



Beth Knight
7/16/2015

RESIDENTIAL BOARD OF ADJUSTMENT

D E C I S I O N S

Wednesday, July 15, 2015

2:00 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Dan More (Alternate)	<u> P </u>
Robert Gutierrez (Alternate)	<u> P </u>
Moiri Brown	<u> P </u>
Joey Dixon	<u> P </u>
De De Smith	<u> P </u>
Philip Vaden	<u> P </u>
Wade Chappell, Vice Chair	<u> P </u>
Steve Epstein	<u> P </u>
Darien George, Chair	<u> P </u>

I. 1:00 P.M LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 2:00 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of June 17, 2015 Hearing (7-0-2)



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B. Translation Cases

1. BAR-15-100 **Luz Estrada by Layla Estrada**
8512 Cove Meadow Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a porch encroaching 3 feet 2 inches into a 5-foot side yard setback, creating a 1-foot 10-inch side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a rear yard fence 8 feet 6 inches in height, where 8 feet is allowed, excessive by 6 inches.

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (6 - 3)

2. BAR-15-103 **Jesus Rodriguez by Antonio & Maria Rodriguez**
3018 Lincoln Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District on the north side yard to permit the continued use of a carport that encroaches 5 foot into a 5-foot side yard setback, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 12-foot tall accessory building that encroaches 1 foot, 6 inches into a 9-foot rear yard setback, creating a 7-foot, 6 inch rear yard setback.

Item "a" APPROVED (8 - 1)

Item "b" APPROVED (9 - 0)

C. Continued Cases

3. BAR-15-060 **Linwood Park Redevelopment by Dunaway Associates**
201 Wimberly Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a duplex with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

DENIED WITHOUT PREJUDICE (9-0)

4. BAR-15-061 **Linwood Park Redevelopment by Dunaway Associates**
211 Wimberly Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a duplex with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

DENIED WITHOUT PREJUDICE (9-0)



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5. BAR-15-062

Linwood Park Redevelopment by Dunaway Associates
225 & 229 Wimberly Street and 2850 & 2854 Wingate Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of 4 duplexes where a 25-foot setback is required:
 - i. 2 structures with a 15-foot front yard setback on Wingate, deficient by 10 feet; and
 - ii. 2 structures with a 10-foot front yard setback on Wimberly, deficient by 15 feet.

DENIED WITHOUT PREJUDICE (9-0)

D. New Cases

6. BAR-15-081

Carolyn Ashton
8563 Garden Springs Drive

- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of 4-foot solid front yard fence.

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (6 - 3)

7. BAR-15-091

Linwood Park Redevelopment by Dunaway Associates
300 Wimberly Street and 2901 Wingate Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two duplexes with a 10-foot front yard setback, where a 25-foot setback is required, deficient by 15 feet.

DENIED WITHOUT PREJUDICE (9-0)

8. BAR-15-101

Tito & Maria Robledo (Village Homes) by Dunaway Associates
213 Wimberly Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a duplex with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

DENIED WITHOUT PREJUDICE (9-0)

9. BAR-15-102

James Arnold
7525 Emerywood Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage on a single residential lot of less than ½ acre, where one garage is allowed.

APPROVED (7 - 2)

10. BAR-15-104

Jason & Brooke Best
4433 Calmont Avenue



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- a. Request a **VARIANCE** in an "A-5" One-Family District on the west side yard to permit the construction of a garage that would encroach 4 feet into a 10-foot side yard setback, creating a 6-foot side yard setback.

APPROVED (9 - 0)

11. BAR-15-106

Joshua & Holly Korman
401 Crestwood Drive

- a. Request a **VARIANCE** in an "A-21" One-Family District to permit the construction of a garage with a 30-foot front yard setback, where a 50-foot setback is required, deficient by 20 feet.

APPROVED (9 - 0)

III. ADJOURNMENT: 3:30 PM