

Exhibit 1

RECEIVED

JUL 09 2024

TOWN OF BARTONVILLE
REQUEST FOR VARIANCE

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

Owner's Name: Jeff Cash Phone: (214) 244-7007 Fax: _____

Mailing Address 1185 W. Sooter Rd.

Legal Description: Lot 1 Block 1 Addition Glenview Estates

Present Use and Improvements on Property: Residential home and barn structure

Description of Variance or Special Exception Requested:

Renovating barn to include residential conditioned square footage and need variance for set back of the barn. Existing encroachment of set back is prior non conforming use.

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

7/9/2024
Date

Application complete? _____	Fee Paid: \$ <u>450.00</u>	Date: <u>7/9/2024</u>
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
 I have this date directed a careful and accurate survey made on the ground of the property located at 1189 W. Jeter Road in the Town of Bartonville, Denton County, Texas and being Lot 1 in Block 1 of Glenview Estates an addition in the Town of Bartonville, Denton County, Texas, according to the Plat thereof, recorded in Cabinet B, Page 295 of the Plat Records of Denton County, Texas.

FLOOD STATEMENT: I have examined the Flood Hazard Boundary Map for the Town of Bartonville, Community No. 481501, effective date June 12, 1979 and that map indicates that this property is not within an identified Flood zone (Not In Zone V) as shown on Panel 1A of said map.

This Plat correctly represents the results of an on-the-ground survey made by me on October 12, 1993. There are no visible or apparent intrusions, protrusions or easements except as shown herein.

Michael J. Kern
 Michael J. Kern R.P.L.S. No. 4197 10-18-93
 Date
 REVISED 10-18-93

