

Office use only  
Case # 005-3024

**NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT**  
**ONE FORM PER VARIANCE REQUEST**  
**\$185.00 Non-Refundable Application Fee**

Submit forms to:  
Board of Adjustment, Attn: Secretary, Board of Adjustment, 801 E Walnut St, Rm 315, Columbia, MO 65201

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri:

07-400-19-00-002-00      TRACT 1 AS SHOWN BY THE SURVEY IN BOOK 4676 PAGE 109  
\*Tax Parcel Number      \*legal description (attach separate form if necessary)  
and known, or to be known as 13555 N. SPORTSMAN'S DRIVE, HALLSVILLE, 65255  
\* street or route      \*City, Zip Code

\*Notice is hereby given that I/we the property owner apply to the Board of Adjustment, Boone County, Missouri for a variance from  Zoning  Subdivision Regulations Section(s) 10A MINIMUM YARD REQUIREMENTS  
(use separate form for each requested variance)

\*Reason for request (attach a separate sheet if needed): WOULD LIKE A BARN TO REMAIN WITHIN THE 50' REAR YARD ZONING BUILDING LINE SETBACK REQUIREMENT.

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph – attach copy)  
WOOD FRAME, STEEL EXTERIOR, STRUCTURE SIZE 45' X 45'

\*Current zoning: A-2      \*Current use of the property: SINGLE FAMILY RESIDENTIAL

Proposed use if different from above: \_\_\_\_\_

Authority to grant said permission is given to the Board of Adjustment by Section 15C, Boone County Zoning Regulations. If the Board of Adjustment grants permission as requested, there will still be substantial compliance with the Zoning Regulations, the spirit of the Zoning Regulations will be observed, public safety and welfare will be secured and substantial justice will be done. I/We request that the Board of Adjustment grant the above described request and that a Certificate of Decision be issued by said Board to that effect.

**I understand that only the variance requested above will be heard by the Board. I also understand that if an additional variance is required it will not be heard before the Board until the variance is advertised and notice has been given to interested parties as required.**

Attached hereto and made part hereof is a list with the names and addresses of all parties in interest, including all property owners within 1,000 feet of the subject property, to the best of my/our belief, and a copy of the current owner's deed to the property.

Enclosed is an application fee of \$185.00. I understand I will be billed for additional fees including mailing, public notice, and recording costs. The above information is true and correct to the best of my knowledge.

John Hegstad      \_\_\_\_\_  
\*Signature of owner(s)      Date  
573-933-5042  
\*Daytime Phone  
DONALD@REAGAN.COM  
Email Address

JOHN HEGSTAD      \_\_\_\_\_  
\*Print Name  
13555 N. SPORTSMAN'S DRIVE  
\*Address  
HALLSVILLE, 65255  
\*City & Zip

**Bill additional fees to (if applicable):**

\_\_\_\_\_  
Name      Phone  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Email Address

I hereby acknowledge receipt of application:  
\_\_\_\_\_  
Secretary, Board of Adjustment      Date

# Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



**ATTENTION!!**  
 DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.



CONSTRUCTED  
SOMETIME BETWEEN 1980  
AND 1994 ACCORDING TO ARIEL PHOTO.

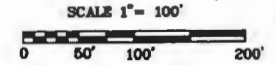




# FAMILY TRANSFER SURVEY

NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 50 NORTH,  
RANGE 12 WEST, BOONE COUNTY, MISSOURI

F	FOUND
S	SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
R	RECORD DIMENSION
M	MEASURED
POB	POINT OF BEGINNING
⊙	SURVEY MARKER
—	FENCE
IP	IRON PIPE
(33-26)	BOOK AND PAGE OF RECORDED DOCUMENT



DATE: APRIL 30, 2024  
SURVEY FOR: DONALD HEGSTAD

THIS SURVEY CONFORMS TO TYPE RURAL ACCURACY STANDARD 2 CSR 90-60.040  
REFERENCE BEARING: GRID NORTH AS PER THE MODOT VRS NETWORK, MAD 1983,  
MISSOURI CENTRAL ZONE.

- NOTES:
- 1.) THIS TRACT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN AS PER THE FEMA FIRM MAP #29019C0160D - DATED: MARCH 17, 2011.
  - 2.) CURRENT TITLE POLICY WAS NOT AVAILABLE FOR REVIEW; OTHER EASEMENTS MAY EXIST.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECTION AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY BRUSH & ASSOCIATES, INC.  
506 NICHOLS STREET SUITE A  
COLUMBIA, MO. 65201  
(573) 442-3110  
PLSC 321

*Kevin M. Schweikert*  
KEVIN M. SCHWEIKERT PLS 2013020068

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS  
DAY OF May, 2024.  
*Rebecca Schweikert*  
REBECCA SCHWEIKERT NOTARY PUBLIC  
MY COMMISSION EXPIRES: JANUARY 4, 2027



