



BOARD OF ADJUSTMENT MEETING AGENDA

December 30, 2024 at 6:00 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

If you wish to address the Board, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

D. PRESENTATIONS

1. Statement of Appointed Official and Oath of Office to newly reappointed Directors.

E. APPOINTMENT OF OFFICERS

1. Appointment of Chair.
2. Appointment of Vice-Chair.

F. PUBLIC HEARINGS AND ACTION ITEMS

1. Discuss and consider approval of the July 30, 2024, Meeting Minutes.
2. Conduct a Public Hearing to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 568 Wolf Run Road, Bartonville, Texas. The applicants are Steve and Leora Roepke. [Town File No. VAR-2024-008].

- A. Staff Presentation
- B. Application Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

G. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Thursday, December 19, 2024, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



BOARD OF ADJUSTMENT COMMUNICATION

DATE: December 30, 2024
FROM: Shannon Montgomery, Town Secretary
AGENDA ITEM: Statement of Appointed Official and Oath of Office to newly reappointed Directors.

SUMMARY:

Town Secretary Montgomery to administer the Statement of Appointed Official and Oath of Office to the newly reappointed Directors:

- Donna Baumgarner
- Kathy Daum
- Rebecca Jenkins



BOARD OF ADJUSTMENT COMMUNICATION

DATE: December 30, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Appointment of Officers:

1. Appointment of Chair
2. Appointment of Vice Chair

SUMMARY:

At the first meeting of each year, the Commission shall elect the Chair and Vice-Chair.

§ 1.04.062 Organization and procedures.

(a) Membership.

- (1) The board of adjustment shall consist of five members appointed by a majority vote of the town council.
- (2) In addition to the five regular members of the commission, two alternate members of the commission, who shall serve in the absence of one or more regular members, shall be appointed by a majority vote of the town council. In determining which of the two alternate members shall serve in the absence of a regular member, the alternate member with the longest tenure shall so serve. If for any reason, the alternate member with the longest tenure is unavailable to serve, the second alternate member shall so serve.
- (3) Regular members and alternate members of the board of adjustment shall be real property owners of the town and shall be appointed by the town council in accordance with established procedures.
- (4) Each member of the board shall be removable for just cause by the town council upon written charges and after a public hearing.
- (5) The board shall elect its own chairman, who shall serve for a period of one (1) year or until his successor is elected.
- (6) No person shall serve as chair for more than two (2) successive one-year terms beginning with the appointment of the chair in October 2020.

(Ordinance 554-13 adopted 6/18/13; Ordinance 666-19, sec. 2, adopted 8/20/19; Ordinance 684-20 adopted 3/17/20; Ordinance 712-21 adopted 8/17/21)

FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS: N/A



BOARD OF ADJUSTMENT COMMUNICATION

DATE: December 30, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider approval of the July 30, 2024, Meeting Minutes.

SUMMARY:

The Board of Adjustment held a Meeting on July 30, 2024.

RECOMMENDED MOTION OR ACTION:

Approve the July 30, 2024, Meeting Minutes as presented.

ATTACHMENT:

- Draft July 30, 2024, Meeting Minutes.

THE TOWN OF BARTONVILLE BOARD OF ADJUSTMENT IN REGULAR SESSION ON THE 30TH DAY OF JULY 2024 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING MEMBERS PRESENT, CONSTITUTING A QUORUM:

Donna Baumgarner, Chair
Jim Lieber, Vice Chair
Kathy Daum, Director
Del Knowler, Director
Siobhan O'Brien, Director
Rebecca Jenkins, Alternate 1

Directors Absent:

Heather Head, Alternate 2

Town Staff Present:

Thad Chambers, Town Administrator
Shannon Montgomery, Town Secretary
Ed Voss, Town Attorney
Shari Borth, Permit Technician
Ryan Wells, Town Planning Consultant

A. CALL MEETING TO ORDER

Chair Baumgarner called the meeting to order at 6:01 pm.

