



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

DONALD NIENABER

APRIL 16, 2008

#07-08

Public Hearing for Donald Nienaber located at Forest Park Estates #2 in the Branson Township, Sec. 26 Twp. 23 Rng. 22.

The applicant requests a 3' variance on a front porch overhang.

History: The property is located at 148 Hill Drive, Lot 45 and 70 in Forest Park Estates. No structure exists on the property only an RV.

General Description: The adjoining properties to the request consist of residential.

Review: The request is for a 3' variance for a planned single family residence on Lot 83 which is 45' x 70' making it 10 feet from the front lot line instead of the current 13 ft. requirement. The reason for the request is the existence of a 4' high retaining wall across the rear of the lot at 53 feet from the front lot line that will allow only a 958 sq. ft. structure with the variance.

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

1. Variance is for the setback difference of 3' for a front porch. (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. This 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).

March 5, 2008


To: Taney County Planning Commission Board of Adjustment
P. O. Box 383
Forsyth, Mo. 65653

Re: Variance for front setback on lot 83 Forest Park Estates # 2 in
Taney County, Mo.

The following residents of Forest Park Estates have voiced their approval of the request to allow a three (3) foot setback variance for the front porch overhang, on the planned residence on lot 83 which is 45' wide by 70' deep, making it 10 feet from the front lot line instead of the current 13 foot requirement. This change will leave ample off street parking for vehicles in the front and will bring the setback of this residence to match the setback of the homes directly across the street on Hill Dr. With this variance the porch size can still only be 5' deep by 16' wide. A smaller porch would be useless.

The reason for this request is the existence of a 4 foot high retaining wall across the rear of the lot at 53 feet from the front lot line that will allow only a 958 sq. ft. residence, with this variance. The house can only be a maximum of 38 feet deep to the retaining wall even though this lot is 70 feet deep. The property will then compliment the immediate neighborhood.

Thanking you, I remain


Donald Nienaber
148 Hill Dr.
Branson, Mo. 65616


Leon Dobson, president of Forest Park Assn.


C. D. Cooper, neighbor 146 Hill Dr.


Gerald Grubb, neighbor 150 Hill Dr.


Jim Hughes neighbor 147 Hill Dr.
