



*Beth Knight*

7/22/2016

**RESIDENTIAL BOARD OF ADJUSTMENT**

**DECISIONS**

**Wednesday, August 17, 2016**

**Work Session 12:30 PM**

**Public Hearing 1:30 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>
Joey Dixson	<u>    P    </u>
De De Smith	<u>    P    </u>
Shubie Smith (Alternate)	<u>    P    </u>
Wade Chappell, Vice Chair	<u>    A    </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 July 20, 2016 Hearing 7-0-1**



## B. Translation Cases

1. **BAR-16-076**      **Nicholas & Carlos Nava**  
4800 Rickee Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the building line when 2 parking spaces are required, deficient by 2 parking spaces.

**Continued to the Hearing on September 21, 2016 (7-0)**

2. **BAR-16-081**      **Fabian Robles**  
4737 Norris Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued construction of a carport in the front yard, where none is allowed.

**Continued to the Hearing on September 21, 2016 (7-0)**

3. **BAR-16-082**      **Genoveva Martinez**  
4419 Deering Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a 7-foot, open design front yard fence, when 5 feet is allowed, excessive by 2 feet.
- c. Request a **VARIANCE** in an "A-10" One Family District to permit the continued use of an accessory structure that encroaches 5 feet into a 5-foot side yard setback, creating 0-foot side yard setback.
- d. Request a **VARIANCE** in an "A-10" One Family District to permit the continued use of two accessory structures with a combined area of 800 square feet, when the maximum area for accessory structures is 400 square feet, excessive by 400 square feet.

**Continued to the Hearing on September 21, 2016 (7-0)**

4. **BAR-16-084**      **Yolanda Cerrillo**  
3979 Griggs Court

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 7-foot, open design front yard fence, when 5 feet is allowed, excessive by 2 feet.

**Continued to the Hearing on September 21, 2016 (7-0)**



**C. Revised Case**

**5. BAR-16-072 R Fort Worth Area Habitat for Humanity by Christine Panagopoulos  
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 approximately 40 feet wide, when a minimum of 50 feet is required, deficient by 10 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence on a lot that is 3,984 square feet, when a minimum of 5,000 square feet is required, deficient by 1,016 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 8 inches into the required 10-foot side yard setback on a corner lot, creating an 8-foot 4-inch side setback.

**Approved (8-0)**

**D. New Cases**

**6. BAR-16-058 Andrew Bettis  
2111 Washington Avenue**

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District standards, with a Historic Overlay District to permit the construction of 4-foot solid fence in the projected front yard, at 6 feet inside the southern property line.
- b. Request a **VARIANCE** under the “A-5” One-Family District standards with a Historic Overlay District to permit the construction of 6-foot solid fence in the projected front yard, at 6 feet inside the southern property line, when the maximum height allowed is 4 feet, excessive by 2 feet.

**Approved (8-0)**

**7. BAR-16-077 Shelly and William Owens  
8012 Slover Drive**

- a. Request a **VARIANCE** in an “AR” One Family Restricted District to permit the construction of an in-ground swimming pool that would encroach 5 feet into a 10-foot side yard setback, creating 5-foot side yard setback.

**Approved (8-0)**

**8. BAR-16-078 Village Homes, L.P. by Janet Bishop  
2734 Gordon Avenue**

- a. Request a **VARIANCE** in an “A-5” One-Family District/TCU Overlay to permit the construction of a residence that would encroach 4 feet 11 inches into the 10-foot side yard setback required for corner lots, creating a 5-foot 1-inch side setback.

**Continued to the Hearing on November 16, 2016 (5-3)**



**9. BAR-16-079**      **Village Homes, L.P. by Janet Bishop**  
2800 Livingston Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District/TCU Overlay to permit the construction of a residence that would encroach 4 feet 11 inches into the 10-foot side yard setback required for corner lots, creating a 5-foot 1-inch side setback.

**Continued to the Hearing on November 16, 2016 (5-3)**

**10. BAR-16-080**      **Terry Wolfgang by Patrick Wolfgang**  
6401 Meadowbrook Drive

- a. Request a **VARIANCE** under the “A-5” One-Family District standards, to permit the continued use of a 64 percent front yard paving, when 50 percent paving is allowed in the front yard, excessive by 14 percent.

**Approved (8-0)**

**11. BAR-16-083**      **Jerry Howard**  
4132 Eldridge Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a workshop that would provide a 32-foot front yard setback, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow a combined area for non-habitable accessory structures with 1,012 square feet, when a maximum of 400 square feet is allowed, excessive by 612 square feet.

**Continued to the Hearing on September 21, 2016 (8-0)**

**12. BAR-16-085**      **Chris Powell by Bryan Bogle**  
3338 West 5th Street

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a residence with 100 percent metal exterior, where a minimum of 50 percent masonry materials is required, excessive by 50 percent.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a residence with one parking space behind the front building line, where 2 spaces are required.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of awnings that would encroach 4 feet into a 10-foot side yard setback, creating a 6-foot side yard setback.

**Approved Items “a” and “c” and deny Item “b”, as Contractor stated he would add an additional parking space (7-0)**



13. BAR-16-087

**Randall & Elizabeth Gideon**  
425 Nursery Lane

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of residence with a garage that projects 32 feet in front of the residence, where an 8-foot projection is required, excessive by 24 feet.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a new residence with a 20-foot front yard setback, where a 30-foot front yard setback is required, deficient by 10 feet.

**Approved (7-0)**

**III. ADJOURNMENT:**

**4:08 PM**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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**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 Discapitados (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 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.