



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, July 18, 2018
Work Session 12:30 PM
Public Hearing 1:30 PM**

**200 Texas Street
City Council Conference Room 290
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 City Council Conference Room 290

- A. Approval of Minutes of June 20, 2018 Hearing** _____
- B. New Translation Cases**

**1. BAR-17-126 Jose Luis Lerma
2409 Rattikin Road**

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit a habitable accessory structure that encroaches 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 a habitable accessory structure at a height of 25 feet, where 15 feet is the maximum allowed, excessive by 10 feet.



2. BAR-18-061

Gamelio Frias

1404 Cloverdale Drive

- 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.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow 3 parking spaces on the lot, when 4 parking spaces are required, deficient by 1 parking space.

3. BAR-18-069

Pedro Aneola

5600 Comer Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a detached garage that would encroach 1 foot into the required 5-foot side-yard setback, creating a 4-foot, side-yard setback.

C. New Cases

4. BAR-18-064

Richard Dickerson

7400 Buttonwood Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.

5. BAR-18-065

Lonnie Folsom

6053 Walnut Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a swimming pool 50 feet from the front property line, where 75 feet is required, deficient by 25 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit existing storage sheds and a proposed swimming pool on a lot without a primary use, where accessory structures are not allowed.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit 880 square-feet of accessory structures, where 200 square feet is the maximum allowed, excessive by 680 square feet.

6. BAR-18-066

Ronald O’Blenis

4033 Curzon Avenue

- 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.

7. BAR-18-067

Jeff Elms

6375 Elm Crest Court

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a 528 square-foot accessory structure where 400 square feet is the maximum allowed, excessive by 128 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory structure with a height of 16 feet, 6 inches where 12 feet is the maximum allowed, excessive by 4 feet, 6 inches.



8. BAR-18-068

Kalee McMullen

1725 S. Jennings Avenue

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

9. BAR-18-070

Justin and Jennifer Grissom by Bryan W. Bogle

2837 College Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of the exterior walls of a residence with 14 percent masonry, when 50 percent of exterior walls are required to be masonry, deficient by 36 percent.

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 reunión 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, July 12, 2018 at 5:00 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