

# 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:

21 - 700 - 29 - 00 - 009 . 00 01

\*Tax Parcel Number

See attached

\*legal description (attach separate form if necessary)

and known, or to be known as S. Meyer Ln. Ashland, MO 65010

\* 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) See attached

(use separate form for each requested variance)

\*Reason for request (attach a separate sheet if needed): See attached

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

\*Current zoning: A-2 \*Current use of the property: Currently vacant

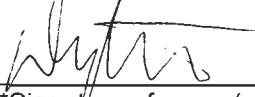

Proposed use if different from above: Same as above

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 <sup>\$190.00</sup> ~~\$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.

	<u>Pamela Dykstra</u>	<u>2/24/25</u>	
*Signature of owner(s)	Date	*Print Name	<u>Pamela Dykstra</u>
<u>573-489-2524</u>	<u>573-645-7318</u>	<u>5540 Charlotte Dr.</u>	
*Daytime Phone		*Address	
<u>David Dykstra @IGrealestate.com</u>	<u>paykstra@nha.net.com</u>	<u>Ashland, mo 65010</u>	
Email Address		*City & Zip	

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

Name Phone

Address

Email Address

I hereby acknowledge receipt of application:

Pauln Cwano  
Secretary, Board of Adjustment

2/24/25  
Date



# A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

February 24, 2025

Bill Florea, Director  
Resource Management  
Boone County, Missouri  
801 E. Walnut Street  
Columbia, MO 65201  
E-mail: bflorea@boonecountymo.org

RE: Board of Adjustment Variance Requests – 6.14 acre tract on S. Myers Lane for David and Pamela Dykstra

Please find as a part of this submittal the following:

- Variance Request Application to the Board of Adjustment
- Signed & Sealed Legal Description for Subject Site
- Warranty Deed
- Adjacent Property Owners within 1,000 ft.
- Check for \$190 Board of Adjustment fee
- Soils/Sinkhole Evaluation Documents
- On site Wastewater Treatment System Design
- Variance Exhibit (x8)

Dear Mr. Florea,

On behalf of David and Pamela Dykstra, we are submitting the following variances to allow for the construction of a single-family home and accessory structure on the above noted A-2 zoned property located near the western terminus of S. Myers Lane, being Parcel # 21-700-29-00-009.00 01. The site was once home to a one room schoolhouse in the early 1900s.

The purpose of these variances is due to the property being situated in a designated sinkhole area and the presence of sinkholes and karst features create significant challenges in complying with the current regulations. For the construction of their proposed home, there is insufficient space to accommodate all of the setbacks.

**Request A:** A variance to construct a single-family dwelling within a 300' setback from the eye of a sinkhole. *Section 28.4.6 (5) A.*

The subject property is a 6.14 acre tract located on the north side of S. Myers Lane that is roughly 1,340 feet wide by 345 feet deep (at its widest point) and drains from S. Myers Lane to the north. There are 4 sinkholes located on the property itself and approximately 5 more on the adjacent property to the north.

Due to the unique shape of the property and the location of these sinkholes, it is impossible to construct a home on the property without being within the 300' setback. To minimize the impacts of construction, the improvements have been as far away from the sinkholes as possible.

**Request B:** A variance to construct an onsite wastewater system within a 300' setback from the eye of a sinkhole. *Section 28.4.6 (5) A.*

Again, due to the unique features of the site, it is impossible to construct an onsite wastewater system outside of the 300' setback. There is no public sewer system in the area so an onsite system is required. The attached soil/ sinkhole analysis indicates that an at-grade dispersed sewer system would be acceptable system and such a system is located near the road on the western end of the property as shown on the attached exhibit

**Request C:** A variance to permit an onsite wastewater system within a drainage area of a sinkhole. *Section 28.4.6 (4).*

As noted in Request B, it is impossible to place an onsite wastewater treatment system on this property without being in the drainage area of a sinkhole.

**Request D:** A variance from the storm water detention and water quality requirements from disturbing more than 3000 square feet in an environmentally sensitive area. *Section 28.4.6 (2).*

In an effort to limit disturbance and the impacts of such on the site, we are requesting a variance from the full requirements of the storm water detention and water quality manual/ordinance. These requirements were recently revised to require all properties to provide flood control detention for 25-year storm events (Tier 2). Previously, A-2 properties such as this were exempt from this Tier 2 requirement. However, we are proposing to provide the channel protection detention for a post development 2-year event being held to the pre development 1- year event (Tier 1). We are also providing water quality treatment for the site by placing native vegetation/forest on the site in a roughly 0.50 acre conservation easement.

**Request E:** A variance from the 50' setback from the front and rear property line setbacks within the A-2 zoning district. *Section 10.A.*

In an effort to keep the proposed structures as far away as possible from the sinkhole areas, we are requesting a reduction in the front yard setback. All other setbacks will remain consistent with the A-2 zoning requirements.

In summary, the unique shape of the property along with the presence of the sinkhole features in the area requires these variances to allow for the owners to construct their home. Other sustainable features that the owners are incorporating into their design to limit the impacts of development on the site include, solar panels with battery storage (off-grid system), energy efficient radiant floor heating, high-efficiency insulation, natural ventilation strategies, rainwater harvesting, etc... Without the requested variances, the property would not be able to be developed

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Kevin P. Murphy