



**RESIDENTIAL BOARD OF ADJUSTMENT
D E C I S I O N S**

**Wednesday, November 18, 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>
Philip Vaden	<u> P </u>
James Hill (Alternate)	<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

B. Election of Chair and Vice-Chair

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of October 21, 2015 Hearing

(7 - 0 - 2)



B. Translation Cases – New

1. BAR-15-153

Juan Jose Lerma
724 Atlanta Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a carport that encroaches 10 feet into a 10-foot side yard setback, creating a 0-foot side yard setback
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building with a 4 foot 6 inch side yard setback where an 8-foot side yard setback is required, deficient by 3 feet 6 inches.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building with a 5 foot 2 inch rear yard setback where an 8-foot rear yard setback is required, deficient by 2 feet 10 inches.

APPROVED (9 - 0)

2. BAR-15-157

Jorge Castaneda
3608 Pate Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the front building line, where 2 spaces are required.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory building with 224 square feet, where 200 square feet is allowed, excessive by 24 square feet.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building with a 4 foot side yard setback where a 5-foot side yard setback is required, deficient by 1 foot.

APPROVED (9 - 0)

3. BAR-15-159

Alfredo and Greselda Calistro
1821 S. Jennings Avenue

- i. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of:
 - i. a carport that encroaches 5 feet into the 5-foot side yard setback, **STIPULATING THAT A GUTTER SYSTEM IS PROVIDED, AND THAT THE SYSTEM DOES NOT GO OVER THE PROPERTY LINE,** and
 - ii. an accessory building that encroaches 3 feet 6 inches into the 5-foot side yard setback.
- ii. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory building with a one foot rear yard setback, where 5 feet is required, deficient by 4 feet.
- iii. Request a **VARIANCE** in an “A-5” One-Family District to allow structures to cover 54% of a lot, where 50% is allowed, excessive by 4%.

APPROVED Item “a” (9 - 0) WITH THE STIPULATION CITED

APPROVED Item “b” (9 - 0)

FAILED FOR LACK OF 7 AFFIRMATIVE VOTES Item “c” (6 - 3)



4. **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 to be 6 feet in height, excessive by 1 foot, and
 - ii. a front yard gate to be 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.

CONTINUED TO THE HEARING ON JANUARY 20, 2016 (8 – 0 - 1)

C. New Cases

5. **BAR-15-152**

William Kirtley by Dan Rhodes Remodeling
4601 Crestline Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition that would encroach 4 feet 10 inches into a 10-foot side yard setback, creating a 5-foot 2-inch side yard setback.

APPROVED (8 – 0)

6. **BAR-15-154**

Kyle Denmark
3837 Pershing Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of construction of an addition with a 4-foot 6-inch side yard setback where a 10-foot side yard setback is required, deficient by 5 feet 6 inches.

APPROVED (8 – 0)

7. **BAR-15-156**

Chase Peysen Special Needs Trust
3267 Mary's Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a single family residence with a 20-foot projected front yard setback, where a 25-foot setback is required, deficient by 5 feet.

APPROVED (9 - 0)



8. BAR-15-158

Jennifer Martin
4209 Curzon Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the reconstruction of a garage with an 8-inch side yard setback, where 3 feet is required, deficient by 2 feet 4 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the reconstruction of a garage with an 8- inch rear yard setback, where 3 feet is required, deficient by 2 feet 4 inches.

APPROVED (8 – 0)

9. BAR-15-161

Michael & Lisa Ward
2300 Hillcrest Street

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a carport that would encroach one foot into a 5-foot side yard setback, creating a 4-foot side yard setback.

APPROVED (8 – 0)

10. BAR-15-162

Melissa Lane
2225 Frosted Willow Lane

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of accessory structures that encroach 3 feet into the 5-foot side yard setback, creating a 2-foot setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of three accessory structures with a combined 334 square feet, where 200 square feet is allowed, excessive by 134 square feet.

APPROVED Item “a” (7 – 1)

FAILED FOR LACK OF 7 AFFIRMATIVE VOTES Item “b” (6 – 2)

11. BAR-15-163

Kari and Owen Hutchison
3808 Pelham Road

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a garage with a 12-foot 10-inch front yard setback, where a 34-foot setback is required, deficient by 21 feet 2 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the front building line, where 2 spaces are required.

APPROVED (8 – 0)

III. ADJOURNMENT:

3:58 PM