



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, February 15, 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	<u> P </u>
Tony Perez, Vice-Chair	<u> P </u>
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De De Smith	<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 January 18, 2017 Hearing 8-0

B. Translation Cases

1. BAR-17-001 Jesus Sanchez
1309 Clinton Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of a 5-foot front-yard, open-design fence.
- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a 7-foot 6-inch, front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 2 feet 6 inches.

Approved Item "a" (8-0). Item "b" failed for lack of seven (7) affirmative votes (0-8).



2. BAR-17-002

Joaquin Hernandez

1637 Lindsey Street, 1600 & 1700 blocks Langston Street

- a. Request a **SPECIAL EXCEPTION** in "A-10" and "A-5" One-Family Districts to permit the use of Six large animals and stables where the property owner lives more than ¼-mile from the subject.
- b. Request a **SPECIAL EXCEPTION** in "A-10" and "A-5" One-Family Districts to permit the continued use of 5-foot front-yard, open-design fence.
- c. Request a **VARIANCE** in "A-10" and "A-5" One-Family Districts to permit the continued use of a 6-foot front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 1 foot.

Approved (7-1) with stipulations of five (5) year time limit, the open design fence must be twenty (20) feet back of property line on Edgewood Terrace Street, and the barn must be on eastern side of the property.

3. BAR-17-003

Manuel Gomez

1611 Harrington Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 7-foot 6-inch, open design front yard fence, when 5 feet is allowed, excessive by 2 feet 6 inches.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 9-foot 6-inch, rear yard fence and gate, when 8 feet is allowed, excessive by 1 foot 6 inches.

Approved Item "a" (8-0). Item "b" and "c" failed for lack of seven (7) affirmative votes (6-2).

4. BAR-17-004

Umberto Gavcin

3728 E. 1st Street

- a. Request a **VARIANCE** under the "A-5" One-Family District standards to permit the continued use of a carport on a separate lot, where accessory structures are not allowed.
- b. Request a **VARIANCE** under the "A-5" One-Family District standards to permit the continued access of a carport without a driveway.

Approved Item "a" (7-1). Item "b" failed for lack of seven (7) affirmative votes (0-8).

C. Continued Cases

5. 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.

Failed for lack of Affirmative 7 votes (6-2).

6. 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.

Failed for lack of Affirmative 7 votes (5-3).



7. BAR-16-145

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.

Failed for lack of Affirmative 7 votes (5-3).

D. New Cases

8. BAR-17-005

Steve Hawkins Custom Homes

4010 Bunting Avenue

- 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.

Continued to the March 15th, 2017 hearing due to agenda caption error.

9. BAR-17-006

First Texas Homes, Inc. by Jaison Stephen

1491 Heritage Trace Parkway

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence without horizontal relief sections of open-design fencing.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence for masonry columns to exceed the 10 feet on center spacing requirement.

Approved (8-0)

10. BAR-17-007

Epic Home Investments

3713 Collinwood Avenue

- a. Request a **VARIANCE** under the "A-5" One-Family District standards to permit one parking space behind the building line when 2 parking spaces are required, deficient by 1 parking space.

Approved (8-0)

11. BAR-17-008

multiple individuals

2400 - 2700 blocks Chapel Creek Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence without masonry columns.

Approved (8-0)

III. ADJOURNMENT:

5:55 PM



ASSISTANCE AT THE PUBLIC MEETINGS:

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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.