



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, August 16, 2017

Work Session 12:30 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 _____
- Courtney Lewis _____
- Tony DiNicola _____
- Courtney Holt _____
- Steve Epstein _____
- Vacant _____

I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290

- A. Commissioner Training – Roles and Responsibilities**
- B. Review of Cases on Today’s Agenda**

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

- A. Approval of Minutes of July 19, 2017 Hearing _____**
- B. Translation Case – New**

**1. BAR-17-066 Karla Rosibel
716 S. Haynes Avenue**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 5-foot front-yard, open-design gate.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a 5-foot, 6-inch front-yard, open-design gate, where 5 feet is allowed by special exception, excessive by 6 inches.



C. Continued Cases

2. BAR-17-057 **Tim & Julie Ratino by Andrew Fluty**
6209 Turnberry Drive

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

3. BAR-17-063 **James & Kathleen Reeves by Keith Covert**
3160 Westcliff Road West

- a. Request a **VARIANCE** in an "A-5" One-Family District, in the TCU Residential Overlay, to permit the construction of a garage with a height of 23 feet, 5 inches where 20 feet, 3 inches is the maximum height allowed, excessive by 3 feet, 2 inches.
- b. Request a **VARIANCE** in an "A-5" One-Family District, in the TCU Residential Overlay, to permit the construction of a garage with a second story and air-conditioned space.
- c. Request a **VARIANCE** in an "A-5" One-Family District, in the TCU Residential Overlay, to permit an addition that would encroach 4 feet, 6 inches into the required 5-foot side-yard setback, creating a 6-inch side-yard setback.

D. New Cases

4. BAR-17-064 **K. Hovnanian Homes**
513 Ambrose Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot solid fence 10 feet inside a projected front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a solid fence proposed to be 6 feet in height, excessive by 2 feet.

5. BAR-17-067 **John Stewart**
5920 Trail Lake Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a second garage on a lot less than ½ acre, where one garage is allowed, excessive by one garage.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued access of a garage without a driveway.

6. BAR-17-069 **Tommy & Mary McCoy**
5129 Chapman Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot front-yard, open-design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 6-foot, 11-inch front-yard, open-design fence, where 5 feet is allowed by special exception, excessive by 1 foot, 11 inches.

7. BAR-17-070 **Tommy & Mary McCoy**
5124 Elgin Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot, 6-inch front-yard, open-design fence posts.



- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of 6-foot front-yard, open-design fence posts, where 5 feet, 6 inches is allowed by special exception, excessive by 6 inches.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure on a lot without a primary use, where accessory structures are not allowed.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory that encroaches 3 feet into the required 5-foot rear-yard setback, creating a 2-foot rear-yard setback.

8. BAR-17-071 **Curtis Bush**
3713 Hamilton Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with a second story and air-conditioned space.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit a garage and habitable space that would encroach 2 feet, 3 inches into the required 5-foot side-yard setback, creating a 2 foot, 9-inch side-yard setback.

9. BAR-17-072 **Barbara Kotowski**
13024 Singleton Drive

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a detached garage that would encroach 10 feet into the required 25-foot side-yard setback, creating a 15-foot side-yard setback.

10. BAR-17-073 **John and Allison Livingston**
2566 Highview Terrace

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a porte cochere and balcony that would encroach 3 feet into the required 5-foot side-yard setback, creating a 2-foot side-yard setback.

11. BAR-17-074 **Browell Properties by Thomas Tinsley**
1919 Washington Avenue

- a. Request a **VARIANCE** under the "A-5" One-Family District standards, with a Historic and Cultural Overlay, to permit the construction of a residence on a lot with approximately 4,300 square feet, where a minimum of 5,000 square feet is required, deficient by 700 square feet.
- b. Request a **VARIANCE** under the "A-5" One-Family District standards, with a Historic and Cultural Overlay, to permit the construction of a porch with an 8-foot, 10-inch front yard setback, where 15 feet is the minimum requirement, deficient by 6 feet, 2 inches.
- c. Request a **VARIANCE** under the "A-5" One-Family District to allow one parking space behind the front wall of the house, deficient by 1 parking space.

12. BAR-17-075 **Shelby Campbell**
3421 Westcliff Road South

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District, in the TCU Residential Overlay, to permit the construction of a carport with a 1-foot, 1-inch side yard setback, where a 5-foot side yard setback is required, deficient by 4 feet.



13. BAR-17-076

Chet Wilson

1524 Velda Kay Lane

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a detached garage that would encroach 10 feet into the required 25-foot side-yard setback, creating a 15-foot side-yard setback.

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.

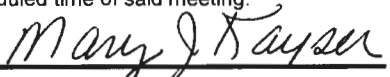
ASISTENCIA DURANTE LA REUNION PUBLICA:

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 **Friday, August 11, 2017 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas