



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

Wednesday, December 20, 2017

Work Session 12:30 PM

Public Hearing 1:30 PM

200 Texas Street

City Council Conference Room 290 / City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases>

BOARD MEMBERS:

| | |
|-------------------------|-------|
| J.R. Martinez | _____ |
| Tony Perez, Chair | _____ |
| Moiri Brown | _____ |
| Joey Dixson, Vice-Chair | _____ |
| Keishi High | _____ |
| Tony DiNicola | _____ |
| Courtney Holt | _____ |
| Steve Epstein | _____ |
| Bernie Scheffler | _____ |

I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290

- A. Election of Chair and Vice-Chair**
- B. Review of Cases on Today’s Agenda**

II. 1:30 P.M. PUBLIC HEARING Council Chamber

- A. Approval of Minutes of November 15, 2017 Hearing _____**
- B. Translation Case**

**1. BAR-17-121 Raul Ramirez
3608 Ashland Avenue**

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District regulations to permit the continued use of a carport located in the front yard.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- c. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District regulations to permit the continued use of a 5-foot front-yard, open design gate and fence, and 5-foot, 6-inch columns.



- d. Request a **VARIANCE** under the “A-5” One-Family District regulations, to permit the continued use of columns at a height of 6 feet, 2 inches when 5 feet, 6 inches is allowed by special exception, excessive by 8 inches.

2. BAR-17-132 **Nilda Valenzuela**
4504 Hampshire Boulevard

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

C. Continued Cases

3. BAR-17-116 **Tom and Amy Buxton by Marcus Bowen Landscape**
3800 Sherwood Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-10” One-Family District to permit the continued use of a 4-foot, solid fence located in the projected front yard.
- b. Request a **VARIANCE** in an “A-10” One-Family District to permit the continued use of a 6-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 2 feet.

4. BAR-17-119 **Don & Karen Hembree**
2020 Huntington Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District, in the TCU Overlay District, to permit the construction of a garage with a height of 25 feet, 2 inches where 19 feet is the maximum height allowed, excessive by 6 feet, 2 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District, in the TCU Overlay District, to permit the construction of a garage with a second story and air-conditioned space.

D. New Cases

5. BAR-16-086 **Geoffrey Hummelke**
8252 Killdeer Circle

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure on a lot without a primary use, where accessory structures are not allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure with an 11-foot front yard setback, where a 20-foot front yard setback is required, deficient by 9 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure that encroaches 3 feet into the western 5-foot side-yard setback, creating a 2-foot side-yard setback.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure that encroaches 3 feet into the eastern 5-foot side-yard setback, creating a 2-foot side-yard setback.

6. BAR-17-110 **Leticia Aguina**
608 Sandy Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure with a height of 13 feet, where 12 feet is the maximum allowed, excessive by 1 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure that encroaches 6 feet, 8 inches into the required 9-foot rear-yard setback, creating a 2-foot, 4-inch rear-yard setback.



- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure that encroaches 6 feet into the required 9-foot side-yard setback, creating a 3-foot side-yard setback.

7. BAR-17-124 **John J Gripp by Frank Richardson**
2501 Wabash Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District, with the TCU Overlay, to permit the construction of an addition that encroaches 8 feet, 5 inches into the 10-foot side yard setback, creating a 1-foot, 7-inch side-yard setback.

8. BAR-17-125 **Colin and Alexandra Viteaux**
3717 Lafayette Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations, to permit the construction of a porte cochere that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot side-yard setback.

9. BAR-17-127 **Estate of Fonald Ross Meekins, Brenda Dolenz Helmer, Independent Executor**
4836 Birchman Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations, to permit the construction of a detached garage addition that would encroach 5 feet into the required 5-foot rear-yard setback, creating a 0-foot rear-yard setback.

10. BAR-17-128 **17FW Limited Partnership by Teague Nall & Perkins**
4505 Duck Creek Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 15-foot front yard setback, where a 20-foot established front yard setback is required, deficient by 5 feet.

11. BAR-17-129 **17FW Limited Partnership by Teague Nall & Perkins**
4509 Duck Creek Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 15-foot front yard setback, where a 20-foot established front yard setback is required, deficient by 5 feet.

12. BAR-17-130 **17FW Limited Partnership by Teague Nall & Perkins**
4513 Duck Creek Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 15-foot front yard setback, where a 20-foot established front yard setback is required, deficient by 5 feet.

13. BAR-17-131 **Douglas Packer**
8116 Woodvale Road

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

ADJOURNMENT: _____

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 silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/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 por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento 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.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, December 14, 2017 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Fort Worth, Texas