



**RESIDENTIAL BOARD OF ADJUSTMENT  
AGENDA**

**Wednesday, October 16, 2019  
Work Session 12:30 PM  
Public Hearing 1:30 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:**

J.R. Martinez	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixson, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

- |     |            |  |   |
|-----|------------|--|---|
| I.  | 12:30 P.M. | <b>LUNCH/WORK SESSION</b>                            | <b>City Council Conference Room 290</b> |
|     |            | A. Review of Cases on Today's Agenda                 |   |
|     |            |  |   |
| II. | 1:30 P.M.  | <b>PUBLIC HEARING</b>                                | <b>Council Chamber</b>                  |
|     |            | A. Approval of Minutes of September 18, 2019 Hearing | _____                                   |



**B. Translation Case**

1. **BAR-19-028** Address: 1841 N. Edgewood Terrace  
Owner: Veronica Victorino and Tomas Escudero Yanez  
Zoning: "A-7.5" One-Family
  - a. **SPECIAL EXCEPTION:** permit the continued use of a carport in the front yard
  - b. **VARIANCE:** permit an existing carport in the side yard setback  
  
Required Setback: 5 foot side yard setback  
Requested setback: 1 foot side yard setback
  - c. **Variance:** permit the continued use of a front yard addition  
  
Required Setback: 25-foot established front yard setback  
Requested setback: 20 feet into the established front yard setback
  
2. **BAR-19-099** Address: 3236 Bideker Avenue  
Owner: A&O Builders, LLC by Oscar Garcia  
Zoning: "A-5" One-Family
  - a. **VARIANCE:** permit the construction of a new residence with a 45-foot lot width  
  
Required lot width: 50 foot lot width  
Requested width: 45 feet of lot width
  
3. **BAR-19-099** Address: 3240 Bideker Avenue  
Owner: A&O Builders, LLC by Oscar Garcia  
Zoning: "A-5" One-Family
  - a. **VARIANCE:** permit the construction of a new residence with a 42-foot lot width  
  
Required lot width: 50 foot lot width  
Requested width: 42 feet of lot width
  
4. **BAR-19-100** Address: 2826 Lee Avenue  
Owner: Luciano Reyna  
Zoning: "A-5" One-Family
  - a. **VARIANCE:** permit the continued use of an existing addition encroaching into the side yard setback  
  
Required Setback: 5 foot side yard setback  
Requested Setback: 1 foot, 8 inch side yard setback.



**C. Continued Cases**

**5. BAR-19-089**

Address: 7801 Wildwest Drive  
Owner: Kimberly Boradneaux  
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a pool that would encroach into the side yard setback

Required Setback: 10 foot side yard setback  
Requested Setback: 3 foot side yard setback

- b. **VARIANCE:** permit the construction of a pool that would encroach into the rear yard setback

Required Setback: 5 feet rear yard setback  
Requested Setback: 2.5 feet rear yard setback

**6. BAR-19-091**

Address: Generally bounded by Bailey Boswell Rd, Bryson Ln, and Old Decatur Road  
Owner: Equity Trust Company & Retail Corners LLC by Kimley Horn  
Zoning: "A-43" One-Family / "E" Neighborhood Commercial

- a. **VARIANCE:** under the "A-43" One-Family district regulations, permit paving and parking in the front yard where none is allowed

- b. **VARIANCE:** under the "A-43" One-Family district regulations, permit paving in the projected front yard

Maximum allowed hard surface coverage: 50 percent  
Hard surface requested: 57 percent

- c. **VARIANCE:** under the "E" Neighborhood Commercial District regulations to waive the landscaping requirement in a front yard

Required Minimum Landscaping: 75 percent of the site's landscaping  
Requested landscaping: 48 percent of site's landscaping

**D. New Cases**

**7. BAR-19-079**

Address: 3008 Fitzhugh Avenue  
Owner: Maria Andrade  
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit an existing carport that is in the side yard setback

Required Setback: 5 foot side yard setback  
Requested Setback: 2-foot side yard setback



**8. BAR-19-101**

Address: 2817 E. 4<sup>th</sup> Street  
Owner: Donald Marshall  
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a second garage

Minimum Required Land Square Footage: Half acre or more

Request: Second garage on a lot less than ½ acre.

**9. BAR-19-102**

Address: 2417 Putnam  
Owner: Reasha Smith\_  
Zoning: "A-5" One-Family

- a. **VARIANCE:** to allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces

Requested Parking: Zero (0) spaces

- b. **VARIANCE:** to reduce the number of parking spaces

Required Parking: 2 spaces

Requested Parking: 1 parking space

**10. BAR-19-103**

Address: 13025 Singleton Drive  
Owner: Delmar and Vernetta Langan  
Zoning: "A-43" One-Family

- a. **VARIANCE:** permit the construction of a detached garage into the side-yard setback

Required Setback: 25 foot side yard setback

Requested Setback: 15 foot side yard setback

**11. BAR-19-106**

Address: 6954 Tamarach Road  
Owner: Scott Hamilton  
Zoning: "A-5" One-Family

- a. **SPECIAL EXCEPTION:** permit an existing 4-foot solid wood fence into the established projected front yard

- b. **VARIANCE:** permit an existing 6-foot solid wood fence into the projected front yard, when 4 feet is allowed by special exception.

Allowed fence by right: 4 foot opened design fence

Requested Fence: 6 foot solid fence



**12. BAR-19-107**

Address: 501 Eastwood Drive  
Owner: Slade Upham by Brian Zwick  
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a carport that encroaches into the side yard setback

Required Setback: 5 foot side yard setback  
Requested Setback: 1 foot side yard setback

**13. BAR-19-108**

Address: 3624 Encanto Drive  
Owner: MacLynn Squared LLC by V Fine Homes  
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a new residence with a 44-foot front yard setback

Required Front Yard Setback: 50-foot maximum setback established front yard setback  
Requested Front Yard Setback: 44 foot front yard setback

**14. BAR-19-109**

Address: 11616 Pine Creek Court  
Owner: Wes and Patty Perkovsky by Donald Rainey  
Zoning: "PD/A-10" Planned Development

- a. **VARIANCE:** permit the construction of a pool that encroaches into the required rear yard setback

Required Setback: 10 foot rear yard setback  
Requested Setback: 5 foot rear yard setback

- b. **VARIANCE:** permit the construction of a cabana that encroaches into the required rear yard setback

Required Setback: 10 foot rear yard setback  
Requested Setback: 8 foot rear yard setback

- c. **VARIANCE:** permit the construction of an outdoor kitchen that encroaches 2 feet into the required rear yard setback.

Required Setback: 10 foot rear yard setback  
Requested Setback: 8 foot rear yard setback

**15. BAR-19-111**

Address: 1740 Scenery Hill Road  
Owner: Michael de los Santos and Susan de los Santos  
Zoning: "A-10" One-Family

- a. **VARIANCE:** permit the construction of an accessory structure that would encroach into the required side yard setback.

Required Setback: 5 foot side yard setback  
Requested Setback: 2 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 Friday, October 11, 2019 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