



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

NOVEMBER 21, 2007

ARTHUR FINCH

#07-23

Public Hearing for Arthur Finch located at 2214 Mountain Grove Road, in the Scott Township, Sec. 5 Twp. 23 Rng. 20.

The applicant requests a variance for the reduction of the side setbacks for two buildings.

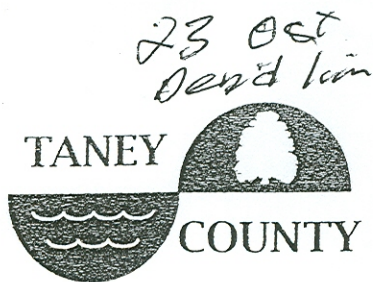
History: The property is part of Paradise Shores Estates which was developed by Mr. Finch who plans to form a sewer and water company. The well house is located 10 feet from an existing shop building and must be separated.

General Description: The subject property contains 5.19 acres and is located off the east and west sides of Mountain Grove Road approximately 2 miles south of the intersection of St. Hwy. T. The adjoining properties to the development consist of residential and multi-family to the north and the east and Lake Taneycomo to the south and west.

Review: The variance request will consist of a survey line being drawn between the well house and shop building resulting in both buildings encroaching into the side setback.

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 setback of 5' from each building (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
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).



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

(Circle one)

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

PLEASE PRINT

Applicant Arthur Finch Phone 417-327-2790 cell
417-334-4466

Address, City, State, Zip 2214 Mtn. Grove Rd Branson, Mo 65616

Representative _____ Phone _____

Owner of Record Paradise Shores Estates Signature: Arthur Finch

Name of Project: Paradise Shores Estates

Section of Code Protested: (office entry) _____

Address and Location of site: 2214 Mountain Grove Road Branson

Mo

Subdivision (if applicable) _____

Section 5 Township 23N Range 20W Number of Acres or Sq. Ft. _____

Parcel Number _____

(Parcel # **MUST** be on permit. Example: 00-0.0-00-000-000-000.000. # on top left hand corner of property tax statement.)

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

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.

Describe in detail the reason for your request:

I plan to convey the well house, property which is shown on Paradise Shores Estates plot map to Mountain Grove Road Sewer and Water Company (not yet formed) for the purpose of consolidating our efforts and expense into one entity and wish to divide the well house, and existing shop building that is presently 10 feet apart, with the pending survey line being drawn 5' off from each building. The shop building will be included in lot #6 on the final plat.