



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Friday, November 16, 2018
Work Session 12:00 PM
Public Hearing 1:00 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. 12:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290

A. Review of Cases on Today's Agenda

II. 1:00 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of October 17, 2018 Hearing _____

B. Translation Cases

**1. BAR-18-106 Jorge Santoyo
4041 Willing Avenue**

a. Request a **VARIANCE** in an "A-5" One-Family District to permit an existing carport that encroaches 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.



2. BAR-18-110 **Roberto Blanco & Estela Lara**
708 E Harvey Avenue

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

C. Continued Cases

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-18-083 **Terata Kanu**
11601 Twining Branch Circle

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District regulations to permit an existing 4-foot, solid fence located in the projected front yard.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing 6-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 2 feet.

5. BAR-18-092 **Christine & Jeffrey Klote**
3824 Bellaire Circle

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of an addition that would encroach 13 feet, 6 inches into the required 25-foot side-yard setback, creating an 11-foot, 6-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a porte cochere that would encroach 19 feet, 7 inches into the required 25-foot side-yard setback, creating a 5-foot, 5-inch side-yard setback.

6. BAR-18-094 **Kirk Rankin by Jason Beane, MEL/ARCH Studio**
1732 Ashland Avenue (proposed Lot 15R-1)

- a. Request a **VARIANCE** under the “B” Two-Family District regulations to permit the construction of a duplex that would encroach 10 feet into the required 20-foot front-yard setback, creating a 10-foot, front-yard setback.

7. BAR-18-095 **Kirk Rankin by Jason Beane, MEL/ARCH Studio**
1732 Ashland Avenue (proposed Lot 15R-2)

- a. Request a **VARIANCE** under the “B” Two-Family District regulations to permit the construction of a duplex that would encroach 10 feet into the 20-foot projected front-yard setback, creating a 10-foot, front-yard setback.



8. BAR-18-097 **JDJC Homes, LP by Jerry Simmons**
4128 Benmar Street

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

9. BAR-18-102 **Sergio Ortega**
3112 NW 25th Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a carport that encroaches 4 feet into the 5-foot rear yard setback, creating a 1-foot rear yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a garage that encroaches 4 feet into the 5-foot rear yard setback, creating a 1-foot rear yard setback.

10. BAR-18-103 **Williams Fayette III by Clover III Construction, Inc.**
112 Crestwood Drive

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

11. BAR-18-104 **Steve Hawkins Custom Homes, Ltd.**
10332 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 20 feet, 5 inches into the 25-foot side yard setback (south), creating a 4-foot, 7-inch 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 10 feet into the 25-foot side yard setback (north), creating a 15-foot side yard setback.

D. New Cases

12. BAR-18-105 **Erik & Stacy Gottlieb**
1808 Thomas Place

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with habitable space that would encroach 5 feet into the required 5-foot rear-yard setback, creating a 0-foot rear-yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with habitable space with a height of 28 feet where 19 feet is the maximum height allowed, excessive by 9 feet.

13. BAR-18-107 **Zac & Victoria Cross by Ken Donaghy**
5001 Rancho Verde Parkway

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a habitable accessory structure that would encroach 13 feet into the required 25-foot side-yard setback, creating a 12-foot side-yard setback.



14. BAR-18-108

Matyastik Capital LLC by Walter Matyastik
3600 Watonga Street

- a. Request a **VARIANCE** under the "B" Two-Family District regulations to permit the construction of a two-family residence that would encroach 7 feet into the required 10-foot side-yard setback for a corner lot, creating a 3-foot side-yard setback.

15. BAR-18-109

Chanda Simpson by Karl Hahnfield
3649 Bellaire Drive South

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

16. BAR-18-111

Donna Williams by Mark Chambless
9304 Mountain Lake Court

- a. Request a **VARIANCE** under the "R1" Zero Lot Line/Cluster District regulations, to allow 1 parking space behind the building wall, when 2 parking spaces are required, deficient by 1 parking space.

17. BAR-18-112

Zac Thompson
2023 Glenco Terrace

- a. Request a **VARIANCE** in an "A-5" One-Family District in the TCU Residential Overlay to permit the construction of a garage with habitable space that would encroach 3 feet, 6 inches into the required 5-foot side-yard setback, creating a 1-foot, 6-inch 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, November 09, 2018 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas