

REC'D 12-23-08

Print Form



TANEY COUNTY PLANNING COMMISSION

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

08-7

Taney County Board of Adjustment
APPLICATION AND AFFIDAVIT
FOR VARIANCE OR APPEAL

NOTE: You can complete this application form on your computer and then print a copy. Use your TAB key to move from line to line, and then type in the required information. Print the completed form and submit it to the Planning & Zoning office.

SELECT ONE: [X] Variance (\$25) [] Appeal (\$75)

Name of Applicant: Duane Kreitlow Phone: 417 546-2702

Address: 343 Prairie Lane

City: Kirbyville State: MO Zip Code: 65679

Representative: Duane Kreitlow Phone: 417 546-2702

Owner of Record: Judy Kreitlow Signature: [Handwritten Signature]

Project Name: Minor Subdivision Tract 11 Five Season Village Amended Plat

Section(s) of Code Protested (P&Z office entry):

Site Address / Location: 343 Prairie Lane, Tract 11 Five Seasons Village Amended Plat

Subdivision (if applicable): Five Seasons Village Amended Plat

Section: 15 Township: 23 North Range: 20 West

Parcel #: 09-5.0-15-000-000-019.000 Acres or Sq.Ft.: 5.67

Does the property lie in the 100-year Floodplain? [] Yes [X] No

Required Submittals Checklist:

- [X] typewritten legal description of the property involved in this request
[] proof of public notification in a newspaper of county-wide circulation
[X] proof of ownership or approval to proceed with request from the property owner
[X] site plan or survey of the project that completely demonstrates this request

Board of Adjustment Application (continued)

JUSTIFICATION FOR REQUEST

Please provide a detailed description of your request and reason(s) supporting your request.

Duane and Donna Kreitlow want to purchase 2 acres and the manufactured home, in which they have lived for over 15 years, on Tract 11, Five Seasons Village Amended Plat, owned by Judy Kreitlow.

Judy Kreitlow, also lives in a manufactured home on the same Tract 11, Five Seasons Village Amended Plat.

Both parties share a common driveway to and from Prairie Lane, which is a platted forty (40) foot wide road.

They are requesting a variance for the road easement width be reduced to thirty (30) feet wide instead of the required fifty (50) feet wide. The home in which Duane and Judy Kreitlow want to purchase is forty (40) feet from the south boundary line of said Tract 11 where the present driveway is now located. By allowing the variance the setback would meet Taney County guidelines.



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TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

DUANE KREITLOW

JANUARY 21, 2009

#08-7

Public Hearing for Duane Kreitlow, located at 343 Prairie Lane in the Swan Township, Sec. 15 Twp. 23 Rng. 22.

The applicant is requesting a variance from the Taney County Development Guidance Code Appendix L Table L-1, minimum right of way.

History: The applicant wants to purchase two acres in the Five Seasons Village Mobile Home Park adjoining the mobile home he owns and lives in. This property shares a driveway with the next door neighbor.

General Description: The subject property contains 5.67 acres and is located on Tract 11 of Five Seasons Village Amended Plat. The adjoining properties to the development consist of residential.

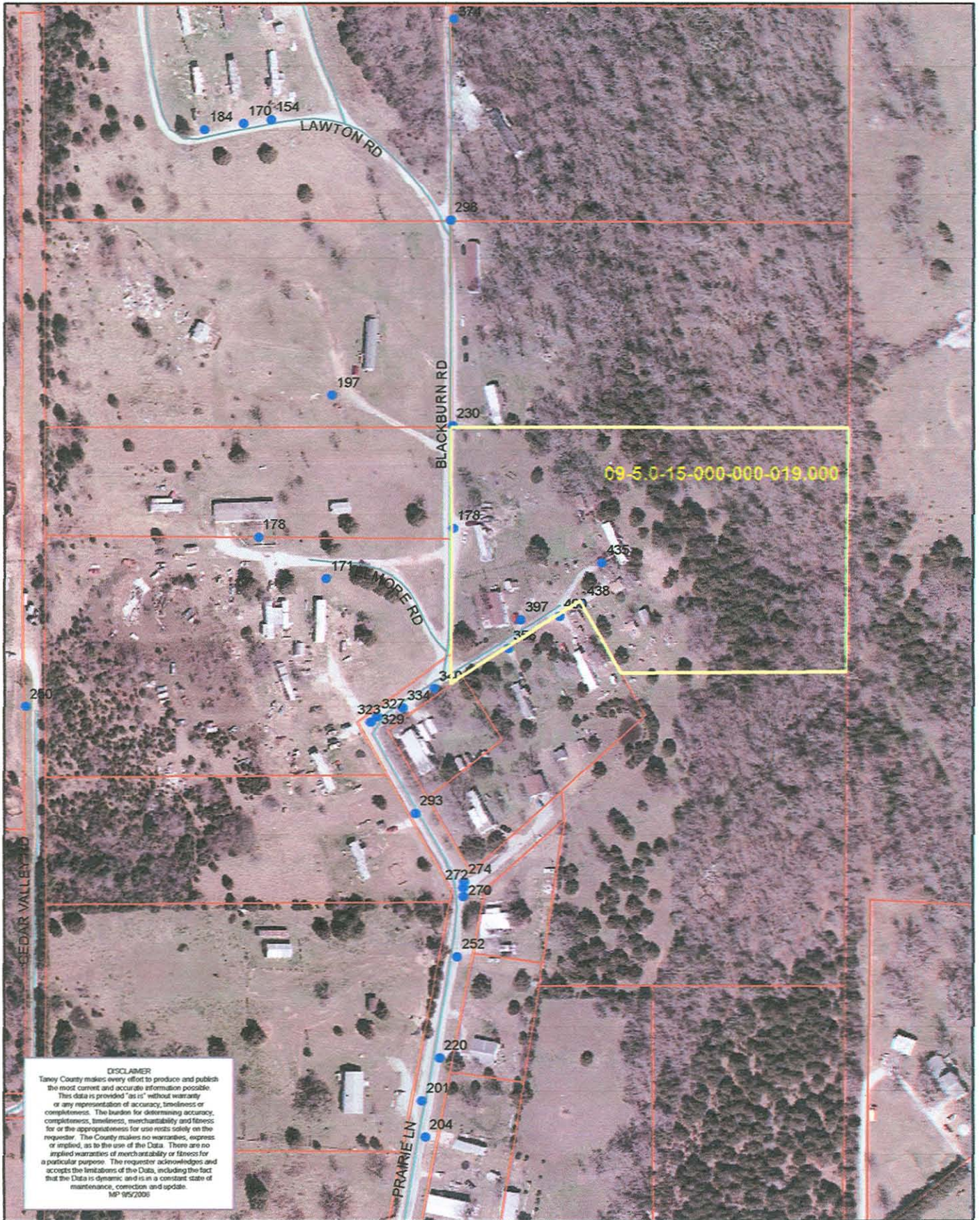
Review: The request is for the road easement width be reduced to 30' instead of the required 50'. The mobile home is 40' from the south boundary line of Tract 11 where the present driveway is now located. By allowing the variance the setback would meet County Requirements.

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

1. The road easement off Prairie Lane reduced to 30' from the south boundary line of Tract 11.
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 Duane Kreitlow



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MP 1/9/2006