



MEETING AGENDA - REVISED

COMMERCIAL AND RESIDENTIAL BOARDS OF ADJUSTMENT

August 19, 2020

Public Hearing: 9am, meeting will break at 12:00pm-1:00pm and adjourn at 5:00 pm
(any cases not heard will be moved to September 16, 2020)

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ea653d912086e8e844c2fdf39594bd05b>

Meeting/ Access Code: 126 506 0463
Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 126 506 0463

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on August 17, 2020. To sign up, either register through WebEx per the directions on the City's website above or contact Aide Pocasangre at Aide.Pocasangre-Garay@fortworthtexas.gov or 817-392-2733.**

BOARD MEMBERS:

Dan Moore _____
J.R. Martinez _____
Robert Gutierrez _____
Tony Perez, _____
Chair Residential Board _____
Deborah Freed _____
Kenneth Jones _____
Bob Riley _____
Joey Dixson, _____
Vice-Chair Residential Board _____
Will Dryden, _____
Vice-Chair Commercial Board _____

Keishi High _____
Kay Friedman _____
Tony DiNicola _____
Loren Stewart, _____
Chair Commercial Board _____
Courtney Holt _____
Monnie Gilliam _____
Steve Epstein _____
Angela Gaither _____
Amanda Schulte _____

I. 9:00 A.M. PUBLIC HEARING

A. Approval of Minutes of the July 15, 2020 Hearings _____

B. MEETING WILL BREAK AT 12:00PM-1:00PM AND ADJOURN AT 5:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO September 16, 2020)

C. New Commercial Cases

1. **BAC-20-014** Address: 8600 Currency Drive / 1001 E. Harmon Road
Owner: Roy Gully by Kartavya Patel
Zoning: "E" Neighborhood Commercial District
 - a. **Variance:** Allow a dumpster and enclosure to be in front of the building
Required location: Behind the front building face, approximately 79 feet from Currency Drive
Requested location: In front of the building, approximately 30 feet from Currency Drive

2. **BAC-20-015** Address: 109 W. Pafford Street
Owner: Trinity Basin Preparatory by Kevin Nassur
Zoning: "A-5" One-Family District
 - a. **VARIANCE:** Permit a 7-foot, open design fence in the projected front yard
Allowed fence by right: No front yard fence
Requested Fence: 7-foot open design fence, 10 feet behind front property line

3. **BAC-20-017** Address: 3208 Wilbarger Street
Owner: New Beth Eden Baptist Church
Zoning: "E" Neighborhood Commercial District
 - a. **Special Exception:** Permit electronic changeable copy on a monument sign along Wilbarger Street.

4. **BAC-20-018** Address: 100 block Barnwood Drive/14100 block John Day Road
Owner: Lennar Homes of Texas Land and Construction by LCS Communications
Zoning: "I" Light Industrial District
 - a. **VARIANCE:** Permit a telecommunication tower to exceed the maximum height allowed
Maximum height: 75 feet
Requested height: 95 feet

D. Translation Residential Cases

5. **BAR-20-036** Address: 3632 Pate Drive
 Owner: Martha Arteaga
 Zoning: "A-5" Single Family within the Stop Six Overlay
- a. **Special Exception:** Permit a front yard carport where none are allowed
 - b. **VARIANCE:** Permit an existing front yard carport within the side yard setback
Required setback: 5 feet
Requested setback: 2 feet 4 inches
 - c. **VARIANCE:** Permit an existing patio cover within the side yard setback
Required setback: 5 feet
Requested setback: Zero (0) feet

6. **BAR-20-059** Address: 2818 N.W. 24th Street
 Owner: Maria Celestino
 Zoning: "A-5" Single Family
- a. **VARIANCE:** Permit the use of an existing carport within the side yard setback
Required setback: 5 feet
Requested setback: 1 foot

7. **BAR-20-061** Address: 3618 Lipscomb Street
 Owner: Pedro Garcia
 Zoning: "B" Two Family
- a. **VARIANCE:** Permit an existing carport and converted garage within the side yard setback
Required setback: 5 feet
Requested setback: 1 foot
 - b. **VARIANCE:** Permit a converted garage within the rear yard setback
Required setback: 5 feet
Requested setback: 1 foot
 - c. **VARIANCE:** Permit the use of a converted garage as storage space that exceeds the total square footage allowed for the lot
Maximum total square footage allowed: 200 square feet
Requested square footage: 624 square feet

E. New Residential Cases

8. **BAR-20-026** Address: 8812 Tyne Trail
 Owner: David and Meredith Jeppson
 Zoning: "R1" Single Family, under the "A-5" One-Family Standards
- a. **VARIANCE:** Permit an existing habitable structure in the side yard setback
Required Setback: 5 feet
Requested Setback: 3 feet

9. **BAR-20-060** Address: 3701 S. Henderson Street
 Owner: Sandra and Edgar Aguero
 Zoning: "B" Two Family
- a. **VARIANCE:** Permit an existing carport within the side yard setback
- Required setback: 10 feet
Requested setback: 6 feet 4 inches
10. **BAR-20-063** Address: 2705 NW 18th Street
 Owner: Elephant Homes by HZ Acquisitions, LLC.
 Zoning: "A-5" One-Family
- a. **VARIANCE:** Construction of a new single family home in the established front yard
- Established front yard: 30 feet
Requested front yard: 21 feet
11. **BAR-20-065** Address: 4533 Harley Avenue
 Owner: Gwen and Barry Rubin by Metrocode
 Zoning: "A-5" Single Family
- a. **VARIANCE:** Permit a pool and cover patio, accessory uses, on vacant land where none are allowed
- Request: Pool and covered patio without a primary residential use
- b. **VARIANCE:** Permit an accessory structure located less than 75 feet from the front property line or behind the rear wall of the home
- Required pool setback: 75 feet
Requested pool setback: 48 feet 6 inches
- c. **VARIANCE:** Permit an accessory patio cover with storage space in the western side yard setback
- Required side yard setback: 5 feet
Requested side yard setback: 7 inches
- d. **VARIANCE:** Permit an accessory patio cover with storage to exceed the maximum size allowed
- Maximum square feet allowed: 120 square feet
Requested square footage: 825 square feet
- e. **VARIANCE:** Permit an accessory patio cover to exceed the maximum height allowed
- Maximum height allowed: 12 feet
Requested height: 14 feet
12. **BAR-20-066** Address: 1613 Tremont Avenue
 Owner: David Zielke
 Zoning: "A-5" Single Family
- a. **Special Exception:** Permit an existing front yard carport where none are allowed
- b. **VARIANCE:** Permit an existing carport within the side yard setback
- Required setback: 5 feet
Requested setback: 2 feet 5 inches

16. **BAR-20-070**

Address: 11100 Zachary Court
Owner: Matthew and Misty Ritch
Zoning: "A-5" Single Family

- a. **VARIANCE:** Permit an accessory structure located less than 75 feet from the front property line or behind the rear wall of the home

Required setback: 75 feet
Requested setback: 57 feet 9 inches

II. 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.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o 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 reunión para que se puedan hacer 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 said Notice was posted on the following date and time **Friday, August 14, 2020 at 9:07 am**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser