



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
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REC'D 12-23-08

TANEY COUNTY BOARD OF ADJUSTMENT

APPLICATION and AFFIDAVIT

FOR VARIANCE OR APPEAL

(Circle one)

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

PLEASE PRINT

Applicant PWSD #2 OF TANEY COUNTY Phone 417) 334-8010
Address, City, State, Zip 1865 MO HWY V V (POB 122) POWERSITE MISSOURI 65751-0122
Representative PAT BARNETT, VICE PRESIDENT Phone 417) 294-3935
Owner of Record BRAWSON HOME BUILDERS Signature: Gussell & Cook
Name of Project: PUBLIC WATER WELL SITE LOT 115' x 60'
Section of Code Protested: (office entry) _____
Address and Location of site: ON "T" HWY - LOT IS ACROSS FROM 342 "T" HWY.
DIRECTIONS TO (UNSURVEYED) LOT IS (OFF "T" HWY ON SUNRISE
THENCE JUST INSIDE PROPERTY @ PARALLEL TREE LINE
Subdivision (if applicable) _____

Section 35 Township 23 Range 21 Number of Acres or Sq. Ft. 6694 ft² = 0.19 ac

Parcel Number 08-7.0-35-003-003-004.000

(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 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 THIS REQUEST

The Public Water System District Number 2 of Taney County, Missouri (The District) is an area of Taney County bounded by Coon Creek at MO Hwy 76 to where MO Hwy 76 bridges over Bull Shoals Lake, and South bounded by Bull Shoals Lake to nearly the Arkansas border and West a short distance inside the current Hollister municipal limits, which The District does not contest.

The PWSD # 2 is an area that requires an ever increasing need for additional water capacity, storage and water mains.

The District has an opportunity to add an existing water well that was permitted, drilled and conforms with all public water standards of the Missouri Department of Natural Resources. This well was drilled by the original developer of Cross Creek and is located adjacent to the right-of-way of Mo Hwy "T". The current owner and The District have begun preliminary discussions on The District taking this well into The Districts system.

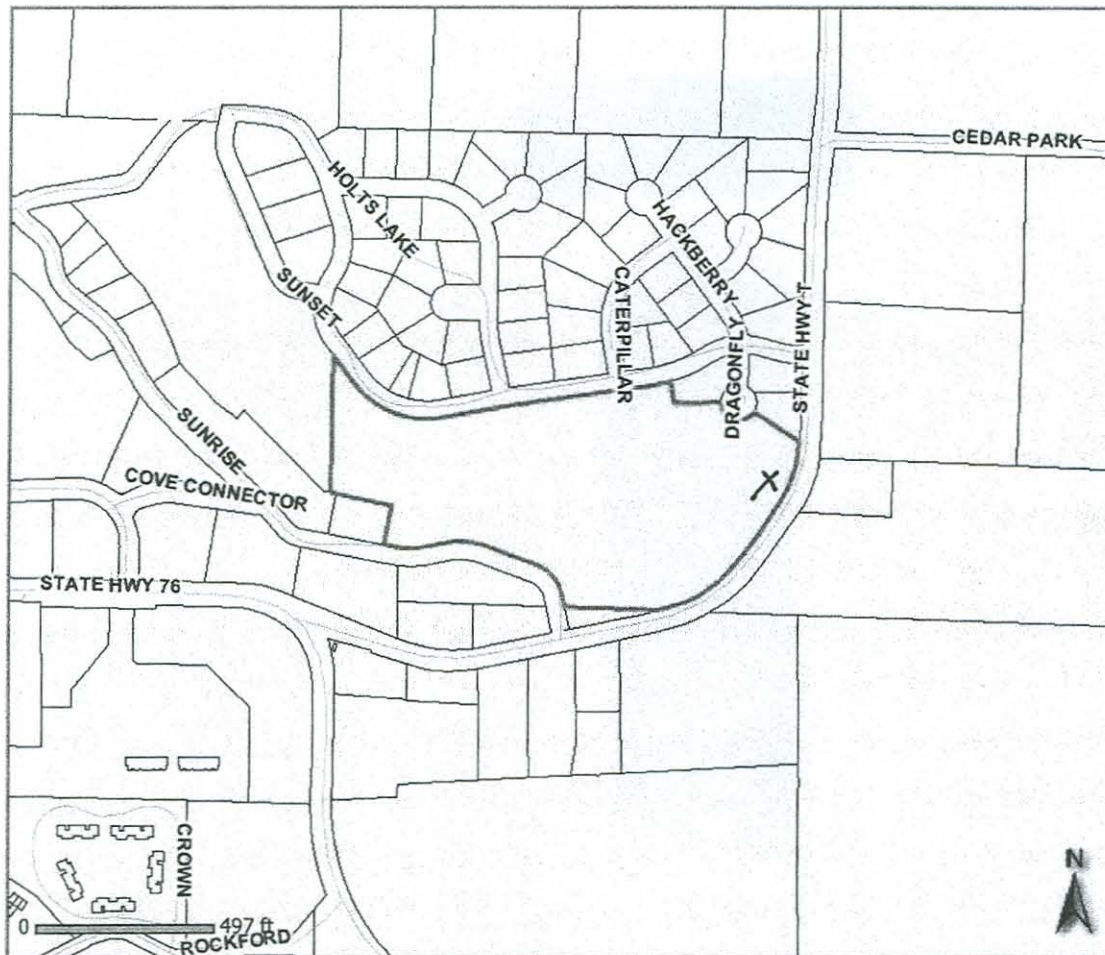
The District and the current owner agree that the maximum lot size to be 60' by 115' and area of 6694 Sq.Ft. (0.79 acres) upon which a well house will be constructed over the existing well, it's casing and the supply pipe. Currently the well has no pump. Public Water systems are required to provide disinfection which requires a specified amount of "contact time" with Chlorine. This "contact time" is determined by the yield of the well, the amount of water the well can pump.

The Districts engineer, by referring to the well records on file with the Missouri Department of Natural Resources determined the "contact time" tank would need to be ten (10) feet in diameter by twenty (20) foot. The District will orient this tank horizontally, for the lowest profile and minimum sight in the neighborhood. The location will be inside the tree line which is along MO Hwy "T" and provides good masking from "T" Highway.

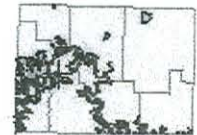
The District plans to construct a storage tank at a site, and elevation that will provide sufficient capacity at the pressures needed. This site is accessed off Cedar Park Road ("T" - 10), and is the subject of an additional variance request. This tank will be 1,000,000 gallon capacity and similar to the existing, new, tank at "Hill Top" south of MO Hwy 76.

(The original standpipe which remains on the Hill Top site is available to anyone who wished to have and move it).

Date Created: 12/22/2008
Map Scale: 1 in = 497 ft



Overview



Legend

-  Townships
-  Corporate Limits
-  Lakes
-  Roads
-  Parcels

Parcel ID 08-7.0-35-003-003-004.000
Sec/Twp/Rng 35-23-21
Property Address

Alternate ID N/A
Class
Acreage 12.75

Owner Name BRANSON HOME BUILDERS LLC
Owner Address BRANSON HOME BUILDERS LLC
PO BOX 235
HOLLISTER MO 65673

District 4CWX
Brief Tax Description SWSW4 W OF MSH T, N OF SUNRISE COVE RD, & S OF SUB
(Note: Not to be used on legal documents)

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PWSD#2 of Taney County





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TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
PUBLIC WATER SUPPLY DISTRICT #2
JANUARY 21, 2008
#08-9

Public Hearing for Public Water Supply District #2 of Taney County, located at St. Hwy. T in the Scott Township, Sec. 35 Twp. 23 Rng. 21.

The applicant is requesting a variance from the Taney County Development Guidance Code Section 5.3 Item 5.3.1, 2, for a substandard lot.

History: The water district requires additional water capacity, storage and water mains in this area.

General Description: The subject property contains 1 acre and is located off Cedar Park Road. The adjoining properties to the site consist of residential, commercial, and agricultural.

Review: The request is to construct a storage tank and well house.

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

1. Construction of a storage tank and well house at the specified location.
2. All other provisions of the Taney County Development Guidance Code met.
3. The 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).