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

Date filed: RECEIVED
DEC - 2 2016
PLANNING & PROTECTIVE SERVICES

APPLICATION TO THE BOARD OF ADJUSTMENT

1. The undersigned hereby request(s) the following:

   - [ ] Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)
   - [x] Variance (Section 35-73B; Section 35-71, Site Plan)
   - [ ] Appeal of Administrative Decision (Section 35-73C)
   - [ ] Chapter 3, Advertising and Signs: Signage Variance or 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).

   Screen in and roof existing deck
   roof overhang not to exceed 4'

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*: 1537B Cedar Ridge Pl

   B. *Property Description*: Unit B, Lot 4 Cedars Subdivision

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.

5. **Filing fee:** A check payable to the "City of Jefferson" for the application filing fee must be attached to this application. The applicable filing fee is identified in Appendix Y.

6. **Response to Required Findings:** Applicant responses to required findings must be attached. The required findings vary based on type of application as follows:
   a. Setback, lot area or dimension variance – Addendum A (Density and Dimensional)
   b. Height variance – Addendum B
   c. Fence height variance – Addendum C
   d. Number of parking spaces variance – Addendum D
   e. Location of off street parking variance – Addendum E
   f. General Variance (variances not associated with other addendums) – Addendum F
   g. Conditional use permit – Addendum G
   h. Telecommunication facility conditional use permit – Addendum H
   i. Signage:
      1. Signage variance – Addendum I
      2. Conditional use sign permit – Addendum J
   j. Appeals of administrative decision – Addendum K

(continued on next sheet)

7. **The undersigned certify to be all of the owner(s) of the above described property and that the submitted information (including all attachments to this application) is true and correct. (All owners of this property must sign and the signatures must be notarized).**

JOSHUA R. HANLIN
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 9/15/2019
Commission # 15638231

Property Owner Signature — Printed Name/Title (type or print)

Property Owner Signature — Printed Name/Title (type or print)

Subscribed and sworn before me this 2 day of December, 2016.

JOSHUA R. HANLIN
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 9/15/2019
Commission # 15638231

Notary Public

Applicant (if different from property owner):

