



**RESIDENTIAL BOARD OF ADJUSTMENT  
DECISIONS**

**Wednesday, May 17, 2017  
Work Session 12:30 PM  
Public Hearing 2:00 PM  
200 Texas Street  
City Council Conference Room 290 /City Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102  
For More Docket Information Visit:  
<http://fortworthtexas.gov/zoning/variances/cases>**

**BOARD MEMBERS:**

Robert Gutierrez (Alternate)	<u>P</u>
Tony Perez, Vice-Chair	<u>P</u>
Moiri Brown	<u>P</u>
Bob Riley (Alternate)	<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 April 19, 2017 Hearing 7-0-2**

**B. Translation Case -**

**1. BAR-17-038 Teresita Garcia  
2550 Durringer Road**

- 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 gate and fence, and 5-foot 6-inch columns.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of the following:
  - i. A 7-foot, front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 2 feet.



- ii. A 7-foot, 6-inch front-yard, open-design gate, when 5 feet is allowed by special exception, excessive by 2 feet, 6 inches.
- iii. Columns at a height of 8 feet, when 5 feet, 6 inches is allowed by special exception, excessive by 2 feet, 6 inches.

**Continued to the June 21, 2017 Hearing (9-0)**

**C. New Cases**

**2. BAR-17-033      Zim Balist and Valerie Flowers  
3825 Sue Circle**

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

**Approved (9-0)**

**3. BAR-17-034      Tulio Bustillo  
3033 Bright Street**

- a. Request a **VARIANCE** in a "B" Two-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)**

**4. BAR-17-035      Russell Norman by John Sharp  
3537 Bellaire Drive South**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit an addition that would encroach 3 feet into the required 5-foot side-yard setback, creating a 2-foot side-yard setback.

**Approved (9-0)**

**5. BAR-17-036      Marvin & Laura Tinsley  
6222 Kenwick Avenue**

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a detached structure creating a total of 2 garages on the property where only 1 garage is allowed.

**Approved (9-0)**

**6. BAR-17-037      Edie & Phillip Hall by Glendarroch Homes  
4624 St. Laurent Court**

- a. Request a **VARIANCE** in an "A-21" One-Family District, to permit the construction of a single-family residence with a lot coverage of 40 percent, excessive by 10 percent.

**Continued to the June 21, 2017 Hearing (9-0)**

**7. BAR-17-039      Larry Sebastian  
5319 Pershing Avenue**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District, to permit the continued use of a 3-foot, 4-inch solid front-yard fence.

**Approved (9-0)**



**8. BAR-17-040**      **Anne & Jonathan Prejean**  
3909 Claridge Court

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a carport that would encroach 3 feet into the required 5-foot side-yard setback, creating a 2-foot side-yard setback.

**Approved (9-0)**

**9. BAR-17-043**      **Adam & Lindsay Hubbell**  
4512 Cloudview

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit an addition that would encroach 5 feet into the required 10-foot rear-yard setback, creating a 5-foot rear-yard setback.

**Approved (9-0)**

**10. BAR-17-044**      **John & Amy Lively by Joe Self**  
5312 North Crest Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit an addition that would encroach 2 feet, 5 inches into the required 5-foot side yard setback, creating a 2-foot, 7-inch side yard setback.

**Approved (9-0)**

**III. ADJOURNMENT:**

**4:00 PM**

**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](mailto: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](mailto: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.