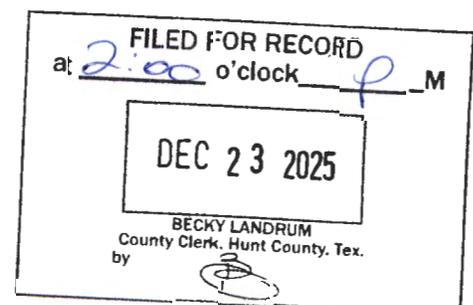


19,854

## Item #17 – Variance Request for acreage for additional septic system – Michael Grose

- Original System, Permit #9202, issued 5/3/2001 on 40 acre tract for 4 apartments with a total of 10 bedrooms
- Original lot has been subdivided multiple times. Current configuration was on October 31, 2022, prior to current septic order becoming effective (January 24, 2023).
- Under current State Approved rules, ½ acre per single family home is required to be set aside as a No-Build zone for future septic replacement. This property would require 2.0 acres to be set aside. Current lot is only 2.24 acres total.
- Permit application #2025556 was received on 11/10/225 for a new 4,500 Sq. Foot Commercial building on this property. Application was denied due to insufficient property size.
- Alternatives:
  - Can apply to Texas Commission on Environmental Quality for a general discharge permit.





GREENVILLE-HUNT COUNTY HEALTH DEPARTMENT

2500 LEE ST. ROOM 402

GREENVILLE, TX 75401

(903) 408-4140

FAX: (903) 454-3721

PERMIT # 9202A

DATE & TIME REC. 4.20.2001

1:05 pm

APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

A. Land Owner's Name: Patsy Craig L. Whitford 1 972-524-9476  
(PLEASE PRINT) Telephone Number

Current Address: 9983 C.R. 2426, TERRELL, TX 75160 (Kaufman County)

911 Address: C.R. 2586 Royse City, TX 75189 (Property ID # 126000) 97

If other than the property owner will be living at this residence, please provide the following info.:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone #: \_\_\_\_\_

B. Development Permit # N/A

C. Septic system installer: Scott Blackburn

D. 1. Subdivision Name: \_\_\_\_\_ Lot or Tract # \_\_\_\_\_

2. Number of acres: 40 -2 (3 bedroom)

3. House \_\_\_\_\_ Mobile Home \_\_\_\_\_ Other apartment -2 (2 bedroom)

4. Is residence New X Existing \_\_\_\_\_ Number of Square Feet 4000

5. Number of Bedrooms 10 Bathrooms 4 People \_\_\_\_\_

E. Location of property: CORNER of HWY 276 and C.R. 2586

PLEASE READ AND SIGN:

The undersigned applicant certifies that all information supplied herein is true and correct to the best of my knowledge and no incorrect information was provided for purposes of obtaining a permit to construct a private sewage facility and applicant either owns and/or has authority to construct a permit sewage facility on this property.

The undersigned also understands that a properly installed sewage facility can malfunction. Increases in water usage, water leaks, seasonally high water tables, soil conditions, rain fall and low evaporation rates can cause failure of a system. It is the applicant's responsibility to correct, change, or increase the system due to the malfunction of a properly installed system. The applicant must maintain and operate the facility in a satisfactory manner and comply with all County, State, and Federal regulations.

\*Permits are good for a 1 year period from the date the application fee was paid. Any permits that expire are not refunded and the applicant will be responsible to resubmit paper work that is necessary and repay the fee.

Land Owner's Signature: Craig L Whitford Date: 4-9-01

285 TAC or that result in an increase in market value of the residence or building by fifty percent (50%) or more. Expansions and/or substantial remodels must include bringing the OSSF up to current requirements of this order even if a new OSSF system is not required. An increase in daily effluent may require additional OSSF capacity.

9G.3 If the existing OSSF does not have the capacity for the expanded use or building, the property owner must secure a permit for a new OSSF in accordance with this order.

9G.4 Existing facilities replacing systems must submit the last 12 months of water usage for that facility including a per day peaking factor illustrating the highest per day usage. If the peak usage would require additional capacity per Table III Wastewater Usage Rate from Title 30 TAC Chapter 285 OSSF, peak usage rather than average daily usage rate will be used for sizing.

#### H. MINIMUM LAND AREA FOR AN ON-SITE SANITARY SEWER FACILITY (OSSF)

9H.1 Any Lot with an OSSF must be a minimum of one (1) acre to accommodate adequate drainage fields. A minimum of ½ acre of land appropriate for use as a drainage field shall be marked and identified on any new survey of a subdivision lot prior to installation of an OSSF for new construction.

9H.2 The OSSF Designated Representative may approve an OSSF on a Lot that is less than one (1) acre under the following conditions:

9H.2a The Lot is a Lot of Record;

9H.2b The OSSF Designated Representative determines that an OSSF will not cause a threat or harm to an existing or proposed water supply system or to the public health; and

9H.2c The OSSF will not create a threat of pollution or nuisance conditions.

9H.3 Only one single family residence using an OSSF system may be located on one (1) acre.

9H.4 An OSSF proposed within a 100-year Floodplain is subject to special planning requirements in accordance under TAC Title 30, Chapter 285, Subchapter D, Rule 285.31(c)(2).

9H.4a The Applicant must locate the OSSF to avoid damage during a flood event that could result in contamination of the environment.

9H.4b Planning materials must demonstrate prevention of tank flotation in a flood event.

9H.5 If the site is within the Floodway, the planning materials must demonstrate the following:

9H.5a The system will not increase the height of the flood elevation;

9H.5b All components, except for risers, chlorinators, cleanouts, sprinklers, and inspection ports, will be completely buried without adding fill; and