



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

### **TANEY COUNTY BOARD OF ADJUSTMENT**

#### **STAFF REPORT**

#### **HULSTOR PROPERTIES, LLC**

**APRIL 15, 2009**

**#09-3**

Public Hearing for Hulstor Properties, LLC located at 351 Black Rock Dr. in the Oliver Township, Sec. 28 Twp. 22 Rng. 21.

The applicant is requesting a variance from the Taney County Development Guidance Code Appendix L Table 1.

History: The single family dwelling was built with the northeast corner in the setback area.

General Description: The subject property is located at Branson Creek, the Bluffs, Lot 8. The adjoining properties to the development consist of residential.

Review: The subject property contains one single family dwelling under construction which is encroaching into the setback area in the back. At the time of report, the exact variance is unknown due to conflicting surveys. This will need to be determined at the meeting during the presentation of exhibits.

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 Table 2 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).



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APPLICATION and AFFIDAVIT

FOR VARIANCE OR APPEAL

(Circle one)

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

mail invoice

09-3

PLEASE PRINT

Applicant Hulster Properties, LLC Phone (479) 936-6241

Address, City, State, Zip PO. Box 1780 Rogers, AR 72757

Representative Michael Hulsey Phone SAMS

Owner of Record Hulster Properties, LLC Signature: [Signature]

Name of Project: Lot 8 the Bluffs Brawson Creek

Section of Code Protested: (office entry) \_\_\_\_\_

Address and Location of site: 351 Black Rock Drive

Holister, Mo

Subdivision (if applicable) The Bluffs

Section 28 Township 22 Range 21 Number of Acres or Sq. Ft. \_\_\_\_\_

Parcel Number 17-8.0-28-000-000-001.022

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.

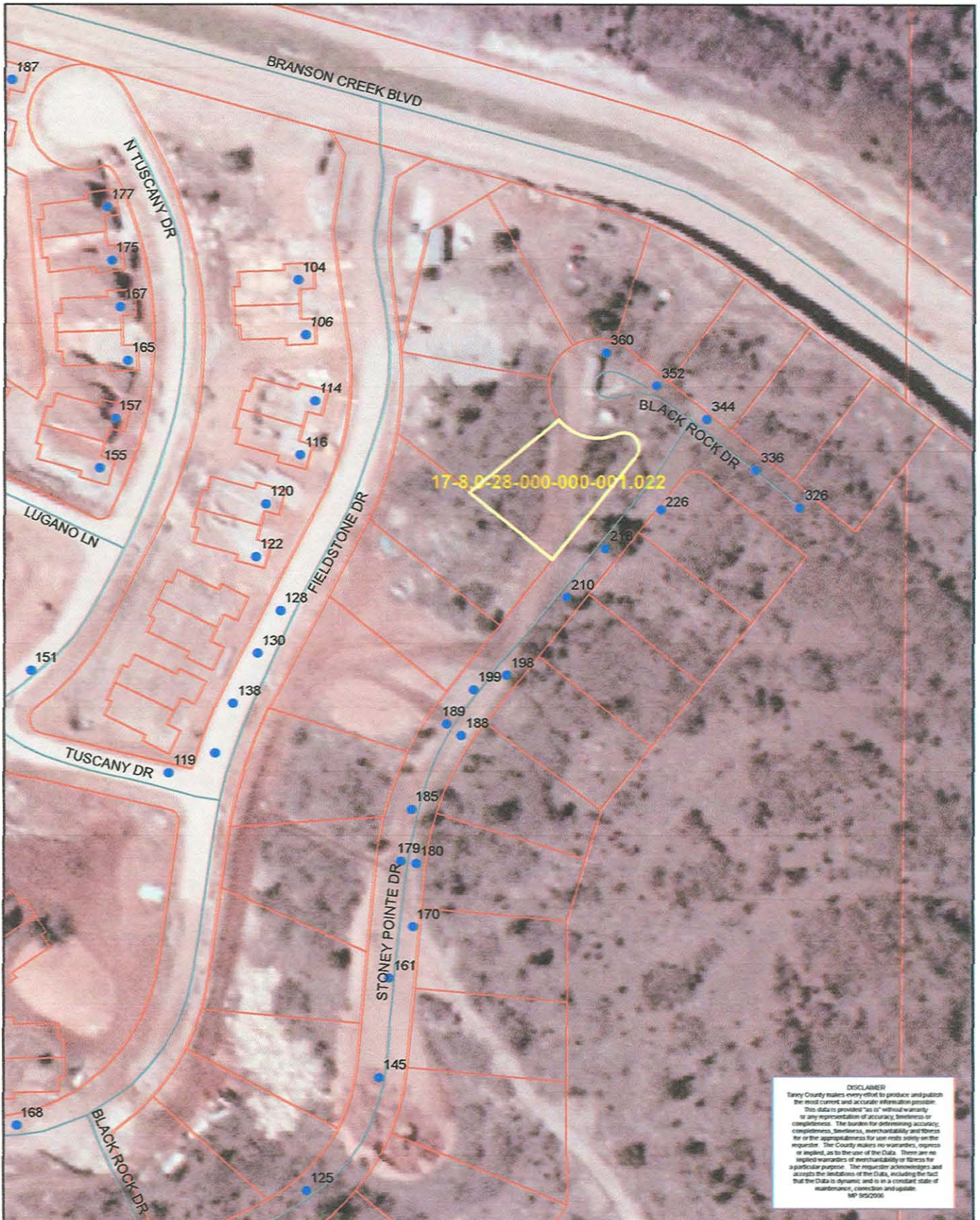
Describe in detail the reason for your request:

Building was inadvertently built with the North east corner in the setback. Builder requests that a variance be given sufficient to cover the setback encroachment. Building was also built without a valid permit. At the time the builder was told by the Taney Co. Planning Commission that a permit existed on the lot, but further investigation has proved otherwise. Builder readily agrees to pay all fees needed for the permit.





# BOA Hulstar Properties LLC



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