



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, January 18, 2017

Work Session 12:30pm

Public Hearing 1:30 PM

200 Texas Street (1000 Throckmorton)

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	<u> P </u>
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Courtney Holt	<u> P </u>
Steve Epstein	<u> P </u>
Darien George, Chair	<u> P </u>

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 December 21, 2016 Hearing 9-0

B. Translation Cases

**1. BAR-16-135 Arturo Romero
5900 Craig Street**

a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of a 6-foot solid fence in three front yards, where none are allowed.

Approved (8-1), Stipulating That the Fence be located 10 Feet Inside The Property Lines and the Fence have an Open Design.



2. BAR-16-110 **Leopoldo Quezada by Norma Quezada**
3213 North Crump 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.

Approved (8-1)

3. BAR-16-111 **Leopoldo Quezada by Norma Quezada**
3215 North Crump 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 with a 4-foot side yard setback, where a 5-foot established front yard setback is required, deficient by 1 foot on:
 - i. the northern side yard and
 - ii. the southern side yard.

Approved (8-1)

4. BAR-16-127 **Mariuka Perez**
12229 Hunters Knoll

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of two accessory buildings that are a combined 534 sq. ft., which exceeds the maximum allowed area by 324 square feet.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a covered patio with a maximum height of 13 feet 6 inches, when the maximum height allowed for accessory structures is 12 feet, excessive by 1 foot 6 inches.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a covered patio with a 4 foot side yard setback, when the setback required for structures over 10 feet is 9 feet, deficient by 5 feet.
- d. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a covered patio with an 8 foot rear yard setback, when the setback required for structures over 10 feet is 9 feet, deficient by 1 foot.

Approved (8-1)

C. Continued Case

5. BAR-16-139 **John Potter**
8413 Orlando Springs Drive

- a. Request a **VARIANCE** in an "R1" Zero Lot Line/Cluster District to permit the construction of a storage building that would be 300 sq. ft., which exceeds the maximum allowed area by 100 square feet.

Approved (9-0)



D. New Cases

6. BAR-16-143 **KinoD, LLC**
7332 Lowery Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 30-foot front yard setback, where a 50-foot established front yard setback is required, deficient by 20 feet.

Continued to the February 15th, 2017 Hearing (8-1)

7. BAR-16-144 **KinoD, LLC**
7336 Lowery Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 30-foot front yard setback, where a 50-foot established front yard setback is required, deficient by 20 feet.

Continued to the February 15th, 2017 Hearing (8-1)

8. BAR-16-145 **KinoD, LLC**
7340 Lowery Road

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the continued use of a 4-foot solid fence in the front yard, where solid fences are not allowed.

Continued to the February 15th, 2017 Hearing to Correct a Noticing Error

9. BAR-16-146 **Matthew Avila & Kamela Foltz**
1929 Chatburn Court

- a. Request a **VARIANCE** in an "A-5" One Family District, with TCU Overlay, to permit the construction of an addition that would encroach 1 foot 8 inches into the northern 5-foot side yard setback, creating a 3-foot 4-inch side yard setback.

Approved (9-0)

10. BAR-16-147 **Nestor Morales**
5316 Anderson Street

- 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 a maximum of 4 feet is allowed with a special exception, excessive by 2 feet.

Approved (9-0)



11. BAR-16-148

Clifford James

9333 Heron Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District with NASJRB Overlay to permit the continued use of an accessory building encroaching 3 feet into the 5-foot side yard setback, creating a 2-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District with NASJRB Overlay to permit the construction of an accessory building that would encroach 1 foot into the 5-foot side yard setback, creating a 4-foot side yard setback.

Approved (9-0)

12. BAR-16-150

Hazel Russell

2017 NE 33rd Street

- 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 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 chain link fencing material, where chain link fencing is not allowed.

Approved (9-0)

13. BAR-16-151

Greg & Julie Butner

2309 Colonial Parkway

- a. Request a **VARIANCE** in an "A-5" One Family District, with TCU Overlay, to permit the construction of an addition that would encroach 18 feet 9 inches into the 25-foot front yard setback, creating a 6-foot 3-inch setback.

Approved (9-0)

14. BAR-16-152

Thomas Jakes by Arcadia Realty Corp.

8421 Meadowbrook Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot solid fence in the front yard of Ranch Lane, where solid fences are not allowed.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of an 8-foot solid front yard fence on Ranch Lane, when a maximum of 4 feet is allowed with a special exception, excessive by 4 feet.
- c. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot solid fence in the front yard of Meadowbrook Drive, where solid fences are not allowed.
- d. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a 8-foot solid front yard fence of Meadowbrook Drive, when a maximum of 4 feet is allowed with a special exception, excessive by 4 feet.

Approved Items "a" and "b" (9-0). Items "c" and "d" failed for lack of seven (7) affirmative votes (6-3).



III. ADJOURNMENT:

5:32PM

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.