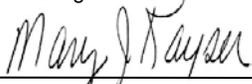


I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, January 14, 2016 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



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, January 20, 2016

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 December 16, 2015 Hearing _____



B. Translation Cases – New (Vietnamese)

1. **BAR-16-008** **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. Translation Cases – Continued (Spanish)

2. **BAR-15-160** **Miguel & San Juana Lira**
2801 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:
 - i. a front yard open design fence 6 feet in height, excessive by 1 foot, and
 - ii. a front yard gate 9 feet in height, excessive by 4 feet.
- c. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in a front yard.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a solid fence to be 4 feet 10 inches in height, excessive by 10 inches.

3. **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



D. Translation Cases – New (Spanish)

4. BAR-15-110

Jorge & Maria Martinez
2717 South Adams Street

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a habitable structure that encroaches 1-foot 6 inches into the 5-foot rear yard setback, creating a 3-feet 6 inch setback.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of two covered patios that encroach 5 feet into the 5-foot side yard setback, creating a 0-foot 0 setback.

5. BAR-16-002

Silvino & Angeles Barajas
3627 Noble Avenue – 401 Fairview Avenue

- a. Request a **SPECIAL EXCEPTION** in a “B” Two -Family District to permit the continued use of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in a “B” Two -Family District to permit the continued use of a front yard open design fence 7 feet 9-inches in height, excessive by 2-feet 9-inches
- c. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a new single family residence with a 14-foot front yard setback on Noble Avenue, where a 20-foot front yard setback is required, deficient by 6-feet.
- d. Request a **VARIANCE** in a “B” Two -Family District to allow a second garage on a residential lot less than ½ acre, where one garage is allowed.

E. Continued Case

6. 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.

F. New Cases

7. BAR-15-170

Carla Freitas
5633 Pershing Avenue

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a detached garage that would encroach approximately 1-foot 8 inches into the 3-foot rear yard setback, creating a 1-foot 3-inch setback.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a detached garage that would encroach approximately 2 feet into the 3-foot side yard setback, creating a 1-foot setback.



8. BAR-16-001 **Douglas & Gina Borg by Seth Fowler**
3629 Bellaire Drive South

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit:
- i. the construction of a carport that would encroach 5 feet into the 5-foot side yard setback, creating a 0-foot setback.
 - ii. the enclosure of the existing garage to be habitable space that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot setback.

9. BAR-16-006 **John Chupp by Fort Capital, L.P.**
4836 & 4832 Birchman Avenue

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of 2 attached zero-lot-line units that would encroach 5 feet into the 10-foot side corner setback, creating a 5-foot 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 sillas de ruedas. Se les solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes, lectores o 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. La Municipalidad de la Ciudad de Fort Worth proporcionara los arreglos adecuados si los servicios son solicitados por lo menos 48 horas antes de la reunion. Si la Municipalidad no recibe una solicitud 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.