



**RESIDENTIAL BOARD OF ADJUSTMENT  
DECISIONS**

**Wednesday, June 21, 2017  
Work Session 12:30 PM  
Public Hearing 2:00 PM  
200 Texas Street  
City Council Conference Room 290 /City Council Chamber  
2<sup>nd</sup> 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 – Roles and Responsibilities**

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

- A. Approval of Minutes of May 17, 2017 Hearing 7-0-2**
- B. Translation Case – Continued**

**1. BAR-17-038 Teresita Garcia  
2550 Durringer Road**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 5-foot front-yard, open-design gate and fence, and 5-foot 6-inch columns.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of the following:
  - i. A 7-foot, front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 2 feet.



- ii. A 7-foot, 6-inch front-yard, open-design gate, when 5 feet is allowed by special exception, excessive by 2 feet, 6 inches.
- iii. Columns at a height of 8 feet, when 5 feet, 6 inches is allowed by special exception, excessive by 2 feet, 6 inches.
- c. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid front-yard fence.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a 6-foot, 2-inch solid front-yard fence, excessive by 2 feet, 2 inches.

**Continued to the July 19<sup>th</sup>, 2017 hearing (9-0)**

**C. Translation Cases – New**

**2. BAR-17-045**      **Victor Muñoz by Maria Hernandez**  
619 South Ayers Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 5-foot front yard, open-design gate.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a front yard, open-design gate with a height of 6 feet, excessive by 1 foot.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a carport that encroaches 3 feet into the 5-foot side yard setback, creating a 2-foot side yard setback.

**Approved Items “a” and “c” (9-0), and Item “b” Failed for Lack of Seven (7) Affirmative Votes (6-3).**

**3. BAR-17-046**      **Jorge Figueroa**  
4066 Fairpark Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the construction of a 4-foot solid front-yard fence
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a 6-foot solid, front yard fence, excessive by 2 feet.
- c. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a single-family residence within the 20-foot projected front yard setback, encroaching by 10 feet, creating a front yard setback of 10 feet.

**Approved (9-0) with the Stipulation that the fence can only be along Debbie Avenue and that a 10’ x 10’ corner clip be installed on the fence’s southwest corner.**

**D. Continued Cases**

**4. BAR-17-035**      **Russell Norman by John Sharp**  
3537 Bellaire Drive South

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an addition that would encroach 3 feet into the required 5-foot side-yard setback, creating a 2-foot side-yard setback.

**Continued to the July 19<sup>th</sup>, 2017 hearing (9-0)**



**6. BAR-17-037**      **Edie & Phillip Hall by Glendarroch Homes**  
4624 St. Laurent Court

- a. Request a **VARIANCE** in an “A-21” One-Family District, to permit the construction of a single-family residence with a lot coverage of 40 percent, excessive by 10 percent.

**Approved (9-0) with the Stipulation that the lot coverage not exceed 33.5%.**

**E. New Cases**

**7. BAR-17-047**      **Burmese Dhamma Center by Lindsey Tran**  
200 Williams Road

- a. Request a **SPECIAL EXCEPTION** in an “A-21” One-Family District to permit the continued use of an existing 4-foot solid front yard fence.
- b. Request a **VARIANCE** in an “A-21” One-Family District to permit an existing solid front yard fence at a height of 6 feet, 2 inches, excessive by 2 feet, 2 inches.
- c. Request a **SPECIAL EXCEPTION** in an “A-21” One-Family District to permit the continued use of an existing open design front yard fence at a height 5 feet.
- d. Request a **VARIANCE** in an “A-21” One-Family District to permit the continued use of an existing open design front yard fence at a height 6 feet, 2 inches, excessive by 1 foot, 2 inches.
- e. Request a **VARIANCE** in an “A-21” One-Family District to permit the continued use of a gazebo in the front yard setback, where none are allowed.
- f. Request a **VARIANCE** in an “A-21” One-Family District to permit the continued use of a gazebo with a height of 18 feet, where 12 is allowed, excessive by 6 feet.

**Approved (9-0)**

**8. BAR-17-048**      **JDJC Homes, LP by Metro Code**  
2712 Creston Avenue

- a. Request a **VARIANCE** in a “B” Two-Family District to allow zero parking spaces behind the front wall of the house, deficient by 2 parking spaces.

**Approved (9-0) with the Stipulation that the driveway be widened to hold 2 parking spaces (18' x 18').**

**9. BAR-17-050**      **Christopher Vogt by Waypoint Homes**  
10200 Cypress Hills Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a screening fence without masonry columns.

**Denied without Prejudice (9-0) as the Applicant Failed to Appear.**

**III. ADJOURNMENT:**

**3:51 PM**

**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](mailto: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](mailto: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.