



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

JULY 15, 2009

JOHN SHELTON

#09-7

Public Hearing for John Shelton located at 172 Old Forsyth Road in the Swan Township Sec. 33 Twp. 24 Rng. 19.

The applicant is requesting a variance from the Taney County Development Guidance Code Chapter 9.1 Table 1.

History: The property is a corner lot which has three sides with State Hwy. 76 on the back, and County Road Old Forsyth Road on the front.

General Description: The applicant is requesting a 12 ½ front setback off the county road, and a 25' setback from the state highway. The adjoining properties to the request consist of residential.

Review: The property contains an existing mobile home which the applicant plans to remove for the construction of a house. The variance is needed because the foot print of the house is too large for the lot.

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

1. Variance from Chapter 9.1 Table 1 Setbacks, for 12 ½ feet off County Road Old Forsyth Road, and 25' from St. Hwy. 76.
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)



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
APPLICATION and AFFIDAVIT
FOR VARIANCE OR APPEAL

09-7

(Circle one)

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

PLEASE PRINT

Applicant John E Shelton Phone (417) 546-6024
Address, City, State, Zip 15422 E St Hwy 76 Taneyville MO 65759
Representative _____ Phone _____
Owner of Record John E Shelton Signature: _____
Name of Project: _____
Section of Code Protested: (office entry) _____
Address and Location of site: 172 Old Forsyth Rd
Taneyville MO 65759
Subdivision (if applicable) _____
Section 33 Township 24 Range 19 Number of Acres or Sq. Ft. 1/2
Parcel Number 03-8.0-33-001-001-004.000
Does the property lie in the 100-year floodplain? (Circle one) Yes X 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:

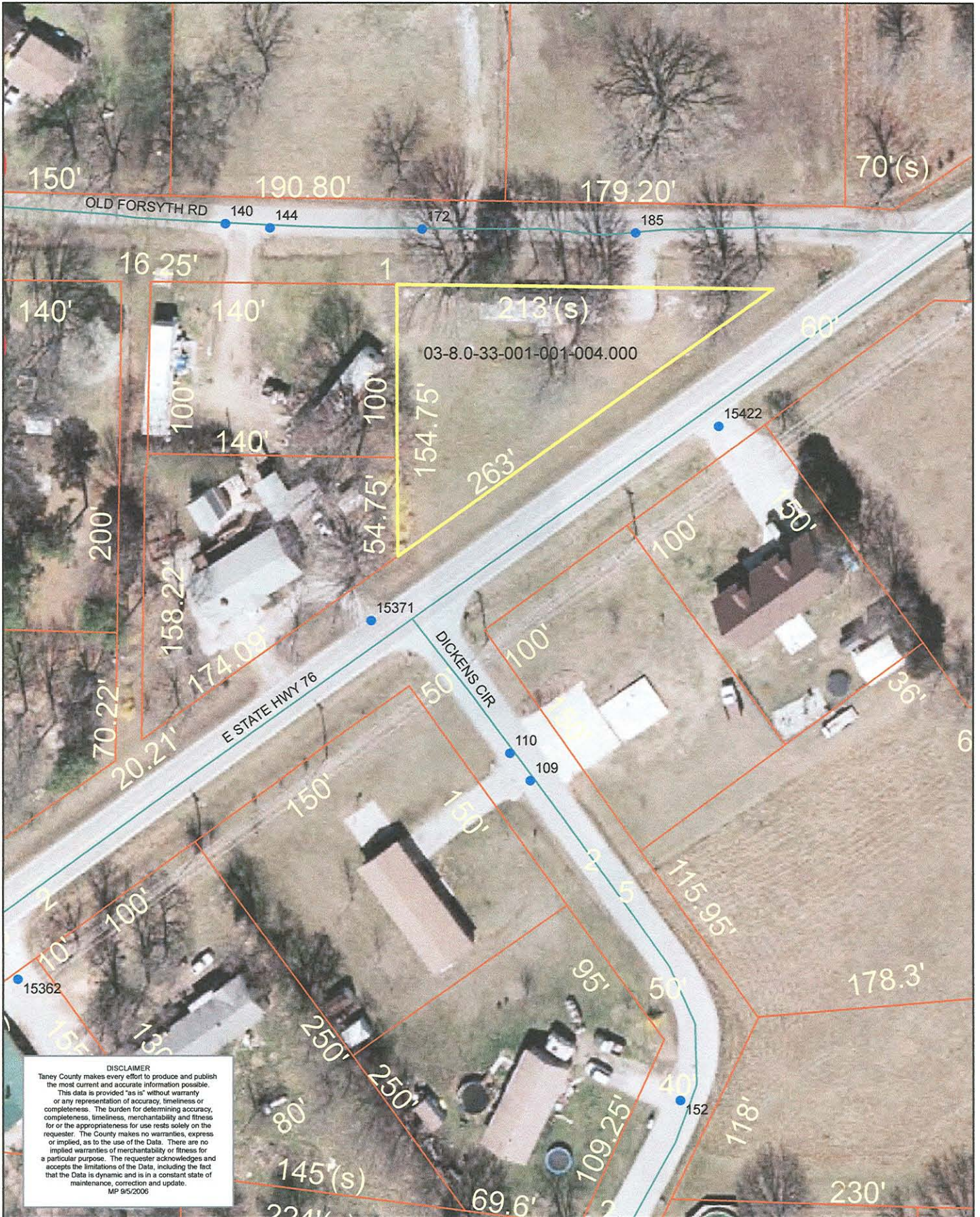
Lot is too small for Home
As is will push Home to one
side and size of foot print is not
large enough. If lift as is,
need more room for size of
Home and move Home for
better location.

50 - 25'

12 1/2'



BOA John Shelton



DISCLAIMER
 Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.
 MP 9/5/2006