Name	
Mailing Address	
Phone Number	

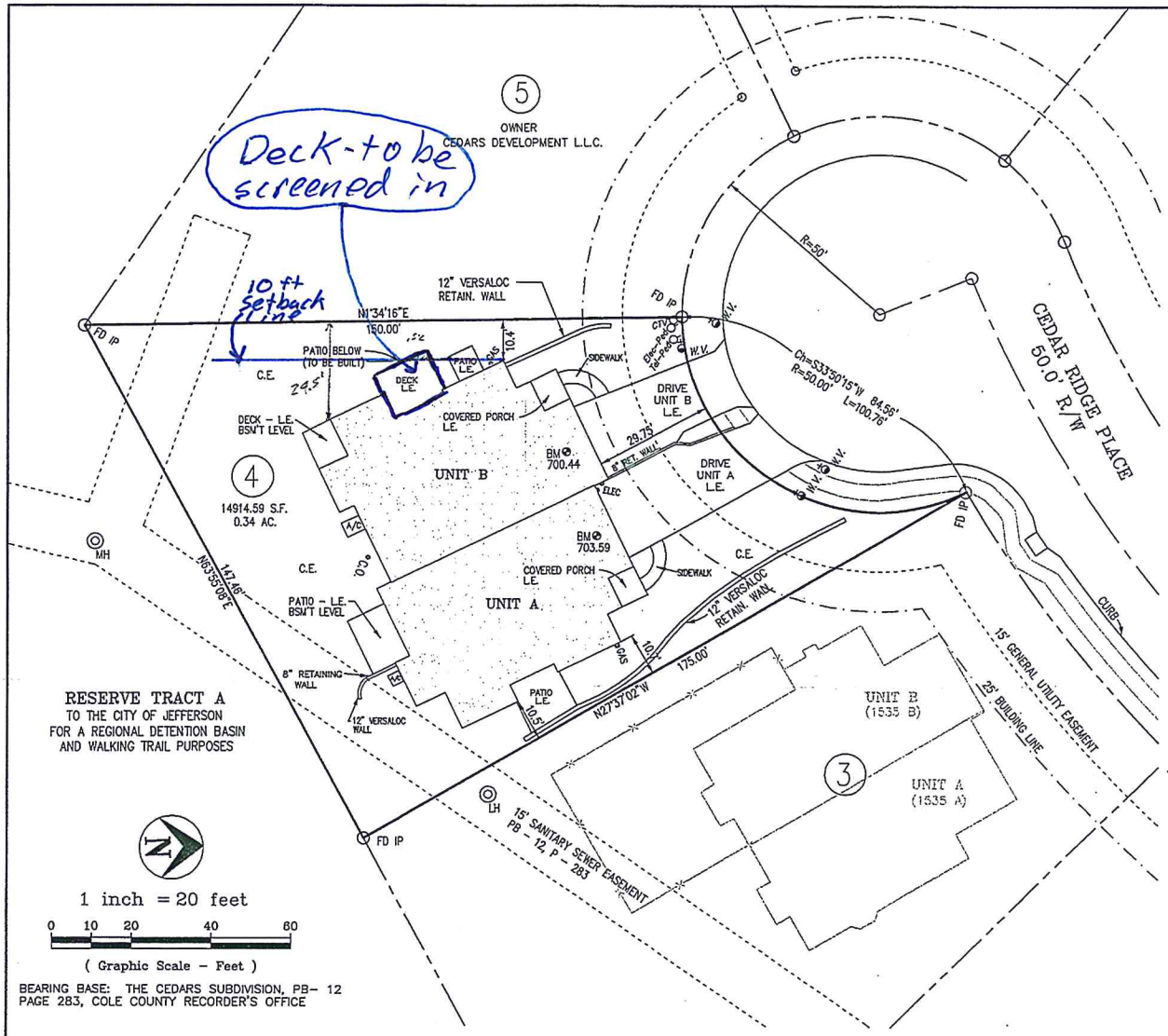
Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

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.

THE CEDARS CONDOMINIUMS 4

CITY OF JEFFERSON
COLE COUNTY, MISSOURI

LOT 4 – THE CEDARS
PB-12, P-283, C.C.R.O.
ZONED: RD



BOUNDARY DESCRIPTION

All of Lot 4 of THE CEDARS in the City of Jefferson, Missouri as per plat of record in Plat Book 12, page 283, Cole County Recorder's Office.

Containing 14914.59 Square Feet or 0.34 Acres.

Subject to all easements and restrictions of record.

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner of the tract of land described in the foregoing Property Description have caused said tract to be surveyed and a condominium plat to be prepared as "THE CEDARS CONDOMINIUMS 4". I have caused to be prepared and executed that certain declaration, entitled "DECLARATION OF CONDOMINIUM AND RESTRICTIONS OF THE CEDARS CONDOMINIUMS 4 AND BYLAWS", dated October 8th, 2003, and recorded in Book 493, page 60 of Cole County Records, submitting the land described in the plat and the building improvements thereon, to the provisions set forth in the aforesaid Declarations in accordance with and subject to the provision of the Uniform Condominium Act in Section 448 RSMo.

All taxes due and payable against said property have been paid in full.

In Witness whereof, the below signed Owner has caused this instrument to be executed this 8th day of October, 2003.

L.L. LEWIS CONSTRUCTION, L.L.C.

Larry L. Lewis, General Manager

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Larry Lewis, a Condominium Survey as made of the 2 units of THE CEDARS CONDOMINIUMS 4 located on Lot 4 of THE CEDARS, recorded in Plat Book 12, page 283, Cole County Recorder's Office and that the results are represented correctly on this plat. The dimensions and elevations shown are a result of an actual field survey of each unit. This plat contains all information required by Chapter 448, RSMo., the Condominium Property Statute. All easements on the property are established by the plat of THE CEDARS or by previous record document as noted. This survey was preformed in accordance with the requirements of the standards for an Urban Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof, I have set my seal and signature this 8th day of October, 2003.