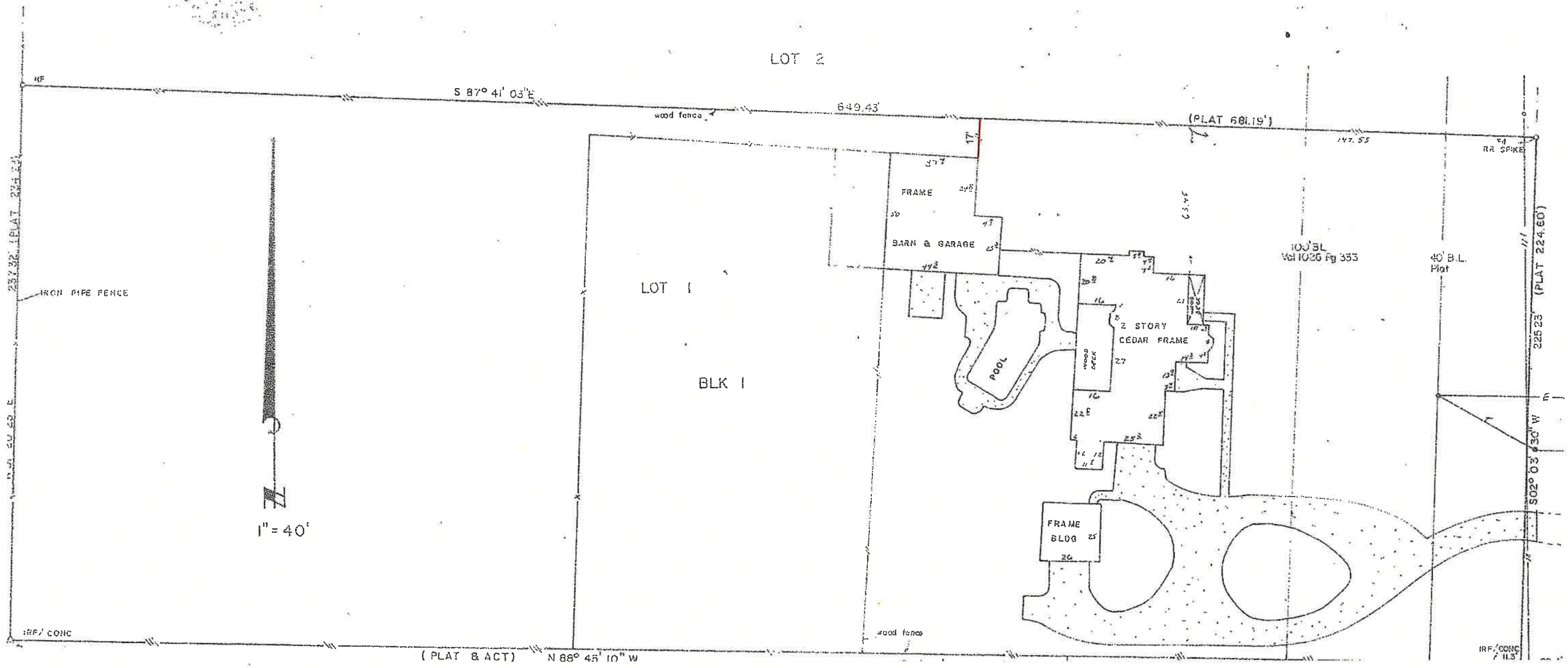


Exhibit 2



Exhibit 3

Abraham Jose
1221 W. Jeter Road
Bartonville, TX 76226
July 9, 2024

Board of Adjustments
Town of Bartonville
1941 E Jeter Rd
Bartonville, TX 76226

Dear Members of the Board of Adjustments,

I am writing to express my full support for the construction project taking place at 1189 West Jeter Rd. As a neighbor of the property, I am aware of the variance requested for this project and understand the necessity of this adjustment to move forward with the construction.

The planned construction at 1189 West Jeter Rd. promises to enhance our community, and I am confident that the project will be completed with the utmost consideration for the surrounding environment and residents. I believe that granting the requested variance is in the best interest of our neighborhood and will contribute positively to Bartonville.

Thank you for considering my support for this project. I look forward to seeing its successful completion.

Sincerely,


Abraham Jose


Mary Jose



Exhibit 4



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

July 18, 2024

«OWNER»
«ADDRESS»
«CITY», «ST» «ZIP»

Re: Proposed Variance, 1189 W. Jeter 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 July 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 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. The Town of Bartonville file number for this application is VAR-2024-007. All interested parties are encouraged to attend.

Sincerely,

Thad Chambers, CPM
Town Administrator
Town of Bartonville

VAR-2024-007 1186 Jeter Road Variance Request Mailing List

NAME	ADDRESS	CITY	ST	ZIP
MASSEY, JORDAN FORT & AMBER MARIE	348 SPRINGFIELD BND	ARGYLE	TX	76226-6848
JOSE, ABRAHAM & MARY	1221 W JETER RD	ARGYLE	TX	76226-6867
LOTT, JOHN R & KIMBERLY H	1136 W JETER RD	BARTONVILLE	TX	76226-6946
GOMEZ, JORGE A MAZIN	193 SPRINGFIELD LN	ARGYLE	TX	76226-6829
EVANS, ROBERT & TRACIE CHARITABLE REMAINDER TRUST #2	3460 TYRONE PIKE	VERSAILLES	KY	40383-9552
CASH, JEFFREY MICHAEL & JULIE	1189 W JETER RD	BARTONVILLE	TX	76226-6945
TREVANS INV LLC	3640 TYRONE PIKE	VERSAILLES	KY	40383-9261
EVANS, ROBERT LOUIS	480 E JETER RD	BARTONVILLE	TX	76226-9585
RATCLIFF, HAROLD R & DANA J	141 SPRINGFIELD LN	ARGYLE	TX	76226-6829

Exhibit 5

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

I, Justin Mattos, 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:
Jul. 13, 2024

Notice ID: j8fbcBdd3gL8xm2W4Chz
Notice Name: 07.13.2024 BOA PH Notice for 07.30.24 Meeting

PUBLICATION FEE: \$45.04

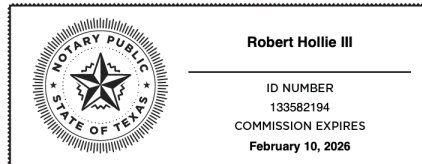
I declare under penalty of perjury that the foregoing is true and correct.

Justin Mattos

Agent

VERIFICATION

State of Texas
County of Bexar



Signed or attested before me on this: 07/16/2024

A handwritten signature in blue ink, appearing to be "R.H.", written over a horizontal line.

Notary Public
Electronically signed and notarized online using the Proof platform.

TOWN OF BARTONVILLE
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC
HEARINGS

The Board of Adjustment for the Town of Bartonville, Texas will conduct Public Hearings beginning at 6:00 pm on Tuesday, July 30, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the following items:

- a variance to the following regulations: 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 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.]

All interested parties are encouraged to attend.

drc 07/13/2024