



**RESIDENTIAL BOARD OF ADJUSTMENT  
DECISIONS**

**Wednesday, July 20, 2016  
Work session 1:30 PM  
Public Hearing 2:00 PM**

**1000 Throckmorton  
City Council Chamber  
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>
Joey Dixson	<u>    P    </u>
De De Smith	<u>    P    </u>
Philip Vaden	<u>    A    </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 December 16, 2015 Hearing (8-0-1)**



**A. Translation Cases – New**

1. **BAR-16-067**      **Miguel Angel Vega**  
2624 Harvest Lane

- a. Request a **VARIANCE** under the “AR” One-Family Restricted District standards, to permit the continued use of a 75 percent front yard paving that exceeds the maximum allowed 50 percent front yard coverage by 25 percent.

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

**B. New Cases**

2. **BAR-16-064**      **David E. Cain**  
4800 Marsalis Street

- a. Request a SPECIAL EXCEPTION under the “A-5” One-Family District standards, to allow the owner of an owner occupied lot, to maintain a goat on a lot that is 0.40 acre, when a minimum of ½ acre of continuous land is required for large animals, deficient by 0.10 of an acre.

**Approved (9-0).**

3. **BAR-16-070**      **Tarrant Properties, Inc. by John Hixson**  
1017 West Richmond Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District standards, with a Historic and Cultural Overlay, to permit the construction of a residence on a lot with approximately 4,000 square feet, where a minimum of 5,000 square feet is required, deficient by 1,000 square feet.

**Approved (9-0).**

4. **BAR-16-071**      **Fort Worth Area Habitat for Humanity by Ashley Hair**  
1301 Stewart Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence on a lot that is 41-foot 6-inch wide, when a minimum of 50 feet is required, deficient by 8 feet 6 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence on a lot that is 4,150 square feet, when a minimum of 5,000 square feet is required, deficient by 850 square feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence that would encroach 2 feet into the required 10-foot side yard setback, creating a side setback of 8 feet.

**Approved (9-0).**



5. **BAR-16-072**      **Fort Worth Area Habitat for Humanity by Ashley Hair**  
1330 Stewart Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence on a lot that is 42.39 feet wide, when a minimum of 50 feet is required, deficient by 7.61 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence on a lot that is 4,239 square feet, when a minimum of 5,000 square feet is required, deficient by 761 square feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence that would encroach 1-foot 2 inches into the required 10-foot side yard setback, creating an 8-foot 10-inch side setback.

**Approved (9-0).**

6. **BAR-16-073**      **Gabriel Mendoza & Natalie Calvit**  
309 East Morningside Drive

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District standards to permit the continued use of a 4-foot solid fence in a projected front yard.
- b. Request a **VARIANCE** under the “A-5” One-Family District standards to permit the continued use of a solid fence that is 6 feet in height, excessive by 2 feet.

**Approved (9-0).**

7. **BAR-16-075**      **Kelly S. Bowden**  
1714 S. Henderson Street

- a. Request a **SPECIAL EXCEPTION** in a “B/HC” Two-Family/Historic and Cultural Overlay to permit the continued operation of a bed and breakfast home in an existing residential structure for an additional period of five (5) years.

**Approved (9-0).**

III. **ADJOURNMENT:**

**3:39pm**