



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

Wednesday, September 18, 2024

Lunch 12:00 p.m.

Public Hearing 12:30 p.m.

In Person

City Council Chamber (Public Hearing)
2nd Floor, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r26f7cb4dec9b5f8a9639b0a8bb841e7b>

Meeting/ Access Code: 2550 879 3676 (Registration Required)

Teleconference: (817) 392-1111 or 1-650-479-3208

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

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 this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Residential Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

****Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on September 16, 2024. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026. Please note the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

BOARD MEMBERS:

Adrienne Holland	_____	Myra Mills	_____
Sergio Garza	_____	Whit Wolman	_____
Kenneth Jones	_____	Lucretia Powell	_____
Joey Dixon,		Jennifer Glass Renta	_____
Vice Chair Residential Board	_____	Janna Herrera	_____
Debra Brown Sturns	_____	vacant	_____

I. Lunch 12:00 P.M.

II. PUBLIC HEARING 12:30 P.M.

A. Approval of Minutes of the August 21, 2024 Hearings

B. ANY CASES NOT HEARD WILL BE MOVED TO OCTOBER 16, 2024.

C. Continued Residential Case

1. **BAR-24-049** Address: 308 Crestwood Drive
Owner: Glenn & Julia Davidson by Trenton Robertson
Zoning: "A-10" One Family Residential District, partially under the "HC"
Historic and Cultural Overlay

- a. **Variance:** Permit the construction of a detached accessory structure (garage with storage and accessory living space) in front of the house, where detached accessory structures are not allowed.
- b. **Variance:** Permit the construction of a detached accessory structure (a garage with storage and accessory living space) with a reduced front yard setback.

Minimum front yard setback: 50 feet
Requested front yard setback: 20 feet

D. New Residential Cases

1. **BAR-24-047** Address: 2809 Lawnwood Avenue
Owner: Gary Lewis Rhodes
Zoning: "A-5" One-Family Residential District

- a. **Variance:** Permit the construction of a second detached accessory structure (a garage) on a lot less than ½ acre.

Maximum garages allowed: 1 garage
Garages requested: 2 garages

2. **BAR-24-052** Address: 6144 Brocks Lane
Owner: RNH Home Builders, LLC by Rick Murphey
Zoning: "B" Two-Family Residential

- a. **Variance:** Permit parking for a duplex in a location that is not allowed.

Required location of parking spaces: Behind all front walls
Requested location of parking spaces: In the projected front yard

3. **BAR-24-054** Address: 5013 Chisholm View Drive
Owner: John F. Caroselli Jr.
Zoning: "R-1" Single-Family under the "A-5" One-Family Standards

- a. **Variance:** Permit the construction of two accessory structures (storage building and a detached covered patio) that exceeds the maximum allowed square footage limit for the lot.

Maximum square footage allowed: 200 square feet
Requested square footage: 336 square feet

- b. **Variance:** Permit the construction of an accessory structure (storage building) to encroach into the side yard setback.

Minimum side yard setback required: 5 feet
Requested setback: 7 inches

- c. **Variance:** Permit the construction of an accessory structure (storage building) to be located in front of the rear wall of the primary structure and less than 75 feet from the front property line.

Required distance from property line: 75 feet
Requested distance from property line: 62 feet 6 inches

4. **BAR-24-055** Address: 1629 E. Harvey Avenue
Owner: Viota USA LLC by Gladys Williams & Durwan Green
Zoning: "B" Two-Family district

- a. **Variance:** Permit fewer parking spaces behind the front building wall of a duplex with 6 bedrooms.

Required parking behind front wall: 5 spaces
Requested parking behind front wall: Zero (0) spaces

- b. **Variance:** Permit fewer than required parking spaces for a duplex with 6 bedrooms.

Required parking spaces: 5 spaces
Requested parking spaces: 1 space

5. **BAR-24-056** Address: 5609 Lubbock Avenue
Owner: Castle Peak Home III, LP by Jason Barrentine
Zoning: "B" Two-Family within the TCU Overlay

- a. **Variance:** Permit construction of a driveway for a duplex with less than required width.

Minimum driveway width required: 20 feet
Requested driveway width: 10 feet

6. **BAR-24-057** Address: 4937 Gilbert Drive
Owner: Shanna Gomez by Anthony G. Gomez
Zoning: "A-5" One Family within the NASJRB Overlay

- a. **Variance:** Permit two accessory structures that exceed the maximum allowed square footage limit for the lot.

Maximum square footage allowed: 200 square feet
Requested square footage: 816 square feet

7. **BAR-24-058** Address: 1804 Vincennes Street
Owner: Compass Rose Homes, LLC by Darryl Brewer
Zoning: "A-5" Single Family within the Stop Six Overlay

a. **Variance:** Permit a residence on a lot with less width than required.

Minimum lot width required: 50 feet
Requested lot width: 42 feet

E. Discussion Regarding Board Hearing Format

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

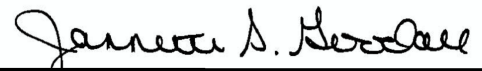
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Discapitados (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 Board of Adjustment 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 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 Friday, September 13, 2024 at 3:40 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas