

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, October 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*

City Secretary for the City of Fort Worth, Texas



# RESIDENTIAL BOARD OF ADJUSTMENT AGENDA

**Wednesday, October 17, 2018  
Work Session 12:00 PM  
Public Hearing 1:00 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	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

**I. 1:00 P.M. LUNCH/WORK SESSION City Council Conference Room 290**

**A. Review of Cases on Today's Agenda**

**II. 2:00 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of September 19, 2018 Hearing \_\_\_\_\_**

**B. Continued Case**

**1. BAR-18-080 Jett Milner by Michael Riffel  
4718 Pershing Avenue**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage that would encroach 3 feet, 6 inches into the required 5-foot side-yard setback, creating a 1-foot, 6-inch side-yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with a height of 23 feet, 9 inches where 18 feet, 6 inches is the maximum height allowed, excessive by 5 feet, 3 inches.



### C. New Cases

#### 2. BAR-18-083

##### Terata Kanu

11601 Twining Branch Circle

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

#### 3. BAR-18-090

##### Welton Martin

1613 E. Colvin Avenue

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

#### 4. BAR-18-092

##### Christine & Jeffrey Klote

3824 Bellaire Circle

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of an addition that would encroach 13 feet, 6 inches into the required 25-foot side-yard setback, creating an 11-foot, 6-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of a porte cochere that would encroach 19 feet, 7 inches into the required 25-foot side-yard setback, creating a 5-foot, 5-inch side-yard setback.

#### 5. BAR-18-093

##### Tommy & Mary McCoy

4922 Elgin Street

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing residence that encroaches 2 feet, 2 inches into the required 20-foot front yard setback, creating a 17-foot, 10-inch front yard setback.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit an existing residence with an attached garage that extends 9 feet beyond the front wall of the house, when 8 feet is the maximum, excessive by 1 foot.

#### 6. BAR-18-094

##### Kirk Rankin by Jason Beane, MEL/ARCH Studio

1732 Ashland Avenue (proposed Lot 15R-1)

- a. Request a **VARIANCE** under the “B” Two-Family District regulations to permit the construction of a duplex that would encroach 10 feet into the required 20-foot front-yard setback, creating a 10-foot, front-yard setback.

#### 7. BAR-18-095

##### Kirk Rankin by Jason Beane, MEL/ARCH Studio

1732 Ashland Avenue (proposed Lot 15R-2)

- a. Request a **VARIANCE** under the “B” Two-Family District regulations to permit the construction of a duplex that would encroach 10 feet into the 20-foot projected front-yard setback, creating a 10-foot, front-yard setback.
- b. Request a **VARIANCE** under the “B” Two-Family District regulations to permit the construction of a duplex on a lot that is 48 feet wide at the building line, where 50 feet is the minimum required, deficient by 2 feet.



**8. BAR-18-096**

**Doug Roberts**

4563 Sugar Bush Court

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit three accessory structures that total 512 square-feet, where 200 square feet is the maximum allowed, excessive by 312 square feet.
- b. Request a **VARIANCE** in an “A-5” One-Family District, to permit following structures located in front of the rear building wall and less than 75 feet from the front property line:
  - I. Storage shed located 64 feet from the front property line, where 75 feet is the minimum, deficient by 11 feet.
  - II. Greenhouse located 47 feet from the front property line, where 75 feet is the minimum, deficient by 28 feet.
- c. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the following existing accessory structures that encroach into the side yard setback:
  - I. Storage shed that encroaches 3 feet into the required 10-foot side-yard setback, creating a 7-foot side-yard setback.
  - II. Greenhouse that encroaches 1 foot into the required 10-foot side-yard setback, creating a 9-foot side-yard setback.

**9. BAR-18-097**

**JDJC Homes, LP by Jerry Simmons**

4128 Benmar Street

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

**10. BAR-18-099**

**Richard Bilyea by Doug James**

5617 Durham Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.
- c. Request a **VARIANCE** in an “A-5” One-Family District to allow 1 parking space on the lot, when 2 parking spaces are required, deficient by 1 parking space.

**10. BAR-18-100**

**Mr. & Mrs. Edward Stevens by Bryan Hull**

4816 Urbanview Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.

**11. BAR-18-101**

**Neil Sommerlatte**

2741 Willing Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit an existing accessory habitable structure that encroaches 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 an existing accessory habitable structure that encroaches 5 feet into the required 5-foot rear-yard setback, creating a 0-foot, rear-yard setback.



**12. BAR-18-102**      Sergio Ortega  
3112 NW 25<sup>th</sup> Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a carport that encroaches 2 feet, 9 inches into the 5-foot side yard setback (south), creating a 2-foot 3-inch side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a carport that encroaches 2 feet, 9 inches into the 5-foot side yard setback (north), creating a 2-foot 3-inch side yard setback.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a carport that encroaches 4 feet into the 5-foot rear yard setback, creating a 1-foot rear yard setback.
- d. Request a **VARIANCE** in an “A-5” One-Family District to permit two carports, when one carport is allowed, excessive by one carport.

**13. BAR-18-103**      Williams Fayette III by Clover III Construction, Inc.  
112 Crestwood Drive

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

**14. BAR-18-104**      Steve Hawkins Custom Homes, Ltd.  
10332 Rancho Viejo Way

- a. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling that would encroach 8 feet, 9 inches into the 25-foot side yard setback (south), creating a 16-foot, 3-inch side yard setback.
- b. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling that would encroach 20 feet into the 25-foot side yard setback (north), creating a 5-foot 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 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.