

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, August 11, 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, August 17, 2016

Work Session 12:30 PM

Public Hearing 1:30 PM

**1000 Throckmorton
Pre Council/City Council Chambers
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 July 20, 2016 Hearing _____



B. Translation Cases

1. **BAR-16-076** **Nicholas & Carlos Nava**
4800 Rickee Drive

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

2. **BAR-16-081** **Fabian Robles**
4737 Norris Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued construction of a carport in the front yard, where none is allowed.

3. **BAR-16-082** **Genoveva Martinez**
4419 Deering Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a 7-foot, open design front yard fence, when 5 feet is allowed, excessive by 2 feet.
- c. Request a **VARIANCE** in an "A-10" One Family District to permit the continued use of an accessory structure that encroaches 5 feet into a 5-foot side yard setback, creating 0-foot side yard setback.
- d. Request a **VARIANCE** in an "A-10" One Family District to permit the continued use of two accessory structures with a combined area of 800 square feet, when the maximum area for accessory structures is 400 square feet, excessive by 400 square feet.

4. **BAR-16-084** **Yolanda Cerrillo**
3979 Griggs Court

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

C. Revised Case

5. **BAR-16-072 R** **Fort Worth Area Habitat for Humanity by Christine Panagopoulos**
1330 Stewart Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence on a lot that is approximately 40 feet wide, when a minimum of 50 feet is required, deficient by 10 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence on a lot that is 3,984 square feet, when a minimum of 5,000 square feet is required, deficient by 1,016 square feet.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that would encroach 1-foot 8 inches into the required 10-foot side yard setback on a corner lot, creating an 8-foot 4-inch side setback.



D. New Cases

6. BAR-16-058

Andrew Bettis

2111 Washington Avenue

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District standards, with a Historic Overlay District to permit the construction of 4-foot solid fence in the projected front yard, at 6 feet inside the southern property line.
- b. Request a **VARIANCE** under the “A-5” One-Family District standards with a Historic Overlay District to permit the construction of 6-foot solid fence in the projected front yard, at 6 feet inside the southern property line, when the maximum height allowed is 4 feet, excessive by 2 feet.

7. BAR-16-077

Shelly and William Owens

8012 Slover Drive

- a. Request a **VARIANCE** in an “AR” One Family Restricted District to permit the construction of an in-ground swimming pool that would encroach 5 feet into a 10-foot side yard setback, creating 5-foot side yard setback.

8. BAR-16-078

Village Homes, L.P. by Janet Bishop

2734 Gordon Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District/TCU Overlay to permit the construction of a residence that would encroach 4 feet 11 inches into the 10-foot side yard setback required for corner lots, creating a 5-foot 1-inch side setback.

9. BAR-16-079

Village Homes, L.P. by Janet Bishop

2800 Livingston Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District/TCU Overlay to permit the construction of a residence that would encroach 4 feet 11 inches into the 10-foot side yard setback required for corner lots, creating a 5-foot 1-inch side setback.

10. BAR-16-080

Terry Wolfgang by Patrick Wolfgang

6401 Meadowbrook Drive

- a. Request a **VARIANCE** under the “A-5” One-Family District standards, to permit the continued use of a 64 percent front yard paving, when 50 percent paving is allowed in the front yard, excessive by 14 percent.

11. BAR-16-083

Jerry Howard

4132 Eldridge Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a workshop that would provide a 32-foot front yard setback, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow a combined area for non-habitable accessory structures with 1,012 square feet, when a maximum of 400 square feet is allowed, excessive by 612 square feet.



12. BAR-16-085

Chris Powell by Bryan Bogle
3338 West 5th Street

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a residence with 100 percent metal exterior, where a minimum of 50 percent masonry materials is required, excessive by 50 percent.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a residence with one parking space behind the front building line, where 2 spaces are required.
- c. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of awnings that would encroach 4 feet into a 10-foot side yard setback, creating a 6-foot side yard setback.

13. BAR-16-087

Randall & Elizabeth Gideon
425 Nursery Lane

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of residence with a garage that projects 32 feet in front of the residence, where an 8-foot projection is required, excessive by 24 feet.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a new residence with a 20-foot front yard setback, where a 30-foot front yard setback is required, deficient by 10 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.