



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, September 18, 2019
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 August 21, 2019 Hearing | _____ |



B. New Translation Cases

1. BAR-19-077

Bahrudin Sisic
5400 Whitman Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing porch and balcony to encroach 3 feet, 6 inches into the required 10-foot side yard setback, creating a 6-foot 6-inch side yard setback.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing staircase to encroach 6 feet, 10 inches into the required 10-foot side yard setback, creating a 3-foot 2-inch side yard setback.

2. BAR-19-052

Alma Valencia and Juan Moreno
4601 Avenue G

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a habitable accessory structure that exceeds the height of the primary structure by 6 feet.

3. BAR-19-063

Josefina Arellano Guzman
3840 James Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a carport in the front yard, where none are allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow 0 parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing carport that encroaches 2 feet into the required 5-foot side yard setback, creating a 3-foot side yard setback.

4. BAR-19-088

Oscar Navarrete
3311 Avenue M

- 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.

C. New cases

5. BAR-19-083

Steve Petras by Austen
4637 Pershing Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of detached garage that would encroach 5 feet into the required 5-foot rear-yard setback, creating a 0-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 3 feet, 5 inches into the required 10-foot side-yard setback, creating a 6-foot, 7-inch side-yard setback.



6. BAR-19-085

Blanca Rodriguez

6804 Bowman Roberts Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit an existing detached garage that exceeds the height of the primary residence by 1 foot.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit an existing detached garage that exceeds the square footage of the primary residence by 850 square feet.

7. BAR-19-086

Katherine Helmberger

5000 Rancho Verde Parkway

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

8. BAR-19-087

William Michael Wilson and Olivia Faye Wilson family Revocable Trust

4425 Wayside Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow 0 parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.

9. BAR-19-089

Kimberly Broadneaux

7801 Wildwest Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory structure that would encroach 7 feet into the required 10-foot side yard setback, creating a 3 foot side yard setback.

10. BAR-19-090

Jeffery Eubank by Seth Fowler

4400 Ridgehaven Road

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of an addition that would encroach 14 feet, 9 inches into the required 25-foot side-yard setback, creating a 10-foot, 3-inch side-yard setback.

11. BAR-19-091

Equity Trust Company & Retail Corners LLC by Kimley Horn

Generally bounded by Bailey Boswell Rd, Bryson Ln, and Old Decatur Road

- a. Request a **VARIANCE** under the "A-43" One-Family District regulations to permit paving and parking in the front yard, where paving and parking are not allowed.
- b. Request a **VARIANCE** under the "A-43" One-Family District regulations to permit paving in the projected front yard with 57 percent front yard coverage, where 50 percent is the maximum allowed, excessive by 7 percent.
- c. Request a **VARIANCE** in an "E" Neighborhood Commercial District to waive the landscaping requirement in a front yard, where 75 percent of the site's landscaping area is the minimum allowed, deficient by 48 percent.



12. **BAR-19-093** **Donna R. And Wayne R. Darner**
1301 Elizabeth Boulevard
- a. Request a **SPECIAL EXCEPTION** in an “A-5/HC” One-Family District with a Historical Overlay to permit a 5-foot open design fence in the projected front yard.
 - b. Request a **VARIANCE** in an “A-5/HC” One-Family District with a Historical Overlay to permit a 6-foot, open design fence, in the projected front yard, when 5 feet is allowed by special exception, excessive by 1 foot.
 - c. Request a **VARIANCE** in an “A-5/HC” One-Family District with a Historical Overlay to permit the construction of an accessory structure 30 feet from the projected front yard, where a minimum of 40 feet is required, deficient by 10 feet.
13. **BAR-19-095** **City of Fort Worth Property Management by Wayne Noack**
7029 Cahoba Drive
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District with NASJRB Airport Accident Potential Zone I Overlay to permit the expansion of a boat dock to 1,960 square feet, where 1,600 square feet is the maximum size allowed.
14. **BAR-19-096** **City of Fort Worth Property Management by Clyde Austin**
2464 Indian Cove Street
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District with NASJRB Airport Overlay to permit the construction of a 2,500 square foot boat dock, where 1,000 square feet is the maximum size allowed.
 - b. Request a **VARIANCE** in an “A-5” One-Family District with NASJRB Airport Overlay to permit the construction of a boat dock with a length of 230 linear feet, where 200 linear feet is the maximum length allowed, excessive by 30 feet.

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, September 13, 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