



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, September 15, 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, September 21, 2016

Work Session 1:00 PM

Public Hearing 2:00 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 _____
- Vacant _____
- Courtney Holt _____
- Steve Epstein _____
- Darien George, Chair _____

- I. 1:00 P.M. LUNCH/WORK SESSION Pre-Council Chamber**
 - A. Election of Vice-Chair**
 - B. Review of Cases on Today’s Agenda**
- II. 2:00 P.M. PUBLIC HEARING Council Chamber**
 - A. Approval of Minutes of August 217, 2016 Hearing _____**



B. Translation Cases - Continued

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, where none is allowed.
 - 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, where none is allowed.
 - 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. Translation Case - New

5. **BAR-16-096** **Maria Elena Gonzalez-Yanez**
3209 Gordon Avenue
 - a. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a garage that encroaches 5 feet into the 5-foot required side yard setback, creating a 0-foot side yard setback.
 - b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a covered patio that encroaches 8 feet 6 inches into the 10-foot required rear yard setback, creating a 1-foot 6 inches rear yard setback.
 - c. Request a **VARIANCE** in a “B” Two-Family District to permit the continued construction of a habitable unit that encroaches 10 feet into the 10-foot required rear yard setback, creating a 0-foot rear yard setback.



D. Continued Case

6. **BAR-16-083** **Jerry Howard**
4132 Eldridge Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow a combined area for non-habitable accessory structures of 516 square feet, when a maximum of 400 square feet is allowed, excessive by 116 square feet.

E. New Cases

7. **BAR-16-068** **Eric Wood & Rita Golikeri**
2110 Washington Avenue

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District standards, with a Historic District Overlay, to permit the construction of 4-foot solid fence in the projected front yard, at 10 feet inside the southern property line, where none is allowed.
- b. Request a **VARIANCE** under the “A-5” One-Family District standards, with a Historic District Overlay, to permit the construction of a 6-foot 3-inch solid fence in the projected front yard, at 10 feet inside the southern property line, when the maximum height allowed is 4 feet, excessive by 2 feet 3 inches.

8. **BAR-16-088** **John & Emily Housley**
8205 Ross Lake 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, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an 8-foot solid fence, when the maximum height allowed is 4 feet, excessive by 4 feet.

9. **BAR-16-090** **Casey B. Russell**
2505 Wabash Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District standards, with the TCU Overlay, to permit the construction of a one-car garage that would encroach 1-foot 6 inches into a minimum 3-foot required side yard setback, creating a 1-foot 6-inch side yard setback.

10. **BAR-16-092** **Joseph & Amanda Tacke**
1120 West Arlington Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District standards, within a Historic District Overlay, to permit the construction of an accessory structure that would be taller than the house by approximately 2 feet 7 inches.

11. **BAR-16-093** **Chris & Joy Owen**
5604 Lea Crest Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a second garage on a property that is less than half an acre, when one garage is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a garage of 1,800 square feet that exceed the area of the house by 153 square feet.



12. BAR-16-094 **Eli Bloshstein by Robert Wagoner**
2804 Westridge Avenue

- a. Request a **VARIANCE** in an “A-7.5” One-Family District to allow one parking space behind the building line when 2 parking spaces are required, deficient by 1 parking space.

13. BAR-16-097 **Keller Independent School District by Dunaway Associates, L.P.**
8201 North Riverside Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family, “CR” Low Density Multifamily, and “E” Neighborhood Commercial Districts to permit the construction of a 5-foot open-design /chain link fence that would encroach 7 feet in the front yard setback, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family, “CR” Low Density Multifamily, and “E” Neighborhood Commercial Districts to permit the construction of an 8-foot, open-design/chain link fence in the front yard, excessive by 3 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family, “CR” Low Density Multifamily, and “E” Neighborhood Commercial Districts to permit the construction of an open-design fence that would be a chain link fence, where chain link material is not allowed.

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 reunion. 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.