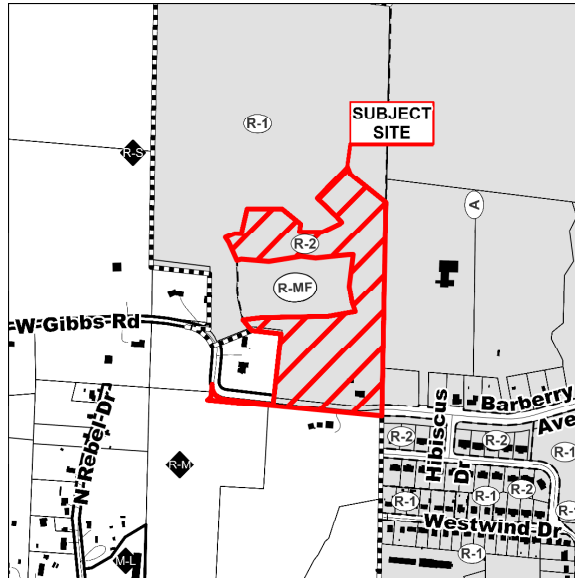


NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing at a meeting of said Board in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m. on Tuesday, the 12th day of March, 2024**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal:

A request of Daniel S. Simon (attorney), on behalf of the Roxie Grant Revocable Trust (owner) and Hemme Construction, LLC (contract purchaser), seeking approval to use cottage development dimensional standards on R-2 (Two-family Dwelling) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board authorize the use of "cottage" optional development standards on the 14.47-acres of property within the Amberton Place subdivision that is zoned R-2 and addressed as 3705 W. Gibbs Road to facilitate the development of 48 homesites with reduced setbacks and lot area as required by Section 29-6.4(j) of the Unified Development Code.



Said real estate being described as follows:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 92.76 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING, S 1°04'40" W, 1189.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 84°36'00"W, 970.75 FEET TO THE SOUTHEAST CORNER OF OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE LINES OF SAID OAK CORNERS SUBDIVISION, N 51°14'55"E, 23.81 FEET; THENCE N 5°43'40"E, 70.99 FEET TO THE WESTERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE LEAVING THE LINES OF SAID OAK CORNERS SUBDIVISION AND WITH THE LINES OF SAID VERA RIDGE SUBDIVISION, 116.90 FEET ALONG A 75.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 6°25'15"E, 395.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 83°34'45"W, 163.51 FEET; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION N 39°39'20"W, 76.79 FEET; THENCE N 83°03'10"E, 100.97 FEET; THENCE N 88°50'55"E, 371.12 FEET; N 79°59'30"E, 153.98 FEET; THENCE N 18°52'00"W, 55.41 FEET; THENCE N 10°12'55"W, 90.25 FEET; THENCE N 7°16'45"E, 176.39 FEET; THENCE S 89°13'35"W, 25.00 FEET; THENCE S 84°15'25"W, 184.07 FEET; THENCE N 83°12'25"W, 80.78 FEET; THENCE S 81°03'45"W, 181.12 FEET; THENCE N 85°18'50"W, 153.64 FEET; THENCE S 74°09'55"W, 25.02 FEET; THENCE N 24°43'00"W, 108.68 FEET; THENCE N 34°01'00"W, 32.99 FEET; THENCE N 67°10'30"E, 57.06 FEET; THENCE S 87°08'10"E, 35.38 FEET; THENCE N 13°03'15"E, 142.79 FEET; THENCE S 89°48'20"E, 195.53 FEET; THENCE S 51°00'20"E, 130.58 FEET; THENCE S 7°55'00"W, 46.52 FEET; THENCE S 89°26'05"E, 124.52 FEET; THENCE N 64°23'05"E, 106.74 FEET; THENCE N 52°03'30"E 17.04 FEET; THENCE N 42°02'55"W, 42.97 FEET; THENCE N 46°09'20"W, 147.33 FEET; THENCE N 43°50'40"E 241.44 FEET; THENCE S 22°02'30"E, 43.51 FEET; THENCE S 51°23'15"E, 250.82 FEET AND CONTAINING 14.47 ACRES.

known as, or located at **3705 W. Gibbs Road**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman