

Office use only
Case # 007-2024

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:

20 307 01 00 004 00 See EXHIBIT A
*Tax Parcel Number *Legal description (attach separate form if necessary)
and known, or to be known as 201 E. Old Plank Road Columbia, MO 65203
*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) Min. Lot Depth on Table A
(use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): See EXHIBIT B

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph -- attach copy)
See EXHIBIT C

*Current zoning: R-S *Current use of the property: Church

Proposed use if different from above: To be Determined (Church to Remain)

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.

Linda N Coats 10/23/24 Linda N Coats (Financial Secretary)
*Signature of owner(s) Date *Print Name
573-864-4439 201 E. Old Plank Road
*Daytime Phone *Address
coatshighridgefarm@gmail.com Columbia Mo 65203
Email Address *City & Zip

Bill additional fees to (if applicable):

Bethel Baptist Church 573-442-4775
Name Phone

201 E. Old Plank Rd Columbia
Address Mo 65203

Bethel1855@gmail.com
Email Address

I hereby acknowledge receipt of application:
Pauln Curran 10/28/24
Secretary, Board of Adjustment Date

Incomplete forms will be rejected as an incomplete submission

October 28, 2024

Mr. Bill Florea, Director

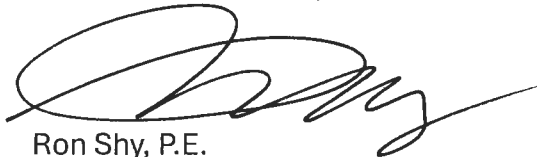
Boone County Resource Management
Boone County Government Center
801 East Walnut, Room 315
Columbia, MO 65201-7732

Dear Mr. Florea:

At the request of Bethel Baptist Church Inc., we are hereby submitting two applications to the Board of Adjustment for their consideration. It is our opinion that these variances are imperative to enable the Church to subdivide their tract in a reasonable manner.

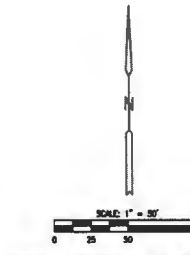
If you have any questions or issues, please let me know.

Sincerely,
Allstate Consultants, LLC



Ron Shy, P.E.

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BOB HOLTE, RECORDER OF DEEDS.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

- LEGEND**
- O IRON PIPE (UNLESS NOTED OTHERWISE)
 - E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - S SET 5/8" REBAR WITH CAP 2007000167 (UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - P IRON PIPE
 - RE REBAR
 - (REC.) RECORD MEASUREMENT
 - X DRILL HOLE WITH CHELLED "X" CENTERLINE
 - - - FENCE
 - REC. RECORDED
 - WD WARRANTY DEED
 - TD TRUSTEE'S DEED
 - L= ARC LENGTH
 - R= CURVE RADIUS
 - Ch= CHORD BEARING AND DISTANCE

NOTES

1. THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2).
2. A CURRENT TITLE COMMITMENT WAS NOT AVAILABLE FOR THIS PLAT.
3. THESE LOTS ARE SUBJECT TO THE GAS PIPELINE EASEMENT RECORDED IN BOOK 4816, PAGE 80. THE EASEMENT IS FIFTEEN (15) FEET WIDE, LYING ADJACENT TO AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF OLD PLANK ROAD AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BETHEL CHURCH ROAD.
4. THESE LOTS MAY BE FURTHER SUBDIVIDED IN THE FUTURE WITHOUT A PLAT VOUCHER AND PUBLIC HEARING BEFORE THE BOONE COUNTY COMMISSION AS ALLOWED BY THE BOONE COUNTY SUBDIVISION REGULATIONS.
5. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.

