with a front yard setback of thirty-six (36) feet.			
235	Variances	Approved	109	West Broadway	Wyngate Manor, Inc.	n/a	October 15, 1963	A variance to the required 25 foot rear yard and the required area of 54,000 square feet by allowing the improvements proposed to be made thereon as shown by Appellant's application for a building permit, and directs that a building permit for the construction of a 12-unit apartment on the above described real property be issued.	That appellant be permitted to construct 36 apartment units on said real property with the 1500 sq. ft. per apartment required by Ordinance reduced to 1420 sq. ft., more or less.		
234	Variance	Denied	916	Maplewood Ave.	Del J. Brummet	n/a	July 23, 1963	n/a			
233	Conditional Use Permit	Approved	1112	Paquin Street	R.T. Crow	Raymond C. Lewis, Jr.	July 9, 1963 July 23, 1963	A conditional use permit to allow off-street parking side proposed by R.T. Crow for passenger motor vehicles in connection with the Manor House Apartment and waive the six feet (6') setback requirement required in respect to the parking of motor vehicles upon off-street parking lots.			
232	Variance	Approved	2510	Crow Boulevard	Little Dixie Warehouse Corp.	n/a	June 25, 1963	A variance to the 251 required off-street parking spaces by allowing 50 parking spaces.	That the building be used for a warehouse only and allow surfacing to be constructed as necessary and the remaining spaces to be landscaped.		
231	Variance	Unknown	103	N. Providence Road	Kerr-McGee Oil CO.	Orr & Sapp	June 18, 1963	Not in file			
230	Variances	Unknown	414	East Broadway	La Crosse Lumber Co.	?	May 14, 1963	Not in file			
229	Variance	Approved	1604	Paris Road	William H. Lewis and Joseph P. Stone	H.C. Willbrand	January 22, 1963	A variance to the required minimum 5,000 square foot area by allowinig a 3,748 square foot area.			
228	Variance	Approved	809	S. Greenwood Avenue	Mrs. Hillard Crowell	n/a	November 13, 1962	A variance to the required 38'4" front yard setback by allowing a 30' front yard setback and directing that building permit number 4719 be in effect as issued and that it be not rescinded because of the present 30' setback.			
227	Variance	Denied	1003	Eastwood Circle	Shedd Bros. Enterprises, Inc.	n/a	August 28, 1962	n/a			
226	Variance	Approved	1010	Range Line	Board of Education	n/a	June 26, 1962 June 28, 1962 July 24, 1962	A variance to the required 16.4 foot side yard setback by allowing a 10 foot side yard setback.			
225	Variance	Denied	1402	St. Michael	Carmell Calabrese	n/a	April 24, 1962				
224	Conditional Use Permit	Approved		West of Ashley Street and North of Lakeview Street	City of Columbia	n/a	April 10, 1962	A conditional use permit to allow construction of a 273 foot tall steel micro-wave tower that is guyed in three directions for communications and supervisory controls in connection with the Central Electric SPA tie line interconnection.			

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223	Variance	Approved	1703, 1705, 1707, and 1709	Hinkson Avenue	Joseph Morrissey, Jr.	David Bear	April 10, 1962	A variance to the required 42.1 foot front yard setback by allowing a 34.5 foot front yard setback.			
222	Variance	Withdrawn	510	Ridgeway Avenue	Genell Barnes		March 27, 1962	n/a			
221	Variance	Approved	909	Lowry Street	Missouri Store Company	n/a	March 27, 1962	A variance to the required 10 foot front setback by allowing a 9'4" front setback.			
220	Variance	Approved	400	Westmount Avenue	Mrs. John Buchroeder	n/a	March 13, 1962	A variance to gran an extension to a non-conforming use, not to exceed twenty-five percent of the ground area of the building by allowing construction of the addition to the house in accordance with plan drawn by Merle M. Smarr and dated February 15, 1962, a copy of which is in the file of the Board and is designated as such.			
219	Variance	Approved	Lot 6, Block 4 and Lot 12, Block 4	Rockingham Place	Billy B. McGlasson	n/a	February 27, 1962	A variance to the required 30 foot rear yard setback by allowing a 25 foot rear yard setback.			
218	Variance	Approved	610	West Boulevard South	Vernon Kunzler	n/a	February 13, 1962	A variance from the required 63.35 front yard setback by allowing 54.6 foot front yard setback.			
217	Variance	Denied	206	Fourth Avenue	First Church of God	n/a	January 9, 1962	n/a			
216	Conditional Use Permit	Approved		Fair Association property	Boone County Fair Board	n/a	December 26, 1961	A conditional use permit to allow three carnivals or circuses during the 1962 season on the Fair Grounds property.			
215	Variance	Approved	1300	Garden Court	Dwayne Ruggles	n/a	November 28, 1961 December 26, 1961	A variance to the required 26.5 front yard setback by allowing construction of one room and a carport in accordance with drawing submitted by Mr. Ruggles and drawn by Aubrey Long, dated August 27, 1961.	The carport is to be and shall remain enclosed.		
214	Conditional Use Permit	Approved	Lot 22	Westview Manor Subdivision	City of Columbia	n/a	November 14, 1961	A conditional use permit to construct a city water well not to exceed 45 feet.			
213	Conditional Use Permit	Unknown		West of Ashley Street and North of Lakeview Street	City of Columbia	?	November 14, 1961	Not in file			
212	Conditional Use Permit	Approved	1403	E. Broadway	Stephens College	n/a	October 24, 1961	A conditional use permit to allow a temporary building as requested by the appellant in is later of October 17, 1961, such building to be located as indicated on plan dated October 11, 1961, as submitted to the Board, and that the Board grant such waivers as to side lines as are necessary for the construction of said building. It is further moved that the building is to be acceptable under such portion of the building, plumbing, and electrical codes of the City of Columbia as pertains to buildings for classroom use, and that the authorization shall extend for a period of not more than two years from the date of issuance of the building permit by the Director of Public Works for the construction of such building.			
211	Variance	Denied	1411	Wilkes Boulevard	S.R. Petry	n/a	October 24, 1961	n/a			
210	Variance	Withdrawn	1501	Rosemary	Roy P. Henderson	Phillip A. Grimes	August 8, 1961	n/a			
209	Variance	Denied		Northwest corner of Hitt and University	Roy Cox (Somco Co.)	Roger Hines	September 12, 1961 September26, 1961 September 29, 1961	n/a			
208	Variances	Approved	1206	Frances Drive	Neal Balanoff	n/a	August 8, 1961	Variances to the required 30 foot rear yard and that the side yard be 10% of yard width, or 9.1 feet by allowing the addition to the residence to be constructed as proposed, except that the proposed 6 feet x 8 feet screened in porch be not constructed, such addition to leave a backyard of 22.2 feet, and a side yard on the west of approximately 9.5 feet.			
207	Variance	Approved	104	S. Seventh Street	Dorn-Cloney Laundry Co.	n/a	July 25, 1961 August 8, 1961	A variance to the required 10 foot front setback by allowing the tract to be improved substantially as shown on the site plan as presented to the Board, and as drawn by Welch-Adams & Assoc., Columbia, MO, such plan being in the Board file.			
206	Variance	Approved in part Lots 20, 21, 41, 42, 43, 44, 45, 46 and 47 Withdrawn, rest Approved	511 and 513 316, 320, 322, 326, 330, 332, 336, 340, 342, 346, 314, and 301 2207, 2213, 2303, 2307, and 2311	Parkade Boulevard Proctor Drive Bear Creek Drive	Parkade Development Co.	Harry T. Limerick, Jr.	September 11, 1961	A variance to the required 35 foot front setback by allowing a 25 foot front setback line on said lots 2, 3, 22, 23, 24, 25, 26, 27, 28, 29, and 30.			
205	Variances	Withdrawn	108	College Avenue	J. Scott Henry	n/a	June 27, 1961	n/a			
204	Variance	Withdrawn	Lots 2, 3, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 41, 42, 43, 44, 45, 46, and 47	Parkade Hills Addition Number 3	Charles J. Proctor and Earl L. Proctor	Harry T. Limerick, Jr.	February 28, 1961	n/a			Some info included with Case #206
203	Variance	Denied	207	Highview Avenue	Glenn Purdy	Edgar Wayland	January 10, 1961 January 24, 1961 February 28, 1961	n/a			
202	Variance	Approved	1401	University Avenue	H.M. Beatty	n/a	January 10, 1961 January 24, 1961	A variance to the required 60 foot lot width by allowing a 52.5 foot lot width for duplex use only.	Except for reasonably necessary changes in entrances, no substantial exterior changes and no exterior additions may be made to the present dwelling house. There shall be no parking on the West 15 feet of said lot. That part of any driveway which passes over the West 15 feet of said lot shall not be more than 10 feet wide.		
201	Variance	Denied	207	College Avenue	Willard DeHaven	n/a	December 13, 1960	n/a			
200	Variance	Dismissed	206	Fourth Avenue	First Church of God	n/a	November 8, 1960 November 22, 1960 June 27, 1961	n/a			

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199	Variance	Approved	9	Price Avenue	Stephens College	n/a	September 6, 1960	A variance to the required 15 foot width for the south side yard by allowing the south side yard to be 7.7 feet wide and the improvements to be located substantially as shown on Sheet A-1 of the architects drawing.	11 parking spaces are to be provided, substantially as shown on Sheet RA 3 of the architects drawings, said sheet replacing Sheet RA 2.		