B. PLEDGE OF ALLEGIANCE

Chair Baumgarner led the pledge.

C. PUBLIC PARTICIPATION

If you wish to address the Board, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

There was no Public Participation.

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the April 11, 2024, Regular Meeting Minutes.

Motion made by Director Knowler seconded by Director O'Brien, to **APPROVE** the April 11, 2024, Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Baumgarner, Daum, Knowler, Lieber, and O'Brien

NAYS: None

VOTE: 5-0

E. PUBLIC HEARINGS AND ACTION ITEMS

Director Daum recused herself from the meeting at 6:04 pm.

1. **Public Hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 18.6, relating to minimum landscaping requirements for nonresidential developments. The property subject to the variance request is located at 64 McMakin Road in Bartonville, Texas. The applicants are Mark and Kathryn Taylor. [Town File No. VAR-2024-006].**

- A. Staff Presentation
- B. Application Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

Town Planning Consultant Ryan Wells provided a summary of the requested variance and addressed questions from the Board.

Applicant Kathryn Taylor, Guidance Preparatory Academy, 64 McMakin Road, Bartonville, Texas 76226, explained the reason for the requested variance and addressed questions from the Board.

Chair Baumgarner opened the Public Hearing at 6:41 pm.

Town Secretary Montgomery stated the Town received public input prior to the meeting and read those statements into the Record:

- Brenda Hoyt-Stenovitch, 1501 E Jeter Road, Bartonville, Texas – **OPPOSED**
- James and Laura Pittman, 1237 Post Oak Court, Bartonville, Texas – **OPPOSED**
- Cathy Arnold, 1250 Post Oak Court, Bartonville, Texas – **OPPOSED**
- LaDonna Foringer, 1451 Post Oak Lane, Bartonville, Texas – **OPPOSED**
- Roy and Linda Cook, 270 Timber Oaks Court, Bartonville, Texas – **OPPOSED**
- Grace Brown, 191 Green Oaks Drive, Bartonville, Texas – **OPPOSED**
- Margaret Parks, 1480 Post Oak Lane, Bartonville, Texas – **OPPOSED**

The following individuals spoke to the Board of Adjustment:

- Terry Foringer, 1413 Post Oak Lane, Bartonville, Texas – **OPPOSED**

Chair Baumgarner closed the Public Hearing at 6:50 pm.

Applicant Kathryn Taylor answered questions that came out of the Public Hearing.

Chair Baumgarner convened the Board of Adjustment into Executive Session Pursuant to the Open Meetings Act, Chapter 551, in accordance with the Texas Government Code Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney concerning agenda item # E.1 at 6:53 pm.

Chair Baumgarner reconvened the Board of Adjustment into Open Session at 7:10 pm.

Motion made by Director Jenkins, seconded by Director O'Brien, to **DENY** the variance request allowing the planting of three 45-gallon, 12-foot high live oak trees at 20-foot spacing with the area between McMakin Road and the on-site septic tank, in lieu of replanting the Leland Cypress and Photinia as reflected in the original approved landscape plan, because the variance does not meet the requirement(s) under the factors in Zoning Ordinance Section A.3.D of Appendix A, Item(s):

b. The circumstances causing the hardship do similarly affect all or most properties in the vicinity of the petitioner's land;

h. The request for a variance is based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship.

VOTE ON THE MOTION

AYES: Baumgarner, Jenkins, Knowler, Lieber, and O'Brien

NAYS: None

VOTE: 5-0

Director Daum returned to the meeting at 7:13 pm.

2. Public hearing to consider a variance to the following regulations: Bartonville Zoning Ordinance Section 4.7, relating to minimum side yard setbacks for residential lots. The property subject to the variance request is located at 1189 W. Jeter Road in Bartonville, Texas. The applicant is Jeff Cash. [Town File No. VAR-2024-007].

- A. Staff Presentation**
- B. Applicant Presentation**
- C. Open Public Hearing**
- D. Those in Favor**
- E. Those Opposed**
- F. Rebuttal**
- G. Close Public Hearing**
- H. Discussion and Action**

Town Planning Consultant Ryan Wells provided a summary of the requested variance and addressed questions from the Board.

Applicant Jeff Cash, 1189 W. Jeter Road, Bartonville, Texas, explained the reason for the requested variance and addressed questions from the Board.

Chair Baumgarner opened the Public Hearing at 7:24 pm.

Town Secretary Montgomery stated the Town received public input prior to the meeting and read those statements into the Record:

- Abraham and Mary Jose, 1221 W Jeter Road, Bartonville, Texas – **IN FAVOR**
- Bob and Tracie Evans, 480 E Jeter Road and 1047, 1101, and 1157 W Jeter Road, Bartonville, Texas – **IN FAVOR**

Chair Baumgarner closed the Public Hearing at 7:26 pm.

Motion made by Director Lieber, seconded by Director Daum, to **APPROVE** the requested Variance to allow a reduction in the 20-foot interior side yard setback for the RE-2 zoning district to permit the renovation of the existing barn structure in its current location into residential use, otherwise subject to all other setback and dimensional standards of the RE-2 zoning district, because the variance meets the following requirement(s) under the factors in Zoning Ordinance Section A.3.D of Appendix A, Item(s):

- c. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

VOTE ON THE MOTION

AYES: Baumgarner, Daum, Knowler, Lieber, and O’Brien

NAYS: None

VOTE: 5-0

F. ADJOURNMENT

Chair Baumgarner declared the meeting adjourned at 7:29 pm.

APPROVED this the 30th day of December 2024.

APPROVED:

_____, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



BOARD OF ADJUSTMENT COMMUNICATION

DATE: December 30, 2024

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Conduct a Public Hearing to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 568 Wolf Run Road, Bartonville, Texas. The applicants are Steve and Leora Roepke. [Town File No. VAR-2024-008].

Applicant: Steve and Leora Roepke

Zoning: Residential Estates 2 (RE-2)

Requested Variance: To permit the construction of 2,400 sf accessory building within the 50-foot rear yard setback in the RE-2 zoning district.

Summary: The applicant has submitted a variance request (Exhibit 1) to permit the construction of a 2,400 square-foot accessory building on their residential property. Prior to constructing the building in the desired location, a variance must be granted, as the proposed location is within the 50-foot rear yard setback for the RE-2 zoning district.

The subject property is approximately 2.015 acres in size. The structure, which upon approval of the variance would be constructed in the proposed location within the 50-foot rear yard setback as shown in Exhibit 1, would otherwise remain subject to all other dimensional and use standards found in the BZO.

Criteria for Approval: In deciding the variance petition, the Board of Adjustment shall apply the following criteria:

- A. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- B. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;
- C. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- D. Granting the variance petition will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

- E. Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;
- F. Granting the variance petition is consistent with any special criteria applicable to varying particular standards;
- G. The hardship or inequity suffered by petitioner is not self-induced;
- H. The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and
- I. The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

If Approved: Approval of the variance request would permit the construction of a 2,400-sf accessory building approximately 25 feet from the rear property line of the subject property, otherwise subject to all other setback and dimensional standards of the RE-2 zoning district.

If Denied: Denial of the variance request would mean that the accessory building would have to meet all setback requirements for the R-2 zone without exception, which includes a 50-foot rear yard setback and a 20-foot interior side yard setback.

Exhibits:

1. Variance Application VAR-2024-008
2. Location Map
3. Notification Letter and Addresses
4. Publication Affidavit

Exhibit 1

TOWN OF BARTONVILLE
REQUEST FOR VARIANCE

RECEIVED

DEC 02 2024

original w/ signature

Item F2.

Zoning Regulations (Section: 4.7) Subdivision Regulations (Section: _____)
 Sign Regulations (Section: _____) Other: _____

Owner's Name: Steve & Leora Roepke Phone: 940-273-4421 Fax: _____

Mailing Address 568 Wolf Run Rd Bartonville 76226

Legal Description: Lot 11 Block _____ Addition Wolf Hill Estates

Present Use and Improvements on Property: Single Family Residence

Description of Variance or *Special Exception* Requested:

Requesting Variance to Rear Yard Setback in Zoning District RE-2

Please see attached information

Has a previous Application or Appeal to the Board been filed on the property?

No Yes, Date: _____

Attach maps, designs, lists of property owner's names and addresses , and/or any additional materials as necessary or required by ordinance appeal procedures. Please included ten (10) copies of any information that is submitted.

I certify that I am the legal owner of record of the property, or that I have secured the property owner's permission as shown on the attached affidavit (as applicable), and that the information concerning this request for variance is true and correct and respectfully request it's consideration.

[Signature]
Signature

Dec 2, 2024
Date

Application complete? _____	Fee Paid: \$ <u>450.00</u>	Date: <u>12-2-2024</u>
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		

Bartonville Planning and Zoning Committee,

We (Steve and Leora Roepke) purchased our residence at 568 Wolf Run Rd in April 2024. It was quite the hectic time in the real estate market at that time and the house was under contract in 3 days. We moved all the way from Argyle and a beautiful home on 3 acres but desired a 1 story residence in a quiet neighborhood and our new home fit the bill perfectly. When we were going through the home specifics prior to signing the contract we were informed that the lot had 25' rear yard setback. It is my desire to construct an accessory building similar to what we had in Argyle and that setback matched what we previously had. It was not until after moving in and getting settled that we discovered the information provided to us was incorrect and that the rear yard setback in zoning district RE-2 is actually 50'.

It is our desire to construct a 40'x60' accessory building. The purpose of the building will mirror our previous one, containing a large room for my wife (Leora) to pursue her quilting passion as well as provide myself with space to store tools/equipment and "tinker" with stuff during my off time. There is a large greenhouse present on the property that was constructed by the previous owner. It is our intention to reduce the size of that structure by 2/3. Considering the current 50' rear yard setback, constructing the accessory building in the SE corner would directly impact a mature Pecan tree and interfere with the root structure of 2 mature Oak trees. With the variance approved, there is adequate space in the SE corner of the property to construct the building without tree removal and it seems a very suitable place for the building. After we have the favorable decision on our variance request, our plan is to have a construction company provide all the necessary plans for approval and permitting. The building will not be for habitation or business purposes, however unless fiscally prohibitive, it will contain lavatory facilities.

I have attached reference materials gathered from the Town of Bartonville website as well as Denton CAD to orient you regarding our location. The aerial photos provided show the approximate footprint of the accessory building considering a 25' and 50' rear yard setback. The green outline depicts a 25' setback and the yellow outline depicts a 50' setback. Each assumes a 20' sideyard setback.

I have discussed this plan with each of my neighbors and they are all in favor of the construction of the building and have no objection to the setback variance.

We appreciate your time and consideration.



Steve Roepke



Leora Roepke

Denton CAD Property Search

Property ID: 86092 For Year 2025

Property Details

Account

Property ID:	86092	Geographic ID: SD3369A-000000-0000-0011-0000
Type:	Real	
Property Use:		Condo:

