



Beth Knight

9-23-2016

RESIDENTIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, September 21, 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, Vice Chair	<u> P </u>
Gene Miers (Alternate)	<u> P </u>
Joey Dixson	<u> P </u>
Shubie Smith (Alternate)	<u> P </u>
Vacant	<u> </u>
Courtney Holt	<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. Election of Vice-Chair

B. Review of Cases on Today’s Agenda

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

A. Approval of Minutes of August 17, 2016 Hearing 6-0-1



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.

Continued to October 19, 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.

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

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, where none is allowed.
- 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.

Items were voted on separately, and all failed for lack of 7 affirmative votes (6-2, 5-3, 4-4, 1-7)

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, where none is allowed.
- 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.

Items were voted on separately. Item “a” Approved (8-0). Item “b” failed for lack of 7 affirmative votes (6-2)



C. Translation Case - New

5. **BAR-16-096** **Maria Elena Gonzalez-Yanez**
3209 Gordon Avenue

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a garage that encroaches 5 feet into the 5-foot required side yard setback, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a covered patio that encroaches 8 feet 6 inches into the 10-foot required rear yard setback, creating a 1-foot 6 inches rear yard setback.
- c. Request a **VARIANCE** in a "B" Two-Family District to permit the continued construction of a habitable unit that encroaches 10 feet into the 10-foot required rear yard setback, creating a 0-foot rear yard setback.

Approved (8-0)

D. Continued Case

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

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow a combined area for non-habitable accessory structures of 516 square feet, when a maximum of 400 square feet is allowed, excessive by 116 square feet.

Denied without prejudice, as the applicant requested the case be withdrawn (7-1)

E. New Cases

7. **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 construction of 4-foot solid fence in the projected front yard, at 10 feet inside the southern property line, where none is allowed.
- b. Request a **VARIANCE** under the "A-5" One-Family District standards, with a Historic District Overlay, to permit the construction of a 6-foot 3-inch solid fence in the projected front yard, at 10 feet inside the southern property line, when the maximum height allowed is 4 feet, excessive by 2 feet 3 inches.

Continued to October 19, 2016 (8-0)

8. **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, excessive by 4 feet.

Continued to October 19, 2016 (8-0)



9. BAR-16-090 **Casey B. Russell**
2505 Wabash Avenue

- a. Request a **VARIANCE** under the "A-5" One-Family District standards, with the TCU Overlay, to permit the construction of a one-car garage that would encroach 1-foot 6 inches into a minimum 3-foot required side yard setback, creating a 1-foot 6-inch side yard setback.

Approved (8-0)

10. 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.

Continued to October 19, 2016 (8-0)

11. BAR-16-093 **Chris & Joy Owen**
5604 Lea Crest Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage on a property that is less than half an acre, when one garage is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage of 1,800 square feet that exceed the area of the house by 153 square feet.

Failed for lack of 7 affirmative votes (0-8)

12. BAR-16-094 **Eli Bloshstein by Robert Wagoner**
2804 Westridge Avenue

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to allow one parking space behind the building line when 2 parking spaces are required, deficient by 1 parking space.

Approved (8-0)



13. BAR-16-097 Keller Independent School District by Dunaway Associates, L.P.
8201 North Riverside Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family, “CR” Low Density Multifamily, and “E” Neighborhood Commercial Districts to permit the construction of a 5-foot open-design /chain link fence that would encroach 7 feet in the front yard setback, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family, “CR” Low Density Multifamily, and “E” Neighborhood Commercial Districts to permit the construction of an 8-foot, open-design/chain link fence in the front yard, excessive by 3 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family, “CR” Low Density Multifamily, and “E” Neighborhood Commercial Districts to permit the construction of an open-design fence that would be a chain link fence, where chain link material is not allowed.

Items “a” and “b” Approved with the stipulation that chain link materials be removed from agenda item (8-0). Item “c” failed for lack of affirmative votes (3-5)

III. ADJOURNMENT:

5:54 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 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.