



# BOARD OF ADJUSTMENT MEETING AGENDA

September 20, 2023 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 Administrator, 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. REGULAR ITEMS

1. Discuss and consider the appointment of Officers:
  - A. Appointment of Chair
  - B. Appointment of Vice-Chair
2. Discuss and consider approval of the September 14, 2022 Meeting Minutes.

## E. PUBLIC HEARINGS AND ACTION ITEMS

3. Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 20.3.C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 568 Seals Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-001.

- 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

4. Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-002.

- 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

**5.** Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4.C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey, Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-004.

- 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

**6.** Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.E. The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance. The property subject to the variance request is located at 1416 W Jeter Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-003.

- 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

**F. ADJOURNMENT**

**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: Friday, September 15, 2023 prior to 7:00pm.

*The Board reserves the right to adjourn into executive session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government.*

*Agenda Removed from Town of Bartonville Bulletin Board on: \_\_\_\_\_*

*By: \_\_\_\_\_, Title: \_\_\_\_\_*



# BOARD OF ADJUSTMENT COMMUNICATION

**DATE** September 20, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider the appointment of Officers:

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

**Summary:** At the first meeting of each year, the Board 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)



# BOARD OF ADJUSTMENT COMMUNICATION

---

**DATE** September 20, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Consider approval of the September 14, 2022 Regular Meeting Minutes.

**Summary:**

The Bartonville Board of Adjustment held a regular meeting on September 14, 2022.

**Recommended Motion or Action:**

Approve the September 14, 2022 Regular Meeting minutes as presented.

**Attachments:**

- September 14, 2022 Regular Meeting minutes.

The Board of Adjustment held a special meeting on the 14<sup>th</sup> day of September, 2022 at 5:30 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

**Present:**

Kathy Daum, Chair  
Donna Baumgarner, Vice-Chair  
Rick Lawrence  
Siobhan O'Brien, Alternate #1  
Rebecca Jenkins, Alternate #2

**Absent:**

Del Knowler  
Jim Lieber

Also present: Thad Chambers, Town Administrator; Cathy Welborn, Deputy Town Secretary; and Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

**A. CALL TO ORDER**

Chair Daum called the meeting to order at 5:30 p.m.

**B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Chair Daum led the Pledge of Allegiance.

**C. PUBLIC PARTICIPATION**

There was none

**D. APPROVAL OF MINUTES:**

1. Discuss and consider approval of the August 3, 2022 meeting minutes.

Member O'Brien moved to approve the August 3, 2022 meeting minutes. Member Baumgarner seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Daum, Baumgarner, Lawrence, O'Brien, Jenkins  
**NAYS:** None  
**VOTE:** 5/0

**E. PUBLIC HEARINGS**

**1. Variance – 460 W Jeter Walling| Bartonville, TX**

Public hearing to hear public comment and consider a request for a variance from the zoning ordinance requirements in Chapter 19, Accessory Building and Use Regulations, Section 19.3, Accessory Dwellings, Subsection J, to allow for the construction and continued placement of an accessory dwelling to be approximately seventy feet (70’) from the primary structure. The property is located at 460 W. Jeter Road, Bartonville, Texas.

The public hearing was opened at 5:31 p.m.

The applicant Drew Walling, 5804 Pepper Court, Flower Mound, explained to the Board the purpose of the accessory building and the reasoning for the variance request.

Town Administrator, Thad Chambers explained the proposed placement of the accessory dwelling.

Various Board Members asked clarifying questions about the application and property.

The public hearing was closed at 5:39 p.m.

Member Lawrence moved to approve the requested variance to allow for the construction and continued placement of an accessory dwelling to be approximately seventy feet (70’) from the primary structure. The property is located at 460 W. Jeter Road, Bartonville, Texas. Member Jenkins seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Daum, Baumgarner, Lawrence, O’Brien, Jenkins  
**NAYS:** None  
**VOTE:** 5/0

**2. Variance – Thomas Property| Bartonville, TX**

Public hearing to hear public comment and consider the request for a variance from the zoning district requirements for Chapter 19, Accessory Building and Use Regulations, Sections 19.1 and 19.4.C. to allow for the continued placement and use of an existing accessory building without a primary building. The property is described as Brownstead Subd Lot 3, Town of Bartonville, Denton County, Texas and is generally located on Porter Road north of Broome Road, Bartonville, Texas.

The public hearing was opened at 5:41 p.m.

Town Administrator, Thad Chambers explained the proposed request of the accessory building.

The applicant Bradley and Kimberly Thomas, 9480 Oak Meadow Ln., Pilot Point., explained to the Board the purpose of the accessory building and the reasoning for the variance request.

Various Board Members asked clarifying questions about the application and property.

The public hearing was closed at 5:55 p.m.

Member Lawrence moved to approve the requested variance to allow for the continued placement and use of an existing accessory building without a primary building. The property is described as Brownstead Subd Lot 3, Town of Bartonville, Denton County, Texas and is generally located on Porter Road north of Broome Road, Bartonville, Texas. Member Jenkins seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Daum, Baumgarner, Lawrence, O’Brien, Jenkins  
**NAYS:** None  
**VOTE:** 5/0

**F. ADJOURNMENT**

There being no further business to come before the board, Chair Daum declared the meeting adjourned at 5:59 p.m.

**APPROVED this the 20th day of September 2023.**

Approved:

\_\_\_\_\_  
Kathy Daum, Chairperson

Attest:

\_\_\_\_\_  
Shannon Montgomery, Town Secretary





# BOARD OF ADJUSTMENT COMMUNICATION

**DATE** September 20, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 20.3.C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 568 Seals Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-001.

**Applicant:** Steve and Marilyn Addison

**Zoning:** Agriculture (A)

**Requested Variance:** Reduction in required fence setback in Bartonville Zoning Ordinance Section 20.3.C

**Summary:** The applicant has submitted a variance request (Exhibit 1) to the required setback for a recently constructed screening fence along the applicant's property line adjacent to a recently-constructed public road. The fence is located along the applicant's northern property line, which serves as a side yard. The property abuts a recent extension of Hat Creek Road, which was constructed as part of the Deer Hollow subdivision. In their variance application, the applicant states that the fence was constructed to address persistent trespass and nuisance from the Deer Hollow development and was constructed following approval by previous Town of Bartonville staff. Current Town staff have been unable to locate written correspondence indicating approval of the fence in its current location.

The fence is approximately 500 feet in length and is constructed of corrugated metal sheeting, which is not a traditional fencing material. The fence was evaluated for structural stability by the building official, who verified that it meets the standards of "sturdy, durable, and relatively maintenance-free" as is required in the "new and innovative" materials clause in BZO Section 20.3.B. See Exhibit 2 for a photo of the fence.

The constructed fence is currently in violation of Bartonville Zoning Ordinance (BZO) section 20.3.C, which states that "No privacy or solid residential fence shall be closer than fifteen feet (15') to a public street...". Based on Chart 4.3 of the BZO, Agriculture is considered a residential zoning district, thus the fence setback standard applies in the AG zone. The setback from the public street is interpreted by the Town as the edge of the public right-of-way, not the edge of street pavement. This means that the variance request is actually a reduction of the setback by 14 feet, six inches, and applies to the entire length of fence, not the minor degree indicated in the applicant's submittal narrative. Visual inspection of other examples within the Town shows that there is a nearly uniform application of the standard where fences are at least 15 feet set back from the property line (based on Denton County CAD property lines).

**Criteria for Approval:** In deciding the variance petition, the Board of Adjustments 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 existing fence to remain in its current location. The fence is located within the applicant's property boundaries; it does not meet the setback requirement in the BZO.

**If Denied:** Denial of the variance request would mean that the applicant would have to move the fence southward no less than 15 feet distance from their northern property line.

**Exhibits:**

1. Variance Application VAR-2023-001
2. Photo of fence
3. Notification Letter and Addresses
4. Publication Affidavit

# Exhibit 1

TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE

Zoning Regulations (Section: \_\_\_\_\_)     Subdivision Regulations (Section: \_\_\_\_\_)  
 Sign Regulations (Section: \_\_\_\_\_)     Other: \_\_\_\_\_

Owner's Name: Steve + Marilyn Addison Phone: 214-213-1998 Fax: 940-464-3660

Mailing Address 568 Seals Road

Legal Description: Lot 1 Block A Addition Addison farm

Present Use and Improvements on Property: homestead, hay production, beekeeping, agricultural use, horse lessons for special needs children + adults.

Description of Variance or Special Exception Requested:  
See attached:

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 <sup>(10)</sup> <sub>7</sub> 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.

Marilyn Seals Addison  
Signature

8-4-2023  
Date

\*\*\*\*\*

Application complete? _____	Fee Paid: \$ <u>450.</u>	Date: <u>8-10-23</u> <i>payment receipt # 6889</i>
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		

## Why 568 Seals Road is Requesting a Variance

- 1) No buffer was required in the approved plans for the road and cul-de-sac.
- 2) There is a denser use of land RE-5, next to an open agricultural one.
- 3) Our property line was well defined in both the sale of the surrounding family farmland and with an old existing fence.
- 4) There is no fencing permit required for fencing an agricultural property. When we were investigating for our fence to be constructed, we asked the town, and were told that the town **did not require a permit** for this fence.
  - a) We were also told that there were **no** town ordinances that would impact our proposed fence and location. We asked several times about this to make sure before we invested money installing this security fence.
  - b) We built our fence under this fact.
- 5) We hired a surveyor to re-survey our property line prior to erecting our security fence.
  - a) This cost us a total of \$1,000.
  - b) We set our security fence back inside our property line 6”.
- 6) The Town Inspector inspected our security fence and stated that it meets all standards required. (I believe there is record of this inspection done with the Town Administrator.)
  - a) Refer to Town of Bartonville Inspection Report for 568 Seals Road.
- 7) The construction on the cul-de-sac was started the week of June 13th, 2022, and we began building our security fence on May 9th, 2023, almost a year later.
- 8) Our security fence cost us approximately \$10,700 to build.
- 9) Our property is a working agricultural farm and has been since 1955.
  - a) Both sides of our fence were once part of the same large working agricultural farm (for the last 68 years).
  - b) The allowing for the public road on the new owner’s land was approved by the town of Bartonville, thus making a change to a residential property where a long-standing agricultural property had once been.
  - c) Our property of 67.748 acres is and will continue to be a working agricultural farm.
  - d) The cul-de-sac is 439’ from the back of my house, through a fenced in pasture of agricultural use, past our agricultural barn, to the road.
    - i) This distance from the house that goes well into our active agricultural pasture, is not what we understand to be a side yard.
    - ii) The street is not a through street along our property to Seals Road. It ends in a cul-de-sac. Again, supporting our understanding that our agricultural field was only that and not a side yard.
    - iii) A side yard doesn’t support agricultural use in that it implies it is the homestead acreage immediately surrounding the house.
    - iv) Agricultural requirements are different than residential requirements and one is not the same as the other. Therefore, requiring different ordinances.
    - v) The entire issue appears to be the interpretation of what constitutes a side yard.

- vi) The plans and roads for Deer Hollow subdevelopment were approved by the temporary Town Administrator without notifying adjacent properties who would be affected by the decisions of specific locations of roadways.
- e) When a variance is requested, all neighboring properties are mailed a letter informing them of the request and an opportunity to protest is given at a planned Town meeting.
- f) We were **never notified** of Deer Hollow subdevelopment or the proposed roads.
  - i) Hence, we **never** had the opportunity to protest the proposed road locations.
  - ii) We would have **never** been okay with the placement of a public road ending in a cul-de-sac right against our existing property line.
- g) Our Security fence does not run the entire perimeter of our property. It does not run the length of one whole fence line. It is, in comparison, a small length of the total property line (approximately 8,350').
- h) Our agricultural farm is surrounded on **three** sides by Deer Hollow, and we have experienced many security issues including:
  - i) Trespassing on a **regular** basis (please see the many police reports)
  - ii) Workers urinating in full view of adults and children!
  - iii) Workers defecating **on** our property Multiple times.
  - iv) In the 11 months before our security fence was erected, we experienced hundreds of people using the unsecured and unmonitored subdivision to access our property. Some would trespass. Others would stop in the cul-de-sac to call out to us and our livestock, take photos and videos of us, attempt to pat, and feed our livestock, walk their dogs off leash to trespass and defecate on our property, and make us feel extremely unsafe and very vulnerable.
    - (1) We had concerns about vehicles coming off road and onto our property without a solid fence.
    - (2) We witnessed (and have videos) on many occasions, vehicles racing up and down the road to and from the cul-de-sac.
    - (3) This activity happens at all **hours day and night**.
    - (4) We have many photos and videos of the aforementioned issues.
    - (5) There are plans for the new construction of homes in this area which will **continue** to impact our safety and the security of ourselves, our horses, our property, and our land.
    - (6) Hence the need for a solid, security fence at the location of our most vulnerability.

Of the 500' of our security fence, only 45' fall short of the 15' ordinance with the closest point being 10.7' at the cul-de-sac.



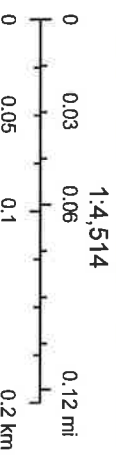
Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEQ, Map data ©2023 200 ft

# Denton CAD Web Map



7/21/2023, 11:36:14 AM

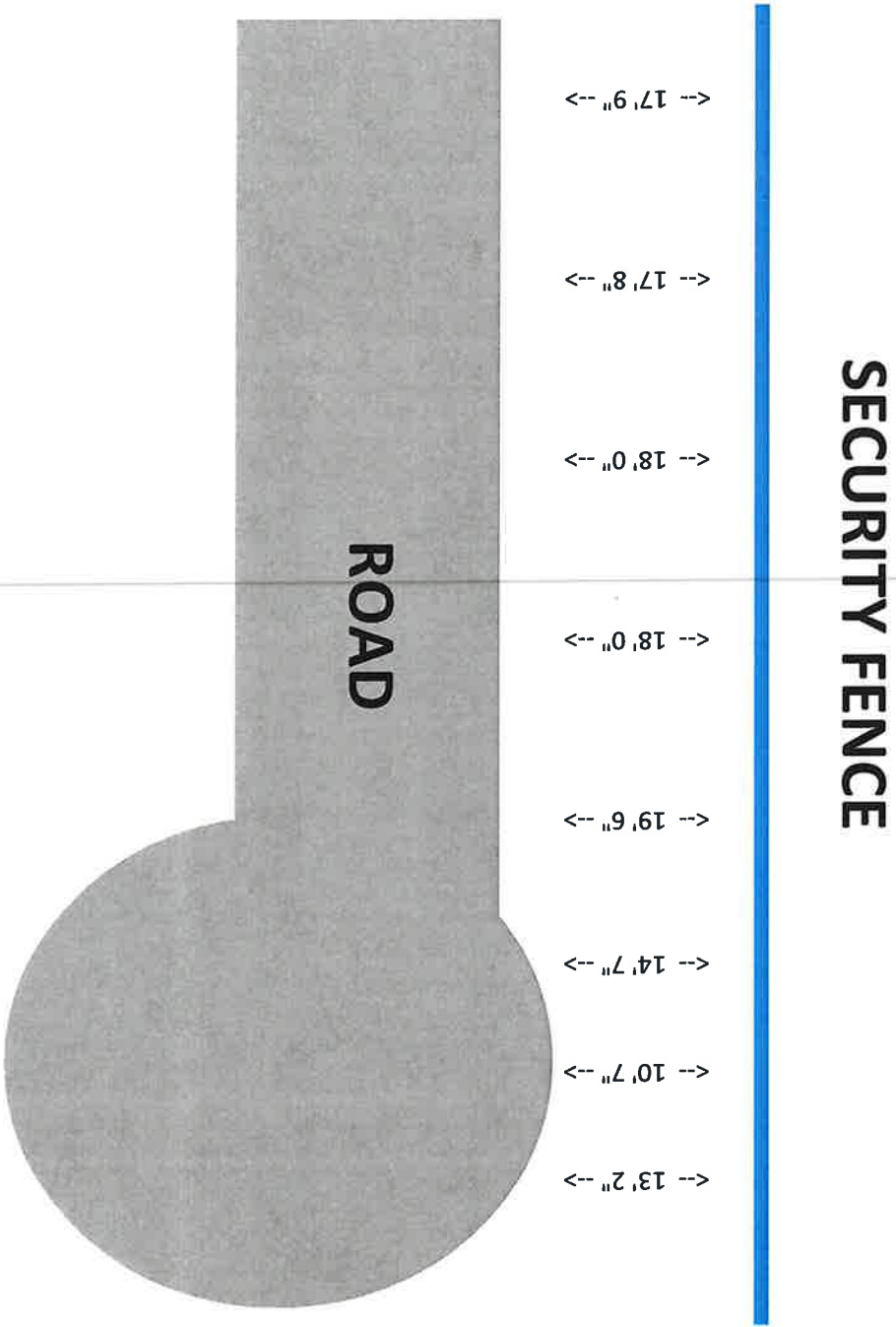
— Roads



Denton Central Appraisal District, dentoncad.com

Denton County Appraisal District, Harris Govern - www.harrisgovern.com  
This product is for informational purposes only and may not have 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 property boundaries.





MEASUREMENTS BETWEEN FENCE AND ROAD

# Denton CAD Web Map



This product is for informational purposes only and may not have 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 property boundaries.

Denton County Appraisal District, Harris Govern - www.harrisgovern.com

# Exhibit 2





September 8, 2023

«NAME»

«STREET\_ADDRESS»

«CITY», «STATE» «ZIP»

RE: PROPOSED VARIANCE - 568 SEALS ROAD

Dear «NAME»:

The Board of Adjustment for the Town of Bartonville, Texas will conduct a public hearing at 6:00 p.m. on September 20, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Section 20.3.C.

The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road.

The property subject to the variance request is located at 568 Seals Road in the Town of Bartonville, Denton County, Texas.

The applicant is Steve and Marilyn Addison.

The Town of Bartonville file number for this application is VAR-2023-001. All interested parties are encouraged to attend.

Sincerely,

Shannon Montgomery, TRMC

Town Secretary

Town of Bartonville

prop_id	NAME	STREET ADDRESS	CITY	STATE	ZIP
1014253	FOSSUM, JENNA & FOSSUM, CLANCY	3 PALMETTO CT	TROPHY CLUB	TX	76262-5471
1014254	MAHAN, HUNTER & KANDI TRS MAHAN LIVING TRUST	5314 URSULA LN	DALLAS	TX	75229-6422
1009147	ADDISON, MARILYN & STEVE	568 SEALS RD	ARGYLE	TX	76226-6350
75421	HOYT, WAYNE A & MARY J	575 SEALS RD	BARTONVILLE	TX	76226-6355
164105	BROWN, BRENDA CARTER & ALLEN DOUGLAS	600 SEALS RD	ARGYLE	TX	76226-6351
132691	MOORE, STEVEN	601 SEALS RD	ARGYLE	TX	76226-6354
65051	EICHLER, JAMES L, JR	613 SEALS RD	BARTONVILLE	TX	76226-6354
740085	STINSON, DEBRA KAY REVOCABLE TRUST	648 SEALS RD	BARTONVILLE	TX	76226-6351
740084	COKE, JAMES H & LESLIE D	660 SEALS RD	BARTONVILLE	TX	76226-6351
1014263	MIKE MOLLO CUSTOM HOMES LLC	916 DOVE CREEK CT	ARGYLE	TX	76226-1697
211410	WOODBINE ESTATES 1999 TRUST 2	PO BOX 574	ARGYLE	TX	76226-0574

**Denton Record-Chronicle**  
**3555 Duchess Drive**  
**(940) 387-7755**

I, Bailee Liston, 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 2 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:**  
2 Sep 2023

**Notice ID:** 6fuEGoVB00IBAA6nqmbA  
**Notice Name:** 08302023 BOA PH for 09022023 publication

**PUBLICATION FEE:** \$90.80

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

*Bailee Liston*

Agent

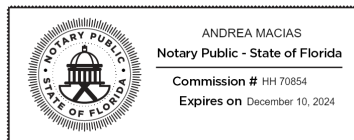
**VERIFICATION**

State of Florida  
County of Hernando

Signed or attested before me on this: 09/06/2023

*Andrea Macias*

Notary Public  
Notarized online using audio-video communication



**TOWN OF BARTONVILLE  
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 September 20, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to regulations found in Bartonville Zoning Ordinance Section 20.3 C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 588 Seals Road in the Town of Bartonville, Denton County, Texas. The applicant is Steve and Marilyn Addison. The Town of Bartonville file number for this application is VAR-2023-0 01; and
- a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The applicant is James Kenemer. The Town of Bartonville file number for this application is VAR-2023-0 02; and
- consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 E. The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance. The property subject to the variance request is located at 1416 W. Jeter Road in the Town of Bartonville, Denton County, Texas. The applicant is Scott and Courtney Lenkart. The Town of Bartonville file number for this application is VAR-2023-0 03; and
- a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4 C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey,

Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is VAR-2023-004.

All interested parties are encouraged to attend.

dic 09/02/2023

*Item E3.*





# BOARD OF ADJUSTMENT COMMUNICATION

**DATE** September 20, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-002.

**Applicant:** James Kennemer

**Zoning:** Agriculture (A)

**Requested Variance:** To permit the applicant's residential use of an existing dwelling, which will ultimately serve as an accessory dwelling, while a new home is constructed on the same property, found in Bartonville Zoning Ordinance Section 19.3.D.

**Summary:** The applicant has submitted a variance request (Exhibit 1) to permit their residential use of an existing dwelling while a new home is constructed on the same property. Bartonville Zoning Ordinance (BZO) Section 19.3.D states that "At no time shall an owner occupy an accessory dwelling while the primary structure is being constructed. An accessory building may be constructed at the same time as the primary structure, however, a certificate of occupancy for an accessory dwelling will be issued only after a certificate of occupancy has been issued on the primary structure." With the construction of a new single-family home on the property to serve as a primary structure, the existing single-family home would be considered an accessory dwelling.

The applicant indicates that the existing single-family dwelling will be removed once the new home is constructed and occupied. The applicant has made the variance request to minimize disruption to their lifestyle while the new residence is under construction.

**Criteria for Approval:** In deciding the variance petition, the Board of Adjustments 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 applicant to live in their existing single-family residence located at 496 McMakin Road while a new single-family residence is under construction. Should this variance be approved, staff recommend assigning a reasonable but definite time line for the removal of the existing residential dwelling following issuance of a certificate of occupancy on the new home.

**If Denied:** Denial of the variance request would mean that the applicant would have to move off the property while the new residence is under construction.

**Exhibits:**

1. Variance Application VAR-2023-002
2. Location Map
3. Notification Letter and Addresses
4. Publication Affidavit

# Exhibit 1

TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE

Zoning Regulations (Section: 19.3D)     Subdivision Regulations (Section: \_\_\_\_\_)  
 Sign Regulations (Section: \_\_\_\_\_)     Other: \_\_\_\_\_

Owner's Name: James Kennamer    Phone: 940-390-3599 Fax: \_\_\_\_\_

Mailing Address 496 McMartin Rd Bartonville Tx 76226

Legal Description: Lot A0152A    Block PBB+CRR    Addition TR15

Present Use and Improvements on Property: Residential Home

Description of Variance or Special Exception Requested:

Permission to live in current dwelling while new home is  
being built on same property

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

8-14-2023  
Date

\*\*\*\*\*

Application complete? _____	Fee Paid: \$ <u>450.00</u>	Date: <u>8-15-2023</u>
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		

To whom it may concern,

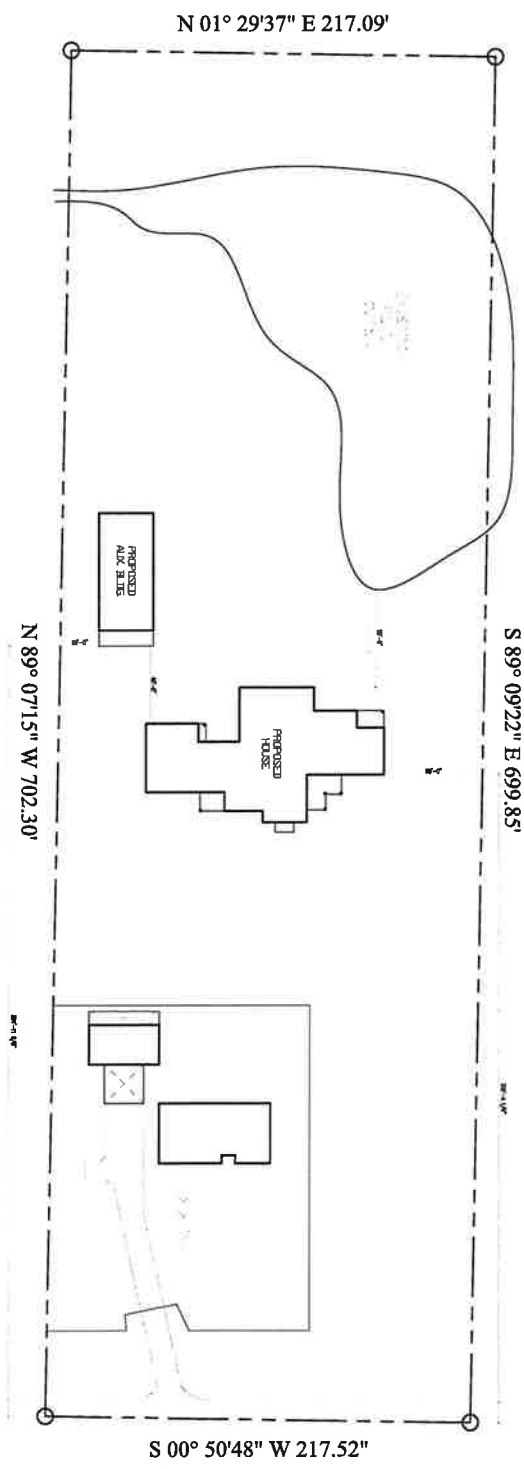
Bartonville is my home; I grew up here and will raise my family here. Currently, I live with my wife and three children at 496 McMakin Rd. We plan to start construction on our forever house this year in the pasture behind our current home. We are applying for a variance to stay in our current home while the new house is being constructed.

Zoning Regulation 19.3D. According to zoning guidelines, once the permit for the new house is issued my current residence will be deemed an "accessory dwelling". Since this is our current home, we are asking for a variance to live in the house while the new house is being constructed so that we can continue life as normal with our 3 young children and pets. Once we move into the new house, we will have the current buildings removed in a timely manner.

Thank you for taking the time to consider my family's request for a variance. We appreciate your consideration and look forward to hearing back from you.

Thanks,

James Kennemer II and Family



- GENERAL NOTES:**
1. THESE DRAWINGS ARE DIAGRAMATIC IN NATURE AND ARE NOT PROVIDED TO INDICATE EACH AND EVERY DETAIL OF THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE DRAWINGS AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  3. AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INTENDED TO GENERATE THESE DRAWINGS.
  4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THESE DRAWINGS FOR ALL DIMENSIONS BEFORE BEGINNING WORK AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	10/27/2024
BY	W. J. WOOD
PROJECT	8
SHEET	A1

**PROPOSED SITE PLAN**

NO.	DATE	REVISION

**KENNEMER RESIDENCE**  
 496 MCMAKIN ROAD  
 BARTONVILLE, TX 76226

# Exhibit 2







September 8, 2023

«NAME»  
«STREET\_ADDRESS»  
«CITY», «STATE» «ZIP»

RE: PROPOSED VARIANCE - 496 MCMAKIN ROAD

Dear «NAME»:

The Board of Adjustment for the Town of Bartonville, Texas will conduct a public hearing at 6:00 p.m. on September 20, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.D.

The variance request is to permit the applicant’s residential use of an existing dwelling while a new home is constructed on the same property.

The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The applicant is James Kennemer.

The Town of Bartonville file number for this application is VAR-2023-002. All interested parties are encouraged to attend.

Sincerely,

Shannon Montgomery, TRMC  
Town Secretary  
Town of Bartonville

**VAR-2023-002\_Mailed Notice Address List.xlsx**

Item E4.

<b>prop_id</b>	<b>NAME</b>	<b>STREET ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
1005610	KENNEMER, JAMES	462 MCKAKIN RD	BARTONVILLE	TX	76226-8403
37530	KENNEMER, JAMES HENRY II	496 MCKAKIN RD	BARTONVILLE	TX	76226-8403
37550	MICHAUD, MICHAEL T	1653 BROOME RD	BARTONVILLE	TX	76226-8287
37549	NEESE, RACHEL	1667 BROOME RD	BARTONVILLE	TX	76226-8287
529786	SMITH, RONNIE W D & STACEY	601 MCKAKIN RD	BARTONVILLE	TX	76226-8401
989504	TRIFECTA ESTATES HOA	440 LOUISIANA ST STE 952	HOUSTON	TX	77002-1056
37551	WUENSCH, RANDY V & TERRIE J	1095 POST OAK RD	ARGYLE	TX	76226-9613
37548	YULE, BRYAN	1589 BROOME RD	ARGYLE	TX	76226-8286

**Denton Record-Chronicle**  
**3555 Duchess Drive**  
**(940) 387-7755**

I, Bailee Liston, 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 2 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:**  
2 Sep 2023

**Notice ID:** 6fuEGoVB00IBAA6nqmbA  
**Notice Name:** 08302023 BOA PH for 09022023 publication

**PUBLICATION FEE:** \$90.80

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

*Bailee Liston*

Agent

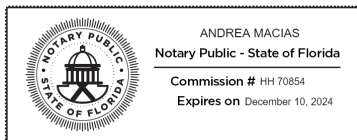
**VERIFICATION**

State of Florida  
County of Hernando

Signed or attested before me on this: 09/06/2023

*Andrea Macias*

Notary Public  
Notarized online using audio-video communication



**TOWN OF BARTONVILLE  
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 September 20, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to regulations found in Bartonville Zoning Ordinance Section 20.3 C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 588 Seals Road in the Town of Bartonville, Denton County, Texas. The applicant is Steve and Marilyn Addison. The Town of Bartonville file number for this application is VAR-2023-0 01; and
- a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The applicant is James Kennemer. The Town of Bartonville file number for this application is VAR-2023-0 02; and
- consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 E. The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance. The property subject to the variance request is located at 1416 W. Jeter Road in the Town of Bartonville, Denton County, Texas. The applicant is Scott and Courtney Lenkart. The Town of Bartonville file number for this application is VAR-2023-0 03; and
- a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4 C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey,

Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is VAR-2023-004.

All interested parties are encouraged to attend.

dlc 09/02/2023

*Item E4.*



# BOARD OF ADJUSTMENT COMMUNICATION

**DATE** September 20, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4.C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey, Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-004.

**Applicant:** Melissa Grau

**Zoning:** Residential Estates 2 (RE-2)

**Requested Variance:** To permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. These conditions are regulated by Bartonville Zoning Ordinance (BZO) Sections 4.7 and 19.4.C.

**Summary:** The applicant has submitted a variance request (Exhibit 1) to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure. In August 2023 the applicant submitted a plat application to subdivide and reconfigure three lots totaling 9.79 acres into four lots ranging from 2.33 to 2.6 acres in size, meeting the lot size and dimension requirements of the RE-2 zone.

With the proposed lot configurations in the plat, the resulting four lots will create two conditions that violate current regulations in the BZO (see Exhibit 2). Lot 2 would contain an existing residence that would fall within the side-yard setback of the parcel, approximately five feet from the side property line. Per BZO Section 4.7, in the RE-2 zone the side yard setback is 20 feet; therefore the proposed variance for the side yard setback would be approximately 15 feet. The other violation of the BZO would be on Lot 1, which would contain an existing barn but no primary residence. Per BZO Section 19.4.C, "accessory buildings are not permitted without a main structure."

The applicant has indicated that some of the existing buildings may be demolished upon subdivision of the land and sale of the lots, though this is not guaranteed. Any new construction on the subdivided lots would be required to meet the current zoning district standards. Staff anticipate that new single-family residences would be constructed on Lots 1 and 3.

**Criteria for Approval:** In deciding the variance petition, the Board of Adjustments 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 two existing structures that violate the BZO to remain in their current locations following the subdivision of the property into four ~2 acre lots. These structures, if permitted to remain, would be considered legal nonconforming structures and would be subject to limitations found in BZO Section 1.11.

**If Denied:** Denial of the variance request would mean that the applicant would need to reconfigure the lots in the plat to meet the 20-foot side yard setback for the existing single-family residence, and remove the existing barn as a violating structure. The minimum lot size and dimensions standards in the RE-2 zone would cause implementation of the former to be very difficult while also maintaining all of the subdivision standards for the zone. The other option would be to remove the existing home such that it would not conflict with the lot setbacks for the RE-2 zone.

**Exhibits:**

1. Variance Application VAR-2023-004
2. Plat showing existing structures
3. Location Map
4. Notification Letter and Addresses
5. Publication Affidavit

# Exhibit 1

TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE

Zoning Regulations (Section: \_\_\_\_\_)  Subdivision Regulations (Section: \_\_\_\_\_)  
 Sign Regulations (Section: \_\_\_\_\_)  Other: Home

Owner's Name: Melissa Grau Phone: 2149226096 Fax: \_\_\_\_\_

Mailing Address 4109 Teaberry Court Flower Mound TX 75028

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Present Use and Improvements on Property: \_\_\_\_\_  
Homestead

Description of Variance or *Special Exception* Requested:  
Block A, Lot 2 - building set back.  
Block A, Lot 1 - no primary residence.

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

6/21/23  
Date

\*\*\*\*\*

Application complete? _____	Fee Paid: \$ _____	Date: _____
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		





# NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 8/14/23

Re: \_\_\_\_\_

I, Tracy Hacker, owner of the Property located at Fuller Farms do hereby certify that I have given my permission to Melissa Grau, to make this (check one):

- Variance
- Waiver
- Development Plat
- Zoning Change

Application for Melissa Grau (applicant)

Tracy Hacker  
Print Name

Tracy Hacker  
Signature of Owner

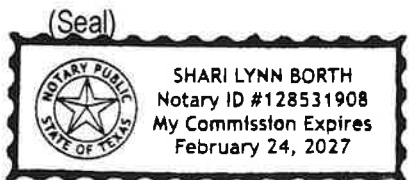
5536 Huffnurs RND  
Hack Runge City TX  
Address

469-235-0304  
Phone No.

8/23  
Date

State of Texas §  
County of Denton §

Before me, Shari Lynn Barth, a Notary Public in and for said County and State, on this day personally appeared Tracy Allen Hacker known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

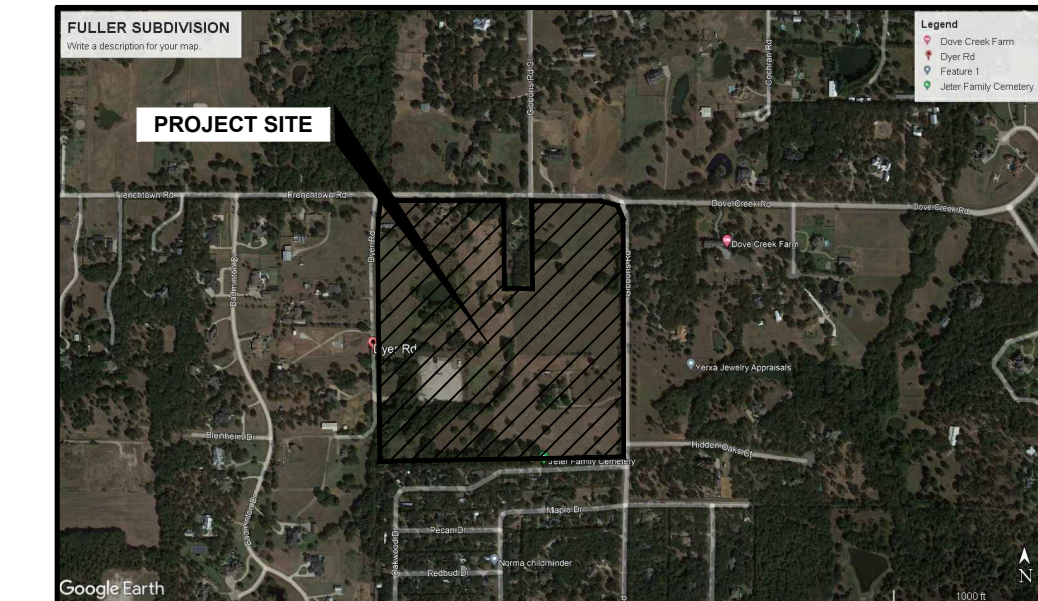
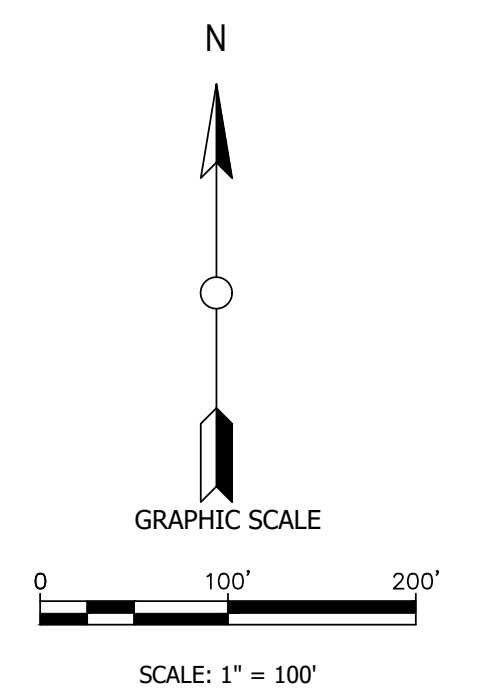
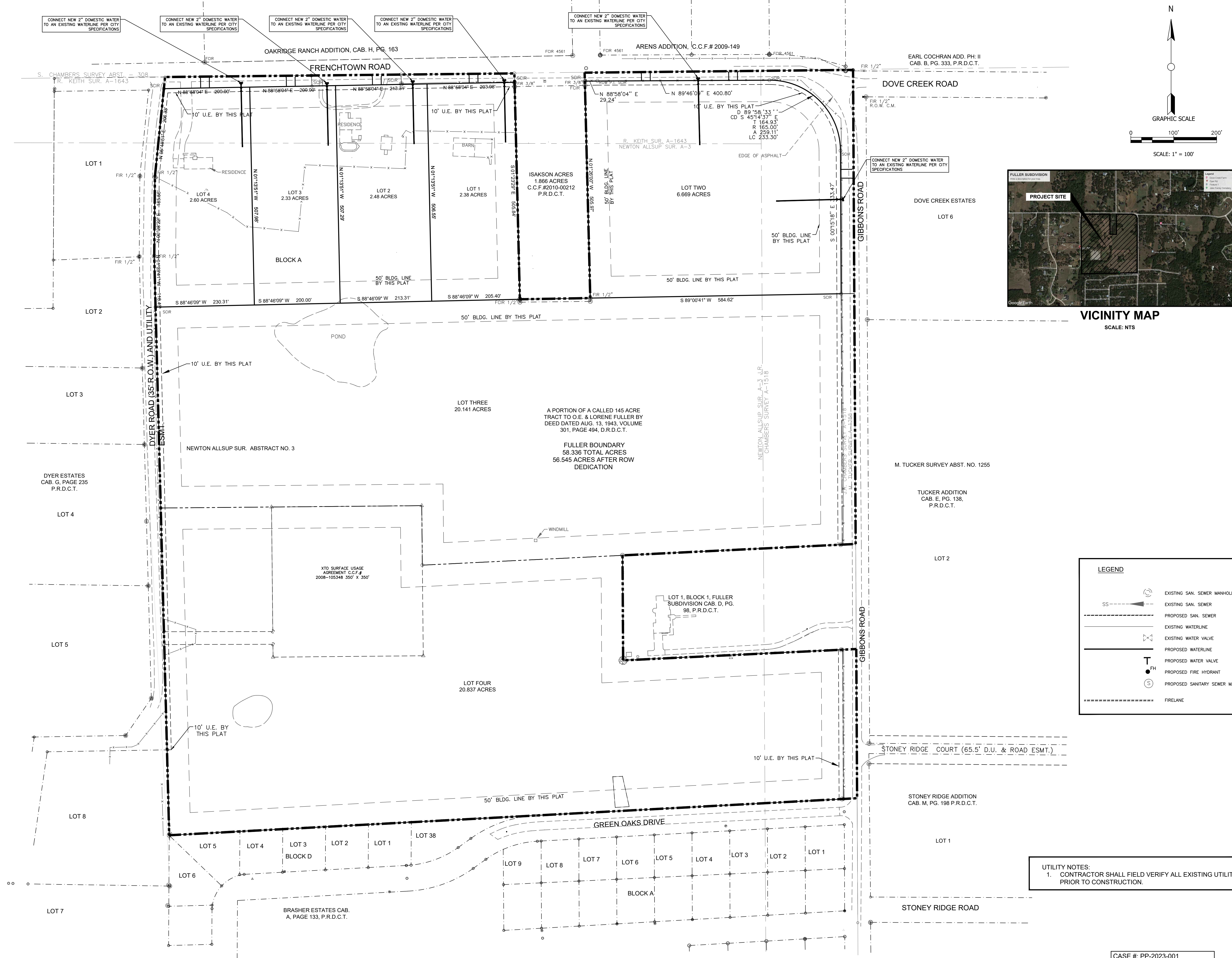


