



Beth Knight

6/17/2016

**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

Wednesday, June 15, 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>
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Joey Dixson	<u>P</u>
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Michael Wellbaum (Alternate)	<u>P</u>
Wade Chappell, Vice Chair	<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 6-0-3



B. Translation Cases – New

1. **BAR-16-053** **Juan S. Guzman by Edgar Guzman**
4317 Waits Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District standards to permit the continued use of 2 storage buildings with a combined area of 518 square feet, where 200 square feet is allowed, excessive by 318 square feet.

Approved subject to the stipulation that the maximum square footage approve is 367 square feet (9-0).

- b. Request a **VARIANCE** under the “A-5” One-Family District standards to allow zero parking spaces behind the front building line, where 2 parking spaces are required.

Approved (8-1).

C. Continued Cases

2. **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 54 percent lot coverage, where 50 percent is allowed, excessive by 4 percent.

Approved (8-1).

3. **BAR-16-031** **Sam Patterson**
5617 Collinwood Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a 9-foot solid fence on the side yard, where a maximum height is 8 feet, excessive by 1 foot.

Approved (9-0).

D. New Cases

4. **BAR-16-045** **Linda Stuard by Dusty Rhodes**
3232 Rogers Avenue

- a. Request a **VARIANCE** in an “A-5/TCU” One-Family District with a TCU Residential Overlay to permit the continued use of a carport that encroaches 4 feet, into the 5-foot south/side yard setback, creating a 1-foot side yard setback.

- b. Request a **VARIANCE** in an “A-5/TCU” One-Family District with a TCU Residential Overlay to permit the construction of an addition to a house that would encroach 1-foot 6 inches into the 5-foot north/side yard setback, creating a 3-foot 6-inch side setback.

- c. Request a **VARIANCE** in an “A-5/TCU” One-Family District with a TCU Residential Overlay to permit the construction of an addition to a house that would encroach 2 feet into the 5-foot rear yard setback, creating a 3-foot rear setback.

- d. Request a **VARIANCE** in an “A-5/TCU” One-Family District with a TCU Residential Overlay to permit the construction of an addition to the rear of the house that would increase lot coverage up to 66 percent, where 50 percent is allowed, excessive by 16 percent.

Approved subject to the stipulation that lot coverage not exceed 55 % (9-0).



5. **BAR-16-052** **Aaron Greishaber by Glendarroch Homes - Tom Bates**
3721 Westcliff Road North

- a. Request a **VARIANCE** in an “A-5/TCU” One-Family District with a TCU Residential Overlay to permit the construction of an addition that would encroach 3 feet 9 inches into the 5-foot side yard setback, creating a 1-foot 3-inch side setback.

Approved (9-0).

6. **BAR-16-054** **Reagan E. Young**
1624 N. Edgewood Terrace

- a. Request a **VARIANCE** in a “7.5” One-Family District to permit the continued use of 3 storage buildings with a combined area of 857 square feet, when the maximum allowed is 400 square feet, excessive by 457 square feet.
- b. Request a **VARIANCE** in a “7.5” One-Family District to permit the continued construction of a storage building that encroaches 4 feet into the supplemental side yard setback required for storage building taller than 10 feet tall.
- c. Request a **VARIANCE** in a “7.5” One-Family District to permit the continued construction of a secondary building that is taller than the primary dwelling.

Denied for lack of seven affirmative votes (0-9)

7. **BAR-16-055** **Melvin Clint Dever**
3828 Hardeman Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of carport in a front yard where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport in a front yard that would encroach 3 feet into the 5-foot side yard setback, creating a 2-foot side setback.

Approved (9-0).

8. **BAR-16-056** **Tom and Amy Buxton by Michael Barnes**
3800 Sherwood Avenue

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a house that would encroach 5 feet into the 10-foot rear yard setback, creating a 5-foot rear setback.

Approved (9-0).

9. **BAR-16-057** **D.R. Horton – Texas, LTD by Justin Boworth**
11100 – 11500 Blocks Wagley Robertson Road

- a. 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.
- b. 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.

Denied for lack of seven affirmative votes (0-9)



10. BAR-16-059 **Charlie Geren by Metro Code**
2101 Ashland Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a house that would encroach 5 feet into the 10-foot side yard setback, creating a 5-foot side setback on a corner lot.

Approved (8-1).

11. BAR-16-060 **Anthony and Amy Pettitt by Arcadia Homes – Jimmy Morrow**
3125 Overton Park Drive - East

- a. Request a **VARIANCE** in an “A-10/TCU” One-Family District with a TCU Residential Overlay to permit the construction of a second garage with habitable space, on a single residential lot of less than ½ acre, where one garage is allowed.
- b. Request a **VARIANCE** in an “A-10/TCU” One-Family District with a TCU Residential Overlay to permit the construction of a second garage with habitable space that would encroach 2 feet into the 5-foot side yard setback, creating a 3-foot side setback.
- c. Request a **VARIANCE** in an “A-10/TCU” One-Family District with a TCU Residential Overlay to permit the construction of a second garage with habitable space that would encroach 2 feet 2 inches into the 10-foot rear yard setback, creating a 7-foot 10-inch rear setback.

Approved (8-0).

12. BAR-16-061 **Joshua and Emily Murphy**
2225 Ashland Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a carport that encroaches 4 feet into the 5-foot side yard setback, creating a 1-foot side setback.

Approved (9-0).

13. BAR-16-062 **Tim and Susie Goodell**
6106 North Hill Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a second garage on a single residential lot that is less than ½ acre, where one garage is allowed.

Approved (9-0).

14. BAR-16-063 **Richard Michael and Rebecca Morris**
2733 6th Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport that would encroach 3 feet 2 inches into the 5-foot side yard setback, creating a 1-foot 10-inch side setback.

Approved (9-0).

15. BAR-16-065 **Abel and Nancy Sanchez**
1714 Western Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence that would encroach 3 feet into the established 30-foot front yard setback, creating a 27-foot front yard setback.

Approved (8-0).



16. BAR-16-066

Windrige A2A Developments, LLC. By Metro Code
11341 Live Oak Creek Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued construction of a 4-foot solid fence in the projected front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a 6-foot solid fence in the projected front yard, excessive by 2 feet.

Approved (8-0).

III. ADJOURNMENT:

5:16PM

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 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.