



Johnson County Public Works Department

David Disheroon / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is acceptable under the adopted guidelines. To request a variance for a deviation or exception to that for a lot or tract (ex: road frontage, etc.) please provide the following information. Variance fee is \$100 per request. This request will be presented to the Commissioner's Court for their decision.

Owner Marxman Custom Homes Date 12/05/2017

Phone # 254-231-1431

Email Address rmayse@kmpcorp.com

Property Information for Variance Request:

Property 911 address _____

Subdivision name Grandview Acres Block 1 & 2 Lot 1-24, 1-16

Survey _____ Abstract _____ Acreage _____

Reason for request Developer is planning to build homes with shop containing sinks and/or toilets on (up to) 40 lots. Variance request is for all lots, but lots not developed and sold, do not convey any variance approval.

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing structures

BARNEY BALLARD CORPORATION

P. O. Box 545
Burlison, Texas 76097

P. E. Firm # F-48

817-295-4891
817-295-3608

November 30, 2017

Johnson County Commissioners Court
Johnson County Public Works
#2 North Main Street, Suite 305
Cleburne, Texas 76031

Re: Address: GRANDVIEW ACRES, Grandview, Johnson County, Texas.
Marxman Custom Homes

To Whom It May Concern:

My engineering firm provides site evaluation and design for Marxman Custom Homes (hereinafter called Contractor) in Grandview Acres (hereinafter called subdivision).

The designs completed to date are as follows:

8063 County Road 105

8079 County Road 105

8089 County Road 105

8097 County Road 105

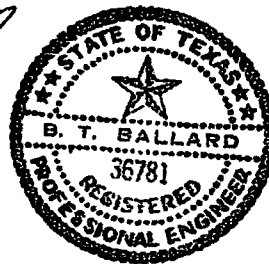
The Contractor is requesting a variance for the subdivision to be granted pertaining to the shops or sheds being constructed on various lots. Pursuant to the subdivision restrictions, the shops may not living quarters. In this respect, the shops shall not be constructed with plumbing that is designed for any fixtures other than a personal sink and/or toilet. The extra fixtures shall be configured into the septic system design by adding the SF of the shop and the extra plunging fixtures as an additional bedroom. We respectfully request the variance be granted based on this information

My license number and contact information are provided within the context of this letter. If you have any additional questions, please contact me at the numbers listed above.

Respectfully,



Barney Ballard, P. E. #36781



Jennifer H Vanderlaan

From: David Disheroon
Sent: Monday, December 04, 2017 7:51 AM
To: Jennifer H Vanderlaan
Subject: Fwd: Septic variance

Sent from my iPad

Begin forwarded message:

From: Robbie Mayse <robbie@marxmancustomhomes.com>
Date: December 3, 2017 at 11:31:03 AM CST
To: "davidd@johnsoncountytexas.org" <davidd@johnsoncountytexas.org>
Cc: "mistymayse@gmail.com" <mistymayse@gmail.com>, Melody Mayse <melody@marxmancustomhomes.com>
Subject: **Septic variance**

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please contact the HelpDesk for assistance.

Commissioners court

Marxman Custom Homes is requesting a variance for the septic systems located in Grandview Acres in Grandview Texas

Please note that this variance request pertains only to the lots and Homes that Marxman owns or will build a home on in GVA.

This request is for more than 1 structure to be placed on a single septic system properly sized and engineered to accommodate daily usage and loads.

This request is to be for residential use only, such as a single family home and a private shop/garage

Robbie Mayse
Marxman Custom Homes
254-231-1431

THESE PLANS WERE PREPARED BY THE ENGINEER OR ARCHITECT SPECIALLY LICENSED IN THE STATE OF TEXAS AND THE ENGINEER OR ARCHITECT IS NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE OR COUNTRY. THE ENGINEER OR ARCHITECT IS NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE OR COUNTRY. THE ENGINEER OR ARCHITECT IS NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE OR COUNTRY.

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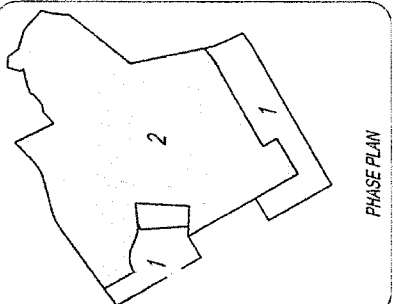
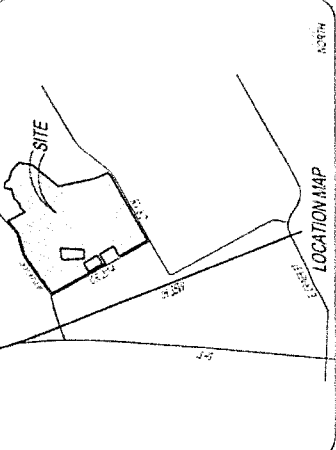
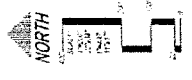
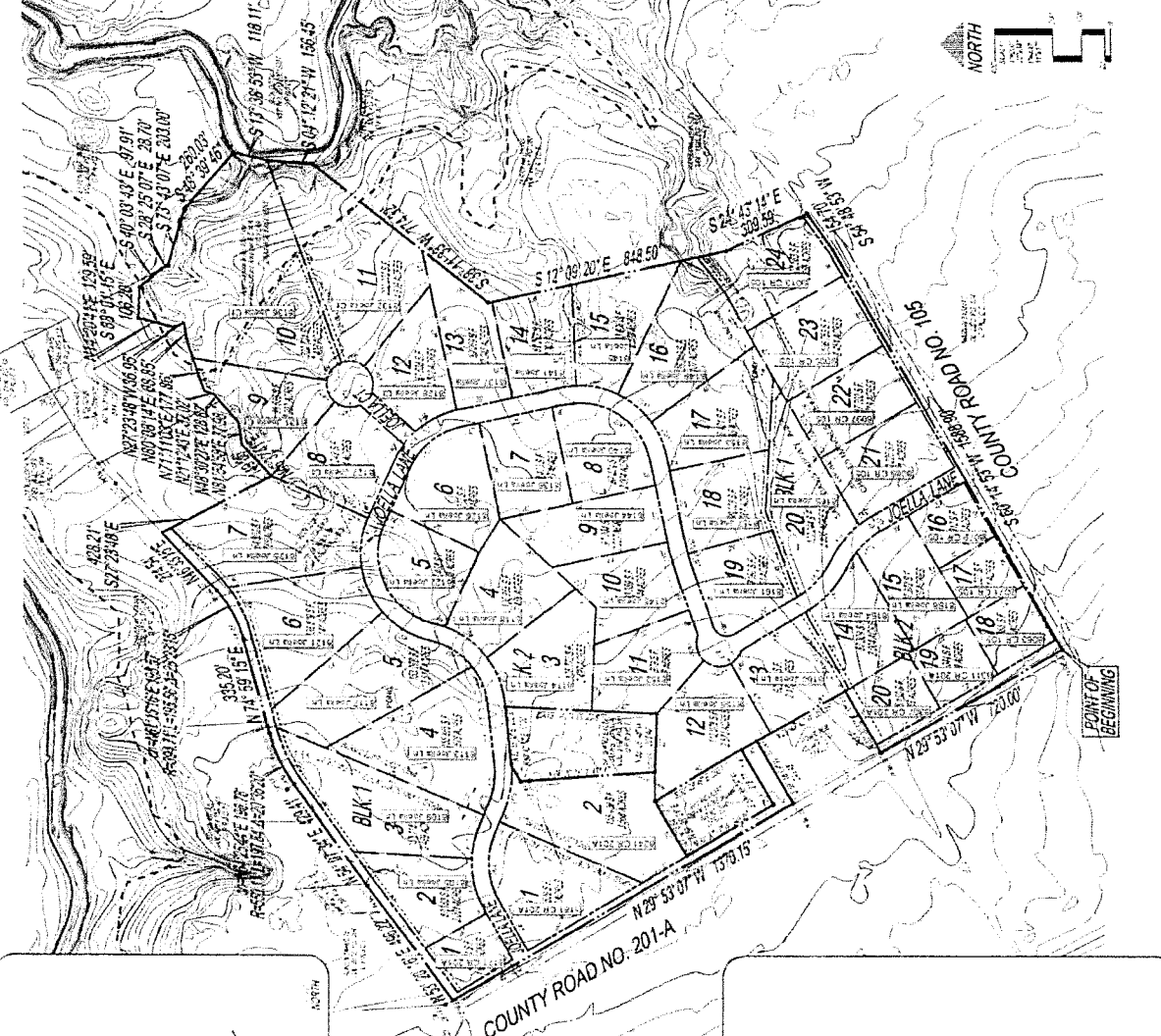
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COTTER
 CIVIL ENGINEER
 1400 W. UNIVERSITY BLVD. SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE: 817.335.1111
 FAX: 817.335.1112

GADKIN
 CIVIL ENGINEER
 1400 W. UNIVERSITY BLVD. SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE: 817.335.1111
 FAX: 817.335.1112

TCOOP INVESTMENT LLC
 501 WESTERN AVENUE, SUITE 200
 FORT WORTH, TEXAS 76102
 PHONE: 817.335.1111
 FAX: 817.335.1112

PD DEVELOPMENT PLAN
and PRELIMINARY PLAT
GRANDVIEW ACRES
 116.839 ACRES IN THE SULLY DAVIS SURVEY, ABST. 234 AND THE CHARLES HANCO SURVEY, ABST. 279
 CITY OF GRANDVIEW, TARRANT COUNTY, TEXAS
 NOVEMBER 17, 2016



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Johnson County Public Works
Johnson County Public Works
1 North Main Street, Suite 305
Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-1451

12/4/2017 03:13 PM DR 1

Descriptions:

1.	\$100.00	Variance Request
2.		
3.		
4.		

Received From:

Marxman Custom Homes
1451 Heritage Pkwy Mansfield Tx 76063

Amount Received:

\$100.00

Payment Information:

Check 4294

\$100.00 variance request fee for Grandview Acres

Signature / Initials: _____

DR 1 12/4/2017 03:19 PM