



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, September 19, 2018
Work Session 1:00 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	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixson, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

I. 1:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290

A. Appointment of New Board Member

B. Review of Cases on Today's Agenda

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

A. Approval of Minutes of August 15, 2018 Hearing _____

B. Reconsideration Case



1. BAR-18-075

Germaine Ambres
1001 Mesa Crest Drive

- a. Reconsideration of a request for a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of an 8-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 4 feet. (Denied by the BOA on August 15, 2018)
- b. Request for a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of an 8-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 4 feet.(Only if the reconsideration is approved by the BOA)

C. New Cases

2. BAR-18-079

Tommy Bass by Jeremy Cozart
1532 Velda Kay Lane

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a detached garage that would encroach 10 feet into the required 25-foot side-yard setback, creating a 15-foot side-yard setback.

3. BAR-18-080

Jett Milner by Michael Riffel
4718 Pershing Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a garage that would encroach 3 feet, 6 inches into the required 5-foot side-yard setback, creating a 1-foot, 6-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a garage with a height of 23 feet, 9 inches where 18 feet, 6 inches is the maximum height allowed, excessive by 5 feet, 3 inches.

4. BAR-18-081

Steve Hawkins Custom Homes, Ltd.
10600 Rancho Viejo Way

- a. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling that would encroach 10 feet into the 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 that would encroach 20 feet into the 25-foot side yard setback (south), creating a 5-foot side yard setback.

5. BAR-18-082

Steven LeSueur
6801 Haltom Road

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow 1 parking space behind the building wall, when 2 parking spaces are required, deficient by 1 parking space.

6. BAR-18-084

Sean & Lisa Willis
4010 Mattison Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of a single family residence that would encroach 2 feet, 4 inches into the required 5-foot side-yard setback, creating a 2-foot, 8-inch side-yard setback.



7. BAR-18-085

Jaime Gomez

3232 Tom Ellen Street

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a residence that would encroach 30 feet into minimum 45-foot established front yard setback, creating a 15-foot, established front-yard setback (along Tom Ellen Street).
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a residence that would encroach 23 feet into minimum 38-foot projected front yard setback, creating a 15-foot, projected front-yard setback (along Williams Place).

8. BAR-18-086

Adullah Ahmad by Fernando Martinez

2650 Burchill Road

- a. Request a **VARIANCE** in an “A-5” One-Family District to construct an addition that encroaches 8 feet into the required 20-foot front yard setback, creating a 12-foot front yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow 0 parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.

9. BAR-18-087

Brian Caffey

7700 Randol Mill Road

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a detached garage that would encroach 20 feet into the required 25-foot side-yard setback, creating a 5-foot side-yard setback.
- b. Request a **SPECIAL EXCEPTION** in an “A-43” One-Family District to permit an existing 5-foot front-yard, open-design fence with 5-foot columns.
- c. Request a **VARIANCE** in an “A-43” One-Family District to permit an existing 6-foot front-yard, open-design fence where 5 feet is the maximum height allowed by a special exception, excessive by 1 foot.

10. BAR-18-088

Bailee Developers L.P.

1025 Durango Springs Drive

- a. Request a **VARIANCE** under an “A-5” One-Family District regulations to permit the construction of a new residence that would encroach 10 feet into the required 50-foot established front-yard setback, creating a 40-foot front yard setback.

11. BAR-18-089

Jesus Ahumada

1009 West Pafford Street

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a residence on a lot that is 44 feet wide at the building line, where 50 feet is the minimum required, deficient by 6 feet.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a single family residence that would encroach 2 feet into the required 5-foot side-yard setback (west), creating a 3-foot side-yard setback.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a single family residence that would encroach 2 feet into the required 5-foot side-yard setback (east), creating a 3-foot side-yard 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 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.

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 13, 2018 at 5:30 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