



## 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)

### **AGENDA**

#### **TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, APRIL 15, 2015, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

##### Call to Order:

*Establishment of Quorum*

*Presentation of Exhibits*

*Governing Statutes*

##### Public Hearing:

*Dennis Martinez/Christie Sweeney, Setback Variance Request*

##### Review and Action:

*Minutes, March 2015*

##### Old and New Business:

*Tentative*

##### Adjournment.



# TANEY COUNTY BOARD OF ADJUSTMENT

## VARIANCE STAFF REPORT

**HEARING DATE:** April 15, 2015

**CASE NUMBER:** 2015-0002V

**PROJECT:** Christie Sweeney & Dennis Jay Martinez  
Setback Variance Request

**APPLICANTS:** Christie Sweeney & Dennis Jay Martinez

**LOCATION:** The subject property is located at 241 Bridgeview Drive, Ridgedale, MO; Oliver Township; Section 11, Township 21, Range 22.

**REQUEST:** The applicants, Christie Sweeney & Dennis Jay Martinez are requesting a variance from the provisions of Section 7, Table 1, (Setbacks) of the Taney County Development Guidance Code. The applicants are requesting a variance from the required 7 foot side of lot setback requirement and also the 10 foot rear of lot setback requirement, in order to allow for the construction of a new single-family residence and guest house, which would each adjoin the side and rear property lines. The applicants are further requesting a variance from the provisions of Appendix B of the Taney County Development Guidance Code, allowing for a second residence (guest house) to be constructed upon the property in question.

### BACKGROUND and SITE HISTORY:

The subject property is described as all of Lots 30 and 31 and the South ½ of Lot 29 in Block 18, Ozarks Paradise Village and contains a total of approximately 23,000 square feet (Utilizing the Assessor's information via Beacon).

The subject property was purchased by Christie Sweeney & Dennis Jay Martinez on October 31, 2014. The original residence which was constructed in 1978 (According to the Assessor's Information) burned down in December 2014. The applicants, Christie Sweeney & Dennis Jay Martinez are now seeking a side of lot setback variances and rear setback variances allowing for the construction of a new single family residence and a guest house.

The applicants will also be required to request a variance allowing for the construction of a second residence (guest house) on the property in question.

## **GENERAL DESCRIPTION:**

The subject property is described as all of Lots 30 and 31 and the South ½ of Lot 29 in Block 18, Ozarks Paradise Village.

The applicants, Christie Sweeney & Dennis Jay Martinez are seeking a variance from the provisions of Section 7, Table 1, (Setbacks) of the Taney County Development Guidance Code. Per the provisions of Section 7, Table 1, a structure is required to be setback 7' from the side property line and 10' from the rear property line. Measurements to the structure are made to the portion of the structure that is closest to the property line, which in this instance is the roof overhang. The applicants are requesting a +/- 7.0' setback variance from the side property line, allowing the new residence to be built +/- 0.0' from the southern-most, side property line. The applicants are further requesting a +/- 10.0' setback variance from the rear property line, allowing the new residence to be built +/- 0.0' from rear property line adjoining the Army Corps of Engineers property.

Secondly the applicants are requesting a +/- 7.0' setback variance from the side property line, allowing for the construction of a new guest house which is to be built +/- 0.0' from the northern-most, side property line. The applicants are further requesting a +/- 10.0' setback variance from the rear property line, allowing the new guest house to be built +/- 0.0' from rear property line adjoining the Army Corps of Engineers property.

Finally, the applicants are requesting a variance from the provisions of Appendix B of the Development Guidance Code. Appendix B states, "No more than one dwelling shall be allowed per two (2) acre lot when using an on-site septic system." The applicants are proposing to construct a guest house with a living area of 871 square feet.

## **REVIEW:**

The applicants are seeking a variance from the provisions of Section 7, Table 1, (Setbacks) of the Taney County Development Guidance Code. The applicants are requesting a +/- 7.0' setback variance from the side property line, allowing the new residence to be built +/- 0.0' from the southern-most, side property line. The applicants are further requesting a +/- 10.0' setback variance from the rear property line, allowing the new residence to be built +/- 0.0' from rear property line adjoining the Army Corps of Engineers property.

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Finally, the applicants are requesting a variance from the provisions of Appendix B of the Development Guidance Code. Appendix B states, "No more than one dwelling shall be allowed per two (2) acre lot when using an on-site septic system." The applicants are proposing to construct a guest house with a living area of 871 square feet.

The applicants have indicated that the reason for this variance request is to allow appropriate access and to allow for the building of the primary residence and guest house which has significant limitations due to the exceptional narrowness and topography of the property. The applicants have

further indicated that they feel that this request offers no detriment to the public good and does not impair the intent, purpose and integrity of the zone plan as embodied in the zoning regulations and map.

### **STATUTORY REQUIREMENTS OF APPROVAL:**

Per the requirements of Missouri Revised Statutes the Board of Adjustment shall have the have the following powers and it shall be its duty:

“Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under sections 64.845 to 64.880 would result in peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property as an unreasonable deprivation of use as distinguished from the mere grant of a privilege, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the demonstrable difficulties or hardships, provided the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.”

### **STAFF RECOMMENDATIONS:**

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

1. Approval of a setback variance of +/- 7.0' from the southern-most side property line and a rear setback variance of +/- 10.0', allowing for the construction of the new residence +/- 0' from both the side and rear property lines in question.
2. Approval of a variance from the provisions of Appendix B of the Development Guidance Code, allowing for the construction of a second residence (guest house) on a property served by an on-site septic system.
3. Approval of a setback variance of +/- 7.0' from the northern-most side property line and a rear setback variance of +/- 10.0', allowing for the construction of the new guest house +/- 0' from both the side and rear property lines in question.
4. Compliance with all of the other provisions of the Taney County Development Guidance Code.
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 7.3.4 of the Taney County Development Guidance Code).





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TANEY COUNTY BOARD OF ADJUSTMENT

APPLICATION and AFFIDAVIT  
FOR VARIANCE OR APPEAL

(Circle one)

Variance (\$125.00) Appeal (\$125.00)

PLEASE PRINT

DATE 3-31-2015

Applicant Christie Sweeney & Dennis Jay Martinez Phone 417-773-7278

Address, City, State, Zip PO Box 10931, Springfield, MO 65808

Representative Dennis Martinez Phone 417-773-7278

Owner of Record Christie Sweeney & Dennis Jay Martinez Signature: \_\_\_\_\_

Name of Project: Setback Variance

Section of Code Protested: (office entry) Sec. 7 table 1

Address and Location of site: 241 Bridgeview Dr, Ridgedale, MO

First northbound road east of HWY 86 bridge, then first drive to left

Subdivision (if applicable) Ozark Paradise Village

Section 11 Township 21 Range 22 Number of Acres or Sq. Ft. \_\_\_\_\_

Parcel Number 19-1.0-11-003-002-051.000

Does the property lie in the 100-year floodplain? (Circle one) Yes \_\_\_\_\_ No \_\_\_\_\_

Required Submittals:

- ☒ Typewritten legal description of property involved in the request
- ☐ Postage for notifying property owners within 600 feet of the project
- ☐ 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.

email: dm.ashtetson@gmail.com

DENNIS JAY MARTINEZ & CHRISTIE SWEENEY

# Variance Request

Prepared for: Taney County Board of Adjustment  
Prepared by: Dennis Martinez and Christie Sweeney

## EXECUTIVE SUMMARY

### Objective

My wife Christie Sweeney and I are building a primary residence located at 241 Bridgeview Drive, Ridgedale, Mo. 65739. We anticipate construction to begin in the next 30-60 days. We are requesting a variance to our property due to the narrowness and topography of our lots and land. The zero variance request is for the boundaries that incorporate the corp of engineers property (lake front) to the West. Also a dead end road owned by Oakmont Community Improvement Association, Inc.(O.C.I.A.) to the South of our lot 31. This road offers no public access to the lake. Is considered a non-maintained road by the HOA and serves no purpose other than a driveway to our future residence

The reason for this Variance request is to allow appropriate access and the building of our primary residence and guest house which has significant limitations due to the exceptional narrowness and topography of the property. Our understanding from the planning commission there is a 10ft. setback from the back of our lots (Corp of Engineers) boundary and a 7ft. setback from our side lot 31 (O.C.I.A. property). We respectfully request a variance of the setbacks to allow the appropriate access to the entry and exit of our planned garage. Also re-leaving the hardship of building the home and guest house within the narrow lots that have significant topography limitations on all sides of the property

This request offers no detriment to the public good and does not impair the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.

### VERIFICATION

In signing this application, I fully understand, and will comply with, the responsibilities given me by the Taney County Development Guidance Code. I certify that all submittals are true and correct to the best of my knowledge and belief, and that my request may or may not be approved by the Taney County Planning Commission's Board of Adjustment.

  
Signature of Applicant

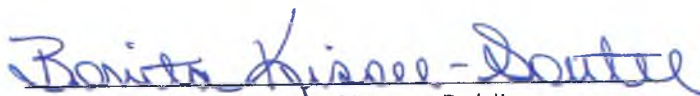
3-31-15  
Date of Application

STATE OF MISSOURI     )  
COUNTY OF TANEY     )

S.S. On this 31st day of March, 2015

Before me Personally appeared Dennis Martinez, to me know to be the person described in and who executed the foregoing instrument.

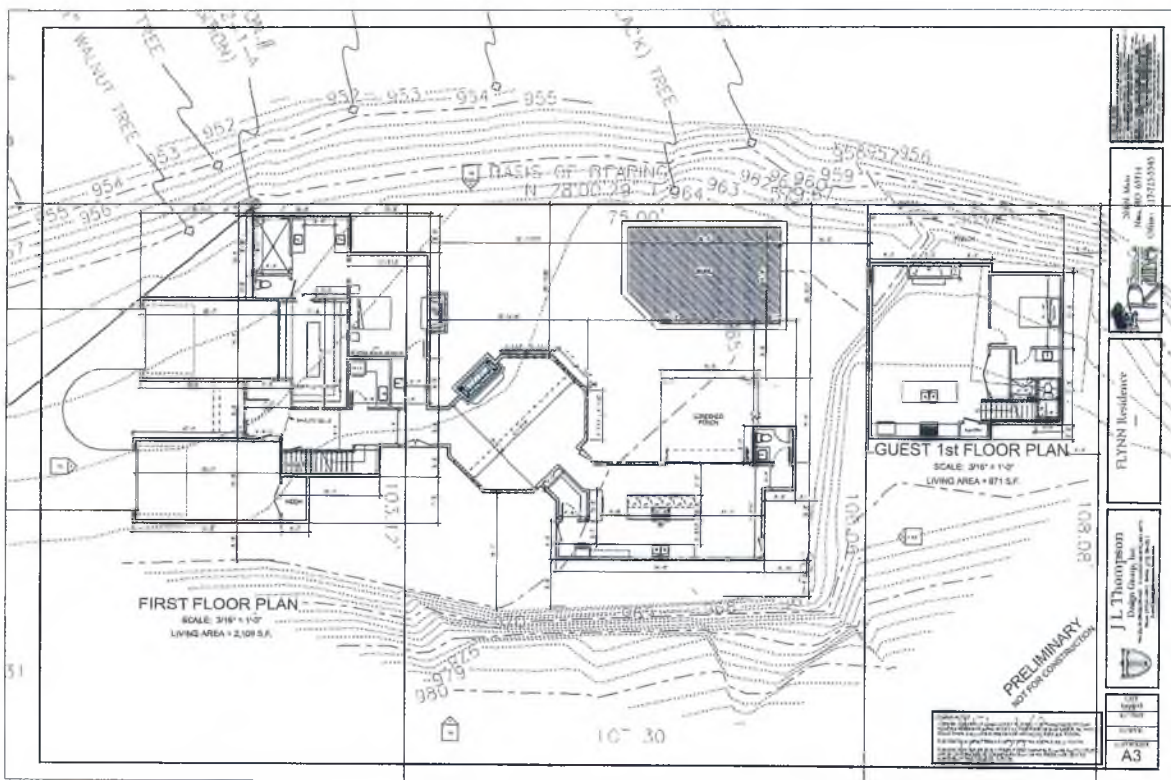
In testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in Forsyth, Mo. The day and year first above written. My term of office as Notary Public will expire 2/6/2018.

  
Bonita Kisse-Soutte, Notary Public



BONITA KISSEE-SOUTTE  
My Commission Expires  
February 6, 2018  
Taney County  
Commission #10440057

APPLICATION FOR VARIANCE AND AFFIDAVIT - 241 BRIDGE VIEW DR., RIDGEDALE, MO.





Exhibits:

1. Legal Description
2. Taney County Beacon Parcel Owner and Tax Description
3. Taney County Road and Bridge arial map of property
4. Results of Topography Survey ( outline of boundaries and zero variance request)
5. Preliminary Home Design
6. Photos of O.C.I.A Road
7. Restrictive Covenants of O.C.I.A. subdivision (Ozarks Paradise Village) dated July 7, 1967.
8. Not in Floodplain Area

## LEGAL DESCRIPTION

of 241 Bridgeview Drive, Ridgedale, MO 65739  
property Owners, Christie Sweeney and Dennis Martinez  
Parcel Number 19-1.0-11-003-002-051.000

All of lots 30 and 31 and the South 1/2 of Lot 29 in Block 18 OZARKS  
PARADISE VILLAGE as per the recorded plat thereof, recorded in Plat Book  
8 at page 32, Taney County Recorder's Office, Taney County, Missouri.

Date Created: 3/30/2015

## Parcel

**Parcel ID** 19-1.0-11-003-002-051.000  
**Property Address** 241 BRIDGEVIEW DR  
**Tax Code** 5CWX  
**Sec/Twp/Rng** 11/21/22  
**Brief Tax Description** OZARKS PARADISE VILLAGE LTS 30 & 31 & S2 LT 29 BLK 18  
 (Note: Not to be used on legal documents)  
**School District** Hollister  
**Fire District** Western  
**City** N/A  
**Deed Book/Page/Date** 2014-53945 (10-31-2014)

## Owner

SWEENEY CHRISTIE & DENNIS JAY MARTINEZ  
 PO BOX 10931  
 SPRINGFIELD, MO 65808

## Land

**Lot Dimensions** 255.73 X 163.13 IRR  
**Lot Area** 0 Acres

## Improvements

Number	Description	Year Built	Base Area	Adjusted Area
1-1	Residence	1978	1236	2149
1-2	Garage	1996	360	360

## Valuation

	Improvements	Land	Total	Assessed Total
<b>Residential</b>	\$87,055	\$26,070	\$113,125	\$21,490
<b>Agricultural</b>	\$0	\$0	\$0	\$0
<b>Commercial</b>	\$0	\$0	\$0	\$0
<b>Total</b>				<b>\$21,490</b>

**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. Taney County makes no warranties, expressed 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.

Last Data Upload: 3/29/2015 10:18:30 PM







RESULTS OF TOPOGRAPHIC SURVEY  
FOR  
CHRISTIE SWEENEY

All of lots 30 and 31 and the South  
1/2 of Lot 29 in Block 18 OZARKS  
PARADISE VILLAGE as per the  
recorded plat thereof, recorded in  
Plat Book 8 at page 32, Taney  
County Recorder's Office, Taney  
County, Missouri.



LEGEND

- EXISTING IRON PIN
- EXISTING CORPS OF ENGINEERS MONUMENT
- CORPS OF ENGINEERS MONUMENT (POSITION)

BASIS OF BEARING

CORPS OF ENGINEERS DATA

DEED REFERENCE

INSTRUMENT #2014-00033945

PLAT REFERENCE

PLAT BOOK 8 AT PAGE 32

**LAKE**  
VARIANCE REQUEST  
0' SETBACK  
LAKE SIDE

corp  
property

VARIANCE REQUEST  
0' SETBACK  
ROAD SIDE

O.C.I.A.  
driveway

Martinez  
Sweeney  
property

NORTH 1/2  
LOT 29

RECREATION DRIVE  
107' 7 1/2"

LOT 31  
100' 12"

LOT 30  
100' 12"

LOT 29  
100' 12"

LOT 28  
100' 12"

LOT 27  
100' 12"

LOT 26  
100' 12"

LOT 25  
100' 12"

LOT 24  
100' 12"

LOT 23  
100' 12"

LOT 22  
100' 12"

LOT 21  
100' 12"

LOT 20  
100' 12"

LOT 19  
100' 12"

LOT 18  
100' 12"