Location

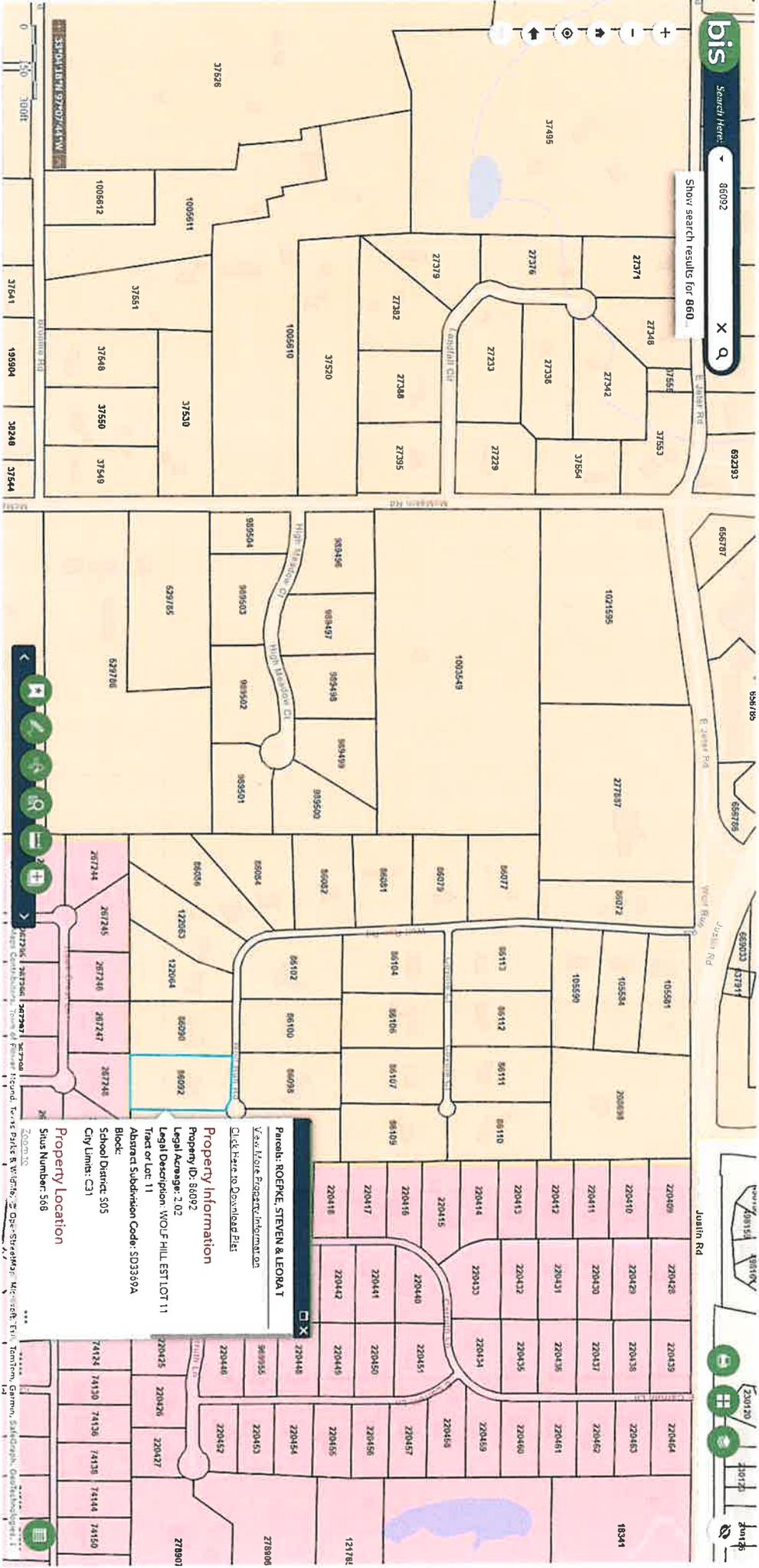
Situs Address:	568 WOLF RUN RD BARTONVILLE, TX 76226-8426	
Map ID:	BV01	Mapsco:
Legal Description:	WOLF HILL EST LOT 11	
Abstract/Subdivision:	SD3369A - WOLF HILL EST	
Neighborhood:	DC31014	

Owner

Owner ID:	1860985
Name:	ROEPKE, STEVEN & LEORA T
Agent:	
Mailing Address:	568 WOLF RUN RD ARGYLE, TX 76226-8426
% Ownership:	100.00%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

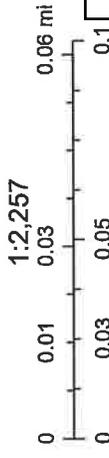


Denton CAD Web Map



11/26/2024, 11:39:01 AM

- Parcels
- City Limits
- Bartonville
- Double Oak
- County



Item F2.

Maxar, Microsoft, Esri, HERE, Garmin, IPC, Texas Department Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Item F2.

424 WOLF RUN RD
GARDENVILLE, TN 37056-4200

424 WOLF RUN RD
GARDENVILLE, TN 37056-4200

375 WOLF RUN RD
GARDENVILLE, TN 37056-4200

375 WOLF RUN RD
GARDENVILLE, TN 37056-4200

Wolf Run Rd

Wolf Run Rd

297 WOLF RUN RD
GARDENVILLE, TN 37056-4200

310 WOLF RUN RD
GARDENVILLE, TN 37056-4200

141 WOLF RUN RD
GARDENVILLE, TN 37056-4200

310 WOLF RUN RD
GARDENVILLE, TN 37056-4200

125 WOLF RUN RD
GARDENVILLE, TN 37056-4200

125 WOLF RUN RD
GARDENVILLE, TN 37056-4200

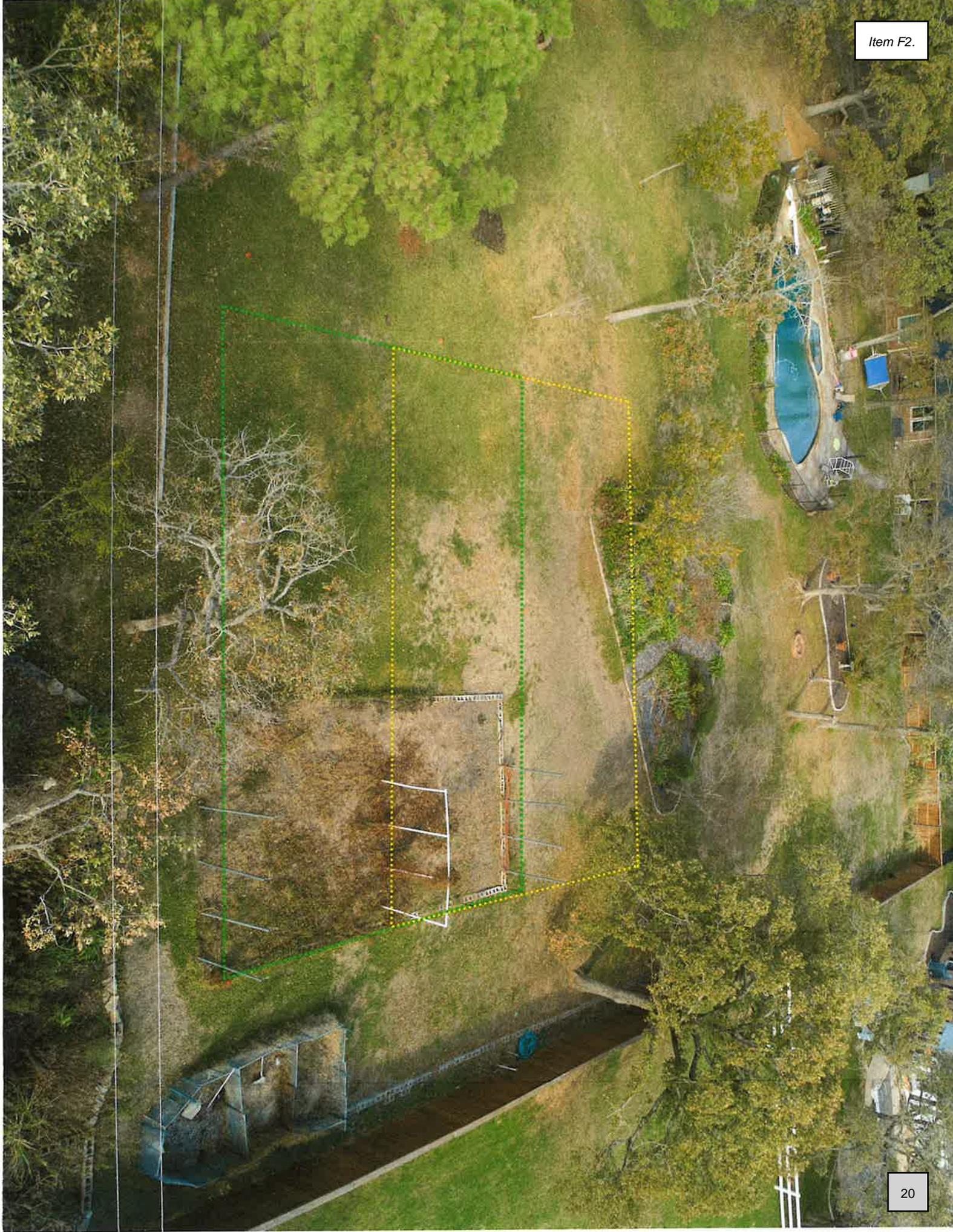
109 WOLF RUN RD
GARDENVILLE, TN 37056-4200

125 WOLF RUN RD
GARDENVILLE, TN 37056-4200

© 2015 TomTom, Garmin, Safeq, Esri, Microsoft, OpenStreetMap, Mapbox, GeoTechnology, Inc. MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS. Copyright: nearmap 2015



Current Easement
Requested Easement



Item F2.





Exhibit 2

Exhibit 3



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

December 19, 2024

«OWNER»
«ADDRESS»
«CITY», «ST» «ZIP»

Re: Proposed Variance, 568 Wolf Run Road

Dear Property Owner,

The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on Monday, December 30, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulations: Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 568 Wolf Run Road in Bartonville, Texas. The applicants are Steve and Leora Roepke. The Town of Bartonville file number for this application is VAR-2024-008.

All interested parties are encouraged to attend.

Sincerely,

Kirk H. Riggs,
Acting Town Administrator / Chief of Police
Town of Bartonville

VAR-2024-008 568 Wolf Run Variance Request Mailing List

Item F2.

NAME	ADDRESS	CITY	ST	ZIP
MCDONALD, JOHNNY D & SHARMY C	499 WOLF RUN RD	BARTONVILLE	TX	76226-8430
MORRIS, JAMES W	577 WOLF RUN RD	BARTONVILLE	TX	76226-8431
WORKMAN, SALLIE A & RICKY ALAN	537 WOLF RUN RD	BARTONVILLE	TX	76226-8431
CONNOR, ADAM & REAGAN	582 WOLF RUN RD	BARTONVILLE	TX	76226-8426
ROEPKE, STEVEN & LEORA T	568 WOLF RUN RD	ARGYLE	TX	76226-8426
GREVE, RYAN & DANIELLE	504 WOLF RUN RD	ARGYLE	TX	76226-8426
WESTER, CHARLES & RUTH H	105 HAWK CREST LN	DOUBLE OAK	TX	75077-7346
BARNFIELD, GARY D & CATHY K	115 HAWK CREST LN	DOUBLE OAK	TX	75077-7346
FLANERY, JERRY M & FRAZIER, PAULA J CO-TR OF FLANERY/FRAZIER REV TR	275 FOX TROT LN	LEWISVILLE	TX	75077-7340

Exhibit 4

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Marco Coppola, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Dec. 7, 2024

Notice ID: 8uY4QdUBMp3B7ycuL9PO
Notice Name: 12.30.24 PH notice for 12.07.24_pub

PUBLICATION FEE: \$34.48

I declare under penalty of perjury that the foregoing is true and correct.

Marco Coppola

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Signed or attested before me on this: 12/09/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

**TOWN OF BARTONVILLE,
TEXAS**
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on Monday, December 30, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulations: Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 568 Wolf Run Road in Bartonville, Texas. The applicants are Steve and Leora Roepke. The Town of Bartonville file number for this application is VAR-2024-008. All interested parties are encouraged to attend.

drc 12/07/2024