

**TOWN OF BARTONVILLE
REQUEST FOR VARIANCE**

☒ **Zoning Regulations (Section: _____)** ☐ **Subdivision Regulations (Section: _____)**
☐ **Sign Regulations (Section: _____)** ☐ **Other: _____**

Owner's Name: BryFam Properties, LLC Phone: 972.849.5177 Fax: _____

Mailing Address 913 Hat Creek Court, Bartonville, TX 76226

Legal Description: Lot 1R-2 Block A Addition Yetti Addition

Present Use and Improvements on Property: Present use is vacant. Improvements to property include Event Center & Chapel.

Description of Variance or *Special Exception* Requested:

Parking Surface - 223 Parking Spaces Provided (77 Concrete, 146 Flex Base) - 99 Required to be Concrete/Asphalt -Requesting 77 Concrete in lieu of 99

Landscape Buffer - 15' Buffer Provided - 25' Buffer Required - Requesting 300' of 15' LA buffer in lieu of 25' buffer

Screening Requirements - 6' Stone Column & Ornamental Metal Fence Provided (Consistent with adjacent properties) - 6' Brick or Masonry Wall Required

*Please note, additional variances added to next page.

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

03/04/24
Date

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

The street frontage for IT Neely will have multiple easements including overhead electrical and 12 required Street trees reducing the allowable plantable area for the following requirements.

Relief from the following requirements is requested:

18.6 J. 2. b. 1. One (1) overstory tree per fifty (50) lineal feet of frontage; 7 overstory trees

18.6 J. 2. b. 2. Three (3) understory trees per fifty (50) lineal feet of frontage; 21 understory trees

18.6 J. 2. c. Perimeter landscaping shall include the installation of a Decorative Fence meeting the standards specified in town code Chapter 3, article 3.10.

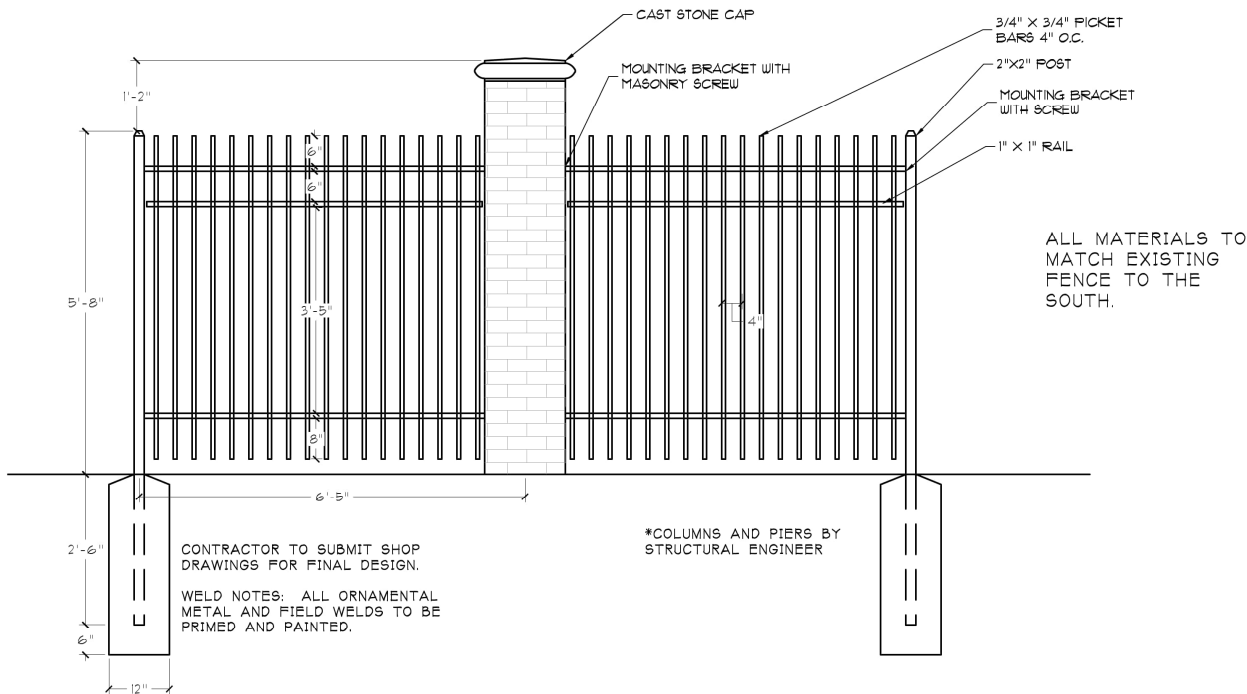
This will require concrete posts reducing where it can be placed due to the number of required trees and parking screening.

The following section allows for street trees to count towards the above requirements:

18.6 D. Landscaping in the adjacent public right-of-way may be counted toward meeting the overall landscaping requirements on a case-by-case basis, if approved by the Town Council.

Relief would be for 16 Trees in this area.

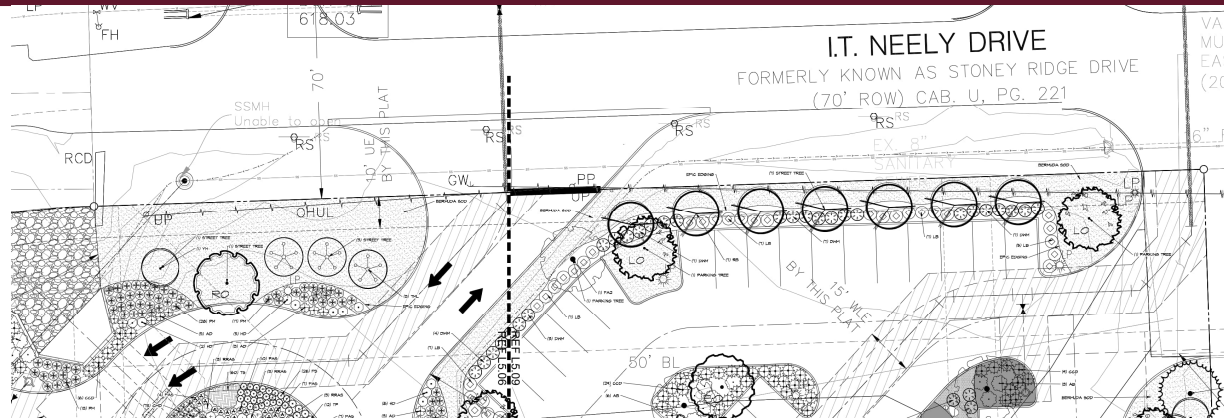
ZBOA WAIVER REQUEST - SCREENING WALL



- Screening Requirements
 - 6' Stone Column & Ornamental Metal Fence Provided – Consistent with adjacent properties
 - 6' Brick or Masonry Wall Required

8. **STONE COLUMN & ORNAMENTAL METAL FENCE DETAIL**
 1/2"=1'

ZBOA WAIVER REQUEST - LANDSCAPE



- Landscape Requirements
 - 18.6 J. 2. b. 1. One (1) overstory tree per fifty (50) lineal feet of frontage;
 - 7 overstory trees
 - 18.6 J. 2. b. 2. Three (3) understory trees per fifty (50) lineal feet of frontage;
 - 21 understory trees
 - 18.6 J. 2. c. Perimeter landscaping shall include the installation of a Decorative Fence meeting the standards specified in town code Chapter 3, article 3.10.
 - This will require concrete posts reducing where it can be placed due to the number of required trees and parking screening.
 - The following section allows for street trees to count towards the above requirements:
 - 18.6 D. Landscaping in the adjacent public right-of-way may be counted toward meeting the overall landscaping requirements on a case-by-case basis, if approved by the Town Council.
 - Variance would be for 16 Trees in this area.