Shari Lynn Barth  
Notary

## Exhibit 2

FILE: UTILITY\_PLANDWG

PLOTTED: 7/31/2023 7:55:43 AM



**LEGEND**

	EXISTING SAN. SEWER MANHOLE
	EXISTING SAN. SEWER
	PROPOSED SAN. SEWER
	EXISTING WATERLINE
	EXISTING WATER VALVE
	PROPOSED WATERLINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
	FIRELANE

**UTILITY NOTES:**  
 1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CASE #: PP-2023-001

REVISIONS	DATE	BY
CONCEPT PLAN	7/31/23	NM

**SCHATZ CONSULTING ENGINEERS, INC.**  
 "MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"  
 7473 AIRPORT FREEWAY, FORT WORTH TX 76118  
 TEL 817-590-2226; FAX 817-590-4433  
 WWW.SCHATZ-ENGINEERS.BIZ; E-MAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ

**SCHATZ ENGINEERS**

FIRM REGISTRATION No. 53225

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF CHISHA MUSENDA, P.E., No. 87838 ON July 31, 2023. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

**OWNER**  
 OPUS, DAVID FULLER & LINDA HACKER  
 1000 GIBBON ROAD S.  
 TOWN OF BARTONVILLE, TX 76226  
 CONTACT: DAVID FULLER  
 PH: (940)-390-1932, (214)-577-7995  
 FAX:

**FULLER SUBDIVISION DEVELOPMENT**  
 TOWN OF BARTONVILLE, TX  
**UTILITY PLAN**

DRAWN BY	JC
CHECKED BY	NM
SCECM JOB No.	23000
ORIGINAL ISSUE DATE:	07/31/2023
CONSTRUCTION SET ISSUE DATE:	TBD
SHEET	

**C-2.0**

# Exhibit 3

Item E5.





September 8, 2023

«NAME»

«STREET\_ADDRESS»

«CITY», «STATE» «ZIP»

RE: PROPOSED VARIANCE, GRAU PROPERTY

Dear «NAME»:

The Board of Adjustment for the Town of Bartonville, Texas will conduct a public hearing at 6:00 p.m. on Wednesday, September 20, 2023, at the Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4.C.

The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property.

The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey, Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas.

The applicant is Melissa Grau. The Town of Bartonville file number for this application is VAR-2023-004. All interested parties are encouraged to attend.

Sincerely,

Shannon Montgomery, TRMC

Town Secretary

Town of Bartonville

**GRAU Variance - 200ft Property Notice Addresses.xlsx**

Item E5.

<b>prop_id</b>	<b>NAME</b>	<b>STREET ADDRESS</b>	<b>CITY</b>	<b>ST</b>	<b>Zip</b>
67209	D&L CLARK FAMILY ENT LP	1705 W NORTHWEST HWY STE 260	GRAPEVINE	TX	76051-8125
156652	DAY, RUSSELL WILLARD & DENI LYN	1111 FRENCHTOWN RD	ARGYLE	TX	76226-6915
329870	DURHAM, TODD R & VIVIANA	1125 FRENCHTOWN RD	ARGYLE	TX	76226-6915
1007821	FLUGSTAD, NICHOLAS ADAM & FLUGSTAD, ERIN MURPHY	7104 MITCHELL CT	LANTANA	TX	76226-4378
1007822	FULLER, ODIS, JR	443 PINE HILLS DR	FRISCO	TX	75036-1042
1007820	GRAU, MELISSA KAY & HACKER, TRACY ALAN	4109 TEABERRY CT	FLOWER MOUND	TX	75028-6013
153522	PERRY, RICKEY W & SHERRY	1018 FRENCHTOWN RD	ARGYLE	TX	76226-6909
466710	PIERSON, WELDON & MARIANNE L	1126 FRENCHTOWN RD	ARGYLE	TX	76226-6910
153526	PORTZ, KELLY E	1015 DYER RD	BARTONVILLE	TX	76226-6932
153530	STRANGE, JAMES R & RITA E	PO BOX 45	ARGYLE	TX	76226-0045

**Denton Record-Chronicle**  
**3555 Duchess Drive**  
**(940) 387-7755**

I, Bailee Liston, 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 2 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:**  
2 Sep 2023

**Notice ID:** 6fuEGoVB00IBAA6nqmbA  
**Notice Name:** 08302023 BOA PH for 09022023 publication

**PUBLICATION FEE:** \$90.80

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

*Bailee Liston*

Agent

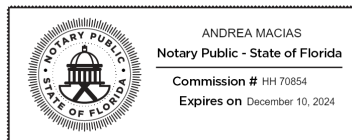
**VERIFICATION**

State of Florida  
County of Hernando

Signed or attested before me on this: 09/06/2023

*Andrea Macias*

Notary Public  
Notarized online using audio-video communication



**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARING**

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- a variance to regulations found in Bartonville Zoning Ordinance Section 20.3 C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 588 Seals Road in the Town of Bartonville, Denton County, Texas. The applicant is Steve and Marilyn Addison. The Town of Bartonville file number for this application is VAR-2023-0 01; and
- a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The applicant is James Kennemer. The Town of Bartonville file number for this application is VAR-2023-0 02; and
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- a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4 C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey,



Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is VAR-2023-004.

All interested parties are encouraged to attend.

dic 09/02/2023

*Item E5.*



# BOARD OF ADJUSTMENT COMMUNICATION

**DATE** September 20, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.E. The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance. The property subject to the variance request is located at 1416 W Jeter Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-003.

**Applicant:** Scott and Courtney Lenkart

**Zoning:** Agriculture (A)

**Requested Variance:** To permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance, found in Bartonville Zoning Ordinance Section 19.3.E.

**Summary:** The applicant has submitted a variance request (Exhibit 1) to permit the construction of a detached accessory dwelling that contains 2,485 square feet. The accessory dwelling is attached to a four-car garage. The proposed new structure is intended to replace an original three-car garage that was previously demolished. The applicant states that they wish to construct the accessory dwelling to host out-of-town guests and family. They state that their current house is too small to accommodate guests and that there is limited space for expansion of the existing single-family dwelling due to its placement on the lot. The primary building (single-family residence) is 2,885 square feet.

Section 19.1 of the BZO states that “In a residential district, an accessory building is a subordinate or incidental building, detached from the main building, not used for commercial purposes and not rented.” Bartonville Zoning Ordinance (BZO) Section 19.E states that “An accessory dwelling shall not exceed one thousand (1,000) square feet of floor area within a separate structure nor occupy in excess of one thousand (1,000) square feet of floor area of an accessory structure (i.e., barn, detached garage, etc.)” Other than the requested increase in allowed building area, the proposed accessory dwelling unit appears to meet all other BZO standards.

**Criteria for Approval:** In deciding the variance petition, the Board of Adjustments 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 applicant to construct an accessory dwelling unit attached to a detached four-stall garage. The total accessory dwelling unit area would be 2,485 square feet; this would be 1,485 square feet larger than the permitted maximum (a 149% increase in total accessory dwelling unit area above the maximum).

**If Denied:** Denial of the variance request would mean that the applicant would have to redesign their proposed accessory dwelling unit to be no more than 1,000 square feet in area. The Town would not issue a building permit for an accessory dwelling unit on the property greater than 1,000 square feet in size.

**Exhibits:**

1. Variance Application VAR-2023-003
2. Location Map
3. Notification Letter and Addresses
4. Publication Affidavit

# Exhibit 1

**TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE**

Item E6.

Zoning Regulations (Section: \_\_\_\_\_)     Subdivision Regulations (Section: \_\_\_\_\_)  
 Sign Regulations (Section: \_\_\_\_\_)     Other: \_\_\_\_\_

Owner's Name: Scott and Courtney Lenkart Phone: 214-929-9533 Fax: \_\_\_\_\_

Mailing Address 1416 W. Jeter Road, Bartonville, TX 76226

Legal Description: A0003A NEWTON ALLSUP, TR 43, 15.0 ACRES, OLD DCAD TR #5C(4) & 5C(5-1)  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Present Use and Improvements on Property: When the property was purchased, it had one building with a 3 car garage, apartment, and a 4-stall horse barn. The homeowner's would like to replace the original building with a 3 car garage, living room and two guest rooms for out of town guests and family to utilize. The house is very small and there is limited space for expansion due to the placement on the lot.

Description of Variance or *Special Exception* Requested:

Ordinance 19.3. E.- An Accessory dwelling shall not exceed 1,000 square feet, of floor area withing a separate structure nor occupy in excess of 1,000 sq ft of floor area of an accessory structure.

The proposed structure is 2,485 air conditioned square feet. The size of the lot is 14.975 acres and already has a large barn on the property (which was approved by the City).

