



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, December 19, 2018
Work Session 12:00 PM
Public Hearing 1:00 PM**

**200 Texas Street
City Council Conference Room 290 /
City Council Chamber 2nd Floor – City Hall
Fort Worth, Texas 76102**

**For More Docket Information Visit:
<http://fortworthtexas.gov/zoning/variances/cases>**

BOARD MEMBERS:

J.R. Martinez	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixon, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

I. 12:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290

- A. Election of Chair & Vice Chair**
- B. Review of Cases on Today’s Agenda**

II. 1:00 P.M. PUBLIC HEARING Council Chamber

- A. Approval of Minutes of November 16, 2018 Hearing _____**
- B. Continued Translation Case**

**1. BAR-18-106 Jorge Santoyo
4041 Willing Avenue**

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing carport that encroaches 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.



C. Translation Case

2. BAR-18-121 **Deldino Ramirez**
4120 Hemlock Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing 504 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 304 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory structure with a height of 13 feet where 12 feet is the maximum allowed, excessive by 1 foot.

D. Continued Case

3. BAR-18-108 **Matyastik Capital LLC by Walter Matyastik**
3600 Watonga Street

- a. Request a **VARIANCE** under the “B” Two-Family District regulations to permit the construction of a two-family residence that would encroach 15 feet into the required 25-foot projected front yard setback, creating a 10-foot projected front yard setback.
- b. Request a **SPECIAL EXCEPTION** under the “B” Two-Family District regulations to permit the construction of a 4-foot solid front-yard fence within the projected front yard setback.

E. New Cases

4. BAR-18-114 **Maria Montes**
1305 E Davis Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing carport that encroaches 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing shed that encroaches 2 feet into the required 5-foot side yard setback, creating a 3-foot side yard setback.

5. BAR-18-115 **Rafael Ayala**
3675 Forbes Street

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District regulations to permit the construction of a carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow 1 parking space behind the front building wall, where 2 parking spaces are required, deficient by 1 parking space.

6. BAR-18-116 **Jimmy Mullins**
1732 Ashland Avenue (proposed Lot 15R-1)

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a residence on an 8,684 square-foot lot, where a minimum of 10,000 square feet is required, deficient by 1,317 square feet.



7. BAR-18-117 **Phillip A Brown by Phillip Kennemer**
5028 Meadowbrook Drive

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit an existing accessory structure that encroaches 7 feet into the 10-foot rear yard setback, creating a 3-foot rear yard setback.
- b. Request a **VARIANCE** in an “A-10” One-Family District to permit an existing accessory structure that encroaches 2 feet into the 5-foot side yard setback, creating a 3-foot side yard setback.

8. BAR-18-118 **Saginaw Watersbend, LTD by Edward W. Eckart**
336 Foxhunter Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a 4-foot, solid fence located in the projected front yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a 6-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 2 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence that encroaches 10 feet into the required 20-foot projected front yard setback, excessive by 10 feet.

9. BAR-18-119 **Devin & Jackie Bowen by Glendarroch Homes**
3774 Westcliff Road North

- a. Request a **VARIANCE** under an “A-5” One-Family District regulations to permit the construction of a residential addition that would encroach 1 foot, 4 inches into the required 25-foot established front yard, creating a 23-foot, 8-inch front yard setback.

10. BAR-18-120 **Ashley Hedrick and Timothy Mulvaney**
2201 Park Place Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a structure that would encroach 2 feet, 6 inches into the required 5-foot side-yard setback, creating a 2-foot, 6-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a structure that would encroach 3 feet into the required 5-foot rear-yard setback, creating a 2-foot, rear-yard setback.

11. BAR-18-123 **TruDefinition, LLC by Robert Olguin**
1405 Arizona Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence on a 3,715 square-foot lot, where a minimum of 5,000 square feet is required, deficient by 1,285 square feet.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a residence on a lot that is 37 feet wide at the building line, where 50 feet is the minimum required, deficient by 13 feet.



12. BAR-18-124

Persuit Marketing by Gilbert Quintanilla

2732 Ryan Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- b. Request a **VARIANCE** in an "A-5" One-Family District to allow 1 parking space on the lot, when 2 parking spaces are required, deficient by 1 parking space.

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, December 13, 2018 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas