



TANEY COUNTY PLANNING COMMISSION
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TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
GEORGE GOINS
JUNE 17, 2009
#09-4

Public Hearing for George Goins at 782 Clearwater Dr. Ridgedale, in the Oliver Township, Sec. 10 Twp. 21 Rng. 22.

The applicant is requesting a variance from the Taney County Development Guidance Code Appendix 5.3.1, road frontage and, 9.1.1 setbacks.

History: The applicant requests a setback variance on Lot 12 of Waterscape Subdivision, and a frontage variance for Lot 14.

General Description: The subject property is 87' x 200'. The adjoining properties to the development consist of residential.

Review: The subject property contains an existing single family dwelling and the applicant would like to create another entrance into an existing carport. A variance would be needed if this is done in front of the structure for to comply with the setback requirements on Clearwater Dr.

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 5.3.1, 9.1.1, 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).