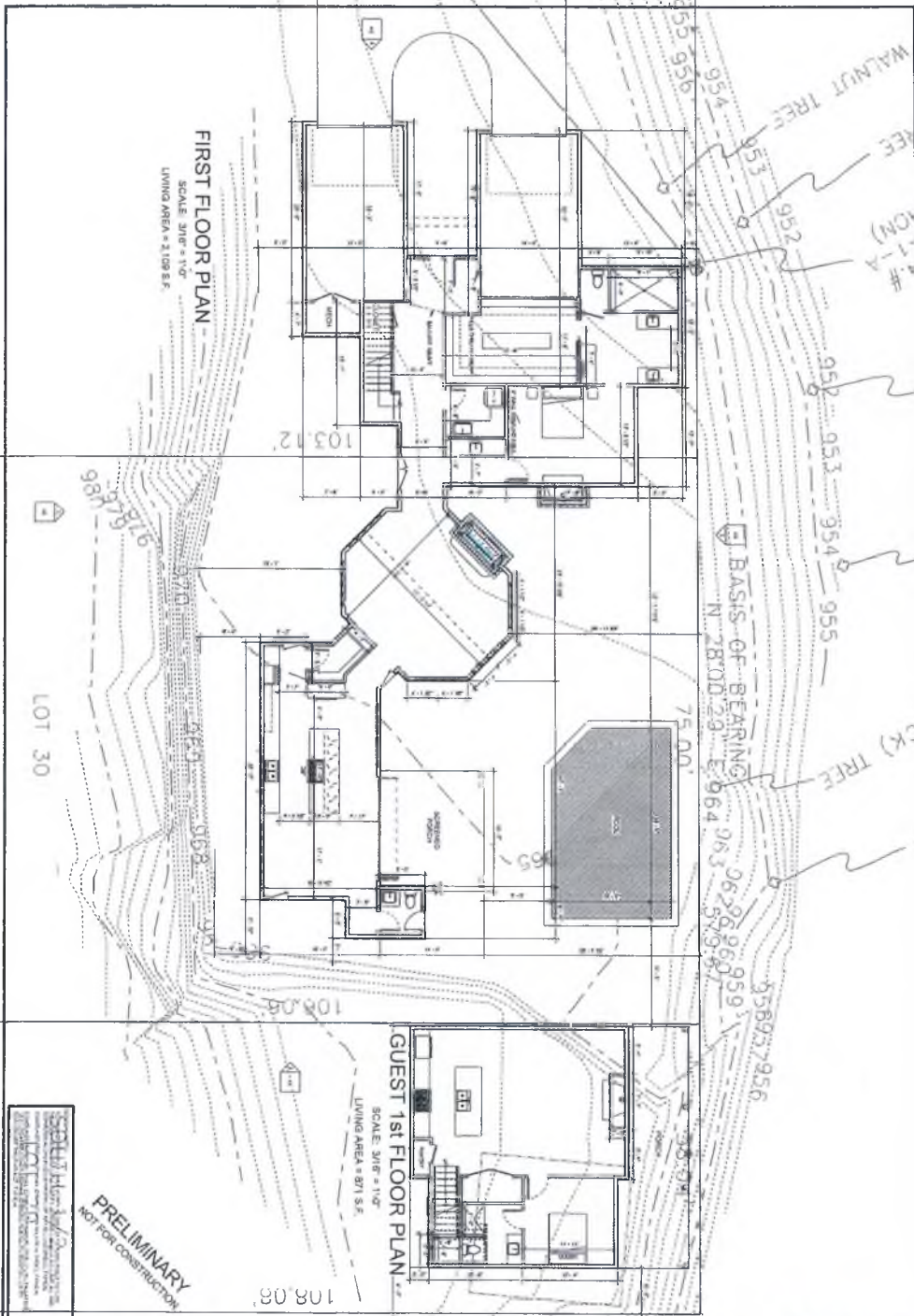
LOT 17  
100' 12"

LOT 16  
100' 12"

LOT 15  
100' 12"

LOT 14  
100' 12"





SEAL  
J. L. Thompson  
Architect  
A3

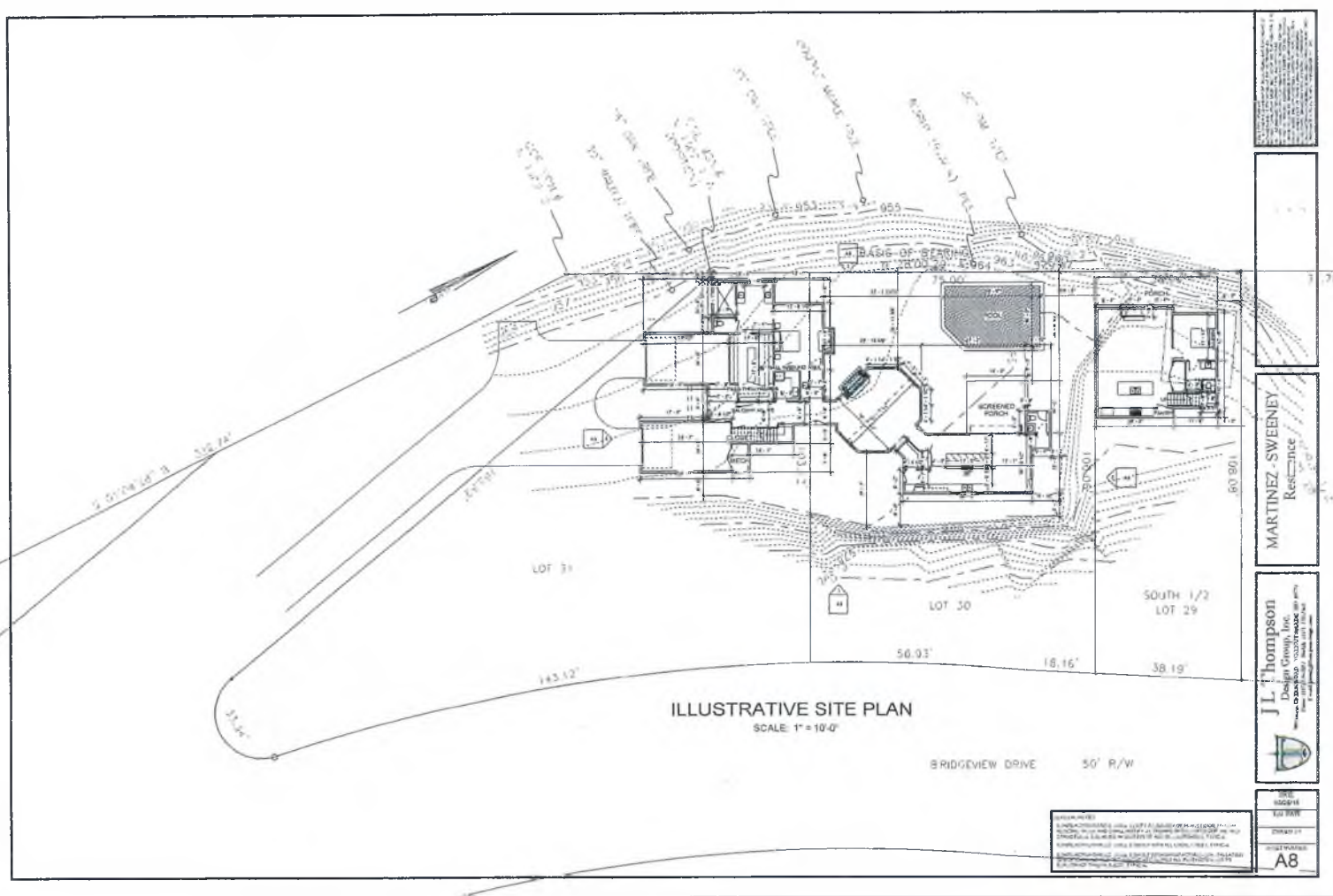
**J L Thompson**  
Design Group, Inc.  
10000 Old Orchard Road, Suite 100  
Newport News, VA 23606  
Phone: 757-245-1111 Fax: 757-245-1112  
Email: jlt@jltgroup.com

