



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
BLAINE TUCKER
MARCH 18, 2009
#09-2

Public Hearing for Blaine Tucker located at 234 Bell Road in the Branson Township, Sec. 15 Twp. 23 Rng. 21.

The applicant is requesting a variance from the Taney County Development Guidance Code Appendix L Table 1.

History: The applicant requests a setback variance on a lot to be split off a current parcel and an access easement of 20' instead of 50'.

General Description: The subject property is 1.36 acres and is located in Hollywood Hills Subdivision. The adjoining properties to the development consist of residential and commercial.

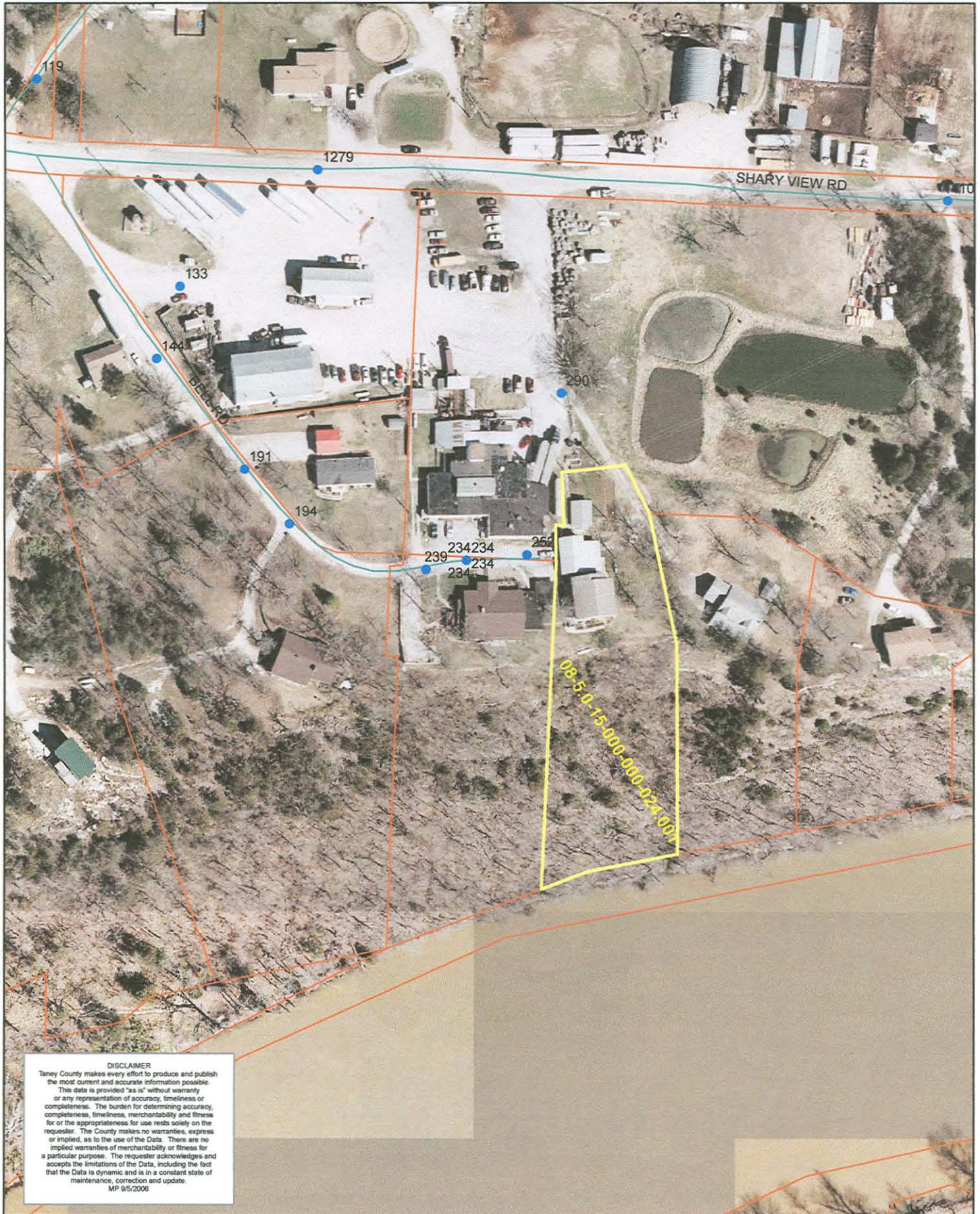
Review: The subject property contains three existing structures and the applicant would like to create a new parcel for his heirs. A variance would be needed if this is done around the structure for to comply with the 20' ingress and egress easement to the property.

Summary: If the Taney County Board of Adjustment approves this variance, the following requirements shall apply, unless revised by the Board:

1. Variance from Appendix L Table 2 Taney County Development Guidance Code.
2. All other provisions of the Taney County Development Guidance Code met.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).



BOA Blaine Tucker



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MP 9/5/2006