



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

REX GRADY

JULY 15, 2009

#09-6

Public Hearing for Rex Grady located at Cedar Park Road in the Scott Township Section 7, 18 Twp. 23 Rng. 20.

The applicant is request a variance from the Taney County Development Guidance Code Appendix L.

History: The request is for a variance from the road width size from 50' to 32' off an existing public road for access to his property.

General Description: The subject property is 102 acres and is located at the end of Cedar Park Road. The adjoining properties to the request consist of residential and undeveloped.

Review: The subject property is undeveloped and the applicant would like an access into his property from Cedar Park Road. The variance is needed because there is a very small area between the existing paved public road and his 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 Taney County Road Standards.
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 4.3)



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APPLICATION and AFFIDAVIT
FOR VARIANCE OR APPEAL

09-6

(Circle one)

Variance (\$25.00) Appeal (\$75.00)

PLEASE PRINT

Applicant Rex Grady Phone 417 334-5360

Address, City, State, Zip 219 Demo St. Bronson Mo 65615

Representative Phone

Owner of Record Rex Grady Signature: Rex Grady

Name of Project: No Name

Section of Code Protested: (office entry)

Address and Location of site: T-Hwy to T-10 to end of Black Top.
END of CEDAR PARK RD

Subdivision (if applicable)

Section 18 Township 23 Range 20 Number of Acres or Sq. Ft. 102 acres

Parcel Number 9-4-18-1-0-26, 9-4-18-0-0-1-2, 9-3-7-0-0-2.3, 9-3-7-0-0-2-2

Does the property lie in the 100-year floodplain? (Circle one) Yes X No

Required Submittals:

Need these things

[X] Typewritten legal description of property involved in the request

[X] Alphabetical list of all property owners within 600 feet of the request Kim do Monday.

[] Proof of public notification in a newspaper of county-wide circulation

[X] Proof of ownership or approval to proceed with request by the owner Tax receipt is attached

[X] Sketch plan/survey of the project which completely demonstrates request - Survey given to P&Z

Please give a complete description of your request on page two.

Describe in detail the reason for your request:

I have as owner a few feet between existing paved county hwy and my property that is 32ft wide rather than 50. I need a variance between the two roads of only a few feet to get to my property. I have ask to buy just a few feet from Hooker on the North side and Harding on the south-side. Neither one of these 2 people will sell just a few feet.

