

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, March 10, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Mary J. Kayser

City Secretary for the City of Fort Worth, Texas

RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, March 16, 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 February 17, 2016 Hearing _____



B. Translation Case – New

1. **BAR-16-023** **Adriana & Maria Jauregui**
4713 Crenshaw 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 fence that is 6 feet 9 inches in height, excessive by 1-foot 9 inches.

C. Continued Case

2. **BAR-16-010** **Phillip and Martha Shaw**
415 Eastwood Avenue
 - a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a cabana that would encroach 4 feet into the 9-foot side yard setback, creating a 5-foot setback.
 - b. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a cabana that would encroach 7 feet 8 inches into the 14-foot rear yard setback, creating a 6-foot 4-inch setback.
 - c. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a cabana that would be 558 square feet, which exceeds the maximum area allowed by 158 square feet.
 - d. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a cabana that would be 20 feet in height, which exceeds the maximum allowed height by 8 feet.

D. New Cases

3. **BAR-16-015** **Arturo Moreno & Neira Munoz**
7216 Baird Drive
 - 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 with a maximum height of 6 feet 11 inches, excessive by 1-foot 11 inches.

4. **BAR-16-016** **Jose Santillan & Monica Perez**
6936 Overhill Road
 - 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 front yard.
 - b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a solid fence that is 6 feet in height, excessive by 2 feet.



5. **BAR-16-017** **Kenneth O. James**
1412 Arizona Avenue
 - a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of:
 - ii. a carport that encroaches 5 feet into the required 5-foot side yard setback, creating a 0-foot setback.
 - iii. a detached garage that encroaches 1-foot 7-inches into the required 3-foot side yard setback, creating a 1-foot 5-inch setback.

6. **BAR-16-019** **Jon Kyle and Cye Wagner**
2324 Medford Court West
 - a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued construction of a playhouse that encroaches 7 feet into the required 9-foot supplemental side yard setback, creating a 2-foot setback.

7. **BAR-16-022** **Matthew Devaney**
4404 Ridgehaven Road
 - a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a second detached garage with attic space upstairs that would encroach 19 feet into the 25-foot side yard setback, creating a 6-foot setback.

8. **BAR-16-024** **Mike Canfield**
116 Cooks Lane
 - a. Request a **VARIANCE** in an “A-43” Single-Family District to permit the construction of a new residence that would encroach 10 feet into the required 25-foot side yard setback, creating a 15-foot side yard setback.

9. **BAR-16-026** **Steve Hawkins Custom Homes, Ltd.**
10332, 10532, 10540, 10600 & 10640 Rancho Viejo Way
 - a. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling to encroach 10 feet into a 25-foot side yard setback (north), creating a 15-foot side yard setback.
 - b. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling to encroach 2 feet into a 25-foot side yard setback (south), creating a 23-foot side yard setback.

10. **BAR-16-028** **Mark Thistlethwaite by Richard Wintersole**
2028 Wilshire Boulevard
 - a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a detached garage with habitable space that would encroach 3 feet into the required 5-foot side yard setback, creating a 2-foot setback.
 - b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a detached garage with habitable space that would encroach 2 feet into the required 5-foot rear yard setback, creating a 3-foot setback.



11. **BAR-16-030** **Martha Smith by John Aughinbaugh**
5608 Byers Avenue

- a. Request a **VARIANCE** in an "A-5" Single-Family District to permit the construction of a new residence with a 20-foot front yard setback, where a 27-foot front yard setback is required, deficient by 7 feet.

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 Ciudad de Fort Worth proporcionará los arreglos adecuados si los servicios son solicitados por lo menos 48 horas antes de la reunión. Si la Municipalidad no recibe una solicitud por lo menos 48 horas antes de la reunión, ésta hará un esfuerzo 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.