

TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

THOMAS LEWIS
CASE #04-12

Public Hearing for Thomas Lewis, located at Starview Dr., in the Branson Township, Sec. 26 Twp. 23 Rng. 22.

The applicant, Thomas Lewis (owner), request a variance for the reduction of the front setback line from 25' to 12', the side setback lines from 7' to 5' and the rear setback line from 10' to 5' for the proposed residential.

History: The parcel is all of Lots 85 and 86, Phase 2 of Forest Park Estates.

General Description: The subject property contains 7,200 sq. ft. (Lots 85 and 86) and is located off the northeast intersection of Royal Oak Dr. and Starview Dr. The adjoining properties to the parcel consist of residential tracts.

Review: The variance request will consist of a proposed 432 sq. ft. park model for Lot 85 and a 782 sq. ft. residential dwelling that will encroach the front (25') side (7') and the rear (10') setback requirements of the Taney County Development Guidance Code. The property is to be serviced with private central sewer and public water. A moratorium has been placed on the subject property by the Department of Natural Resources and the Sewer District for any future hook-ups, until the upgrade of the treatment plant has been completed.

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

1. Variance is for the setback differences of 13' for the front 2' for the sides and 5' for the rear for Lots 85-86 (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. Compliance letters from the Fire, Sewer and Water Districts.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

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TANEY COUNTY BOARD OF ADJUSTMENT

***STAFF REPORT
VINCENT MURPHY
CASE #04-8***

Public Hearing for Vincent Murphy, located at 194 Starview Dr., in the Branson Township, Sec. 26 Twp. 23 Rng. 22.

The applicant, Vincent Murphy (owner), request a variance for the reduction of the front setback line from 25' to 12', the side setback lines from 7' to 5' and the rear setback line from 10' to 5' for the proposed residence.

History: The parcel is all of Lot 38, Phase 1 of Forest Park Estates.

General Description: The subject property contains 3,600 sq. ft. and is located off the northeast intersection of Royal Oak Dr. and Starview Dr. The adjoining properties to the parcel consist of residential tracts.

Review: The variance request will consist of a proposed 432 sq. ft. park model that will encroach the front (25'), side (7') and the rear (10') setback requirements of the Taney County Development Guidance Code. The property is to be serviced with private central sewer and public water. A moratorium has been placed on the subject by the Department of Natural Resources and the Sewer District for any future hook-ups, until the upgrade of the treatment plant has been completed.

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

1. Variance is for the setback differences of 13' for the front, 2' for the sides and 5' for the rear (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. Compliance letters from the Fire, Sewer, and Water Districts.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

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TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

JOHN AND MARY TATMAN
CASE #04-9

Public Hearing for John and Mary Tatman, located at 196 Starview Dr. in the Branson Township, Sec. 26 Twp. 23 Rng. 22.

The applicant's, John and Mary Tatman (owners), request a variance for the reduction of the front setback line from 25' to 12', the side setback lines from 7' to 5' and the rear setback line from 10' to 5' for the proposed residence.

History: The parcel is all of Lot 99, Phase 2 of Forest Park Estates.

General Description: The subject property contains 3,600 sq. ft. and is located off the northeast intersection of Royal Oak Dr. and Starview Dr. The adjoining properties to the parcel consist of residential tracts.

Review: The variance request will consist of a proposed 432 sq. ft. park model that will encroach the front (25'), side (7') and the rear (10') setback requirements of the Taney County Development Guidance Code. The property is to be serviced with private central sewer and public water. A moratorium has been placed on the subject by the Department of Natural Resources and the Sewer District for any future hook-ups, until the upgrade of the treatment plant has been completed.

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

1. Variance is for the setback differences of 13' for the front, 2' for the sides and 5' for the rear (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. Compliance letters from the Fire, Sewer and Water Districts.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

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TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

STARBOARD CORPORATION

CASE #04-10

Public Hearing for Starboard Corp., located at 380 State Park Marina Rd., in the Oliver Township, Sec. 27 Twp. 22 Rng. 22.

The applicant's Starboard Corp. (owner) and Pat Cox (representative), request a variance to operate a restaurant and a convenience store on Table Rock Lake.

History: The existing two structures are currently a non-permitted use and are part of the Table Rock St. Park Marina.

General Description: The subject property contains a floating restaurant (414 sq. ft.) and a convenience store (3000 sq. ft.). The adjoining properties to the operation consist of Table Rock Lake to the north, south and west and the marina to the south.

Review: The request will consist of a variance for the commercial use under floatels (Chapter VI, Sec. I, Water Quality 3. Floatels, exhibit A). The property is to be serviced by a central sewer and water system. Restrooms will be available through the marina.

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

1. Variance is for the exemption of the 2 commercial uses; restaurant and convenience store (Chapter VI, Sec. I, Water Quality, 3. Floatels).
2. Compliance letters from the Fire, Sewer and Water Districts and Department of Natural Resources, and Corps of Engineers.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

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TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

JAMES HARDING

CASE #04-11

Public Hearing for James Harding, located at 19977 St. Hwy. 160, in Swan Township, Sec. 25 Twp. 24 Rng. 20.

The applicant, James Harding (owner), requests a variance for the reduction of the front setback line from 50' to 30' for a proposed carport.

History: The parcel contains a single-family residence with garage.

General Description: The subject property contains one acre and is located off the north side of St. Hwy. 160. The adjoining properties to the parcel consist of residential tracts.

Review: The variance request will consist of a proposed 360 sq. ft. (20' x 18') carport that will encroach the front (50') setback requirements of the Taney County Development Guidance Code.

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

1. Variance is for the setback difference of 20' for the front (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. Compliance letter from the Fire District.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

