



**RESIDENTIAL BOARD OF ADJUSTMENT**

**Wednesday, November 16, 2016  
Work Session 1:00 PM  
Public Hearing 2:00 PM**

**1000 Throckmorton St.  
City Council Conference Room 290 (Formerly Pre-Council Chamber)  
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/](http://fortworthtexas.gov/zoning/variances/cases/)**

**BOARD MEMBERS:**

J.R. Martinez	<u>  P  </u>
Tony Perez, Vice-Chair	<u>  P  </u>
Dan Moore	<u>  P  </u>
Joey Dixon	<u>Abstain</u>
De De Smith	<u>Absent</u>
Tony DiNicola	<u>  P  </u>
Courtney Holt	<u>  P  </u>
Steve Epstein	<u>  P  </u>
Darien George, Chair	<u>Abstain</u>

**I. 1:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290**

**A. Review of Cases on Today's Agenda**

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

**A. Approval of Minutes of October 19, 2016 Hearing**

  6-0-2



## B. Translation Case

1. **BAR-16-113**      Luis Ibarra  
3504 NW 27<sup>th</sup> Street
  - a. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the continued use of a carport in the front yard, where none is allowed.
  - b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of 75 percent front yard paving, when 50 percent maximum coverage is allowed, excessive by 25 percent.

**Approved (7-1)**

## C. Continued Cases

2. **BAR-16-078**      Village Homes, L.P. by Janet Bishop  
2734 Gordon Avenue
  - a. Request a **VARIANCE** in an “A-5” One-Family District with a TCU Overlay to permit the construction of a residence that would encroach 4 feet 11 inches into the 10-foot side yard setback required for corner lots, creating a 5-foot 1-inch side setback.

**Denied Without Prejudice (8-0)**

3. **BAR-16-079**      Village Homes, L.P. by Janet Bishop  
2800 Livingston Avenue
  - a. Request a **VARIANCE** in an “A-5” One-Family District with a TCU Overlay to permit the construction of a residence that would encroach 4 feet 11 inches into the 10-foot side yard setback required for corner lots, creating a 5-foot 1-inch side setback.

**Denied Without Prejudice (8-0)**

## D. New

4. **BAR-16-091**      Robert & Rebecca Bentley  
1331 Kings Highway
  - a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District standards to permit the continued use of a carport in the front yard, where none is allowed.
  - b. Request a **VARIANCE** under the “A-5” One-Family District standards to permit the continued use of a carport that encroaches 4 feet into the required 5-foot side yard setback, creating a 1-foot northern side yard setback.
  - c. Request a **VARIANCE** under the “A-5” One-Family District standards to permit the continued use of a second carport when one carport is allowed.
  - d. Request a **VARIANCE** under the “A-5” One-Family District standards to permit the continued use of a second carport that encroaches 4 feet inches into the required 5-foot side yard setback, creating a 1-foot southern side yard setback.

**Approved (8-0)**



5. **BAR-16-112**            **George Cravens by Rosa Moreno**  
1504 Smilax Avenue

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a carport that would encroach 20 feet into the 25-foot side yard setback, creating a 5-foot side yard setback.

**Approved (8-0)**

6. **BAR-16-114**            **Richard Ownby by Metro Code**  
4924 Birchman Avenue

- a. 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.

**Approved (8-0)**

7. **BAR-16-115**            **Richard Ownby by Metro Code**  
4920 Birchman Avenue

- a. 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.

**Approved (8-0)**

8. **BAR-16-116**            **Jason Binzer**  
1645 South Henderson Street

- a. Request a **VARIANCE** under “A-5” One Family District standards, with a Historic District Overlay, to permit the construction of a detached garage on a vacant lot, where none is allowed.
- b. Request a **VARIANCE** under “A-5” One Family District standards, with a Historic District Overlay, to permit the construction of a detached garage with storage on the second floor, where detached garages are limited to a single-floor with attic space.
- c. Request a **VARIANCE** under “A-5” One Family District standards, with a Historic District Overlay, to permit the construction of a detached garage with storage with a lot width of 27 feet, where 50 feet is required, deficient by 23 feet.
- d. Request a **VARIANCE** under “A-5” One Family District standards, with a Historic District Overlay, to permit the construction of a detached garage with storage with a lot area of approximately 3,150 square feet, where a minimum of 5,000 square feet is required, deficient by 1,850 square feet.

**Approved (8-0)**

9. **BAR-16-117**            **Vance Martin**  
4408 Norwich Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a carport in the front yard, where none is allowed.

**Approved (7-1)**



**10. BAR-16-118**      **Dale and Luann Westerfeld**  
6924 Desert Highlands Drive

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of an in-ground swimming pool, hot tub, and a pool wall with planters that would encroach 5 feet into the 5-foot rear yard setback, creating a 0-foot rear yard setback.

**Approved (8-0)**

**11. BAR-16-119**      **James and Sarah Davis**  
1517 Washington Terrace

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a detached garage with habitable space that would encroach 2 feet into the 5-foot side yard setback, creating a 3-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a detached garage with habitable space that would encroach 2 feet 6 inches into the 5-foot rear yard setback, creating a 2-foot 6-inch rear yard setback.

**Failed for lack of 7 affirmative votes (3-5)**

**12. BAR-16-122**      **Enrique Aguilar Jr.**  
1801 East Long Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 5-foot open design fence in the front yard, where a maximum of a 4-foot open design fence is allowed.

**Approved (8-0)**

**13. BAR-16-123**      **5528 Collinwood, LLC by Tom Struhs**  
5528 Collinwood Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 30-foot front yard setback, where a 35-foot established front yard setback is required, deficient by 5 feet.

**Approved to continue to the December 21, 2016 hearing (8-0)**

**14. BAR-16-124**      **Ade Adedokun by Dan Thomas**  
4653 Santa Cova Court

- a. Request a **VARIANCE** in an “A-21” One-Family District to permit the construction of a pool house with a maximum height of 18 feet, when the maximum height allowed for accessory structures is 12 feet, excessive by 6 feet.

**Approved (8-0)**



### **III. ADJOURNMENT:**

**5:16 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 sillas de ruedas. Se les solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes, lectores o 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). La Ciudad de Fort Worth proporcionará los arreglos adecuados si los servicios son solicitados por lo menos 48 horas antes de la reunión. Si la Municipalidad no recibe una solicitud por lo menos 48 horas antes de la reunión, ésta hará un esfuerzo 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.