



**RESIDENTIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, July 19, 2017**

**Work Session 12:30 PM**

**Public Hearing 2:00 PM**

**200 Texas Street**

**City Council Conference Room 290**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

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

**BOARD MEMBERS:**

J.R. Martinez	<u>P</u>
Tony Perez, Chair	<u>P</u>
Moiri Brown	<u>P</u>
Joey Dixson, Vice-Chair	<u>P</u>
Courtney Lewis (Alternate)	<u>P</u>
Tony DiNicola	<u>P</u>
Courtney Holt	<u>P</u>
Steve Epstein	<u>P</u>
Vacant	<u>    </u>

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

- A. Election of Chair and Vice-Chair**
- B. Commissioner Training – Roles and Responsibilities**
- C. Review of Cases on Today’s Agenda**

**II. 2:00 P.M. PUBLIC HEARING City Council Conference Room 290**

- A. Approval of Minutes of June 21, 2017 Hearing 6-0-2**
- B. Translation Case – Continued**

**1. BAR-17-038 Teresita Garcia  
2550 Durringer Road**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 5-foot front-yard, open-design gate and fence, and 5-foot 6-inch columns.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of the following:
  - i. A 7-foot, front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 2 feet.



- ii. A 7-foot, 6-inch front-yard, open-design gate, when 5 feet is allowed by special exception, excessive by 2 feet, 6 inches.
- iii. Columns at a height of 8 feet, when 5 feet, 6 inches is allowed by special exception, excessive by 2 feet, 6 inches.
- c. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid front-yard fence.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a 6-foot, 2-inch solid front-yard fence, when 4 feet is allowed by special exception, excessive by 2 feet, 2 inches.

**Approved (8-0) Item “b” section “ii”, with the stipulation that the fence gate be reduced to 6’2” or the height of the closest post, whichever is less.**

#### **C. Translation Cases – New**

**2. BAR-17-054**      **Ana Mancinas**  
2628 Pioneer Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of two accessory structures with a total area of 776 square feet, where 200 square feet is the maximum allowed, excessive by 576 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the front wall of the house, deficient by 2 parking spaces.

**Approved (8-0) with the Stipulation that Item “a” is approved for only one (1) accessory structure with 360 square feet.**

#### **D. Continued Cases**

**3. BAR-17-035**      **Russell Norman by John Sharp**  
3537 Bellaire Drive South

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

**Failed for Lack of Seven (7) Affirmative Votes (6-2)**

#### **E. New Cases**

**4. BAR-17-051**      **Curt and Katie Crum**  
3801 Arundel Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District with TCU Overlay to permit the continued use of a 4-foot solid front-yard fence within the projected front yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District with TCU Overlay to permit the continued use of a 6-foot solid fence in the projected front yard, where 4 feet is allowed by special exception, excessive by 2 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District with TCU Overlay to permit the continued use of a storage shed that encroaches 4 feet into the required 5-foot rear-yard setback, creating a 1-foot rear-yard setback.

**Approved (8-0) with the stipulation for Item “a” that the fence be moved back nine (9) feet from its current location.**



**5. BAR-17-052**      **J & N Real Asset Holdings, LLC by Darik Caswell**  
4116 Piedmont Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the front wall of the house, deficient by 2 parking spaces.

**Approved (8-0)**

**6. BAR-17-053**      **Brett Thornburg**  
5617 Paloma Court

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory structure in front of the rear wall of the primary structure, where none are allowed.

**Approved (8-0)**

**7. BAR-17-055**      **Terry Mullens**  
2315 Lotus Avenue

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit an addition that would encroach 3 feet, 6-inches into the required 5-foot side-yard setback, creating a 1-foot, 6-inch side-yard setback.

**Approved (8-0)**

**8. BAR-17-056**      **Clinton Niosi & Sarah Hecko**  
4432 Cockrell Avenue

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of an accessory building with an area of 288 square feet, where 200 square feet is allowed, excessive by 88 feet.

**Approved (8-0)**

**9. BAR-17-057**      **Tim & Julie Ratino by Andrew Fluty**  
6209 Turnberry Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a swimming pool in the side yard, where none is allowed.

**Continued to the August 16<sup>th</sup>, 2017 hearing (8-0)**

**10. BAR-17-058**      **Huong Dao Vipassana Bhavana Center Inc. by Rev. Lam V Nguyen**  
4712 Windowmere Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a two-family residence with a lot coverage of 57 percent, where 50 percent is the maximum allowed, excessive by 7 percent.
- b. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a two-family residence within the minimum 25-foot front yard setback, creating a 10 foot setback, deficient by 15 feet.

**Approved (8-0)**



**11. BAR-17-059**      **Huong Dao Vipassana Bhavana Center Inc. by Rev. Lam V Nguyen**  
4714 Windowmere Street

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a two-family residence with a lot coverage of 57 percent, where 50 percent is the maximum allowed, excessive by 7 percent.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a two-family residence within the minimum 25-foot front yard setback, creating a 10 foot setback, deficient by 15 feet.

**Approved (8-0)**

**12. BAR-17-060**      **Christopher & Brooke Ortowski by Justin S. Light**  
3712 & 3714 Hamilton Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building with an area of 621 square feet, where 400 square feet is allowed, excessive by 221 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building with a height of 18 feet, 11 inches, where 12 feet is the maximum height allowed, excessive by 6 feet, 11 inches.

**Approved (8-0)**

**13. BAR-17-061**      **John C. & Cami Goff by Justin S. Light**  
1200 Western Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building in the front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building with a height of 13 feet, where 12 feet is the maximum height allowed, excessive by 1 foot.

**Approved (8-0)**

**14. BAR-17-062**      **First Texas Homes by MetroCode**  
6132 Plum Orchard Trail

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a second garage, where 1 garage is allowed, excessive by 1 garage.

**Approved (8-0)**

**15. BAR-17-063**      **James & Kathleen Reeves by Keith Covert**  
3160 Westcliff Road West

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building with a height of 23 feet, 5 inches where 20 feet, 3 inches is the maximum height allowed, excessive by 3 feet, 2 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building with a second story and air-conditioned space.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit an addition that would encroach 4 feet, 6 inches into the required 5-foot side-yard setback, creating a 6-inch side-yard setback.

**Continued to the August 16<sup>th</sup>, 2017 hearing (8-0)**



**III. ADJOURNMENT:**

5:16 P.M.

**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 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](mailto: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.