



Beth Knight

4/22/2016

**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, April 20, 2016
Work Session 1:00 PM
Public Hearing 2:00 PM**

**1000 Throckmorton
Pre Council/City Council Chambers
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>
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Philip Vaden	<u>P</u>
Wade Chappell, Vice Chair	<u>P</u>
Steve Epstein	<u>P</u>
Darien George, Chair	<u>P</u>

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|------------|------------------|---|----------------------------|
| I. | 1:00 P.M. | LUNCH/WORK SESSION | Pre-Council Chamber |
| | | A. Review of Cases on Today's Agenda | |
| II. | 2:00 P.M. | PUBLIC HEARING | Council Chamber |
| | | A. Approval of Minutes of March 16, 2016 Hearing | <u>8-0-1</u> |



B. Translation Case – New

1. **BAR-16-021** **Santos Castillo**
1105 W. Pafford Street

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a covered porch with 600 square feet, where 200 square feet is allowed, excessive by 400 square feet.

Approved (9-0).

2. **BAR-16-034** **Nancy Reyes**
2915 Ryan Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of two carports that encroach 3 feet 6 inches into the 5-foot side yard setback, creating a 1-foot 6-inch side setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of two carports, when one garage and one carport are allowed, excessive by one carport.

Approved (9-0).

C. Continued Case

3. **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.

Denied Without Prejudice, as the applicant failed to appear (9-0)

D. New Cases

4. **BAR-16-027** **Jon and Cynthia Cordeiro**
1813 & 1815 S. Jennings Avenue

- a. Request a **VARIANCE** under the “B” Two-Family District standards, to permit the continued use of a metal storage building that encroaches 5 feet into the 5-foot rear yard setback, creating a 0-foot rear setback.
- b. Request a **VARIANCE** under the “B” Two-Family District standards, to permit the continued use of a metal storage building that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot side setback.
- c. Request a **VARIANCE** under the “B” Two-Family District standards, to permit the continued use of a 56 percent front paving, where 50 percent front yard hard-surface coverage is allowed, excessive by 6 percent.



- d. Request a **VARIANCE** under the “B” Two-Family District standards, to allow one parking space behind the building line, where two parking spaces are required, deficient by one parking space per dwelling unit.

Item “a” Approved (9-0)

Item “b” Failed For Lack Of Seven (7) Affirmative Votes (4-5)

Item “c” Approved (9-0)

Item “d” Approved (8-1)

5. BAR-16-032 Anna Harris by Seth Fowler
1304 Clover Lane

- a. Request a **VARIANCE** in an “A-5” Single-Family District to permit the construction of a one-car garage-addition that would encroach 6 inches into the 3-foot rear (west) yard setback, creating a 2 feet 6-inch rear setback.
- b. Request a **VARIANCE** in an “A-5” Single-Family District to permit the construction of a one-car garage-addition that would encroach 1-foot into the 3-foot side (south) yard setback, creating a 2-foot side setback.

Approved (9-0)

6. BAR-16-033 Charles Havis by Seth Fowler
2845 5th Avenue

- a. Request a **VARIANCE** in an “A-5” Single-Family District to permit the construction of a detached garage that would encroach 3 feet into the 3-foot rear (east) yard setback, creating a 0-foot rear setback.
- b. Request a **VARIANCE** in an “A-5” Single-Family District to permit the construction of a two-car garage that would encroach approximately 6 feet into the 10-foot side (south) yard setback, creating a 4-foot side setback.

Approved (9-0)

7. BAR-16-035 Steven and Ellen Mudrovich by Ron Carter Construction
4233 Shadow Drive

- a. Request a **VARIANCE** in an “A-5” Single-Family District to permit the construction of an accessory structure on the front yard, where none is allowed.

Approved (9-0)

8. BAR-16-036 William C. Nash III
4252 Westmont Court

- b. Request a **VARIANCE** in an “A-5” Single-Family District to permit the construction of an addition that would encroach 5 feet into the 25-foot required front yard setback, creating a 20-foot front yard.

Approved (9-0)



9. BAR-16-040 **Village Homes, LP by Mary Nell Poole**
2557 Walsh Court

- a. Request a **VARIANCE** in an "A-5" Single-Family District with TCU overlay to permit the construction of a new residence with a 10-foot projected front yard setback, where a 20-foot front yard setback is required, deficient by 10 feet.

Approved (9-0)

10. BAR-16-041 **John F. Carter by Restoration Homes – Michael Duwe**
4833 Harley Avenue

- a. Request a **VARIANCE** in an "A-5" Single-Family District to permit the construction of a new residence with a 12-foot front yard setback, where a 27-foot front yard setback is required, deficient by 15 feet.
- b. Request a **VARIANCE** in an "A-5" Single-Family District to permit the construction of a new residence with 59 percent lot coverage, where 50 percent is allowed, excessive by 9 percent.

Continued to the Hearing on May 18, 2016 (9-0)

III. ADJOURNMENT:

4:42PM

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 Ciudad de Fort Worth proporcionará 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 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.