

TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
JULY 18, 2007
BILLY TSAI
#07-9

Public Hearing for Billy Tsai located at 172 Amherst Road in the Oliver Township, Sec. 4 Twp. 22 Rng. 21.

The applicant requests a variance for the reduction of the front and side setback from Amherst Road.

History: Staff discovered a garage structure had been constructed without a permit and within the setback area. A notice of violation was sent, and the applicant came in and filled out an application for Division I which indicated where the encroachment occurred.

General Description: The subject property is 45 x 118 and is located in Longview Subdivision Lot 12 Block 9. The adjoining properties to the request consist of residential.

Review: The variance request will consist of 7' on the side resulting in 0' or being built on the property line. The front is currently 5' off the paved surface resulting in a minimum of 25' variance.

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

1. Variance is for the front setback difference of 5' from Amherst Road.
2. 0' from the side property line next to the utility pole.
3. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire. (Chapter III Item 6).