

Exhibit 1

TOWN OF BARTONVILLE
REQUEST FOR VARIANCE

RECEIVED

DEC 02 2024

original w/ signatures

Zoning Regulations (Section: 4.7) Subdivision Regulations (Section: _____)
 Sign Regulations (Section: _____) Other: _____

Owner's Name: Steve & Leora Roepke Phone: 940-273-4421 Fax: _____

Mailing Address 568 Wolf Run Rd Bartonville 76226

Legal Description: Lot 11 Block _____ Addition Wolf Hill Estates

Present Use and Improvements on Property: Single Family Residence

Description of Variance or *Special Exception* Requested:

Requesting Variance to Rear Yard Setback in Zoning District RE-2

Please see attached information

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

Dec 2, 2024
Date

Application complete? _____	Fee Paid: \$ <u>450.00</u>	Date: <u>12-2-2024</u>
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		

Bartonville Planning and Zoning Committee,

We (Steve and Leora Roepke) purchased our residence at 568 Wolf Run Rd in April 2024. It was quite the hectic time in the real estate market at that time and the house was under contract in 3 days. We moved all the way from Argyle and a beautiful home on 3 acres but desired a 1 story residence in a quiet neighborhood and our new home fit the bill perfectly. When we were going through the home specifics prior to signing the contract we were informed that the lot had 25' rear yard setback. It is my desire to construct an accessory building similar to what we had in Argyle and that setback matched what we previously had. It was not until after moving in and getting settled that we discovered the information provided to us was incorrect and that the rear yard setback in zoning district RE-2 is actually 50'.

It is our desire to construct a 40'x60' accessory building. The purpose of the building will mirror our previous one, containing a large room for my wife (Leora) to pursue her quilting passion as well as provide myself with space to store tools/equipment and "tinker" with stuff during my off time. There is a large greenhouse present on the property that was constructed by the previous owner. It is our intention to reduce the size of that structure by 2/3. Considering the current 50' rear yard setback, constructing the accessory building in the SE corner would directly impact a mature Pecan tree and interfere with the root structure of 2 mature Oak trees. With the variance approved, there is adequate space in the SE corner of the property to construct the building without tree removal and it seems a very suitable place for the building. After we have the favorable decision on our variance request, our plan is to have a construction company provide all the necessary plans for approval and permitting. The building will not be for habitation or business purposes, however unless fiscally prohibitive, it will contain lavatory facilities.

I have attached reference materials gathered from the Town of Bartonville website as well as Denton CAD to orient you regarding our location. The aerial photos provided show the approximate footprint of the accessory building considering a 25' and 50' rear yard setback. The green outline depicts a 25' setback and the yellow outline depicts a 50' setback. Each assumes a 20' sideyard setback.

I have discussed this plan with each of my neighbors and they are all in favor of the construction of the building and have no objection to the setback variance.

We appreciate your time and consideration.



Steve Roepke



Leora Roepke

Denton CAD Property Search

Property ID: 86092 For Year 2025

Property Details

Account

Property ID:	86092	Geographic ID: SD3369A-000000-0000-0011-0000
Type:	Real	
Property Use:		Condo:

Location

Situs Address:	568 WOLF RUN RD BARTONVILLE, TX 76226-8426	
Map ID:	BV01	Mapsco:
Legal Description:	WOLF HILL EST LOT 11	
Abstract/Subdivision:	SD3369A - WOLF HILL EST	
Neighborhood:	DC31014	

Owner

Owner ID:	1860985
Name:	ROEPKE, STEVEN & LEORA T
Agent:	
Mailing Address:	568 WOLF RUN RD ARGYLE, TX 76226-8426
% Ownership:	100.00%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

Property Values

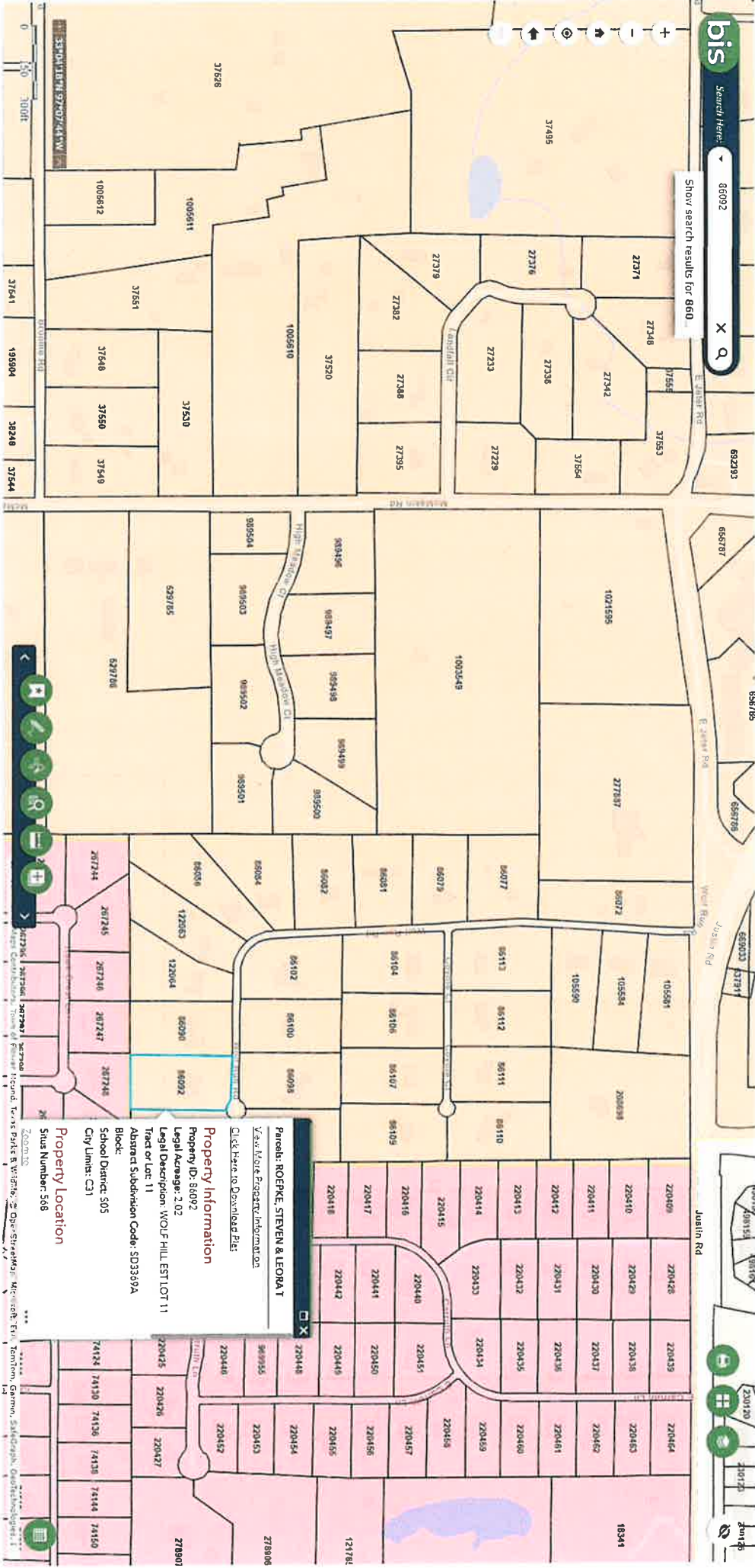
Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)



Search Here

86092

Show search results for 860



0 100ft



Parents: ROEPKE, STEVEN & LEORA T

View More Property Information on
Click Here to Download File

Property Information
Property ID: 86092
Legal Acreage: 2.02
Legal Description: WOLF HILL EST LOT 11
Tract or Lot: 11
Abstract Subdivision Code: SD3399A
Block:
School District: S05
City Limits: C31

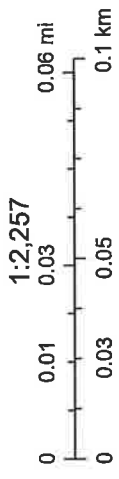
Property Location
Status Number: 508
Zoom In
Zoom Out

Denton CAD Web Map



11/26/2024, 11:39:01 AM

- Parcels
- City Limits
- Double Oak
- Bartonville
- County



Maxar, Microsoft, Esri, HERE, Garmin, IPC, Texas Department of Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com
 Disclaimer: This product is for informational purposes only and has not 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 boundaries.

424 WOLF RUN RD
GARDENVILLE, TN 37059-4930

424 WOLF RUN RD
GARDENVILLE, TN 37059-4930

375 WOLF RUN RD
GARDENVILLE, TN 37059-4930

375 WOLF RUN RD
GARDENVILLE, TN 37059-4930

Wolf Run Rd

Wolf Run Rd

297 WOLF RUN RD
GARDENVILLE, TN 37059-4925

310 WOLF RUN RD
GARDENVILLE, TN 37059-4925

141 WOLF RUN RD
GARDENVILLE, TN 37059-4925

310 WOLF RUN RD
GARDENVILLE, TN 37059-4925

125 WOLF RUN RD
GARDENVILLE, TN 37059-4925

125 WOLF RUN RD
GARDENVILLE, TN 37059-4925

109 WOLF RUN RD
GARDENVILLE, TN 37059-4925

125 WOLF RUN RD
GARDENVILLE, TN 37059-4925



Current Easement

Requested Easement

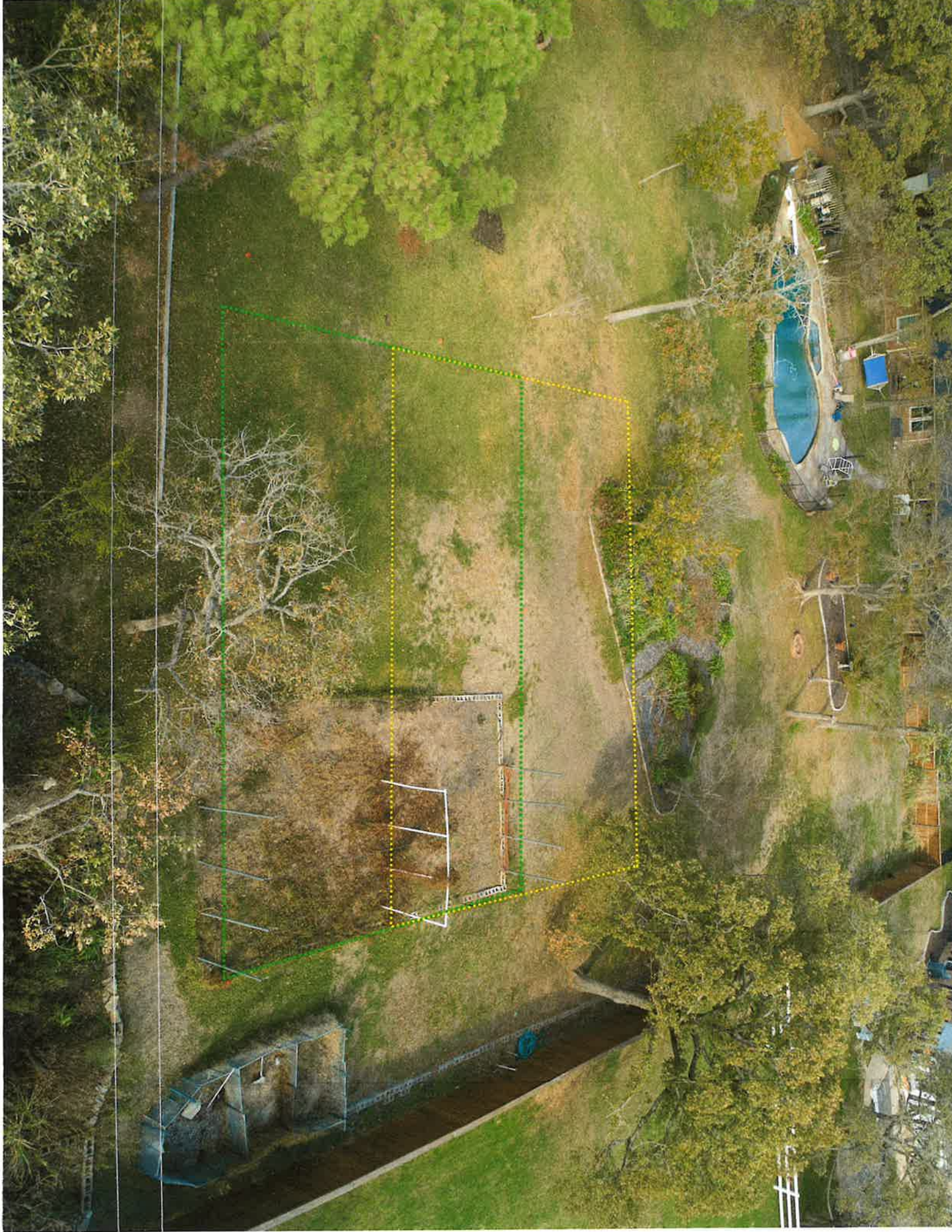






Exhibit 2

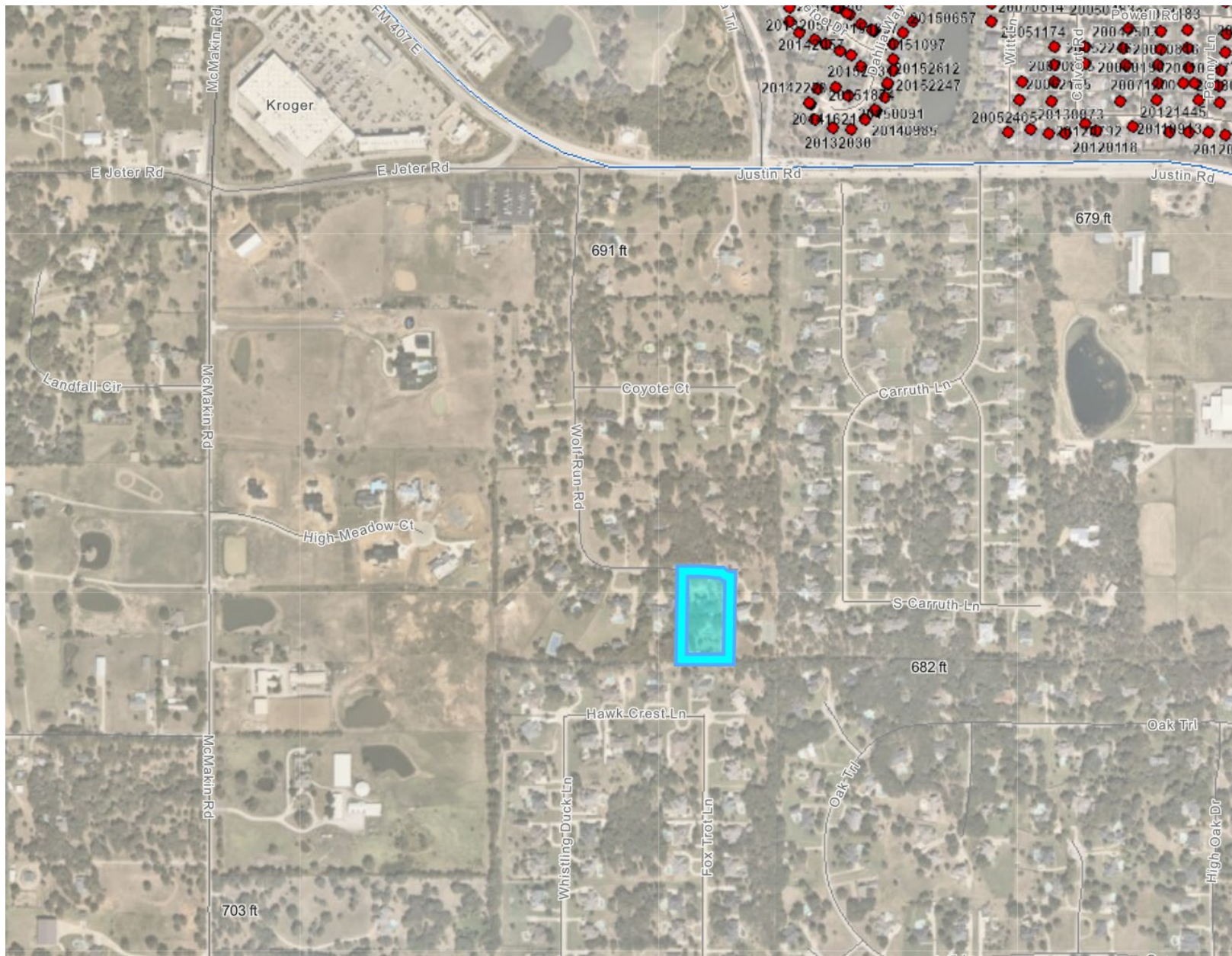


Exhibit 3



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

December 19, 2024

«OWNER»

«ADDRESS»

«CITY», «ST» «ZIP»

Re: Proposed Variance, 568 Wolf Run 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 Monday, December 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 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 568 Wolf Run Road in Bartonville, Texas. The applicants are Steve and Leora Roepke. The Town of Bartonville file number for this application is VAR-2024-008.

All interested parties are encouraged to attend.

Sincerely,

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

VAR-2024-008 568 Wolf Run Variance Request Mailing List

NAME	ADDRESS	CITY	ST	ZIP
MCDONALD, JOHNNY D & SHARMY C	499 WOLF RUN RD	BARTONVILLE	TX	76226-8430
MORRIS, JAMES W	577 WOLF RUN RD	BARTONVILLE	TX	76226-8431
WORKMAN, SALLIE A & RICKY ALAN	537 WOLF RUN RD	BARTONVILLE	TX	76226-8431
CONNOR, ADAM & REAGAN	582 WOLF RUN RD	BARTONVILLE	TX	76226-8426
ROEPKE, STEVEN & LEORA T	568 WOLF RUN RD	ARGYLE	TX	76226-8426
GREVE, RYAN & DANIELLE	504 WOLF RUN RD	ARGYLE	TX	76226-8426
WESTER, CHARLES & RUTH H	105 HAWK CREST LN	DOUBLE OAK	TX	75077-7346
BARNFIELD, GARY D & CATHY K	115 HAWK CREST LN	DOUBLE OAK	TX	75077-7346
FLANERY, JERRY M & FRAZIER, PAULA J CO-TR OF FLANERY/FRAZIER REV TR	275 FOX TROT LN	LEWISVILLE	TX	75077-7340

Exhibit 4

AFFIDAVIT OF PUBLICATION

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

I, Marco Coppola, 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:
Dec. 7, 2024

Notice ID: 8uY4QdUBMp3B7ycuL9PO
Notice Name: 12.30.24 PH notice for 12.07.24_pub

PUBLICATION FEE: \$34.48

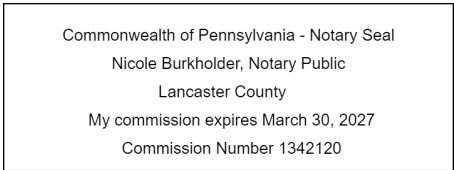
I declare under penalty of perjury that the foregoing is true and correct.

Marco Coppola

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster



Signed or attested before me on this: 12/09/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

**TOWN OF BARTONVILLE,
TEXAS**
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
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drc 12/07/2024