



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, November 15, 2017
Work Session 12:30 PM
Public Hearing 1:30 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 Dixon, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Bernie Scheffler	_____

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

A. Review of Cases on Today’s Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of October 18, 2017 Hearing _____

B. Translation Case

**1. BAR-17-115 Martina Barbosa Rodriguez
2814 Bomar Avenue**

- a. Request a **VARIANCE** in an “A-5” One-Family District, to permit the continued use of a carport that encroaches 4 feet, 6 inches into the required 5-foot side-yard setback, creating a 6-inch side-yard setback.

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, November 10, 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



C. Continued Cases

2. BAR-17-070

Tommy & Mary McCoy
5124 Elgin Street

- a. 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.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure that encroaches 3 feet into the required 5-foot rear-yard setback, creating a 2-foot rear-yard setback.

3. 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.

4. 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.

D. New Cases

5. BAR-17-107

Ronald Dansby
3423 Avenue J

- a. 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.

6. BAR-17-116

Tom and Amy Buxton by Marcus Bowen Landscape
3800 Sherwood Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of a 4-foot, solid fence located in the projected front yard.
- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a 9-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 5 feet.

7. BAR-17-117

Maki Ogata by Michael Brown
4425 El Campo Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District, to permit the construction of a detached garage that would encroach 4 feet, 8 inches into the required 5-foot side-yard setback, creating a 4-inch side-yard setback.



8. BAR-17-118 **Sara Munoz by Jewell Management, LLC – Yvette Kent**
4940 Merida Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.

9. BAR-17-119 **Don & Karen Hembree**
2020 Huntington Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District, in the TCU Overlay District, to permit the construction of a garage with a height of 25 feet, 2 inches where 19 feet is the maximum height allowed, excessive by 6 feet, 2 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District, in the TCU Overlay District, to permit the construction of a garage with a second story and air-conditioned space.

10. BAR-17-120 **Patrick & Nikki Berry**
3221 College Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of a new residence with a front yard setback of 34 feet, where a 38-foot established front yard setback is required, deficient by 4 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of a detached garage with a second story and air-conditioned space.
- c. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of a detached garage that encroaches 2 feet into the required 5-foot side-yard setback, creating a 3-foot side-yard setback.
- d. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of a detached garage that encroaches 2 feet into the required 5-foot rear-yard setback, creating a 3-foot rear-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.