



**RESIDENTIAL BOARD OF ADJUSTMENT  
AGENDA**

**Wednesday, August 21, 2019  
Work Session 12:30 PM  
Public Hearing 1:30 PM**

**200 Texas Street  
City Council Conference Room 290 /  
City Council Chamber 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	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixson, Vice-Chair	_____
Will Dryden (Alternate)	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

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| I.  | 12:30 P.M. | <b>LUNCH/WORK SESSION</b>  | <b>City Council Conference Room 290</b> |
|     |            | A. Consideration of revisions to the Board of Adjustment's rules or procedure. |   |
|     |            | B. Review of Cases on Today's Agenda   |   |
| II. | 1:30 P.M.  | <b>PUBLIC HEARING</b>  | <b>Council Chamber</b>                  |
|     |            | A. Approval of Minutes of July 17, 2019 Hearing                                | _____                                   |



## B. Translation Case

### 1. BAR-19-073

**Armando Rojas by Rosendo Sanchez**  
3021 N. Hampton Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow 0 parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.

## C. Continued Cases

### 2. BAR-19-062

**1813 W. Bowie LLC by Dak Hatfield**  
2941 Livingston Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit an existing driveway with 85 percent front yard coverage, where 50 percent is the maximum allowed, excessive by 35 percent.
- b. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit existing lighting facing adjacent properties, when lights are required to be directed away from adjacent properties.
- c. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit the continued placement of 4 trees in the northern bufferyard, when 5 trees are required, deficient by one tree.
- d. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit an existing screening fence 1 foot from the property line, where the fence is required to be on the property line.
- e. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit an existing wood fence with boards facing towards commercial parking lot, when the boards are required to face the adjacent residential district.
- f. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District with TCU Residential Overlay to permit the continued use of a 4-foot wood fence located in the projected front yard
- g. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit as existing 6-foot solid fence in the front yard, when 4 feet is allowed by special exception, excessive by 2 feet.
- h. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit existing 16-foot deep parking spaces, when an 18-foot depth is required, deficient by 2 feet.
- i. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit the continued placement of 49% of landscaping in the front yard, when 75% is required.
- j. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit existing gravel as a landscaping material in the front yard, when grass, mulch, or groundcover is required.
- k. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to waive the required 38 landscaping shrubs on-site as shrubs on the approved planting list have been planted outside the property lines.



D. New Cases

3. **BAR-19-071**                    **Victor Olina and Prudence Zavala**  
2217 Pembroke Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5/TCU” One-Family District located in the TCU Overlay to permit an existing 4-foot solid front-yard fence within the projected front yard setback.
- b. Request a **VARIANCE** in an “A-5/TCU” One-Family District located in the TCU Overlay to permit a 6-foot, solid fence, when 4 feet is allowed by special exception, excessive by 2 feet.

4. **BAR-19-072**                    **John and Sara Powers**  
3424 Overton Park Drive West

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a pool house that would encroach 4 feet 6 inches into the required 10-foot rear-yard setback, creating a 5-foot 6 inch rear-yard setback.

5. **BAR-19-074**                    **Sarah and Craig Pope**  
13701 Southern Oaks Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit an existing 5-foot open design front-yard fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory structure 20 feet from the front of the property line, where a minimum of 75 feet is required, deficient by 55 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory structure 21 feet 6 inches from the front of the property line, where a minimum of 75 feet is required, deficient by 53 feet 6 inches.

6. **BAR-19-075**                    **Renato Rosales**  
4117 Fair Park Boulevard

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the continued construction of a residence that encroaches 10 feet into the projected 20-foot front-yard setback, creating a 10-foot projected front-yard setback.

7. **BAR-19-076**                    **Jeff and Erin Carmody**  
5425 Santa Marie Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport that would encroach 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a carport that exceeds the height of the house by two feet.



**8. BAR-19-078**

**Kenneth and Martha Baumann**

8609 Iron Gate Court

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.

**9. BAR-19-080 Jerome and Susan Heaton**

2224 Weatherbee Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of habitable space above an existing garage that would encroach 1 feet into the required 5-foot side-yard setback, creating a 4-foot side-yard setback on the western side.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of habitable space above an existing garage that would encroach 2 feet, 6 inches into the required 5-foot rear-yard setback, creating a 2-foot, 6-inch rear-yard setback on the northern side.

**10. BAR-19-081 Manuel Barajas by Christopher Bonilla**

1219 Clarence Street

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District regulations to permit the continued use of a carport in the front yard, where none are allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow 0 parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the following along the southern property line:
  - i. an existing carport that encroaches 3 feet, 6 inches into the required 5-foot side yard setback, creating a 1-foot, 6-inch side yard setback, and
  - ii. an existing accessory building that encroaches approximately 2 feet, 6 inches into the required 5-foot side yard setback, creating a 2-foot, 6-inch side yard setback.

**11. BAR-19-082**

**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 4 feet, 7 inches into the required 25-foot side-yard setback, creating a 20-foot, 5-inch side-yard setback.



### III. ADJOURNMENT

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#### **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.

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, August 15, 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. Kayser*

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