



*Beth Knight*

10-21-2016

## RESIDENTIAL BOARD OF ADJUSTMENT

### DECISIONS

**Wednesday, October 19, 2016**

**Work Session 1:00 PM**

**Public Hearing 2:00 PM**

**1000 Throckmorton St.**

**City Council Conference Room 290**

**(Formerly Pre-Council Chamber)/City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**[http:// fortworthtexas.gov/zoning/variances/cases/](http://fortworthtexas.gov/zoning/variances/cases/)**

#### **BOARD MEMBERS:**

J.R. Martinez	<u>    P    </u>
Tony Perez, Vice-Chair	<u>    P    </u>
Moiri Brown	<u>    P    </u>
Robert Gutierrez (Alternate)	<u>    P    </u>
De De Smith	<u>    A    </u>
Vacant	<u>          </u>
Courtney Holt	<u>    P    </u>
Steve Epstein	<u>    P    </u>
Dan Moore	<u>    P    </u>

**I. 1:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290**

**A. Review of Cases on Today's Agenda**

**II. 2:00 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of September 21, 2016 Hearing**

    7-0-1



**B. Translation Cases - Continued**

**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.

**Failed for lack of 7 affirmative votes (1-7)**

**C. Translation Case - New**

**2. BAR-16-099**      **Alfredo & Griselda Calistro**  
1821 South Jennings Avenue

- a. Request a **VARIANCE** under the “A-5” One Family District standards to permit the continued use of:
- i. a carport that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot side yard setback, and
  - ii. a storage shed that encroaches 2 feet 2 inches into the 5-foot side yard setback, creating a 2-foot 10-inch side yard setback.
- b. Request a **VARIANCE** under the “A-5” One-Family District standards to permit the continued use of an accessory building that encroaches 4 feet into the 5-foot rear yard setback, creating a 1-foot rear yard setback.

**Approved (7-1) subject to gutters being installed on the south side of the carport, inside the property line.**

**3. BAR-16-105**      **Jose Refugio Gonzales and Lilia Garcia**  
3721 Brookline Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence with a 25-foot front yard setback, where a 45-foot established front yard setback is required, deficient by 20 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure on a lot without a house, where none is allowed.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a chain link fence in the front yard, where no chain link fence is allowed.

**Items “a” and “b” were approved (8-0). Item “c” was denied with prejudice as the applicant noted they would replace the chain link fence with a wrought iron fence (0-8)**



#### D. Continued Cases

4. **BAR-16-068**      **Eric Wood & Rita Golikeri**  
2110 Washington Avenue

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District standards, with a Historic District Overlay, to permit the continued use of a 4-foot solid fence in the projected front yard to be located 10 feet from the side walk, where none is allowed.
- b. Request a **VARIANCE** under the “A-5” One-Family District standards, with a Historic District Overlay, to permit the continued use of a 6-foot 3-inch solid fence, when the maximum height allowed is 4 feet with a special exception, excessive by 2 feet 3 inches.

**Approved (7-0-1)**

5. **BAR-16-088**      **John & Emily Housley**  
8205 Ross Lake Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in a projected front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an 8-foot solid fence, when the maximum height allowed is 4 feet with a special exception, excessive by 4 feet.

**Approved (8-0) subject to the site plan submitted at the 10-19-2016 public hearing.**

6. **BAR-16-092**      **Joseph & Amanda Tacke**  
1120 West Arlington Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District standards, within a Historic District Overlay, to permit the construction of an accessory structure that would be taller than the house by approximately 2 feet 7 inches.

**Approved (7-0-1)**

#### E. New Cases

7. **BAR-16-102**      **Antonio Nunez**  
1314 East Magnolia Avenue

- 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, where a maximum of a 4-foot open design fence is allowed.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a 6-foot, open design front yard fence, when a maximum of 5 feet is allowed with a special exception, excessive by 1-foot.
- c. Request a **VARIANCE** in an “A-5” One Family District, to permit the continued use of an accessory building that encroaches 2 feet 9 inches into the 5-foot side yard setback, creating a 2-foot 3-inch side yard setback.

**Approved (8-0)**



**8. BAR-16-104**      **Juan Miguel Sevilla**  
4520 Wabash Avenue

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

**Failed for lack of 7 affirmative votes (2-6)**

**9. BAR-16-106**      **Shirley Black**  
4120 Donalee Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport that encroaches 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit zero parking spaces behind the building line, when 2 parking spaces are required, deficient by 2 parking spaces.

**Approved (8-0)**

**10. BAR-16-107**      **Alneta Green**  
7459 Kell Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 4-foot solid fence in the projected front yard, where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 6-foot solid fence in the projected front yard, when the maximum height allowed with a special exception is 4 feet, excessive by 2 feet.

**Approved (8-0)**

**11. BAR-16-108**      **C.P. Originations - Mark Crockett by Jose Torres**  
3513 West Gambrell Street

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

**Approved (8-0)**



**12. BAR-16-109**      **Brandon and Carley Moore**  
2012 Pembroke Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District with the TCU District Overlay to permit the construction of a detached garage that would encroach 2 feet into the required 3-foot side yard setback, creating a side yard setback of 1-foot.
- b. Request a **VARIANCE** in an “A-5” One-Family District with the TCU District Overlay to permit a combined area of 331 square feet for non-habitable accessory structures, when a maximum of 200 square feet is allowed:
  - i. the construction of pergola of 253 square feet, and
  - ii. the construction of a storage area of 78 square feet.

**Item “a” was approved (8-0). Item “b” was denied without prejudice as the applicant noted they would reduce the pergola roof. (2-6)**

**III. ADJOURNMENT:**

**5:20 PM**

**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.