



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

June 20, 2024

Work Session 12:00 p.m.

Public Hearing 1:00 p.m.

In Person

City Council Chamber (Work Session & Public Hearing)
2nd Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r6587004618ed8cef9e16cfe8e795b311>

Meeting/ Access Code: 2557 073 9747 (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 June 17, 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 _____
Melondy Doddy-Munoz _____

I. WORK SESSION 12:00 P.M.

A. Discussion of Today's Cases

B. Roles, Responsibilities and Ethics Training

II. PUBLIC HEARING 1:00 P.M.

A. Approval of Minutes of the May 15, 2024 Hearings _____

B. ANY CASES NOT HEARD WILL BE MOVED TO JULY 17, 2024.

C. New Residential Cases

1. BAR-24-029 Address: 3241 Waits Avenue
Owner: Wayside Fort Worth LLC by Dane Steinhagen
Zoning: "A-5" One-Family within the TCU Overlay

a. Variance: Permit fewer parking spaces than required behind the front building wall of a dwelling unit with three (3) or more bedrooms.

Required parking: 2 spaces

Requested parking: 1 space

2. BAR-24-031 Address: 6320 Juneau Road
Owner: Angela Standford by Brigati PLLC
Zoning: "A-5" One Family within the NASJRB Overlay

a. Variance: Permit a second garage on a lot less than 1/2 acre.

Maximum garages allowed: 1 garage

Garages requested: 2 garages

3. BAR-24-032 Address: 1316 5th Avenue
Owner: Jessica Whiteway by Nichlaus Farricy
Zoning: "A-5" One-Family within the Fairmount Historical Overlay

a. Variance: Permit an accessory structure (in-ground pool) that is not 75 feet from the front property line or behind the rear wall of the primary residential structure.

Minimum distance required: 75 feet

Requested distance: 48 feet

4. BAR-24-033 Address: 4312 Avenue J
Owner: LYN Builders LLC by Nora Campos
Zoning: "A-7.5" 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: 55 feet

Requested lot width: 50 feet

5. BAR-24-034 Address: 4308 Avenue J
Owner: LYN Builders LLC by Nora Campos
Zoning: "A-7.5" 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: 55 feet

Requested lot width: 50 feet

6. BAR-24-035 Address: 2609 Lubbock Avenue
Owner: Castle Peak Homes III, LP by Jason Barrentine
Zoning: "B" Two-Family within the TCU Overlay

a. **Variance:** Permit an attached duplex that would encroach in the established front yard setback.

Minimum setback required: 35 feet

Requested setback: 20 feet

7. BAR-24-036 Address: 1501 Ems Road E.
Owner: Trevor Armstrong
Zoning: "A-5" One-Family

a. **Variance:** Permit a second garage on a lot less than 1/2 acre.

Maximum garages allowed: 1 garage

Garages requested: 2 garages

b. **Variance:** Permit a two-story second garage taller than the primary house.

Maximum height allowed: 18 feet

Garage height requested: 23 feet 11 inches

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

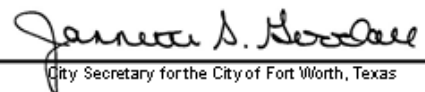
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, June 14, 2024 at 10:40 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

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

New Cases

BAR-24-029

Address: 3241 Waits Avenue
Owner: Wayside Fort Worth., LLC by Dane Steinhagen
Zoning: "A-5" One Family within the TCU Residential Overlay

a. Variance: Permit fewer parking spaces than required behind the front building wall of a dwelling unit with three (3) or more bedrooms

Required parking: 2 spaces
Requested parking: 1 space

GENERAL INFORMATION

REGULATION:

**4.705 "A-5" One-Family
C. Property Development Standards**

Parking. Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three.

LOT HISTORY:

Development Services zoning change ZC-06-179. From "B" Two-Family to "A-5" Single-Family zoning. Approved (07/07/2006).

Development Services building permit PB22-08636 for 2nd floor addition, 3 bedrooms, and single car carport. Issued 11/22/02, last inspection 4/11/2023, Expired.

Development Services complaint CC22-00815. Created (9/12/2022). "Carport/garage wall on the property line and no buffer space observed."

Development Services complaint CC24-00306. Created (4/10/2024). "Building on the property line with no permit/ previous compliant # CC22-00815 with a stop work order. The customer says they are still adding to it. The previous building permit PB22-08635 incomplete and expired PB22-08636 expired."

Development Services addition permit PB24-04980. Hold, show distance to sewer main on south side of house; house appears to be in easement (4/12/2024). Permit not issued, no inspections scheduled.

Development Services interior remodel permit PB24-04985. Hold for parking behind front building wall (4/12/2024). Permit not issued, no inspections scheduled.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Rosemont NA, Bluebonnet Hills NA, Paschal NA, Westcliff NA, Frisco Heights NA, and Berry Street Initiative.

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

**EXISTING
CONDITIONS:**

The subject property is a single-family residence under construction in an established neighborhood, platted with an alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. A sewer main in a 6-foot easement has been developed along the south side of the house that is not shown on the original plat.

The home was built in 1936 as a one-story home with 2 bedrooms and a detached garage. The original garage was demolished between March 2022 and May 2022. A second-floor addition permit showing 3 bedrooms and 3 office spaces was applied for in May 2022, approved November 22, 2022, and expired in August 27, 2023. The addition was made to the southern portion of the lot and is currently 5 feet from the property line.

The first variance, item “a,” is to permit fewer parking spaces than required behind the front building wall of a dwelling unit with 3 or fewer bedrooms. Documentation submitted by the applicant notes the home’s 4 bedrooms requires 3 parking spaces. While 2 parking spaces are required behind the front building wall, currently 1 parking stall is noted on the plans behind the front wall of the home. The rear yard is not accessible through the side yards of the lot, and the alley platted with the subdivision is predominately unimproved.

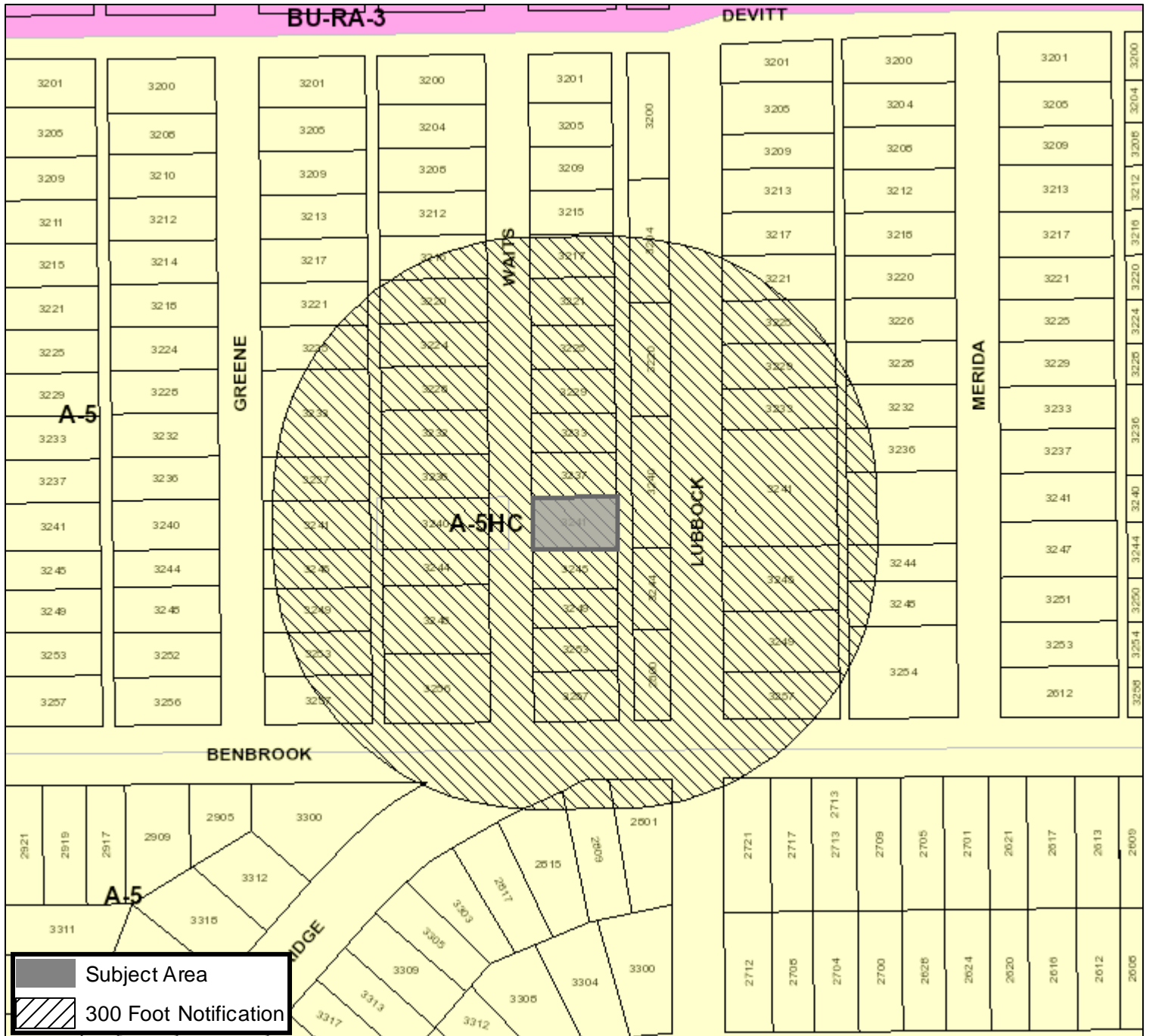
Two additional parking spaces are proposed in the front of the residence in the driveway (Option 1). Option 2 will require a second variance for parking in the front yard, and the amount of front yard paving appears to be close to 50%. However, either option for the widened driveway will cause the front yard tree to be removed.





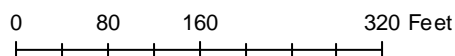
BAR-24-029

Area Zoning Map

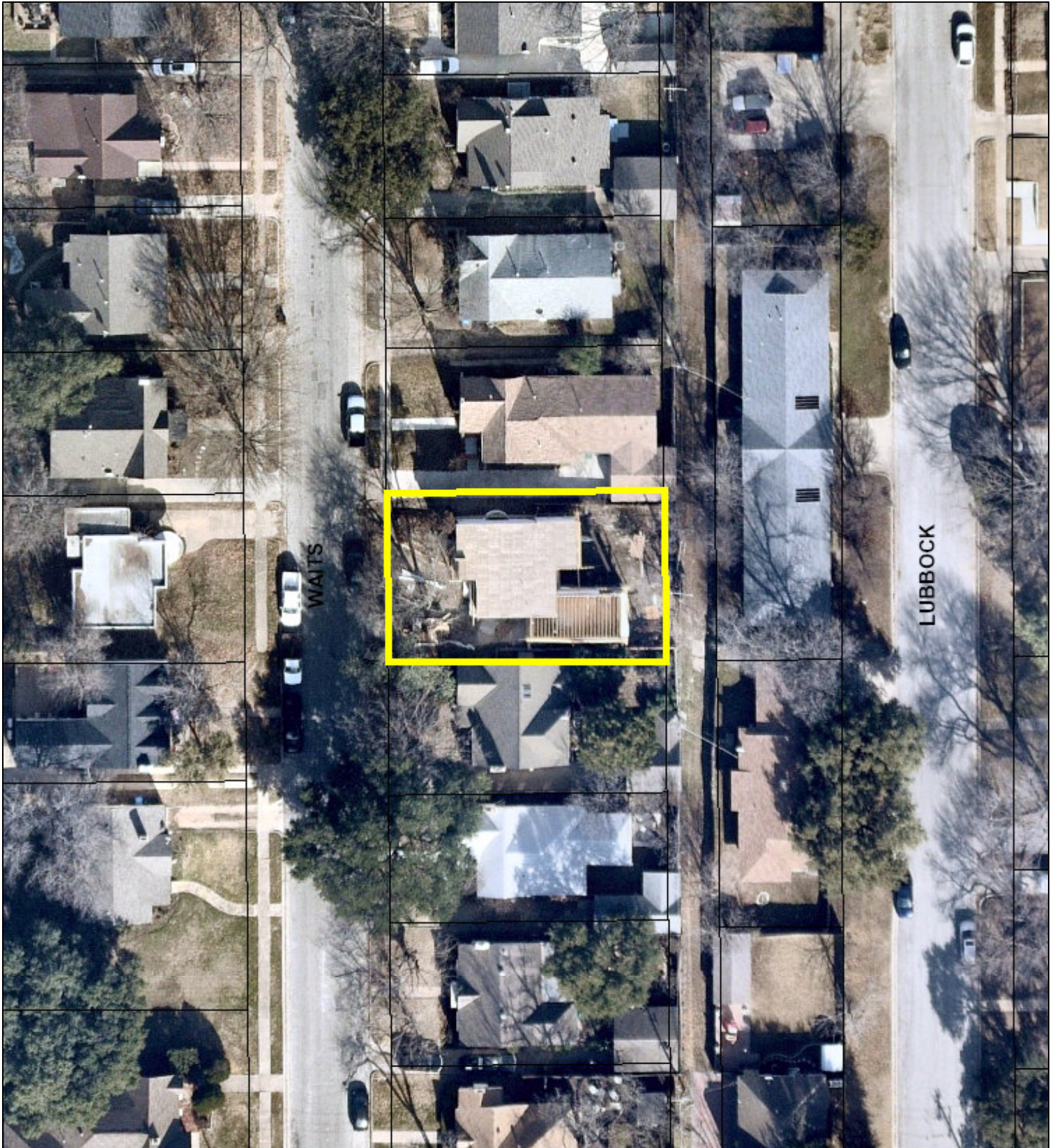
Applicant: Wayside Fort Worth LLC by Dane Steinhagen
Mapsc0: 76X
Commission Date: 5/15/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 25 50 100 Feet



BAR-24-029



BAR-24-029



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3241 Waits Avenue
 Lot/Tract: 1 Block/Abstract: 7 Lot Size: 0.13
 Legal Description: Addition/Survey: Byers & McCarty Addition / Survey provided Weatherford PR Addition
 Owner's Name: Wayside Fort Worth LLC
 Address: P.O. BOX 7308
 City: Beaumont State: TX Zip: 77726
 Tele: (409) 880-5781 E-Mail: EHS@S-3Capital.net
 Applicant's Name: Dane Steinhagen
 Address: 6321 Darwood Avenue
 City: Fort Worth State: TX Zip: 76116
 Tele: (409) 781-0078 E-Mail: dane.steinhagen10@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 Two story, lower level stucco, upper level siding. We are finishing out the renovation and addition that the previous owner had 50% completed. Previous owner had approved permits and variance (see documents), which all have expired under the previous owners name. All permits have expired. We are wanting to add a driveway addition to allow more parking instead of street. (SEE SITE PLANS WITH TWO DIFFERENT DRIVEWAY OPTIONS) Thank you and call me with any questions!

Additional documentation may be supplied to support your case if photos are supplied, please label each picture.
 Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied
 Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.
 Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?
 To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning A5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Parking variance
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>4.12.2024</u>	FEE AMOUNT PAID : <u>\$750-</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-029</u>
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Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. No. We bought this house in current state. We purchased it +65% complete. Went to permitting and found out parking Variance is needed.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. No,

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. Yes

4. The variance will not adversely affect the health, safety, or welfare of the public. NO

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. NO

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: 

Date 4-12-24



3241 Waits Avenue

Lot 1, Block 7, P.R. WEATHERFORD'S ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 48, Plat Records, Tarrant County, Texas.

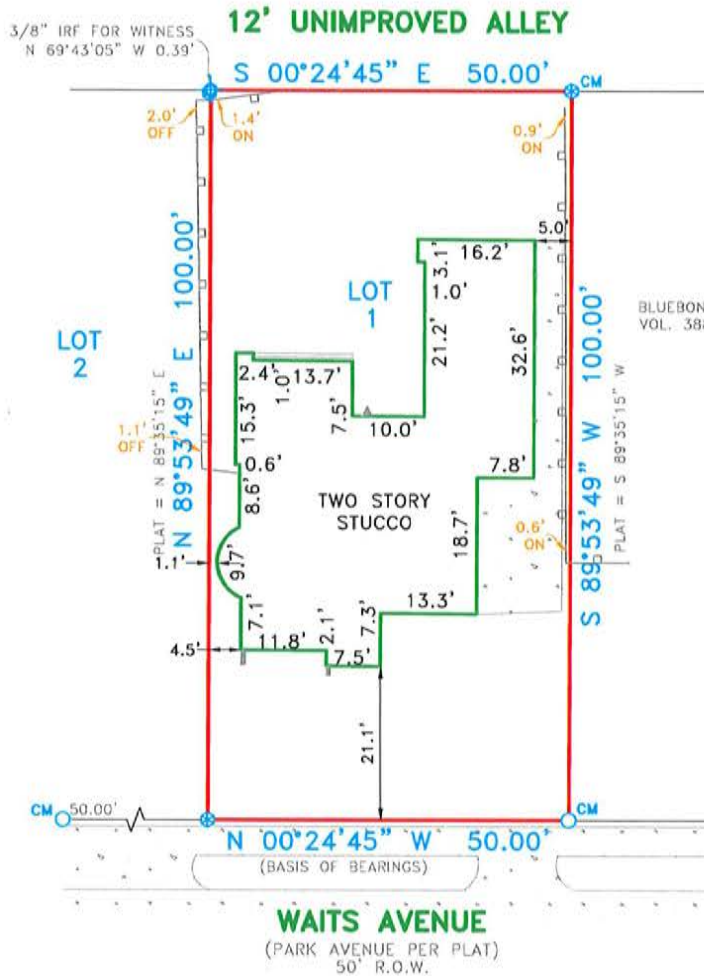


MUTUAL TITLE



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ 3/8" ROD FOUND
- ◆ POINT FOR CORNER
- ⊕ FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- CM AIR CONDITIONER
- AC POOL EQUIPMENT
- PE TRANSFORMER PAD
- TE COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0305L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Mutual Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: M.A.N.

Scale: 1" = 20'

Date: 02/16/24

GF No.: 242436MTS

Job No. 2402084



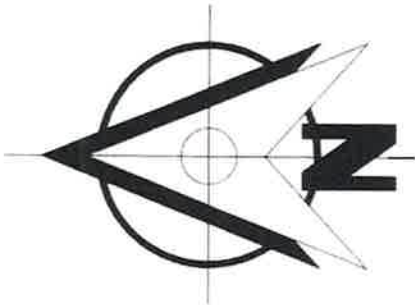
CBG
SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com



Accepted by: _____
Purchaser

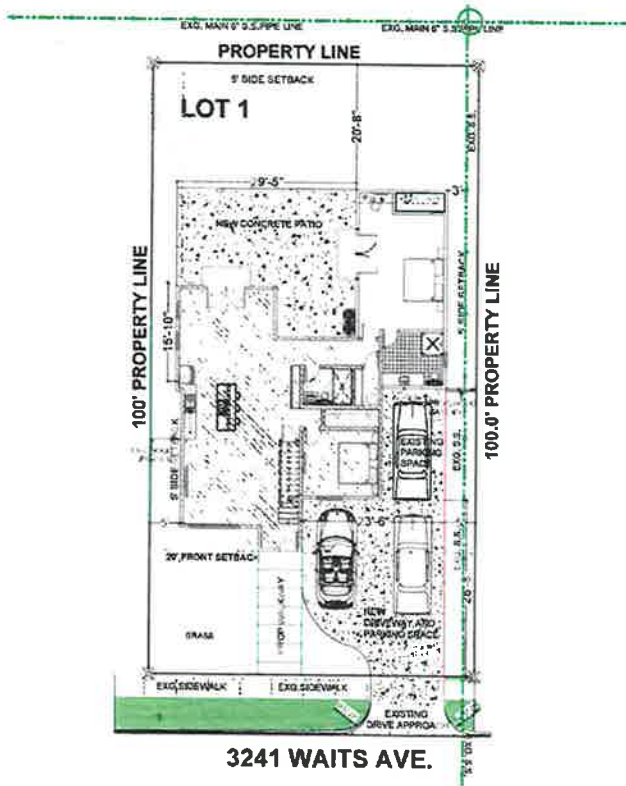
Date: _____
Purchaser



LEGEND	
	CONCRETE/ASPHALT/GRAVEL
	GRASS
	2' PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	SETBACK LINE
	ABLE TO BE CONSTRUCTION ENTRANCE
	TREE

THE CITY OF FORT WORTH, TX, HAS CURRENTLY ADOPTED THE FOLLOWING BUILDING CODES:

- 2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS.
- 2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS.
- 2021 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS.
- 2015 INTERNATIONAL ENERGY CODE WITH AMENDMENTS.
- 2021 INTERNATIONAL PLUMBING CODE AND 2021 INTERNATIONAL FUEL GAS CODE ADOPTION AND AMENDMENTS.
- 2021 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS.
- 2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS.
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE.



3241 WAITS AVE.

SITE PLAN
SCALE: 1 TO 20' ENG



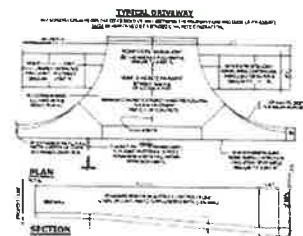
VICINITY PLAN

FOR REFERENCE ONLINE

SQUARE FOOTAGE	
EXG. LIVING AREA	1,152 SQ FT
PROP. 1ST FLOOR AREA	445 SQ FT
PROP. 2ND FLOOR AREA	1,275 SQ FT
TOTAL EXG. AND PROP. LIVING AREA	2,872 SQ FT
PROP. FOUNDATION AREA	1,597 SQ FT
LOT SIZE	5,900 SQ FT
TOTAL COVERED AREA	1,597 SQ FT
% COVERAGE	27 %

LEGAL DESCRIPTION:

1. WEATHERFORD, P R ADDITION BLOCK 7 LOT 1



CREATIVODESIGNS
214.866.8166 214.866.2686
2008 DALLAS, TEXAS 75247
info@creativodesignsusa.com

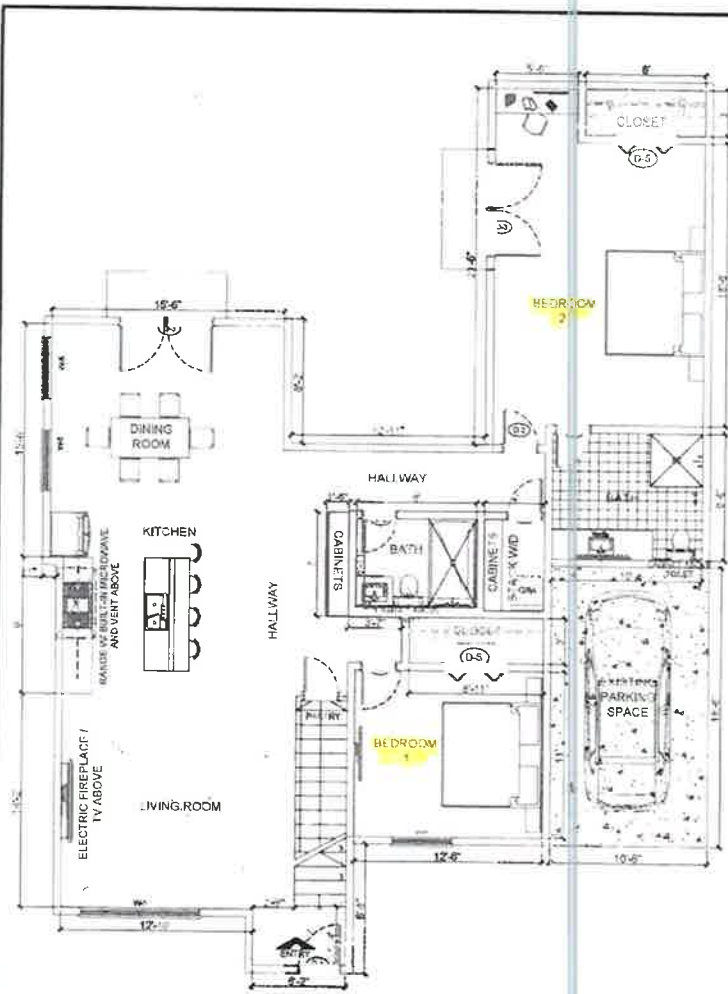
ADDRESS:
SCOPE OF WORK:

3241 WAITS AVE., FORT WORTH, TX 76109
REMODEL / ADDITION

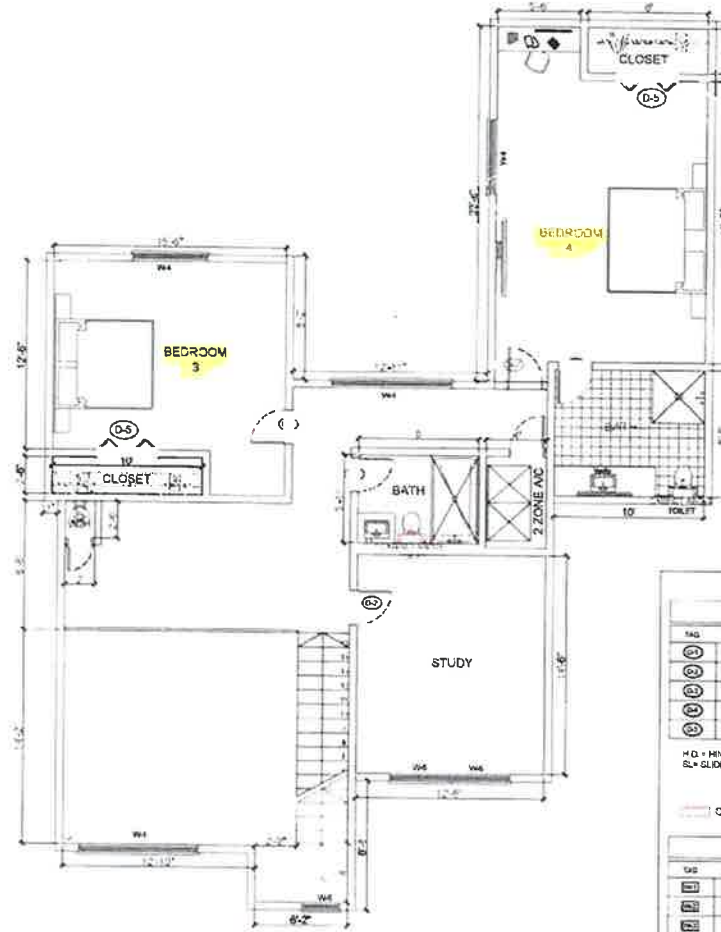
DESIGNER'S LIABILITY: DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE SHOP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF LONKCO ENTERPRISES, LLC Copyright 2021

SCALE: 1 TO 20
DATE: 05/13/2024
SQ FT: 2,872
PLAN: SITE PLAN

DRAWING No.
01 OF 11
DRAWN: S.H.