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

No                       Yes, Date: Conditional Use 2016

**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.

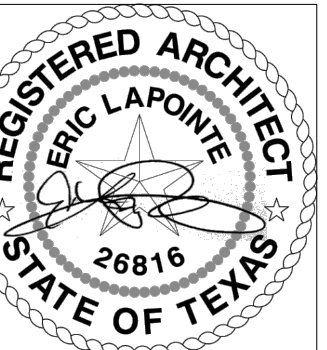
Kaitlyn Caskey  
Signature

7/26/23  
Date

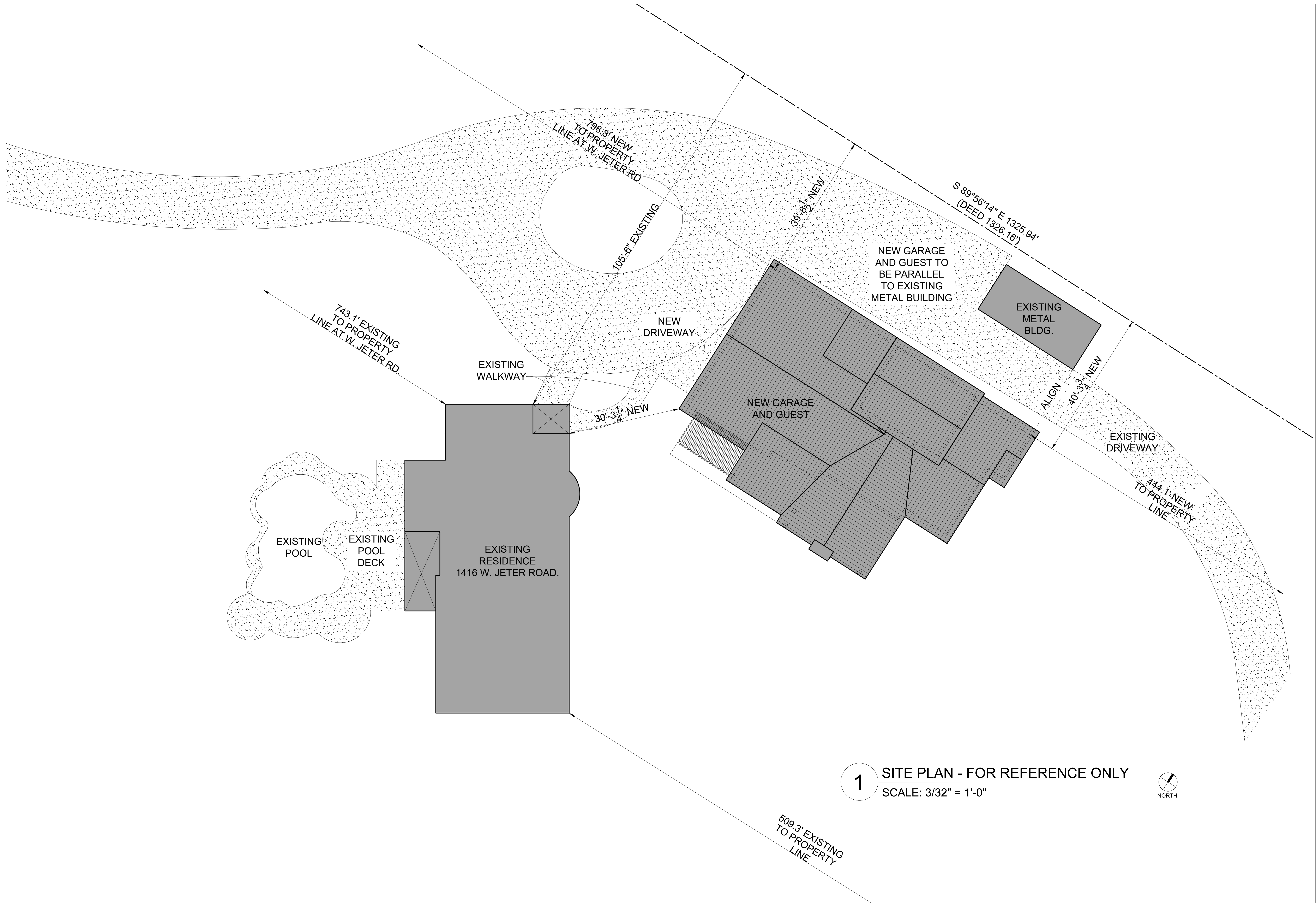
\*\*\*\*\*

Application complete? _____	Fee Paid: \$ _____	Date: _____
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		





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ARCHITECT  
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evlapointe@yahoo.com



SOUTHAVEN RANCH

REVISIONS


PROJECT TITLE  
SOUTHAVEN RANCH

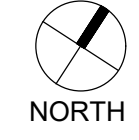
DATE  
06.01.2023

ISSUE  
PERMIT SET

SHEET TITLE  
SITE PLAN

SHEET NO. **0.0**

**1** SITE PLAN - FOR REFERENCE ONLY  
SCALE: 3/32" = 1'-0"





**ERIC LAPOINTE**  
**ARCHITECT**  
 414.477.9402  
 evlapointe@yahoo.com

SHEET INDEX	
NO.	DESCRIPTION
1.0	ROOF PLAN / GENERAL NOTES
2.1	FLOOR PLANS
3.0	EXTERIOR ELEVATIONS
3.1	EXTERIOR ELEVATIONS
3.2	CONCEPTUAL SECTIONS
4.0	INTERIOR ELEVATIONS
5.0	WALL SECTION & DOOR & WINDOW SCHEDULE
E1.0	ELECTRICAL PLANS

NOTE: STANDING SEAM  
 METAL ROOF AT ALL AREAS



**1** ROOF PLAN  
 SCALE: 3/16" = 1'-0"

**SQUARE FOOTAGE CALCULATIONS**

2,102 SQ. FT. 1ST FLOOR A/C  
 383 SQ. FT. 2ND FLOOR A/C  
 TOTAL A/C = 2,485 SQ. FT.  
 1,071 SQ. FT. GARAGE  
 636 SQ. FT. FRONT PORCH

**GENERAL NOTES**

- CONSTRUCTION: COMPLY WITH APPLICABLE CODES, RELATED AMENDMENTS & RESTRICTIONS.
- BRING ERRORS, OMISSIONS AND INCONSISTENCIES IN DRAWINGS OR AMBIGUITIES BETWEEN DRAWINGS AND SITE CONSTRUCTION CONDITIONS TO THE ATTENTION OF THE DESIGNER AS SOON AS POSSIBLE.
- CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & LANDSCAPE CONSULTANTS ARE CONTRACTED WITH THE OWNER.
  - A) DESIGNER'S ELECTRICAL PLAN IS FOR DESIGN INTENT ONLY. FINAL DESIGN BY OWNER'S CONSULTANT.
  - B) REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
  - C) REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN SPECIFICATIONS AND DETAILS.
- G.C. TO VERIFY LOCATION OF UTILITIES SERVING SITE.
- FINAL LOCATION OF HVAC UNITS AND WATER HEATER DETERMINED BY M.E.P.
- VENT CLOTHES DRYER TO OUTSIDE. VER. LOCATION W/ OWNER.
- SUBMIT PROPOSED LOCATIONS OF DOWNSPOUTS TO THE DESIGNER FOR REVIEW AND APPROVAL.
- ATTIC, ROOF, AND CRAWL SPACE VENTILATION SHALL COMPLY WITH LOCAL CODES.
- ALL FLOOR FINISH HEIGHTS TO MATCH. CONFIRM MATERIALS OF ALL TILE AREAS.
- DESIGNER AND LANDSCAPE ARCHITECT TO FIELD VERIFY FINISH FLOOR THREE DAYS PRIOR TO CONCRETE POUR.
- MAXIMUM AMOUNT OF CONCRETE SHOWING AT FOUNDATION SHALL NOT EXCEED 6". COORDINATE DROPPED BRICK LEDGE WITH DESIGNER TO MEET THIS REQUIREMENT.
- DESIGNER TO BE CONTACTED BEFORE ANY FIELD CHANGES ARE MADE.
- COUNTERTOPS TO BE VERIFIED BY DESIGNER AND OWNER PRIOR TO FABRICATION.
- BUILDER IS TO NOTIFY DESIGNER OF ANY STRUCTURAL BEAMS THAT DROP BELOW TYPICAL CEILING HEIGHTS, OR OF ANY CHANGES IN DEPTH BETWEEN FLOORS AT ANY LOCATION.

FOR DIMENSIONAL PURPOSES:

- DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS: NOTIFY DESIGNER OF ANY DISCREPANCIES.
- WOOD STUD WALLS: TO BE COORDINATED WITH STRUCTURAL.
- EXTERIOR WOOD STUD/BRICK ASSEMBLY: 9"W/2X4'S, 11" W/ 2X6'S, 13"W / 2X8'S.
- INTERIOR WOOD STUD 2X4 WALLS DIMENSIONED AS 4-1/2" AND INTERIOR WOOD STUD 2X6 WALLS DIMENSIONED AS 6-1/2" EXCEPTION: FLAT STUD DIMENSIONED 2" THICK AND OVER 6" THICK DIMENSIONED FINISH TO FINISH.
- CROSS REFERENCE EXTERIOR ELEVATIONS WITH WALL SECTIONS AND FASCIA DETAILS TO DETERMINE WALL PLATE HEIGHTS. NOTE: HEAD HEIGHTS VARY- SEE ELEVATIONS.
- REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS, OR WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
- DIMENSIONS ARE TO FACE OF CABINETS AND DOES NOT INCLUDE ANY OVERHANG AT COUNTERTOPS.
- VERIFY FIREPLACE SIZES, INCLUDING HEARTH EXTENSIONS REQUIRED BY CODE. SEE INTERIOR ELEVATIONS FOR SIZING.
- AT ALL EAVE AND FASCIA CHANGES VERIFY WITH DESIGNER IF NO DETAIL IS PROVIDED.

**SOUTHAVEN RANCH**

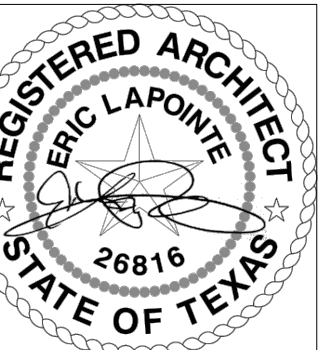
REVISIONS


PROJECT TITLE  
 SOUTHAVEN RANCH  
 DATE  
 01.14.2023  
 ISSUE  
 PERMIT SET  
 SHEET TITLE  
 ROOF PLAN  
 GENERAL NOTES