**FLYNN Residence**



2019-4 Month  
New, MD 03714  
Office: +1-725-5545

2019-4 Month  
New, MD 03714  
Office: +1-725-5545









181/27

RESTRICTIVE COVENANTS APPLYING TO CERTAIN BLOCKS IN OZARKS  
PARADISE VILLAGE

Non-Member lots

10+31

The undersigned, OZARKS PARADISE VILLAGE, INC. by its Vice-President and Secretary, states that it is the subdivider and developer of the lands known as Ozarks Paradise Village in Taney County, Missouri; and that the following restrictive covenants and easements shall apply to the following numbered blocks and all lots therein except where they have been specifically omitted or unless otherwise specifically named in Schedule A which is attached hereto and made a part thereof by reference, heretofore platted and filed of record in the Taney County Recorder's Office, namely: Blocks:

(See Schedule A)

to-wit:

1. These covenants shall run with the land and shall be binding upon the parties hereto and all persons claiming under them until 1987 at which time said covenants shall be automatically extended for a period of ten years unless by a vote of the majority of the then owners of the lots in said subdivision it is agreed to change such covenants in whole or in part.
2. All lots in said subdivision shall be used for residential purposes only unless specifically designated as commercial property, and no residential lots shall be used for any commercial purpose. No temporary building other than those used collaterally to the construction of a permanent building shall be constructed on these lands.
3. Only one dwelling house may be constructed upon each lot. The house shall face the street upon which the lot fronts and no part thereof except porches or garages shall be nearer than 20 feet from the front lot line, and the distance from each side of the dwelling to the adjacent lot line shall be no less than five feet.)
4. All other structures shall be in the rear of the dwelling house and shall be slightly, of neat construction, and of character to enhance the value of the property. A boat house and/or garage may be constructed separately or attached to the dwelling, but must be of the same construction material as the dwelling house and the exterior must be finished in the same manner as the dwelling house.
5. When any improvement is erected on any lot, the owner shall at the same time construct and install adequate sewage facilities of approved character. No outside toilets shall be allowed.
6. No debris, junk, or unsightly accumulation of materials shall be allowed to remain on the premises, and there shall be no outside storage facilities for any of the aforementioned.
7. All material used for the dwelling house and other structures shall be constructed of material of equal quality as used in FHA and GI approved construction. The exterior construction of the building must be completed within six months from the commencement of said construction.
8. In addition to the foregoing restrictions and covenants, no dwelling shall be constructed on any lot or tract with less than 700 square feet of floor space and said floor space shall be ground level and shall not include porches or carport and shall include only that actual living space under an enclosed roof. No basement shall be occupied until the building is completed. No trailer or type of mobile home shall be used for a permanent residence or dwelling, or parked on said premises at any time except in that area so designated to permit mobile homes.

9. No signs may be placed or maintained on any lot other than the name or names of the owners which signs shall be no longer than three feet and no wider than eight inches except in areas designated for commercial use.
10. No animals shall be kept, maintained, or raised on said premises except house pets which shall be kept on a leash when not in an enclosure.
11. Easements and rights of ways of five feet on all sides of each lot are hereby expressly reserved for the construction, installation, and maintenance of utilities such as gas, water, telephone, electricity, storm drains or any other function held expedient for the public health and welfare.
12. *Who?* Building plans and specifications must be approved by Ozarks Paradise Village, Inc. or its architectural committee or by its successors or assigns before any construction begins as to quality of workmanship, material, size, and exterior design. If approval is not given in writing within 30 days of submittance, such approval shall be considered to have been given unless expressly denied.
13. No domestic water service shall be provided other than that provided or designated by Paradise Utilities, Inc. Each lot owner shall be charged \$1.00 per month per lot as a standby fee for water utility service. Such charge to commence upon the availability of a public utility water supply; and in the event said charge shall be in arrears for one year, the same shall be a lien upon the premises.

IN WITNESS WHEREOF, OZARKS PARADISE VILLAGE, INC. has caused these presents to be executed this 7th day of July, 1967.

OZARKS PARADISE VILLAGE, INC.

BY: Ralph W. Zoller

Vice-President

ATTEST: Chas. Cantwell, Secretary

STATE OF MISSOURI

)ss

COUNTY OF TANNEY)

On this 7th day of July, 1967, before me personally appeared Ralph W. Zoller, to me personally known and being duly sworn, did say that he is Vice-President of Ozarks Paradise Village, Inc., a Missouri corporation, and that the seal affixed to this instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said Ralph W. Zoller acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Branson, Missouri, on the day and year first above written. My commission as Notary Public expires: 9-19-71

Bruce A. Young  
Notary Public



# SCHEDULE "A"

Lots 1 through 31 inclusive with exception of lots 32 through 42 inclusive, Block 1  
 Lots 9 through 16 inclusive with exception of lots 1 through 8 inclusive, Block 2  
 Lots 2 through 78 inclusive with exception of lots 1, 2, 77, 78, Block 3  
 Lots 1 through 11 inclusive block 4  
 Lots 1 through 69 inclusive, Block 5  
 Lots 1 through 279 inclusive, Block 6, with exception of lots 31, 32, 33, 48,  
 49, 50, 51, 52, 53, 54, 55, 56, 57, 58  
 Lots 1 through 29 inclusive, Block 8  
 Lots 1 through 71 inclusive with exception of lots 42, 43, 44, Block 9  
 Lots 1 through 17 inclusive, Block 10  
 Lots 1 through 51 inclusive, Block 11, with exception of lot 34  
 Lots 1 through 162 inclusive, Block 12  
 Lots 1 through 44 inclusive, Block 13  
 Lots 1 through 31 inclusive, Block 14  
 Lots 1 through 6 inclusive, Block 15  
 Lots 1 through 23 inclusive, with exception of lots 15, 17, 18, Block 16  
 Lots 1 through 17 inclusive, Block 17  
 ★ Lots 1 through 52 inclusive, Block 18 ★  
 Lots 1 through 64 inclusive, Block 19  
 Lots 1 through 42 inclusive, Block 20  
 Lots 1 through 33 inclusive, Block 21  
 Lots 1 through 49 inclusive, Block 22  
 Lots 1 through 7 inclusive, Block 23  
 Lots 1 through 12 inclusive, Block 24  
 Lots 28 through 53 inclusive, with exception of lots 1 through 27 inclusive and  
 lot 54, Block 25  
 Lots 1 through 31 inclusive, Block 26  
 Lots 3 through 29 inclusive with exception of lots 1 and 2, Block 27  
 Lots 1 through 24 inclusive, Block 28  
 All the above being in Ozarks Paradise Village, a subdivision in Taney  
 County as per the recorded plat thereof.

Lots 1 through 29 inclusive, Block 30  
 Lots 1 through 27 inclusive, Block 31  
 Lots 1 through 25 inclusive, Block 32  
 Lots 1 through 25 inclusive, Block 33  
 Lots 1 through 24 inclusive, Block 34  
 Lots 1 through 25 inclusive, Block 35  
 Lots 1 through 24 inclusive, Block 36  
 Lots 1 through 10 inclusive, Block 37  
 Lots 1 through 12 inclusive, Block 38  
 Lots 1 through 8 inclusive, Block 39  
 Lots 33 through 54 inclusive, Block 40  
 Lots 1 through 20 inclusive, Block 41  
 Lots 1 through 29 inclusive, Block 42  
 Lots 1 through 30 inclusive, Block 43  
 Lots 1 through 7 inclusive, Block 45  
 Lots 1 through 63 inclusive, Block 48  
 Lots 1 through 56 inclusive, Block 49  
 Lots 1 through 23 inclusive, Block 50  
 Lots 1 through 38 inclusive, Block 51  
 Lots 1 through 110 inclusive, Block 52  
 Lots 1 through 46 inclusive, Block 53  
 Lots 1 through 36 inclusive, Block 54  
 Lots 1 through 78 inclusive, Block 55  
 Lots 1 through 32 inclusive, Block 56  
 Lots 1 through 33 inclusive, Block 57  
 Lots 1 through 29 inclusive with exception of lots 27 and 28, Block 58  
 Lots 1 through 74 inclusive, Block 59  
 Lots 1 through 113 inclusive, Block 61  
 Lots 1 through 122 inclusive, Block 63  
 All the above being in Ozarks Paradise Village, a subdivision in Taney County  
 as per the recorded plat thereof.

SCHEDULE "A" (cont'd.)

Lots 1 through 38 inclusive, Block 1 East  
 Lots 1 through 53 inclusive, Block 2 East  
 Lots 1 through 37 inclusive, Block 3 East  
 Lots 1 through 19 inclusive, Block 4 East  
 Lots 1 through 93 inclusive, Block 5 East  
 Lots 1 through 22 inclusive, Block 6 East  
 Lots 1 through 23 inclusive, Block 7 East  
 Lots 1 through 36 inclusive, Block 8 East  
 Lots 1 through 3 with exception of lots 1 through 3, Block 9 East

All the above being situated in Ozarks Paradise Village East Addition, a subdivision in Taney County as per the recorded plat thereof.

Lots 1 and 2 inclusive, Block 40 South  
 Lots 1 through 8 inclusive, Block 41 South  
 Lots 1 through 12 inclusive, Block 42 South  
 Lots 1 through 3 inclusive, Block 43 South  
 Lots 1 through 11 inclusive, Block 45 South  
 Lots 1 through 18 inclusive, Block 46 South  
 Lots 1 through 4 inclusive, Block 47 South  
 Lots 1 through 44 inclusive, Block 48 South  
 Lots 1 through 11 inclusive, Block 49 South  
 Lots 1 through 29 inclusive, Block 50 South  
 Lots 1 through 33 inclusive, Block 51 South  
 Lots 1 through 14 inclusive, Block 52 South  
 Lots 1 through 21 inclusive, Block 53 South  
 Lots 1 through 38 inclusive, Block 60 South  
 Lots 1 through 17 inclusive, Block 61 South  
 Lots 1 through 18 inclusive, Block 62 South

All the above being situated in Ozarks Paradise Village South Addition, a subdivision in Taney County as per the recorded plat thereof.

Lots 1 through 6, Block 1 Lakeside South  
 Lots 1 through 40 inclusive, Block 2 Lakeside South  
 Lots 1 through 55 inclusive, Block 3 Lakeside South  
 Lots 1 through 33 inclusive, Block 4 Lakeside South  
 Lots 1 through 13 inclusive, Block 5 Lakeside South  
 Lots 1 through 34 inclusive, Block 6 Lakeside South  
 Lots 1 through 51 inclusive, Block 7 Lakeside South  
 Lots 1 through 46 inclusive, Block 8 Lakeside South  
 Lots 1 through 23 inclusive, Block 9 Lakeside South  
 Lots 1 through 16 inclusive, Block 10 Lakeside South  
 Lots 1 through 17 inclusive, Block 11 Lakeside South  
 Lots 1 through 26 inclusive, Block 12 Lakeside South  
 Lots 1 through 14 inclusive, Block 13 Lakeside South  
 Lots 1 through 23 inclusive, Block 14 Lakeside South  
 Lots 1 through 26 inclusive, Block 15 Lakeside South  
 Lots 1 through 25 inclusive, Block 16 Lakeside South  
 Lots 1 through 10 inclusive, Block 17 Lakeside South  
 Lots 1 through 21 inclusive, Block 18 Lakeside South  
 Lots 1 through 5 inclusive, Block 19 Lakeside South

All the above being situated in the Lakeside South Addition of Ozarks Paradise Village, a subdivision in Taney County as per the recorded plat thereof.

M. G. RICHES  
 Recorder of Deeds  
 TANAY COUNTY  
 JUL 1 1967  
 Clay Carter

STATE OF MISSOURI }  
 County of Taney } ss. IN THE RECORDER'S OFFICE  
 I, HENRY J. RICHES, Recorder of said County, do hereby certify  
 that the within instrument of writing was, on this 1st day of  
 July 1967, at 12 o'clock -- minutes P.M.  
 duly filed for record and is recorded in the records of this office  
 in Book 11 at page 29  
 IN TESTIMONY WHEREOF, I have hereunto set my hand  
 and affixed my official seal at Taney Mo. this 1st day of  
 July 1967.

**NOTICE TO BORROWER  
NOT IN SPECIAL FLOOD HAZARD AREA**

Borrower: Sweeney, Christie L

Loan #: 0232232199

Property Location: 241 BRIDGEVIEW DR  
RIDGEDALE, MO 65739

This Notice Date is as of: 10/17/14

National Flood Insurance Program (NFIP) Community: TANEY COUNTY

Attached is the completed Standard Flood Hazard Determination Form that indicates that the improved real estate or mobile home securing your loan is not located in an area designated by the Director of the Federal Emergency Management Agency ("FEMA") as a Special Flood Hazard Area ("SFHA"). As a result of this determination, you will not be required to obtain mandatory flood insurance in connection with the making of your loan.

However, your home may be near an SFHA. As such you, or your lender, may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available to you and make your own determination as to whether you desire any such coverage.

If, however, at any time during the term of your loan the improved real estate or mobile home securing your loan is, due to re-mapping by FEMA or otherwise, located in an area that has been identified by the Director of FEMA as an area having special flood hazards and in which flood insurance is available under the National Flood Insurance Program, you will be so notified and advised that you must obtain an appropriate amount of flood insurance coverage. If, within 45 days after we send you such notification, you fail to purchase flood insurance in an amount not less than the amount we advise you is necessary, we shall purchase such flood insurance on your behalf at your expense, as we are authorized to do in accordance with the provisions of the Flood Disaster Protection Act of 1973, as amended.

We, the undersigned borrower(s)/applicant(s), hereby understand and agree to all the above.

 10-31-14  
Borrower/Applicant Date

\_\_\_\_\_  
Borrower/Applicant Date

\_\_\_\_\_  
Borrower/Applicant Date

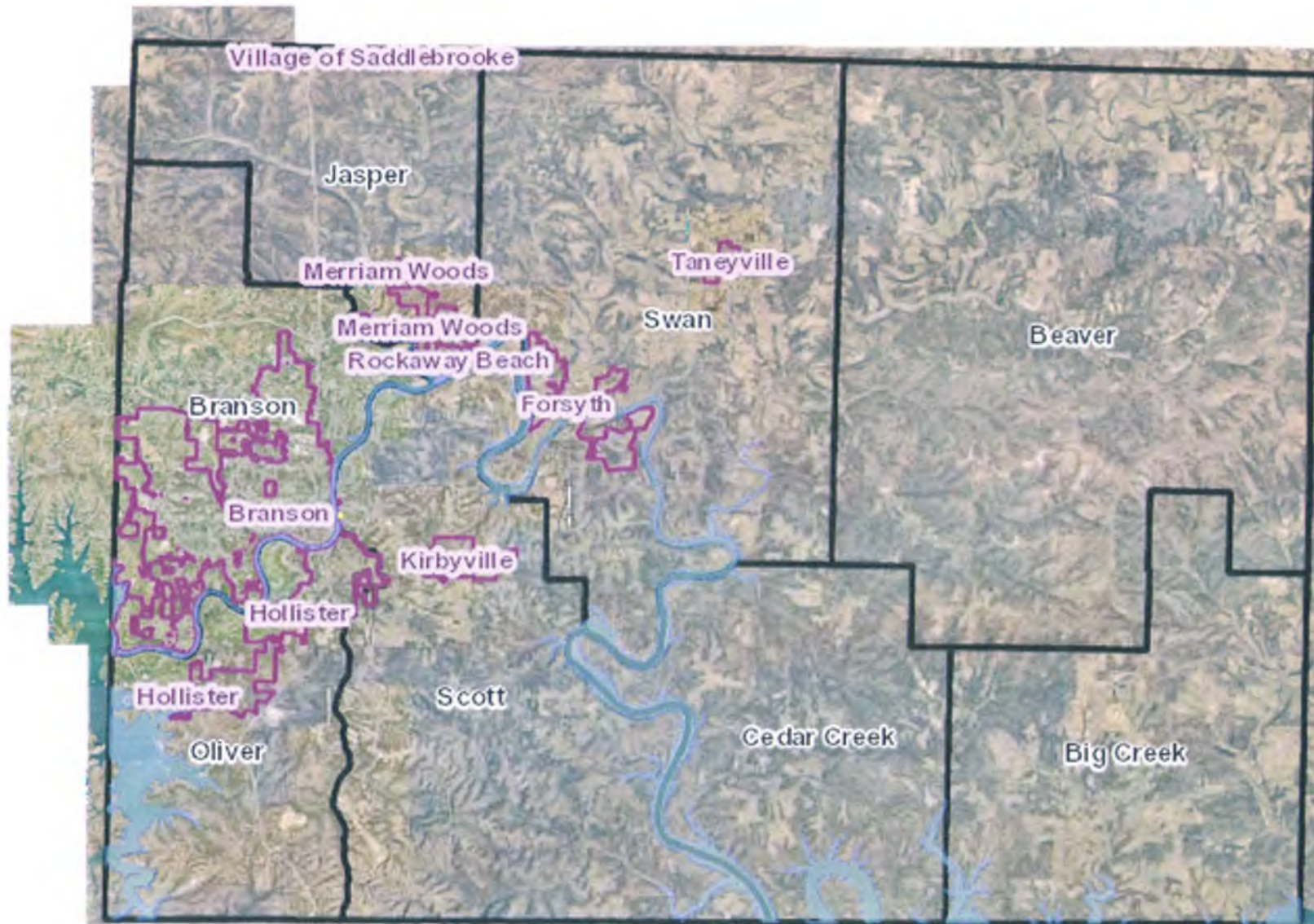
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Borrower/Applicant Date

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Borrower/Applicant Date





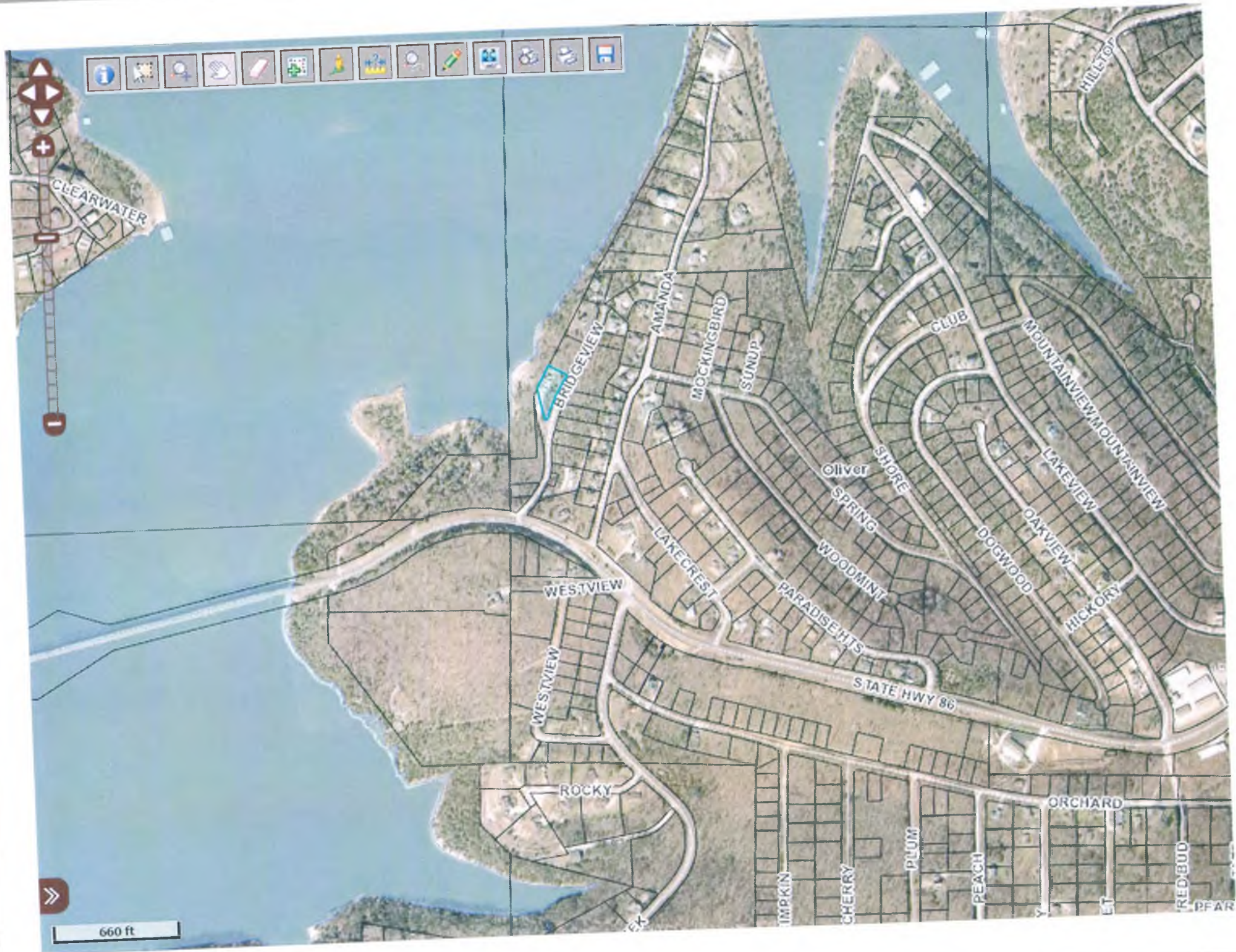


**Christie Sweeney & Dennis Jay Martinez Setback Variance Request**  
**210 Eastlake Street, Branson, MO**  
**Taney County GIS (Beacon)**





















**Christie Sweeney & Dennis Jay Martinez Setback Variance Request**  
**210 Eastlake Street, Branson, MO.**  
**Pictometry – View from the North**





**Christie Sweeney & Dennis Jay Martinez Setback Variance Request**  
**210 Eastlake Street, Branson, MO.**  
**Pictometry – View from the South**





**Christie Sweeney & Dennis Jay Martinez Setback Variance Request  
210 Eastlake Street, Branson, MO.  
Pictometry – View from the East**





**Christie Sweeney & Dennis Jay Martinez Setback Variance Request  
210 Eastlake Street, Branson, MO.  
Pictometry – View from the West**









## 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)

### **MINUTES TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, MARCH 18, 2015, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Shawn Pingleton called the meeting to order. A quorum was established with four members present. They were: Shawn Pingleton, Tom Gideon, Mark Weisz, and Alan Lawson. Staff present: Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read a statement explaining the meeting procedures and placed the Taney County Development Guidance Code into evidence as Exhibit A, the staff report as Exhibit B, and the staff files including all pertinent information as Exhibit C, and the Board of Adjustment Bylaws as Exhibit D. The state statutes that empower and govern the Board of Adjustment were read.

The speaker was sworn in before the hearing.

#### Public Hearing:

Richard Davis; a request by Mr. Davis for a variance from the provisions of Section 7 Table 1 (setbacks) of the Taney County Development Guidance Code. The request is from the 25' front setback in order to allow for the construction of a garage approximately 17' from Eastlake Street. Plans are for the construction of a 384 sq. ft. garage to be located between the two existing single-family residences. The applicant has indicated that the area in question is the only level area that is available to be built upon. Mr. Davis stated that the house doesn't have any storage space, and the other structure sits too high to be used as a garage. The lot isn't deep enough to set back from the road. He doesn't live in the house and would like to use it as rental property. The feeling by Mr. Davis is that it would be more rentable if there was a garage. If approval is given the garage would be even with the back of the house and about a foot past the front of the house. Mr. Weisz clarified that since the lot is shallow it creates a hardship to the property owner in building the garage. Mr. Pingleton clarified this rental would not be nightly. The driveway will be widened to access the garage. With no other questions or discussion a motion was made by Mark Weisz to approve based upon the decision of record. Seconded by Tom Gideon. The vote to approve was unanimous.

Review and Action:

Minutes, January 2015; With no additions or changes a motion was made by Tom Gideon to approve the minutes as written. Seconded by Mark Weisz. The vote to approve the minutes was unanimous.

Old and New Business:

Mr. Atchley informed the Board there would not be a meeting next month due to no requests turned in.

Adjournment:

With no other business on the agenda for March 18, 2015 the meeting adjourned at 6:20 p.m.