



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, December 16, 2015

Work session 12:30 PM

Public Hearing 1:30 PM

1000 Throckmorton

City Council Chamber

2nd 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 November 18, 2015 Hearing _____



B. Translation Cases – New

Spanish Translation

1. BAR-15-164

Pedro & Sylvia Guzman
1212 W. Waggoman Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued used of a habitable accessory structure with a 2-foot side yard setback where a 5-foot side yard setback is required, deficient by 3 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued used of a carport with a 2-foot side yard setback on the eastern side, where a 5-foot side yard setback is required, deficient by 3 feet.

Vietnamese Translation

2. BAR-15-177

Lam Dung & Hung Van
1205 Meriwether Avenue

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of:
 - i. a carport that encroaches approximately 4 feet 4 inches into a 5-foot side yard setback, creating an 8-inch side yard setback.
 - ii. a porch with an 8-inch side yard setback where a 5-foot side yard setback is required, deficient by 4-feet 4 inches.
 - iii. a storage building with an 8-inch side yard setback where a 5-foot side yard setback is required, deficient by 4-feet 4-inches.

C. New Cases

3. BAR-15-141

Cecilia Martinez
912 S. Sargent Street

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

4. BAR-15-155

Nicole Horne Numa
5336 Mirage Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in a projected front yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a solid fence to be 6 feet in height, excessive by 2 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit in a 20-foot projected front yard setback the continued use of:
 - i. an above-ground swimming pool with a 9-foot yard setback, deficient by 11 feet.
 - ii. a deck with a 10-foot yard setback, deficient by 10 feet.



5. **BAR-15-165** **Phan, Xuan B & Mai P. Thuy Pham**
1204 Meriwether Avenue
- a. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the continued use of a carport that extends into the front yard, where none is allowed.
 - b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a carport that encroaches approximately 4-foot 6 inches into a 5-foot side yard setback, creating a 6-inch side yard setback.
6. **BAR-15-166** **James & Marguerite J Arno and John Pumphrey by Kleber Miller**
2414 Stadium Drive
- a. Request an **APPEAL** of a City Official’s decision that the property at 2414 Stadium Drive is not a two-family dwelling in an “A-5/TCU” One Family District with a TCU Residential Overlay.
7. **BAR-15-167** **Jossua Vazquez**
3426 Avenue M
- 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 front yard open design fence to be 5-foot 6-inches in height, excessive by 6-inches.
8. **BAR-15-168** **Chris & Sarah Abts**
10125 Waverly Lane
- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a swimming pool with a 5-foot side yard setback where a 10-foot corner lot side yard setback is required, deficient by 5 feet.
9. **BAR-15-169** **John Bardin Therrell**
1300 Sharondale Street
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a carport in a front yard, where none is allowed.
 - b. Request a **VARIANCE** in an “A-5” One Family District to permit:
 - i. the construction of a carport that encroaches 2 feet into the 5-foot side yard setback, creating a 3-foot setback.
 - ii. the continued use of a covered porch that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot setback.
 - c. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the front building line, where 2 spaces are required.



10. BAR-15-171

Robert W. Paquette
1312 5th Avenue

- a. Request a **VARIANCE** in an “A-5 HC” One Family District to permit the construction of a deck that would encroach 5 feet into the 5-foot rear yard setback, creating a 0-foot setback.

11. BAR-15-172

Patrick Thomas Farrell
717 North Bailey Avenue

- a. Request a **VARIANCE** in an “A-7.5” One Family District to permit the construction of a workshop that would encroach 2 feet into the 5-foot side yard setback, creating a 3-foot setback.

12. BAR-15-173

Tony Goldsen by Ktisis Asset Management, LLC
5204 Fillmore Street

- a. Request a **VARIANCE** in an “A-7.5/HC” One-Family District with Historic and Cultural Overlay to permit the construction of a single dwelling unit on a parcel of 6,121 square feet where 7,500 square feet is required, deficient by 1,379 square feet.
- b. Request a **VARIANCE** in an “A-7.5/HC” One-Family District with Historic and Cultural Overlay to permit the construction of a dwelling unit with a lot width of 50 feet, where 55 feet is required, deficient by 5 feet.

13. BAR-15-174

Narcizo Muniz by Yadira Muniz
2726 Travis 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 fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a front yard open design gate to be 6 feet in height, excessive by 1-foot.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a carport that encroaches 3- feet and 4-inches into the 5-foot side yard setback, creating a 1-foot 8-inch setback.

14. BAR-15-175

Conrado Martinez & Laura Maldonado
1005 Chicago Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a 5-foot front yard open design fence.

15. BAR-15-176

Micah Tucker Patch
4308 Diaz Avenue

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

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 sillas de ruedas. Se les 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, la cual 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, December 09, 2015 at 3:00 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