

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT
ONE FORM PER VARIANCE REQUEST
\$190.00 Non-Refundable Application Fee

Office use only
 Case # 2025-001

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:

20-901-26-00-031-00 Sapp Sub-div. 22A 36 FT E AND 205 FT N E/S/Lots 1,2,3,4
 *Tax Parcel Number *legal description (attach separate form if necessary)
 and known, or to be known as 10701 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) Sub. Reg. Appx B, Sewers, 3.2; onsite treatment.
 (use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): Subdivision Reg. Appx B, Sewers, 3.2, On site Treatment
see attached - on-site wastewater letter.

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

*Current zoning: C-5 *Current use of the property: rental

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 \$190.00. 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.

[Signature] 2/22/24 Adam Voight
 Signature of owner(s) Date *Print Name
573-355-2071 10685 S. Route N
 *Daytime Phone *Address
awvoight@gmail.com Columbia, MO 65203
 Email Address *City & Zip

Bill additional fees to (if applicable):

Name _____ Phone _____
 Address _____
 Email Address _____

I hereby acknowledge receipt of application:
[Signature] 2/24/25
 Secretary, Board of Adjustment Date

Adam Voight
Sapp Rental Properties, LLC
10701 S Route N, Columbia, MO 65203

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

February 22, 2025

Secretary,

Hello. I am Adam Voight, a co-owner and member of Sapp Rental Properties, a Limited Liability Company based in Boone County, Missouri. We own 10701 S. Route N, Columbia, Missouri, parcel number 20-901-26-00-031.00. This is a non-conforming residential home and shop zoned C-G, located in the township of Sapp, MO. We purchased this property on June 6, 2024.

I am requesting a variance to the Subdivision Regulations, Appendix B, Sewers, 3.2, On-Site Treatment requirement that on-site wastewater is only allowed on lots 2.5 acres or larger.

Currently, effluent from the home and shop surface discharges along the property line to the west when in use to neighboring properties. We wish to provide a remedy for this. The issue is that our property comprises less than the 2.5 acres of land needed for the current Boone County on-site wastewater treatment minimum requirement. The combined lots are currently approximately 1 acre in total size. We aim to bring the outdated system up to modern code requirements per engineered recommendations. With the size of this lot, we have no other option but to request a variance to install an on-site wastewater system to remedy the problem.

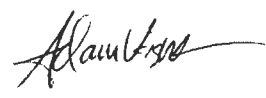
We met with Boone County Resource Management representatives Thaddeus Yonke, Uriah Mach, Andrew Devereux, and Roy Kroeger on August 16, 2024, and again on January 30, 2025, to discuss potential options for updating our wastewater system. After extensive discussions, we ultimately decided that requesting a variance from the Board of Adjustment was the best possible avenue.

We hired a soil scientist to evaluate the soil and property to better understand what type of system could be installed. Mitch Feyerherm, Onsite Soil Evaluator #10110, provided the attached report. After completing the soil evaluations, we hired wastewater engineer Dennis Sievers, P.E. Mr. Sievers, who surveyed the location and utilized the soil report to provide the attached engineered system that meets all county setbacks and requirements.

We are in the process of notifying and discussing our request with the neighboring property owners. We have overwhelming support for updating and remedying this property's outdated wastewater system.

We respectfully request that you hear our request and issue a wastewater variance at 10701 S Route N. All applicable supporting documents are attached. Please let me know if you have any questions.

Sincerely,



Adam Voight
Sapp Rental Properties, LLC