PROP. 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROP. 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE					
TAG	DIMENSIONS	CORE	FUNC.	DESC.	QTY.
D1	5'-0" X 8'-0"	WAL. WOOD	SWING	SINGLE DOOR	01
D2	2'-0" X 8'-0"	WAL. WOOD	SWING	BULL DOOR	01
D3	8'-0" X 8'-0"	WOOD AND GLASS		DOUBLE DOOR	02
D4	8'-0" X 8'-0"	WOOD AND GLASS		DOUBLE DOOR	01
D5	6'-0" X 8'-0"	GLASS	SWING	DOUBLE DOOR	01

H.D. = HINGED DOOR
 S.L. = SLIDING
 S.S.W. = SINGLE SWING
 F.F. = FRENCH DOOR
 P.L. = PLYABLE
 H.C. = HOLLOW CORE
 S.C. = SOLID CORE
 W.L.G. = WOOD AND GLASS
 V.G. = VINYL AND GLASS
 M.H. = METALLIC HERMETIC
 M&G = METALLIC AND GLASS
 M. = METALLIC

WINDOW SCHEDULE					
TAG	DIMENSIONS	GLAZING	FINISH	TYPE	QTY.
W1	8'-0" X 8'-0"	GLASS	SLIDING	ALUMINUM	01
W2	2'-0" X 8'-0"	GLASS	FIXED	ALUMINUM	02
W3	2'-0" X 8'-0"	GLASS	SLIDING	ALUMINUM	01
W4	8'-0" X 8'-0"	GLASS	FIXED	ALUMINUM	01
W5	8'-0" X 8'-0"	GLASS	SLIDING	ALUMINUM	01

S.H. = SINGLE
 HUNG
 F.X. = FIXED
 NOTE: ALL WINDOWS ARE VINYL GLAZED WITH LOW-E GLASS, DOUBLE.

CREATIVODESIGN
 2021/2022 NEW TEMPLETON AVENUE, FORT WORTH, TX 76106
 2008 DALLAS, TEXAS 75247
 214.884.8168 214.886.2866
 c@creativodesignusa.com

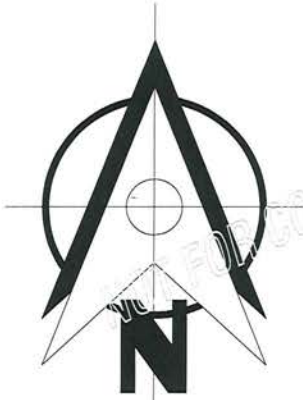
ADDRESS: 3241 WAITS AVE., FORT WORTH, TX 76109
 SCOPE OF WORK: REMODEL / ADDITION

DUE TO THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO RENOVATE/REPLACE THE PROP. DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF LORCH ENTERPRISES, LLC. (Copyright 2021)

SCALE: 1/8" = 1'-0"
 DATE: 05/13/2024
 SQ FT: 2,872
 PLAN: FLOOR PLAN
 DRAWING NO. 02 OF 11
 DRAWN: S.H.

Driveway option 1

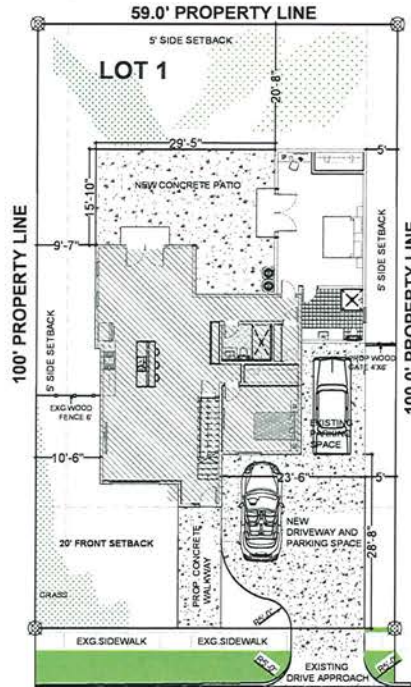
BAR-24-029



LEGEND/SYMBOL	
	CONCRETE/ASPHALT/GRAVEL
	GRASS
	7' PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	SETBACK LINE
	AT RISK ZONE CONSTRUCTION ENTRANCE
	TREE

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- 2021 INTERNATIONAL PLUMBING CODE AND 2021 INTERNATIONAL FUEL GAS CODE ADOPTION AND AMENDMENTS.
- 2021 INTERNATIONAL DISTRICT BUILDING CODE WITH LOCAL AMENDMENTS.
- 2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS.
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE.



3241 WAITS AVE.

SITE PLAN
SCALE: 1 TO 20' ENG

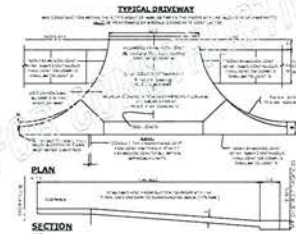


VICINITY PLAN FOR REFERENCE ONLINE

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PROP. FOUNDATION AREA	1,597 SQ FT
LOT SIZE	5,900 SQ FT
TOTAL COVERED AREA	1,597 SQ FT
% COVERAGE	27 %

LEGAL DESCRIPTION:

1. WEATHERFORD, P R ADDITION BLOCK 7 LOT 1



CREATIVODESIGNS
 2:12021\2021\NEW TEMPLE 18508_A STEAMONS E.WY. SUITE 2038 DALLAS, TEXAS 75267
 214.884.8188 214.888.2886
 cs@creativodesignusa.com

ADDRESS: 3241 WAITS AVE., FORT WORTH, TX 76109
 SCOPE OF WORK: REMODEL / ADDITION

DUE TO THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO RENOVATE/REPLACE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVODESIGNS USA IS A COMPANY OF LONICOR ENTERPRISES, LLC Copyright 2021

SCALE: 1 TO 10' ENG
 DATE: 03/06/2024
 SQ FT: 2,872
 PLAN: SITE PLAN

DRAWING No.
 01 OF 11
 DRAWN: S.H.

EXAMPLES in 3241 Waits Area

Addresses with like driveways in front:

3239 & 3243 University Drive, 76109

3251, 3253 & 3255, 3257 University Drive, 76109

3213 Lubbock Avenue, 76109

3132 Merida Avenue, 76109

3232 McCart Avenue, 76109

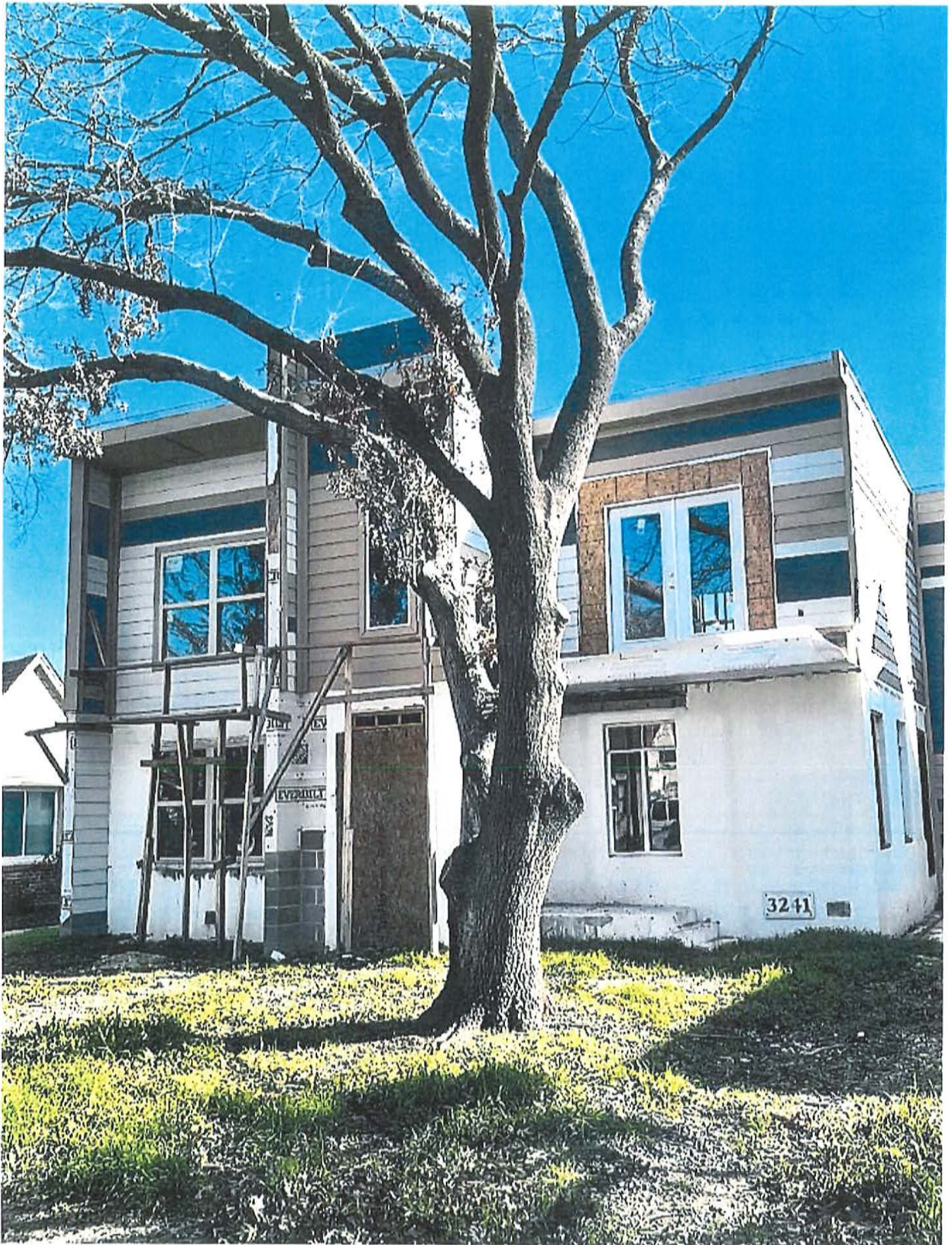




BAR-24-029



BAR-24-029



3241 WAITS AVE., FT WORTH, TX 76109



3241 WAITS AVE., FORT WORTH, TX 76109

Previous Approvals

BAR-24-029

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	06/14/2022	Charlene Foster
Water Development Review	Approved	07/19/2022	Elizabeth Palomo
Urban Forestry Review	Not Required	06/14/2022	Charlene Foster
Zoning Review	Approved	07/05/2022	Cody Hughes
Building Plan Review	Approved Revision	11/22/2022	Cody Hughes
Issue Permit	Issued	11/22/2022	Cody Hughes
Inspections	Revision Submitted	09/22/2022	
Mechanical Plan Review	Approved	07/05/2022	Cody Hughes
Plumbing Plan Review	Approved	07/05/2022	Cody Hughes
Electrical Plan Review	Approved	07/05/2022	Cody Hughes
Plan Distribution	Routed for Electronic Review	11/22/2022	Cody Hughes
Plans Coordination	Approved	11/22/2022	Cody Hughes
Fire Review	Not Required	11/22/2022	Cody Hughes

General Comments and Additional Permit Information:

Reviewer:

Email:

Phone:

BAR-24-029

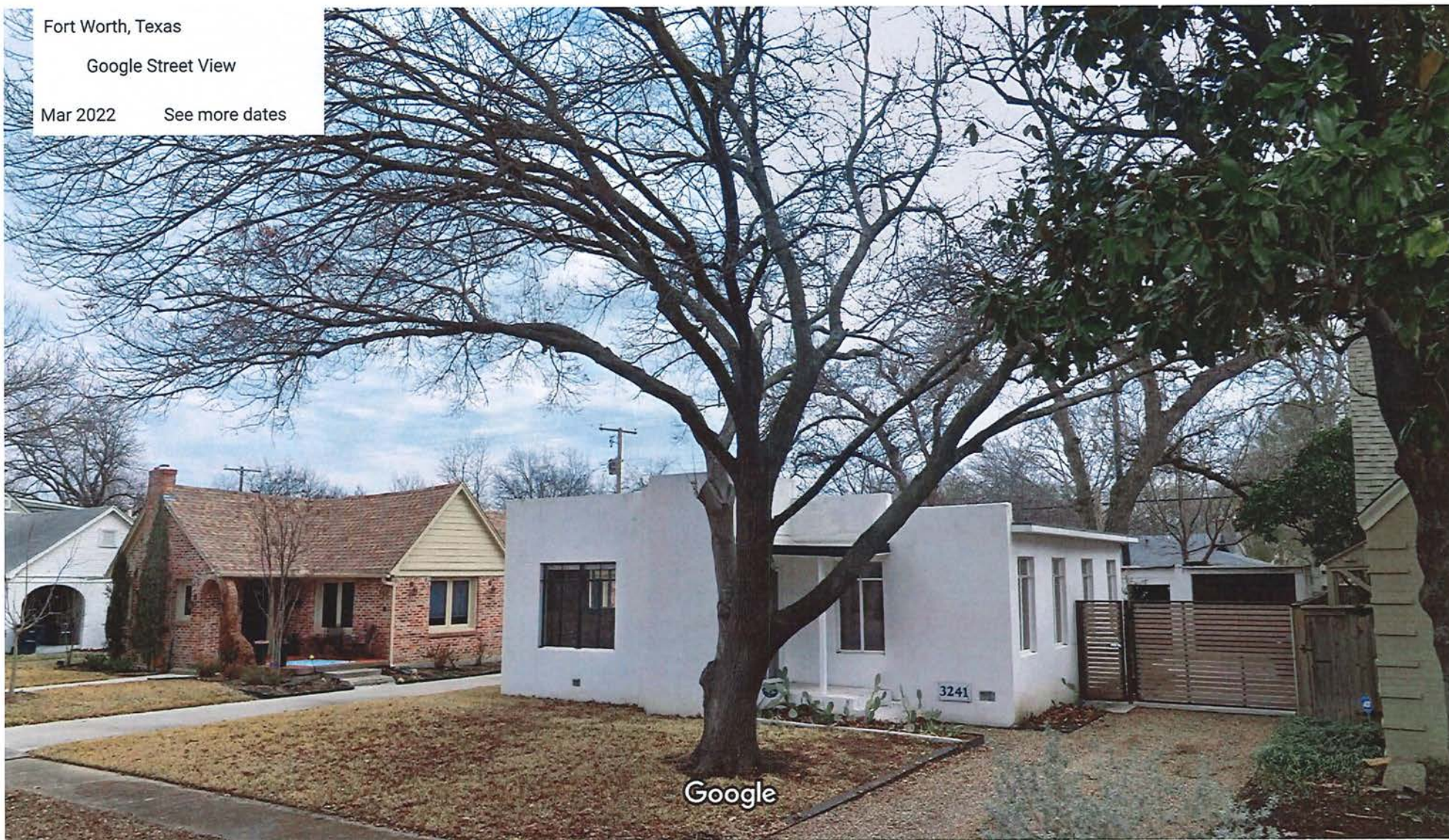
Google Maps

Fort Worth, Texas

Google Street View

Mar 2022

See more dates



Google

Image capture: Mar 2022 © 2024 Google



BAR-24-029

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

BAR-24-031

Address: 6320 Juneau Road
Owner: Angela Stanford by Lindsey Brigati Boren, PLLC
Zoning: "A-5" One Family within the NASJRB Overlay

a. Variance: Permit a second garage on a lot less than ½ acre

Maximum garages allowed: 1 garage
Garages requested: 2 garages

GENERAL INFORMATION

REGULATION:

5.301 Accessory Uses on Residential Lots

b. No more than one garage and one carport or porte cochere per residential unit on a single residential lot shall be permitted on lots less than one-half acre

LOT HISTORY:

Development Services demolition permit PV24-00078. Finaled (5/15/2024).

Development Services new residential building permit PB24-07138. Issued (5/28/2024).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Ridglea Area Neighborhood Alliance, Ridgmar NA, and NAS Fort Worth JRB RCC.

**EXISTING
CONDITIONS:**

The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is flat, generally rectangular shaped, and without any floodplain or other environmental constraints. Total lot size is 18,426 square feet. The lot contains a 5-foot utility easement along the rear property line and a 48-inch live oak tree in the rear yard.

A home had existed on the subject lot since 1961 until it was demolished in May 2024. The property owner has applied for a variance to construct second garage with habitable space, on a lot that is less than half acre. The current lot size does not meet the ½ acre minimum by 3,354 square feet. According to the building permit issued for the subject property, the proposed 4,410 square foot single-family residence will contain an attached two-car garage.

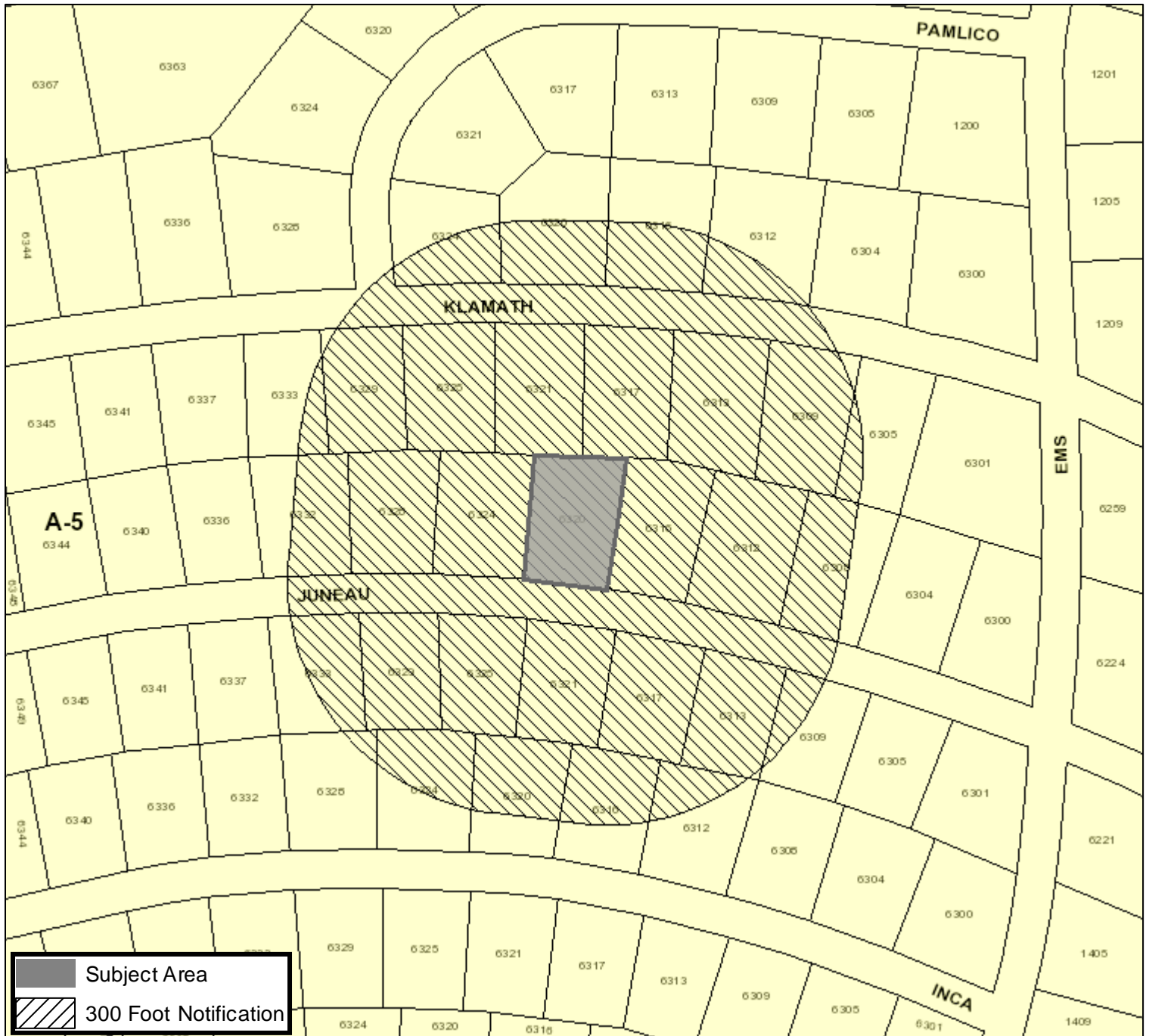
The detached second garage plans submitted to the variance application note the structure will be 667 square feet. The detached garage is proposed to be 1-foot shorter than the main residence. A detached garage is allowed to be as tall as the main residence by right, and meets all rear and side yard setbacks. A portion of the detached garage will have an exercise room that is 238 square feet. City of Fort Worth parking stalls are 9 feet by 18 feet, and, although noted as 320 square footage of garage space, the configuration of the detached garage can only accommodate one parking space.



BAR-24-031

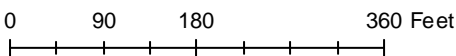
Area Zoning Map

Applicant: Angela Standford by Brigati PLLC
Mapsko: 74C
Commission Date: 6/20/2024



Legend:

- Subject Area
- 300 Foot Notification



Aerial Photo Map



0 50 100 200 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 6320 Juneau Road, Fort Worth, Texas, 76116
 Lot/Tract: RIDGMAR ADDITION Lot 19 Block/Abstract: Block 37 Lot Size: _____
 Legal Description: Addition/Survey: RIDGMAR ADDITION Block 37 Lot 19

Owner's Name: Angela Stanford
 Address: 6225 Pecan Orchard Court
 City: Fort Worth, Texas State: Texas Zip: 76179
 Tele: () 817-456-8684 E-Mail stanford4golf@yahoo.com

Applicant's Name: Brigati, PLLC
 Address: 6708 Cool Meadow Drive, Fort Worth, Texas 76132
 City: Fort Worth, Texas State: Texas Zip: 76132
 Tele: () 8178009207 E-Mail brigatipllc@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 The project is a single story, detached accessory structure of 677 total square feet (294 sf of habitable space and 383 sf of garage). The exterior of the structure is brick with a composite roof. The height (as defined in 6.100 (b) of the structure is 13'-8 7/8" and in comparison the height of the main residence is 15'-0 1/4". The overall dimensions of the building are 26'-4" wide by 31'-7" deep. For specific dimensions of each wall, refer to the provided site plan as the structure is not a simple rectangle shape.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning A5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: TWO garages on a lot less than half acre.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>5/3/24</u>	FEE AMOUNT PAID : <u>\$750-</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-031</u>
---------------------------------	------------------------------------	----------------------------	----------------------------	-------------------------------

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

The variance to request a detached garage where one is not permitted by our Ordances is a self created hardship. But what is not self created is the presence of a large 4ft diameter, 35 foot tall, live oak tree in the rear of the lot that they would like to preserve. The large size of the tree and location of the tree limits where buildings and driveway can be placed. The proposed design seeks to remove all building foundations from the tree canopy line and minimize concrete driveway within the canopy. This accessory structure project is in design and no permit has been applied for. Portions of the original house and driveway were within the tree canopy. The existing driveway and residence were demolished on 04/26/2024 PV24-00078. The main residence will file for permit around May 10th 2024.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. The existing tree has a 58ft branch canopy which the Owner's arborist has noted that concrete and building structures should remain outside of this area to best preserve this tree. The Owner to preserve the large backyard tree, would like to have two garages, one attached to the house and one detached. This results in a design that has the least amount of driveway under the tree.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

The variance would be in harmony with the intent and purpose of the comprehensive plan and zoning ordinances. The design of the accessory structure conforms to all ordinances including but not limited to height, setbacks, lot coverage and size except for the one we are requesting a variance for. The the lot coverage including the proposed accessory structure is only 27.6% which is less than A5 maximum of 50% coverage.

4. The variance will not adversely affect the health, safety, or welfare of the public.

The variance will not adversely affect the health, safety or welfare of the public.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The variance will not affect or injure the appropriate use of the adjacent property.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Lindsey Brigati Boren
Digitally signed by Lindsey Brigati Boren
Date: 2024.04.30 13:00:13 -05'00'

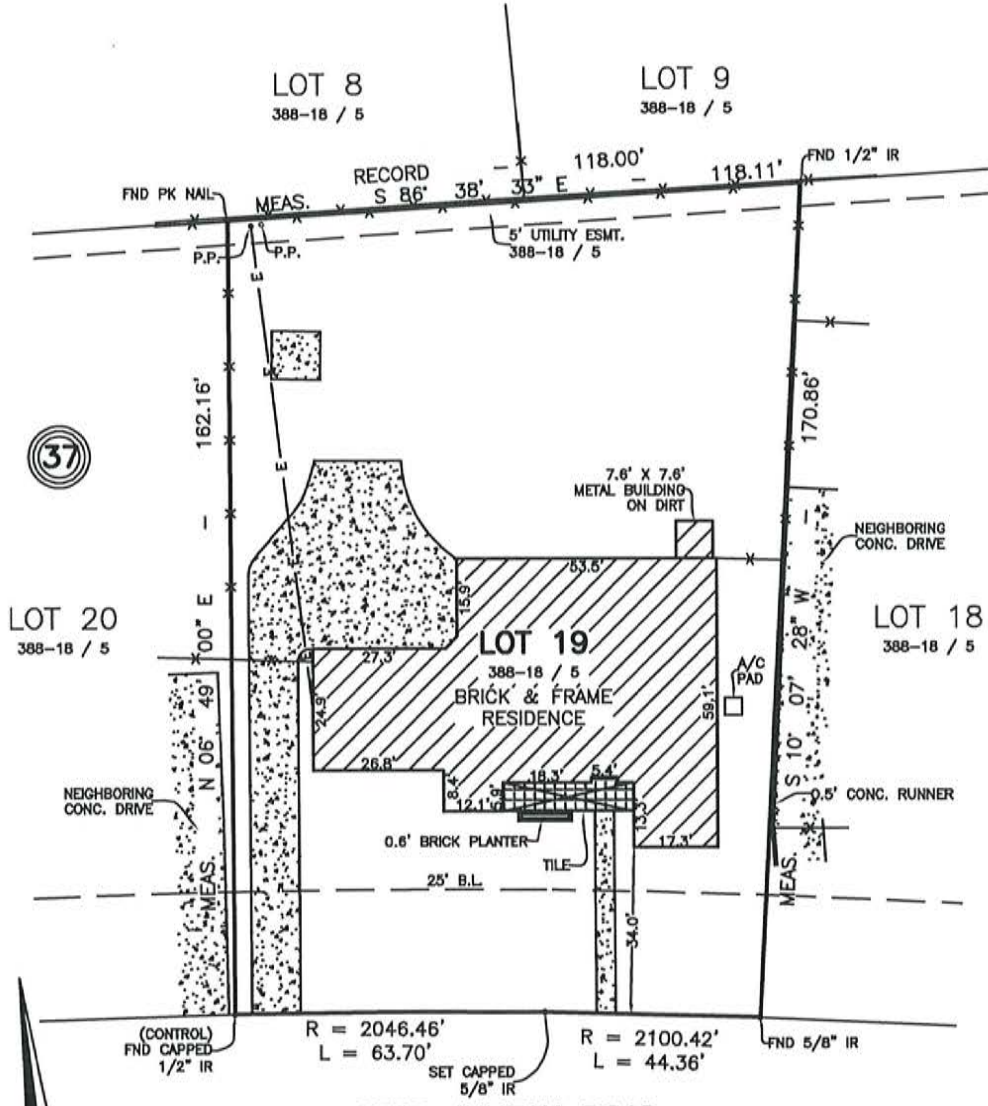
Date 05/24/2024

Reference No: 2403056320 G.F. No:
 Title Co:
 Purchaser:

PROPERTY DESCRIPTION

Lot 19, Block 37, Ridgmar, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-18, Page 5, Plat Records, Tarrant County, Texas.

This survey plat was prepared without the benefit of a current title report and does not reflect all matters of record affecting this property. Only building lines and easements shown on the Plat of record are depicted on this survey plat.



(37)

LOT 20
388-18 / 5

LOT 18
388-18 / 5

6320 JUNEAU ROAD

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

SCALE: 1" = 30'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

STATE FIRM REGISTRATION NUMBER 10193797

PROLINE
 SURVEYING LTD.
 www.prolinesurveyors.com



Ph# 817-276-1148 info@prolinesurveyors.com
 © Proline Surveying, LTD. 2024
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: PW DATE: 3-6-2024

David J. Rose

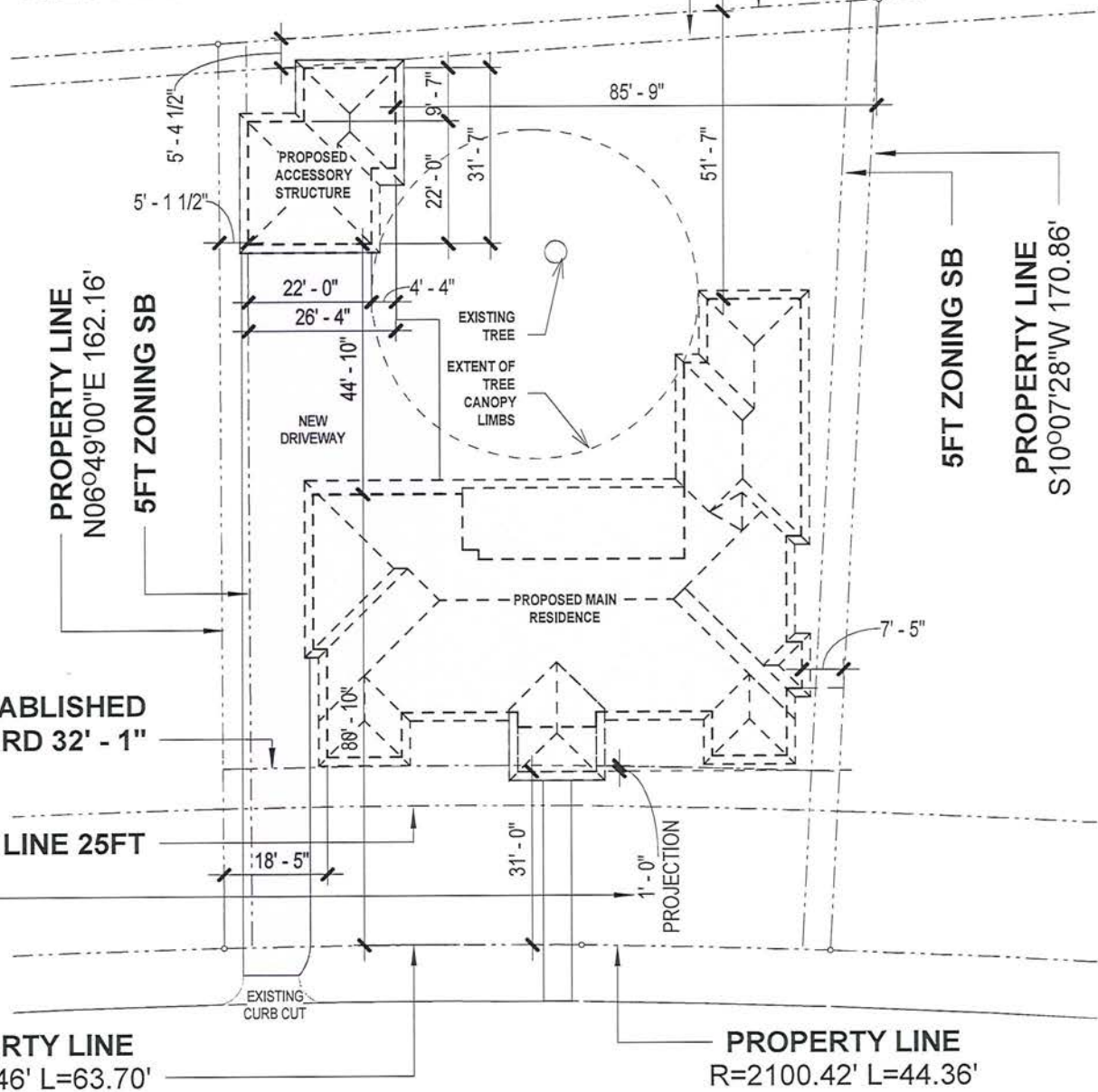
SITE PLAN

BAR-24-031

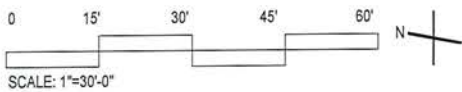
MAIN RESIDENCE	
CONDITIONED	3134 SF
GARAGE	659 SF
COVERED PORCH FRONT	112 SF
COVERED PORCH BACK	505 SF
4110 SF	
ACCESSORY STRUCTURE	
GARAGE	383 SF
HABITABLE SPACE	294 SF
677 SF	

FRONT PORCH ON TWO COLUMNS MAY PROJECT INTO FRONT YARD Formal interpretation of front yard porch setback by Dana Burghdoff, 12/28/2015.

PROPERTY LINE
S86°38'33"E 118.00' MEASURED 118.11'
5FT UTILITY EASEMENT & ZONING SB

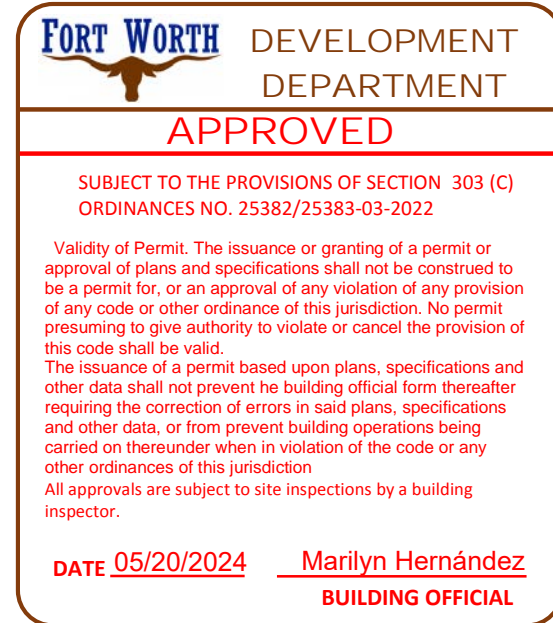


04/26/2024



Project Address 6320 Juneau Road, Fort Worth, Texas

THIS PLAN IS PROVIDED FOR GENERIC INFORMATION ONLY. FOR ALL INFORMATION REGARDING THIS RESIDENCE ON THE PLANS SEE SHEET A03.



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS.
 LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

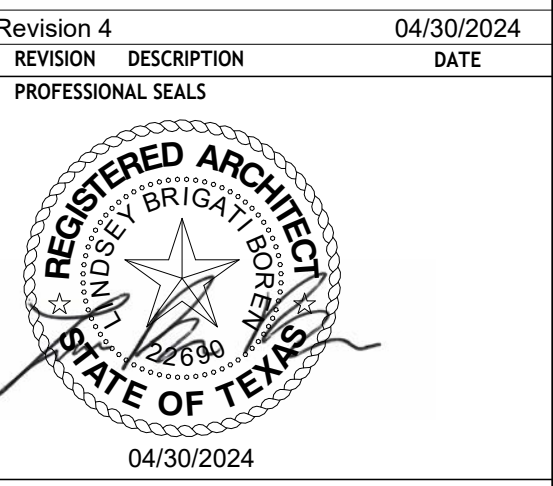
Angela Stanford
 NEW CONSTRUCTION - MAIN RESIDENCE
 6320 Juneau Road, Fort Worth, Texas

NORTH ARROW (FLOOR PLANS ONLY)

NORTH

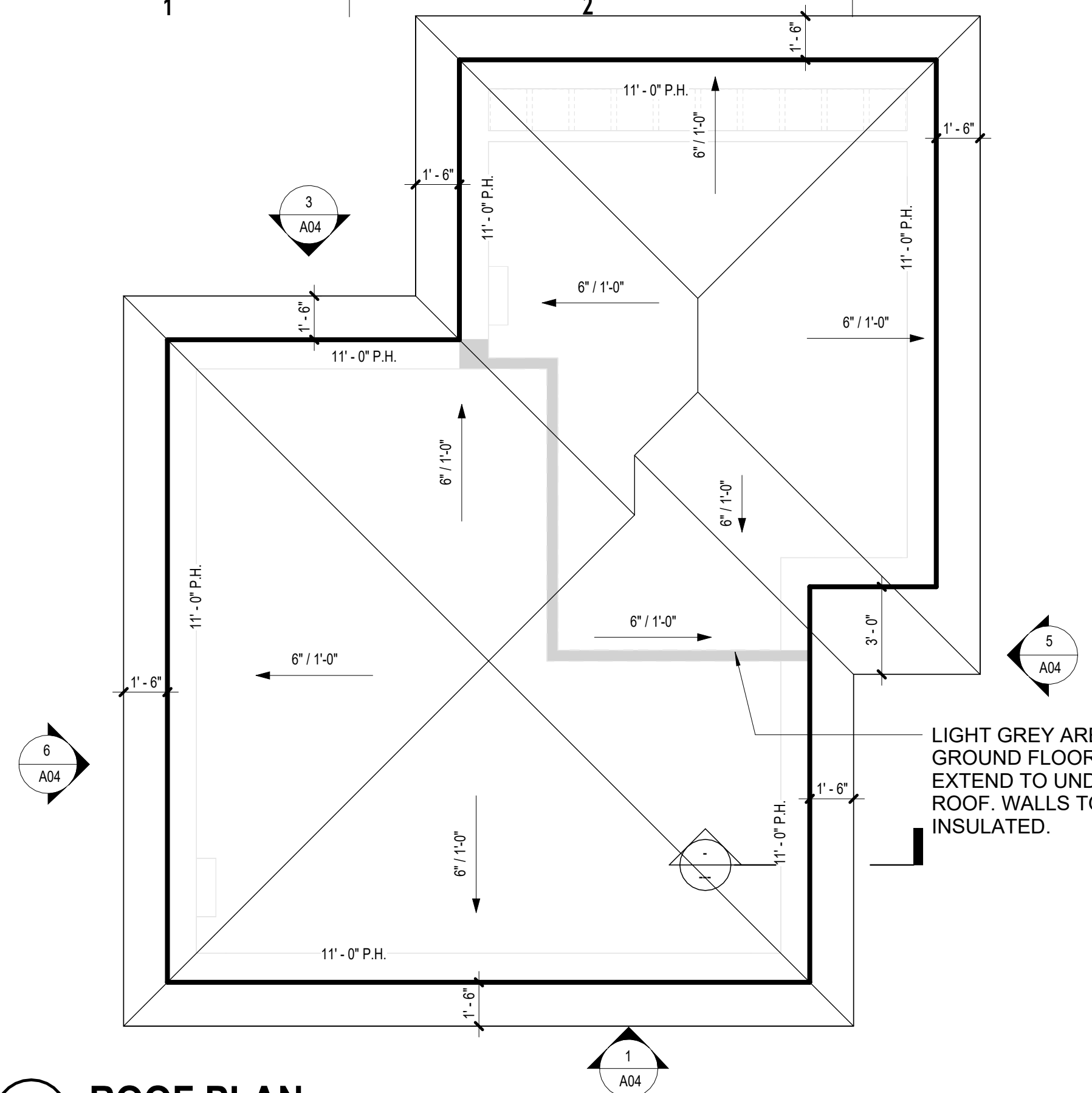
REVISION HISTORY

REVISION	DESCRIPTION	DATE
Revision 4		04/30/2024

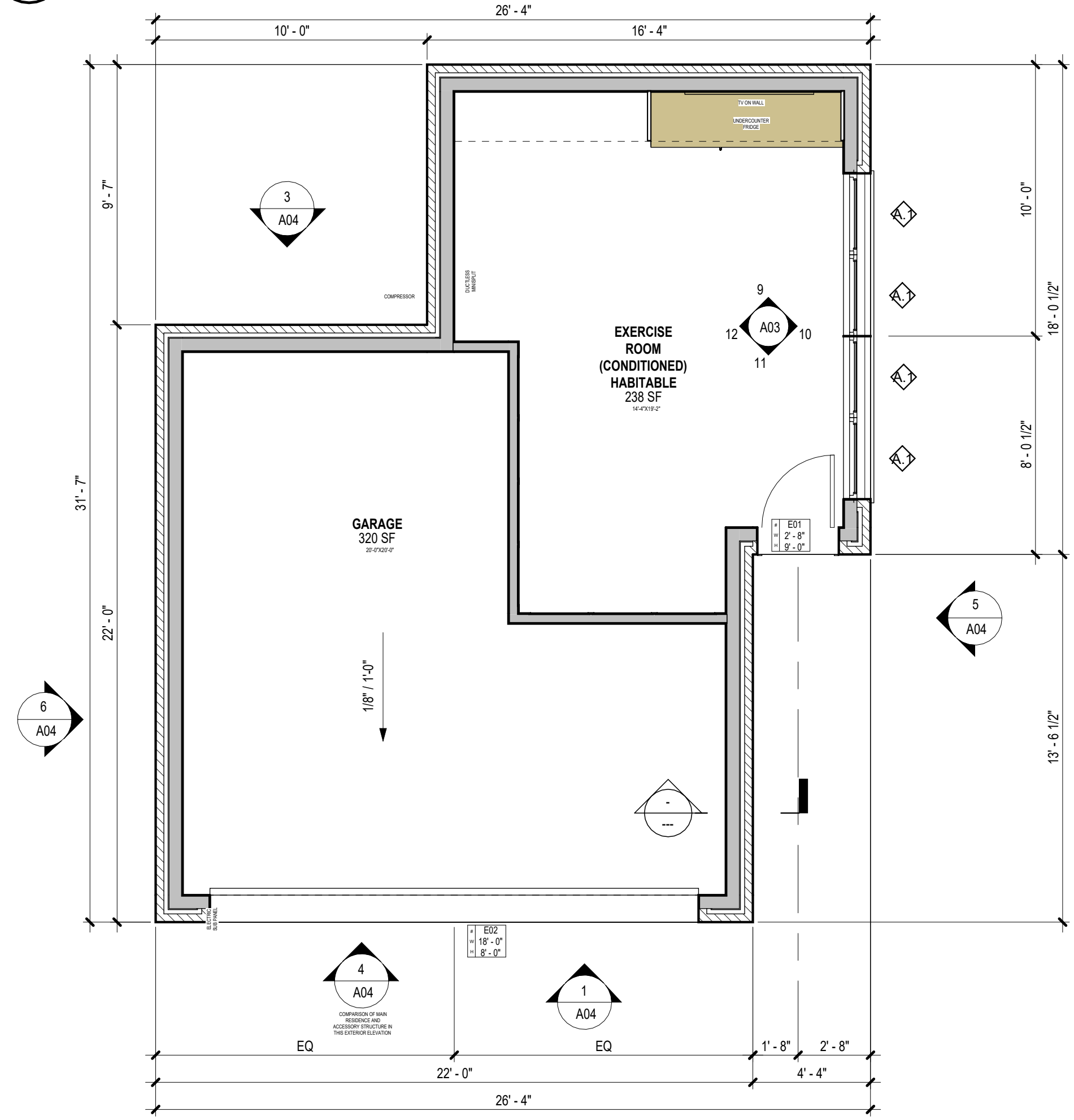


MAIN RESIDENCE - PROPOSED
 GROUND FLOOR PLAN -
 FURNITURE PLAN

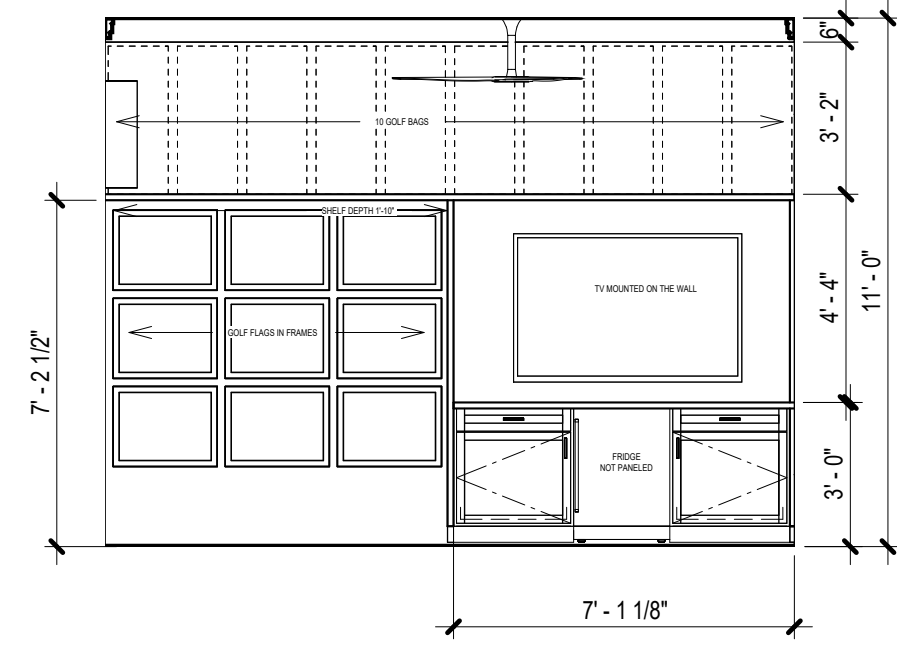
ORIGINAL ISSUE	PROJECT NUMBER
04/15/2024	00206
CURRENT ISSUE	CURRENT DOCUMENT STAGE
04/30/2024	PERMIT DRAWINGS - REVISION 4



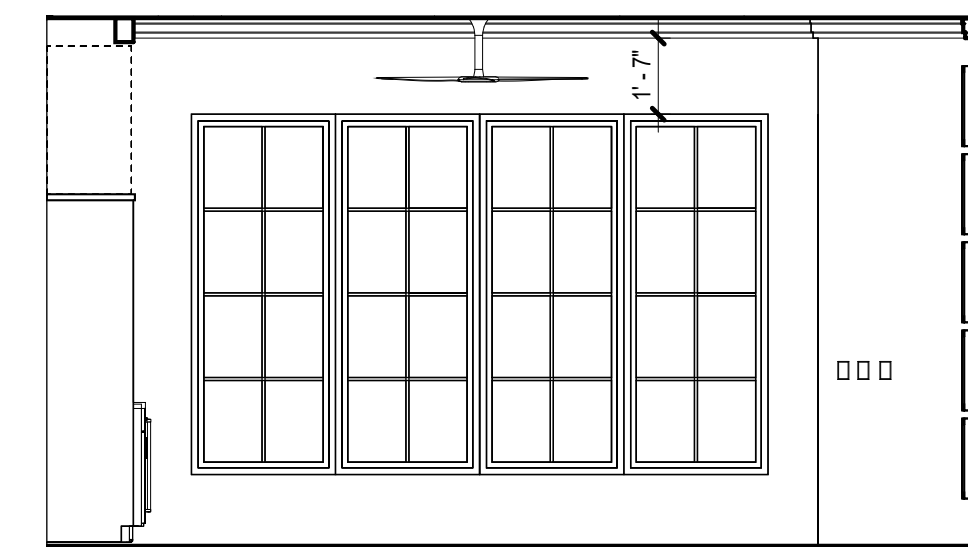
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



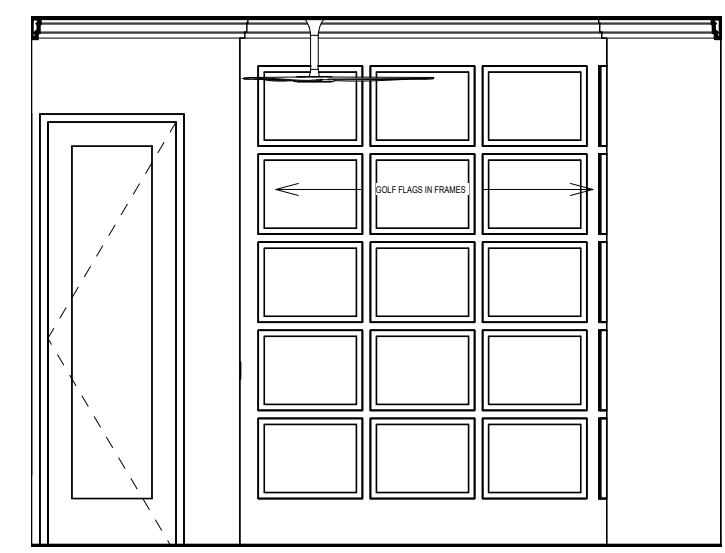
2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



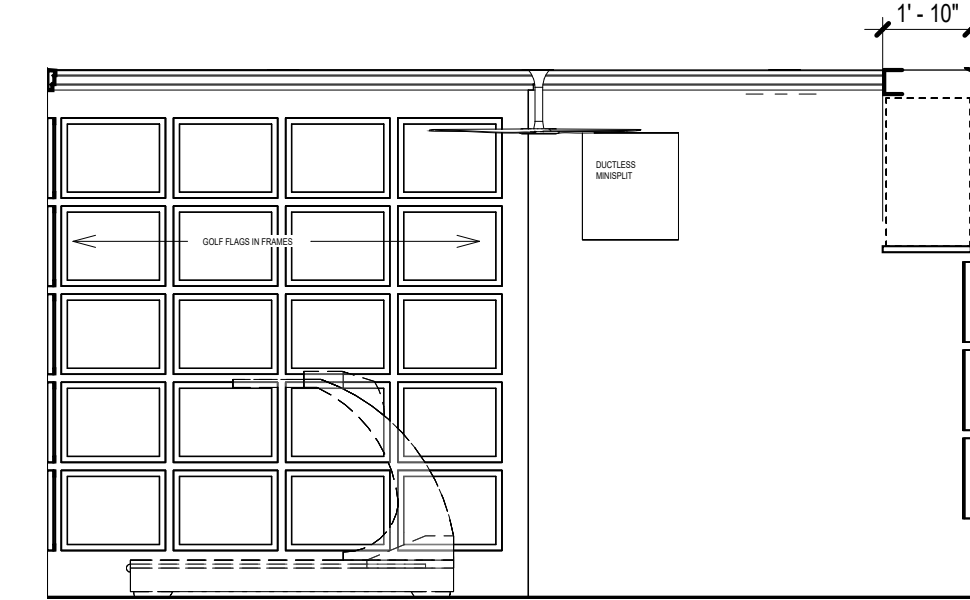
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SCALE: 1/4" = 1'-0"



10 INT. ELEV
SCALE: 1/4" = 1'-0"



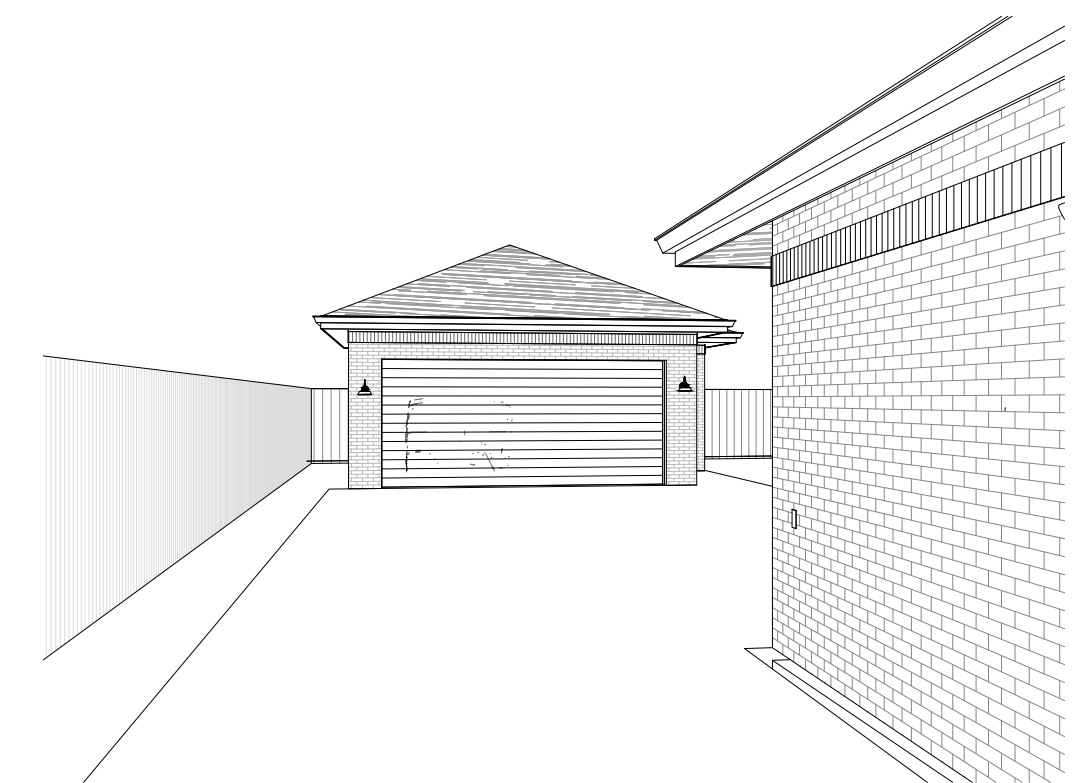
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SCALE: 1/4" = 1'-0"



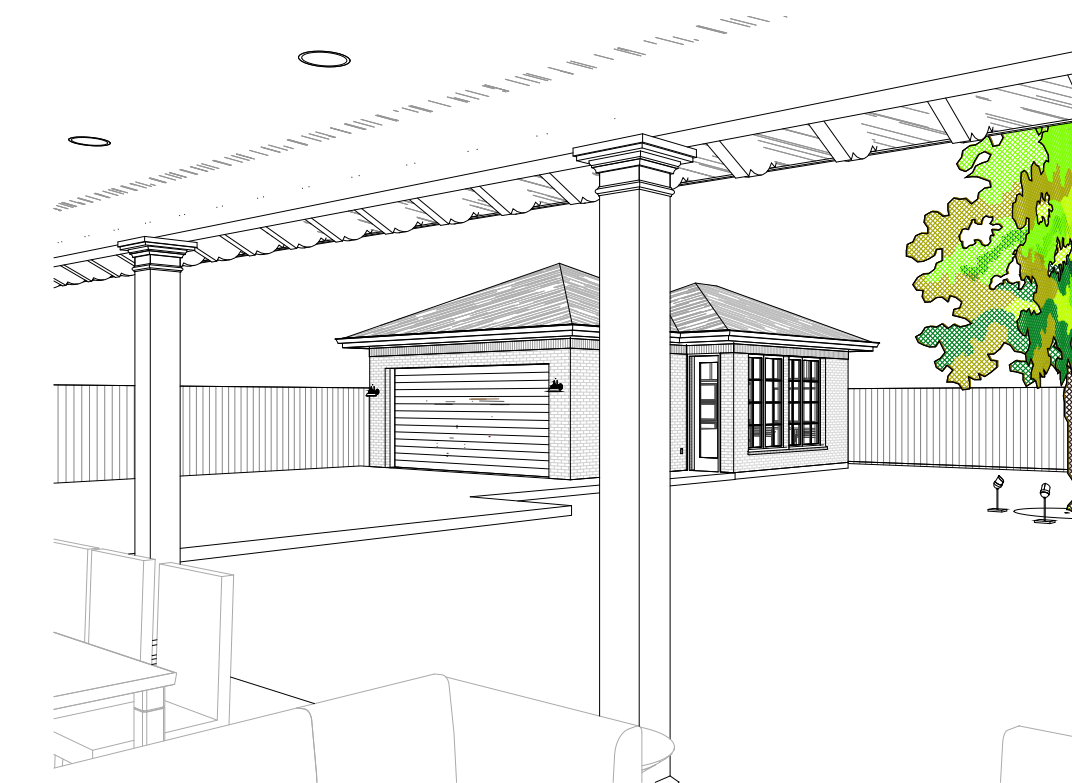
12 INT. ELEV
SCALE: 1/4" = 1'-0"

3D VIEW GENERAL NOTES

1. THESE VIEWS ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION PURPOSES. NOT ALL DETAILS ARE SHOWN IN THESE VIEWS. SEE EXTERIOR ELEVATIONS AND PLANS FOR INFORMATION.



8 3D View 51
SCALE:



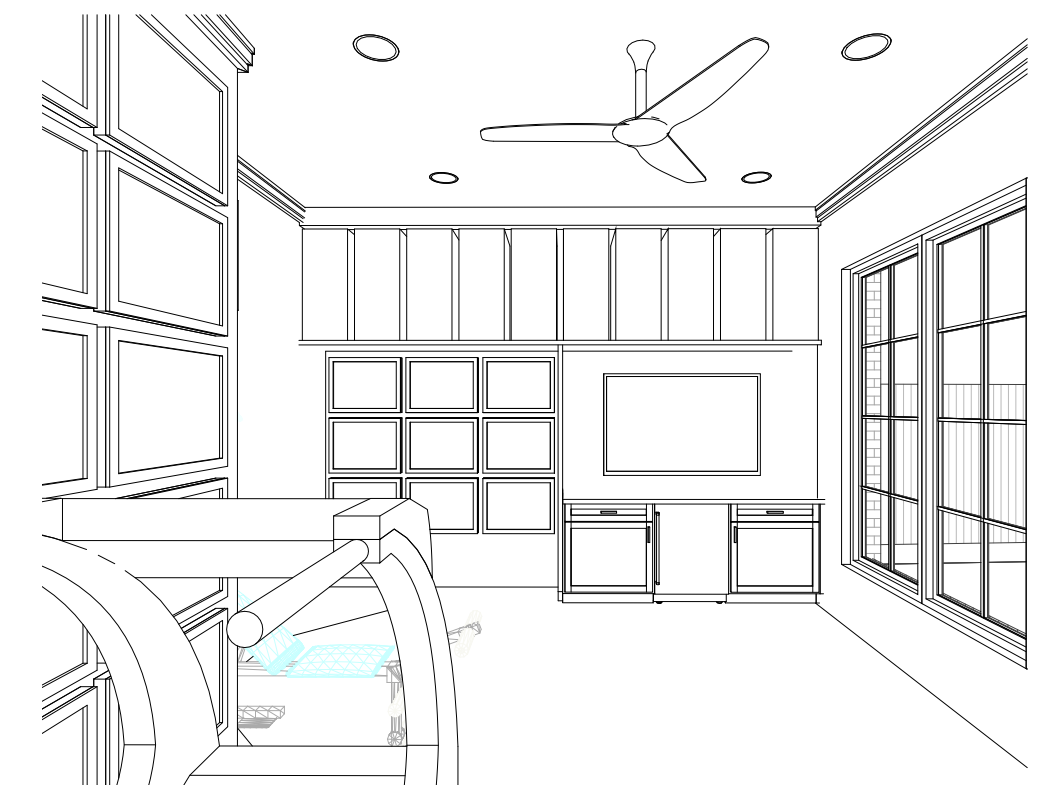
7 3D View 53
SCALE:



6 3D View 54
SCALE:



3 3D View 48
SCALE:



4 3D View 47
SCALE:



5 3D View 46
SCALE:

FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF EXTERIOR MATERIAL TO FACE OF MATERIAL.
2. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD.
3. FOR ROOF INFORMATION REFER TO ROOF PLANS.
4. ALL EXTERIOR WALLS ARE 2X6 STUD WALLS.
5. GROUND FLOOR INTERIOR WALLS ARE 2X4 STUDS UNLESS NOTED OTHERWISE.
6. GARAGE AND PORCH FOUNDATIONS TO BE SLOPED PER CODE. SLOPE AS SHOWN FOR REFERENCE ONLY. REFER TO FOUNDATION PLAN FOR SLOPE.

FLOOR PLAN LEGEND

	NEW DOOR REF TO WINDOW SCHEDULE
	NEW WINDOW REF TO WINDOW SCHEDULE
	NEW WALL
	DOOR AND OPENING NUMBER (CO = CASSED OPENING, # = NEW DOOR, UO = NON CASSED OPENING, AO = ARCHED OPENING SEE ELEV FOR DIMS)
	PLUMBING FIXTURE
	MILLWORK
	HOSE BIB
	COLD WATER ROUGH IN
	FURNITURE (OWNER PROVIDED OWNER INSTALLED)

INTERIOR ELEVATION NOTES

1. ALL FINISHES PER OWNER OR OWNER'S INTERIOR DESIGNER.
2. ALL MOULDING PER OWNER. CONFIRM SIZE OF ALL TRIM AND MOULDING WITH OWNER. ARCHITECT IS SHOWING 6" AT THE TOP OF ALL MILLWORK FOR TRIM. PLEASE ADJUST AS REQUIRED FOR ACTUAL TRIM SIZE.
3. CABINET STYLES | ALL CABINETS ARE PARITAL OVERLAY WITH SHAKER STYLE CABINET FACE.
4. PROVIDE SOFT CLOSET CABINET DOORS AND DRAWERS HARDWARE.

BRIGATI, PLLC
6708 COOL MEADOW DRIVE
FORT WORTH, TEXAS 76132
brigatipllc@gmail.com

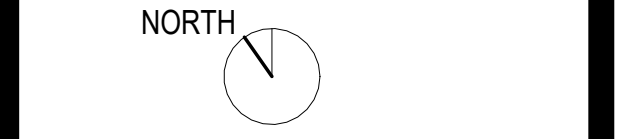
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS.

LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

Angela Stanford
 NEW CONSTRUCTION - ACCESSORY
 STRUCTURE
 6320 Juneau Road, Fort Worth, Texas

NORTH ARROW (FLOOR PLANS ONLY)



REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF

LINDSEY BRIGATI BOREN, AIA

NOT TO BE USED FOR REGULATORS APPROVAL, BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

ACCESSORY STRUCTURE - FLOOR PLAN, ROOF PLAN INTERIOR ELEVATIONS AND INTERIOR 3D VIEWS

ORIGINAL ISSUE	PROJECT NUMBER
04/30/2024	00206
CURRENT ISSUE	CURRENT DOCUMENT STAGE
	DESIGN DRAWINGS BOA

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

BAR-24-032

Address: 1316 5th Ave
Owner: Jessica Whiteway by Pulliam Pools
Zoning: "A-5" One-Family within the Fairmount Historical Overlay

a. Variance: Permit an accessory structure (in-ground pool) that is not 75 feet from the front property line or behind the rear wall of the home

Minimum distance required: 75 feet

Requested distance: 48 feet

REGULATION:

GENERAL INFORMATION

5.301 Accessory Uses on Residential Lots

c. All non-habitable accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front of the property line, whichever is the least restrictive.

LOT HISTORY:

Development Services pool permit PB24-06672. Hold (4/30/2024).

Development Services Historical Department Certificate of Appropriateness. Issued (5/9/2024).

Development Services covered patio building permit PB24-06671. Issued (5/14/2024).

COMPREHENSIVE PLAN DESIGNATION:

Low Density Residential

REGISTERED NEIGHBORHOOD:

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Fairmount NA, Near Southside, INC., and Hemphill Corridor Development Collaborative.

EXISTING CONDITIONS:

The subject property is in an established neighborhood, built with an unimproved alley. The lot is flat, rectangular, and without any floodplain, slope, or other environmental constraints. The distance of the rear yard behind the home is approximately 12 feet. Building code requires a 5-foot setback from the home, resulting in a pool in the rear yard 7 feet wide.

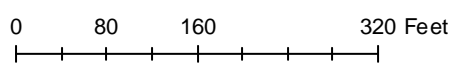
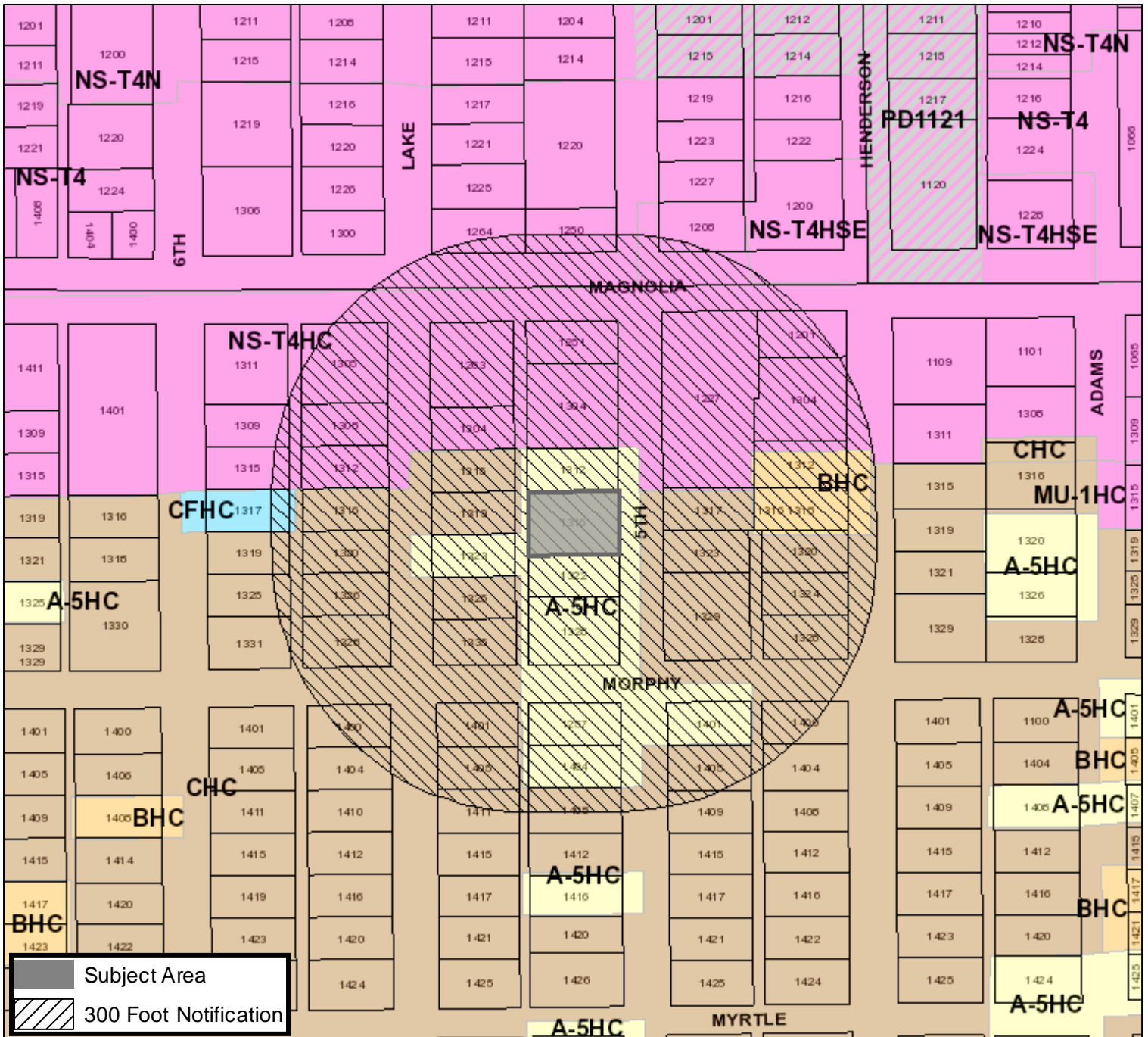
The in-ground pool is proposed to be installed in a portion of a lot without a primary use, but the site has been in this configuration since 1899. The property owner has provided documentation from Tarrant County and was able to prove legal lot of record and will not need to replat in order to obtain a permit. The Historical Department issued a Certificate of Appropriateness in May 2024 for the proposed pool. The pool meets the rear and side yard setbacks.

The applicant has applied for a variance for an in-ground pool in the southern side yard, beginning in approximately the middle of the house. The proposed location of the pool is 48 feet from the front property line, where 75 feet is required or behind the rear wall of the home. While a cabana is being proposed with the pool, the pool's 30 feet length would still require a variance.

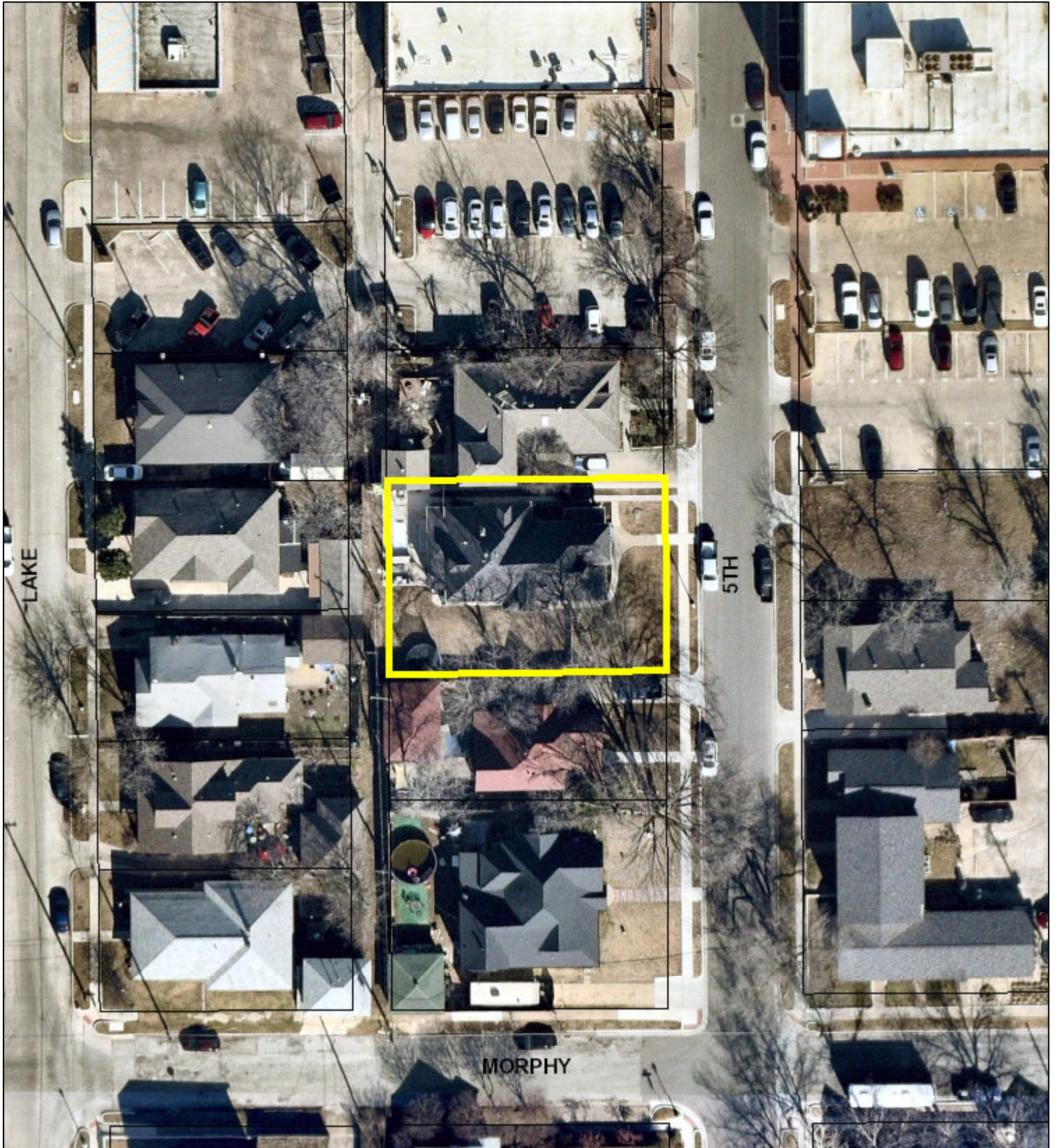


Area Zoning Map

Applicant: Jessica Whitway by Nichlaus Farricy
Mapsc0: 76M
Commission Date: 6/20/2024



Aerial Photo Map



0 30 60 120 Feet



BAR-24-032



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 1316 5TH AVENUE
 Lot/Tract: 5/6 Block/Abstract: 6B Lot Size: 7500 SQFT
 Legal Description: Addition/Survey: FIELD WELCA ADDITION (KINGS DIVISION)

Owner's Name: JESSICA WHITEWAY
 Address: 1316 5TH AVENUE
 City: FORT WORTH State: TEXAS Zip: 76104
 Tele: () (682) 299.2205 E-Mail: JMILLS242@GMAIL.COM

Applicant's Name: NICKLAUS FARRICH
 Address: 3817 SOUTHWEST BLD.
 City: FORT WORTH State: TEXAS Zip: 76116
 Tele: () (817) 703.1895 E-Mail: NICKLAUS@PULLIAM.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

INGROUND POOL WITH WOODEN STRUCTURE (SEE ATTACHED PLANS)

Additional documentation may be supplied to support your case if photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning A5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: POOL NOT 75 FT FROM FRONT PROPERTY LINE.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>5.14.2024</u>	FEE AMOUNT PAID : <u>\$500-</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-032</u>
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Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. DUE TO OVERHEAD POWER LINES IN REAR
OF PROPERTY, A POOL IS ONLY OBTAINABLE ON THE SIDE OF THE HOUSE.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.
THE BACK OF THE HOUSE HAS MULTIPLE DOUBLE POLES AND STAYED
WILES ESSENTIALLY REMOVING ANY POSSIBILITY OF PUTTING POOL BEHIND
HOUSE.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
THE POOL WOULD NOT BE VISIBILE FROM THE STREET DUE TO NEW
FENCE & LANDSCAPE BEING INSTALLED. IT WOULD NOT ADVERBSLY
AFFECT & DIMINISH THE OVERALL NEIGHBORHOOD.

4. The variance will not adversely affect the health, safety, or welfare of the public.
NOTHING BEING INSTALLED OR CONSTRUCTED WILL AFFECT ANY OF THE
ABOVE MENTIONED VARIABLES. ONLY HELP TO BEAUTIFY THE AREA.

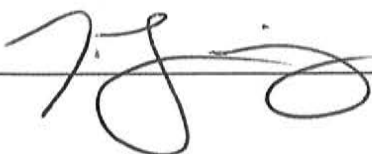
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
NOTHING BEING DONE WILL HARM ADJASCENT PROPERTY. HOME ACROSS
STREET IS VACANT AT THAT. IT WILL ONLY HELP TO BEAUTIFY THE AREA.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

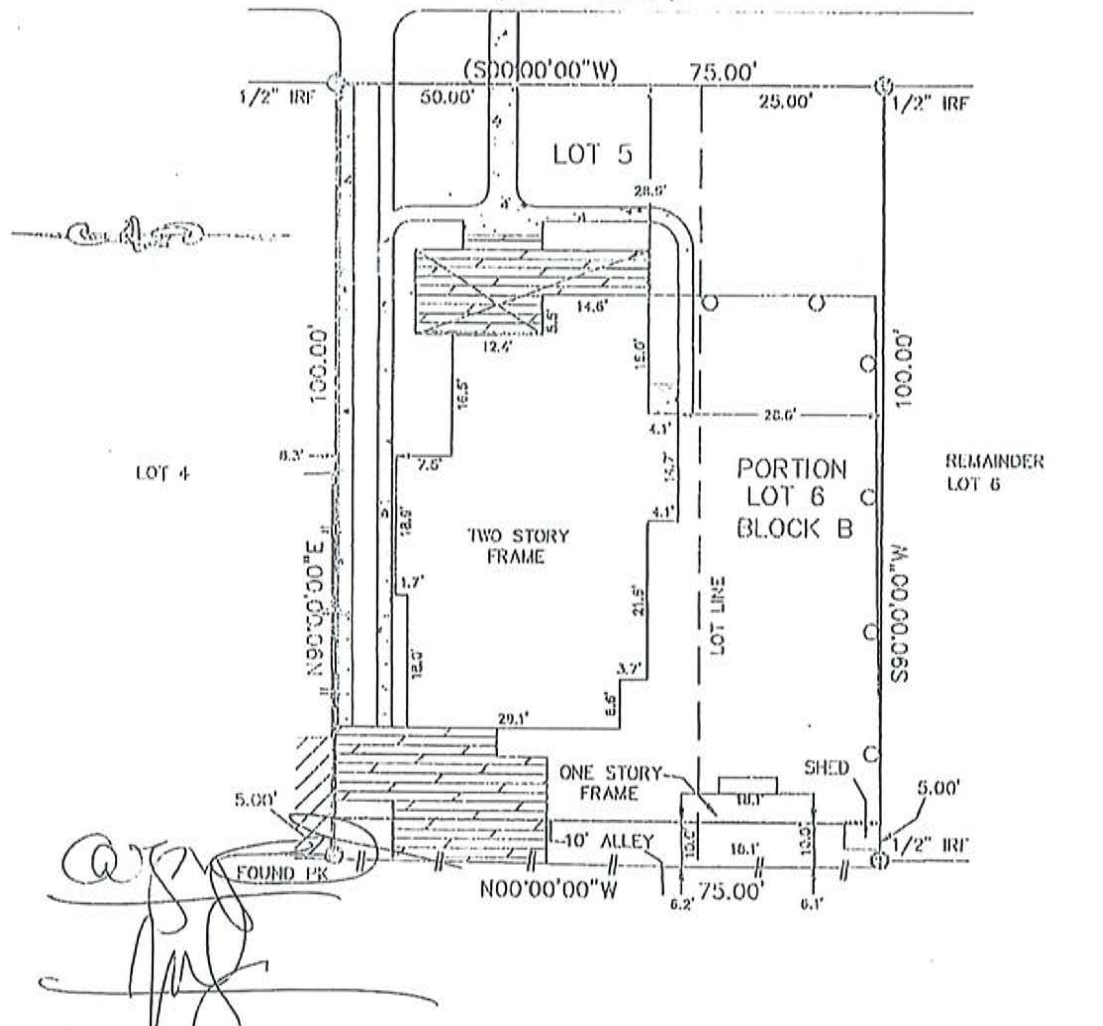
Signature: 

Date 4/9/2024

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	= Brick Column	I.R.F.	= Iron Rod Found	⊙	= Utility Pole	[Stippled]	= Concrete
B.D.S.F.	= Bolt & Nut also found	I.R.S.	= Iron Rod Set	WM.	= Water Meter	[Cross-hatched]	= Covered porch, Entrance or Deck
B.F.C.	= Structure with a Permanent Foundation	L.S.L.	= Landscape Timber	X.T.R.W.	= Flag Wall	[Horizontal lines]	= Wood Deck
B.L.	= Building Line	M.E.	= Maintenance Easement	O.H.E.S.	= Cross Ho Retaining Wall	[Brick pattern]	= Brick
B.E.	= Building Easement	P.A.E.	= Public Access Easement	— — —	= Overhead Electric Service Line	[Dashed]	= Record Date
D/W	= Driveway	P.O.V.	= Point of Beginning	—X—X—	= Wind Fence		
E.T.	= Electric Transformer	R.O.W.	= Right of Way	—X—X—	= Wire Fence		
F.P.	= Fence Post	R.W.	= Retaining Wall	—O—O—	= Chain-Link Fence		
GR.	= Gravel	S.C.	= Sewer Easement	—O—O—	= Guy Wire & Anchor		
I.P.F.	= Iron Pipe Found	S/W	= Sidewalk	—O—O—			
		U.E.	= Utility Easement	—O—O—			

5TH AVENUE
(60' ROW)



This lot is shown as being located in Zone X by Flood Insurance Rate Map No. 48439C0405J, dated 8-23-00. It is not shown as being in a Special Flood Hazard Area inundated by 100-Year Flood.

Borrower: LADD
Address: 1310 5TH AVENUE
C.F. No.: 165109
Job No.: 2025201

SURVEYOR'S CERTIFICATION

I, Jeffrey W. Herron, Registered Professional Land Surveyor, do hereby certify that the map shown hereon (1) accurately represents the property as delineated by an as-shown-ground survey made under my direction on

AUGUST 8, 2003

and (a) shows the boundary lines and character of the same, (b) shows the location of all visible buildings, structures and other major improvements on the subject property, and (c) shows the easements or record affecting the subject property according to the legal description of such easements (with instrument, volume and page number indicated), (2) except as shown, there are no visible (a) easements, rights-of-way or party walls, (b) evidence of encroachment on adjoining premises, streets or ways by way of and buildings, structures or other improvements, and (c) evidence of encroachment on the subject property by buildings, structures, or other improvements or rights-of-way situated in the adjoining premises, and (3) the subject property abuts a public roadway.

Jeffrey W. Herron
Jeffrey W. Herron, R.P.L.S.
State of Texas, #5379

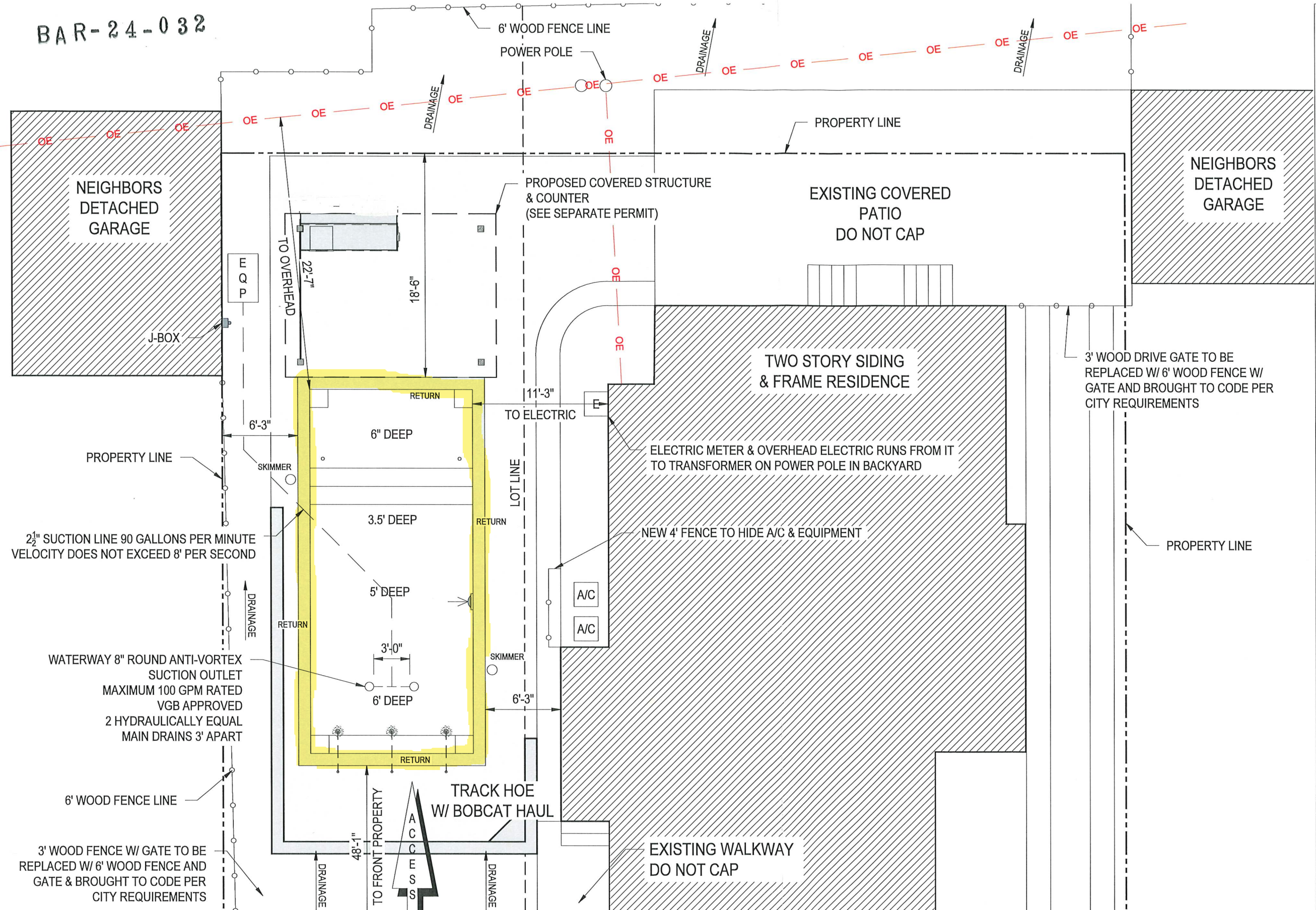
LEGAL DESCRIPTION

Being Lot 5, and the North 1/2 of Lot 6 in Block B, KING'S SUBDIVISION, of Block 27, FIELD WELCH ADDITION on Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 67, of the Plat Records of Tarrant County, Texas.

A.L.S. LAND SURVEYING

Scale: 1" = 20'	Plan. Dwg. L.O.S.	Revisions
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BAR-24-032



3817 Southwest Blvd, Fort Worth TX 76116
 PHONE (817) 346-4778, FAX (817) 346-6353
 * andrew@pulliam.com * www.pulliam.com

JOB SPECIFICATIONS

Pool Size 30' X 13'6" Perimeter 87'
 Approximate Gallons 9,200
 Pool Depth 3.5' X 5' X 6' Area 405 SQ.FT.
 Pump JANDY VARIABLE SPEED 2.7HP, ACTUATOR MOTOR (DECK JETS)
 Back Wash To N/A
 Filter DE60 Heater N/A
 Pool Cleaner POLARIS BLACKMAX
 Main Drain DUAL ANTI-VORTEX
 Skimmer 2 Return Lines 4
 Plaster WETEDGE SIG MATRIX LEVEL2
 Coping PLATINUM ICE TRAVERTINE
 Tile Choice STANDARD 1"X1"
 Conc Decks 815 SQ.FT. NO COLOR SALT FINISH
 Patio Cap N/A
 Bench 13'6"
 Lights (1) POOL INFINITE WATERCOLOR
 Electrical 200' Gas N/A
 Spa N/A
 Spa Elevation N/A Spa Jets N/A
 Additional Job Notes

TRU-CLOR W/ TRUGUARD
 DE60
 OVERFLOW
 (2) UMBRELLA SLEEVES
 (3) DECK JETS
 PRE-WIRE/PRE-PLUMB FOR HEAT PUMP/CHILLER
 236 SQ.FT. SHED ROOF STRUCTURE W/ PRIVACY SCREEN,
 6"X6" STEEL POSTS, WIRE FOR CEILING FAN & LIGHT KIT
 (FAN NOT INCLUDED), (4) CAN LIGHTS, (3) OUTLETS, (2)
 SWITCHES
 8' GRANITE COUNTER W/ BARTOP, (1) OUTLET
 6" - 12" RETAINING WALL, LEDGER VENEER, 61' LONG
 300W LOW VOLTAGE TRANSFORMER FOR LIGHTS
 (1) HOUR PRE-GRADE
 (2) LOADS TOPSOIL

△	INITIAL RELEASE
△	
△	
△	
△	
△	

POOL PERMIT

Legal Description TWO STORY SIDING & FRAME RESIDENCE Lot 5 & 6 Block B
 Tract KINGS DIVISION
 Dig Tess 2457876164 Power ONCOR
 Designer NICK FARRICY

Owner JESSICA WHITEWAY & ANNA NUGENT
 Job Address 1316 5TH AVENUE
 City FORT WORTH, TEXAS 76104
 Cell 1 682-299-2205 (JESSICA)
 Cell 2 817-487-2443 (ANNA)

Owner _____
 Owner _____
 Drafter A.W. Current Rev A 1 OF 1

BAR-24-032



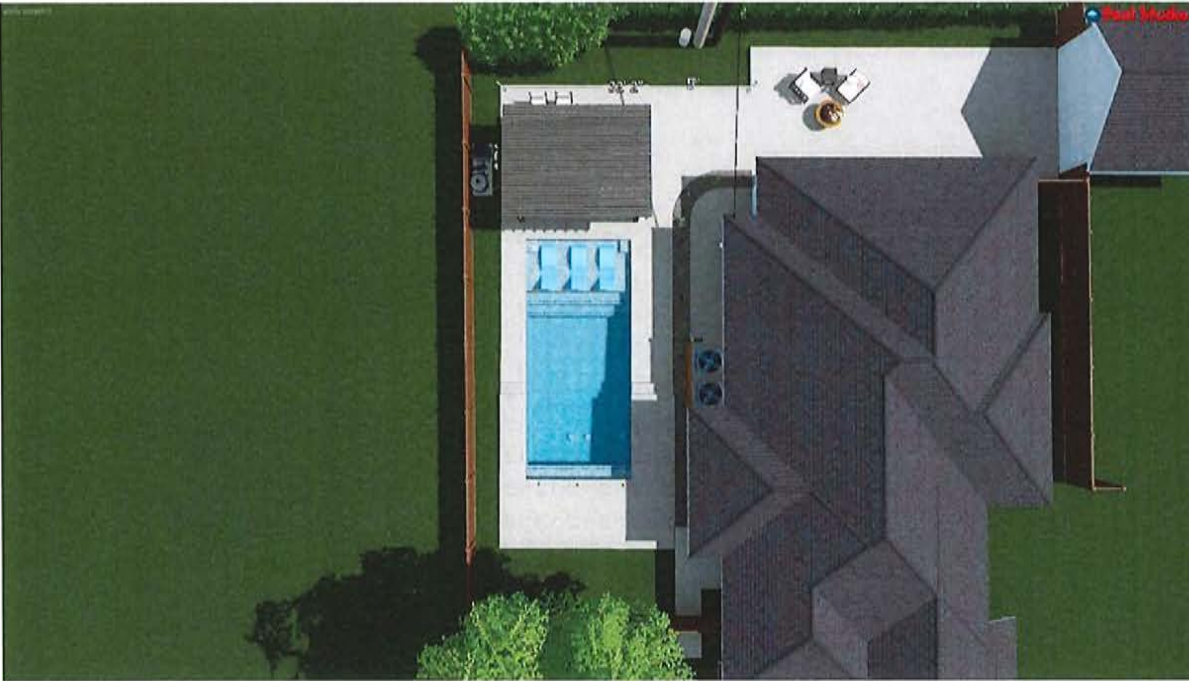
BAR-24-032



BAR-24-032



BAR-24-032





BAR-24-032

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

BAR-24-033

Address: 4312 Ave J
Owner: Lyn Builders, LLC by Nora Campos
Zoning: "A-7.5" 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: 55 feet
Requested lot width: 50 feet

GENERAL INFORMATION

REGULATION:

4.704 "A-7.5" One-Family
C. Property development standards
Lot with: 55 feet minimum

LOT HISTORY:

Development Services zoning change ZC-11-015, ordinance number 19588. Zoning change from "B" Two-Family to "A-7.5" Single Family. Approved (3/18/2011).

Development Services replat FS-24-052. Approved and filed (4/16/2024).

Development Services new residential building permit PB24-06493. Hold (5/8/2024).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Polytechnic Heights South NA, Historic Stop Six, NA, Stop 6/Poly Oversight, Echo heights Stop Six Environmental Coalition, East Fort Worth, INC., Southeast Fort Worth INC., and East Fort Worth Business Association.

**EXISTING
CONDITIONS:**

The subject property is a vacant lot in an established neighborhood. The lot is flat, rectangular shaped, and without any floodplain, slope, or other environmental constraints. The lot has never been developed.

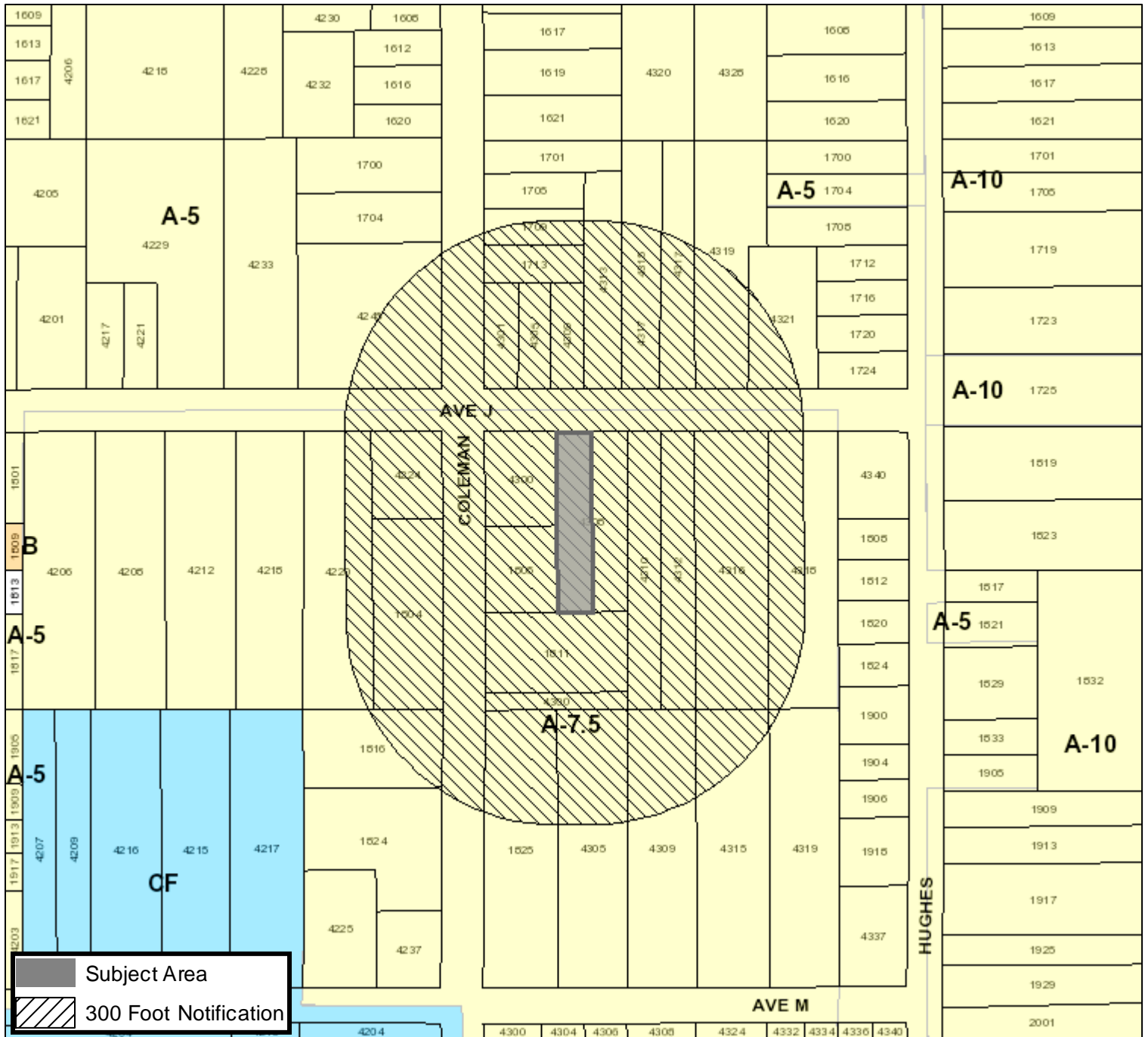
A zoning change was approved in the area that affected the subject lot in March 2011. The zoning change was from "B" Two-Family, that requires a minimum of a 50-foot lot width, to "A-7.5" Single-Family. As a result, the requirements for lot width increased from 50 feet to 55 feet. In order to build a new single-family home, the property owner submitted documentation for a replat on February 21, 2024 and divided the 100-foot wide parcel into 2 separate lots. One of the lots is the subject property, and the other is 4308 Ave J.

The Platting Department incorrectly approved the replat based on an assumed zoning of "A-5" Single-Family with a minimum lot width of 50 feet. The approved plat was filed with Tarrant County Deeds and Records on April 16, 2024. The current zoning of "A-7.5" Single-Family zoning requires a minimum of a 55-foot lot width, requiring a variance in order to apply for building permits. The proposed three (3) bedroom home meets the rear and side yard setbacks, and all Stop Six Development Standards. The applicant has submitted a variance request in order to build a new residence with a 50-foot lot width, where a minimum 55-foot is required at the build line, deficient by 5 feet.

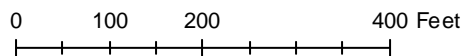


Area Zoning Map

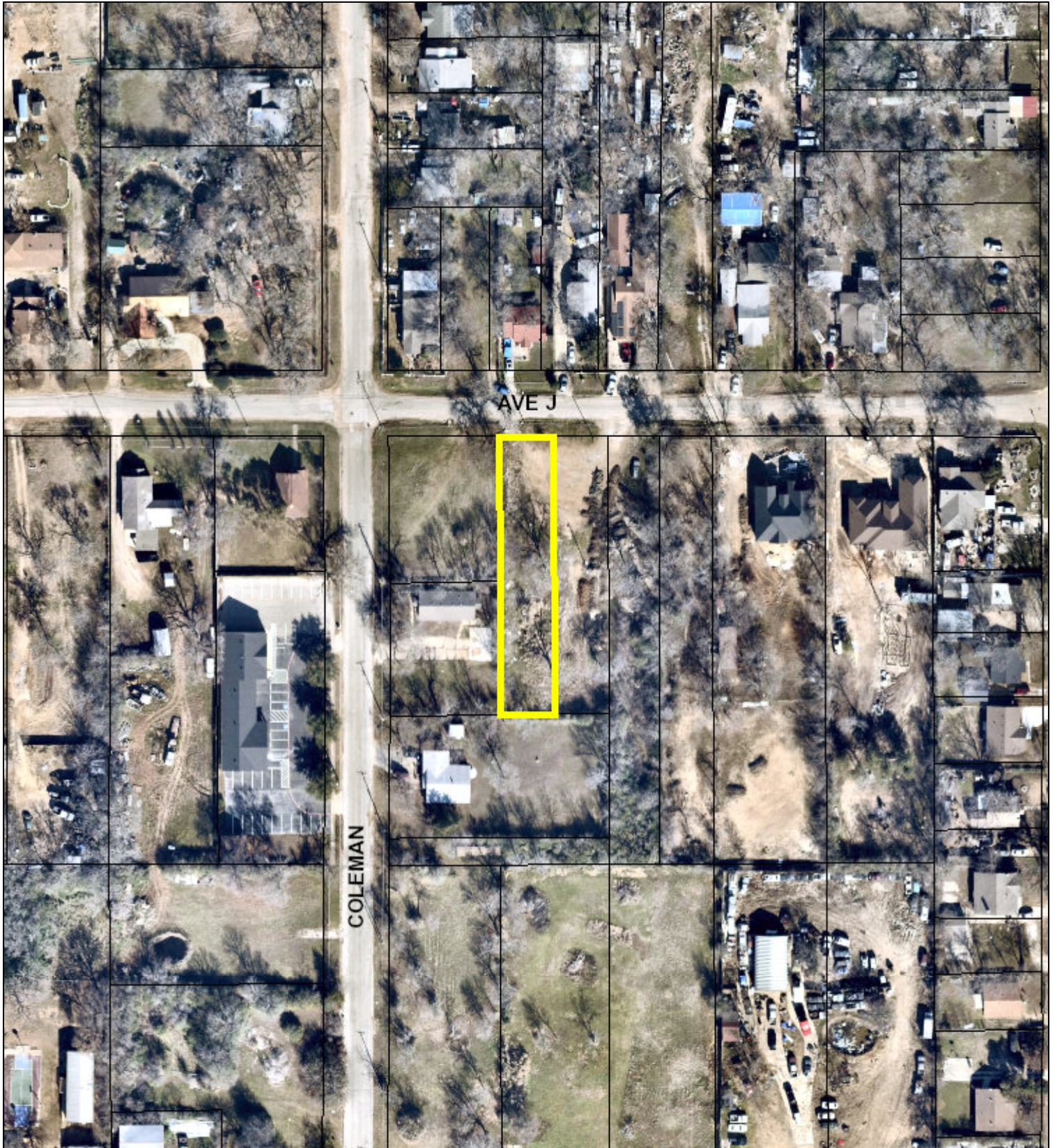
Applicant: LYN Builders LLC by Nora Campos
MapSCO: 079N
Commission Date: 6/20/2024



Subject Area
 300 Foot Notification



Aerial Photo Map



AVE J

COLEMAN

0 75 150 300 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**

FORT WORTH[®]



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 4312 Avenue J
 Lot/Tract: 2R2 Block/Abstract: 9 Lot Size: .294 acre
 Legal Description: Addition/Survey: LOT 2R2 BLOCK 9 COLLEGE HEIGHTS ADDITION

Owner's Name: LYN BUILDERS LLC
 Address: 3119 Avenue H
 City: FORT WORTH TX 76105 State: TEXAS Zip: 76105
 Tele: (817) 774 4514 E-Mail: alperelove@gmail.com

Applicant's Name: Nora Campos
 Address: 3119 Avenue H
 City: FORT WORTH TX State: TEXAS Zip: 76105
 Tele: (817) 774 4514 E-Mail: alperelove@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
New residential home total square footage of 1224, plans attached.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied
 Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.
 Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?
 To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning A7.5.
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: LOT width.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>5.14.24</u>	FEE AMOUNT PAID : <u>Waived</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24-033</u>
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Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. I replatted the property from one lot to two. Replat was approved on Apr. 12th 24

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

NO.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

YES.

4. The variance will not adversely affect the health, safety, or welfare of the public.

NO.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

NO. Existing properties across the street and next door measure 50' wide.

Acknowledgement

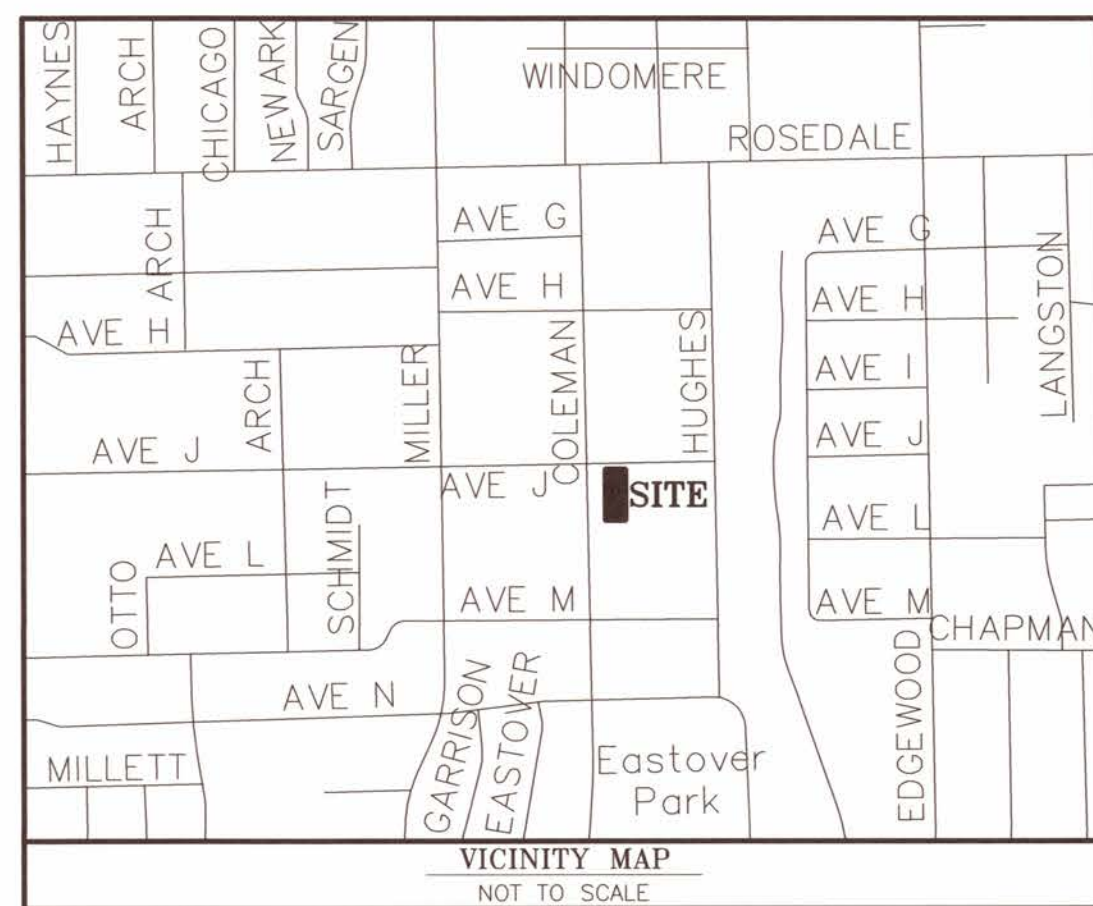
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Cristina Campos

Date 5.8.24



Water/Wastewater Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

DEVELOPMENT YIELD: Gross Site Area (Acreage): 0.588 Total Number Lots: 2
 Residential Lots: 2 Total Number Dwelling Units: 2
 Acreage: Single Family Detached 0.588 Single Family Attached 0 Two Family 0 Multifamily
 Non-Residential Lots: 0
 Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0

OWNER: LYN BUILDERS, LLC
 3118 AVE J
 FORT WORTH, TX. 76105
 CONTACT: NORA CAMPOS

BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com
 FIRM CERTIFICATION# 1019000
 © 2013 Brittain & Crawford, LLC
 All Rights Reserved

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, LYN BUILDERS, LLC, acting by and through the undersigned, their duly authorized agent, is the sole owner of 0.588 acres of land situated in the GEORGE W. COONROD SURVEY, Abstract No. 291, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D223171909, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.588 acre of land situated in the GEORGE W. COONROD SURVEY, Abstract No. 291, Fort Worth, Tarrant County, Texas, and being a portion of Lot 2, Block 9, COLLEGE HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388, Page 47, of the Plat Records of Tarrant County, Texas, and also being a same tract of land conveyed to Lyn Builders, LLC, by the deed recorded in County Clerk's File No. D223171909, of the Official Public Records of Tarrant County, Texas. Said 0.588 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of said Lyn Builders, LLC Tract and the Northeast corner of a tract of land conveyed to Lake Richardson and wife, Janice R. Richardson, by the deed recorded in County Clerk's File No. D217068842, of the Official Public Records of Tarrant County, Texas, and said point also lying in the South right-of-way line of Avenue J (a 60 foot wide public right-of-way);

THENCE S 89° 58' 44" E 100.00 feet, along the North boundary line of said Lyn Builders, LLC Tract and the Northeast corner of said Lyn Builders, LLC Tract, also being the Northeast corner of said Lot 2 and the Northwest corner of Lot 3, Block 9, of said College Heights Addition;

THENCE S 00° 01' 16" W 256.00 feet, along the East boundary line of said Lyn Builders, LLC Tract and the East boundary line of said Lot 2 and the West boundary line of said Lot 3, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lyn Builders, LLC Tract and the Northeast corner of a tract of land conveyed to Mary A. Gray, by the deed recorded in County Clerk's File No. D203074668, of the Official Public Records of Tarrant County, Texas;

THENCE N 89° 58' 44" W 100.00 feet, severing said Lot 2 and running along the South boundary line of said Lyn Builders, LLC Tract and the North boundary line of said Gray Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lyn Builders, LLC Tract and the Southeast corner of a tract of land conveyed to The Real Investment Group, by the deed recorded in County Clerk's File No. D219121798, of the Official Public Records of Tarrant County, Texas;

THENCE N 00° 01' 16" E 256.00 feet, along the West boundary line of said Lyn Builders, LLC Tract and the East boundary line of said The Real Investment Group Tract and the aforesaid Richardson Tract, to the POINT OF BEGINNING containing 0.588 acre (25,600 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LYN BUILDERS, LLC, does hereby designate the foregoing property as LOTS 2R1 and 2R2, BLOCK 9, COLLEGE HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 3rd day of April, 2024.

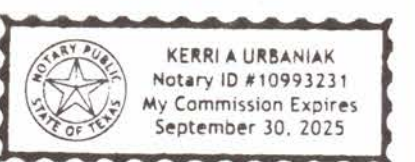
LYN BUILDERS, LLC
Nora Campos
 NORA CAMPOS
 Title: Owner

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared NORA CAMPOS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of April, 2024.

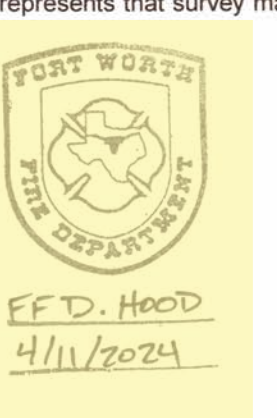
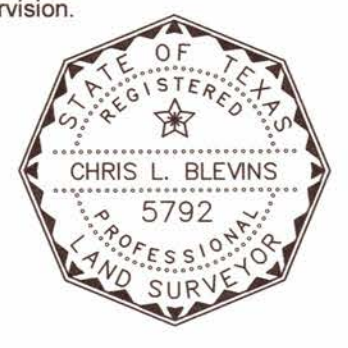
Kerri A. Ulsanik
 Kerri A. Ulsanik
 Notary Public in and for the State of Texas



STATE OF TEXAS
 COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

Chris L. Blevins
 CHRIS L. BLEVINS
 Registered Professional
 Land Surveyor
 State of Texas No. 5792



FINAL PLAT

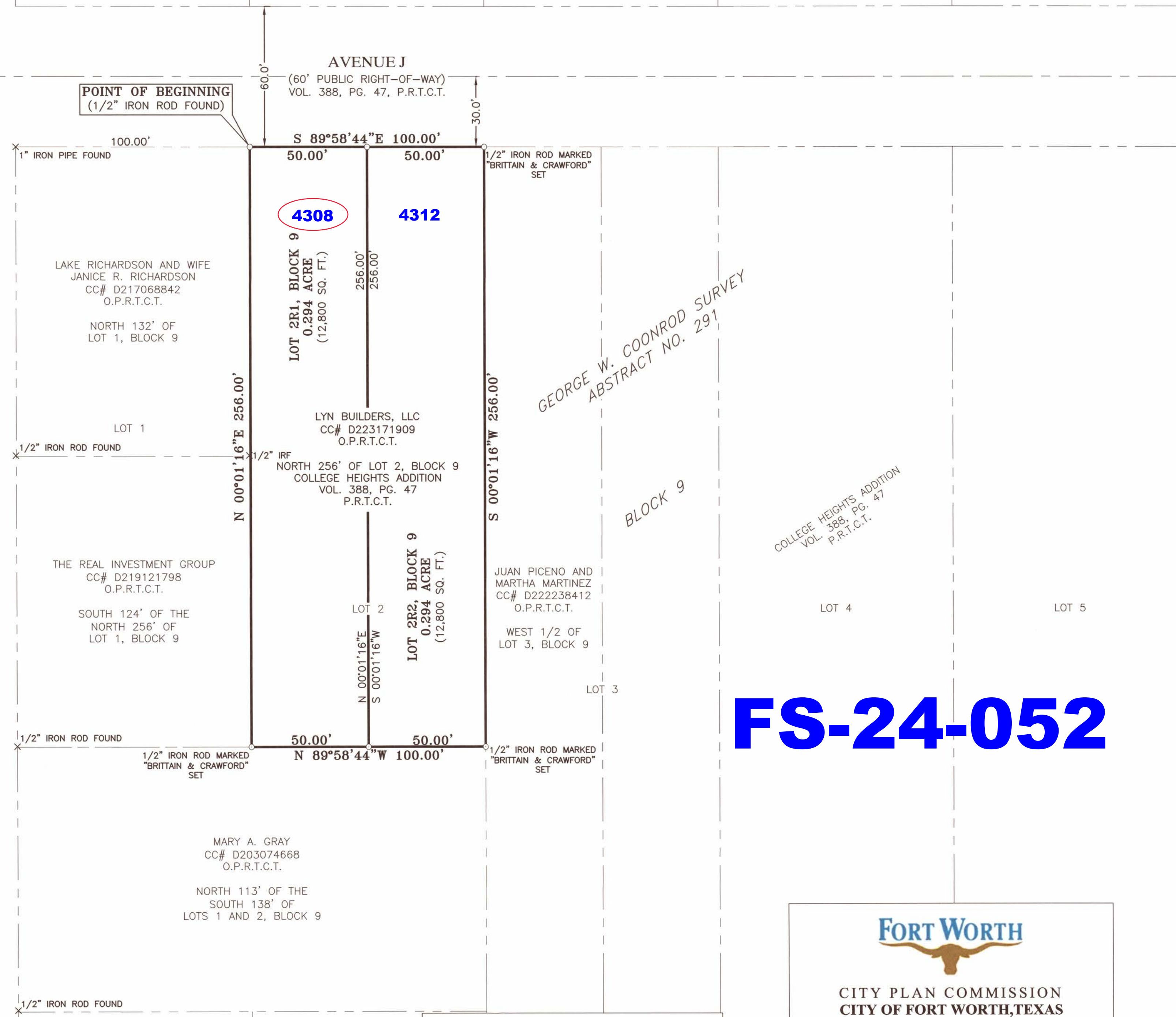
OF
LOTS 2R1 AND 2R2, BLOCK 9
COLLEGE HEIGHTS ADDITION,
 BEING A REVISION OF
 LOT 2, BLOCK 9, COLLEGE HEIGHTS ADDITION TO THE CITY
 OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO
 THE PLAT RECORDED IN VOLUME 388, PAGE 47 OF THE
 PLAT RECORDS OF TARRANT COUNTY, TEXAS.

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN
 NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 4/12/2024
 By: *Donald R. Barr* Chairman
 By: *[Signature]* Secretary

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
 04/18/2024 11:09 AM
 D224084867
 PLAT
 Pages: 2
 Fee: \$69.00
 SUBMITTER: BRITAIN & CRAWFORD LLC
 MARY LOUISE NICHOLSON
 COUNTY CLERK

THIS PLAT FILED IN I



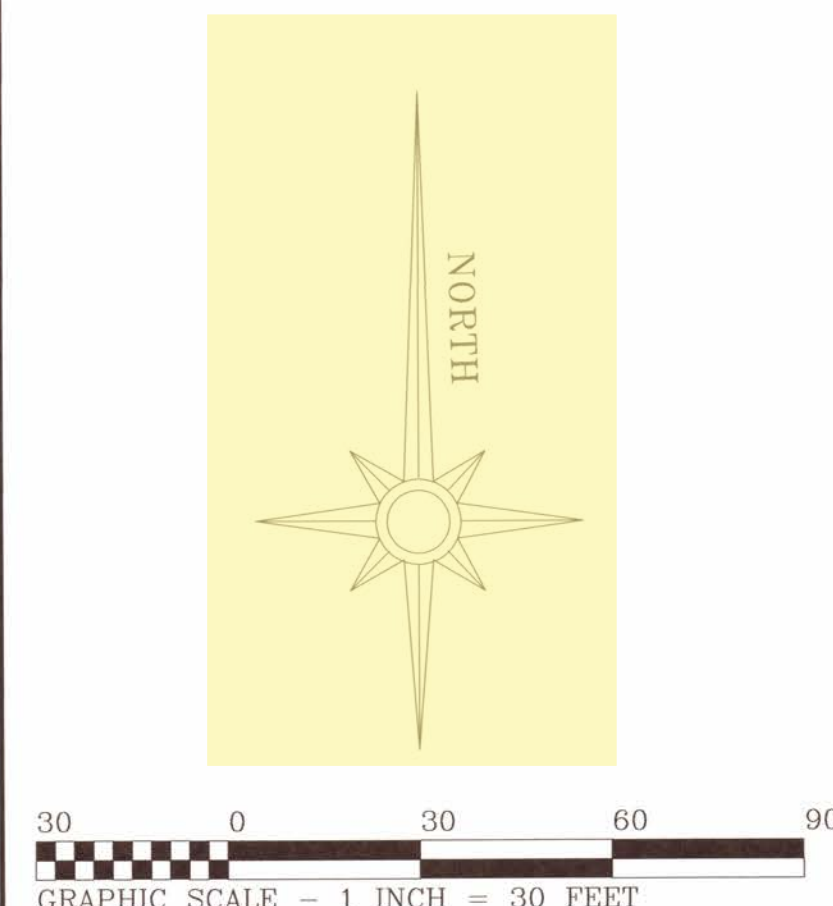
Transportation Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Building Permits
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements
 No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".



Private Maintenance Note
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Parkway Permit Note
 Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0310L, MAP REVISED MARCH 21, 2019

Utility Easements
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

BAR-24-034

Address: 4308 Ave J
Owner: Lyn Builders, LLC by Nora Campos
Zoning: "A-7.5" 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: 55 feet
Requested lot width: 50 feet

GENERAL INFORMATION

REGULATION:

4.704 "A-7.5" One-Family
C. Property development standards
Lot with: 55 feet minimum

LOT HISTORY:

Development Services zoning change ZC-11-015, ordinance number 19588. Zoning change from "B" Two-Family to "A-7.5" Single Family. Approved (3/18/2011).

Development Services demolition permit PV16-00442. Finaled (7/27/2016).

Development Services replat FS-24-052. Approved and filed (4/16/2024).

Development Services new residential building permit PB24-06492. Hold (5/8/2024).

COMPREHENSIVE

PLAN DESIGNATION: Single Family

REGISTERED
NEIGHBORHOOD
NOTIFICATION:

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Polytechnic Heights South NA, Historic Stop Six, NA, Stop 6/Poly Oversight, Echo heights Stop Six Environmental Coalition, East Fort Worth, INC., Southeast Fort Worth INC., and East Fort Worth Business Association.

EXISTING
CONDITIONS:

The subject property is a vacant lot in an established neighborhood. The lot is flat, rectangular shaped, and without any floodplain, slope, or other environmental constraints. A residence had existed on the lot since 1927 until it was demolished in July 2016.

A zoning change was approved in the area that affected the subject lot in March 2011. The zoning change was from "B" Two-Family, that requires a minimum of a 50-foot lot width, to "A-7.5" Single-Family. As a result, the requirements for lot width increased from 50 feet to 55 feet. In order to build a new single-family home, the property owner submitted documentation for a replat on February 21, 2024 and divided the 100-foot wide parcel into 2 separate lots. One of the lots is the subject property, and the other is 4312 Ave J.

The Platting Department incorrectly approved the replat based on an assumed zoning of "A-5" Single-Family with a minimum lot width of 50 feet. The approved plat was filed with Tarrant County Deeds and Records on April 16, 2024. The current zoning of "A-7.5" Single-Family zoning requires a minimum of a 55-foot lot width, requiring a variance in order to apply for building permits. The proposed three (3) bedroom home meets the rear and side yard setbacks, and all Stop Six

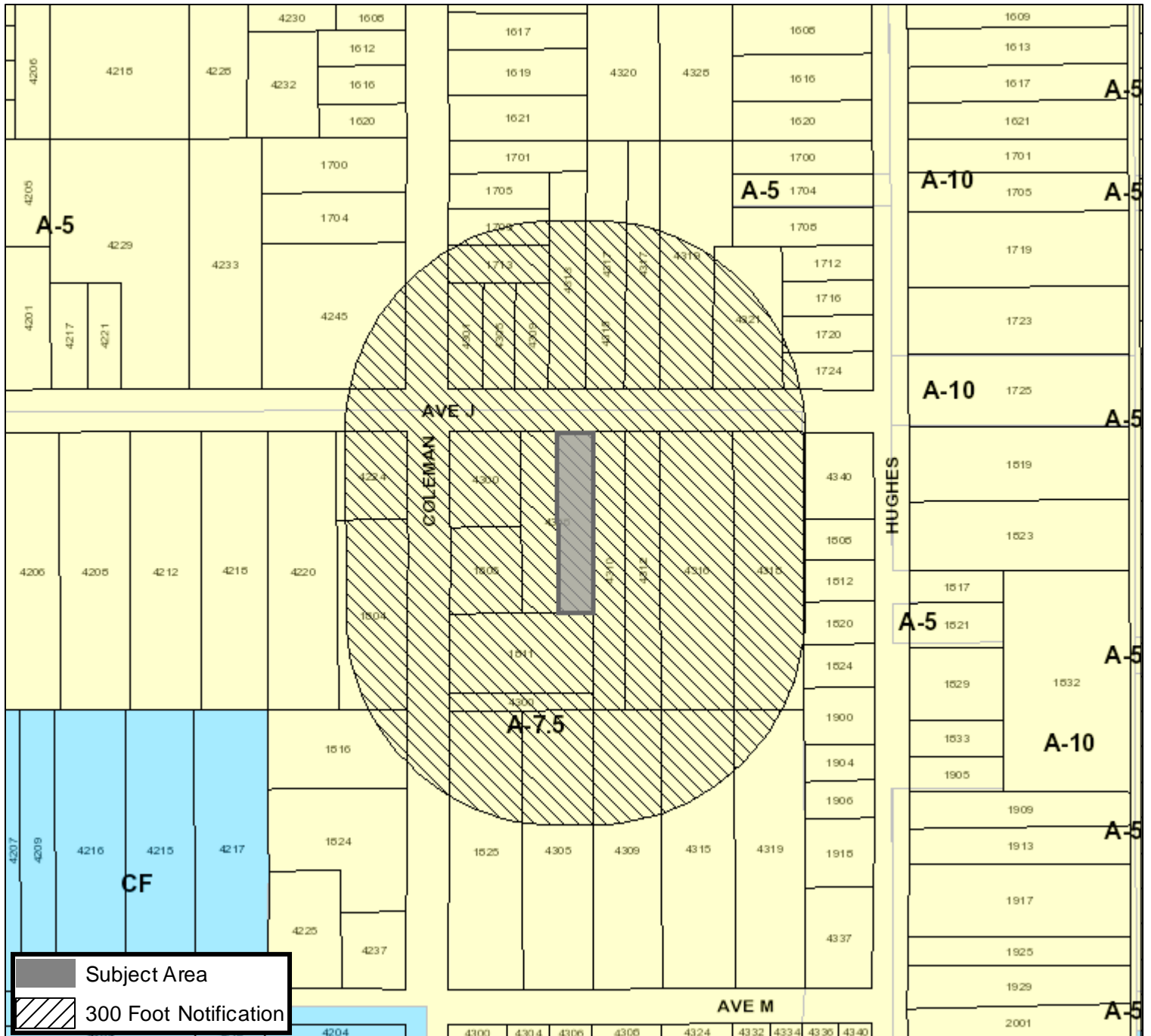
BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

Development Standards. The applicant has submitted a variance request in order to build a new residence with a 50-foot lot width, where a minimum 55-foot is required at the build line, deficient by 5 feet.

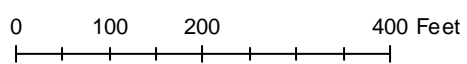


Area Zoning Map

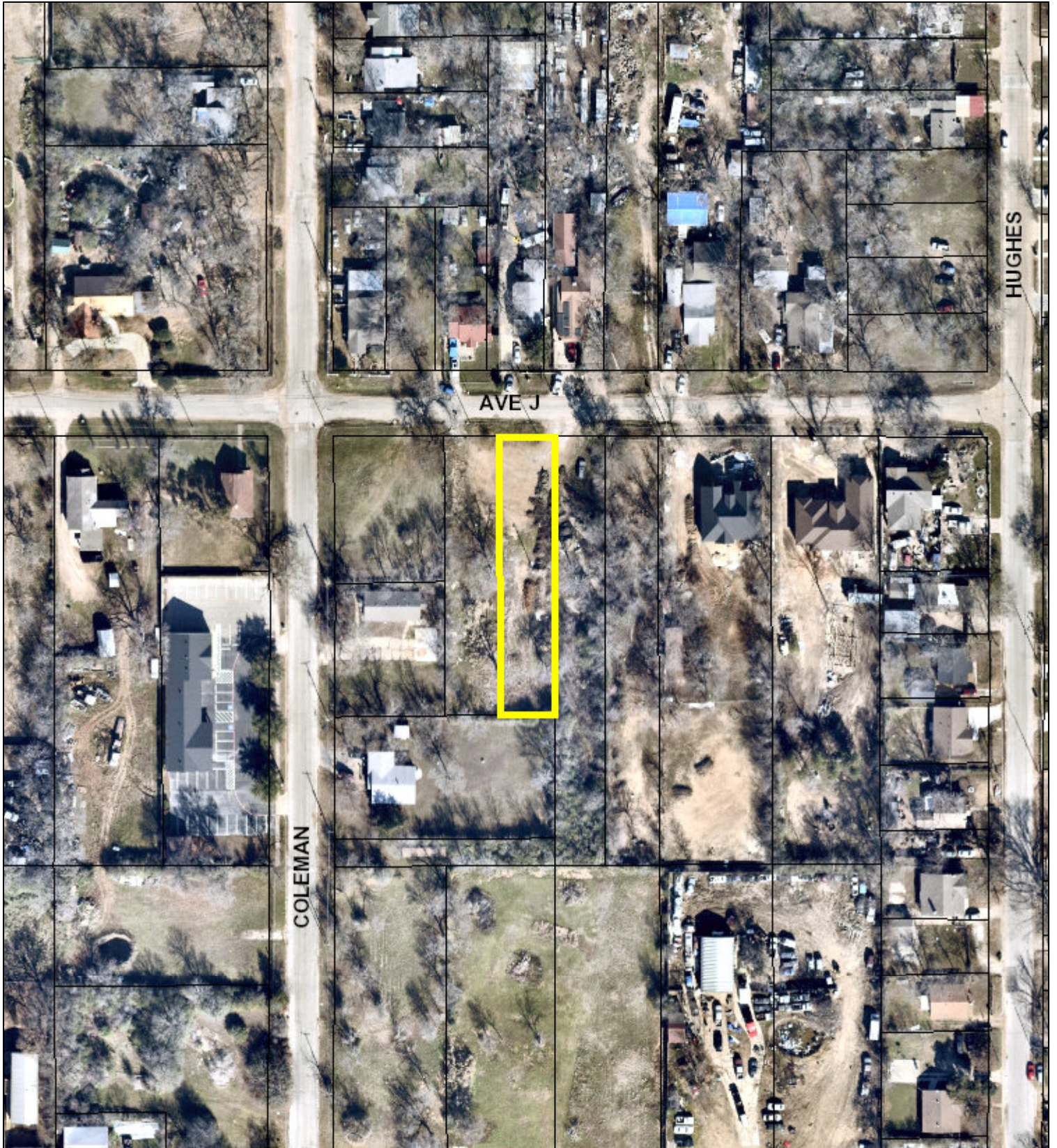
Applicant: LYN Builders LLC by Nora Campos
Mapsc0: 079N
Commission Date: 6/20/2024



Subject Area
 300 Foot Notification



Aerial Photo Map



0 75 150 300 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 4308 Avenue J

Lot/Tract: 2R1 Block/Abstract: 9 Lot Size: 2.94 acre

Legal Description: Addition/Survey: Lot 2R1, Block 9 college heights Addition

Owner's Name: LYN BUILDERS

Address: 3119 Avenue H

City: FORT WORTH

State: TEXAS

Zip: 76105

Tele: (820) 774 4516

E-Mail: alferezlove@gmail.com

Applicant's Name: NORA CAMPOS

Address: 3119 Avenue H

City: FORT WORTH

State: TEXAS

Zip: 76105

Tele: (820) 774 4516

E-Mail: alferezlove@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

New Residential Home, total square footage of 2705, plans attached

Additional documentation may be supplied to support your case. If photos are supplied, please label each picture.

