



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

Wednesday, October 18, 2017

Work Session 1:00 PM

Public Hearing 2:00 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 _____
- Moiri Brown _____
- Joey Dixson, Vice-Chair _____
- DeDe Smith _____
- Tony DiNicola _____
- Courtney Holt _____
- Steve Epstein _____
- Bernie Scheffler _____

I. 1:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290

A. Review of Cases on Today's Agenda

II. 2:00 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of September 20, 2017 Hearing _____

B. Translation Case – None

C. Continued Cases

**1. BAR-17-078 Johnny & Sandra Mendoza
4022 Curzon Avenue**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 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 allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- c. Request a **VARIANCE** in an "A-5" One-Family District to provide zero parking spaces on the property, where 2 parking spaces are required, deficient by 2 parking spaces.



2. BAR-17-080

Kenzo Tran by Kha Nguyen

8546 Meadowbrook Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot front-yard, solid gate and fence, and 5-foot, 6-inch columns.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of the following:
 - i. An 8-foot, 6-inch front-yard, solid fence, when 4 feet is allowed by special exception, excessive by 4 feet, 6 inches.
 - ii. A 10-foot, 1-inch front-yard, solid gate, when 4 feet is allowed by special exception, excessive by 6 feet, 1-inch.
 - iii. Columns at a height of 11 feet, when 5 feet, 6 inches is allowed by special exception, excessive by 5 feet, 6 inches.

3. BAR-17-094

David McKibbin

848 Hunters Glen Trail

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage, where only one garage is allowed on a lot less than ½ acre.

4. BAR-17-049

Steve Perryman by Metro Code

9580 Bella Terra Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-43" One-Family District to permit the construction of the following in the front yard: a 5-foot, open-design gate and fence, and 5-foot 6-inch columns.
- b. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of the following:
 - i. A 6-foot, front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 1 foot.
 - ii. A 7-foot, front-yard, open-design gate, when 5 feet is allowed by special exception, excessive by 2 feet.
 - iii. Columns at a height of 6 feet, 6 inches when 5 feet, 6 inches is allowed by special exception, excessive by 1 foot.
- c. Request a **SPECIAL EXCEPTION** in an "A-43" One-Family District to permit the continued use of a 4-foot solid wall in the front yard.
- d. Request a **VARIANCE** in an "A-43" One-Family District to permit the continued use of a 7-foot, 6-inch solid wall in the front yard, where 4 feet is allowed by special exception, excessive by 3 feet, 6 inches.
- e. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of the following structures in the front yard, where none are allowed:
 - i. A waterfall with a height of 8 feet.
 - ii. A water fountain with a height of 5 feet, 6 inches and a diameter of 16 feet.
- f. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of the following structures encroaching into the side-yard setback:
 - i. A 97,000 gallon pond with a depth of 3 feet encroaching 10 feet into the required 25-foot side-yard setback.
 - ii. An 8-foot waterfall encroaching 10 feet into the required 25-foot side-yard setback.
- g. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a third garage on a lot greater than ½ acre, where two garages are allowed, excessive by one garage.
- h. Request a **VARIANCE** in an "A-43" One-Family District to permit access to a garage without a driveway.



D. New Cases

5. BAR-17-095

Anthony W. Johnson
3822 North Nichols Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a 12-foot tall residence that would be 5 feet shorter than the existing garage.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a 1,600 square foot house that would be 400 square feet smaller than the existing garage.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure in the side yard, where none are allowed.

6. BAR-17-098

Ross Brunz by Taylor Fluty
9148 Gristmill Court

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a swimming pool and associated pool equipment in the side yard, where none is allowed.

7. BAR-17-099

T.J. and Jacquelyn Gaines
3751 Stoney Creek Court

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 10-foot front yard setback, where a 20-foot established front yard setback is required, deficient by 10 feet.

8. BAR-17-101

Delma Dominguez
3216 8th Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow one parking spaces behind the building wall, when 2 parking spaces are required, deficient by one parking space.

9. BAR-17-102

Brian Williams by Justin Light
3608 Middlewood Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 30-foot front yard setback, where a 37-foot established front yard setback is required, deficient by 7 feet.

10. BAR-17-103

Ryan Holcombe
3613 West 5th Street

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a garage that is taller than the primary structure.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a garage with a second story and air-conditioned space.

11. BAR-17-104

Antares Homes by Metro Code
4353 Sweet Clover Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home less than 300 feet from an occupied residence.



12. BAR-17-105

Antares Homes by Metro Code

7409 Bellingham Road

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the use of a residence as a model home that is less than 300 feet from an occupied residence.

13. BAR-17-106

John Avila Jr. by Matthew Avila

700 North Bailey Avenue

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the construction of a new residence with a 30-foot front yard setback, where a 35-foot platted front yard setback is required, deficient by 5 feet.

14. BAR-17-108

Impression Homes by North Texas Inspection Services

10865 Live Oak Creek Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home less than 300 feet from an occupied residence.

15. BAR-17-109

DR Horton by North Texas Inspections

1437 Doe Meadow Drive

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the use of a residence as a model home that is less than 300 feet from an occupied residence.

16. BAR-17-111

Impression Homes by North Texas Inspection Services

9212 Glen Mills Trail

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home that is less than 300 feet from an occupied residence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a model home that does not provide the two required parking spaces.

17. BAR-17-112

Impression Homes by North Texas Inspection Services

440 Brasenose Court

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home that is less than 300 feet from an occupied residence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a model home that does not provide the two required parking spaces.

18. BAR-17-113

Impression Homes by North Texas Inspection Services

12000 Carlin Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home that is less than 300 feet from an occupied residence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a model home that does not provide the two required parking spaces.



19. BAR-17-114

Impression Homes by North Texas Inspection Services

5661 Salt Springs Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a model home that does not provide the two required parking spaces.

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 reunión 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, October 12, 2017 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas