

Approved by CC:

OCT 27 2014

**REQUEST FOR AGENDA PLACEMENT FORM**

**Submission Deadline - Tuesday, 12:00 PM before Court Dates**

**SUBMITTED BY:** David Disheroon

**TODAY'S DATE:** 10/16/2014

**DEPARTMENT:**

X Public Works

**SIGNATURE OF DEPARTMENT HEAD:**

X \_\_\_\_\_

**REQUESTED AGENDA DATE:**

X October 27, 2014

**SPECIFIC AGENDA WORDING:** Consideration to grant a variance for Block 2 Lot 26 Piester Place Phase Two (4032 Dillard Ct) for a 2<sup>nd</sup> septic system on lot, located in Precinct 2

**PERSON(S) TO PRESENT ITEM:** David Disheroon

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

**TIME:** Ten Minutes

**ACTION ITEM:** \_\_\_\_\_

X

**WORKSHOP:** \_\_\_\_\_

(Anticipated number of minutes needed to discuss item) **CONSENT:** \_\_\_\_\_

**EXECUTIVE:** \_\_\_\_\_

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_

**ISS DEPARTMENT:** \_\_\_\_\_

**AUDITOR:** \_\_\_\_\_

**PURCHASING DEPARTMENT:** \_\_\_\_\_

**PERSONNEL:** \_\_\_\_\_

**PUBLIC WORKS:** \_\_\_\_\_

**BUDGET COORDINATOR:** \_\_\_\_\_

**OTHER:** \_\_\_\_\_

\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\*

ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

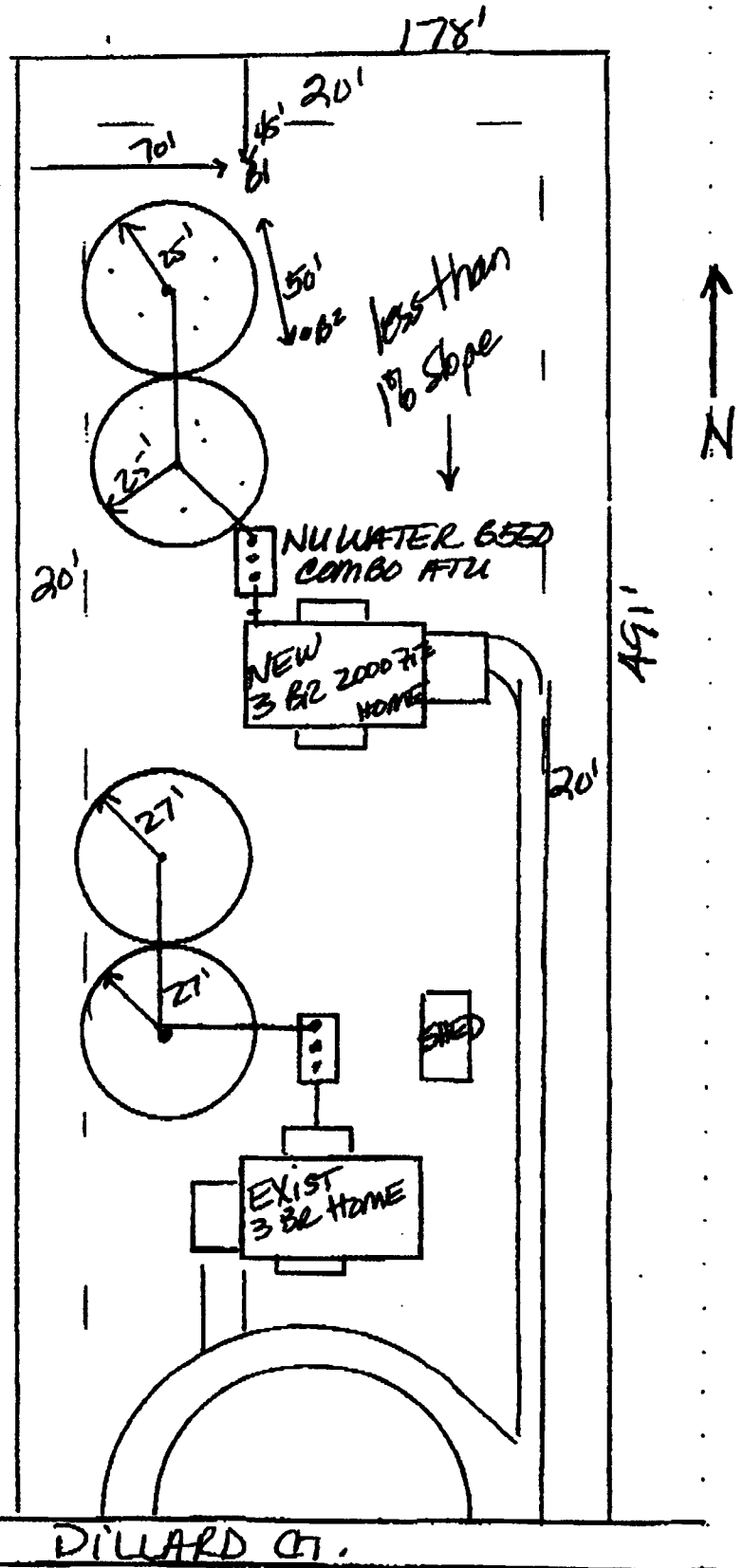
COURT MEMBER APPROVAL \_\_\_\_\_

Date \_\_\_\_\_

SITE SPECIFIC SEPTIC SYSTEM DESIGN

Mary Kennedy  
4032 Dillard Ct  
Joshua, TX 76058

Scale: 1" = 60'



*B. T. Ballard*  
9-25-14



## Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than an acre or  
 two residences on one (1) septic system or  
 installing a second septic system on a lot

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Mary K Kennedy (Bridgewater) Date 9-25-2014

Contact Information: Phone no. \_\_\_\_\_

Cell no. 817-361-3471 Email address mary-bridgewater@att.net

Property Information for Variance Request:

Property 911 address 4032 Dillard Ct

Subdivision name Plester Place Ph2 Block 2 Lot 26

Lot size: 2,000 acres Size of existing residence: 1404 sq. ft.

Does this lot currently have a septic system?  Yes  No System type aerobic

ETJ:  Yes - City Burleson  No

Is a part of the property located in a FEMA designated Floodplain?  Yes  No

Reason for request will be home for recent widowed daughter who will help me with assisted living and multiple health problems

Provide the following with this request:

- Copy of your plat if property has been platted  
 Copy of property deed  
 Survey or drawing showing existing home, buildings, existing & proposed septic system locations

F:/Platting/Variences/Septic System Variance Request App

September 15, 2014

Honorable Roger Harmon, Johnson County Judge  
Johnson County Commissioners Court  
Cleburne, TX

Re: Mary Kennedy, 4032 Dillard Court, Joshua, TX 76058  
Lot 26, Blk 2, Piester Place, Phase 2, Johnson County, TX  
A 2.0 Acre tract

Gentlemen,

My elderly mother resides in a mobile home on the two acre lot (legally described above) in Johnson County. Secondary to health issues, she now requires full-time supervision and assisted living. My widowed sister has purchased a new mobile home and planned to move the home onto the same lot in order to care for our parent. Her plans included a separate (individual) septic system and there would still be only one residence per acre as required under Johnson County Subdivision Rules, Section IV, C, 9 - ***"All lots for single family residential use; shall be a minimum of one (1.0) acre."***

However, we find that she is prohibited from placing the home on this lot (even though she meets the minimum one (1) acre per home requirement) under the same Johnson County Subdivision Rules, Section IV, C, 9 - ***"...only one residence shall be located on a lot...."***

Yet, under the same rules and section there are provisions for multi-family residency - ***"all lots for duplexes, triplex and four-plex, (multi-family units) in subdivision shall be a minimum of two (2) acres when the lots are served by private sewage facilities."***

I am writing to request a variance or modification of this rule. It is vital that we have both of these women living at this property for their health and safety concerns. My mother was not aware of any such deed restrictions when this land was purchased.

We do not feel that this variance would create any public nuisance, public health or safety issue. No more than than any other "multi-family unit" as described in Subdivision rules. At no time shall any person other than family reside in either of the residences during our ownership of this land.

I have reviewed the Johnson County Subdivision Rules and Regulations dated November 14, 2011 pertaining to subdivision standards and land use. In section 1 it is stated that ***"These regulations are in no way intended to restrict residential or commercial development in Johnson County....."*** We feel this rule conflicts with my mother's planned land usage.

We appeal to the honorable Commissioners and Court to review our cause in this matter and allow us to move ahead with this project.

Sincerely,

Ronnie Kennedy  
4625 CR 305  
Grandview, TX 76050  
817-781-3065