



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

August 21, 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/r70919e8186bbabc94be31331d7bcf5c1>

Meeting/ Access Code: 2553 425 1690 (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 August 19, 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 _____
Tony Perez, _____
Chair Residential Board _____
Kenneth Jones _____
Joey Dixon, _____
Vice Chair Residential Board _____

Debra Brown Sturns _____
Myra Mills _____
Whit Wolman _____
Lucretia Powell _____
Jennifer Glass Renta _____
Janna Herrera _____
vacant _____

I. Lunch 12:00 P.M.

II. PUBLIC HEARING 12:30 P.M.

A. Approval of Minutes of the July 17, 2024 Hearings _____

B. ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 18, 2024.

C. New Residential Cases

1. BAR-24-012 Address: 2801 Mount Horum Way
Owner: Wood Point Properties by Lubula Dixon Kanyinda
Zoning: "A-5" One Family within the Stop Six Overlay

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

Minimum lot width required: 50 feet
Requested lot width: 32 feet 6 inches

b. **Variance:** Permit the construction of a new single-family residence on a lot with less than the required lot area.

Minimum lot area required: 5,000 square feet
Requested lot area: 4,001 square feet

c. **Variance:** Permit the construction of a residence to encroach on the side yard setback on a corner lot.

Required setback: 10 feet
Requested setback: 5 feet

2. BAR-24-048 Address: 955 Woods Avenue
Owner: Rosa Campos Niehans by Amy Moody
Zoning: "D" High Density Multifamily District, under the "A-5" One Family Residential in the Design District – Historic Samuels Overlay

a. **Variance:** Permit the construction of a new residence on a lot with less width than required.

Minimum lot width required: 50 feet
Requested lot width: 37 feet 6 inches

b. **Variance:** Permit the continued use of two existing accessory buildings, where accessory buildings without a primary building are not allowed.

c. **Variance:** Permit the continued use of two accessory structures that exceed the maximum allowed square footage limit for the lot.

Maximum square footage allowed: 200 square feet

Requested square footage: 248 square feet

d. **Variance:** Permit the use of driveway materials for an expansion of a driveway that are not the same materials as the current driveway.

Current driveway materials: concrete

Requested driveway materials: gravel

3. 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 garage with storage and accessory living space in front of the house, where accessory detached structures are not allowed.

b. **Variance:** Permit the construction of a detached 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

4. BAR-24-050

Address: 2524 Primrose Avenue

Owner: John VanDolah by Kaitlyn Barney

Zoning: "A-5" One-Family

a. **Variance:** Permit a non-habitable accessory structure (two-story garage) to have a climate-controlled attic, where attics or lofts for non-habitable accessory structures may not contain heated or air-conditioned floor space.

b. **Variance:** Permit a non-habitable accessory structure (two-story garage) to be taller than the primary house.

Primary house height: 19 feet

Requested garage and attic height: 21 feet 6 inches

5. BAR-24-051

Address: 4401 El Campo Avenue

Owner: Yellow Door Renovations LLC by Tim Germany

Zoning: "A-5" One-Family

a. **Variance:** Permit an accessory structure (swimming pool) to encroach into the side yard setback on a corner lot.

Minimum required setback: 10 feet

Requested setback: 3 feet

b. **Variance:** Permit an accessory structure (swimming pool) to encroach into the rear yard setback.

Minimum required setback: 5 feet

Requested setback: 3 feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

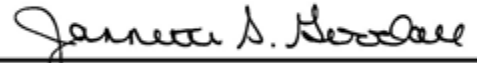
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, August 16, 2024 at 10:30 a.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