

JULY 2005 BOA PACKETS

AGENDA  
TANEY COUNTY BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 20, 2005, 7:00 P.M.  
ASSOCIATE CIRCUIT COURT DIVISION II COURTROOM  
TANEY COUNTY COURTHOUSE

Call to Order:

*Establishment of Quorum*  
*Explanation of Public Hearing Procedures*  
*Presentation of Exhibits*  
*Governing Statutes*

Public Hearings:

*Linda Church*  
*Steven Williams*

Old and New Business.

Review and Action:

*Minutes, April, 2005*

Adjournment.

**TANEY COUNTY PLANNING COMMISSION**  
***2004 YEARLY REPORT***  
***FROM THE ADMINISTRATOR***

The following is a summary of the caseload that has occurred in the Planning Department for the year 2004. The overall caseload rose from 741 permits issued in 2003 to 878 permits issued in 2004. Please find attached reports outlining Division I Permits issued, Division II, III, and Board of Adjustment.

In 2004 there were 82 Division III Permits applied for, with 67 approvals, and 10 denials. There were 28 Board of Adjustment cases applied for, with 18 approvals, and 6 denials. (The other cases were either tabled by the Planning Commission or the Board of Adjustment or withdrawn by the applicants).

Administrative Operations:

a.	Final Plats	31
b.	Amended Plats	10
c.	Minor Subdivisions	16
d.	Exempted Plats	24
e.	Replats	6
f.	Land Disturbance	27
g.	Certificate of Conformance	54
h.	Permit Extensions Division III	8
i.	Flood Plain Permits	2
j.	Notice of Violations	4
k.	Security Deposits Balance	\$126,560.00
l.	Permit Fees	\$14,525.00
m.	Phone Calls (approximate)	3019
n.	Walk-ins (approximate)	584

The County Commission purchased a document scanner for the purpose of scanning County documents in the computer system. The Planning Department has scanned 12,405 documents amounting to approximately  $\frac{3}{4}$  of our files. When all of our documents are scanned, they will be archived, allowing more office space and greater access to the files by use of the computer.

The Planning Department has an existing page on the County Website with general information about our office, and the following documents available for downloading (Development Code, Master Plan, meeting agendas, minutes, and staff reports of both the Planning Commission and the Board of Adjustment). This has reduced the cost of mailing out information to the public.

At this time the status on updating the Master Plan is in the preliminary stage with the County Commission.

In 2004 the amendments to the Code approved by the County Commission were as follows:

Chapter III, page 22, Minimum lot and frontage requirements

Appendix F, page 95, Proposed conditional use standards

Appendix I, page 112, Land grading standards Sec. 2 Items 3, a and b

Appendix P, page 136, Fees A, F through K

## TANEY COUNTY BOARD OF ADJUSTMENT

### *STAFF REPORT*

### *STEVEN WILLIAMS*

### *CASE #05-9*

Public hearing for Steven Williams, located at 180 Ashford Dr., in the Oliver Township, Sec. 5 Twp. 21 Rng. 21.

The applicant's, Steven Williams (owner) and Sue Anderson (representative), request a variance for the reduction of the left side setback line from 7' to 5' and right side setback line from 7' to 4' for the proposed residence.

History: The parcel is Lot 53 of Country Farm Estates, Phase II and contains a poured foundation.

General Description: The subject property contains 18,396 sq. ft. (.42 acre) and is located off the northeast intersection of Fruit Farm Road and Ashford Dr. The adjoining properties to the parcel consist of residential.

Review: The variance request will consist of a 2' (left side) and 3' (right side) encroachment of the foundation of the side setback requirements. (7') of the Taney County Development Guidance Code. The applicant has not submitted a spot survey to indicate the placement of the residence to the lot area.

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 side setback difference of 2' (left side) and 3' (right side) (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. Compliance letter from the fire district, that includes overhang setbacks complying with the National Fire Protection Association standards.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.