



Beth Knight

10/23/2015

RESIDENTIAL BOARD OF ADJUSTMENT

D E C I S I O N S

Wednesday, October 21, 2015

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 Dixon	<u>P</u>
De De Smith	<u>P</u>
Dan Moore (Alternate)	<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 September 16, 2015 Hearing (7-0-2)



Beth Knight

10/23/2015

B. Translation Cases – New

1. BAR-15-137

Aurelio & Martha Arellano
3800 Avenue N

- 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 fence to be 6 feet in height, excessive by 1 foot.

Approved Item “a” with the stipulation that a 20 foot by 20 foot POSE be installed on the northwest corner (9-0)

Item “b” failed for lack of seven affirmative votes (4 - 5)

2. BAR-15-140

Maria Zuniga
5537 & 5541 Vesta Farley Road

- 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 front yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a solid fence 6 feet in height, excessive by 2 feet.

Approved Item “a” (8-1)
Approved Item “b” (7-2)

D. Continued Cases

3. BAR-15-131

DR Horton Texas, LTD by North Texas Inspections
701 Alta Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a front yard open design fence to be 8 feet in height, excessive by 3 feet.

Denied without prejudice, as the applicant requested withdrawal of the case (9-0)

4. BAR-15-136

(originally submitted as BAC-15-114) **Bryan Eppstein**
2817 Alton Road

- a. Request an **APPEAL** of a City Official’s decision that the residence at 2817 Alton Road is not a boarding house in an “A-5/TCU” One Family District with a TCU Residential Overlay.

Affirmed the City Official’s decision (9-0)



Beth Knight

10/23/2015

E. New Cases

5. BAR-15-107

Brenton, W.C. Jr. by CFW - Historic Preservation
919 E. Humbolt Street

- a. Request an **APPEAL** of a Historic and Cultural Landmark Commission's decision that the residence at 919 E. Humbolt Street, zoned "A-5/HC" One-Family/Historic and Cultural District should be demolished.

Denied without prejudice, as the applicant requested withdrawal of the case (9-0)

6. BAR-15-138

Robert & Emilia Snoke
3817, 3821 & 3825 Willing Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 3-foot 6-inch solid fence in a front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of solid fence columns 4 feet 6 inches in height, excessive by 6 inches.

Approved (8-1)

7. BAR-15-139

Raymon Barlow III by Adam Rubinson
2541 Stadium Drive

- a. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of an addition that would encroach 2 feet into a 5-foot side yard setback, creating a 3-foot side yard setback.

Approved (9-0)

8. BAR-15-142

Rebecca Grassl-Peterson
1615 Lynnhaven Road

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the construction of a carport in a front yard where none is allowed.

Failed for lack of seven affirmative votes (5 - 4)

9. BAR-15-143

Rudolph & Linda Fisher
1064 E. Magnolia Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory building with 720 square feet, where 400 square feet is allowed, excessive by 320 square feet.

Approved (9-0)



Beth Knight

10/23/2015

10. BAR-15-147

Richard & Aubrey Ramos
8417 Snow Goose Way

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a pool with a 3-foot side yard setback, where 5 feet is required, deficient by 2 feet.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a pool with a 3-foot rear yard setback, where 5 feet is required, deficient by 2 feet.

Approved (8-1)

11. BAR-15-148

Mahmoud Abdallah by Bonilla Group
820 Woodridge Drive

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport with a 1 foot 7 inch side yard setback where a 5-foot side yard setback is required, deficient by 3 feet 5 inches.

Failed for lack of seven affirmative votes (4 - 5)

12. BAR-15-149

Priscilla Honeycutt
4049 Alicante Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-10" 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-10" One-Family District to permit the continued use of a solid fence 6 feet in height, excessive by 2 feet.

Approved (7-1)

13. BAR-15-150

First Texas Homes, Inc. by Jaison Stephen
1300 - 1400 blocks Heritage Trace Parkway

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence without horizontal relief sections of open-design fencing.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence for masonry columns to exceed the 10 feet on center spacing requirement.

Approved (8-0)

III. ADJOURNMENT:

6:13 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 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.



Beth Knight

10/23/2015

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.