## FAMILY TRANSFER SURVEY

PLOT DATE: MAY 7, 2024

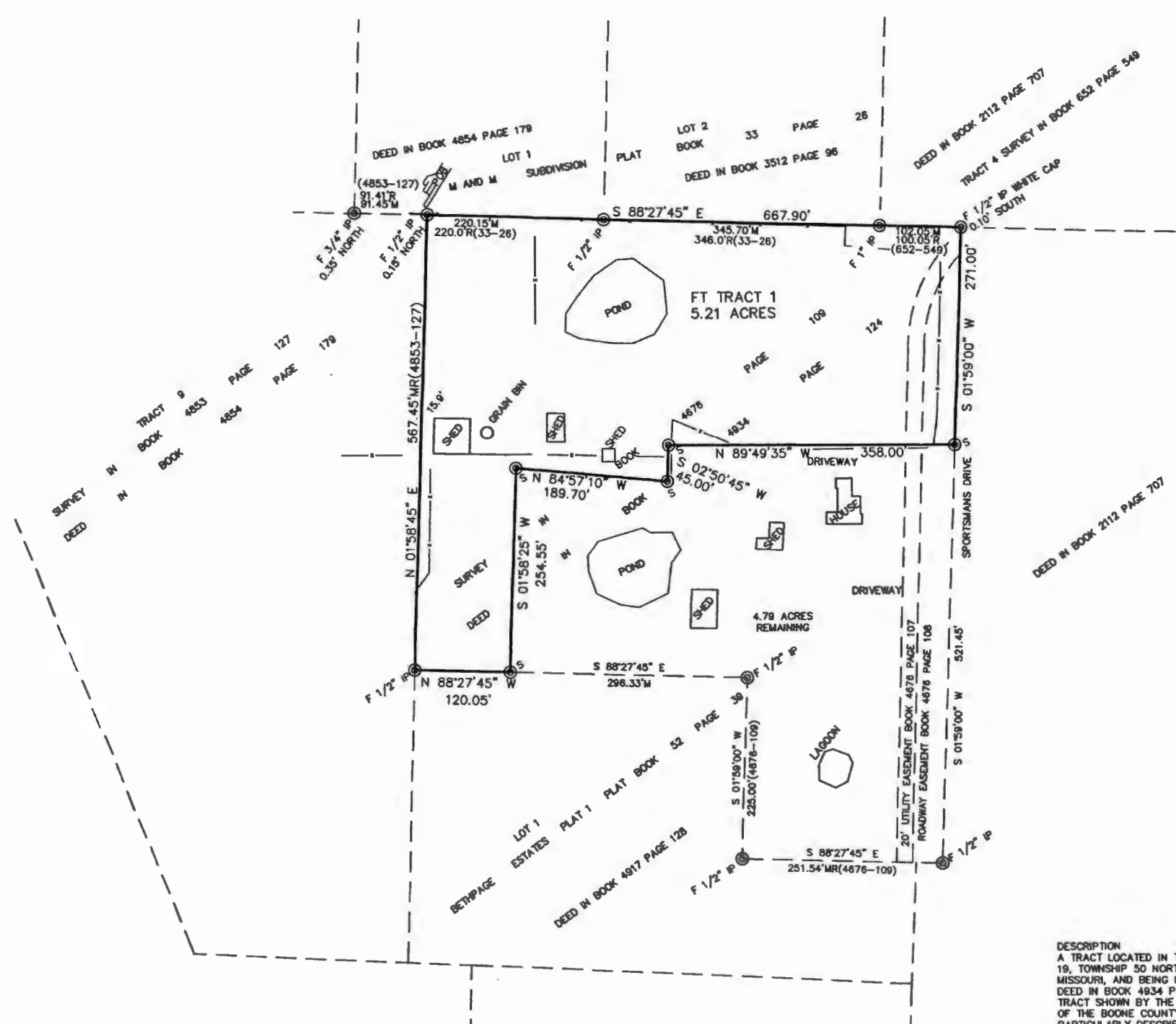
ADDRESS: 13555 N. SPORTSMANS DRIVE  
HALLSVILLE, MO 65255

### BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS  
506 NICHOLS STREET, SUITE A  
COLUMBIA, MISSOURI 65201  
PHONE : (573) 442-3110  
FAX: (573) 442-4851  
WWW.BRUSHENG.SURV.COM  
PLSC 321



*Kevin M. Schweikert*  
KEVIN M. SCHWEIKERT  
PLS 2013020068  
DATE: May 7, 2024



**DESCRIPTION**  
A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4934 PAGE 124 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 4676 PAGE 109 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4676 PAGE 109 AND WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4676 PAGE 109 S 88°27'45" E, 667.90 FEET; THENCE S 01°59'00" W, 271.00 FEET; THENCE LEAVING THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4676 PAGE 109 N 89°49'35" W, 358.00 FEET; THENCE S 02°50'45" W, 45.00 FEET; THENCE N 84°57'10" W, 189.70 FEET; THENCE S 01°58'25" W, 254.55 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4676 PAGE 109; THENCE WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 4676 PAGE 109 N 88°27'45" W, 120.05 FEET; THENCE N 01°58'45" E, 567.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.21 ACRES.

APPROVED BY BOONE COUNTY RESOURCE MANAGEMENT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BILL FLOREA DIRECTOR