



*Beth Knight*  
5/20/2016

**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  
2<sup>nd</sup> 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>
Bob Riley	<u>P</u>
De De Smith	<u>P</u>
Philip Vaden	<u>P</u>
James Hill	<u>P</u>
Steve Epstein	<u>P</u>
Darien George, Chair	<u>P</u>

- 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 May 18, 2016 Hearing 7-0-2



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**B. Translation Cases – New**

**1. BAR-16-020**      **Mario & Maria Mares**  
3618 College Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a single dwelling unit with a lot width of approximately 43 feet, where 50 feet is required, deficient by 7 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a single dwelling unit with a lot area of approximately 4,945 square feet, where a minimum of 5,000 square feet is required, deficient by 55 square feet.

**Approved (9-0).**

**2. BAR-16-049**      **Josue Garcia by Roberto Garcia**  
3533 Little John Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of a detached garage with habitable space that encroaches 3 feet 4 inches into the required 5-foot side yard setback, creating a 1-foot 8-inch side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of detached garage with habitable space that is taller than the main residence.

**Failed for Lack of Seven (7) Affirmative Votes (6-3)**

**C. Continued Case**

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

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 20-foot front yard setback, where a 27-foot front yard setback is required, deficient by 7 feet.
- b. Request a **VARIANCE** in an “A-5” One-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 June 15, 2016 (9-0)**

**D. New Cases**

**4. BAR-16-031**      **Justin and Ervin Sisemore**  
5617 Collinwood Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an 11-foot 6-inch solid fence on the side yard, where a maximum height for solid fences is 8 feet, excessive by 3 feet 6 inches.

**Continued to the Hearing on June 15, 2016 (9-0)**



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5. **BAR-16-037**      **Brandon Mojica by Seth Fowler**  
4120 Hartwood Drive

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of an addition to an existing house that would encroach 10 feet into the required 10-foot side yard setback, creating a 0-foot side setback.

**Approved (9-0).**

6. **BAR-16-039**      **Ware Donald**  
5131, 5133, & 5137 Byers Avenue

- a. Request a **VARIANCE** under the "R1" Zero Lot Line/Cluster District standards, to permit the construction of three detached zero-lot-line units on three lots, when the established development pattern on the block is a single-family unit centered on two lots.
- b. Request a **VARIANCE** under the "R1" Zero Lot Line/Cluster District standards, to permit the construction of a detached zero-lot-line unit that would encroach 10 feet into the required 10-foot side setback, creating a 0-foot side setback.

**Approved (8-1).**

7. **BAR-16-043**      **Jerrall and Melissa Myers**  
5321 Nell Street

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the continued use of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued use of a front yard open design fence to be 6 feet 6 inches in height, excessive by 1-foot 6 inches.
- c. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued use of three carports, when one garage and one carport are allowed, excessive by two carports.
- d. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued use of three carports that encroach 3 feet 7 inches into the 5-foot side yard setback, creating a 1-foot 5-inch side setback.
- e. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued use of a habitable accessory structure that is taller than the main residence.

**Approved (9-0).**

8. **BAR-16-044**      **Angela and Anthony Wonderly**  
3740 Country Club Circle

- a. Request a **VARIANCE** in an "A-5" Single-Family District with TCU overlay to permit the construction of a detached garage with habitable space with a 2-foot side yard setback, where a 5-foot side yard setback is required, deficient by 3 feet.

**Approved (9-0).**



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**9. BAR-16-046**      **Fred and Jaqueline Nims**  
3241 Lubbock Avenue

- a. Request a **VARIANCE** in an "A-5" Single-Family District with TCU overlay to permit the construction of a carport that would encroach 3 feet 6 inches into the required 5-foot side yard setback, creating a 1-foot 6-inch side setback.

**Approved (9-0).**

**10. BAR-16-047**      **Jon and Nanette Sullivan**  
6820 River Park Circle

- a. Request a **VARIANCE** in an "R2" Townhouse/Cluster District to permit the construction of an in ground swimming pool that would encroach 2 feet 6 inches into the required 15 feet side building line, creating a 12 feet 6 side yard setback

**Approved (9-0).**

**III. ADJOURNMENT:**

**4:20PM**

**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 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.