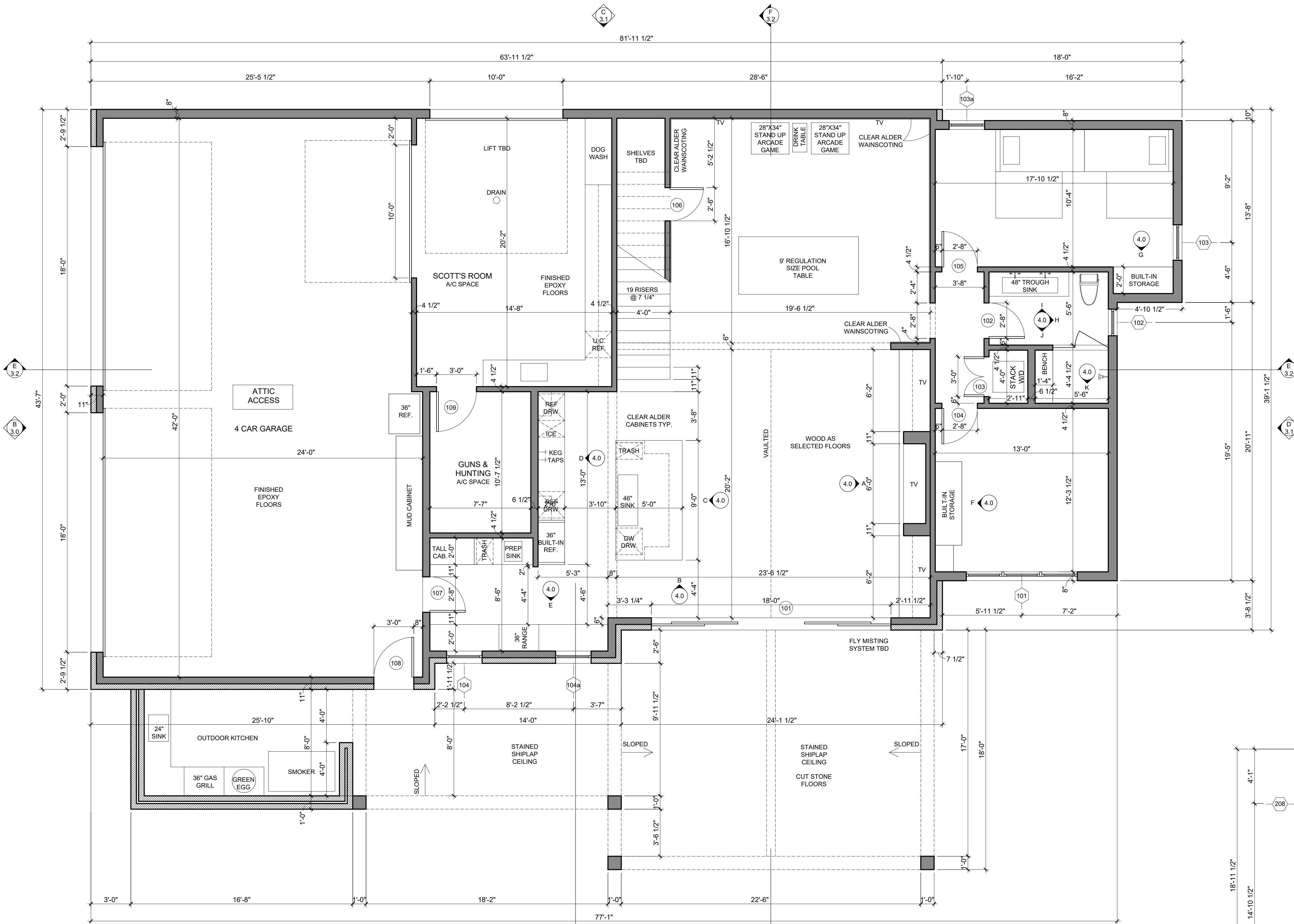
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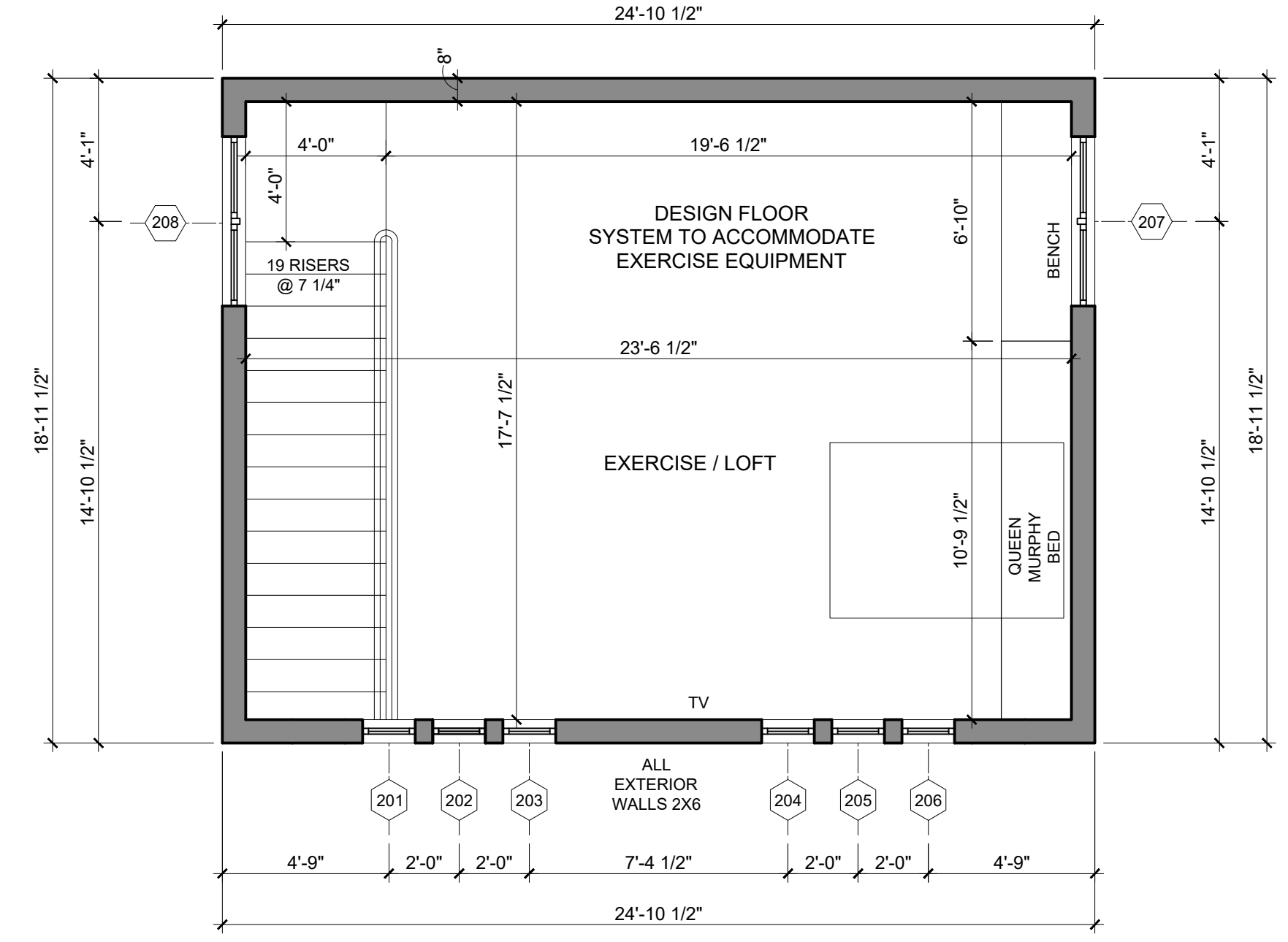




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NEW STUD WALLS [Solid Grey Box]  
NEW BRICK [Hatched Box] FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0" A



NEW STUD WALLS [Solid Grey Box]  
NEW BRICK [Hatched Box] SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0" B

SOUTHAVEN RANCH

REVISIONS

NO.	DESCRIPTION

PROJECT TITLE  
SOUTHAVEN RANCH

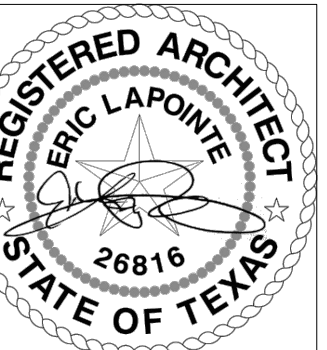
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ISSUE  
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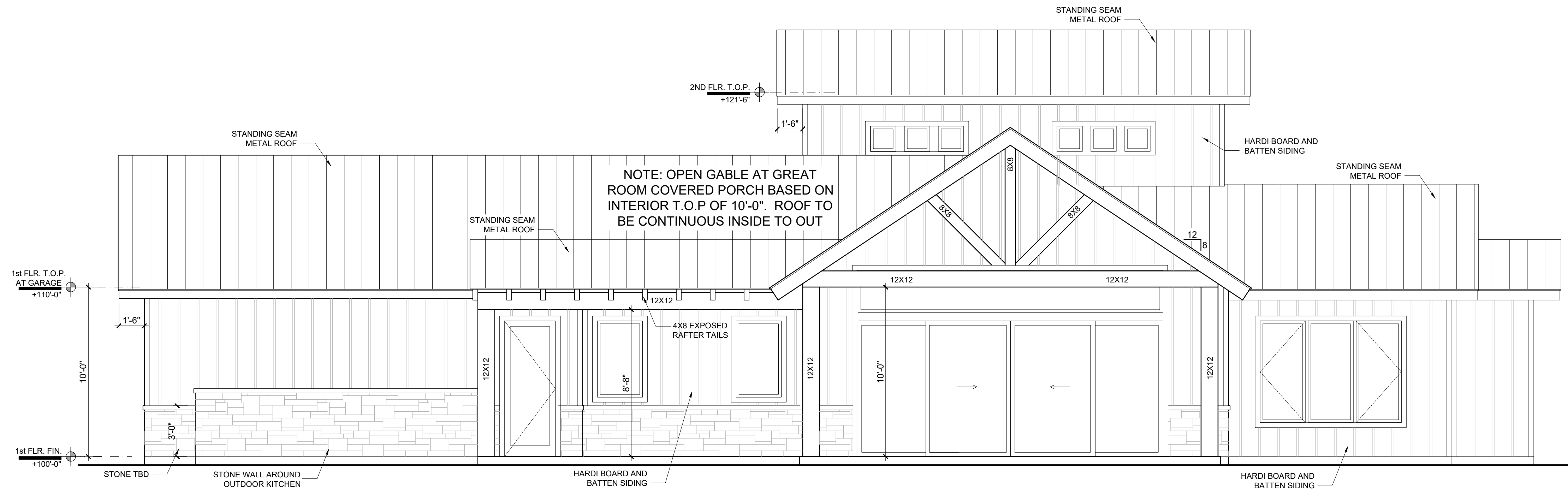
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FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

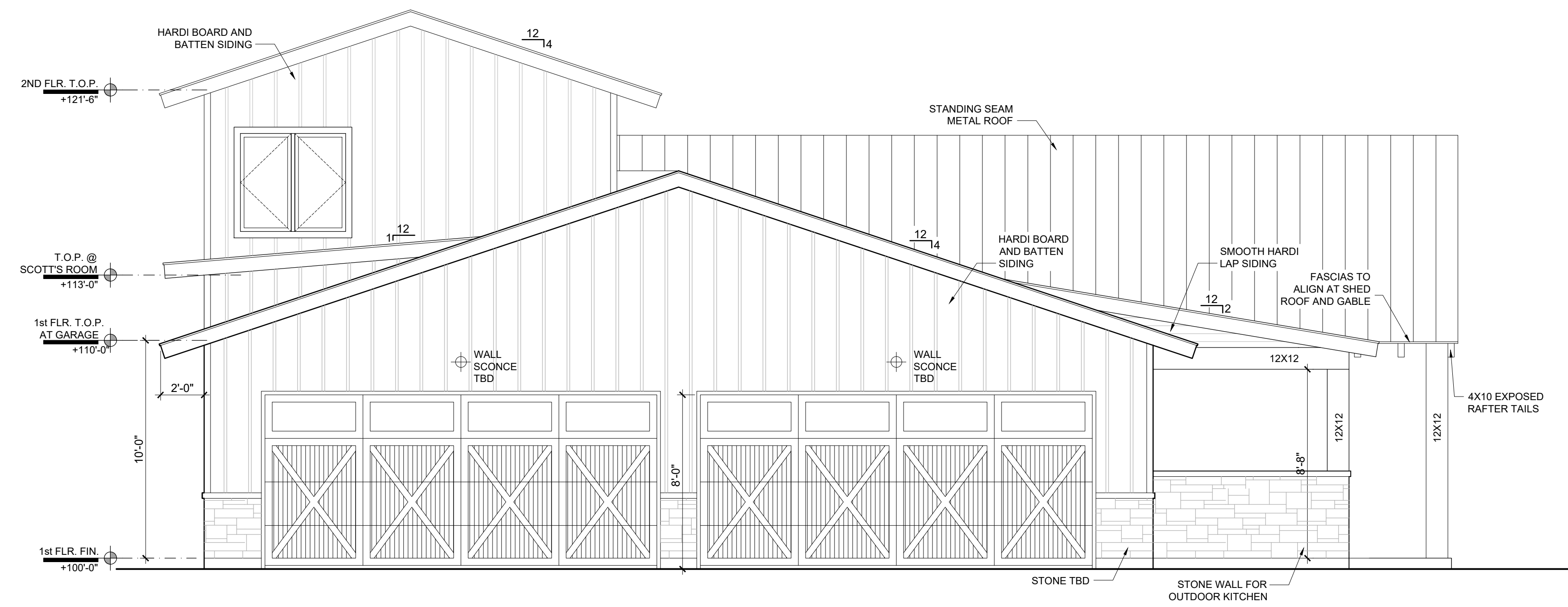
SHEET NO. 2.1



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FRONT ELEVATION | A  
SCALE: 1/4" = 1'-0" | A



SIDE ELEVATION | B  
SCALE: 1/4" = 1'-0" | B

SOUTHAVEN RANCH

REVISIONS


PROJECT TITLE  
SOUTHAVEN RANCH

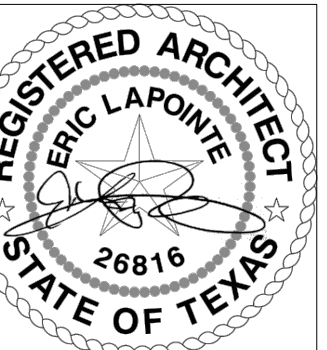
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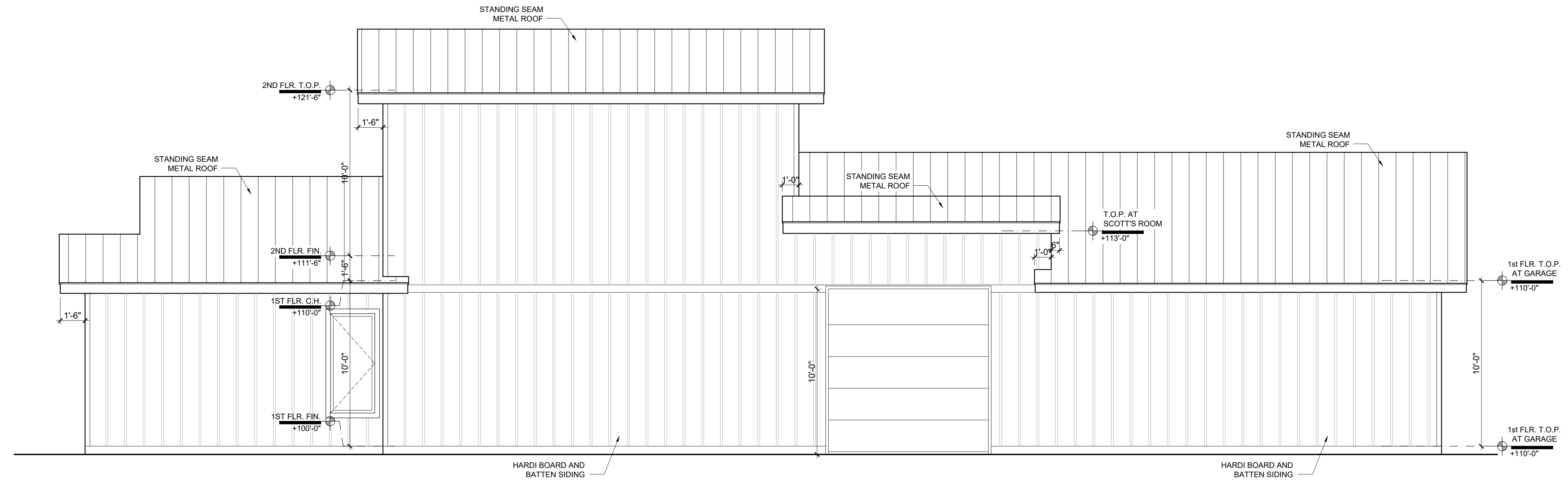
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EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

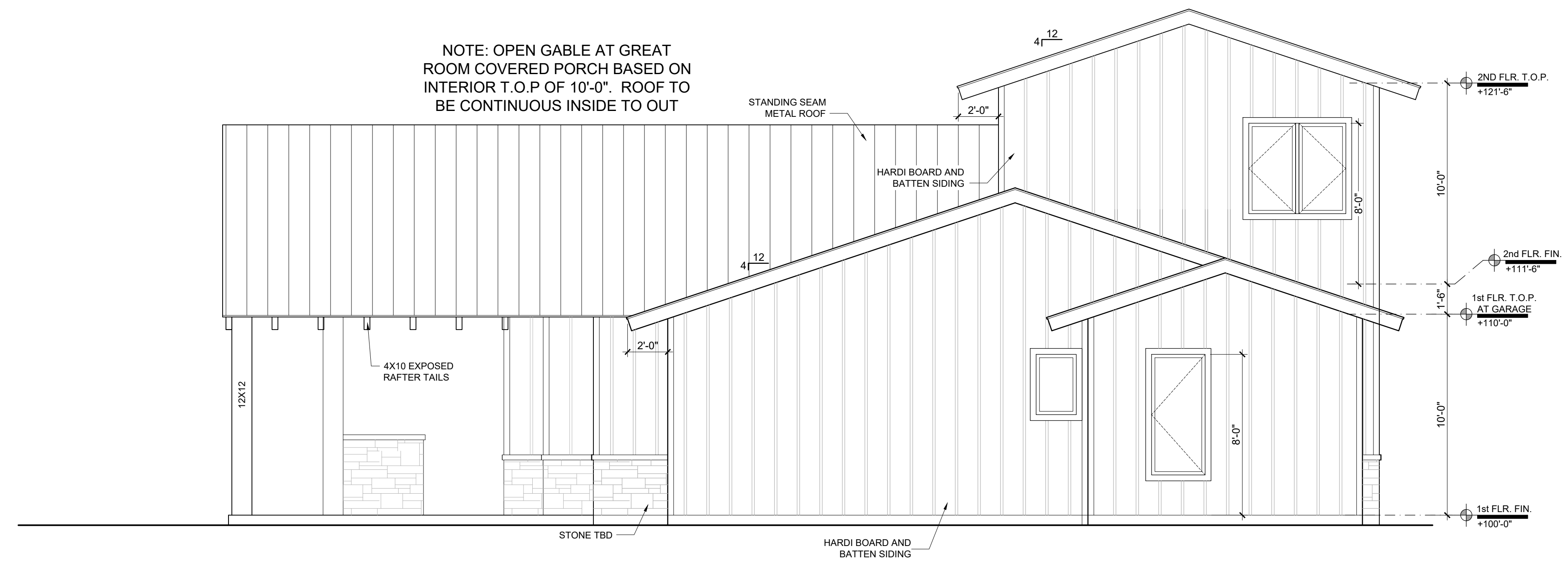
SHEET NO. **3.0**



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REAR ELEVATION C  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION D  
SCALE: 1/4" = 1'-0"

SOUTHAVEN RANCH

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE  
SOUTHAVEN RANCH

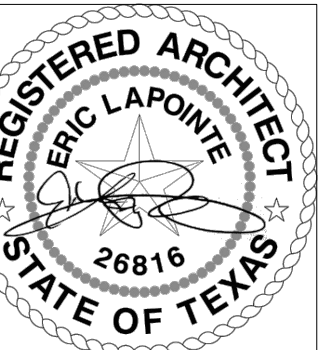
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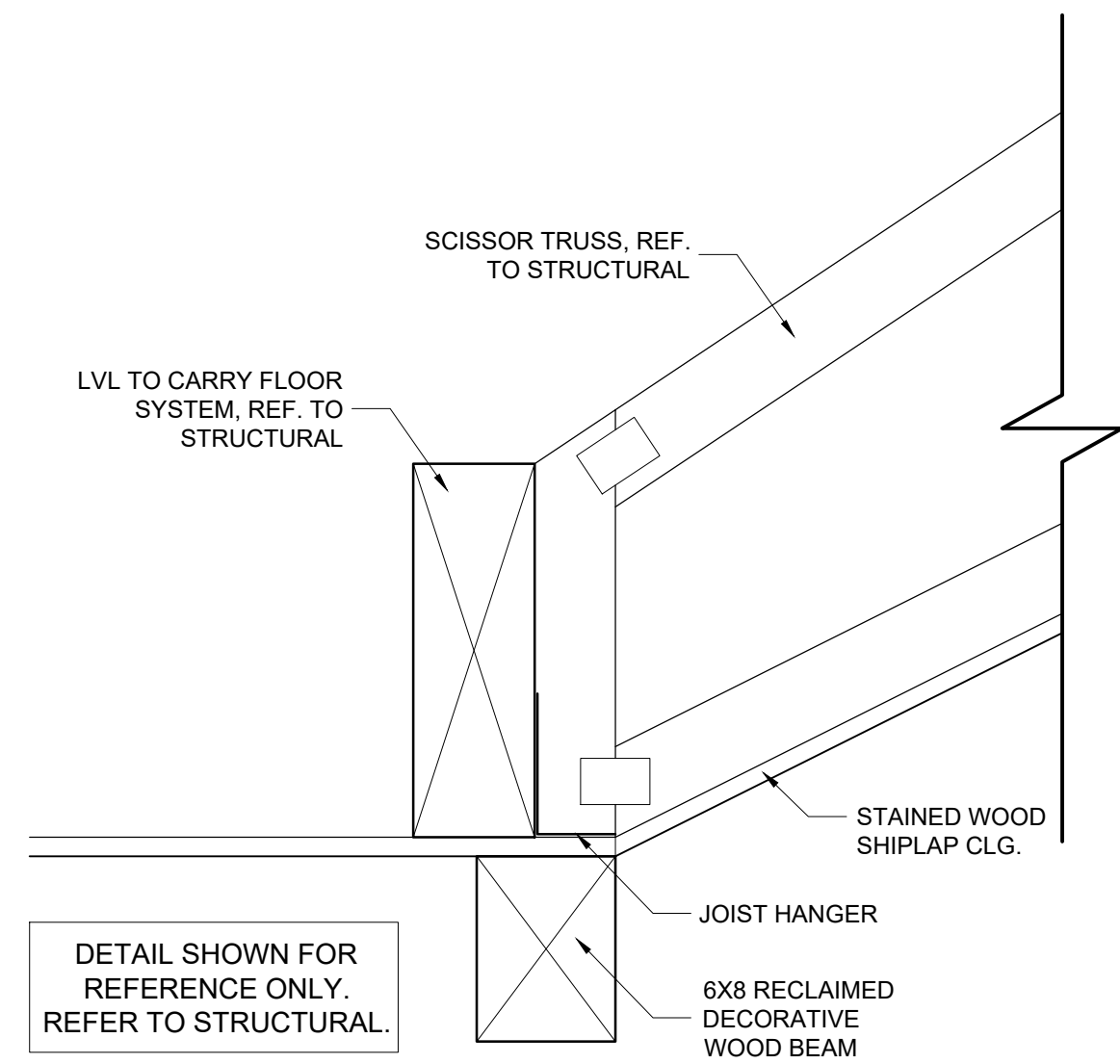
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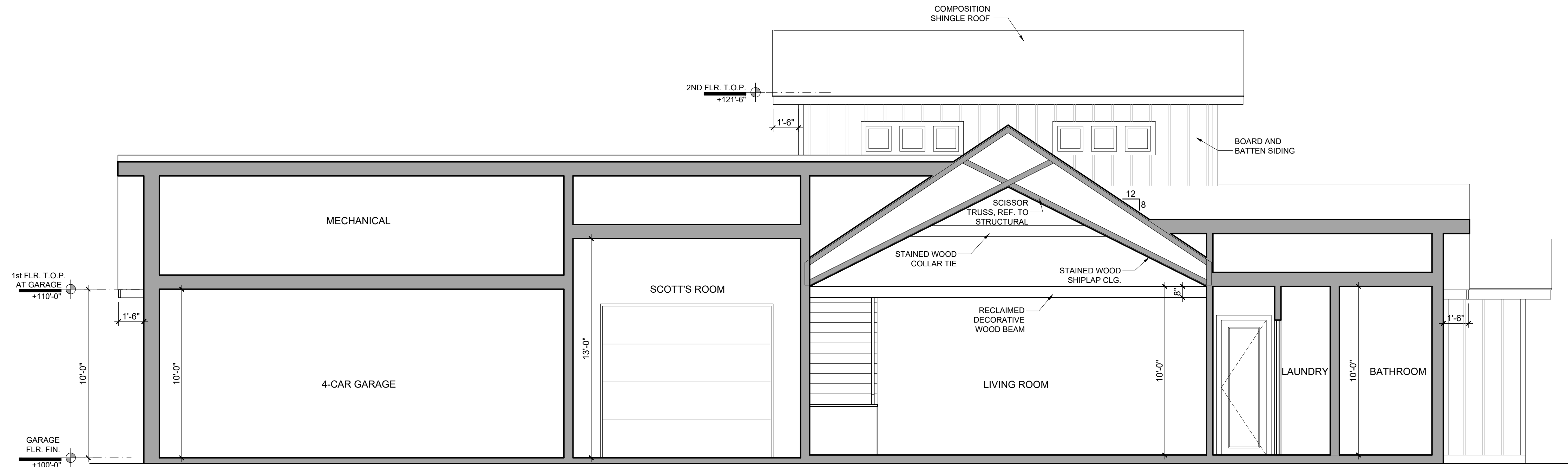
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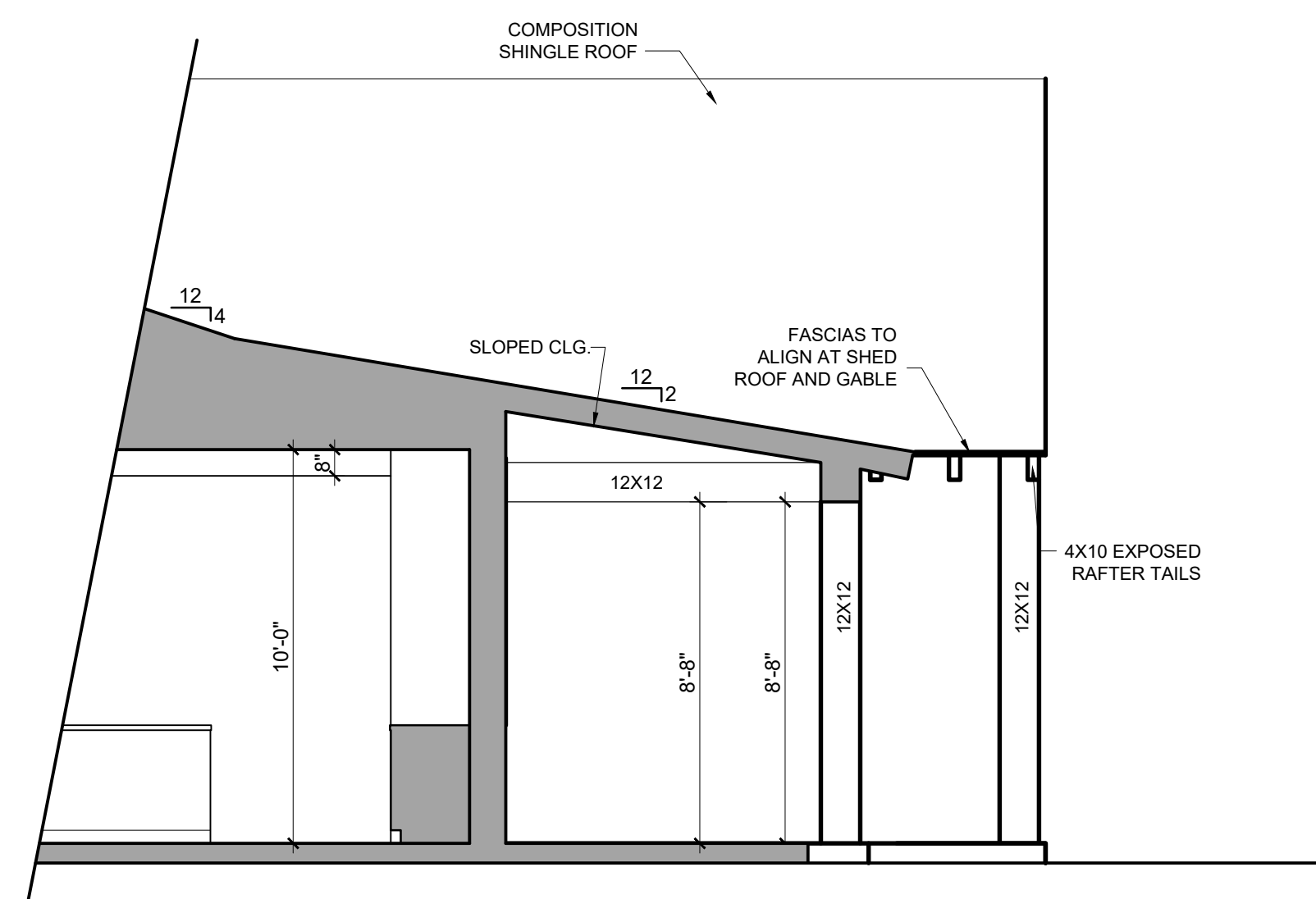
ERIC LAPOINTE  
ARCHITECT  
414.477.9402  
evlapointe@yahoo.com



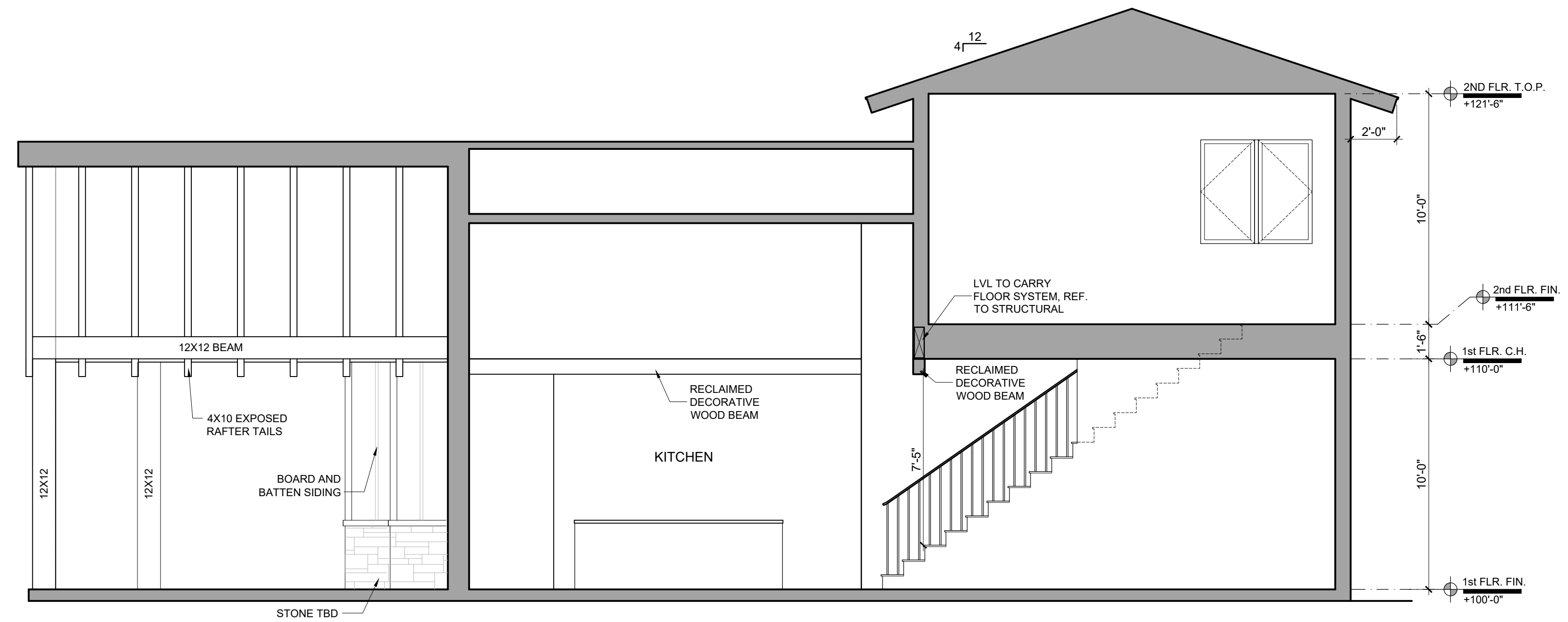
CONCEPTUAL DETAIL @ SCISSOR TRUSS  
SCALE: 1-1/2" = 1'-0"



CONCEPTUAL SECTION E  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION G  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION F  
SCALE: 1/4" = 1'-0"

SOUTHAVEN RANCH

REVISIONS

PROJECT TITLE  
SOUTHAVEN RANCH

DATE  
01.14.2023

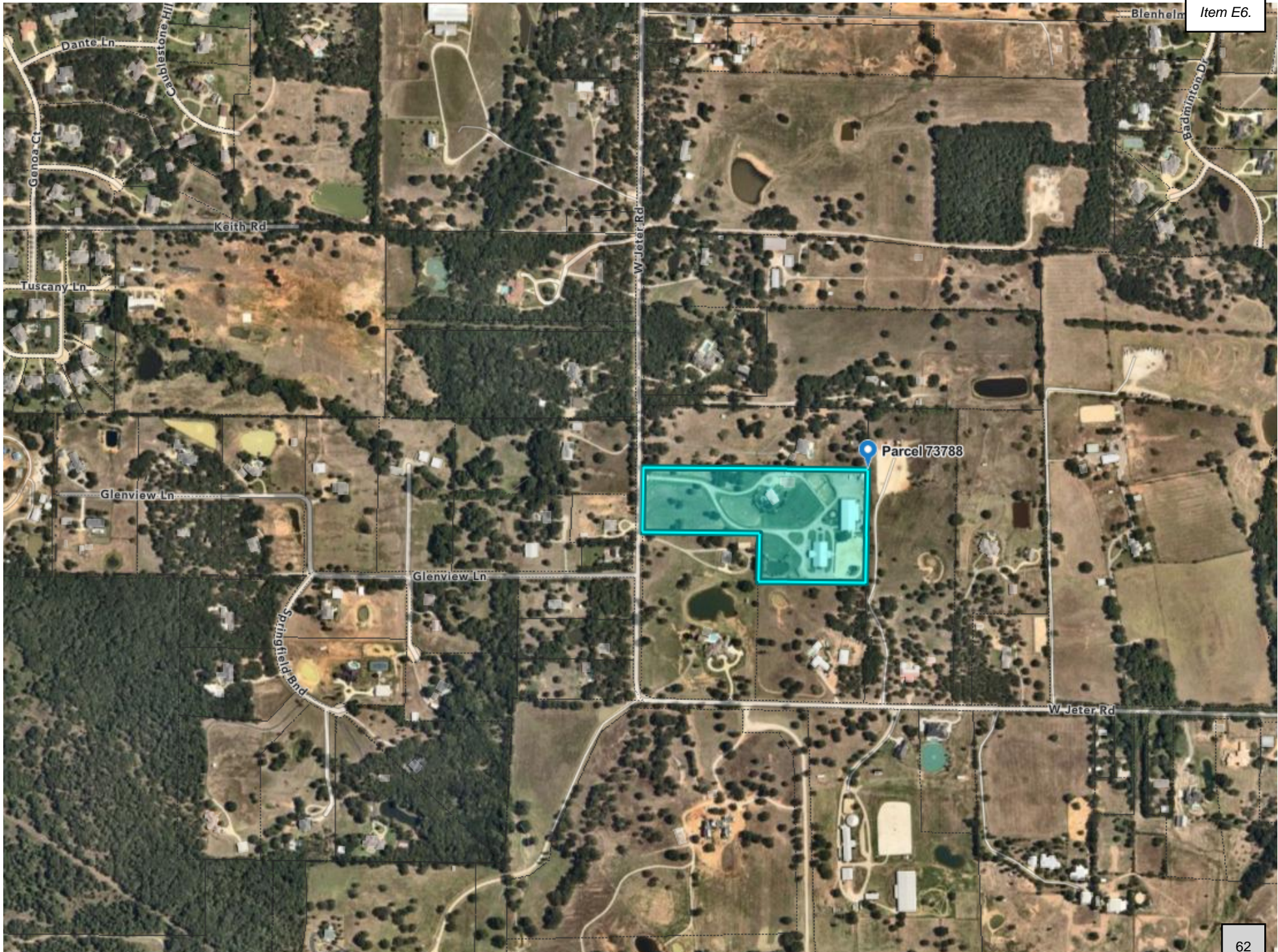
ISSUE  
PERMIT SET

SHEET TITLE  
CONCEPTUAL SECTIONS

NOT FOR CONSTRUCTION

SHEET NO. 3.2

# Exhibit 2





September 8, 2023

«NAME»

«STREET\_ADDRESS»

«CITY», «STATE» «ZIP»

RE: PROPOSED VARIANCE - 1416 W JETER ROAD

Dear «NAME»:

The Board of Adjustment for the Town of Bartonville, Texas will conduct a public hearing at 6:00 p.m. on September 20, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.E.

The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance.

The property subject to the variance request is located at 1416 W Jeter Road in the Town of Bartonville, Denton County, Texas. The applicants are Scott and Courtney Lenkart.

The Town of Bartonville file number for this application is VAR-2023-003. All interested parties are encouraged to attend.

Sincerely,

Shannon Montgomery, TRMC

Town Secretary

Town of Bartonville

VAR-2023-003\_Mailed Notice Address List.xlsx

Item E6.

prop_id	NAME	STREET ADDRESS	CITY	STATE	ZIP
153854	BARNES, RICHARD L & JUDITH A	1453 W JETER RD	BARTONVILLE	TX	76226-6865
64867	BRICE, CLINTON K & CHRISTINE E	1476 W JETER RD	ARGYLE	TX	76226-6864
73788	CALCAGNINI, COURTNEY K & LENKART, SCOTT W	1416 W JETER RD	ARGYLE	TX	76226-6864
153862	HARRISON, DOUGLAS K & JANET H	1337 W JETER RD	ARGYLE	TX	76226-6866
73782	HEIMANN, PEGGY GREGORCZYK LIVING TRUST	994 W JETER RD	ARGYLE	TX	76226-6948
153859	HINOJOSA, TERRY S	1355 W JETER RD	BARTONVILLE	TX	76226-6866
64950	LOTT, JOHN R & KIMBERLY H	1136 W JETER RD	BARTONVILLE	TX	76226-6946
73816	TROWELL, MARVIN W	870 W JETER RD	BARTONVILLE	TX	76226-6950



**Denton Record-Chronicle**  
**3555 Duchess Drive**  
**(940) 387-7755**

I, Bailee Liston, 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 2 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:**  
2 Sep 2023

**Notice ID:** 6fuEGoVB00IBAA6nqmbA  
**Notice Name:** 08302023 BOA PH for 09022023 publication

**PUBLICATION FEE:** \$90.80

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

*Bailee Liston*

Agent

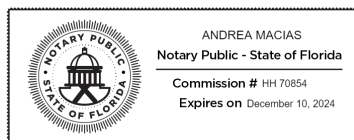
**VERIFICATION**

State of Florida  
County of Hernando

Signed or attested before me on this: 09/06/2023

*Andrea Macias*

Notary Public  
Notarized online using audio-video communication



**TOWN OF BARTONVILLE**  
**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 September 20, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to regulations found in Bartonville Zoning Ordinance Section 20.3 C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 588 Seals Road in the Town of Bartonville, Denton County, Texas. The applicant is Steve and Marilyn Addison. The Town of Bartonville file number for this application is VAR-2023-0 01; and
- a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The applicant is James Kennemer. The Town of Bartonville file number for this application is VAR-2023-0 02; and
- consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3 E. The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance. The property subject to the variance request is located at 1416 W. Jeter Road in the Town of Bartonville, Denton County, Texas. The applicant is Scott and Courtney Lenkart. The Town of Bartonville file number for this application is VAR-2023-0 03; and
- a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4 C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey,

Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is VAR-2023-004.

All interested parties are encouraged to attend.

dic 09/02/2023

*Item E6.*