



City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
jcplanning@jeffersoncitymo.gov

Date filed:



APPLICATION TO THE BOARD OF ADJUSTMENT

1. The undersigned hereby request(s) the following:
 - Appeal (Section 35-73C)
 - Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)
 - Variance (Section 35-73B; Section 35-71, Site Plan)
 - Chapter 3, Advertising and Signs: Conditional Use Sign Permit
 - Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations
 - Other (including Interpretations; please describe in #2 below)
2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet).

Request a change in the left side setback from 7' to 5.5' for 1211 Cottage Lane.

3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).
 - A. Street Address: 1211 Cottage Lane
 - B. Property Description: see Attached

4. A site plan in accordance with Section 35-71 is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications. A check in the amount of \$210.00* payable to the "City of Jefferson" for the application filing fee must be attached to this application. *Revised June 30, 2015.
5. Variance applicants must complete the attached Variance Affidavit. Each question must be answered and the affidavit must be signed by the applicant(s) and notarized.
6. The undersigned certify to be all of the owner(s) of the above described property. (All owners of this property must sign and the signatures must be notarized).

<u>Kelly A Smith</u> Property Owner Name (type or print) <u>Executive Director</u> Property Owner Name (type or print)	 Property Owner Signature
Property Owner Name (type or print)	 Property Owner Signature

Subscribed and sworn before me this 13th day of November, 2015.

Teresa J. Stull
Notary Public



Applicant (if different from property owner):

Name	<u>Kyle R. Kittrell</u>
Mailing Address	<u>1420 Creek Trail Drive 65109</u>
Phone Number	<u>573-353-3662</u>

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

PROPERTY BOUNDARY SURVEY

PROPERTY DESCRIBED IN BOOK 615, PAGE 23,
1211 COTTAGE LANE

KOLBI DOYLE &
DOUGLAS WARD
B-604, P-217

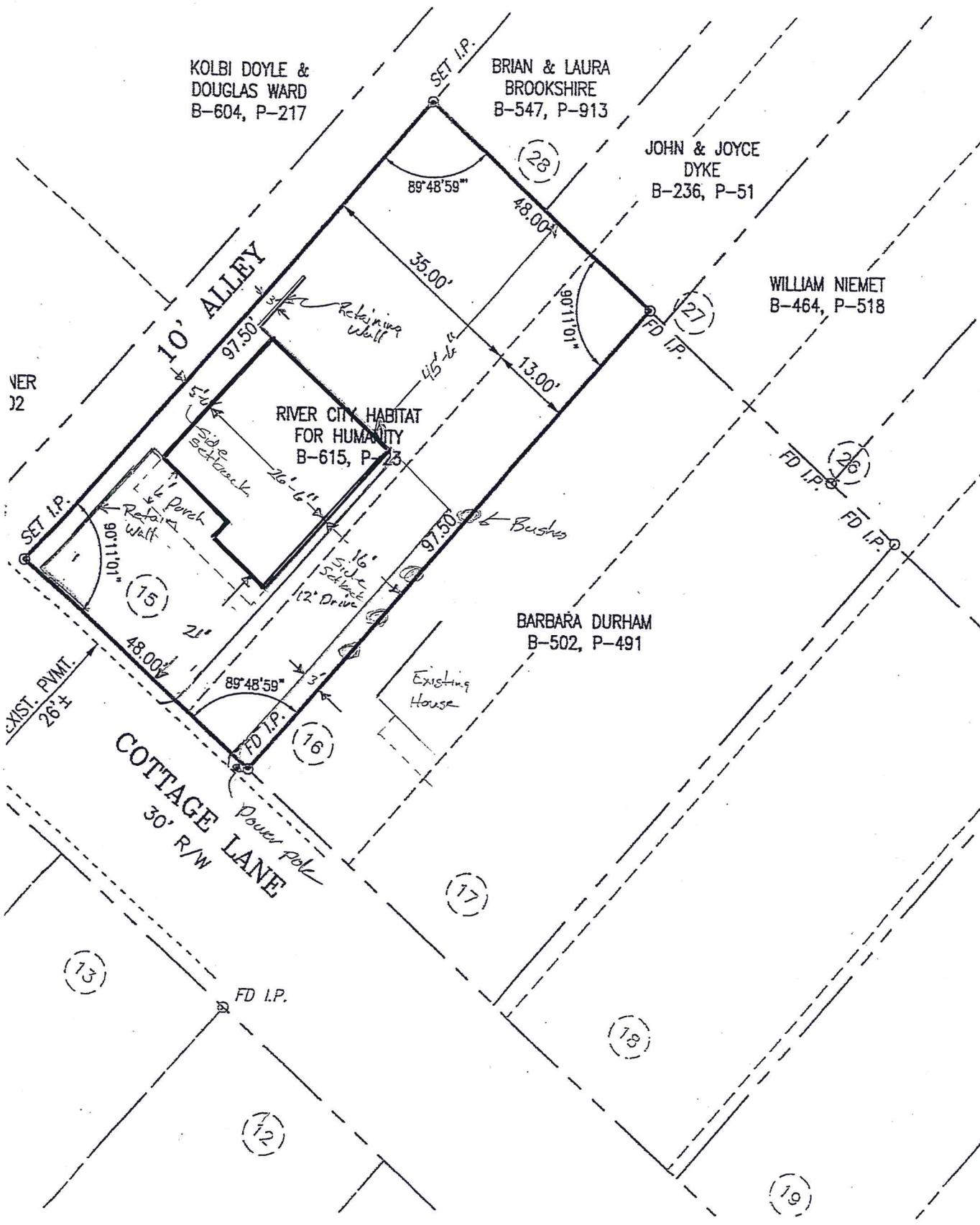
BRIAN & LAURA
BROOKSHIRE
B-547, P-913

JOHN & JOYCE
DYKE
B-236, P-51

WILLIAM NIEMET
B-464, P-518

BARBARA DURHAM
B-502, P-491

RIVER CITY HABITAT
FOR HUMANITY
B-615, P-23





Parcel ID	1104170004002029	Property Description	LOT 15 & W-LY 13' LOT 16
Owner Name	RIVER CITY HABITAT FOR HUMANITY	Sec/Twn/Rng	17/44/11
Mailing Address	1420 CREEK TRAIL DR	Square Feet (Above Grade)	0
City State ZIP	JEFFERSON CITY, MO 65109	Basement Type	
Property Address	1211 Cottage Ln	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	HOUCHINS ADDN	Year Built	0
Subdivision Image	HOUCHINS ADDN	Appraised Value	\$7,000

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 25 feet
 11/13/15

ZONING VARIANCE AFFIDAVIT

STATE OF MISSOURI)
)
COUNTY OF COLE) ss.

_____ Kyle R. Kittrell _____ of the City of Jefferson, Missouri,
being first duly sworn, deposes and says:

I have personal knowledge of the facts herein set forth:

1. Will your proposed variance eliminate an adequate supply of light to the adjacent property?
State all reasons for your answer and use additional pages to complete your answer if necessary. *No it will not. On the left side of the property there is a 10' Alley. This would provide a 15.5' Clear area to the adjacent property line. This would allow for 16' Clear to the property line on the right side.*
2. Will your proposed variance eliminate an adequate supply of air to the adjacent property?
State all reasons for your answer and use additional pages to complete your answer if necessary. *No it will not. Same answer as No. 1*
3. Will your proposed variance substantially increase congestion on the public street?
State all reasons for your answer and use additional pages to complete your answer if necessary. *No it will not. The flow of traffic is very low on this short street. This variance will not change the flow patterns.*
4. Will your proposed variance increase the danger of fire? State all reasons for your answer and use additional pages to complete your answer if necessary. *This variance will not change access to any of the houses along Cottage or Elm.*
5. Will your proposed variance endanger the safety of the public? State all reasons for your answer and use additional pages to complete your answer if necessary. *The variance will not result in any increased safety hazards.*

6. Will your proposed variance be unduly injurious to the use and enjoyment of the adjacent property? State all reasons for your answer and use additional pages to complete your answer if necessary. *No it will not. The adjacent property owner on the left will still have access to the Alley.*
7. Will your proposed variance substantially diminish property values in the neighborhood? State all reasons for your answer and use additional pages to complete your answer if necessary. *No it will not. The houses on Cottage are on small lots and close together. With the Alley on the left, this variance will not be noticeable.*

The Answers set forth herein are based on my knowledge and are true to the best of my information, knowledge and belief

FURTHER AFFIANT SAYETH NOT.

[Signature]

State of Missouri)
)
County of Cole)

Subscribed and sworn to before me this 13th day of November in the year 2015.

[Signature]

Notary Public

My commission expires: 2-4-2018



TERESA J. STULL
My Commission Expires
February 4, 2018
Cole County
Commission #14575039