Status of Project: Existing

Under Construction

Proposed

Status of Property: Owner Occupied

Vacant Land

Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes

No

Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning R1.5

Owner Occupied Variance (One and Two Family Homes) for Section _____

Special Exception for Section _____

Variance for: LOT WIDTH

Interpretation of the Regulation \$400

DATE RECEIVED:

5/14/24

FEE AMOUNT PAID:

Waived

OF REQUESTS:

1

RECEIVED BY:

MP.

CASE NO.

BAR-24-034

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. I Replattd the property from one lot to two. Replat was approved on April 12, 2024.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. NO.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. Yes.

4. The variance will not adversely affect the health, safety, or welfare of the public. NO.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. NO. Existing properties across the street and next door measure 50' wide.

Acknowledgement

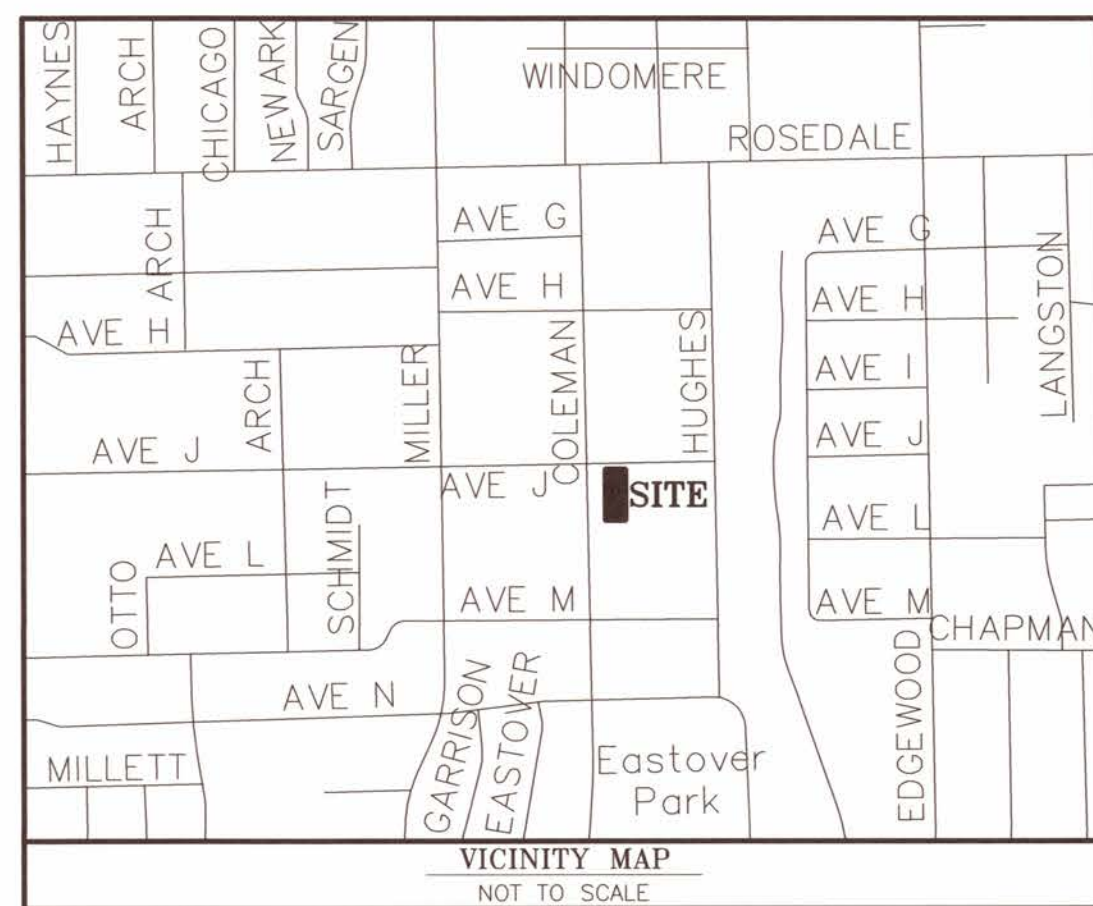
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: *Nora Campos*

Date 5.8.24



Water/Wastewater Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

DEVELOPMENT YIELD: Gross Site Area (Acreage): 0.588 Total Number Lots: 2
 Residential Lots: 2 Total Number Dwelling Units: 2
 Acreage: Single Family Detached 0.588 Single Family Attached 0 Two Family 0 Multifamily
 Non-Residential Lots: 0
 Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0

OWNER: LYN BUILDERS, LLC
 3118 AVE J
 FORT WORTH, TX. 76105
 CONTACT: NORA CAMPOS

BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com
 FIRM CERTIFICATION# 1019000
 © 2013 Brittain & Crawford, LLC
 All Rights Reserved

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, LYN BUILDERS, LLC, acting by and through the undersigned, their duly authorized agent, is the sole owner of 0.588 acres of land situated in the GEORGE W. COONROD SURVEY, Abstract No. 291, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D223171909, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.588 acre of land situated in the GEORGE W. COONROD SURVEY, Abstract No. 291, Fort Worth, Tarrant County, Texas, and being a portion of Lot 2, Block 9, COLLEGE HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388, Page 47, of the Plat Records of Tarrant County, Texas, and also being a same tract of land conveyed to Lyn Builders, LLC, by the deed recorded in County Clerk's File No. D223171909, of the Official Public Records of Tarrant County, Texas. Said 0.588 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of said Lyn Builders, LLC Tract and the Northeast corner of a tract of land conveyed to Lake Richardson and wife, Janice R. Richardson, by the deed recorded in County Clerk's File No. D217068842, of the Official Public Records of Tarrant County, Texas, and said point also lying in the South right-of-way line of Avenue J (a 60 foot wide public right-of-way);

THENCE S 89° 58' 44" E 100.00 feet, along the North boundary line of said Lyn Builders, LLC Tract and the Northeast corner of said Lyn Builders, LLC Tract, also being the Northeast corner of said Lot 2 and the Northwest corner of Lot 3, Block 9, of said College Heights Addition;

THENCE S 00° 01' 16" W 256.00 feet, along the East boundary line of said Lyn Builders, LLC Tract and the East boundary line of said Lot 2 and the West boundary line of said Lot 3, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lyn Builders, LLC Tract and the Northeast corner of a tract of land conveyed to Mary A. Gray, by the deed recorded in County Clerk's File No. D203074668, of the Official Public Records of Tarrant County, Texas;

THENCE N 89° 58' 44" W 100.00 feet, severing said Lot 2 and running along the South boundary line of said Lyn Builders, LLC Tract and the North boundary line of said Gray Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lyn Builders, LLC Tract and the Southeast corner of a tract of land conveyed to The Real Investment Group, by the deed recorded in County Clerk's File No. D219121798, of the Official Public Records of Tarrant County, Texas;

THENCE N 00° 01' 16" E 256.00 feet, along the West boundary line of said Lyn Builders, LLC Tract and the East boundary line of said The Real Investment Group Tract and the aforesaid Richardson Tract, to the POINT OF BEGINNING containing 0.588 acre (25,600 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LYN BUILDERS, LLC, does hereby designate the foregoing property as LOTS 2R1 and 2R2, BLOCK 9, COLLEGE HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 3rd day of April, 2024.

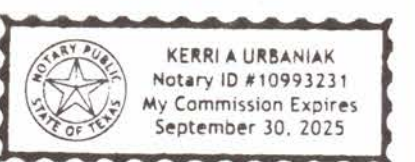
LYN BUILDERS, LLC
Nora Campos
 NORA CAMPOS
 Title: Owner

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared NORA CAMPOS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of April, 2024.

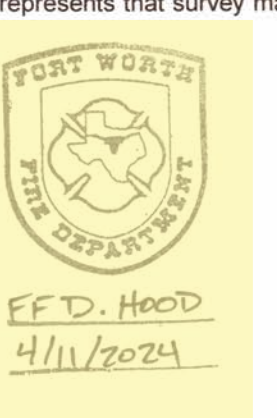
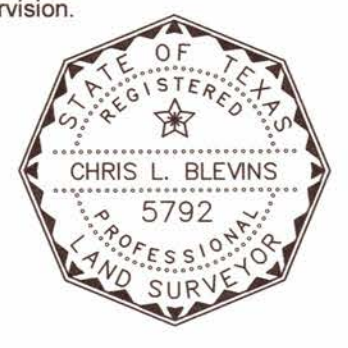
Kerri A. Ulsanik
 Kerri A. Ulsanik
 Notary Public in and for the State of Texas



STATE OF TEXAS
 COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

Chris L. Blevins
 CHRIS L. BLEVINS
 Registered Professional
 Land Surveyor
 State of Texas No. 5792



FINAL PLAT

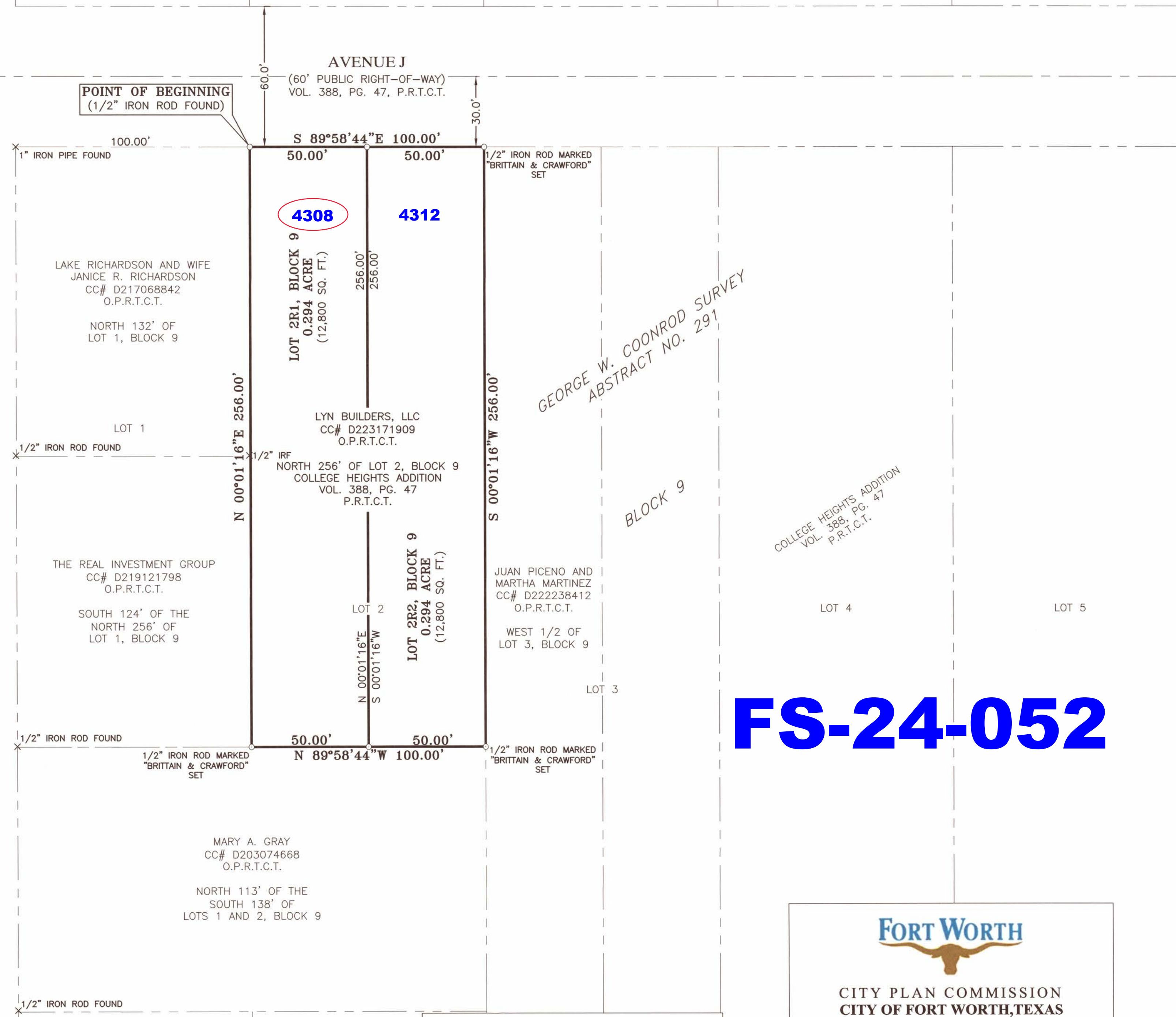
OF
LOTS 2R1 AND 2R2, BLOCK 9
COLLEGE HEIGHTS ADDITION,
 BEING A REVISION OF
 LOT 2, BLOCK 9, COLLEGE HEIGHTS ADDITION TO THE CITY
 OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO
 THE PLAT RECORDED IN VOLUME 388, PAGE 47 OF THE
 PLAT RECORDS OF TARRANT COUNTY, TEXAS.

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN
 NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 4/12/2024
 By: *Donald R. Barr* Chairman
 By: *[Signature]* Secretary

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
 04/18/2024 11:09 AM
 D224084867
 PLAT
 Pages: 2
 Fee: \$89.00
 SUBMITTER: BRITAIN & CRAWFORD LLC
 MARY LOUISE NICHOLSON
 COUNTY CLERK

THIS PLAT FILED IN I



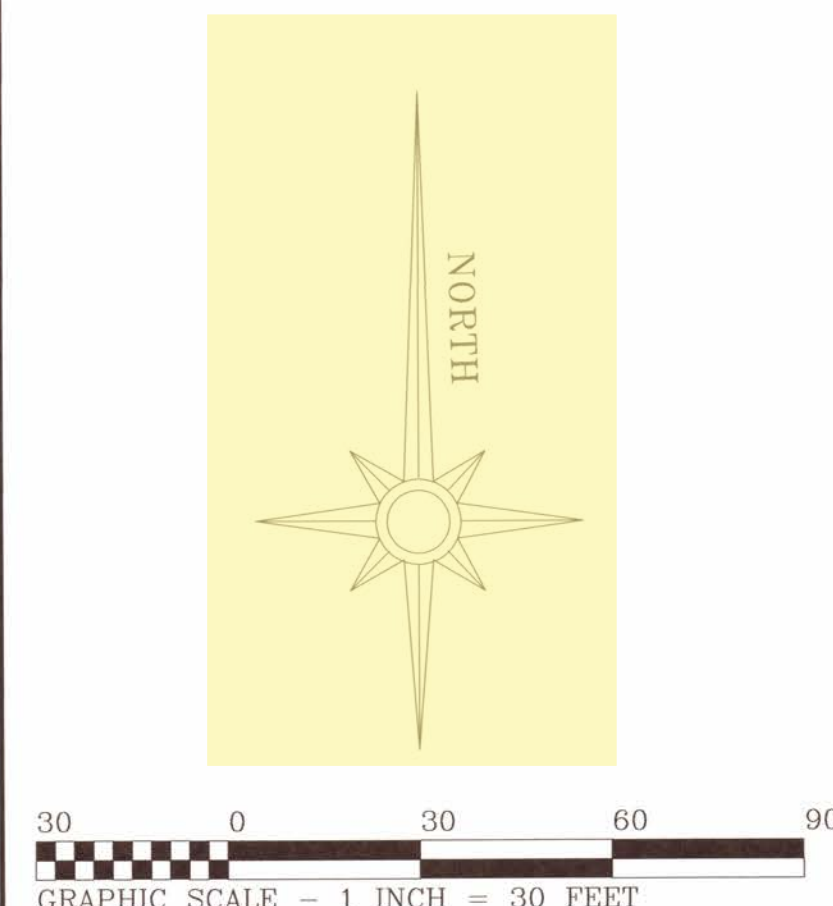
Transportation Impact Fees
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Site Drainage Study
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Building Permits
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements
 No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".



Private Maintenance Note
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Parkway Permit Note
 Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0310L, MAP REVISED MARCH 21, 2019

Utility Easements
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

BAR-24-035

Address: 2609 Lubbock Avenue
Owner: Castle Peak Home III, LP by Jason Barrentine
Zoning: "B" Two-Family within the TCU Overlay

- a. Variance: Permit an attached duplex that would encroach in the established front yard setback.

Minimum setback required: 35 feet
Requested setback: 20 feet

GENERAL INFORMATION

REGULATION:

6.101 Yards

D. Front Yard Setbacks

1. The front yard setback in residential districts shall be the greatest of the following prescribed setbacks:

- a. The platted building line; (**none**)
- b. The setback for the applicable zoning district; or (**20'**)
- c. The setback of the nearest building on either side (**35'**) that is the closest to the street, up to a maximum setback of fifty feet, provided that said setback is not the result of a variance granted by the Board of Adjustment. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the blockface.

LOT HISTORY:

None.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Park Hill Place HOA, Paschal NA, Frisco heights NA, University West NA, Park Hill NA, Berkeley Place NA, and Berry Street Initiative.

**EXISTING
CONDITIONS:**

The subject property in an established neighborhood built with an alley. The lot is generally flat, rectangular, and without any environmental constraints. A residence was built when the subdivision was platted in 1928 with a front yard setback of 45 feet. Since more than 40% percent of the blockface has been developed, the proposed new residence is required to have a front yard setback no smaller than the adjacent house to the south.

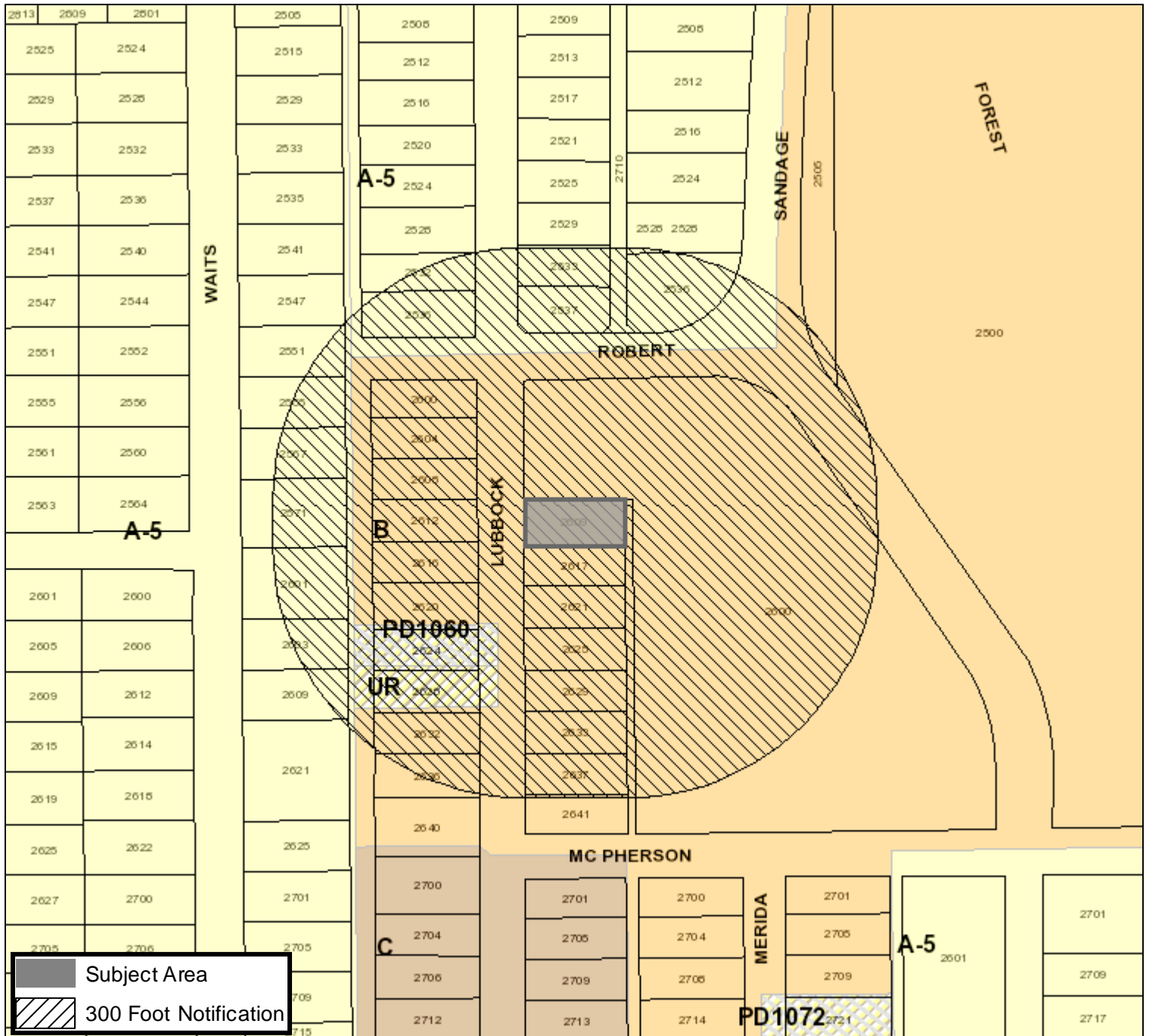
The applicant has applied for a variance to build in the front yard setback established by the neighboring house. The applicant has applied for a front yard setback of 20 feet, where the setback of the residence in the adjacent lot to the south is 35 feet. The proposed 2-story duplex is shown to have 4 bedrooms in each unit. According to the site plan submitted, the required 6 parking spaces for the duplex is proposed in the rear yard. As new construction, the building layout could be reconfigured to allow a larger setback.





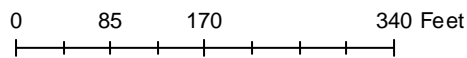
BAR-24035

Area Zoning Map

Applicant: Castle Peak Homes III, LP by Jason Barrentine
MapSCO: 076T
Commission Date: 6/20/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 35 70 140 Feet



BAR-24-035



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 2609 Lubbock Ave, Fort Worth, TX 76109
 Lot/Tract: 19 Block/Abstract: 14 Lot Size: .14 acres
 Legal Description: Addition/Survey: Frisco Railroad Addition Volume 2983, Page 2, Deed Records

Owner's Name: Castle Peak Homes III LP
 Address: 2525 Knight Street Suite 950
 City: Dallas State: TX Zip: 75219
 Tele: () 972-788-1100 E-Mail: lbarrentine@firstprestarht.com

Applicant's Name: Jason Barrentine
 Address: 2727 LBJ Fwy Suite 1010
 City: Former Ranch State: TX Zip: 75239
 Tele: () 469-222-1251 E-Mail: jason@forbesbarrentine.law.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

Proposal to build a 2 story duplex with a 20 foot front setback and a 10 foot wide driveway meeting all other B zoning requirements where there is an implied 33 foot setback and 20 foot wide driveway requirement.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No

Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning B

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Front yard Setback & Driveway width
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>5/20/24</u>	FEE AMOUNT PAID : <u>\$1,150 -</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-035</u>
----------------------------------	---------------------------------------	----------------------------	----------------------------	-------------------------------

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. The standard front setback for B zoning is 20 feet. The subject property is the last house on the north side of the block face. The adjacent property (2619 Lubbock) is built at a 33 foot setback, which covers the existing 33 foot setback. A 20 foot setback and 10 foot driveway will allow for a similar structure to be built that matches 3 of the 5 structures on the block face.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

2619 Lubbock is the only property on the block face with a 33 foot front setback.

If this variance is granted, 4 of the 5 properties on the block face will be similar

2 story tudor style duplexes. If the variance is not granted, a 3 story duplex that does not fit the neighborhood would likely be built.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

The variance would allow a duplex to be built very similar to 3 of the 5 structures on the block face. There are 12 other duplexes owned by Castle Peak Homes III LP on Lubbock Ave that are substantially similar to what will be built if the variance is approved.