STATE OF MISSOURI
KEITH M. BRICKEY
L.S. 2578
REGISTERED LAND SURVEYOR
10-8-03

Keith M. Brickey Mo. RLS #2578

NOTE: NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AS PART OF THIS SURVEY

NOTE: PERMANENT BENCH MARK: GARAGE FINISH FLOOR – UNIT A = 703.59, UNIT B = 700.44, U.S.G.S.

UTILITIES

ELECTRIC	– AMEREN UE
GAS	– AMEREN UE
WATER	– MISSOURI AMERICAN WATER
TELEPHONE	– SPRINT
SANITARY SEWER	– CITY OF JEFFERSON

ABBREVIATIONS

C.E.= COMMON ELEMENT
L.E.= LIMITED COMMON ELEMENT
CLG.= CEILING
F.F.= FINISH FLOOR
C.T.= CEILING TRANSITION

STATE OF MISSOURI } ss
COUNTY OF COLE

On this 8 day of October, 2003, before me did personally appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and seal this 8 day of October, 2003.

My Commission Expires:

Notary Public, Cole County, Missouri

DONALD J. FERGUSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF COLE
My Commission Expires: Oct. 5, 2005

Document No. 200320682

STATE OF MISSOURI } ss
COUNTY OF COLE

Filed for record 8 day of October, 2003

at 2 O'clock and 00:23 Minutes P M.,

recorded in Book 12, Page 370.

LARRY D. RADEMAN, Recorder

Deputy

INVENTORIED
SCANNED

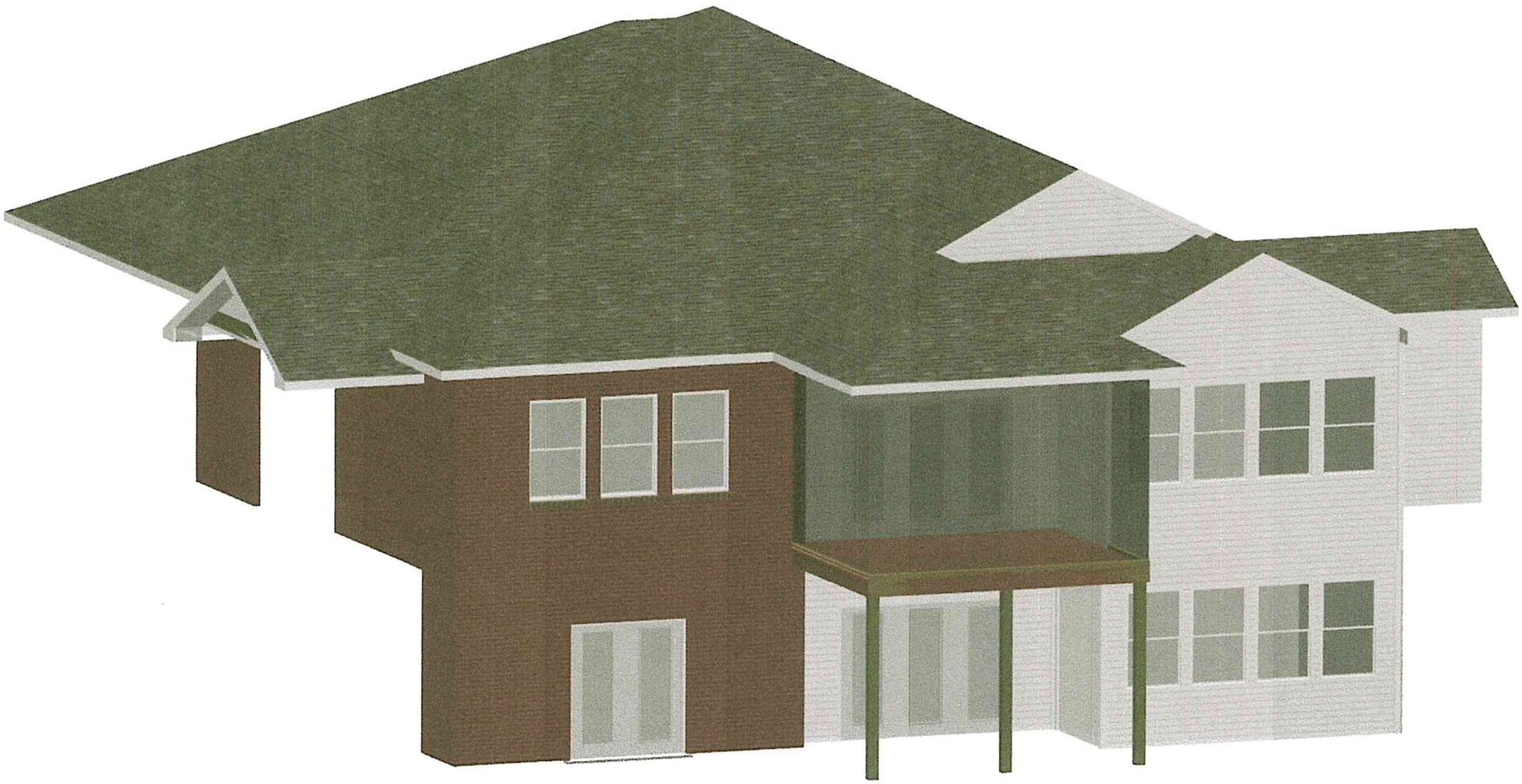
Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

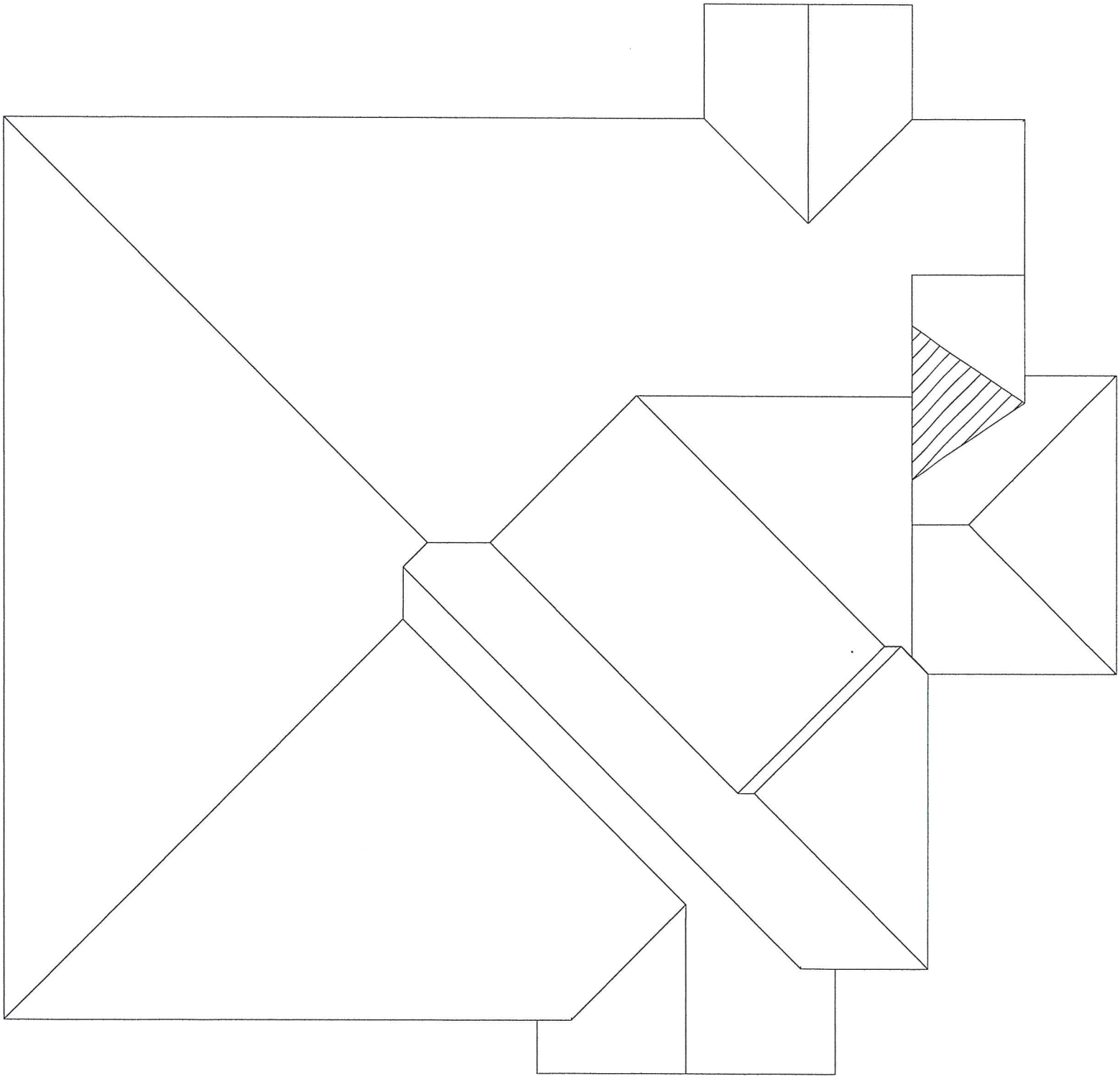
TITLE THE CEDARS CONDOMINIUMS 4
1537 CEDAR RIDGE PLACE, J.C., MO

FOR LARRY LEWIS

DATE OCT., 2003	DRN. BY K.B.	SCALE 1" = 20'	BOOK		
REV. DATE	CKD. BY	SHEET 1 OF 3	JOB NO. 01–012		

CMPS COPY





Jefferson City Board of Adjustment Application
Addendum A – Density and Dimensional Standards
To be used for variance requests dealing with setbacks, lot width, or lot area.
(Section 35-73.B.4.b and c.(1))

Property Address 1537B Gatlan Ridge Pl

Applicant Name James Rozier

Provide responses to the following required findings. State all reasons for your answer and use additional pages to complete your answer if necessary.

General Findings:

1. Would the proposed variance eliminate an adequate supply of light or air to the adjacent property? No, The second story deck will have little or no effect.

2. Would the proposed variance substantially increase congestion on the public street?

   No impact

3. Would the proposed variance increase the danger of fire or endanger the safety of the public? No impact

4. Would the proposed variance be unduly injurious to the use and enjoyment of the adjacent property?

   No, proposed variance is a very small reduction in normal setback.

5. Would the proposed variance substantially diminish property values in the neighborhood?

No, multiple properties in the subdivision have screened in decks.

6. Would the proposed variance be in keeping with the general spirit and intent of the Zoning Code?

Yes, the existing house sits at an angle to the property line

Specific Findings:

1. Are there practical difficulties associated with the premises which under strict and literal adherence to the provisions of this chapter would cause an unnecessary hardship?

The existing house sits at an angle to the property line.

December 2, 2016

To – Eric Barron, City of Jefferson

I currently own the property next door to 1537-B Cedar Ridge Place, owned by Jim & Susan Rozier. I have no concerns with their screening in and roofing their existing deck.

Catherine Hirschvogel, Trustee

Catherine Hirschvogel, Trustee

1538-A Cedar Ridge Place

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Project Information (Please use additional sheets if necessary)	
Name of Project	Screened in Deck
Location /Address	1537B Cedar Ridge Pl
Submitted by	
Applications Submitted (Check box)	☐ P&Z: ☐ Zoning Amend ☐ Comp Plan Amend ☐ Special Exception ☐ PUD ☐ Sub. Plat ☐ Annexation ☒ BOA: ☐ CUP ☒ Variance ☐ Appeal ☐ Staff: ☐ Site Plan ☐ Bldg. Plans ☐ Grading Plan ☐ Change of Use ☐ Temp Use ☐ Other

Consultant(s) (List lead consultant and all others who are responsible for major project elements)			
Lead Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			

Property Owners/Applicants (List owner; Mark "X" next to the name of the primary contact)			
Owner Name	James and Susan Roizien		
Address	1537B Cedar Ridge Place		
Telephone No.	694-9980	Fax No.	
E-Mail	Angler48@gmail.com		
Applicant Name			
Address			
Telephone No.		Fax No.	
E-Mail			

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