

## Exhibit 1

TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE

RECEIVED

APR 07 2025

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

TOWN OF BARTONVILLE

Owner's Name: ALAN & Kim GRIGGS Phone: (214) 505-9276 Fax: \_\_\_\_\_

Mailing Address 1032 ROAD RUNNER TR, BARTONVILLE, TX 76226

Legal Description: Lot 6 Block A Addition KRAUSE

Present Use and Improvements on Property: 40'X60' METAL BUILDING W/  
12' LEAN-TO

Description of Variance or Special Exception Requested:

PROPOSE TO LOCATE BUILDING ROUGHLY 15' OVER  
THE 50' BUILDLINE. THE REASON FOR THIS PROPOSED EXCEPTION  
IS TO MINIMIZE THE NUMBER OF TREES IMPACTED & PRESERVE AS MANY  
AS POSSIBLE. I HAVE DISCUSSED WITH THE NEIGHBOR WHO THIS WOULD  
IMPACT & HE HAS NO PROBLEM WITH THE LOCATION.

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 include 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 its consideration.

Signature

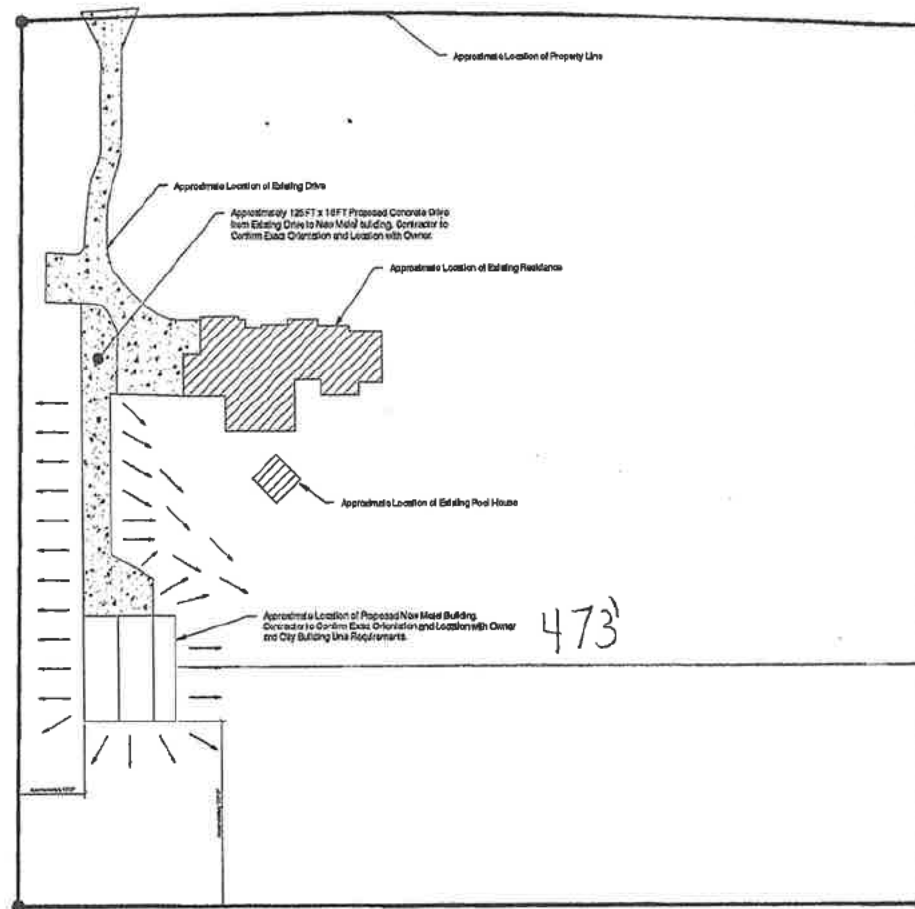
Date

Application complete? \_\_\_\_\_ Fee Paid: \$ 1965.00 Date: 4-7-2025

Date to appear before: P&Z \_\_\_\_\_ TC \_\_\_\_\_ BOA \_\_\_\_\_

Remarks: \_\_\_\_\_

214 505-9276



	<b>J. Robinson Engineering, LLC</b> Engineering in Design DALLAS, TX TELEPHONE: 469-425-6203	
<b>Fine Cut Land &amp; Construction</b> Contact: Derek Winer (940) 389-0390 Bonoville Metal Building 1009 Roadrunner Road		
<b>Site Grading Plan</b> DRAWN BY: J.A. SCALE: 1" = 20'-0" DATE: 05-05-2020		
REVISION: 01-08-2020 - Owner Review		SHEET <b>S12</b> OF 15
JOB CODE: 25102		



- Desired location of the barn is shown in the right-hand picture. The width is 40' with a 12' Lean-To on the east side.
- The primary reason for the request to build within the 50' Build Line and the Property Line is that the if the barn is located any further east than the drawing above shows, it will fall within the drip line of the grove of post oaks directly east of the barn. I have been informed by several contractors that if they build within the drip line, the trees will die. These are currently some of the healthiest trees on the property and in the 6 years that I have owned it, over 100 trees have died and have had to be removed. Numerous trees on the property are not in great health and I am trying hard to retain as many as possible.
- I have contemplated numerous other locations and for various reasons including more trees that would need to be removed, this is the only location to accommodate this building.
- I am requesting that the west side of the barn start within 35' of the property line versus the build line of 50'
- My neighbor to the west, who is the only neighbor of any close proximity to where the barn would be located, is fine with the proposed site.



- The Left Picture below shows the proposed site for the barn, looking south Center Picture is of the grove of Post Oak Trees that I am trying to locate the barn just to the right of (i.e. to the west of)
- The Right Picture is of the property line (i.e. fence) and the red circle is the post indicating where the west side of the barn will be. This is 35' from the fence.
- The reason that the barn is proposed to be 40' wide with a 12' Lean-to on the east side is to park the three trailers in for aesthetic purposes as well as to protect them from the elements. I need this width to accommodate them plus a vehicle, tractor, lawn mower, etc. Decreasing the width would prevent me from being able to fit these items inside and under the Lean-to.



## Exhibit 2





## Exhibit 3





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

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April 17, 2025

«NAME»

«ADDRESS»

«CITY», «ST» «ZIP»

Re: Proposed Variance, 1032 Roadrunner Road

Dear «NAME»,

The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulation: Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks.

The property subject to the variance request is located at 1032 Roadrunner Road in Bartonville, Texas. The applicants, Alan and Kim Griggs, are requesting a 15-foot reduction to the side yard setback regulation for a proposed new 2,400 sf accessory building. The Town of Bartonville file number for this application is VAR-2025-002.

To learn more about this project or to provide written comments, please contact Town Secretary Shannon Montgomery by calling 817-693-5280 or at [smontgomery@townofbartonville.com](mailto:smontgomery@townofbartonville.com).

All interested parties are encouraged to attend.

Sincerely,

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

**VAR-2025-002 1032 Roadrunner Variance Request Mailing List**

NAME	ADDRESS	CITY	ST	ZIP
BERTEL, CHRISTOPHER ALAN & WENDY RENEE TRS CWB LIVING TRUST	1025 HAT CREEK RD	BARTONVILLE	TX	76226-1709
DICKERSON, LARRY & SANDRA BEARD	891 DOVE CREEK RD	BARTONVILLE	TX	76226
FARADINEH, MAJID & DONNA	4578 VENETIAN WAY	FRISCO	TX	75034-6692
GRAFFUNDER, HERMAN L & SUSAN JAN	1064 ROADRUNNER RD	ARGYLE	TX	76226-6107
GRIGGS, ALAN G & KIMBERLY A	1032 ROADRUNNER RD	ARGYLE	TX	76226-6107
HAT CREEK HOMEOWNERS ASSOCIATION INC	PO BOX 51555	DENTON	TX	76206
RACHWAL, KATHIE A	1005 ROADRUNNER RD	BARTONVILLE	TX	76226-6108
STANFORD, DAVID W & BRANDI R	1000 ROADRUNNER RD	ARGYLE	TX	76226-6107
STEEPHEN, ANITA C & JABOB C	1057 ROADRUNNER RD	ARGYLE	TX	76226-6108

## Exhibit 4

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

I, Ankit Sachdeva, 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:**  
Apr. 12, 2025

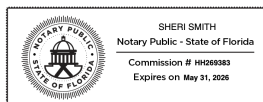
**Notice ID:** lhBH10qXomPWFSksSVMa  
**Notice Name:** 04.30.25 BOA PH Notice for 04.12.25 pub

**PUBLICATION FEE:** \$60.88

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

*Ankit Sachdeva*

Agent



**VERIFICATION**

State of Florida  
County of Broward

Signed or attested before me on this: 04/15/2025

*S. Smith*

Notary Public  
Notarized remotely online using communication technology via Proof.

**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 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to the following regulation: Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 1032 Roadrunner Road in Bartonville, Texas. The applicants, Alan and Kim Griggs, are requesting a 15-foot reduction to the side yard setback regulation for a proposed new 2,400 sf accessory building. The Town of Bartonville file number for this application is VAR-2025-002.
- a variance to the following regulations: Bartonville Development Ordinance Section 3.5, relating to flag lots, and Bartonville Zoning Ordinance Section 4.8, relating to residential development standards. The property subject to the variance request is located at 1288 Porter Road in Bartonville, Texas. The applicant, Jeff Wawro, is requesting a waiver of the applicable standards to facilitate a six-lot residential subdivision. The Town of Bartonville file number for this application is VAR-2025-003.

To learn more about these projects or to provide written comments, please contact the Town of Bartonville at (817) 693-5280 or email [smontgomery@townofbartonville.com](mailto:smontgomery@townofbartonville.com). All interested parties are encouraged to attend.

drc 04/12/2025