4. The variance will not adversely affect the health, safety, or welfare of the public.

The variance will allow for lost bedroom density, and more parking behind the duplex to prevent street parking which would improve the safety and welfare of the public.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The variance will allow a 2 story duplex to be built that resembles the rest of the street rather than a 3 story duplex that will look out of place and increase street parking.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

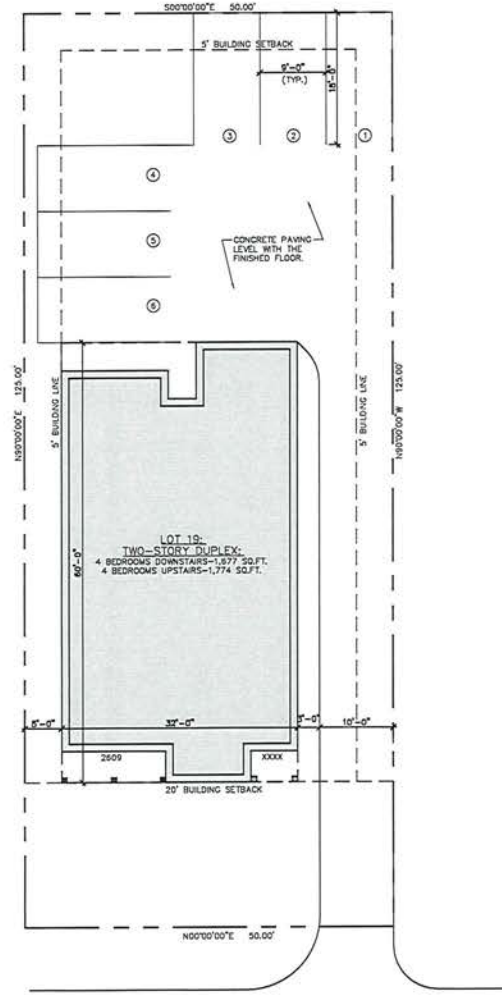
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: 
Jason G. Armentine (May 20, 2024 09:49 CDT)

Date 5/20/24

BAR-24-035

REVISED
5-21-24



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
FINAL DETERMINATION

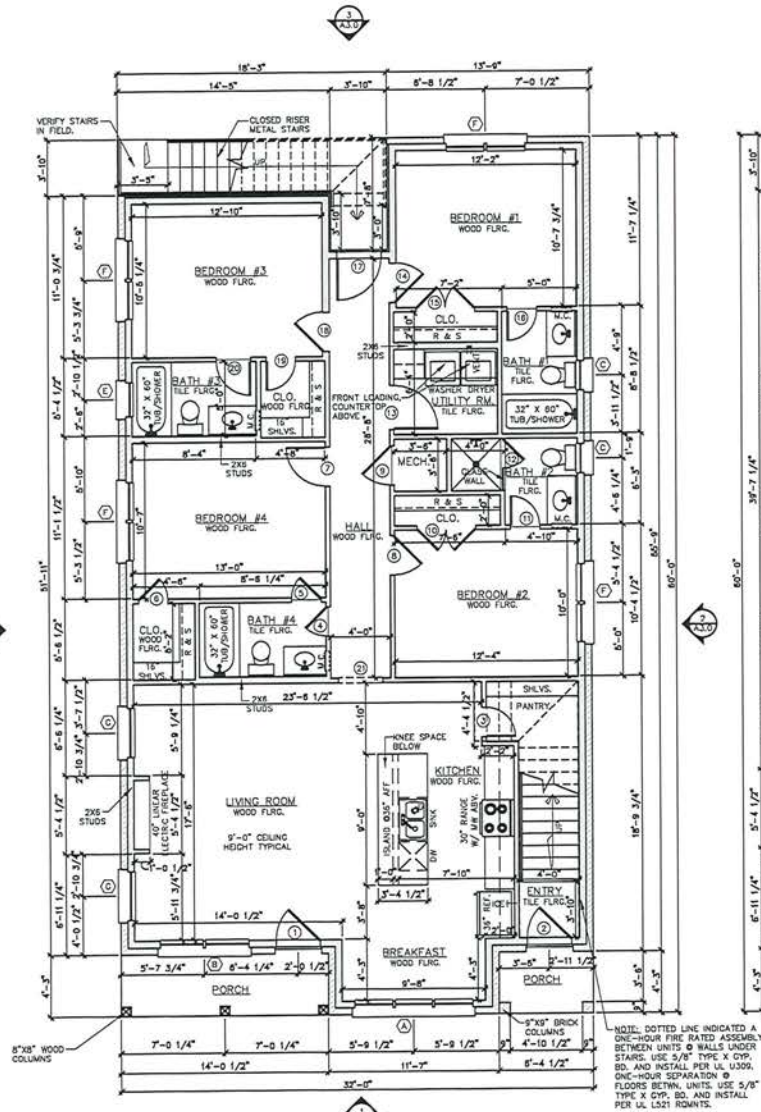


CASTLE PEAK HOMES
2609 & XXX LUBBOCK AVENUE
FORT WORTH, TX 76109

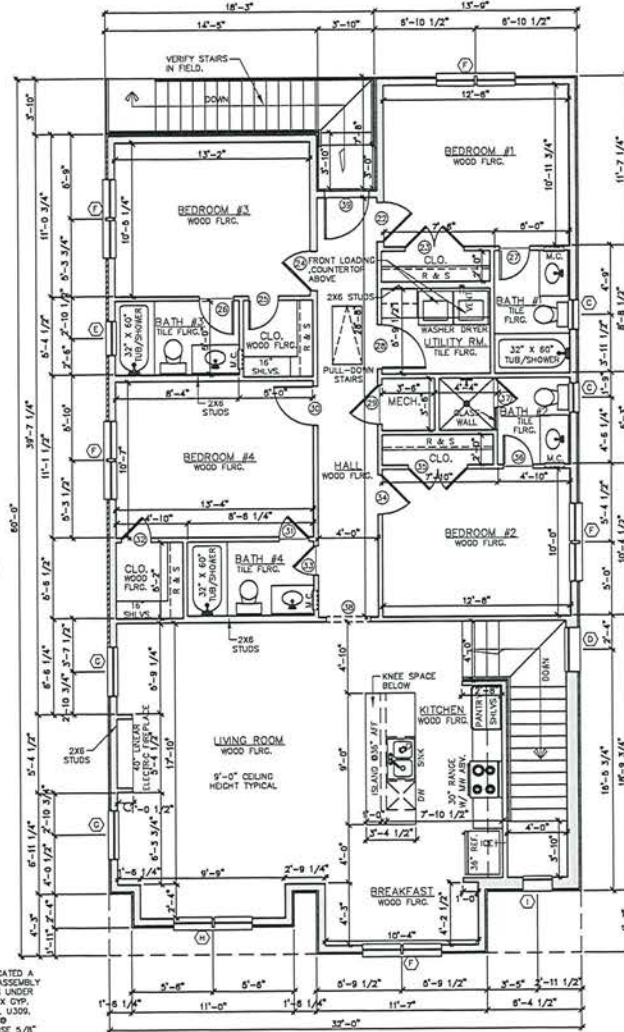
Architect

File Name	2324
Project No.	2324
Date	05/17/2024
Drawn By	AJS
Created By	JIF

SHEET
A1.0
SITE PLAN &
ROOF PLAN



1 FIRST FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- ALL RECEPTACLES IN KITCHEN COUNTERTOPS, BATHROOMS, AND GARAGES MUST BE GFCI PROTECTED. ALSO EXTERIOR OUTLETS MUST BE GFCI & WEATHER PROTECTED PER NEC 210-8.
- ATTC ACCESS REQUIRED PER SECTIONS R807.1, 2015 IRC.
- SMOKE DETECTORS ARE REQUIRED PER SECTION R314 2015 IRC.
- CARBON MONOXIDE DETECTORS REQUIRED PER SECTION R315 2015 IRC.
- THE LOWEST PART OF A WINDOW SILL LOCATED GREATER THAN 72 INCHES ABOVE THE OUTSIDE GRADE MUST BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR PER SECTION R312.2.1 2015 IRC.
- THE CHIMNEY VENEER MUST EXTEND TO THE FOUNDATION. IT CANNOT BE SUPPORTED BY WOOD VENEER. IT MUST BE SUPPORTED PER SECTION R101 2015 IRC. VENEER UNITS NOT COMPLYING WITH TABLES MUST BE ENGINEERED.
- LOTS MUST BE GRADED TO DRAIN AWAY FROM FOUNDATIONS AT A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET. THE SLOPE MUST BE 1:20 PER SECTION R401.3 2015 IRC.
- ALL PORTIONS OF ROOF/ATTC TO BE PROVIDED WITH CRGS VENTILATION BY VENTILATING OPENINGS HAVING A MINIMUM NET FREE VENTILATING AREA OF NOT LESS THAN 1/150TH OF THE ROOF/ATTC AREA. BAFFLES TO BE PROVIDED SO THAT A MINIMUM 1/2\"/>

REVISED
5-21-24

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
FINISHED DOCUMENT



CASTLE PEAK HOMES
2609 & XXX LUBBOCK AVENUE
FORT WORTH, TX 76109

File Name	23214
Project No	23214
Date	05/17/2024
Drawn By	ANIS
Checked By	JDF

SHEET
A2.0
FLOOR PLAN

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



CASTLE PEAK HOMES
2609 & XXX LUBBOCK AVENUE
FORT WORTH, TX 76109

Filename

File Name: 23241
Project No: 23241
Date: 03/17/24
Drawn By: AUS
Checked By: JHF

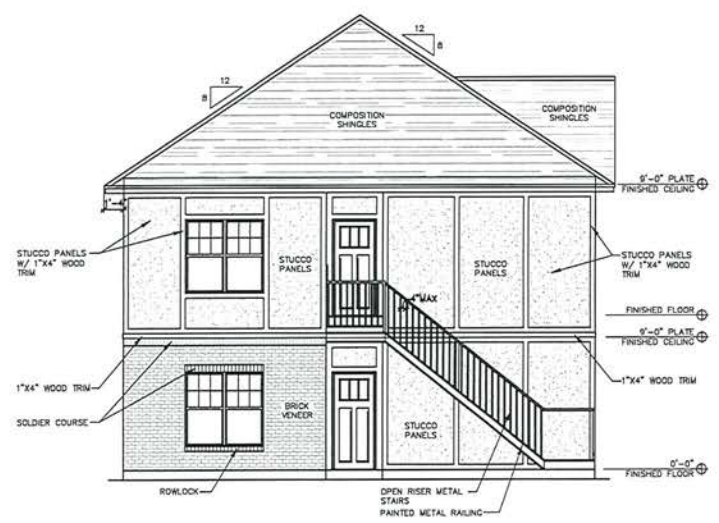
SHEET
A3.0
EXTERIOR
ELEVATIONS



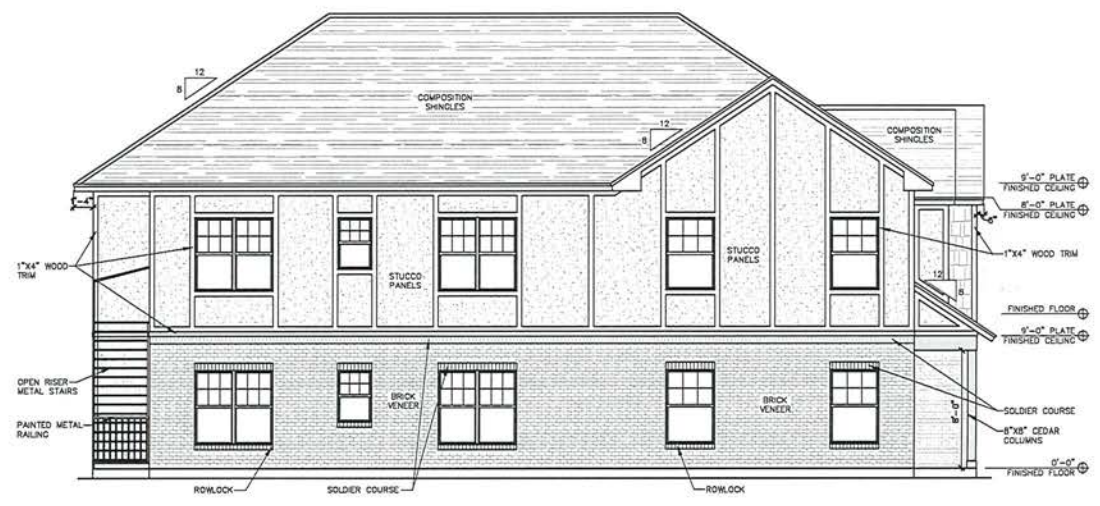
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISED
5.21.24

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

BAR-24-036

Address: 1501 Ems Rd E
Owner: Trevor H. and Laura S. Armstrong
Zoning: "A-5" One Family

a. Variance: Permit a second garage on a lot less than ½ acre

Maximum garages allowed: 1 garage
Garages requested: 2 garages

b. Variance: Permit a two-story second garage taller than the primary house

Maximum height allowed: 18 feet
Garage height requested: 23 feet 11 inches

GENERAL INFORMATION

REGULATION:

**5.301 Accessory Uses on Residential Lots
B. Non-habitable accessory structures**

1. Non-habitable accessory buildings or structures shall be limited to one story, but may have an attic or loft, provided the attic or loft does not contain heated or air-conditioned floor space. The non-habitable accessory structure may not exceed the height of the primary structure.
2. No more than one garage and one carport or porte cochere per residential unit on a single residential lot shall be permitted on lots less than one-half acre.

LOT HISTORY:

None.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Ridglea Area Neighborhood Alliance, Imperial Terrace HOA, Indian Creek HOA, Ridgmar NA, and NAS Fort Worth JRB RCC.

**EXISTING
CONDITIONS:**

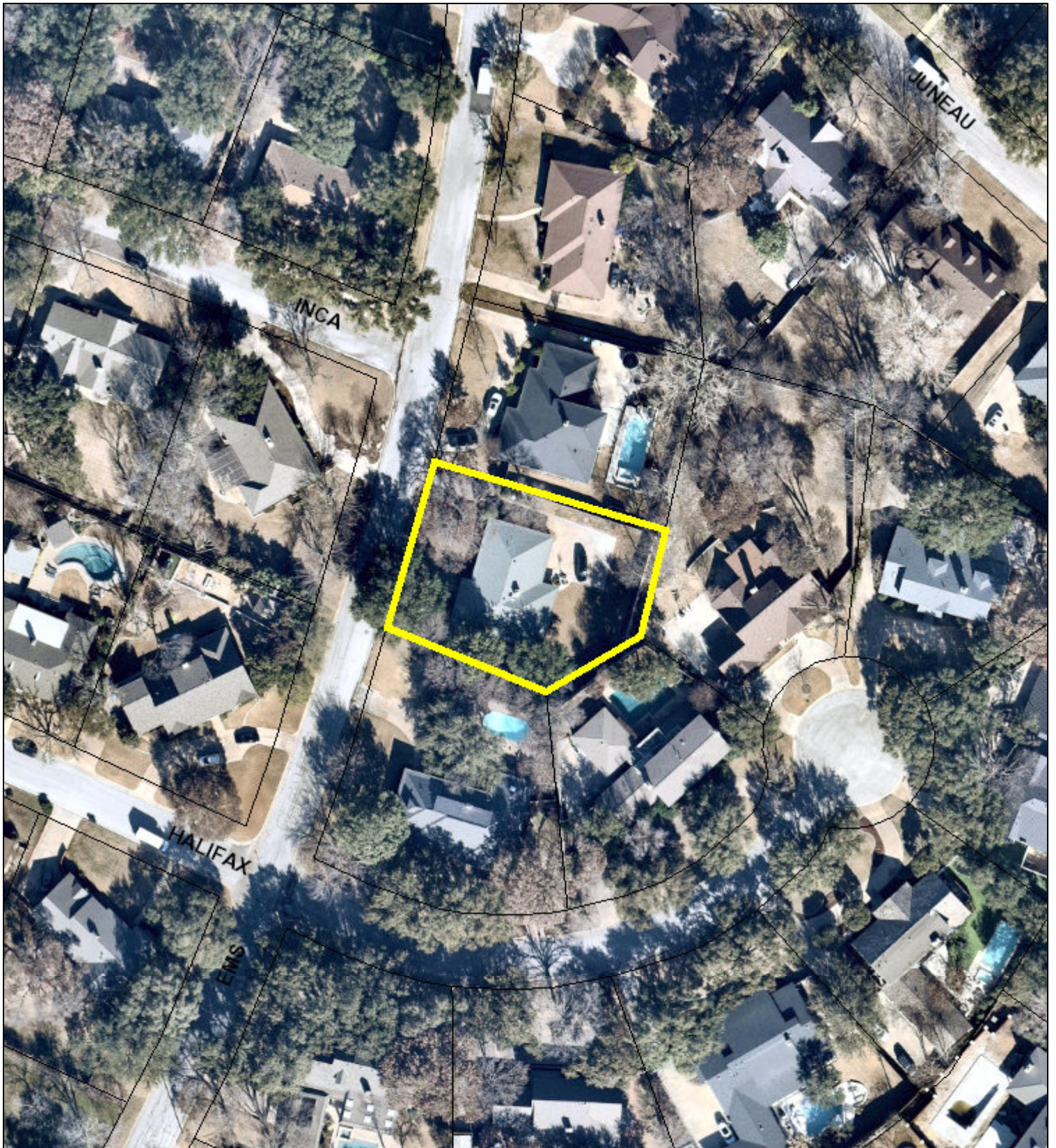
The subject property is a one family residence in an established neighborhood and platted without an alley. The lot slopes from down from the east to the west, is irregularly shaped, and has no floodplain or other environmental constraints. The rear yard contains an approximate 18% slope, while the front yard slopes down approximately 12%. The total lot size is 16,244 square feet. The house currently contains an attached garage accessed by a U-turn driveway.

The property owner has applied for two variances to construct a two-story second garage with an attic on the second floor, on a lot that is less than half acre. The current lot size is does not meet the ½ acre minimum by 5,536 square feet to allow a second garage by right. The proposed detached garage is 41 feet 2 inches wide and 24 feet 10 inches long or approximately 989 square feet. The garage configuration would park 3 vehicles and is shown to be located at the foot of the rear slope.

BOARD OF ADJUSTMENT – RESIDENTIAL, 6/20/2024 INFORMATION REPORT

The detached garage is proposed to be almost 24 feet, or 6 feet taller than the main residence. A detached garage is allowed to be as tall as the main residence by right. The second space is proposed to be attic space, accessible by interior stairs. The applicants note the existing garage is anticipated to be converted to habitable space. A 2-story addition is allowed by right adjacent to the current garage that would be further from the 17% slope in the rear. The 24-foot deep northern side yard would allow the same back up space as a commercial parking lot.

Aerial Photo Map



0 55 110 220 Feet



BAR-24-036



BAR-24-036



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**

FORT WORTH®



Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 1501 Ems Road E
 Lot/Tract: 15 Block/Abstract: 16 Lot Size: .3729 Acres
 Legal Description: Addition/Survey: _____

Owner's Name: Trevor Armstrong
 Address: 1501 Ems Road E
 City: Fort Worth State: TX Zip: 76116
 Tele: () 817-714-9908 E-Mail: tarmstrong@gameonfw.com

Applicant's Name: Trevor Armstrong
 Address: 1501 Ems Road E
 City: Fort Worth State: TX Zip: 76116
 Tele: () 817-714-9908 E-Mail: tarmstrong@gameonfw.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

We plan to construct a new two story, three car detached garage at the end of our existing driveway behind our existing home. The new garage will be constructed with brick, painted and roof material to match our existing home. Dimensions will be 41'2" Wide, 24'10" Deep and 23'11" Tall. The new garage roof line will exceed the existing home roof line by 6'. There is an existing garage attached to the existing home.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning A5

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Accessory Taller than primary and 2nd garage less than half acre.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>5.20.2024</u>	FEE AMOUNT PAID : <u>\$750 -</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24.036</u>
------------------------------------	-------------------------------------	----------------------------	----------------------------	-------------------------------

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____
 The topography of our neighborhood (our neighbors behind our home are sit approximately 15' above our home) causes significant water to flow onto our property and into our home. The design and investment to overcome this has added significant expense to the improvements we are making

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. _____
 Our property is relatively unique as it sits significantly lower than our neighbors' property(s) directly behind and to one side of our property. It is our aim to invest and develop our home and property for the long term as we plan for this to be our home for many years. Overcoming the challenge of significant water run off requires significant additional investment and design is a significant reason we are building the garage prior to our home

WE PLAN TO CONVERT THE EXISTING ATTACHED GARAGE IF VARIANCE IS APPROVED.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
 Yes, we understand the reason for the ordinance addressing the height of a garage compared to the primary home. We are confident that our request for a variance based on the unique slope of our property (well above the street), the unique surrounding topography, the professional design of the garage itself and the full support of our neighbors for this addition are all significant and justifiable reasons for a variance to be granted.

4. The variance will not adversely affect the health, safety, or welfare of the public.
 No, in fact the work we are doing to address the significant slope and water run off will result in significantly reducing/eliminating the water run off challenges experienced by both ourselves as well as our next door neighbor

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
 No, to the contrary, it will only serve to improve adjacent property(s). We have worked with our neighbors and they are in full support of our addition as well as the work to mitigate water run off

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: 

Date 5/15/24

Variance Request Overview**Trevor and Laura Armstrong****1501 Ems Road E****Fort Worth, TX 76116**

First and foremost, we purchased our home nearly six years ago and our plan has always been and continues to be for this to be our home for many years. We have young children, and we chose this home and neighborhood because it is the right fit for us and for raising our family. We share that so that it is understood that everything we are doing and plan to do is for the long term and specifically our long-term enjoyment and lifestyle as a family in a way which will benefit our great neighborhood.

Understanding when we purchased the home that it was built in the 1960's we had planned since day one to renovate the home and make it work best for us long term. We began working with an architect shortly after purchasing the home on doing just that. While the plans and timeline for all we plan to do have evolved, the construction of a two-story detached garage has always been part of the plan.

One important challenge we have encountered and are addressing with this development is the natural topography of our lot in relation to our surrounding neighbors. Our home sits several feet below our neighbors' land and much further below our neighbor's homesteads both behind our home and to our South. This topography causes water runoff challenges (sometimes severe) for both our home as well as for our next-door neighbors (to our North). Previous (prior to our purchase of the home) additions and modifications to our existing home were unfortunately designed and/or completed in a manner which made water intrusion much more likely. Dealing with water intrusion into our home has led to time, expense and a number of less desirable temporary solutions to manage the problem. Addressing these unique challenges, while necessary for the long term, adds significant cost of both the design and construction we plan to do.

Summary of our Variance Request

- **We are requesting a height variance of 6' to construct our new detached garage**
- The height of the roof line of our existing home is 18'
- The height of our new detached garage is designed to be 23'11"
- The new garage will be constructed with painted brick and materials to match our existing home
- Our neighbors (The Kents) directly behind our property where the new garage will be located support the design and height of our new garage
- Our existing home's foundation sits 6'+ above the street level

We thank you for your consideration of our request.

Sincerely,

Trevor and Laura Armstrong

05.16.2024



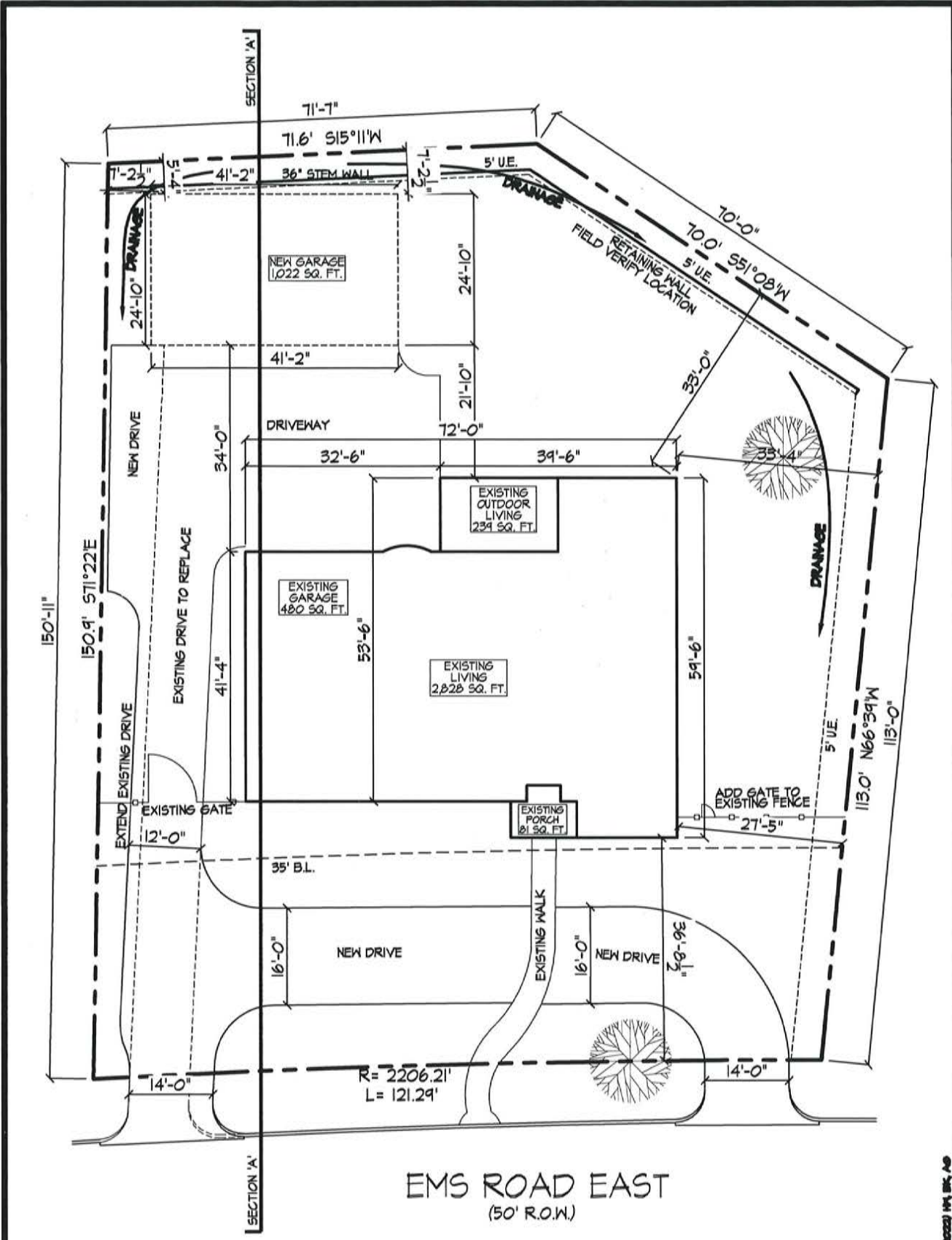
JOB #428
18/AUG/2018
23/JULY/2023
18/MAY/2024

BLAKE ARCHITECTS
 Suite A
 1202 S. White Chapel Blvd.
 Southlake, Texas 76092 • 817-488-9397

ARMSTRONG REMODEL
 1501 EMS ROAD EAST FORT WORTH, TEXAS



FILE NAME: 1028-01810711 (07-23-2023) MK, BK, AG



EMS ROAD EAST
 (50' R.O.W.)

LOT:15 BLOCK:16
 RIDGMAR ADDITION
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

SITE PLAN
 SCALE: 1"=10'-0"





SITE SECTION
SCALE: 1"=10'-0"



FILE NAME: P28-SITE02H (07-23-2022) HQ, BK, AD

05.20.2024

150
 SP
 1
 LENSES
 GLAZING

ARMSTRONG REMODEL
1501 EMS ROAD EAST FORT WORTH, TEXAS

BLAKE ARCHITECTS
 1202 S. White Chapel Blvd. • Suite A
 Southlake, Texas 76092 • 817-488-9397

JOB #126
 16/AUG/2014
 22/JULY/2022
 30/MAY/2024