198	Variance	Denied	1207 & 1209	E. Walnut	E.C. Hawkins, Jr.	n/a	September 13, 1960 September 27, 1960 October 25, 1960	n/a			
197	Variance	Approved	406	Business Route 40	Standard Oil Co.	n/a	September 6, 1960 September 15, 1960 September 27, 1960 October 25, 1960	A variance to the required 20 foot back yard setback by allowing the above-described property to be improved with a service station and appurtenances substantially as shown on the approved site plan (see Condition 5), and the rear yard to be at least 12 feet.	The encroaching buildings and encroaching concrete floor shall be removed from the above-described property. This condition shall be enforceable not only by the usual remedies for the enforcement of conditions, but also by the two following special remedies: (1) no permit or license to do business shall be issued for any business to be conducted on the above-described premises until after the encroaching buildings are removed; and (2) no water or electric service shall be furnished for use on the above-described premises until after the encroaching buildings are removed (temporary connections for a contractor made in the name of the contractor and for the use of the contractor being excepted). The site shall be improved with landscaping as shown on the approved site plan, and shall be kept so improved. The variances are only for improvement with a service station and for uses usual and customary in the case of a major oil company service situation, and do not apply to improvements of a different character that might hereafter be proposed or to uses of a different character that might hereafter be desired. No buildings, sheds, or other improvements in the nature of buildings or sheds, excepting only the service station building and trash bin as shown on the appoved site plan, may be constructed or used without the express prior approval of the Board of Adjustment made pursuant to application therefor. Before any building permit is issued, Appellant shall cause this condition to appear of record in the Office of the Recorder of Deeds for Boone County, MO. Before any building permit is issued, Appellant shall submit to the Chairman of the Board of Adjustment a revised site plan incorporating the several changes required by the Board of Adjustment (said changes not being herein recited in detail becuase they can be shown easily on a site plan and incorporated by reference, but would require an elaborate verbal statement). An approved site plan will be appropriately identified as such by the Chairman of the Board of Adjustment, with one copy for the Board's file, one copy for the		
196	Variance	Approved	207	Highview Avenue	Glen Purdy	n/a	August 23, 1960	A variance to the required 60 foot lot width by allowing a 56 foot lot width at the building line.			
195	Variance	Denied	100	Thurman Street	Kent Leach	n/a	August 23, 1960	n/a			
194	Variance	Approved	407	Parakade Boulevard	H.M. Beatty		August 23, 1960	A variance to the required 35 foot front yard setback by allowing a 30 foot front yard setback, whereas a setback of 30 feet is required by the recorded plat of subdivision.			
193	Variances	Withdrawn	710	College Avenue	Simon (B.D.) Construction Co.	Terence C. Porter	July 26, 1960	n/a			
192	Variance	Denied	1406	Bass Avenue	Vernon Kunzler	Carl Sapp	July 12, 1960	n/a			
191	Variance	Approved	416	S. Ninth Street	Standard Oil Co.	n/a	July 12, 1960	A variance to the 12.9 foot rear yard requirement by allowing the tract to be improved with a service station and appurtenances substantially as shown on the site plan dated March 18, 1960, No. 586-A, being the same site plan submitted to the Board and included in the Board's file.	The variance is for improvement with a service station, and does not apply to improvements of a different character that might hereafter be proposed.		
190	Variances	Approved (two withdrawn)	1204	Pannell Street	Richard Knipp	Edgar Wayland	June 28, 1960 July 12, 1960	Variances to the 25 foot front yard setback requirement, the 5 foot south side yard setback requirement, and the required number of parking spaces by allowing a 4 foot front yard setback.			
189	Variance	Approved	1613	Paris Road	Pansy Pepper	Carl Sapp	June 14, 1960 December 13, 1960	A variance to the 15 yard setback requirement on a side street by allowing a side yard width to the north of the building of seven feet, a side yard width to the south of the building of five feet and a front yard depth of eight feet.			
188	Conditional Use Permit and Variances	Unknown	Lot 1	Proctor's Subdivision of southeast part of Outlet No. 4	Holiday Karts, Inc.	?	May 24, 1960	Not in file.			
187	Conditional Use Permit	Denied	19	S. Seventh Street	General Telephone Co.	Roger D. Hines and George A. Spencer	February 11, 1960 February 25, 1960	n/a			
186	Variance	Denied		Corner of Hitt Street and University Avenue	Roy C. Cox (The Somco Co.)	Roger D. Hines and George A. Spencer	Jnauary 28, 1960 April 26, 2960	n/a			
185	Variance	Denied	1211	E. Walnut	Virgil Blakemore	Carl Sapp	November 24, 1959	n/a			
184	Variances	Denied	109	Bicknell Street	Charles Rice	n/a	November 24, 1959	n/a			
183	Variance	Denied	2108	Ammonette Drive	R. E. Schooler	n/a	November 10, 1959	n/a			
182	Variance	Approved	1201	Tandy Avenue	Vandiver Building Co.	n/a	October 27, 1959	A variance to the 25 foot front yard setback requirement by allowing a 11.4 front yard setback from the present front property line, not the original platted line in the subdivision plat.			
181	Variance	Approved	1106 (old) 1308 (new)	Pearl Avenue	Virgil Sapp	Edgar Wayland	September 22, 1959 October 27, 1959	A variance to the 25 foot front yard setback requirement by allowing a 24.3 foot front yard setback.			
180	Variances	Approved (one denied)	10	North Glenwood Avenue	Howard Baumgartner	n/a	September 8, 1959 September 22, 1959 October 27, 1959	Variances to the 39 foot front yard setback requirement, the 25.8 foot rear yard requirement, and the 5,000 square foot area requirement by allowing a 36 foot front yard setback and an area of 3,956 square feet.			

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179	Variances	Approved	509	Noble Court	Sehon Williams, Jr.	n/a	September 8, 1959	Variances to the 5,000 square foot area requirement for lots in separate ownership on August 19, 1957 and the required 25 foot front yard setback requirement by allowing a minimum lot area of 4,700 square feet, the south 16' of the dwelling house shall have an east front yard of 25'. The front yard requirements for the north 12' of the dwelling house are reduced as shown on the site plan, so that the northeast corner of the dwelling house will be at least 22' from Noble Court as measured from the northeast corner of the dwelling house to that point on Noble Court where an extension of the north line of the dwelling house would intersect with Noble Court. The variance or modification in the east front yard shall not result in any modification or variance in the north side yard requirement, but the north side yard shall be not less than 12 1/2' in width at all points directly north of the dwelling house.	Variances or modifications made in respect to single family dwelling use only.		
178	Conditional Use Permit	Withdrawn?		Highway 70 and Highway 63 North	Lindell M. & Betty J. Maher	?	September 8, 1959 September 22, 1959 October 13, 1959 October 27, 1959	Not in file. Applicant expected to apply for rezoning.			
177	Variance	Approved	407	Parkade Boulevard	H.M. Beatty	n/a	August 11, 1959	A variance to the 35 foot front yard setback requirement by allowing a 25 foot front yard setback			
176	Variance	Approved	Lot 1	R. B. Price's subdivision of Lot 4 of Stephens Addition	Stephens College	n/a	June 23, 1959	A variance to the required one parking space for each two individual guest rooms or suites by allowing 36 new parking spaces on the tennis court area at the southwest corner of the intersection of Windsor Street and Melbourne Street and allocated to the two dormitory buildings.	In the event the non-employee occupants of said dormitory building are permitted to have motor vehicles in their possession or custody or under their control in the City of Columbia or vicinity, either by right pursuant to a change in the College rules or in fact by non-enforcement of the College rules, there shall be no occupancy of said dormitory buildings by any non-employee occupants until the owner first provides an additional 19 parking spaces to bring the total parking spaces accessory to said buildings to 55, or such lesser number as the ordinance then in effect may require, subject to the continuing power of the Board of Adjustment on good cause shown to make downward variances or modifications in the number of		
175	Conditional Use Permit	Approved	201	First Avenue	Davis Cleaners, Inc.	Robert Smith	June 23, 1959 July 28, 1959	Conditional use permit to allow an auxiliary use, a parking area for passenger automobiles only on the subject lot, the same being an R-2 lot separated only by an alley from a C-3 lot, for use by customers of a commerical establishment located on lots 140, 141, and 142 in Guitar's Subdivision and Parks Addition to said city and not for any other commercial use, all subject to the requirements, conditions and limitations set forth in Ordinances, Chap. 19, Art. 2, Section 31, power 7.			
174	Variance	Approved	507	Sanford Avenue	James P. Hinshaw	n/a	April 7, 1959 June 23, 1959	A variance to the 15 foot front yard setback requirement by allowing an enclosed addition on the east front side of the house, providing it shall not extend more tan five feet in front of the present east front wall of the house.			
173	Conditional Use Permit	Approved	Lot 1 except the South 200 feet of the West 80 feet	Lingenfelter Subdivision: part of Lots 70, 71 and 72 and Lots 49, 50 and 51	Temple Stephens Co.	Robert Smith	May 26, 1959 June 2, 1959 June 23, 1959 July 14, 1959 July 28, 1959 August 3, 1959 August 11, 1959 September 8, 1959	Conditional use permit to allow an auxiliary use to the C-3 areas above described the use of a certain R-2 area as a parking area for passenger automobiles only.	The application is disapproved with reference to the East 80.2 feet of the South 200 feet of said Lot One, and said area may be used only for R-2 purposes. No driveway or walk shall be permitted in this area which directly or indirectly provides access to that part of the subject property zoned as R-2 on which parking is permitted or to any area zoned below R-2. With reference to this area on which parking is prohibited, so much of this area as is necessary shall always be and remain available and be used to provide the drainage hereinafter mentioned, and in the event Temple Stephens Company or any successor shall convey out this servient area separate and apart from the dominant area, it shall reserve for itself and its successors a sufficient area in fee or by way of easement to provide the drainage hereinafter mentioned. Parking for passenger automobiles only for use by customers of Temple Stephens and its successors is approved, subject to the setback requirements, on the South 122.62 feet of the North 280.20 feet of said Lot One, the south line of said parcel being a line parallel with Forest Avenue and 200 feet north of the North line of Forest Avenue, and the north line of said parcel being the present zoning line between the R-2 and the C-3 districts. Measurements are along side lines and not on perpendiculars erected on Forest Avenue. With reference to the R-2 area on which parking is permitted, as described in Par. 3 above, all of the requirements of Chap. 19, Section 31, Power 7, Columbia Ordinances with reference to surfacing, fencing, and any other requirements shall be observed and maintained. In addition to the requirements of the Ordinances, the Board as a condition of its approval requires: the fence shall be set in not less than six feet from the west, south, and east boundaries of said area; and no lighting shall be permitted on said area. With the exception of the North 75 feet of said Lot One and the East 80 feet of the South 200 feet of said Lot One, all water reaching said Lot One, whether falling on said Lot One as precipitation or reaching said Lot One as surface		
172	Variance	Withdrawn		Springdale Subdivision, Ridge Raod at Rye Lane	Southwest Swimmers Association	E.M. Brown	May 26, 1959 June 2, 1959	n/a			

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171	Variance	Approved	200	College Avenue	Delta Upsilon Fraternity	n/a	May 26, 1959 June 2, 1959 June 9,1959 June 23, 1959 July 14, 1959 July 28, 1959	Variance to the 25 foot back yard requirement, 31.8 foot south side yard requirement, 13 foot north side yard requirement, 58.3 foot front yard requirement, and parking space requirement by allowing no variance or modification on the back yard on the west, but the same shall be not less than 25' measured from the center of the alley; allowing the south side yard to be set back not less than 27' from present (new) south property line; the east front yard setback shall be not less than 35' to closest point of east property line.	No parking or driveways shall be permitted in said 27' south side yard for its entire length from Maryland to alley; and a substantial curb or fence shall be constructed on the north side of this strip at the west end thereof to prevent motor vehicles from encroaching on this area;no parking or driveways shall be permitted in the 13' north side yard lying directly north of the north wing of the building, and a substantial curb or fence shall be constructed to prevent motor vehicles from encroaching on this area from on the west; and no parking or driveways shall be permitted in the entire east front yard for its entire length from Rollins to Elliff property; at least 22 parking spaces shall be provided, and shall be located in the northwest area of the property substantially as shown on the amended site plan. Each parking space shall be 8' x 18', and there shall be not less than 22' of open maneuvering space between the north row of parking spaces and the row of parking spacdes north of the west wing of the building. The west wing of the building shall be located substantially as shown on the amended site plan, and shall not be moved north as that would have the effect of reducing open maneuvering space in the parking area. There shall be no parking closer than 6' to the north property line, and in order then there may be no encroachment a substantial curb or barrier not less than 6" higher than the finished parking surface shall be constructed not less than 8' south of the north property line for the length of the parking area or in lieu of such curb or barrier, a substantial fence not less than 30" high shall be constructed not less than 6' south of the north property line for the length of hte parking area, no building permit shall be issued until after the large tree in the northwest part of the lot in proposed parking area is removed, or until after an amended parking area plan is submitted to the Board and approved. No building permit shall be issued until the detailed plans and specifications are modified to include the several special requirements set forth, and no occupancy of the premises shall be		
170	Variance	Approved		N. 8th Steet, between Alton Avenue and Rogers Street	Christian College	Ralph L. Alexander	May 16, 1959	Not in file. Variance to the requirement of 1 parking space for each 2 individual guest rooms or suites by allowing 17 spaces, so long as the non-employee occupants of the dormitory building are not permitted to have motor vehicles in their possession or custody or under their control in the City of Columbia or vicinity. It shall be sufficient for the present if 17 new parking spaces are provided, and the 17 spaces immediately south of the Boiler House as shown on Appellant's Exhibit A are approved as a suitable location, and are allocated to this building.	In the event the non-employee occupants of said dormitory building are permitted to have motor vehicles in their possession or custody or under their control in the City of Columbia or vicinity, either by right pursuant to a change in the College rules or in fact by non-enforcement of the College rules, there shall be no occupancy of said dormitory building by non-employee occupants until the owner first provides an additional 23 parking spaces to bring the total parking spaces accessory to said building to 40, or such lesser number as the ordinance then in effect may require, subject to the continuing power of the Board on good cause shown to make downward variances or modifications in the number of required parking spaces.		
169	Conditional Use Permit	Denied	Lots 13 & 14 Lots 812 & 814	Alamo Place Addition Hunt Road	Uregas Co.	Mason Winkler	April 14, 1959	n/a			
168	Variance	Denied	507	Sanford Avenue	James P. Hinshaw	n/a	April 7, 1959	n/a			
167	Variance	Approved		Oak Street Project Area	Housing Authority	George F. Nickolas	March 24, 1959 April 7, 1959 April 10, 1959	Not in file. Variance to the required thirty foot setback, by allowing a twenty-five foot setback, measured from the old west street line to the closest point of such a building (from 32.5' to 27.5', measured from the old west street line to the closest wall of a building, no point of any such building to project more than 2.5' into east yard area).	No change in the Board's original condition tha the east five feet of the project area bordering on Oak Street be dedicated to the City of Columbia for widening Oak Street.		
166	Variance	Approved	39	Ridgeley Road	James R. Warrick	Scott O. Wright	March 24, 1959	Not in file. Variance to the 48' required setback from front property line, by allowing a 40' front yard setback			
165	Variance	Withdrawn	613	S. Fourth	Alex D. Estes	Roy Houdersheldt	February 24, 1959	n/a			
164	Variance	Withdrawn		Rogers/Range Line/Alton/N. Eighth	Christian College	Warren D. Welliver	February 24, 1959	n/a			
163	Conditional Use Permit	Denied/Withdrawn	517	Highway 63 S.	Jehovah's Witnesses	Harry T. Limerick, Jr.	February 12, 1959	n/a			
161	Variance	Denied	2025	Ammonette Street	Lester L. Schooler	n/a	February 12, 1959	n/a			
160	Variance	Approved	9	Manor Court	Robert LaBerge	n/a	December 9, 1958	Variance to a requirement of the front set back being greater than twenty-five (25) feet, by allowing a 25 foot front yard set back.			
159	Variance	Approved	2025	Ammonette Street	Lester L. Schooler	n/a	December 9, 1958	Not in file. Variance to the 30 foot setback requirement. With reference to Lot 4, the front yard requirement is reduced to 20 feet, measured from that point on the edge of the turnaround which is closest to the building, to that point of the building (disregarding authorized projections of eaves, etc.) which is closest to the edge of the turnaround. The minimum distance is applicable to the turnaround in its present location, or in the event all or part of the present turnaround is vacated, then to a new duly established turnaround. Provided, however, with reference to Lot 4, no building shall be closer than 30 feet to an extension eastward of the north line of Ammonette Street. With reference to Lot 6, the front yard requirement is reduced to the extent necessary to permit moving the turnaround approximately eleven feet in a southerly direction. Provided, however, with reference to Lot 6, no building shall be closer than 30 feet to an extension eastward of the south line of Ammonette Street. With reference to Lot 5, no variance is made.			
158	Variance	Withdrawn	59	Sunset Drive	R.R. Rice	n/a	October 28, 1958	n/a			

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157	Conditional Use Permit	Withdrawn	714	Gentry Place	J.N. Fellows	n/a	September 22, 1958	n/a			
156	Variance	Denied	1417	Paris Road	Gertrude T. Davis	n/a	September 22, 1958	n/a			
155	Variance	Approved	212	Alexander Avenue	George E. Elmore & Wife	n/a	September 22, 1958	Not in file. Variance to the 5 foot side yard requirement, assuming lot at least 50 feet wide, by allowing a 4 foot side yard on the south side.			
154	Variance	Approved	301	Highland Drive	Smith Crowe	n/a	February 24, 1959	Not in file. Variance to the 30 foot rear yard requirement by allowing the dwelling house to be placed on the lot in substantially the place shown on the site plan; the east (garage) corner shall be not less than 20' from the west side line of Dundee St.; the west corner of the house shall be not less than 9' from the west lot line; the north corner of the house shall be not less than 38' from the north lot line; and the south corner of the house shall be not less than 35' from Highland Drive.			
153	Variance	Approved	309	Westridge	Stanley Spangler	n/a	September 8, 1958	Not in file. Variance to the 30' rear yard requirement by allowing the dwelling house to be placed on the lot in substantially the place shown on the site plan. The closest point on the rear wall of the dwelling house shall be not less than sixty-five feet (65') from the apex of the triangle (intersection of the two side lines).			
152	Variance	Denied	993	Maryland	Howard Kurtz	n/a	September 8, 1958	n/a			
151	Variance	Approved	410	S. Ninth	W.C. Harris	n/a	September 8, 1958	Not in file. Variance to the 25' front yard requirement by allowing a one foot front yard.			
150	Variance	Approved	1408	Anthony	Roy T. Gallemore	n/a	August 25, 1958	Not in file. Variance to the required 60' building line width by allowing the building line width to be 50'.	That sufficient open space be left on one side of the dwelling house for an automobile driveway from the street to the rear of the dwelling house. That the appellant show this action and these conditions in proper form for recording and record the same in the Office of the Boone County Recorder of Deeds.		
149	Variance	Approved	908	Worley	E.M. Huskey	n/a	August 25, 1958	Not in file. Variance to the 6' side yard requirement by allowing a 4.7' side yard on the carport side.			
148	Variance	Approved	603	Ridgeway Avenue	S.L. Acison	n/a	August 25, 1958	Not in file. Variance to the required 7,000 square foot lot size by allowing lot to be 6,500 square feet.			
147	Administrative Meeting	No Action					July 31, 1958	Time of meetings set; set by vote of board			
146	Conditional Use Permit	Approved	2401	W. Broadway	Broadway Christian Church	n/a	August 4, 1958	Not in file. Conditional use permit to allow use of the subject property for a church and directly related buildings.	Church plat shall have minimum frontage on Broadway and width of 350'. Church plat shall have as minimums: 100' S. front yard; 25' west side yard; 30' north rear yard. No church buildings closer than 100' to present E. line of subject property. Above conditions continue only so long as used for church purpose.		
145	Variance	Approved	Part of Tract 11	Russell Subdivision	John F. McGowan	n/a	July 31, 1958	Not in file. Variance to the average front yard requirement by reducing the front yard to 90' measured from east line of Russell Blvd. right of way to closest point of dwelling house including any attached garage (disregarding ordinary projection of sills, belt courses, cornices, chimneys, buttresses, ornamental features, and eaves, not exceeding 2').			
144	Conditional Use Permit	Approved	Part of Lot 1	University Place Addition	Mrs. Remmel H. Hill	n/a	July 31, 1958	Not in file. Conditional use permit to use lot in R-3 District for off-street parking of motor passenger vehicles.			
143	Variance	Denied	415	Hitt Street	E.K. Ganote	n/a	July 2, 1958				
142	Variance	Withdrawn	210	E. Walnut Street	George Spencer	n/a	July 2, 1958				
141	Variance	Approved	1132	Patsy Lane	J.V. Pettit	n/a	June 18, 1958	Not in file. Variance to the required lot size of 5,000 square feet by allowing a 4,500 square foot lot for single family dwelling purposes.	That all existing residential buildings and accessory buildings on premises be removed from the premises.		
140	Conditional Use Permit	Approved	Lot 48	E.C. Moore's Subdivision	Missouri Utilities Company	R.B. Oliver, Jr.	April 30, 1958 May 12, 1958	Not in file. Conditional Use Permit for Missouri Utilities Company to construct, operate and maintain a propane gas peak shaving plant at the proposed location, in accordance with plans and specifications submitted, including the privilege of installing and operating a one hundred horsepower motor as proposed. The construction, maintenance, and operation shall be in accordance with all applicable laws, codes, and regulations now existing, and hereafter lawfully adopted.			
139	Variance	Approved	200	College Avenue	Delta Upsilon	n/a	April 14, 1958	Not in file. Variance to the average front yard setback of 58.3 feet, the 25 foot rear yard requirement, the established side line of 31.8 feet, and parking area by allowing the east front yard on Maryland Avenue to be reduced from 58.3 feet from the old east property line, to 25 feet from the new east property line (the same being 27 feet, more or less, from the old east property line); the south side yard on Rollins be changed from 31.8 feet from the old south property line, to 30 feet from the new south property line (the same being 35 feet from the old south property line); that at least 18 parking spaces shall be provided; there shall be no parking closer than 25 feet to the new south property line; and there shall be no parking closer than 25 feet to the new east property line.			
138	Variance	Approved	508	Price Avenue	H. E. Steninhoff	n/a	March 24, 1958	Not in file. Variance to the required 5,000 square foot lot size, the 25 foot front yard setback requirement, and the 25 foot rear yard requirement, by allowing the lot to be 4,400 square feet; main front wall of house (excluding porch and porch gable) shall be at least 24' but not more than 26' from new Price Avenue east right of way line; porch and front wall of porch gable shall be at least 18' from said right of way line; south side yard shall be at least 6' wide, and north side yard shall be approximately 7'6" wide on lines extended from rear wall of house to side boundaries; and back yard may be substantially triangular in shape, to be not less than 45' from rear wall of house to furthest east point of back yard.	Area variance is as to any single family dwelling. Yard variations are as to existing dwelling house.		

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137	Variance	Approved		Oak Street Project Area	Housing Authority of City of Columbia, Missouri	?	March 13, 1958	Not in file. Said Site and Site Plans (Exhibit F) approved.	The location of the one-story building at the southwest corner of Oak and Worley Streets shall be adjusted to meet the setback requirements of the Zoning Ordinances. Any porches which are added shall meet the requirements of the Zoning Ordinances. The Housing Authority shall dedicate to the City of Columbia for the widening of Oak Street a five-foot strip immediately adjacent to the present west right-of-way line of Oak Street. A chain link fence not less than five feet in height shall be erected along the project boundary lines of the playground area, being the east and west boundaries of the playground area. A maintenance or service building may, at the discretion of the Housing Authority, be placed in the playground area not less than five feet to a boundary line.		
136	Variance	Unknown	303	Ripley Street	Lawrence Bledsoe	?	March 13, 1958	Not in file			
135	Variance	Approved	1802	63 South	W.E. Bailey	L.M. Cleek	March 13, 1958	Not in file. Variance to the 25 foot front property line setback by allowing the front yard to be not less than ten feet.			
134	Administrative Correspondence	No Action									
133	Variance	Approved	1103	Ridge Road	F.M. Daugherty	n/a	February 21, 1958	Variance to the 30 foot rear yard requirement by allowing the building to be 19'2" at the closest point	Extensions of side lines may be as short as 19' to respective west and north lot lines measured from back line of building. Northwest corner of lot cannot be less than 39' from back line of building.		
132	Variance	Approved	46	Crown Point	L.M. Maher	n/a	January 13, 1958	Variance to the rear yard depth requirement for triangular-shaped lots that shall not be less than 30% of depth of lot and shall not be less than 30 feet, by allowing the rear yard to be 19 feet.			
131	Variance	Approved	1410 & 1412	Anthony Street	Vernon Kunzler	n/a	December 20, 1957	Variances to the 60 foot wide tract requirement, off-street parking on front yard, and the 6 foot building side line requirement by allowing the tract to be 52 feet wide, allowing off-street parking on the front yard, and allowing the building to be located 4'6" from the side lines			
130	Variance	Approved	108	S. Ann Street	Smith, N.C.	n/a	November 22, 1957	Variance to the minimum 25 foot front lot line setback by allowing the dwelling to be located 18 feet from the front lot line.			
129	Business license denial	Approved	2211	E. Walnut	Aines Dairy CO. & Henry A. Gmach & wife	Edgar Wayland	April 1, 1957	Permit two or more concurrent, permissable, nonconforming uses of the same or different parts of dairy tract at one time; nonconforming use rights in dairy tract not occupied by building are rights incidental to building and nonconforming use of adjacent land may be made only incidental to the use of building and there may not be any independent nonconforming use of adjacent land; no additional buildings or structures may be built on dairy tract. City Clerk may not issue license to do business on any other part of five acre tract and issue license to do business on one acre outside dairy tract and lying east and north of dairy tract.			
128	Variance	Approved	Lot 8	L.M. Nobles Subdivision	L.M. Nobles	n/a	November 1, 1957	Variance to the zoning ordinance requirement of a minimum ten foot distance from a house to a detached garage by allowing the garage to be located eight feet from the home.			
127	Variance	Approved	1403	Rosemary Lane	Edward Atkins	Donald Pearson	October 18, 1957	Variance to the zoning ordinance requirement of a minimum 60 foot lot width by allowing the lot to be 50 feet wide.			
126	Variance	Approved	404	Ripley	Levy Starnes	n/a	October 18, 1957	Variance to the zoning ordinance requirement of 7,000 square feet for construction of a new dwelling by allowing the lot to be 5,265 square feet.			
125	Variance	Approved	1607	Amelia	Neal Tise	n/a	August 23, 1957	Variance to the zoning ordinance requirement of rear yard restrictions by allowing a carport and open carport, not to exceed ten feet in width; attached to the north side of the garage; the north, east, and west sides of the carport be open other than necessary supports for the roof; and that the storage area west of the garage not extend further north than the north line of the garage; provided that no enclosed area be built north of the present north line of the house.			
124	Variance	Approved	427	N. Garth	W.A. Coleman	n/a	June 11, 1957	Variance to the zoning ordinance requirement of the twenty-five foot front yard setback by allowing a structure to be located less than twenty-five feet from the front property line.			
123	Variance	Approved	301	Hickman Avenue	Virgil Sapp	n/a	April 28, 1957	Variance to the zoning ordinance requirement of an area of 5,000 square feet for a lot by allowing the placement of a home on an area of a lot with 4,520 square feet.			
122	Variance	Approved	12	Leslie Court	Ludwig Balsamo	n/a	March 27, 1957	Variance to the zoning ordinance requirement of the twenty-five foot rear yard setback by allowing a structure to set within eighteen feet of the rear property line.			
121	Variance	No Action Taken Tabled	108	Ripley Street	Edward Baumgartner	n/a	April 1, 1957 March 27, 1957	Variance to the zoning ordinance requirement in a Local Business of a twenty foot setback by allowing the store building to match the present building line at two and one-half feet from the property line.			
120	Variance	Approved	Lot 2 of proposed arrangement of Lot No.'s 33, 34, 35, 36, 37 and 38	Doresey's Revised Subdivision	Leonard Greenspan	n/a	March 8, 1957	Variance to the zoning ordinance requirement of the twenty-five foot rear yard setback by allowing a structure to set within eighteen feet of the rear property line.			
119	Variance	Approved	1702	Bear Creek Drive	Bob Akin	n/a	March 8, 1957	Variance to the zoning ordinance requirement of the thirty foot rear yard setback by allowing a structure to set within twenty-four feet of the rear property line.			
118	Variance	Approved	2008	Bear Creek Drive	Paul R. Henson	n/a	March 8, 1957	Variance to the zoning ordinance requirement of the thirty foot rear yard setback by allowing a structure to set within nineteen feet of the rear property line.			
