

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

(Circle one)

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

08-4

PLEASE PRINT

Applicant ERIC Toker, GM Toker Properties Phone 636 675-3742

Address, City, State, Zip 2714 Wyncroft Manor Dr., Chesterfield, MO 63005

Representative _____ Phone _____

Owner of Record Toker Properties Signature: E.T. Toker

Name of Project: Hill Haven Dock Owners Association

Section of Code Protested: (office entry) _____

Address and Location of site: 1660 Hill Haven Road
Hollister, MO

Subdivision (if applicable) _____

Section 35 Township 22N Range 22W Number of Acres or Sq. Ft. 8+ Acres

Parcel Number _____

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

Required Submittals:

- Typewritten legal description of property involved in the request *(in original concept appl attached)*
- Alphabetical list of all property owners within 600 feet of the request *- county will do*
- Proof of public notification in a newspaper of county-wide circulation *- d. #2*
- 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:

There are three requests in this application.

First Variance Request: Lot 4 is a parking lot for the boat dock owners. The acreage is .14 acres and comprises 8 or 9 spaces. Lot size, per Chpt. 3, page 22 #5.6 in code is to be 2 acres where no public water/sewer exists. This lot will be incorporated into Lot 1A should they ever cease the dock. Therefore I request that Lot 4 be approved for parking + revert to 1A should the dock cease to exist.

Second Variance Request: to allow a 30 foot roadway instead of the 50 ft. minimum road/easement called for in Road Specs Appx. #1. There will be 3 homeowners + 6 other dock owners and their guests utilizing the road. It deadends at the corp property line. 50' easement will impede upon acreage unnecessarily + cause huge backfills to achieve given the topography.

Third Variance Request: to allow a grade of 22% on one section of road + 18% at another versus code of 15%. Most of the road is 15% or less but in a few places as noted it rises to 18%/22% due to topography. We have taken care to develop the road with primary consideration to minimize grade, please see Attachment A.



BOA Eric Token/Token Properties

