



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, March 20, 2019
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	_____
Kenneth Jones	_____
Joey Dixson, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

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 February 20, 2019 Hearing _____

B. Translation Case

**1. BAR-19-030 Jesus Martinez
2917 Loving Avenue**

a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 0-foot front yard setback, where a 20-foot front yard setback is required, deficient by 20 feet.



2. BAR-19-031 **Jesus Martinez**
2915 Loving Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 0-foot front yard setback, where a 20-foot front yard setback is required, deficient by 20 feet.

C. Continued Case

3. BAR-19-008 **KinoD, LLC**
7340 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 on Lowery Road, where a 50-foot established front yard setback is required, deficient by 20 feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 25-foot projected front yard setback on Sandy Lane, where a 40-foot established front yard setback is required, deficient by 15 feet.

D. New Cases

4. BAR-19-026 **Adolfo Medina**
3766 Donalee Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow 1 parking space behind the front building wall, where 2 parking spaces are required, deficient by 1 parking space.

5. BAR-19-029 **Emily & Scott Pence**
6344 Darwood Avenue

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to allow 1 parking space behind the front building wall, where 2 parking spaces are required, deficient by 1 parking space.

6. BAR-19-032 **David Cain**
4800 Marsalis Street

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit existing and proposed accessory structures totaling 700 square feet, where 400 square feet is the maximum allowed, excessive by 300 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.



7. **BAR-19-033** **Robert & Amanda Jacobs by Tom Tinsley**
2244 Hurley Avenue
- a. Request a **VARIANCE** in an “A-5” One-Family District in the Historic Fairmount Overlay District, to permit the construction of a porte cochere and addition that would encroach 4 feet, 1 inch into the 5-foot side yard setback, creating an 11-inch, side-yard setback.
8. **BAR-19-034** **J&M Redesigned Properties by Thomas Jones**
5400 Wentworth Street
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit an existing 4-foot solid fence within the projected front yard setback, where none are allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing 6-foot solid fence in the projected front yard, where 4 feet is allowed by special exception, excessive by 2 feet.
9. **BAR-19-035** **Andrew David Hunt by Troy Matloch**
3509 Plymouth Avenue
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a 4-foot solid front-yard fence within the projected front yard setback, where none are allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a 6-foot solid fence in the projected front yard, where 4 feet is allowed by special exception, excessive by 2 feet.
10. **BAR-19-036** **James Randy Gillespie by Joe Martin Homes**
5229 Collinwood Avenue
- a. Request a **VARIANCE** in an “A-10” One-Family District, to permit the continued construction of a residence that encroaches 3 feet, 4 inches into the required 23-foot, 4-inch established front yard setback, creating a 20-foot, front yard setback.
11. **BAR-19-037** **Devin & Helen McPherson**
3837 Birchman Avenue
- a. Request a **VARIANCE** in an “A-5” One-Family District, to permit the construction of an addition that encroaches 4 feet, 7-inches into the 10-foot side yard setback, creating a 5-foot, 5-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-10” One-Family District, to permit the construction of an addition that encroaches 5 feet into the required 28-foot, 5-inch established front yard setback, creating a 23-foot, 5-inch front yard setback.
12. **BAR-19-038** **William J. & Amy M. Savage**
3695 Encanto Drive
- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of an addition that would encroach 3 feet, 2 inches into the required 25-foot side-yard setback, creating a 21-foot, 10-inch side-yard setback.



13. BAR-19-039

Beneficial REI, LLC by Tim Knabe
4917 Lubbock Avenue

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.

III. 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 **Wednesday, March 13, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas