



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, May 16, 2018
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	_____
Vacant	_____

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

A. Review of Cases on Today’s Agenda

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

A. Approval of Minutes of April 18, 2018 Hearing _____

B. Translation Cases

**1. BAR-18-044 Jesus B. Rodriguez
3140 S. Adams Street**

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit a 4-foot solid, front-yard fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit a 10-foot solid fence in the front yard, where 4 feet is allowed by special exception, excessive by 6 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing carport that encroaches 4 feet into the required 5-foot side yard setback, creating a 1-foot side yard setback.



2. BAR-18-046

Ramiro Zamora
4409 Kings Oaks Lane

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing 256 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 56 square feet.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing accessory structure with a height of 12 feet where 10 feet is the maximum allowed, excessive by 2 feet.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.

3. BAR-18-047

Gabriel Guerrero
3137 Purington Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing residence that encroaches 3 feet into the required 28-foot, established front yard, creating a 25-foot front yard setback.

4. BAR-18-051

Vicente Hernandez & Maria Avila
2421 Moresby Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing 216 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 16 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory structure with a height of 11 feet where 10 feet is the maximum allowed, excessive by 1 foot.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory structure that encroaches 1 foot into the required 5-foot side yard setback, creating a 4-foot side yard setback.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport that encroaches 3 feet, 6 inches into the required 5-foot side yard setback, creating a 1-foot, 6-inch side yard setback.

C. Continued Cases

5. BAR-18-026

Leonard & Traci Moseley by Scherer Built
7013 Sunday Place

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.
- b. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a detached garage that would encroach 5 feet into the required 10-foot rear-yard setback, creating a 5-foot, rear-yard setback.

6. BAR-18-037

Sean Hower by Jason Binzer
2317 6th Avenue

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



7. BAR-18-040 **Robert & Betty Watson by Greg Colbert**
4444 Overton Crest Street

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the continued use of an accessory structure with a height of 14 feet where 10 feet is the maximum allowed, excessive by 4 feet.
- b. Request a **VARIANCE** in an “A-43” One-Family District to permit the continued use of an accessory structure that encroaches 15 feet into the required 25-foot side-yard setback, creating a 10-foot, side-yard setback.
- c. Request a **VARIANCE** in an “A-43” One-Family District to permit the continued use of an accessory structure that encroaches 14 feet into the required 25-foot rear-yard setback, creating an 11-foot, rear-yard setback.

D. New Cases

8. BAR-18-048 **Kent & Renee Travis**
1355 Larson Court

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing 442 square-foot accessory structure where 200 square feet is the maximum allowed, excessive by 242 square feet.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing accessory structure with a height of 12 feet, where 10 feet is the maximum allowed, excessive by 2 feet.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing accessory structure that encroaches 2 feet into the required 5-foot side-yard setback, creating a 3-foot side-yard setback.

9. BAR-18-049 **Cecilia Collier**
3912 James Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow 1 parking space for 3 bedrooms, when 2 parking are required, deficient by 1 parking space.

10. BAR-18-050 **Charles Tate**
4200 Gilmore Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport 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 construction of a carport that would encroach 4 feet into the required 5-foot side-yard setback, creating a 1-foot side-yard setback.

11. BAR-18-053 **John Luster**
4321 Mantis Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure with a height of 11 feet, 2 inches where 10 feet is the maximum allowed, excessive by 1 foot, 2 inches.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure that encroaches 1 foot, 3 inches into the required 5-foot side-yard setback, creating a 3-foot, 9-inch side-yard setback.



I. 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, May 10, 2018 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