



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, March 15, 2017

Work Session 12:30 PM

Public Hearing 2:00 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	<u> P </u>
Tony Perez, Vice-Chair	<u> P </u>
Moiri Brown	<u> P </u>
Bob Riley (Alternate)	<u> P</u>
De De Smith	<u> P </u>
Tony DiNicola	<u> P </u>
Courtney Holt	<u> P </u>
Steve Epstein	<u> P </u>
Darien George, Chair	<u> P </u>

I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290

- A. Review of Cases on Today’s Agenda**
- B. Commissioner Training for Appeals from Other Boards**

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

A. Approval of Minutes of February 15, 2017 Hearing 8-0-1

B. Translation Case

**1. BAR-17-009 Leopoldo Esquivel
5135 Dallas Avenue**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of two 5-foot front-yard, open-design gates.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of two 8-foot 6-inch, front-yard, open-design gates, when 5 feet is allowed by special exception, excessive by 3 feet 6 inches.

Continued to the April 19, 2017 hearing (9-0)



C. Continued Case

2. BAR-17-005 **Steve Hawkins Custom Homes**
4010 Bunting Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with 52.28 percent lot coverage, where 50 percent is allowed, excessive by 2.28 percentage points.

Denied without prejudice (9-0) because the applicant failed to appear.

D. New Cases

3. BAR-17-010 **Pantaleona Cataneda by Luis Acosta, Jr.**
6208 Big Bend Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a detached garage on a vacant lot, where none is allowed.

Approved (9-0) with the Stipulation of a two year time limit.

4. BAR-17-012 **Josh Gardner by Glendarroch Homes**
2533 6th Avenue (2529 6th Avenue)

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with habitable space on a separate lot, where accessory structures are not allowed.
- b. 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.
- c. 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 10-foot side yard setback on corner lots, creating a 5-foot side yard.

Approved (9-0) with the Stipulation of a two year time limit on item "a" to allow for re-platting.

5. BAR-17-013 **Yarin Castaneda**
2637 Pioneer Street

- 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 is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport that encroaches 2 feet 6 inches into the required 5-foot side yard setback, creating a 2 foot 6-inch side yard setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.
- d. Request a **VARIANCE** in an "A-5" One-Family District to allow 2 parking spaces for 4 bedrooms, when 3 parking spaces are required, deficient by 1 parking space.

Continued to the April 19, 2017 hearing (9-0)



6. BAR-17-014 **John and Mary Ann Loeffenholz by Ryan Panno Homes**
3004 Alton Road

- a. Request a **VARIANCE** in an “A-5” One-Family District, with TCU Residential Overlay, to permit the construction of a garage proposed to have a 10-foot front yard setback, where a 20-foot front yard setback is required, deficient by 10 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District, with TCU Residential Overlay, to permit the construction of a garage that would encroach 2 feet into the required 5-foot side yard setback, creating a 3-foot side yard setback.

Approved (9-0)

7. BAR-17-016 **Michael Loftin by Castor Vintage Homes**
3117 Stadium Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District, with TCU Residential Overlay, to permit the construction of a garage and habitable space with a 1-foot 7-inch southern side yard setback, when 5 feet is required, deficient by 3 feet 5 inches.
- b. Request a **VARIANCE** in an “A-5” One Family District, with TCU Residential Overlay, to permit the construction of two accessory buildings that are a combined 552 sq. ft., which exceeds the maximum allowed area of 400 square feet by 152 square feet.
- c. Request a **VARIANCE** in an “A-5” One Family District, with TCU Residential Overlay, to permit the construction of a covered patio with a 5 foot rear yard setback, when the setback required for structures over 10 feet is 9 feet, deficient by 4 feet.
- d. Request a **VARIANCE** in an “A-5” One Family District, with TCU Residential Overlay, to permit the construction of a covered patio with an 8 foot northern side yard setback, when the setback required for structures over 10 feet is 9 feet, deficient by 1 foot.

Approved Item “a” (9-0); Approved Items “b”, “c”, “d” (7-2)

8. BAR-17-018 **Jose Hernandez**
2015 Clinton Avenue

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of habitable space that encroaches 5 feet into the 5-foot rear yard setback, creating a 0-foot rear yard setback.

Approved (9-0)

9. BAR-17-019 **Nancy Puff Jones by Mary Nell Poole**
4455 Crestline Road

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a 4-foot solid fence in the projected front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a 7-foot solid fence in the projected front yard, when a maximum of 4 feet is allowed with a special exception, excessive by 3 feet.

Approved (9-0)



10. BAR-17-020 **Kelly & Steven Percifield by Glendarroch Homes**
3800 Arroyo Road

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

Approved (9-0)

11. BAR-17-021 **James Darien & Laurie George**
1901 Ben Hall Court

- a. Request a **VARIANCE** in an "A-5" One-Family District, with TCU Residential and Historic and Cultural District Overlays, to permit the construction of a 10-foot rear yard fence when 8 feet is allowed, excessive by 2 feet.

Approved (8-0)

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.