



Beth Knight

2/19/2016

RESIDENTIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, February 17, 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 January 20, 2016 Hearing 9-0



B. Translation Cases – New

1. BAR-15-151 Martin Perez 3621 Pate Drive

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a storage building that encroaches 2 feet 10 inches into the 9 foot rear yard setback, creating a 6-foot 2-inch rear setback.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a storage building that encroaches 4 feet into the 9 foot side yard setback, creating a 5-foot side setback.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a storage building that is 400 sq. ft., which exceeds the maximum allowed area by 200 square feet.
- d. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a storage building that is 16 feet in height, which exceeds the maximum allowed height by 4 feet.

ITEM “a” APPROVED (7-2)

ITEM “b” FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES (5-4)

ITEM “c” APPROVED (8-1)

ITEM “d” APPROVED (7-2)

2. BAR-16-003 Javier Carvajal by Gumaro Ramirez 808 Atlanta Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a storage building that encroaches 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 a storage building that encroaches 1 foot 9 inches into the 5-foot rear yard setback, creating a 3-foot 3-inch setback.

APPROVED (8-1)

3. BAR-16-004 Javier Carvajal by Gumaro Ramirez 804 Atlanta Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a carport that encroaches 2 feet 11 inches into the 5-foot side yard setback, creating a 2-foot 1-inch setback.

APPROVED (9-0)

4. BAR-16-005 Jose Ruiz by Eliodoro Ruiz 2922 Westbrook Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of a habitable space that encroaches 3 feet 6 inches into the required 5-foot side (west) yard setback, creating a 1-foot 6-inch setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of a covered porch with a 0-foot side (east) yard setback, deficient by 5-feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of a covered porch with a 0-foot rear yard setback, deficient by 5-feet.
- d. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of a storage shed and a covered porch that exceed the maximum allowed area by 99 square feet.

APPROVED ITEM “a” (9-0)

DENIED WITHOUT PREJUDICE ITEMS “b THROUGH d” (9-0)



C. Continued Cases

5. **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.

APPROVED (9-0)

6. **BAR-16-006** **John Chupp by Fort Capital, L.P.**
4832 & 4836 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.

FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE (3-6)

D. New Cases

7. **BAR-16-007** **Scott Schuster by Bureau Veritas**
2607 Simondale Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a single family residence with a 30-foot 2-inch front yard setback, where a 41-foot setback is required, deficient by 10 feet 10 inches.
- b. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued construction of a 4-foot solid fence in the northern portion of the front yard.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued construction of a solid front yard fence in the northern portion of the front yard 6 feet in height, excessive by 2 feet.

APPROVED (8-1)

8. **BAR-16-009** **Bell Place Labs by Ashley Black**
3400 W 6th Street

- a. Request a **VARIANCE** under the “B” Two-Family District requirements to permit the construction of an attached zero-lot-line unit on a single lot that would encroach 5 feet into the 10-foot side corner setback, creating a 5-foot setback.

FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE (5-4)

9. **BAR-16-010** **Phillip and Martha Shaw**
415 Eastwood Avenue

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a cabana that would encroach 4 feet into the 9-foot side yard setback, creating a 5-foot setback.
- b. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a cabana that would encroach 7 feet 8 inches into the 14-foot rear yard setback, creating a 6-foot 4-inch setback.



- c. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a cabana that would be 558 square feet, which exceeds the maximum area allowed by 158 square feet.
- d. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a cabana that would be 20 feet in height, which exceeds the maximum allowed height by 8 feet.

CONTINUED TO THE HEARING ON MARCH 16, 2016 (9-0)

10. BAR-16-011 **Steadman Farms, LLC by JBI Partners, Inc.-Charles McKinney**
12400 - 12600 blocks Park Vista Boulevard

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a screening fence without horizontal relief sections of wrought iron 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 (9-0)

11. BAR-16-012 **Craig MacDonald**
713 Edgefield Road

- a. Request a **VARIANCE** in an “A-7.5” Single-Family District to permit the construction of an enclosed front yard porch with a 16 feet 9 inches front yard setback, where a 25-foot front yard setback is required, deficient by 8 feet 3 inches.

APPROVED (8-1)

12. BAR-16-013 **Jose Garay III and Amber Tolan**
2301 Lotus Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-7.5” Single -Family District to permit the continued use of a 4-foot front yard solid fence.
- b. Request a **VARIANCE** in an “A-7.5” Single -Family District to permit the continued use of a front yard solid fence 8 feet in height, excessive by 4 feet.
- c. Request a **SPECIAL EXCEPTION** in an “A-7. 5” One-Family District to permit the continued use of a carport in a front yard, where none is allowed.

APPROVED (9-0)

13. BAR-16-014 **Steven Schaefer**
640 Verna Trail North

- a. Request a **VARIANCE** in an “A-21” One-Family District to permit the continued use of a 3,600 square foot accessory building that is larger than the primary building, where the house of approximately 2,564 square feet is the maximum area allowed, excessive by 1,036 square feet.
- b. Request a **VARIANCE** in an “A-21” One-Family District to permit the continued use of an accessory building taller than the primary building, where 15 feet is the maximum height allowed, excessive by 1 foot 6 inches.
- c. Request a **SPECIAL EXCEPTION** in an “A-21” One Family District to permit the continued use of a 5-foot open-design front yard fence.
- d. Request a **VARIANCE** in an “A-21” One Family District to permit the continued use of:
 - i. a front yard open-design fence 5 feet 5 inches in height, excessive by 5 inches and
 - ii. fence columns for an open-design fence 6 feet in height, excessive by 1 foot.

APPROVED (9-0)



III. ADJOURNMENT:

7:21 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.

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. La Municipalidad de la Ciudad de Fort Worth proporcionara los arreglos adecuados si los servicios son solicitados por lo menos 48 horas antes de la reunion. Si la Municipalidad no recibe una solicitud 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.