



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

NOVEMBER 21, 2007

KATHLEEN BEACHNER

#07-22

Public Hearing for Kathleen Beachner located at 1311 Skyview Dr. in the Branson Township, Sec. 11 Twp. 22 Rng. 22.

The applicant requests a variance for both sides of her property for a house which is under construction.

History: The property was surveyed to show the correct house location, but after construction began there was only 5' on the right side and 2' on the left side.

General Description: The subject property contains 12,500 sq. ft and is located in Skyline Subdivision. The adjoining properties to the development consist of residential.

Review: The variance request will consist of a 2' variance on the right side and a 5' variance on the left side of the property.

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 setback difference of 2' on the right and 5' on the left (Appendix H, Table 12, Setbacks, Taney County Development Guidance Code).
2. The Decision of Record shall be filed with the Taney County Recorder's Office with 120 days or the approval shall expire. (Chapter II Item 6)



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07-22

TANEY COUNTY BOARD OF ADJUSTMENT
 APPLICATION and AFFIDAVIT
 FOR VARIANCE OR APPEAL

(Circle one)

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

PLEASE PRINT

Applicant KATHLEEN BEACHNER Phone 365-1444
 Address, City, State, Zip 305 Wimbledon Dr, Branson, MO 65616
 Representative Kathleen Beachner Phone 365-1444
 Owner of Record KATHLEEN Beachner Signature: [Signature]

Name of Project: _____
 Section of Code Protested: (office entry) _____

Address and Location of site: 1311 Skyview Drive

Subdivision (if applicable) Skyline

Section 11 Township 22 Range 22 Number of Acres or Sq. Ft. 12,500 sq ft

Parcel Number 18-1.0-11-003-002-010-000
 (Parcel # **MUST** be on permit. Example: 00-0.0-00-000-000-000. # on top left hand corner of property tax statement.)

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

Required Submittals:

- Typewritten legal description of property involved in the request on Deed
- 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.

Describe in detail the reason for your request:

In spite of meticulous planning, things didn't
go right. The house was pinned to show the
house location and the front porch location. I
believe one of the pins got confused. I have
5 feet on the Right side (beige house) and only
2 feet on the left side (brown house). The
curve in the road doesn't help measuring. The plans
called for a 5ft front porch. I've shortened &
smaller to 4½ feet. Basically, I need a 2½ foot
variance for the left side of the house.
Please be merciful and grant this variance
I am begging for your kindness and
understanding in this matter

Brown House

My house
1311
Skyview
Porch

Beige House

271

321

Left end

Right end



