



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, April 19, 2017

Work Session 12:30 PM

Public Hearing 2:00 PM

200 Texas Street

City Council Conference Room 290 /City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases>

BOARD MEMBERS:

J.R. Martinez	<u>P</u>
Tony Perez, Vice-Chair	<u>P</u>
Moiri Brown	<u>P</u>
Joey Dixson	<u>P</u>
De De Smith	<u>P</u>
Tony DiNicola	<u>P</u>
Courtney Holt	<u>P</u>
Steve Epstein	<u>P</u>
Darien George, Chair	<u>P</u>

I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290

A. Review of Cases on Today’s Agenda

B. Commissioner Training – Appeals from other Boards and Roles and Responsibilities

II. 2:00 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of March 15, 2017 Hearing

B. Translation Case - Continued

**1. BAR-17-009 Leopoldo Esquivel
5135 Dallas Avenue**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of two 5-foot front-yard, open-design gates.



- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of two 8-foot 6-inch, front-yard, open-design gates, when 5 feet is allowed by special exception, excessive by 3 feet 6 inches.

Approved Item “a” (9-0) ; Approved Item “b” (8-1) with the Stipulation that the posts are no higher than the highest point of the fence and that the gates remain at the existing height.

C. Translation Cases

2. BAR-16-101 **Alonso Mejia**
3709 Hardeman Street

- a. Request a **VARIANCE** in an “A-7.5” One-Family District to permit the continued use of an addition and two carports that encroach 2 feet, 7 inches into the 5-foot side yard setback, creating a 2-foot 5-inch side yard setback.
- b. Request a **VARIANCE** in an “A-7.5” One-Family District to permit the continued use of a carport that encroaches 2 feet, 6 inches into the 5-foot rear yard setback, creating a 2-foot 6-inch rear yard setback.
- c. Request a **VARIANCE** in an “A-7.5” One-Family District to permit the continued use of two carports, when one garage and one carport are allowed, excessive by one carport.
- d. Request a **VARIANCE** in an “A-7.5” One-Family District, to permit the continued use of 88 percent front yard paving, where 50 percent front yard driveway coverage is allowed, excessive by 38 percent.
- e. Request a **VARIANCE** in an “A-7.5” One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.

Approved Item “a” and “b” (8-1); Approved Item “c” (7-2); Item “d” Fails for Lack of 7 Affirmative Votes (1-8); Item “e” Fails for Lack of 7 Affirmative Votes (3-7)

3. BAR-17-024 **Santos Martinez by Ana Martinez**
3912 Howard Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a carport that encroaches 4 feet 6 inches into the required 5-foot side yard setback, creating a 6-inch side yard setback.

Approved Item “a” (8-1); Item “b” Fails for Lack of 7 Affirmative Votes (4-5)

D. New Cases

4. BAR-17-025 **Tarrant Properties**
5304 Locke Ave

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a new residence with a garage that projects 17 feet, 2 inches in front of the front wall of the house, where 8 feet is allowed, excessive by 9 feet, 10 inches.
- 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 28-foot established front yard setback is required, deficient by 8 feet.

Fails for Lack of 7 Affirmative Votes (0-9)



5. BAR-17-026 **Tarrant Properties**
5308 Locke Ave

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a new residence with a garage that projects 15 feet in front of the front wall of the house, where 8 feet is allowed, excessive by 7 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 28-foot established front yard setback is required, deficient by 8 feet.

Fails for Lack of 7 Affirmative Votes (0-9)

6. BAR-17-027 **Christopher Vogt by Waypoint Homes**
10200 Cypress Hills Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a screening fence without masonry columns.

Denied without prejudice (9-0) because the applicant failed to appear.

7. BAR-17-028 **Mary Vloitos Galanis by Gus Galanis**
1206 Terrace Avenue

- a. Request a **VARIANCE** in an “A-7.5” One-Family District, to permit the continued use of 58 percent front yard paving, where 50 percent front yard driveway coverage is allowed, excessive by 8 percent.
- b. Request a **VARIANCE** in an “A-7.5” One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.

Approved (9-0) with the Stipulation that the front yard paving be reduced to 55 percent.

8. BAR-17-029 **Ryan and Carolyn Hyman by Seth Fowler**
3912 Claridge Court

- a. Request a **VARIANCE** in an “A-10/TCU” One-Family District, with TCU Residential Overlay, to permit additions to the existing structure that exceed the maximum lot coverage of 40 percent by 5 percent.

Approved (9-0)

9. BAR-17-030 **James Kiser**
6405 Rosemont Avenue

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit an addition attached to the existing structure that encroaches 1 foot 7 inches into the required 5-foot side yard setback, creating a 3-foot 5-inch side yard setback.

Approved (9-0)

10. BAR-17-031 **Jonah Harrison**
8313 Sandhill Crane Drive

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

Approved (9-0)



11. BAR-17-032 8900 Randol Mill Rd LLC
1240 E. Robert

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.
- b. Request a **VARIANCE** in an "A-5" One-Family District to allow 1 parking space for 3 bedrooms, when 2 parking spaces are required, deficient by 1 parking space.

Approved Item "a" (9-0); Item "b" Fails for Lack of 7 Affirmative Votes (2-7)

III. ADJOURNMENT:

5:15 P.M.

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 silla de ruedas. Se 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, 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.