



## 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)

### **TANEY COUNTY BOARD OF ADJUSTMENT**

#### **STAFF REPORT**

#### **BARTH PROPERTIES**

**JUNE 18, 2008**

**#08-2**

Public Hearing for Barth Properties in the Oliver Township, Sec. 24 Twp. 22 Rng. 22.

The applicant requests a variance from the setback requirements off Iowa Colony Road.

History: The property is located at 1026 and 1042 Iowa Colony Road. The building is part of the Branson Vista Townhomes project.

General Description: The subject property contains 10 acres and is located at 1042 Iowa Colony Road. The condominium building has been constructed within the setback area by the previous builder. According to the map provided to the staff by the applicant it shows the structure to be 15' into the setback area. Staff measured the property and found the structure to be approximately 26' from the edge of the road. The adjoining properties to the development consist of multi-family and residential.

Review: Mr. Barth purchased this ongoing development and plans to resume construction. In order to obtain a loan from the bank the building in question must be in compliance with the rules of the Development Code.

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

1. The variance is for the encroachment of 15 feet into the setback area of Iowa Colony Road.
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.



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### APPLICATION and AFFIDAVIT

### FOR VARIANCE OR APPEAL

(Circle one)

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

#### PLEASE PRINT

Applicant Barth Properties Phone 417-334-1757  
Address, City, State, Zip P.O. Box 579 Branson, mo 65615  
Representative Tim Barth Phone 417-335-1507  
Owner of Record Barth Farms LLC Signature: [Signature]  
Name of Project: Branson Vista Townhomes  
Section of Code Protested: (office entry) \_\_\_\_\_  
Address and Location of site: 1026 1042 Iowa Colony Road

Subdivision (if applicable) \_\_\_\_\_

Section 24 Township 22<sup>N</sup> Range 22<sup>W</sup> Number of Acres or Sq. Ft. 10 acres

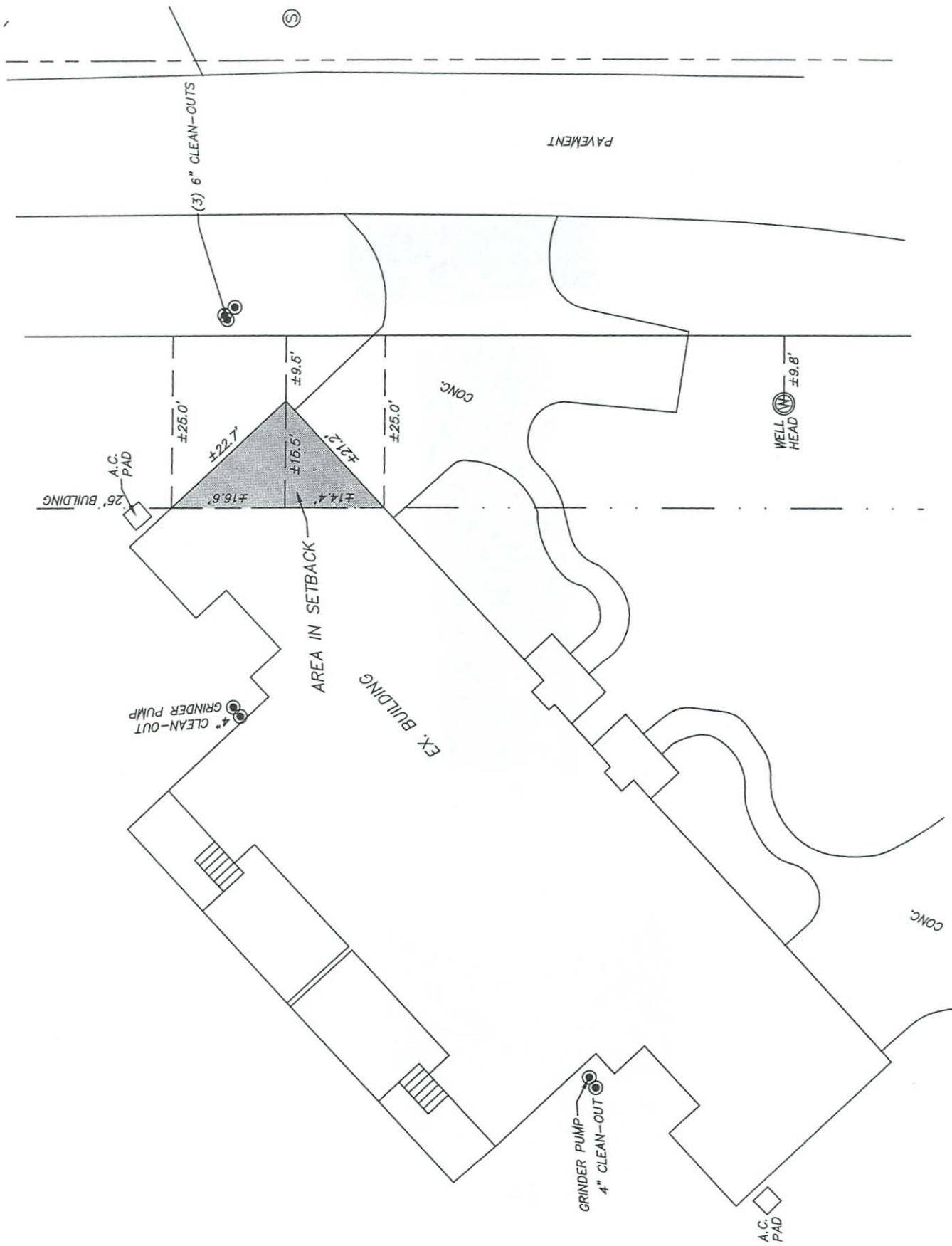
Parcel Number 18-6:0-24-002-003-016.000  
(Parcel # **MUST** be on permit. Example: 00-0.0-00-000-000-000.000. # on top left hand corner of property tax statement.)

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.



Scale 1" = 20'





# Barth Properties



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MP 9/5/2006