



1/22/2016

Beth Knight

**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, January 20, 2016
Work session 12:30 PM
Public Hearing 1:30 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:

J.R. Martinez	<u> P </u>
Tony Perez	<u> P </u>
Moiri Brown	<u> P </u>
Joey Dixson	<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. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber
 - A. Review of Cases on Today's Agenda
- II. 1:30 P.M. PUBLIC HEARING Council Chamber
 - A. Approval of Minutes of December 16, 2015 Hearing (7-0-2)



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B. Translation Cases – New (Vietnamese)

1. BAR-16-008 **Lam Dung & Hung Van**
1205 Meriwether Avenue

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of:
 - i. a carport that encroaches approximately 4 feet 4 inches into a 5-foot side yard setback, creating an 8-inch side yard setback.
 - ii. a porch with an 8-inch side yard setback where a 5-foot side yard setback is required, deficient by 4-feet 4 inches.
 - iii. a storage building with an 8-inch side yard setback where a 5-foot side yard setback is required, deficient by 4-feet 4-inches.

APPROVED Item “a-i” (8 - 1)
APPROVED Item “a-ii” (7 - 2)
FAILED FOR LACK OF 7 AFFIRMATIVE VOTES Item “a-iii” (1 - 8)

C. Translation Cases – Continued (Spanish)

2. BAR-15-160 **Miguel & San Juana Lira**
2801 Travis 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 fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of:
 - i. a front yard open design fence 6 feet in height, excessive by 1 foot, and
 - ii. a front yard gate 9 feet in height, excessive by 4 feet.
- c. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in a front yard.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a solid fence to be 4 feet 10 inches in height, excessive by 10 inches.

APPROVED Items “a & b” (7-1-1)
FAILED FOR LACK OF 7 AFFIRMATIVE VOTES Item “c” (3 –5-1)
FAILED FOR LACK OF 7 AFFIRMATIVE VOTES Item “d” (1 –7-1)

3. BAR-15-174 **Narcizo Muniz by Yadira Muniz**
2726 Travis 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 fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a front yard open design gate to be 6 feet in height, 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 and 4-inches into the 5-foot side yard setback, creating a 1-foot 8-inch setback

APPROVED (9-0)



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D. Translation Cases – New (Spanish)

4. BAR-15-110 **Jorge & Maria Martinez**
2717 South Adams Street

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a habitable structure that encroaches 1-foot 6 inches into the 5-foot rear yard setback, creating a 3-feet 6 inch setback.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of two covered patios that encroach 5 feet into the 5-foot side yard setback, creating a 0-foot 0 setback.

APPROVED (9 - 0) WITH THE STIPULATION THAT THE SIDE YARD SETBACK FOR THE TWO COVERED PATIOS BE INCREASED TO 3 FEET.

5. BAR-16-002 **Silvino & Angeles Barajas**
3627 Noble Avenue – 401 Fairview Avenue

- a. Request a **SPECIAL EXCEPTION** in a “B” Two -Family District to permit the continued use of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in a “B” Two -Family District to permit the continued use of a front yard open design fence 7 feet 9-inches in height, excessive by 2-feet 9-inches
- c. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a new single family residence with a 14-foot front yard setback on Noble Avenue, where a 20-foot front yard setback is required, deficient by 6-feet.
- d. Request a **VARIANCE** in a “B” Two -Family District to allow a second garage on a residential lot less than ½ acre, where one garage is allowed.

APPROVED Item “a” (9 - 0)
APPROVED Item “b” (8 - 1)
APPROVED Item “c” (9 - 0)
APPROVED Item “d” (7 - 2)

E. Continued Case

6. BAR-15-155 **Nicole Horne Numa**
5336 Mirage Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in a projected front yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a solid fence to be 6 feet in height, excessive by 2 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit in a 20-foot projected front yard setback the continued use of:
 - i. an above-ground swimming pool with a 9-foot yard setback, deficient by 11 feet.
 - ii. a deck with a 10-foot yard setback, deficient by 10 feet.

APPROVED (9 - 0) WITH THE STIPULATION THAT EITHER THE POOL FILTER IS MOVED AWAY FROM THE ADJACENT NEIGHBORS OR THE POOL FILTER IS ENCLOSED TO REDUCE THE NOISE IMPACT.



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F. New Cases

7. BAR-15-170

Carla Freitas
5633 Pershing Avenue

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a detached garage that would encroach approximately 1-foot 8 inches into the 3-foot rear yard setback, creating a 1-foot 3-inch setback.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a detached garage that would encroach approximately 2 feet into the 3-foot side yard setback, creating a 1-foot setback.

APPROVED (9 - 0)

8. BAR-16-001

Douglas & Gina Borg by Seth Fowler
3629 Bellaire Drive South

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit:
 - i. the construction of a carport that would encroach 5 feet into the 5-foot side yard setback, creating a 0-foot setback.
 - ii. the enclosure of the existing garage to be habitable space that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot setback.

CONTINUED TO THE HEARING ON FEBRUARY 17, 2016 (9 – 0)

9. BAR-16-006

John Chupp by Fort Capital, L.P.
4836 & 4832 Birchman Avenue

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of 2 attached zero-lot-line units that would encroach 5 feet into the 10-foot side corner setback, creating a 5-foot setback.

CONTINUED TO THE HEARING ON FEBRUARY 17, 2016 (9 – 0)

III. ADJOURNMENT:

4:40pm