117	Variance	Approved	303	Hardin Street	Russell Chambers	n/a	March 8, 1957	Variance to the zoning ordinance requirement for a five foot rear yard setback by allowing the addition of a playhouse/storage building to set within three feet or the rear property line			
116	Variance	Approved	511	Rollins Street	Pi Beta Phi Club and Ethel R. Estes, President of Corporation	n/a	March 8, 1957	Variance to the zoning ordinance requirement of a twenty-five foot rear yard setback by allowing the addition to the building to encroach within nineteen feet and six inches of the rear property line.			

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115	Variance	Denied Building Permit	Lot No. 4	Eastwood Hills Subdivision	Eastwood Hills Homeowners Association	Fred Lambert	January 21, 1957 January 16, 1957 January 4, 1957	An appeal for revocation of building permit for apartment building. The applicant wanted to dismiss the case until after the final disposition in the Circuit Court. The BOA stated they had the right to hear the case and the Circuit Court was aware the date and time of the hearing was before the Circuit Court's disposition. There were 61 Findings of Fact by the City-- Please see film		Case No. 42897 with the Circuit Court of Boone County allowing a temporary injunction	
114	Variance	Approved	Lot Line No.'s 12, 13, 14 and 18	Hildelle Village Subdivision	Foundations Incorporated	Edgar Wayland	January 4, 1957	Variance to the zoning requirement of thirty feet to the rear yard setback by allowing Lot No. 12 a setback of twenty-six feet, Lot No. 13 a setback of fifteen feet, Lot No. 14 a setback of twenty-two feet, Lot No. 18 a setback of fifteen feet.			
113	Variance	Approved	1006	Ridge Road	John A. Epple, Jr.	n/a	January 4, 1957	Variance to the zoning requirements for a thirty foot rear yard setback by allowing a distance of seventeen feet and four inches from the property line.	Motion was passed per the sketch as shown on plat dated December 20, 1956.		
112	Variance	Approved	405	Ripley Street	Katherine Mason	n/a	November 27, 1956	Variance to the zoning requirements to the rear and side yard setbacks by allowing the carport to encroach within three feet of the property line.	At least three feet clearance between the car-port and the south property line		
111	Variance	Approved	6	West Ash Street	Ruth Doby Wiggins	n/a	November 27, 1956	Variance to the zoning requirements to the 5,000 square feet of the lot area by allowing the structure on a lot area of 4,275 square feet with 725 feet less than required.			
110	Variance	Approved	Lot No. 83	Conley and Perkins Subdivision	Grover Buckner	n/a	November 2, 1956 September 17, 1956	Variance to the zoning ordinance requirement of 5,000 square feet of lot area by allowing the structure on a lot area of 3,332 square feet.			
109	Variance	Denied	1611	Bass Avenue	Mrs. Ruby Middleton	Richard McDonnell	November 2, 1956	Variance to the zoning ordince requirement of 10,000 square feet of a lot area by allowing a two family dwelling in District "A" on an area of 8,281 square feet.			
108	Variance	Denied	418	South Garth	J. Francis Westhoff	n/a	November 2, 1956	Variance to the zoning ordince requirement of 10,000 square feet of a lot area by allowing a two family dwelling in First Dwelling District on an area of 9,000 square feet.			
107	Variance	Approved	Lot No. 11	McNab Subdivision	Adrian Pauw	n/a	September 17, 1956	Variance to the setback requirements of thirty-five feet by allowing the dwelling to encroach into the required front yard within twenty-five feet of the property line.			
106	Variance	Approved	Lot No. 11	Miller's Rearrangement	C. K. Odor	n/a	September 17, 1956	Variance to the zoning ordinance requirements for the front and back yard setbacks by allowing a dwelling house upon said lot, providing that the front line of said house is set back at least seventeen feet six inches from University Avenue, and providing further that the corner of the garage is set back at least twenty-five feet and four inches from the alleyway running along the north side of said property.			
105	Variance	Approved	Lot No. 83	Conley and Perkins Subdivision	Grover Buckner	n/a	November 2, 1956 September 17, 1956	Variance to the zoning ordinance requirement of 5,000 square feet of lot area by allowing the structure on a lot area of 3,332 square feet.			
104	Variance	Approved	11	McNab Drive	Robert Detchemendy	n/a	August 2, 1956	That the provisions of the City Zoning Ordinance relating to the setbacks required for a residence on Lot Number Ten in McNab Subdivision, Columiba, MO, be waived so as to permit the residence to face the street with a setback of twenty-five feet from McNab Drive, and that the order of the Director of Public Works refusing to issue a building permit be, and it is, hereby cancelled, rescinded and revoked.			
103	Variance	Approved	1019	Again Street	Gene Perry	n/a	August 2, 1956	Variance to the zoning ordinance requirement to the side yard setback of five feet by allowing the structure to encroach into the required side yard within four feet three inches of the northwest corner of the property line.			
102	Variance	No Action Taken Tabled	Lot No.'s 13 and 15	University Addition	Paul Taff	Edgar Wayland of Alexander, Welliver and Wayland	Tabled July 13, 1956	Variance to the zoning ordinance requirements to the rear yard setback of twenty-five feet and the permitted per unit of twelve families on 1,000 square feet of lot area per unit, for a five foot rear yard setback and sixteen families on 1,540 square feet, by allowing a sixteen unit structure with a three foot rear setback.			Located with microfilm for Case 101
101	Variance	Approved	705	North Garth Avenue (Crane's Subdivision)	Fred A. Brady and the Columbia Labor Temple	n/a	July 13, 1956	Variance to the zoning ordinances requiring a street line (front) setback of twenty feet and a floor area no more than 2,000 feet, for a front setback of ten feet and a floor area of 3,526, by allowing the building in line with the adjacent building of ten feet from the front property line with the provision that they provide adequate off street parking.	If something should happen, Mr. Brady, that you would lose title to the property on the north, then you would have to provide parking elsewhere.		
100	Variance	Approved	100	Stewart Road	William D. Powell	Robert Smith	June 22, 1956	Approval of the plat as presented (Variance to the 30 foot rear yard setback requirement by allowing the building to encroach within 15 feet of the property line? I think this was approved in the above case and this case just approved the plat)	No structure will be closer than fifteen feet to the back line		
99	Variance	Approved	100	Stewart Road	Sigma Alpha Epsilon Fraternity	Hall Trice	June 22, 1956	Variance to the zoning ordinance requiring a 25 foot rear yard setback plus the 30 foot existing easement by allowing the addition to encroach within 16 feet of the rear yard setback.			
98	Variance	No Action Taken Tabled	Tract 1 of the subdivisoin of Lot no. 30	Sunset Hill Subdivision	George F. Koenig	n/a	May 14, 1956 May 2, 1956	Variance to the zoning ordinance requiring an established front yard setback of 33 feet by allowing the residence to encroach into the required front yard setback within 25 feet.			Located with microfilm for Case 95
97	Variance	Approved	804	West Rollins Road	Mrs. John S. Bedford	n/a	May 2, 1956	Variance to the zoning ordinance requiring an established front yard setback of 40 feet by allowing the dwelling to encroach into the required front yard setback within 36 feet.			
96	Unknown	Unknown						**It appears case numbering is off			
95	Variance	Approved	303	Wilkes Boulevard	D. W. Fox	n/a	May 2, 1956	Variance to the zoning ordinance requiring a rear yard setback of 30 feet by allowing the construction of the addition to the dwelling to encroach within 6 feet of the required rear yard.			
94	Variance	Approved		Southeast corner of intersection of Rollins Road and Crestland Avenue	Tom McHarg and Mary McHarg	George Miller	March 30, 1956	Variance to the zoning ordinance requiring side yard setbacks by allowing the structure to encroach into the required side yards with the corner of the home 25 feet from Crestland and the corner of the gargage 25 feet from the Rollins Street corner.			
93	Unknown	Unknown						**It appears case numbering is off			

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92	Variance	Approved	208	South Williams	Hartley Richardson	n/a	November 25, 1955	The provisions of the City zoning ordinance relating to the requirement of at least 10,000 square feet for a two family dwelling lcoated in the First Dwelling District, be waived so as to permit the owner of said property, hereinbefore described, to construct an addition onto the existing house known as 208 South Williams Street, Columbia, Missouri, converting said house from a one family dwelling into a two family dwelling on these premises having only 9,450 square feet, and that this waiver shall apply only to the said premises known as 208 South Williams Street, Columbia, Missouri...			
91	Variance	Approved	1006	Madison Street	W. A. Debo	n/a	September 30, 1955	That the provisions of the city zoning ordinance relating ot the side yard depth reired for a one family dwelling on Lot No. 33 of Atkins Subdivision to the City of Columbia, Missouri, known as 1006 Maison Street, be waived so that a four foot side yard depth be permitted to the house presently erected on said lot,...			
90	Variance	Denied	Lot No.'s 10-11 in the Hamilton Addition	Perkings Subdivision of Price's Addition	C. H. Wolff	n/a	November 25, 1955 September 9, 1955	Variances to the zoning ordinance for the additon of 4 rooms and the erection of a 32 room building with less than the required 1,000 square foot per unit in an apartment district and less than the required rear yard setback.			
89	Variance	Approved	Lot No. 20, Block No. 2	Hunthill Subdivision	Virginia C. Heisler	n/a	September 9, 1955	That the provisions of the City zoning ordinance relating to the front and rear yard depth for a dwelling on a part of Lot 20, Block 2, in Hunthill Subdivision, described as...be waived so as to permit a front yard of 18.5 feet and a rear yard of 23 feet, ...			
88	Variance	Approved	Lot No. 6	Sunset Hill Addition	Mr. Harry Huff	n/a	May 23, 1955	Variance to the zoning ordinances required side yard setback of 50 percent of the front yard (46' front yard with fifty percent being 23 feet) by allowing the builing to encroach into the required side yard on Crestland Avenue within 15 feet of the property line.			
87	Variance	Approved	628	South Glenwood	Dr. Thomas D. Luckey	n/a	May 23, 1955	...modification of restrictions applicable to the front yard depth required for a dwelling at 628 Glenwood, which modification will permit a front yard depth or set back of 18 feet in the case of a dwelling to be erected on Lots 20 and 21 of Quarry Heights Subdivision to the City of Columiba, Missouri, that the provisions of the zoning ordinance be waived...			
86	Variance	Approved	415	Hitt Street	E. K. Ganote	n/a	May 6, 1955	The provisions of the City zoning ordinances relating to the rear and side yard depth required for a two family dwelling on the lot known as 415 Hitt Street, be waived so as to permit the owner of said property to convert the presently existing frame garage on the northwest corner thereof into a two family dwelling with a rear and side yard depth of approximately one foot each thereon, ...			
85	Variance	Approved		South of Walnut and West of Bicknell Streets	John Henry Glenn	n/a	April 1, 1955	The provisions of the City zoning ordinance relating to the rear yard depth required for a dwelling on the south side of Walnut Street..., be waived so as to permit the owner of said property to sconstruct a dwelling with a rear yard depth of 15 feet thereon, ...			
84	Variance	Approved	404	Anderson Avenue	Ernest F. Forbis and Virginia R. Forbis	Ralph Alexander	December 17, 1954	The provision of the zoning ordinance relating to the side yard width required for a residence on 404 Anderson Avenue, be waived so as to permit the north side of the residence in questin to be 4.2 feet from the north side line...			
83	Variance	Approved	15	Switzler Street	Dennis Cooper	n/a	December 17, 1954	Variance to the zoning ordinance requiring a 30 foot rear yard setback in District B by allowing the building to encroach into the required rear yard within 17 feet of the property line.			
82	Variance	Approved	112	South Ann Street	Eric K Henriksen	n/a	May 25, 1954	The provision of the City zoning ordinance relating ot the front yard depth required for construction of a residence on 112 South Ann Street, be waived so as to permit the owner of said property to construct a residence with a front yard depth of 15 feet thereon...			
81	Variance	Approved	115	Pershing Road	John F. Heisler	n/a	May 25, 1954	The provisions of the City zoning ordinance relating to the rear yard depth required of 30 feet or 30 percent of the depth of the yard, for construction of a residence at 115 Pershing Road be waived so as to permit the owner of said property to construct a residence with a rear yard depth of 20 feet thereon...			
80	Variance	Approved	103	Jewell Avenue	Jim Carl Smith	n/a	March 29, 1954	Variance to the zoning ordinance rear yard set back requiremetn by allowing the building to encroach into the rear yard setback.			
79	Variance	Approved	701	Missouri Avenue	Mr. Lee Hillis	n/a	March 11, 1954 March 5, 1954	That the provisions of th ecity zoning ordinance relating to lot area required for construction of apartments at 701 Missouri Avenue be waived so as to permit th eowner of said property to remodel the top floor of the existing building thereon into two apartment units and that the Director of Public Works be authorized to issue a building permit for such remodeling.			
78	Variance	Approved	North 57 1/2 feet of Lot No. 6 AND Lot No.'s 29 and 32	J. A. Stewart's Subdivision AND Garth's Subdivision	W. J. Shores and Joe Nowlin	n/a	November 30,1953	That the provisions of the City zoning ordinance relating to the depth of the rear yard required for construction of a single family dwellin on the North 57 1/2 feet of Lto 6 of J. A. Stewart's Subdivision of Lots 29 and 32 in Garth's Subdivision to the City of Columbia, Missouri, be waived so as to permit the owner of said property to construct a single family dwelling iwth the rear yard depth of 22.4 feet thereon, and that the Director of Public Works be, and he is hereby, authorized to issue a building permit for such construction.			
77	Variance	Approved	701	Missouri Avenue	Mr. Lee Hillis	n/a	October 16, 1953	That the provision of the city zoning ordinance relating to lot area required for construction of apartments on said lot be waived and modified to permit the owner of said property to convert the first two floors of the existing building into five apartment units.			
76	Variance	Approved	804	Hitt Street	J. E. Blackmore	n/a	June 5, 1953	That the provision of the city zoning ordinance relating to width of side lots be waived and modified to permit the owner of the above described property to extend the dwelling thereon to within three feet of the south lot line of said property.			At the June 5, 1953 BOA meeting, they began completing certificates of decision but are not found in every case
75	Variance	Approved		Second and Cherry Streets	C. B. Boutwell	n/a	February 17, 1953 February 12, 1953	Variance to the zoning ordinance requirement of twenty-five feet for the front yard setback by allowing the erection of apartment buildings to encroach within one foot of the front property line.			

<div>BOARD OF ADJUSTMENT CASE FILES WITH DESCRIPTIONS</div> <div>(August 1935 to March 2018)</div>											
CASE NO.	TYPE OF APPEAL	FINAL ACTION	PROPERTY ADDRESS		PROPERTY OWNER	ATTORNEY	MEETING DATES	CERTIFICATE OF DECISION	SUBJECT TO CONDITIONS:	APPEAL FILED WITH THE BOONE COUNTY CIRCUIT COURT	NOTE
73	Variance	Approved	1106	Paquin Street	Williard DeHaven	n/a	October 14, 1952	Variance to the zoning ordinance requirement of 1,000 square feet lot area per family by allowing the addition of rooms on the first and third floors of less area (variance for 1,700 square feet) than required by increasing the number of apartments from four to six.			
73	Variance	Approved	508	Mikel	Glen Whitesides	n/a	October 14, 1952	Variance to the zoning ordinance requirement of a minimum of 30 feet for the rear yard setback by allowing the erection of an addition to encroach within fourteen feet of the rear property line.			
72	Variance	Approved	413	Price Avenue	Marvin E. Fawks	n/a	May 22, 1952	Variance to the zoning ordinance requirement for a five foot side yard setback by allowing the enlargement and replacement of a building to encroach within two feet and two inches of the required side yard.			
71	Variance	Approved		Southwest corner of intersection of Jefferson Street and Forest Avenue	Vance Smith	n/a	May 22, 1952 February 28, 1952	Variance to the zoning ordinance requiring a twelve foot side yard setback by allowing the erection of an additon within seven feet of the side yard property line.			
70	Variance	Approved	Lots No.'s 22 and 23	Gentry Place	Stanley L. Backus	n/a	February 28, 1952	Variance to the zoning ordinance requirement to the area of a lot for a two family dwelling by allowing the erection of a two unit dwelling on less square footage than required.			
69	Variance	Approved	605	Mt. Vernon Street	W. E. Parkhurst	n/a	September 20, 1951	Variance to the zoning ordinance to the side yard setback requirement of five feet by allowing the erection of an attached garage to encroach into the required side yard with 2 feet 2 inches of the property line.	September 20, 1951 - Administrative Hearing - By motion of the Board the following was passed: ...proper transcripts of the proceedings and the order be prepared by the secretary and be executed by the chairman of this board and properly acknowledged by him, and that the City Engineer's office record the copy of the transcript in the office of the Recorder of Deeds of Boone County, and that the cost of the proceedings, including publication of notice, the payment of stenographic fees and the cost sof recording the instrument be deducted from the deposit, and that the balance, if any, be paid over to the applicant, and that if the amount on deposit is not sufficient to pay the entire cost of the proceedings, including the recording fee, that the additional cost be collected by the City Clerk from the applicant, and that the City Engineer's office not issue the permit until the entire costs, including the cost of		
68	Administrative Hearing	n/a					September 20, 1951	By motion of the Board the following was passed: ...proper transcripts of the proceedings and the order be prepared by the secretary and be executed by the chairman of this board and properly acknowledged by him, and that the City Engineer's office record the copy of the transcript in the office of the Recorder of Deeds of Boone County, and that the cost of the proceedings, including publication of notice, the payment of stenographic fees and the cost sof recording the instrument be deducted from the deposit, and that the balance, if any, be paid over to the applicant, and that if the amount on deposit is not sufficient to pay the entire cost of the proceedings, including the recording fee, that the additional cost be collected by the City Clerk from the applicant, and that the City Engineer's office not issue the permit until the entire costs, including the cost of recording the instrument, has been paid. (see Case#68, pg 2)			
67	Variance	Approved	Lot No.'s 17-18	Morningside Addition	Jack R. Kreigh	n/a	August 13, 1951	Variance to the zoning ordinance requiring a rear yard setback by allowing the building to encroach into the rear yard setback.			
66	Variance	Approved	Part of Lot 1, block 2	Hunthill Subdivision	V. A. Phillipe	n/a	May 24, 1951	Variance to the zoning ordinance which requires a lot area of 5,000 square feet for a dwelling by allowing the erection of a single family dwelling on less area than required.			
65	Variance	Approved	Lot No.'s 22-23	Gentry Place Addition	John N. Fellows	n/a	May 24, 1951	Variance to the zoning ordinance which requires a lot area of 5,000 square feet for a dwelling by allowing the erection of a single family dwelling on less area than required.			
64	Variance	Approved	105 and 107	Aldeah	Birch Hunt and W. E. McClain, Jr.	David Bear	November 21, 1950	Variance to the zoning ordinance requiring a five foot side yard setback by allowing the erection of a double garage to set on two separate lots across the lot line dividing the lots.			An easement had been recorded at the Boone County Recorder's office giving each party the right of use
63	Variance	Approved	1508	Bass Avenue	Hal Swenson	Chauncey Fay	September 27, 1950 September 19, 1950	Varaince to the zoning ordinance in the First Dwelling District which requires and area of 10,000 square feet for two dwelling units by allowing the erection of an addition to the dwelling with less than the required lot area (8,640) requiring a variance for 1,360 square feet.	Permit is granted in accordance with the ammended application and amended plan on file.		
62	Variance	Approved	1101	University Avenue	The Missouri Baptist Association	Stephen C. Kenney, Architect	September 19, 1950	Variance to the zoning ordinance requiring a 25 foot front yard setback by allowing construction of a student center building to encroach 1.5 feet into the required front yard. (23.5 feet from the street)			
61	Variance	Approved	Lot No.'s 13-14	Revision of Morningside Subdivision	John Winkelman	n/a	August 8, 1950	Variance to the zoning ordinane requiring a 25 foot front yard setback by allowing construction of a new residence to encroach into the required front yard.			
60	Variance	Approved	Lot No. 29	Westmount Addition	William A. Albrecht	?	?	Variance to the zoning ordinance requiring a 5 foot side yard setback by allowing the northeast corner of the garage to be erected 18 inches from the property line.			No information on the film from the Board regarding minutes of the meeting
59	Variance	Denied	Lot B	Cole and Ingles Subdivision	Vernon Kunzler	n/a	May 11, 1950	Variance to the zoning ordinance in the First Dwelling District for the required area of 10,000 square feet allowing a building to be constructed on an area of 5,750 square feet for a variance of 4,250 square feet.			
58	Variance	Approved	Lot No.'s 20-21	Crouche's Addition	Rev. S. C. Doby	n/a	May 19, 1948	Variance to the zoning ordinance in District C requiring an area of 5,000 square feet for a single family dwelling or 2,500 square feet per dwelling by allowing a variance for 1,642 square feet to the dwelling area.			
57	Variance	Approved	Lot No. 94	Tenth and Locust Streets	Christina Burnham	n/a	August 16, 1947	Variance to the zoning ordinances in District F requiring a side yard of 5 feet and a rear yard of 15 feet by allowing a two family dwelling to encroach 3 feet into the side yard setback and also encroach 10 feet into the rear yard setback. (Rear yard with in 5 ft and side yard within 2 ft)			
56	Variance	Approved	211	Anderson Avenue	Robert S. Daniel	?	August 14, 1946	Variance to the zoning ordinance area requirement of 5,000 square feet per family dwelling to allow the construction of a rental apartment in the basement of a residential home.			No information on the film from the Board regarding minutes of the meeting

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55	Variance	Approved	307	West Broadway	Edward Atkins	n/a	July 15, 1946	Variance to the zoning ordinance by allowing less than the required 5,000 square feet for a dwelling unit.			By motion, the Board approved a new procedure that the transcript of the record involving the granting of any request by this Board be prepared and signed by the Chairman of the Board, and the Building Inspector of the City of Columbia be directed to record such transcript in the office of the Recorder of Deeds in Boone County, Missouri, and the cost be deducted from the deposit of the applicant at the time the petition is filed. (see Case#55, pg 5)
54	Variance	Approved		Corner of Walnut and Second Street	Ethel Kelly	n/a	November 29, 1945	Variance to the zoning ordinances for the required area of a lot by allowing a home to be built on a lot with less than the required 5,000 square feet.			
53	Special Use	Approved	Lot No.'s 3, 30 and 31 in Barkwell's Addition	North side of Highway 40 near Seventh Street	Porter Toalson of Toalson Truck Servicecs and Ned Gibbs, property owner	n/a	February 26, 1944	Special permission given by the Board of Adjustment for a "Special Class" to allow the operation of stock yards for loading and shipping purposes in the City of Columbia.			
52	Variance	Approved	Lot No.'s 1211, 1214 and 1216	Walnut Street	Stephens College	Frank W. Dearing, Comptroller	May 22, 1944	Variance to the zoning ordinance requiring a 25 foot setback from the the alley by allowing the building to encroach with 6 feet of the alley from the rear of the building in regard to the building on 1211 Walnut. Varinace to the side yard setback requirements by allowing the construction of a veranda to connect the two buildings on 1214 and 1216 Walnut Street.			The War Production Board in Washington, D. C. and St. Louis, MO would not allow the college to build new buildings to increase the size of the college and this was the alternative plan to help with their space needs.
51	Variance	Approved	311	C. C. Avenue	Charles Morris and Dr. Walter Sparks	?	June 11, 1943	Variance for.....by allowing the erection of a garage on the property line.			There is only a letter from a Board member disagreeing with a decsion by the Buidling Inspector and a signed statement by the Board to allow this variance. No other information is on the film.
50	Variance	Approved	West 70 feet of Lot No. 312	Second and Ash Streets	Board of Home Missions and Church Extention Methodist Church	H. C. Mecklenberg	January 22, 1941	Variance to the zoning ordinance in District C requiring a front andd side yard setback of fifteen and twenty-five feet allowing the erection of a church with twelve and one-half feet off of the Ash Street property line and twelve and one-half feet off of the Second Street property line.			
49	Variance	Approved	Lot No. 10	in the R. B. Price Subdivision	Mrs. Nellie McKenzie	n/a	January 22, 1941 December 3, 1940	Variance to the zoning ordinance in District B requiring an area of 5,000 square feet by allowing the area for a one family dwelling with less than the required feet. (square footage is 4,421.25 sq ft requiring a variance of 578.75 sq ft)			Decision located with microfilm for Case 48
48	Variance	Approved	924	West Broadway	Moy W. Conley	n/a	December 3, 1940	Variance to the side yard setback requirement by allowing the addition and porch to encroach into the required side yard.			
47	Variance	Approved	721	Missouri Avenue	W. R. Carter	n/a	June 5, 1940	Variance to the zoning ordinance in District C requiring a rear yard setback of 20 feet by allowing the addition to encroach 5.5 feet into the required rear yard. (actual rear yard depth of 14.5 feet)			
46	Variance	Approved	East one-third of Lot No.'s 113, 114 and 115 except the north 17 feet in	Westwood Addition	Raymond E. Peck	n/a	May 21, 1940	Variance to the zoning ordinance in District A requiring a side yard for a corner lot of not less than 50 percent of established front yard line (64 feet 6 inches) by allowing the construction of a new residence to be placed within 20 feet of the east property line on Glenwood Avenue.			
45	Variance	Approved	Lot No. 1 in R. B. Price's Subdivision	near the corner of Price Avenue and Windsor	Stephens College	n/a	April 10, 1940	Variance to the zoning ordinance in District B requiring buildings on this street not be erected closer to the front property line than the nearest building already in place by allowing the dormatory to be constructed as near to the east line of Price Avenue as twelve feet six inches from the property line.			
44	Variance	Approved	407	Christian College Avenue	R. O. Willett	n/a	April 30, 1940	Variance to the zoning ordinance in District C which does not permit the erection of an accessory building for living purposes unless the same is occupied only by servants employed on the premises and not rented as a separate domicile or dwelling by allowing the construction of a garage and living quarters above the garage.			
43	Variance	Approved	Lot No. 32	in Westmount Addition	Dr. John Rufi	n/a	October 27, 1939	Variance to the side yard requirement by allowing the building to encroach 30 feet into the side yard on the Lathrop Road side of the property.			Located with microfilm for Case 41
42	Variance	Denied	Lot No. 4	in J. C. Conley's Addition	W. H. Vandeventer	n/a	October 27, 1939	Variance to the zoning ordinance in District C to allow for a third dwelling for rental purposes on the same lot; see also Case #41.			Located with microfilm for Case 41
41	Variance	Approved	Lot No.'s 10 and 12	Hubel Place	Frank Ballenger	n/a	October 27, 1939	Variance of to the area of a lot requiring 2,500 square feet per family by allowing a two family dwelling on Lot 10 and 12 with less than the required footage of 5,000 square feet per lot. (Area of each lot is 3,690 for a required variance of 1,310 square feet for each lot)			
40	Variance	Approved		Southeast corner of Broadway Street and	Shell Petroleum Company	n/a	August 2, 1939	Variance to the rear yard (east) setback requirement by allowing the filling station open space to encroach 10 feet into the rear yard setback.			
39	Variance	Denied	Lot No. 13, Edgewood Place Addition	located on East Walnut	W. H. Vogt	n/a	August 2, 1939 July 21, 1939	n/a			Part of case located with microfilm for Case 40
38	Variance	Denied		Northeast corner of Dorsey Street and Bass Avenue	J. Scott Henry	n/a	June 16, 1939	n/a			

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37	Variance	Approved	Lot No.'s 10-11 in the Hamilton Addition	Hamilton Way	Mary Willis	n/a	May 29, 1939	Variance to the zoning ordinance in District C by allowing the erection of a dwelling on an area of less than 5,000 square feet requiring an area variance of 426 square feet for each lot.			
36	Variance	Denied	Lot No. 5 in Dysart's Addition	Forest Street	Joe F. Bishop	n/a	February 28, 1939	n/a			
35	Variance	Approved	Part of Lot No. 47	in Garth's Addition	Rev. S. C. Doby	n/a	January 20, 1939	Variance of 626 square feet to the lot area to allow a two family dwelling on a lot with less than 5,000 square feet as required by the zoning ordinance.			
34	Variance	Denied	West 65 feet of Lot No. 5 in Dysart's Addition	Forrest Avenue	Joe Bishop	n/a	January 16, 1939 January 13, 1939	n/a			
33	Variance	Approved	West part of Lot No. A in Cole and Ingles' Subdivision	near the intersection of Williams Street and Bass Avenue	R. M. Bandy	n/a	September 23, 1938	Variance of 1,600 square feet to the lot size in District A by allowing the erection of a dwelling on an area of less than 5,000 square feet. (lot size is 3,400 sq. ft.)			
32	Variance	Approved	Lots 53 - 55	In Ingleside Addition located on Moss Avenue between University Avnue and Rollins Street	Lamar Johnson	n/a	September 16, 1938 August 16, 1938	Variance in District A allowing a building on Lot No. 55 to be closer than 25 feet to the property line.	The variance only applies to Lot No. 55.		
31	Variance	Approved	Southeast part of Lot No. 28 of Stephens' second additoin	Bounded on the west by Price Avenue and on the south by Broadway	Stephens College	Lakenan M. Price	May 20, 1938	Variance allowing a building to be erected as near to the east line of Price Avenue as seven feet from the property line and as near to the north line of Broadway Street as ten feet from the property line in District C.			
30	Variance	Approved	Southeast portion of Lot No. 1 of R. B. Price's Subdivision of Stephens' Addition	Lot is bounded on the north by Windsor Street, on the east by Melbourne Street, on the south by Walnut Street, and on the west by Price Avenue	Stephens College	Lakenan M. Price	April 13, 1938	Variance allowing a building to be erected as near to the west line of Melbourne Street as five feet.			
29	Conditional Use Permit	Approved		150 feet on Broadway x 217 1/2 feet on West Boulevard	Mrs. Caroline Kehr	n/a	March 18, 1938	Amend the zoning ordinance to permit local businesses to be conducted on the north and south side of Broadway Street and east of West Boulevard for a distance of one hundred feet in each direction and rezone the area to Zone A.			Part of case located with microfilm for Case 28
28	Variance	Approved	Lots 8 and 11-20	In Gentry Place on Gentry Avenue	John N. Fellows	William H. Becker	March 18, 1938	Variance to the zoning ordinance in District C to allow less than the required 5,000 square feet area requirement for a single family dwelling.			
27	Variance	Approved	Part of Lot No. 1 in Fellow's Subdivision	The corner of Conley and Missouri Avenues	Lee and Lillian B. Hillis	Ralph Alexander	August 25, 1938	Variance to the zoning ordinance in District C to allow the extension of a building to the west line of Missouri Avenue.			
26	Variance	Approved	Lot No. 36	Westmount Addition	R. W. Selvidge	n/a	June 15, 1937	Variance to the front yard setback to allow the construction of a garage.			
25	Report of the Zoning Conference in Chicago, Illinois	n/a					December 13, 1937 December 14, 1937				
24	Variance	Approved	North 126.12 feet of Lot No. 37	Guitar's addition, near the corner of Fifth and Rogers Streets	Ross Baumgartner	n/a	April 30, 1937	Variance to the area of a lot in District C to allow the erection of more than one building on a lot.	The front line be kept in a uniform distance with the three buildings - dwellings already facing the front line.		Located with microfilm for Case 23
23	Conditional Use Permit	Approved		Near the corner of Hitt and Paquin (Sampson Apartments)	Mrs. Gene George and the Columbia Insurance and Rental Agency	n/a	April 30, 1937	Conditional Use Permit to install and operate a beauty parlor in the basement of the Sampson Apartments.			The Board did not take a vote but agreed the Clerk should advise applicants to have their decisions by the BOA recorded. (see Case#23, pg 13)
22	Variance	Approved		West side of Kuhlman Court	O. C. Northrop	n/a	April 16, 1937	Variances to the front and back yard setback requirements in District C.			Located with microfilm for Case 21
21	Variance	Approved	East half of Lot No. 25 in Dysart's Addition	n/a	Fannie Victor and Fred Mayfield	n/a	April 16, 1937	Variance to the zoning ordinance in District C to allow the erection of a second dwelling (small cottage) on a lot with an existing dwelling.			
20	Variance	Denied	West 25 feet of Lot No. 25, east 25 feet of Lot No. 23 in Bouchelle's Addition	Ross Street	Mrs. Greenspon	J. J. Minor	December 1, 1937	n/a			
19	Variance	Approved	Part of Eleven Acre Out Lot No. 19	Fourth Street and Conley Avenue	Mrs. Mildred Brown	n/a	November 12, 1937	Variance to the zoning ordinance in District C to allow the erection of a dwelling closer to the proprety line than the nearest building already in place.	Building erection per the blue print submitted with this request.		
18	Variance	Withdrawn		Corner of Eighth and Elm Streets (Old YMCA bldg)	Rudolph H. Horvath	n/a	October 27, 1937	n/a			
18	Variance	Denied		West part of Lot No. A in Cole and Ingles' Subdivision near the intersection of Williams Street and Bass	R. M. Bandy	n/a	October 27, 1937	n/a			Located with microfilm for Case 18
17	Waiver	Withdrawn		Corner of 8th and Elm Old Town	Y.M.C.A.	Rudolph Howath	October 27, 1937	n/a			
16	Variance	Approved	12	College Avenue	Stephens College	n/a	September 8, 1937	Variance to the area of the zoning ordinance to allow for two buildings on less than the required 10,000 square feet requiring a variance of 1,800 feet. (The lot is only 8,200 feet)			Will house a carpenter shop for 1-2 years and than will be moved and house a labortory for the Consumers Research Department.
15	Variance	Denied		North of Lot No. 21 in Stephens Subdivision of Lot 23 of Stephens Addition	E. G. Garrett	n/a	September 8, 1937	n/a			Located with microfilm for Case 13

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14	Variance	No Action Taken Tabled		Northeast corner of Hinkson Avenue and U.S. Highway 63	Virginia Dyas McAlester	n/a	September 8, 1937	n/a			Located with microfilm for Case 13
13	Variance	No Action Taken Tabled	Lot No. 1 of Writght and Conley's Subdivision	Vacinity of Paris Road and Mt. Vernon Avenue	W. W. Payne	n/a	September 8, 1937	n/a			
12	Conditional Use Permit	Approved	Old Town Lot No. 369	Southwest corner of the intersection of Park Avenue and Fifth Street	C. D. Miller	William H. Becker	December 4, 1936	granting permission for a one story building to be used as a motion picture theatre with space of a confectionary manner	For the purpose of erecting and operating a moving picture theatre and confectionary at said location, and for no other purpose whatsoever, provided that this grant be acted upon by the applicant and said building be erected before September 1, 1937.		
11	Variance	Approved		West side of Ninth Street between Park Avenue and Rogers Street	Lakeman M. Price	n/a	October 16, 1936	Lots 2, 3, 4, 5 and 6 of Conley's Subdivision of Lots 7 and 8 of Wilson's Addition be reduced to 3700 feet with a further provision that the nine foot front line be reduced to fourteen feet to conform with the present property line and the eight foot front line be reduced to eighteen to conform with the present Eighth Street established line.			
10	Conditional Use Permit	Denied	111	South Third Street	Abe Boone	n/a	September 18, 1936	n/a			Located with microfilm for Case 9
9	Conditional Use Permit	Denied	Lot No. 1	Hugh M. Hall Subdivision of L. W. Wilson's Addition on the southeast corner of North Eighth and Rogers	L. W. Creasy	n/a	September 18, 1936	n/a			
8	Conditional Use Permit	Denied	SW Corner	Paris Road and Ann Street	K. B. Wilkerson	n/a	July 17, 1936	n/a			
7	Conditional Use Permit	Approved	Lot #333	Corner of Fifth Street and Ash Street	James Estes	n/a	August 7, 1936	The modification of the zoning ordinance to permit the building of a barbeque pit and stand	Come within limitations of the building ordinance and meet the approval of the City Engineer and Board of Adjustment		The Board approved nine procedure guidelines for cases brought before the Board (See Case #7, pg 9)
6	Variance	Approved	Lot 6	Kuhlman Court	W. F. Wulfekammer	n/a	May 19, 1936	granting a permit to build a two family dwelling on Lot 6 in Kuhlman Court with 663 less feet required for a two family dwelling. (Required footage for a two family dwelling was 5,000 square feet)	...in taking this action, does not attempt, in any manner, to save or relieve the applicant from the private restrictions peculiar to this particular tract of ground.		
6	Variance	Approved	Lot #56	Ross Street	J. W. Wharton	n/a	May 19, 1936	permission for a two foot variance to the east side yard			Board agreed to advertise and have the case heard at a future meeting (located with microfilm for Case 6)
5	Variance	Approved	n/a	South side of Highway 40 on Highway 40 between Garth Avenue and Grand	I. F. Heimburger	n/a	October 18, 1935	granting permission to enlarge or remodel the present structure			Located with microfilm for Case 4
4	Conditional Use Permit	Denied	n/a	Vicinity of Koerner's Grocery on the corner of West Broadway and West Boulevard in Sunset Lane	Maher Brothers	n/a	October 25, 1935 October 18, 1935	n/a			
3	Conditional Use Permit	Approved	n/a	South of Highway 40 just east of the Water and Light plant switch on Lot 6 and the west part of Lot 7 in the Moore's addition	J. H. Peak	n/a	October 25, 1935	granting permission to operate and build a public garage	Provided that the same regulations or restrictions are observed that are affective in regard to highway business property as set out in the zoning ordinance, and provided further, that this permission applies only for the erection of a building to be used as a garage and automobile accessory store.		
2	Conditional Use Permit	Approved		Northeast corner of Highway 40 and Indiana Avenue	F. H. Frosch	n/a	October 25, 1935 October 1, 1935 September 21, 1935	granting permission to operate a fruit stand and gasoline filling station	With the understanding that he consent to follow our specifications as a minimum requirement and that we deny him the execption of using car siding.		
1	Conditional Use Permit	Approved		Sampson Apartments, corner of Hitt Street and Paquin Street	M. J. Bryan	n/a	August 17, 1935	granting permission for the operation of a meat and grocery store in the basement portion of the Sampson apartment	Except Sunday, during the hours from seven a.m. to seven p.m., provided that the business may be operated from seven a.m. to ten p.m. on Saturday of each week.		