



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: www.taneycounty.org

TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

OZARK OUTDOOR ADVERTISING LLC

#07-25

JANUARY 16, 2007

Public Hearing for Ozark Outdoor Advertising LLC, located at 5631 State Highway 165 in the Oliver Township.

The applicant Greg Winn requests a variance from Chapter 3 Section 4 Item 5, minimum lot sizes.

History: The applicant owns a billboard, however the land is owned by another individual who has agreed to sell the portion the billboard sits on.

General Description: The subject property contains 2100.01 at the southwest corner of a 2.79 acre property. The adjoining properties to the request consist of commercial.

Review: The request will consist of creating a 2100.01 sq. ft. lot and easements to access their property.

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

1. Variance is for the subdivision of 2100.01 sq. ft. of property (Chapter 3 Sec. 3 Item 5).
2. 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).

Recvd 11-27-07
MP

TANEY COUNTY BOARD OF ADJUSTMENT
APPLICATION and AFFIDAVIT
FOR VARIANCE OR APPEAL

07-22

(Circle one)

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

PLEASE PRINT

Applicant Ozark Outdoor Advertising LLC Phone 417 294-4500

Address, City, State, Zip 107 East End, Branson MO 65616

Representative Greg Winn Phone 417 294-4500

Land Owner of Record Conrad Musehl Signature: Conrad Musehl

Name of Project: Hwy 165 Billboard site

Section of Code Protested: (office entry) _____

Address and Location of site: 5631 State Highway 165

Southwest corner

Subdivision (if applicable) N/A

Section _____ Township _____ Range _____ Number of Acres or Sq. Ft. less than 1500 sf.

Parcel Number Billboard 18-8,0-27-000-000-008.002 B

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

Required Submittals:

- ☐ Typewritten legal description of property involved in the request
- ☐ Alphabetical list of all property owners within 600 feet of the request
- ☐ Proof of public notification in a newspaper of county-wide circulation
- ☐ Proof of ownership or approval to proceed with request by the owner
- ☐ Sketch plan/survey of the project which completely demonstrates request

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

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336-1415
pay:

Describe in detail the reason for your request:

We have acquired a billboard on State Hwy 165.
The tax parcel # is 18-8.0-27-000-000-008.002 B
The landowner surrounding this billboard has
agreed to sell a small portion of land under
the billboard to our LLC. The subdivided
section of land we wish to acquire will
be less than ^{2100.01} ~~4000~~ square feet, located at the
southwest corner of a 2.79 acre property.

The parcel # of the 2.79 acre tract is
18-8.0-27-000-000-008.001.

Upon successful acquisition we will grant
access easements to the owner and to the
existing hotel operator so that they may
drive over our acquired land at their leisure.
We request that the BOA grant permission to
acquire this small parcel even though it is
less than the standard 8000 square foot residential
parcel.