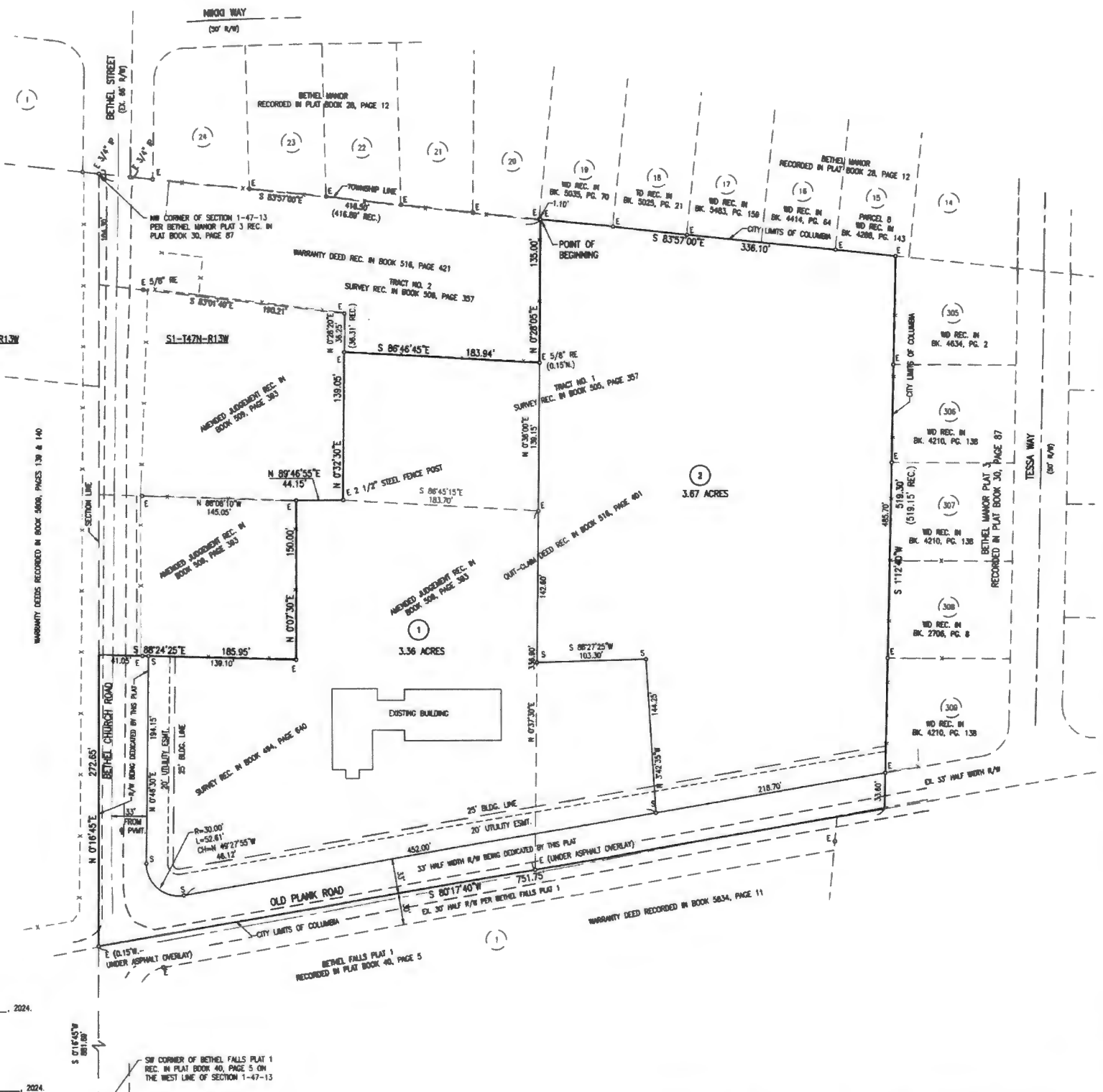
APPROVED BY THE BOONE COUNTY PLANNING AND ZONING THIS ___ DAY OF ___, 2024.

BOYD HARRIS, COMMISSIONER

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS ___ DAY OF ___, 2024.

KIP KENDRICK, PRESIDING COMMISSIONER

BRIANNA LENNON, COUNTY CLERK



FLOOD PLAN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28018C0180C, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

KNOW ALL MEN BY THESE PRESENTS
BETHEL BAPTIST CHURCH, INC., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, SUSAN HOUSTON AND DONNA PRESTON HAVE CAUSED THESE PRESENTS TO BE SIGNED.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.
RIGHTS-OF-WAY FOR BETHEL CHURCH ROAD AND OLD PLANK ROAD ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.
BETHEL BAPTIST CHURCH, INC.

SUSAN HOUSTON, PRESIDENT DONNA PRESTON, SECRETARY

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS ___ DAY OF ___, IN THE YEAR 2024, BEFORE ME, KAREN SHIRE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SUSAN HOUSTON, PRESIDENT AND DONNA PRESTON, SECRETARY OF BETHEL BAPTIST CHURCH, INC., KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

KAREN SHIRE
NOTARY PUBLIC
MY COMMISSION #22170127
EXPIRES APRIL 14, 2028

CERTIFICATION
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE AMENDED JUDGEMENT RECORDED IN BOOK 505, PAGE 383 AND THE QUIT CLAIM DEED RECORDED IN BOOK 516, PAGE 401 AND PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 494, PAGE 233 AND TRACT NO. 1 OF THE SURVEY RECORDED IN BOOK 505, PAGE 357 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1-47-13; THENCE WITH THE TOWNSHIP LINE, S83°57'00"E, 416.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 1 OF THE SURVEY RECORDED IN BOOK 505, PAGE 387 AND THE POINT OF BEGINNING;
THENCE FROM THE POINT OF BEGINNING, CONTINUING S83°57'00"E, 336.10 FEET TO THE NORTHWEST CORNER OF BETHEL MANOR PLAT 3, RECORDED IN PLAT BOOK 30, PAGE 87; THENCE LEAVING SAID TOWNSHIP LINE AND WITH THE WEST LINE OF SAID BETHEL MANOR PLAT 3, S11°12'40"W, 519.30 FEET TO THE SOUTHWEST CORNER OF SAID BETHEL MANOR PLAT 3 IN THE CENTER OF OLD PLANK ROAD; THENCE LEAVING THE WEST LINE OF SAID BETHEL MANOR PLAT 3 AND WITH SAID CENTER OF OLD PLANK ROAD, S87°17'47"W, 751.75 FEET TO THE WEST LINE OF SAID SECTION 1-47-13; THENCE LEAVING THE CENTER OF OLD PLANK ROAD AND ALONG SAID WEST SECTION LINE N01°45'E, 272.45 FEET; THENCE LEAVING SAID SECTION LINE AND ALONG THE SOUTH LINE OF THE JOSEPH W. MICKAM TRACT DESCRIBED BY SAID AMENDED JUDGEMENT RECORDED IN BOOK 505, PAGE 383, S88°24'25"E, 185.85 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE WITH THE EAST LINE OF SAID TRACT N07°30'E, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THENCE LEAVING THE LINES OF SAID TRACT, N89°46'55"E, 44.15 FEET TO A CORNER OF SAID TRACT NO. 1 OF THE SURVEY RECORDED IN BOOK 505, PAGE 357; THENCE WITH THE LINES OF SAID TRACT NO. 1, N03°32'30"E, 139.65 FEET; THENCE S88°46'45"E, 183.94 FEET; THENCE N07°20'00"E, 135.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.85 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY ALLSTATE CONSULTANTS LLC

STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS ___ DAY OF ___, 2024.

KAREN SHIRE
NOTARY PUBLIC
MY COMMISSION #22170127
EXPIRES APRIL 14, 2028

FINAL PLAT
BETHEL BAPTIST CHURCH PLAT 1
LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI

DATE: AUGUST 26, 2024
JOB NUMBER: 24063.02
JAMES R. JEFFRIES, PROFESSIONAL LAND SURVEYOR, PLS-2500
DATE: 8/28/2024

ALLSTATE CONSULTANTS
3312 LEANNE INDUSTRIAL BLVD.
COLUMBIA, MO 65209
(573) 675-0700
ALLSTATE CONSULTANTS LLC
NO PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY #00000007

Received
AUG 27 2024
Boone County
Missouri

RECEIVED FOR RECORDER'S STAMP