



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, June 20, 2018
Work Session 12:30 PM
Public Hearing 1:30 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 _____
- Moiri Brown _____
- Joey Dixson, Vice-Chair _____
- Keishi High _____
- Tony DiNicola _____
- Courtney Holt _____
- Steve Epstein _____
- Amanda Schulte _____

I. 12:30 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. 1:30 P.M. PUBLIC HEARING Council Chamber

- A. Approval of Minutes of May 16, 2018 Hearing** _____
- B. Continued Translation Cases**

**1. BAR-18-044 Jesus B. Rodriguez
3140 S. Adams Street**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit a 4-foot solid, front-yard fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit a 10-foot solid fence in the front yard, where 4 feet is allowed by special exception, excessive by 6 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing carport that encroaches 4 feet into the required 5-foot side yard setback, creating a 1-foot side yard setback.



2. BAR-18-046

Ramiro Zamora
4409 Kings Oaks Lane

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing 256 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 56 square feet.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing accessory structure with a height of 12 feet where 10 feet is the maximum allowed, excessive by 2 feet.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.

3. BAR-18-047

Gabriel Guerrero
3137 Purington Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing residence that encroaches 3 feet into the required 28-foot, established front yard, creating a 25-foot front yard setback.

4. BAR-18-051

Vicente Hernandez & Maria Avila
2421 Moresby Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing 216 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 16 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory structure with a height of 11 feet where 10 feet is the maximum allowed, excessive by 1 foot.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory structure that encroaches 1 foot into the required 5-foot side yard setback, creating a 4-foot side yard setback.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport that encroaches 3 feet, 6 inches into the required 5-foot side yard setback, creating a 1-foot, 6-inch side yard setback.

C. New Cases

5. BAR-18-054

Michelle M. Petersen by Ron Petersen
5304 Murrieta Way

- a. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of a storage shed 60 feet from the front property line, where 75 feet is required, deficient by 15 feet.

6. BAR-18-055

Philip & Erica Weaver
1824 Thomas Place

- a. Request **VARIANCES** in an “A-5” One-Family District, to permit the construction of the following structures in the southern side-yard setback:
 - i. A single family residence that would encroach 5 feet into the required 10-foot side-yard setback, creating a 5-foot side-yard setback.
 - ii. A detached garage that would encroach 5 feet into the required 10-foot side-yard setback, creating a 5-foot side-yard setback.
 - iii. A covered porch that would encroach 8 feet, 6 inches into the required 10-foot side-yard setback, creating a 1-foot, 6-inch side-yard setback.
 - iv. A fireplace that would encroach 6 feet, 6 inches into the required 10-foot side-yard setback, creating a 3-foot, 6-inch side-yard setback.



7. BAR-18-056 **Steve Hawkins Custom Homes, Ltd.**
10532 Rancho Viejo Way

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

8. BAR-18-057 **Stanley Rowland by Ben Bishop**
6336 North Ridge Road

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a detached garage and porch that would encroach 25 feet into minimum 50-foot projected front yard setback, creating a 25-foot, front-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a 600 square-foot accessory structure where 400 is the maximum allowed, excessive by 200 feet.

9. BAR-18-058 **Cory Hitte**
4204 Calmont Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing addition on a detached garage that encroaches 4 feet into the required 5-foot side-yard setback, creating a 1-foot, side-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing addition on a detached garage that encroaches 2 feet into the required 5-foot rear-yard setback, creating a 3-foot, rear-yard setback.

10. BAR-18-059 **Laura Dinger by Austen Construction**
2625 Waits Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a detached garage that would encroach 4 feet into the required 5-foot side-yard setback, creating a 1-foot, side-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a detached garage that would encroach 4 feet, 4 inches into the required 5-foot rear-yard setback, creating an 8-inch, rear-yard setback.

11. BAR-18-060 **DeeAnn Hockema**
3252 Wabash Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District with TCU Residential Overlay, to permit the construction of an addition that would encroach 2 feet, 4 inches into the 5-foot side yard setback, creating a 2-foot, 8-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 **Thursday, June 14, 2018 at 5:00 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