



## 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**

#### **GEORGE GOINS**

**#08-3**

**JULY 16, 2008**

Public Hearing for George Goins located at 782 Clearwater Drive, in the Oliver Township, Sec. 10 Twp. 21 Rng. 22.

The applicant requests a variance for the construction of a single family dwelling and to replat the existing lots.

History: There is an existing single family residence encroaching on the interior lot lines between the two lots. The applicant wishes to replat the lots and construct an additional house. This will require a variance to the frontage requirements.

General Description: The subject property is 87.74' x 200.48' and is located in the Waterscape Subdivision Lot 14. The adjoining properties to the request consist of residential.

Review: The variance request will consist of a 7' variance from the 70' frontage requirement to 63' of street frontage, and a 7' back, setback from 10' to 3' from the back, and property line change.

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

1. Variance from 70' to 63' of street frontage. (Appendix H, Table 12)
2. Variance from 10' to 3' from the back. (Appendix H, Table 12)
3. Property line change. (Chapter III, Sec. 5 Item A).
4. Compliance letter from the Fire District. (Chapter VI-VII)
5. 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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## TANEY COUNTY BOARD OF ADJUSTMENT

### APPLICATION and AFFIDAVIT

### FOR VARIANCE OR APPEAL

(Circle one)

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

#### PLEASE PRINT

Applicant George Goins Phone 417 294-2844

Address, City, State, Zip 1125 Lost Tree Dr. #1 Branson, MO 65616

Representative Self Phone \_\_\_\_\_

Owner of Record George Goins Signature: George Goins

Name of Project: \_\_\_\_\_

Section of Code Protested: (office entry) \_\_\_\_\_

Address and Location of site: 782 Clearwater Drive, Ridgedale, MO

Lot #14 Waterscape Subdivision

Subdivision (if applicable) Waterscape

Section 10 Township 21 Range 22 Number of Acres or Sq. Ft. \_\_\_\_\_

Parcel Number 19-2.0-10-004-001-015.001

(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 \_\_\_\_\_ 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.

Describe in detail the reason for your request:

Request #1 Variance from 70' to 63'  
of street frontage. That is all that is available,

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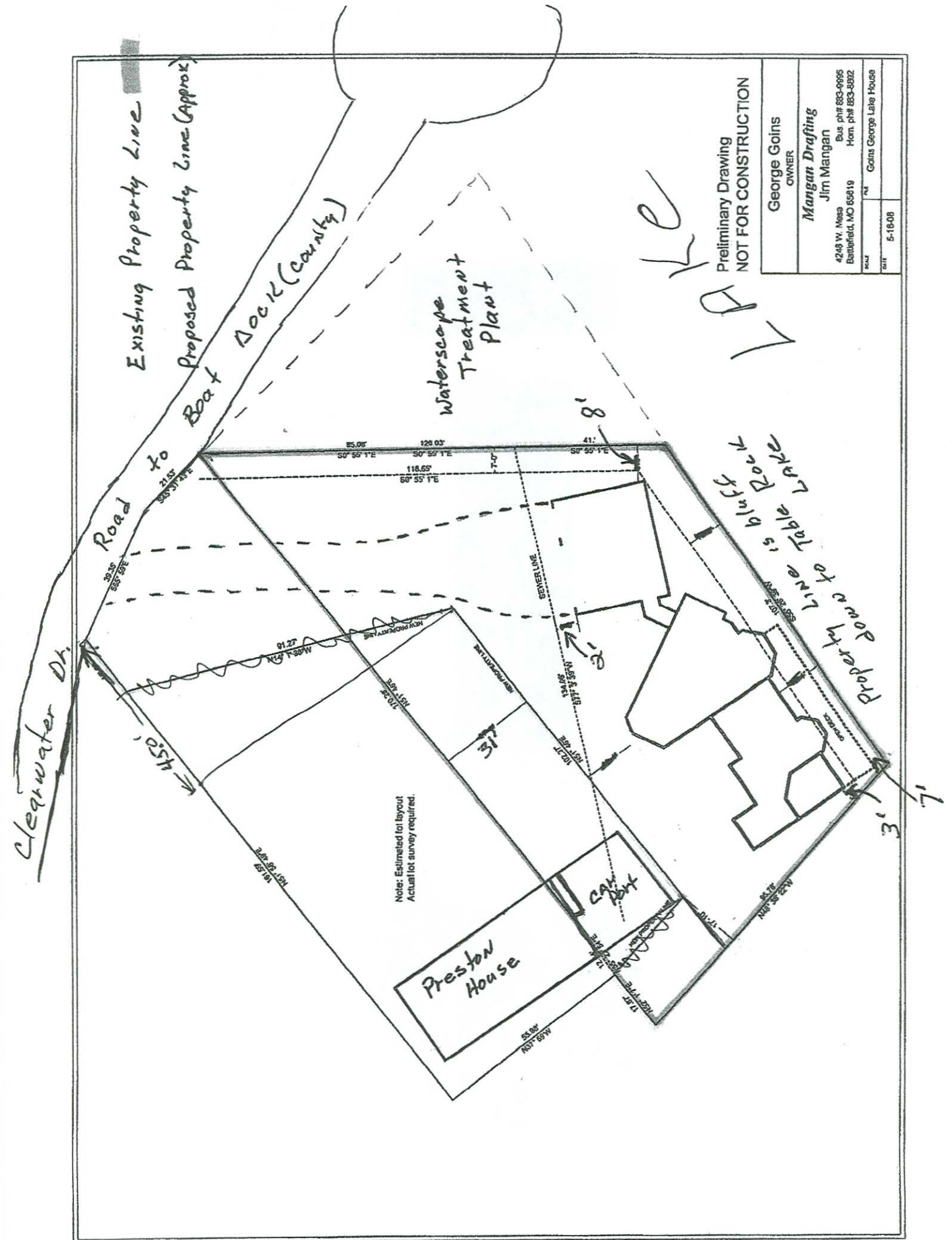
Request #2 Variance from 10' to 3'  
on back. Helps to stay off of sewer  
line easement that cuts through lot at an  
angle & helps reduce foundation costs  
as lots gets steep quickly in that  
direction. 3' would be to foundation  
with a 2' overhang on house roof.

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Proposed property line changes as shown  
by sketch. are approx. & will be finalized by  
Survey exchanging sq. footage equally, then recorded.

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# BOA George Goins

