



**RESIDENTIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, August 19, 2015**

**1:30 PM**

**1000 Throckmorton**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/planninganddevelopment/boards>**

**BOARD MEMBERS:**

- J.R. Martinez \_\_\_\_\_
- Tony Perez \_\_\_\_\_
- Moiri Brown \_\_\_\_\_
- Joey Dixson \_\_\_\_\_
- De De Smith \_\_\_\_\_
- Philip Vaden \_\_\_\_\_
- Wade Chappell, Vice Chair \_\_\_\_\_
- Steve Epstein \_\_\_\_\_
- Darien George, Chair \_\_\_\_\_

**I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber**

**A. Review of Cases on Today’s Agenda**

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

**A. Approval of Minutes of July 15, 2015 Hearing \_\_\_\_\_**

**B. Translation Cases**

**1. BAR-15-109 Manuel Salazar  
6029 Sidewinder Trail**

- a. Request a **SPECIAL EXCEPTION** under the “A-7.5” One-Family District to permit the continued use of a carport in a front yard where none is allowed.



**2. BAR-15-108**

**Selim Hicsomez by Matthew Sanchez**  
4309 Alamo Avenue

- a. Request a **VARIANCE** in a "A-5" One-Family District to allow zero parking spaces behind the front building line, where 2 spaces are required.

**C. Continued Cases - None**

**D. New Cases**

**3. BAR-15-111**

**Jonathan Burleson**  
4356 Twinleaf Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory building with an approximately 67-foot setback from the front property line, where a 75-foot setback is required, deficient by 8 feet.

**4. BAR-15-112**

**Clay Brants**  
3701 Park Ridge Boulevard

- a. Request an **APPEAL** of a City Official's decision that the residence at 3701 Park Ridge Boulevard does not have legal non-conforming status for 5 unrelated residents in an "A-5/TCU" One Family District with a TCU Residential Overlay.

**5. BAR-15-114**

**Sharon and Brandon Fulgham**  
3917 Annels Court

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the construction of a 2-foot 8-inch solid fence in the front yard.

**6. BAR-15-115**

**Donald Horton by North Texas Inspections**  
4445 Overton Crest Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a single family residence with a 35-foot front yard setback, where a 50-foot setback is required, deficient by 15 feet.

**7. BAR-15-116**

**Mary Swift by Stephanie Swift**  
3900 El Campo Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition with a 7-foot side yard setback where a 10-foot side yard setback is required, deficient by 3 feet.

**8. BAR-15-117**

**Lovi Bradshaw**  
2919 Alton Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition with a 11-inch side yard setback where a 5-foot side yard setback is required, deficient by 4 feet 1 inch.



**9. BAR-15-118**

**Eric Nathman**  
4539 Pershing Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District on the east side yard to permit the continued use of:
  - i. a carport with a 0-foot setback was constructed, where a 5-foot side yard setback is required, deficient by 5 feet, and
  - ii. a 12-foot tall storage building with a 2-foot setback was constructed, where a 9-foot side yard setback is required deficient by 7 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 12-foot tall accessory building with an approximate 3-foot rear yard setback, where 9 feet is required, deficient by 6 feet.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition with a 6-foot 7-inch side yard setback where a 10-foot side yard setback is required, deficient by 3 feet 5 inches.

**10. BAR-15-119**

**Aytek and Adrianne Kamacioglu**  
2805 Forest Park Boulevard

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a garage with second-story habitable space with a 0-foot side yard setback, where 5 feet is required, deficient by 5 feet.
- b. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a garage with second-story habitable space with a 0-foot rear yard setback, where 5 feet is required, deficient by 5 feet.
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory building taller than the primary building, where 22 feet is the maximum height allowed, excessive by 3 feet 4 inches.

**11. BAR-15-120**

**W.A. and Eegan Landreth**  
913 Hillcrest Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with a second-story storage area, where only a one-story building is allowed.

**12. BAR-15-121**

**Samuel Gonzalez**  
2959 Roosevelt Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a 5-foot open-design front yard fence.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a front yard open-design gate 7 feet in height, excessive by 2 feet.

**13. BAR-15-122**

**Maria Cossio**  
1505 Clover Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a detached garage with a 2-foot rear yard setback, where a 3-foot setback is required, deficient by 1 foot



14. BAR-15-123

**Alberto Castellon**  
2961 Roosevelt Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a 5-foot open-design front yard fence.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a front yard open-design:
  - i. fence 5 feet 6 inches in height, excessive by 6 inches, and
  - ii. gate 7 feet 8 inches in height, excessive by 2 feet 8 inches.

**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](mailto: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.

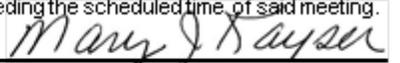
**ASISTENCIA DURANTE LA REUNION PUBLICA:**

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](mailto: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 **Wednesday, August 12, 2015 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