

THE TOWN OF BARTONVILLE BOARD OF ADJUSTMENT MET IN REGULAR SESSION ON THE 1ST DAY OF APRIL 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING DIRECTORS PRESENT, CONSTITUTING A QUORUM:

Donna Baumgarner, Chair
Jim Lieber, Vice Chair
Del Knowler, Director
Siobhan O'Brien, Director
Rebecca Jenkins, Alternate 1
Heather Head, Alternate 2

Directors Absent:

Kathy Daum, Director

Town Staff Present:

Kirk Riggs, Acting Town Administrator
Shannon Montgomery, Town Secretary
Annabelle Ackling, Town Attorney
Shari Borth, Permit Technician
Ryan Wells, Town Planner

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. PUBLIC HEARINGS AND ACTION ITEMS

1. Discuss and consider approval of the December 30, 2024, Meeting Minutes.

Motion made by Director O'Brien, seconded by Director Knowler, to **APPROVE** the December 30, 2024, Meeting Minutes as presented.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

- 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 1672 Barrington Hills Boulevard, Bartonville, Texas. The applicants are John and Lisa Healy. [Town File No. VAR-2025-001].**

Town Planner Wells provided a summary of the requested variance and addressed questions from the Board. The Applicants' Representative Andrew Lauer explained the reason for the requested variance and addressed questions from the Board.

Chair Baumgarner opened the Public Hearing at 6:20 pm, and Town Secretary Montgomery read one statement being IN FAVOR from Christian & Ulli Schmidt, 1648 Barrington Hills Boulevard, Bartonville, Texas. Chair Baumgarner closed the Public Hearing at 6:20 pm.

Motion made by Director O'Brien, seconded by Director Lieber, to **APPROVE** the requested Variance to allow the construction of an accessory building approximately 25 feet from the western property line of the subject property, otherwise subject to all other permitting, setback and dimensional standards of the AG 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):

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

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

E. ADJOURNMENT

Chair Baumgarner declared the meeting adjourned at 6:23 pm.

APPROVED this the 30th day of April 2025.

APPROVED:

Donna Baumgarner, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary