



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

Wednesday, January 17, 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 _____
- Bernie Scheffler _____

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 20, 2017 Hearing _____

B. Translation Case

**1. BAR-18-007 Tomas & Manuela Salas
2717 Goldenrod Avenue**

- a. Request a **VARIANCE** under the “A-7.5” One-Family District regulations to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- b. Request a **VARIANCE** under the “A-7.5” One-Family District regulations to permit the continued use of 68 percent front yard paving, where 50 percent front yard driveway coverage is the maximum allowed, excessive by 18 percent.



C. Continued Cases

2. BAR-17-110

Leticia Aguina
608 Sandy Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure with a height of 13 feet, where 12 feet is the maximum allowed, excessive by 1 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure that encroaches 6 feet, 8 inches into the required 9-foot rear-yard setback, creating a 2-foot, 4-inch rear-yard setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure that encroaches 6 feet into the required 9-foot side-yard setback, creating a 3-foot side-yard setback.

3. BAR-17-124

John J Gripp by Frank Richardson
2501 Wabash Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District, with the TCU Overlay, to permit the construction of an addition that encroaches 8 feet, 5 inches into the 10-foot side yard setback, creating a 1-foot, 7-inch side-yard setback.

D. New Cases

4. BAR-18-001

Blain & Lauri Pelland by Hardy Pools
9209 Bayard Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 4-foot solid front-yard fence within the projected front yard setback.
- 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, where 4 feet is allowed by special exception, excessive by 2 feet.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a pool that encroaches 13 feet into the required 20-foot projected front-yard setback, creating a 7-foot projected front-yard setback.

5. BAR-18-002

Robert A. Allen
13216 South Pipeline Road

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations, to permit the continued of a carport that encroaches 3 feet into the 5-foot side yard setback, creating a 2-foot side-yard setback.

6. BAR-18-003

Mark Iwanski by David Huerta
15601 Mirasol Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a swimming pool and spa that encroaches 2 feet into the required 5-foot minimum rear yard setback, creating a 3-foot rear yard setback.

7. BAR-18-004

Joseph & Heather Shelton by Seth Fowler
6450 Sumac Road

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

8. BAR-18-005

DKMR, LLC by Rick Murphy
2116 Blandin Street

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the construction of a new residence with 52-foot lot width at the building line, where 55 feet is the minimum required, deficient by 3 feet.



9. BAR-18-006 **Pursuit Marketing Group LLC by David Rosenbaum**
2601 Ryan Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with 46-foot lot width at the building line, where 50 feet is the minimum required, deficient by 4 feet.

10. BAR-18-009 **Meadowbrook Land Partners LTD by Alex Hodge**
8421 Meadowbrook Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a 5-foot open-design fence with 5-foot, 6-inch columns in the projected front yard of Meadowbrook Drive.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a 6-foot open-design front yard fence with 6-foot, 9-inch columns in the projected front yard of Meadowbrook Drive, when a maximum of 5 feet and 5 feet 6 inches, respectively, is allowed by special exception, excessive by 1 foot and 1 foot, 3 inches respectively.

11. BAR-18-010 **Martha & Jim Zinn**
6912 Bal Lake Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory structure that encroaches 4 feet into the required 9-foot rear-yard setback, creating a 5-foot rear-yard setback.

12. BAR-18-013 **Donald & Donella Ware**
5149 Byers Avenue

- a. Request a **VARIANCE** under the “R1” Single-Family District regulations to permit the continued construction of a new residence with a 15-foot front yard setback, where a 25-foot established front yard setback is required, deficient by 10 feet.

13. BAR-18-014 **Steve Pierce by Ferrier Custom Homes, LP**
5145 Byers Avenue

- a. Request a **VARIANCE** under the “R1” Single-Family District regulations to permit the construction of a new residence with a 15-foot front yard setback, where a 25-foot established front yard setback is required, deficient by 10 feet.
- b. Request a **VARIANCE** under the “R1” Single-Family District regulations to permit the construction of a new fence on the west property line with a 9-foot 6-inch height, where an 8-foot fence is the maximum height allowed, excessive by 1 foot, 6 inches.

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, January 11, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser