



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

July 17, 2024

Work Session 12:00 p.m.

Public Hearing 1:00 p.m.

In Person

City Council Conference Room 2020 (Work Session)
City Council Chamber (Public Hearing)
2nd Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/rb613993e26a7b209ff4f996b49fcdf10>

Meeting/ Access Code: 2559 853 4331 (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 July 15, 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 Dixson,
Vice Chair Residential Board _____

Debra Brown Sturns _____

Myra Mills _____

Whit Wolman _____

Lucretia Powell _____

Jennifer Glass Renta _____

Janna Herrera _____

Melody Doddy-Munoz _____

I. WORK SESSION 12:00 P.M.

A. Discussion of Today's Cases

II. PUBLIC HEARING 1:00 P.M.

A. Approval of Minutes of the June 20, 2024 Hearings _____

B. ANY CASES NOT HEARD WILL BE MOVED TO AUGUST 21, 2024.

C. Continued Residential Translation Case

1. BAR-24-007 Address: 303 - 315 (odds) Haltom Rd
 Owner: Jamie Saucedo
 Zoning: "A-5" One Family and "B" Two Family Districts

- a. **Special Exception:** Permit an existing solid fence in the platted and projected front yard.
- b. **Variance:** Permit an existing solid fence in the platted and projected front yard taller than 4 feet allowed by Special Exception.

Allowed height with Special Exception: 4 feet
Requested height: 8 feet 5 inches

- c. **Special Exception:** Permit an existing open-design fence up to five feet in height in the platted and projected front yard.

- d. **Variance:** Permit an existing open-design fence and gate in the platted and projected front yard fence taller than allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 8 feet 5 inches

- e. **Variance:** Permit two existing arches on the northern and eastern sides that are taller than the five-foot fence allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 19 feet

- f. **Variance:** Permit existing fence posts that are taller than allowed.

Maximum Height allowed: 5 feet 6 inches
Requested height: 10 feet

- g. **Variance:** Permit an existing accessory structure (open design and solid fencing) on an empty lot with no primary use.

D. Residential Translation Case

2. BAR-24-043 Address: 1901 Robin Avenue
 Owner: Juan Garcia
 Zoning: "A-5" One Family

- a. **Variance:** Permit the construction of a new single-family residence to encroach into the side yard setback.

Required setback: 10 feet

Requested setback: 5 feet

E. Continued Residential Case

3. 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

D. New Residential Cases

4. BAR-24-037 Address: 5920 Sea Breeze Lane
Owner: Mayra and Fabian Menchaca
Zoning: "A-5" One-Family

- a. Variance:** Permit the continued construction of a 13-foot tall accessory structure to encroach into the rear yard setback

Minimum rear yard setback required for a 12- 9 feet
foot tall structure:

Requested setback: 5 feet

- b. Variance:** Permit continued construction of an accessory structure (storage shed) taller than allowed.

Maximum height allowed: 12 feet

Requested height: 13 feet

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

Maximum square footage allowed: 200 square feet

Requested square footage: 914 square feet

5. BAR-24-039 Address: 1100 Hidden Road
Owner: Alan & Roxanne Shipman by Brigati, PLLC
Zoning: "A-5" One-Family

- a. Variance:** Permit the construction of an addition in the front yard setback.

Minimum front yard setback: 20 feet

Requested front yard setback: 7 feet 3 inches

6. BAR-24-040 Address: 3523 Dorothy Lane S.
Owner: Roni Bumpas
Zoning: "A-10" One-Family within the TCU Overlay

- a. Variance:** Permit an existing carport that encroaches into the side yard setback.

Minimum setback required: 5 feet

Requested setback: 0 feet

- b. Variance:** Permit the lot coverage to exceed the maximum lot coverage allowed.

Maximum lot coverage allowed by right: 40 percent
Requested lot coverage: 42 percent

7. BAR-24-041 Address: 4252 Norwich Drive
Owner: Zane Reid
Zoning: "A-5" One-Family

c. Variance: Permit the construction of an addition in the front yard setback.

Minimum setback required: 25 feet
Requested front yard setback: 17 feet

8. BAR-24-042 Address: 2611 Hunting Drive
Owner: SanRoo Construction by Oscar Vargas
Zoning: "A-7.5" One-Family

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

9. BAR-24-044 Address: 3721 Pate Drive
Owner: Magaly Moreno
Zoning: "A-5" One-Family within the Stop Six Overlay

a. Special Exception: Permit the continued use of an existing detached front yard carport where none are allowed.

b. Variance: Permit the continued use of an existing carport that encroaches into the side yard setback.

Required setback: 5 feet
Requested setback: 0 feet

c. Variance: Permit fewer parking spaces than required behind the front building wall of a dwelling unit with 3 bedrooms or less.

Required parking: 2 spaces
Requested parking: 0 spaces

d. Variance: Permit the continued use of driveway materials that are not allowed.

Required driveway materials: concrete
Requested driveway materials: dirt, rocks, concrete

e. Variance: Permit the continued use of a front porch that encroaches into the front yard.

Maximum front porch encroachment: 5 feet
Requested front porch encroachment: 8 feet

10. BAR-24-045

Address: 3405 Autumn Court
Owner: Mason & Kelly Kruse
Zoning: "A-43" One-Family

a. **Variance:** Permit a rear addition that would encroach into the side yard setback.

Minimum setback required: 25 feet
Requested front yard setback: 17 feet

b. **Variance:** Permit the construction of a detached garage that would encroach into the side yard setback.

Minimum setback required: 25 feet
Requested front yard setback: 10 feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the 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 Thursday, July 11, 2024 at 3:35 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

Translation Cases

BAR-24-007

Address: 303 - 315 (odds) Haltom Road
Owner: Jaime Saucedo
Zoning: "A-5" One Family and "B" Two Family Districts

- a. **Special Exception:** Permit an existing solid fence in the platted and projected front yard.
- b. **Variance:** Permit an existing solid fence in the platted and projected front yard taller than 4 feet allowed by Special Exception.

Allowed height with Special Exception: 4 feet
Requested height: 8 feet 5 inches

- c. **Special Exception:** Permit an existing open-design fence up to five feet in height in the platted and projected front yard.

- d. **Variance:** Permit an existing open-design fence and gate in the platted and projected front yard fence taller than allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 8 feet 5 inches

- e. **Variance:** Permit two existing arches on the northern and eastern sides that are taller than the five-foot fence allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 19 feet

- f. **Variance:** Permit existing fence posts that are taller than allowed.

Maximum Height allowed: 5 feet 6 inches
Requested height: 10 feet

- g. **Variance:** Permit an existing accessory structure (open design and solid fencing) on an empty lot with no primary use.

GENERAL INFORMATION

REGULATION:

5.305 Fences

B. Height and front yard regulations for one-family and two-family dwellings
2. b. No solid fences and walls are permitted in the required front yard, projected front yard or platted front yard of one-family and two-family residential dwellings. The board of adjustment may grant a special exception to allow a solid fence or wall up to four feet in height in the front yard, platted front yard or projected front yard in accordance with the requirements set forth for special exceptions

c. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50% in density may be permitted within the minimum required front yard, platted front yard or projected

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front yard of one-family and two-family residential dwellings as a special exception by the board of adjustment provided the following conditions are met:

1. The fence will be compatible with the existing use and permitted development of the adjacent properties; and
 2. The applicant obtains the consent of the property owners of the properties adjacent to the applicant's property and the property owners of the property located directly across the street from the applicant's property.
- d. Fence designs may include columns to a maximum height of five feet, six inches.

LOT HISTORY:

Development Services demolition permit PV17-00207. Finalized (7/10/2017)

Code Compliance case C23-658478, Property is vacant lot zoned as A-5 residential. The front yard also has another iron fence that is greater than 4' in height, and posts one the projected front yard that are greater than 4' in height. 1/23/24

Code Compliance case 23-660724, chain link fence removed, replaced with wrought iron fence approximately 68 inches high (5.6ft); fence post approximately 81 inches high. Circular iron design elements approximately 95" in height. Fence on the side yard approximately 82" in height with no visibility beyond the front set back. Fence exceeds 2' in height at Public Open Space Easement on a corner lot. There are no current permits for this location. 2/1/24

COMPREHENSIVE PLAN DESIGNATION:

Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Riverside Alliance, Neighborhoods of East Fort Worth, East Fort Worth, Inc., United Riverside Rebuilding Corporation, Inc., and East Fort Worth Business Association.

EXISTING CONDITIONS:

The subject property is a single-family residence in an established neighborhood, platted without alley. The lot contains a 9% slope from the northwest to the southeast, is irregularly shaped, and without any floodplain or other environmental constraints. The subdivision was platted in 1951. According to historical aerials, a home was built between 1952 and 1963. City of Fort Worth aerials show a residence was on the lot until it was demolished between September 2016 and January 2017.

Items "a through d"

The platted block shows the applicant's 4 lots facing Haltom Road, and the remainder of the block facing north and south. This lot configuration creates a front yard on the eastern side of the subject property and projected front yards on the northern and southern sides, essentially wrapping a front yard along the street frontages. The property owner has requested a Special Exception and Variance for a 6-foot solid fence (highlighted in orange) and a second request for another Special Exception and Variance for a 6-foot open design fence (highlighted in yellow) for the same parcel.

According to historic aerials and Google Street view imagery, a legal nonconforming chain-link fence existed on the property until 2016. Google Street

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view shows the solid and opened design fencing installed in 2018. The current solid 6-foot solid fence (highlighted in orange) is installed on the northern side. The solid fence is in the front yard for the 25-foot front yard on Haltom Road and the projected front yard caused by the homes to the west of the subject parcel, on Conway Street.

The open design fence has approximately 8 feet tall metal wagon wheel gates with a 6-foot wrought-iron fence installed along the eastern side of the property. The open design fence (highlighted in yellow) runs along Haltom Road to the southern part of the property and no longer has the chain-link fence. The open-design fence is in the front yard for the 25-foot front yard on Haltom Road and in the projected front yard caused by the homes to the west on Goddard Road.

The required support petition submitted contains one required signature of the property owner to the west, without the other 5 property owners' signatures of land directly adjacent to or across the street from the subject. The remaining signatures are for owners who live in the vicinity, but do not contribute to the required signatures. The other front yards in the vicinity contain compliant open-design fences, with the exception of one solid fence erected between 2015 and 2017 without an approved Special Exception. The 8-foot 5-inch solid fence and 6-foot open design fence **are not** compatible with the neighborhood, due to the lack of other comparable fences and lack of required signatures on the support petition.

Items "e through g"

The property owner has applied for additional variances for fence posts and fence arch heights, and a variance for an accessory structure (open design and solid fencing) on a lot without a primary use. The property owner has installed two entry arches above the 8 feet 5 inches tall entry gates. These entry arches are 19 feet tall (noted in bold). The first is located at the north of the property, and the second is located on the eastern side.

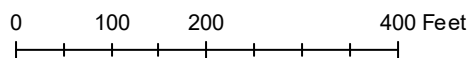
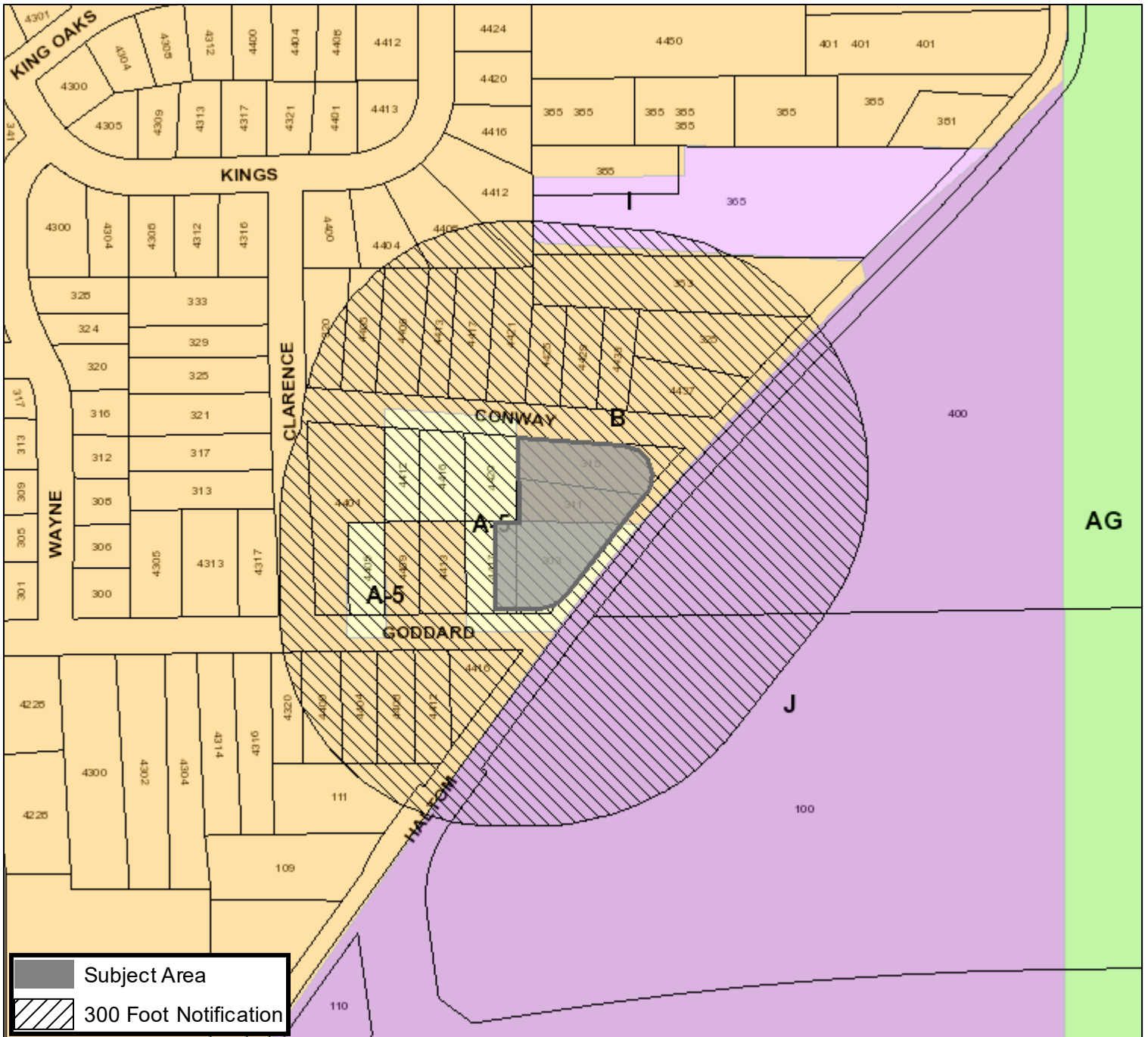
The current solid 8-foot solid fence (highlighted in orange) installed on the northern side have 10-foot fence posts, where 5 feet 6-inch fence posts are allowed by right. The 6-foot open design fence that runs along Haltom and Goddard Road has fence posts that are 8 feet tall. The solid and open-design fence encloses four vacant lots, where fencing is only allowed on a lot with a residence. No permits or BOA approvals were found for the fences, arches, or posts.

The case was continued in order to allow the property owner to gather support signatures from surrounding property owner as directed by staff and for the property owner to consider alternative designs for the fencing on the property.



Area Zoning Map

Applicant: Jamie Saucedo
Mapsc0: 64T
Commission Date: 3/20/2024



Aerial Photo Map



0 70 140 280 Feet



BAR-24-007



BAR-24-007



BAR-24-007



BAR-24-007



BAR-24-007



BAR-24-007



**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: 303, 311 & 315 Haltom Rd Ft Worth TX 76111
 Lot/Tract: 6, 7, 8, 9 Block/Abstract: 4 Lot Size: 0.74 AC
 Legal Description: Addition/Survey: Bert M. Devenport Subdivision

Owner's Name: Jaime Seucedo
 Address: 3212 East 4th Street
 City: Fort Worth State: TX Zip: 76111
 Tele: () 817-713-5836 E-Mail: jaimeseucedo1969@gmail.com

Applicant's Name: Same
 Address: _____
 City: _____ State: _____ Zip: _____
 Tele: () _____ E-Mail: _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Provide enhancement to an existing fence along Haltom Road, consisting of approximately 24 - 8 foot diameter see-through steel spoked "wagon wheels" as per attached exhibits. Visibility will not be impeded. 12 wheels are in place - 12 more are proposed
yo fence 19 pies 2 puertas 2 FENCE DOOR 19 FT

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

Status of Project: Existing Partial Under Construction Proposed Partial
 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 fence in projected front yard, Solid fence in projected front yard.
 Variance for: Open design fence (19ft), material, Solid fence, Solid fence 11ft, Open design fence projected front yard
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>2.1.2024</u>	FEE AMOUNT PAID: <u>\$4,950.00</u>	# OF REQUESTS: <u>6</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24.007</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. Adding the wagon wheels to the existing fence is not a hardship. It is an elective choice to benefit this property and adjacent properties
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 unique circumstance is that the applicant wants to improve the existing fence at some personal investment & expense. There is no relationship to the zoning district
3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. Granting this request will have no affect on the intent and purpose of the comprehensive plan
4. The variance will not adversely affect the health, safety, or welfare of the public. A see-through fence enhancement has no adverse affects on health safety or welfare
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. Adjacent neighbors support this request as their property value will be elevated.

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: X Jaime Saucedo

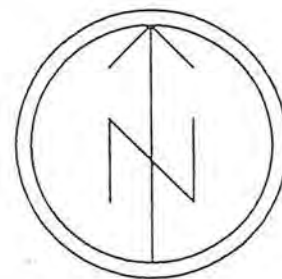
Date 11-13-2023

BAR-24-007

SITE PLAN

EXHIBIT FOR
FENCE HEIGHT VARIANCE

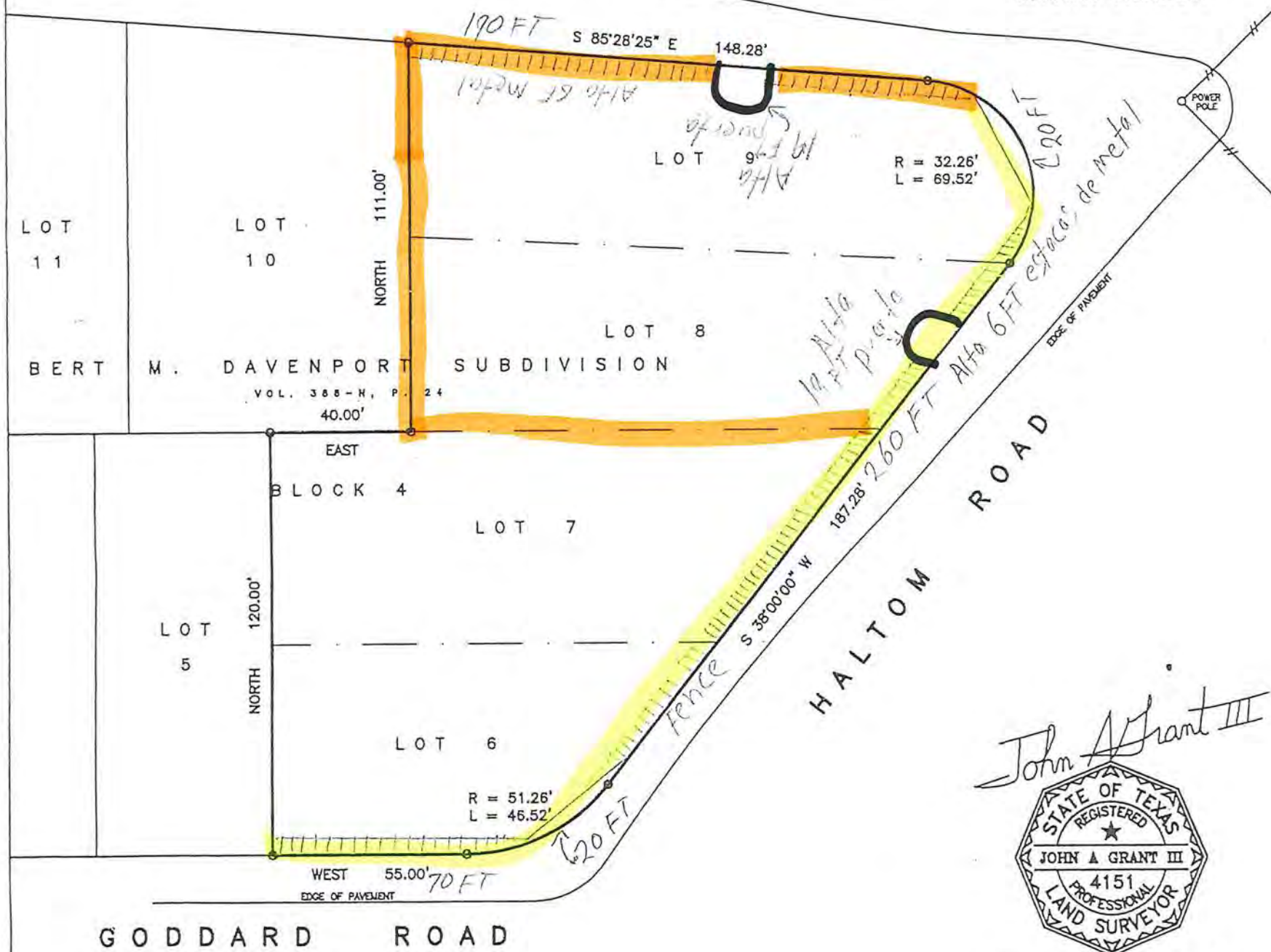
LOTS 6, 7, 8 AND 9, BLOCK 4
BERT M. DAVENPORT SUBDIVISION
303, 311 & 315 HALTOM ROAD
FORT WORTH, TEXAS 76111



SCALE: 1" = 30'

CONWAY STREET

NOTE: ALL OVERHEAD UTILITY
LINES AFFECTING THE
SUBJECT PROPERTY ARE AS
SHOWN HEREON



John A Grant III

November 8, 2023

Grant Engineering, Inc.

Engineers Surveyors Planners
 2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
 Firm Registration No. 100919-00

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-043

Address: 1901 Robin Avenue
Owner: Juan Garcia
Zoning: "A-5" Single-Family

a. Variance: Permit a single-family home to encroach on the side yard setback

Required setback: 10 feet
Requested setback: 5 feet

GENERAL INFORMATION

REGULATION:

44.705 "A-5" One-Family

C. Property Development Standards

Side yard setback: 10 feet minimum adjacent to side street

LOT HISTORY:

Development Services demolition permit PV13-00029. Finalized (2/26/2013).

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, Inter-District 2 Alliance, North Side Neighborhood Association, Historic Northside Business Association, and Fort Worth Stockyards Business Association.

**EXISTING
CONDITIONS:**

The subject property is a vacant lot in an established neighborhood and platted with an alley. The lot is flat, rectangular shaped, and without any floodplain or any other environmental constraints. The lot contains a 4% slope downward from the northern to the southern lot line. However, the southern parkway adjacent to Nabers Street has a 40% slope. The existing driveway cut is on the northeastern corner.

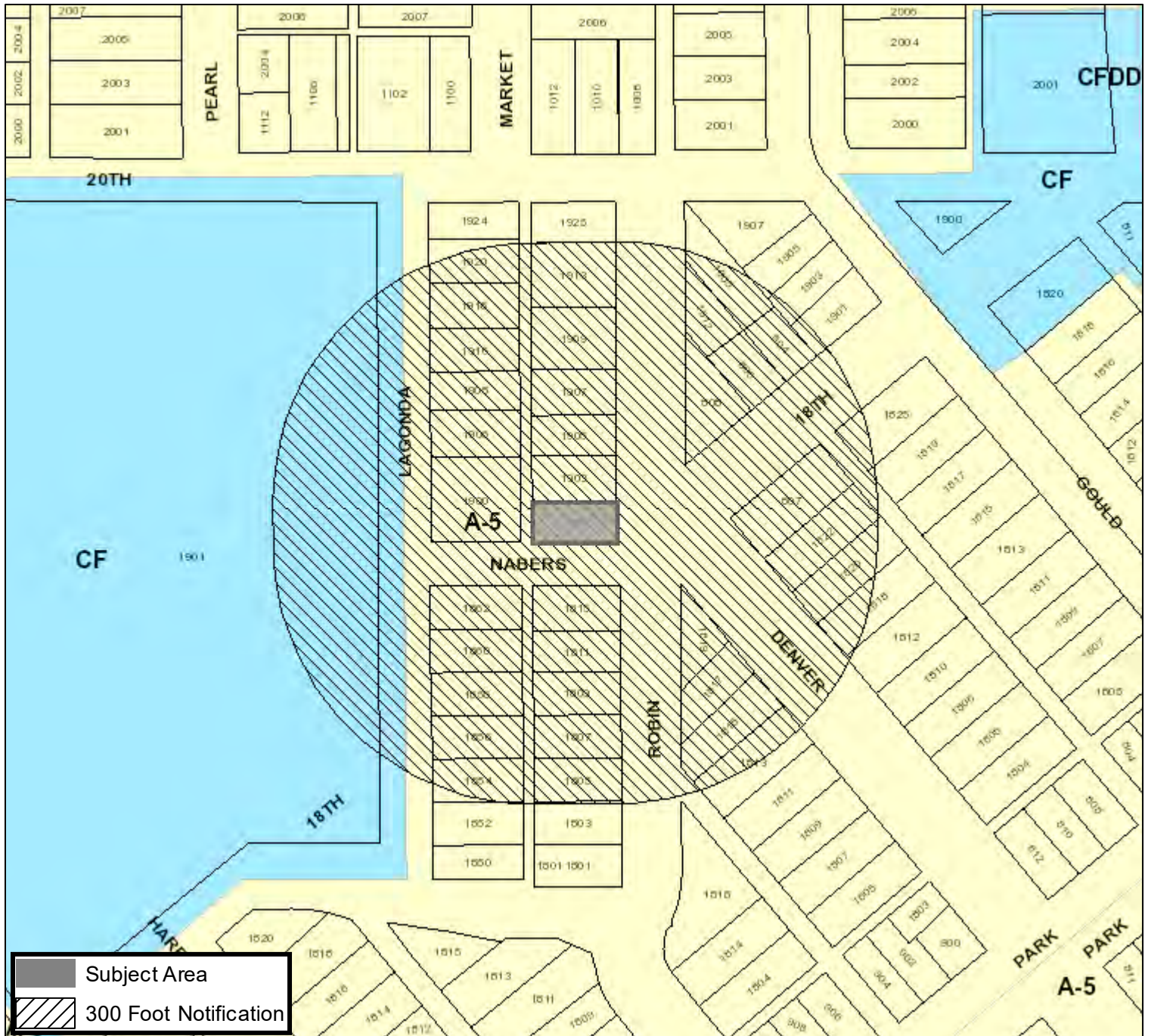
The property owner has applied for a variance to the side yard setback, along the southern side of the lot. The subject property is required to have a minimum 10-foot side yard setback from the Nabers Street side. Due to a slope change on the southern portion of the lot, the property owner is requesting the side yard variance in order to place the driveway and parking on the northern property line. A driveway on the southeastern corner would be too close to the intersection, and the southern parkway has a 40% slope (4 feet of height in 10 feet of distance). The proposed location, width and length would meet the parking requirements for a 3-bedroom home. A proposed 20-foot front yard setback and stop signs on Nabers Street side would not cause a line of sight issue.



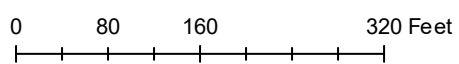
BAR-24-043

Area Zoning Map

Applicant: Juan Garcia
Mapsc0: 62J
Commission Date: 7/17/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 25 50 100 Feet



**SOLICITUD A LA
MESA DIRECTIVA DE AJUSTE DE ZONIFICACION
CIUDAD DE FORT WORTH, TEXAS**



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

POR FAVOR ENTREGUE UN PLANO DE SITIO DETALLADO

Dirección de local afectada: 1901 Robin Ave
 Lote/Tracto: _____ Bloque/Abstracto: _____ Tamaño de Lote: _____
 Descripción Legal: Adición/Topografo: _____

Nombre de Propietario: Juan Garcia Telefono: (917) 495-2835
 Dirección: 12813 arigle ave
 Ciudad: Fort worth Estado: TX Código Postal: 76106
 Correo Electronico: gg31206703@gmail.com

Nombre de Solicitante: _____ Telefono: () - _____
 Dirección: _____
 Ciudad: _____ Estado: _____ Código Postal: _____
 Correo Electronico: _____

Provee una descripción del Proyecto existente/propuesta, con typo/uso de la estructura, dimensiones, altura, y materiales:

Documentos adicionales pueden ser sometidos para apoyar su caso, si suministran fotos, por favor etiquete cada imagen.

Estado de Proyecto: Existente Bajo Construcción Propuesto
 Status of Property: Ocupado por Propietario Terreno vacio No Ocupado por el Propietario

Caso anterior de la Mesa Directiva presentado en esta propiedad: Si No
 Fecha: _____ Numero(s) de Caso: _____

¿El propósito de esta solicitud es proporcionar adaptaciones razonables para una(s) persona(s) con discapacidades? Si No

En caso afirmativo, la solicitud se dirigirá al Director de Planificación y Desarrollo o al Administrador de Zonificación para su revisión de Conformidad con la Ordenanza No 22098-03-2016, "Alojamiento razonable o Modificación para Usos Residenciales." Las solicitudes bajo una revisión de la Ordenanza de Adaptación Razonable no serán escuchadas por la Mesa Directiva de Ajuste. Consulte la Ordenanza No 22098-03-2016 (Capítulo 17, División V) para obtener más información.

NOTA AL PERSONAL: En caso afirmativo, envíe una copia de esta aplicación y de los archivos adjuntos al Administrador de Zonificación.

¿Ha informado a su Asociación de Propietarios de Viviendas Si No o Vecinos Si No de la solicitud?

Para ver las audiencias: <http://www.fortworthtexas.gov/>, haga clic en "Ver en línea ahora" y "Tablero de ajuste de video".

SOLAMENTE PARA EL USO DEL PERSONAL: ZONIFICACIÓN
 Variación Ocupada del Propietario (Una y Dos Casas Familiares) para la Sección _____
 Excepción Especial para la Sección _____
 Varianza para side yard setback
 Interpretación de la Regulación _____

FECHA RECIBIDA: <u>6/17/24</u>	CUOTA PAGADA: <u>750⁰⁰</u>	# DE SOLUCITUDES: <u>1</u>	RECIBIDO POR: <u>D.G.</u>	NUMERO DE CASO: <u>BAR-24-043</u>
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Propuesta de Solicitud, Solamente para Varianza

Por favor explique con sus propias palabras, cómo la solicitud cumple con cada uno de los criterios de dificultad enumerados a continuación.

1. La varianza no es una dificultad auto-impuesta. Si. porque alado es muy dificuloso y alto el terreno.
Yes. Because next to it the terrain is very difficult and high.

2. La propiedad donde se busca la varianza tiene circunstancias únicas existentes en la propiedad, como el área, la forma, o inclinación de terrano; que las circunstancias únicas no fueron creadas por el propietario de la propiedad; que la solicitud no es meramente financiera o por conveniencia; y que la circunstancia no se debe a las condiciones generales del distrito de zonificación de la propiedad.
Si porque esta alto el terreno para hacen un driveway alado de la calle nabers.
Yes, because the land is high to make a driveway next to Nabers Street.

3. La varianza sería armonía con la intención y el propósito del plan integral y el capitulo específico de la ordenanza de zonificación.
Si
Yes

4. La varianza no afectará negativamente la salud, la seguridad o el bienestar del público.
no
No

5. La varianza no lesionará sustancial o permanentemente el uso apropiado de la propiedad adyacente en el mismo distrito.
no
No

Reconocimiento

Yo certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo, o mi representatnte autorizado, estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Si inicio el retiro después de que se dé un aviso público, la tarifa de presentación no será reembolsable. Además, no se podrá presentar una nueva solicitud de audiencia dentro de los 24 meses siguientes a la denegación del Consejo, a menos que la denegación sea sin perjuicio o se hayan producido cambios sustanciales que justifiquen una exención del Consejo del periodo de retraso obligatorio de la solicitud de 24 meses. **ENTIENDO QUE TODOS LOS PERMISOS REQUERIDOS DEBEN OBTENERSE DENTRO DE 180 DIAS.**

Firmado por: El Propietario Solicitante o Agente

Juan Garcia

Fecha: 06/17/2024

Address: 1901 Robin Ave.

Zoned A-5

Lot Width: 50' Depth: 107

Lot size: 5350 Square Feet

Proposed Lot Coverage: 1857 sq ft 34.71%

A-5 Corner Lot

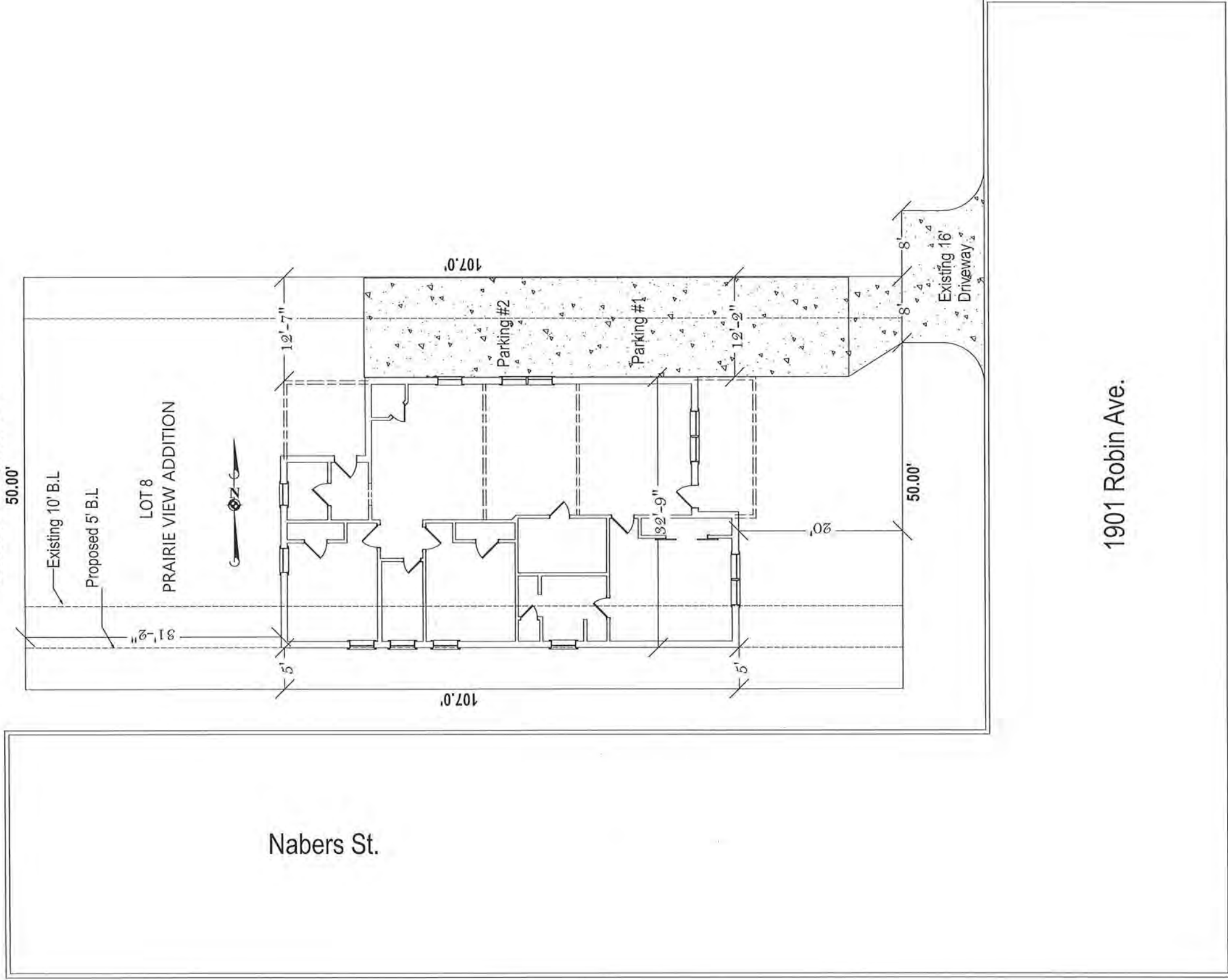
Required set backs

Street side : 10' - Proposed 5'

Interior side: 5' proposed. 12-2"

Front yard: 20' Proposed 20'

Back side : 5' Proposed 31'-2"



Nabers St.

1901 Robin Ave.

Continued 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, 7/17/2024 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.

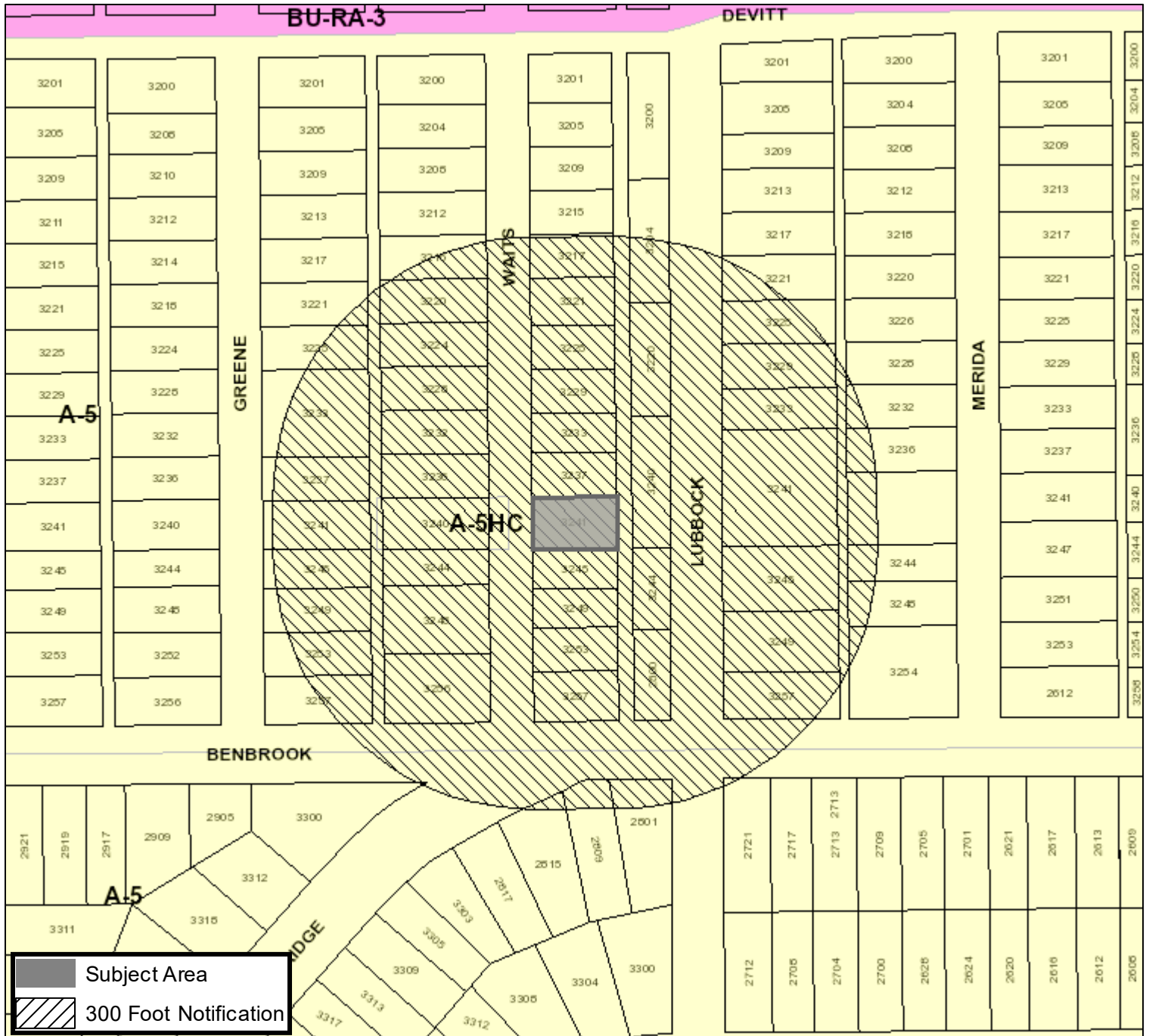
The case was continued in order for the applicant to provide a cost analysis of a redesign to accommodate for additional parking, and the Board consider whether the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor under Section 26.01, Tax Code.



BAR-24-029

Area Zoning Map

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



0 80 160 320 Feet

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**



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: 3241 Waits Avenue
 Lot/Tract: 1 Block/Abstract: 7 Lot Size: 0.13
 Legal Description: Addition/Survey: Byers & McCarts 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>
------------------------------------	------------------------------------	----------------------------	----------------------------	-------------------------------

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: *Dan Fisher*

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.

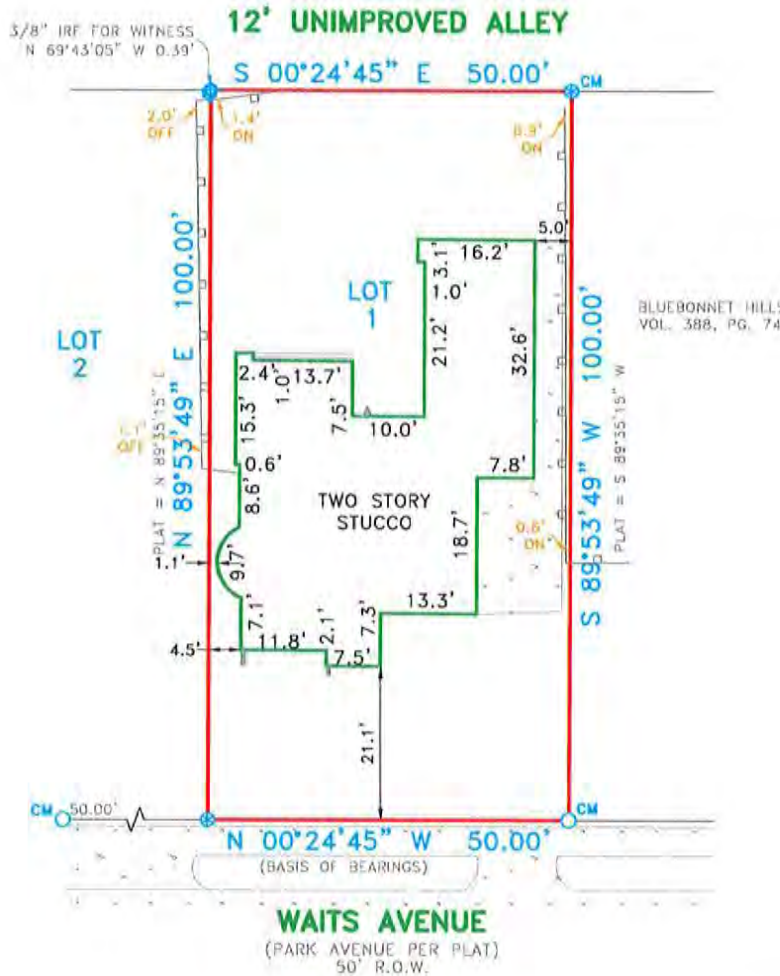


MUTUAL TITLE



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
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- 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.cbgtxlle.com



Accepted by: _____
Purchaser

Date: _____
Purchaser

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

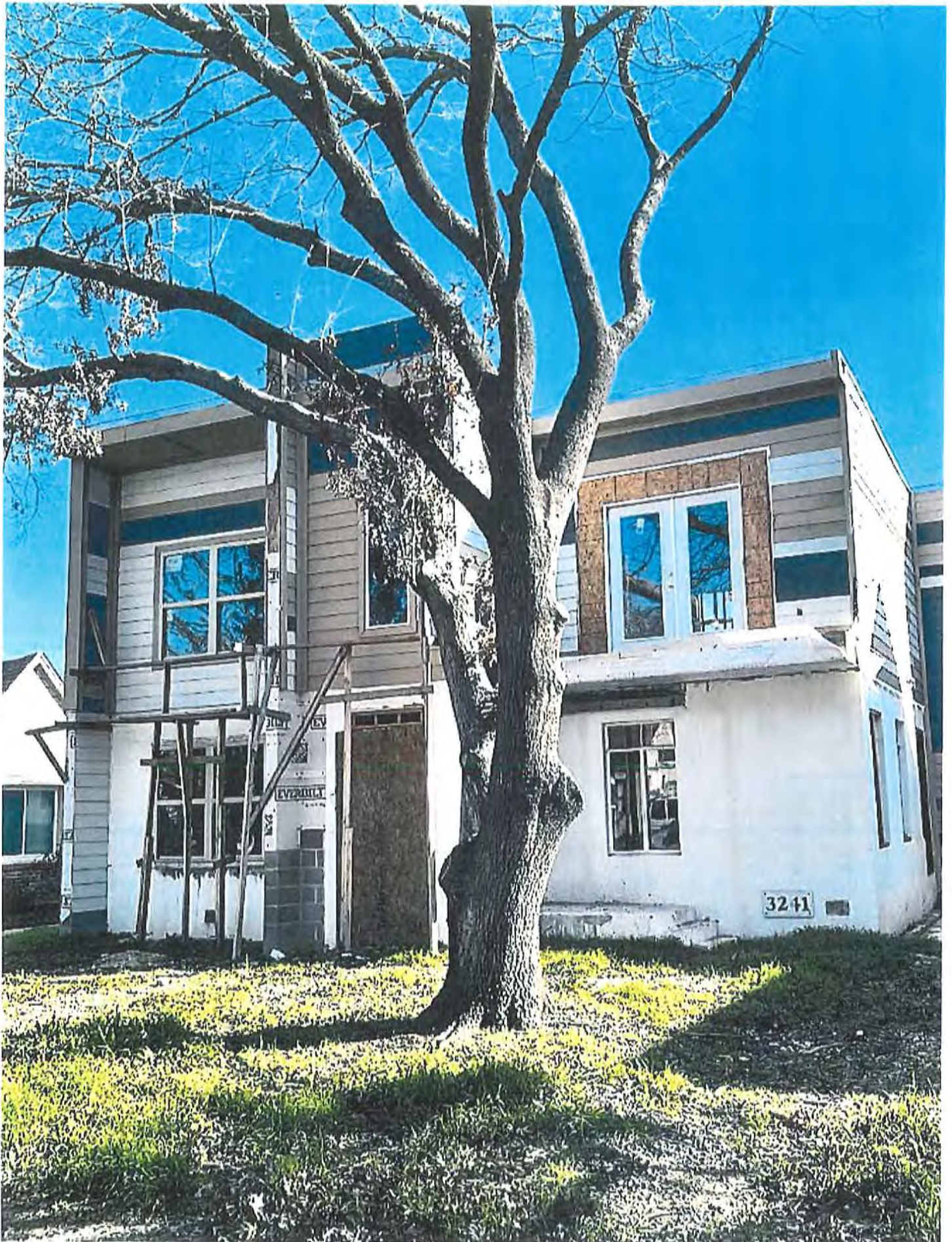




BAR-24-029



BAR-24-029



3241 WAITS AVE., FT WORTH, TX 76109

WAYSIDE FORT WORTH, LLC

P.O. Box 7308 * Beaumont, Texas 77726 * 409.842.0999 office * 409.842.6626 fax

Received revision 5/15/2024

MEMORANDUM

May 15, 2024

via email

To: Daniel Guerrero and Others
CITY OF FORT WORTH PLANNING & DEVELOPMENT

Re: Driveway Widening Request for 3241 Waits Avenue, Fort Worth, Texas 76109

Dear Mr. Guerrero

As previously provided, I am the local authorized Wayside Company Representative working with you on this permit process and with that, this serves to follow previous communications with regard to my request to slightly expand the Waits House Driveway, so to facilitate being able to park one additional vehicle on-site (total 3-vehicles) ... See house photo, Driveway Site Plan, and Letter of Authorization attached.

Additionally with this in-light of what I have learned in this permitting process, it has been decided to eliminate one (1) bedroom from this remodel floorplan, making this Waits house a 4-Bedroom, 4-Bath Residence, so to comply with City of Fort Worth Code ... See attached 1st Floor – 2nd Floor Interior Design Plan as revised.

Additionally with this Waits Driveway Widening Request, I also provided you with a copy of the BOA-Support Petition which has been signed by the next-door neighbor and other across the street Neighbors in support of this Waits house remodel-upgrade with driveway expansion.

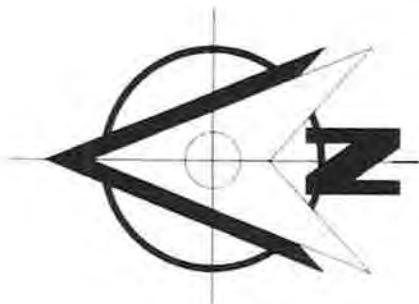
With all-due respect to the continued delay's in which is costing us money on a daily basis at stand still, I request that you please at soonest approve this changed remodel plan by immediately issuing the required permits necessary so we may be able to complete this project in a timely manner, in which will most certainly make an ugly neighborhood eye-sore vastly improved on Waits Avenue.

Please advise and/or contact me directly at your very soonest, Thank you

Sincerely,
WAYSIDE FORT WORTH, LLC
Dane Steinhagen
Authorized Representative
409.781.0078



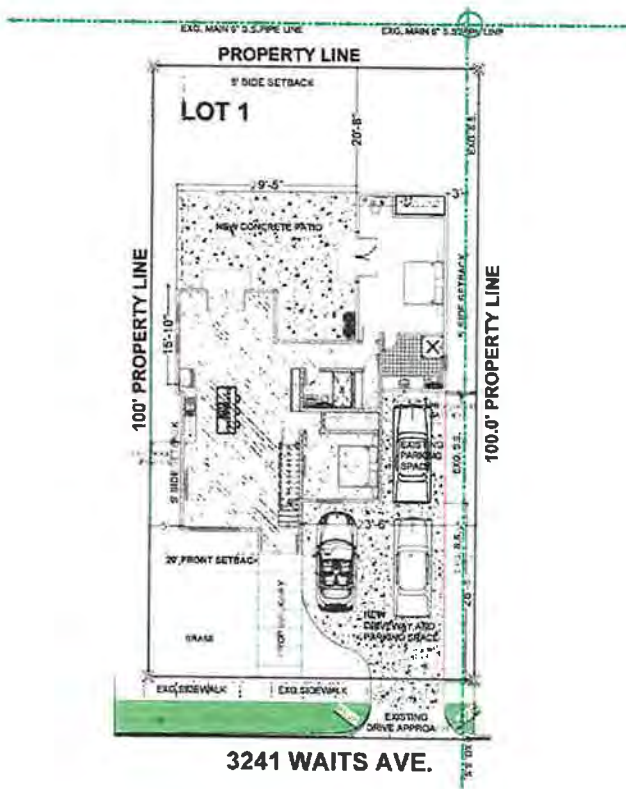
3241 WAITS AVE., FORT WORTH, TX 76109



LEGEND	
	CONCRETE/ASPHALT/GRAVEL
	GRASS
	2' PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	SETBACK LINE
	A-FRAME 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.



SITE PLAN
SCALE: 1 TO 20' ENG

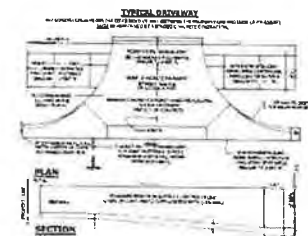


VICINITY PLAN FOR REFERENCE ONLINE

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
214.866.8168 214.866.2686
2008 DALLAS, TEXAS 75247
c3@creativodesignsllc.com

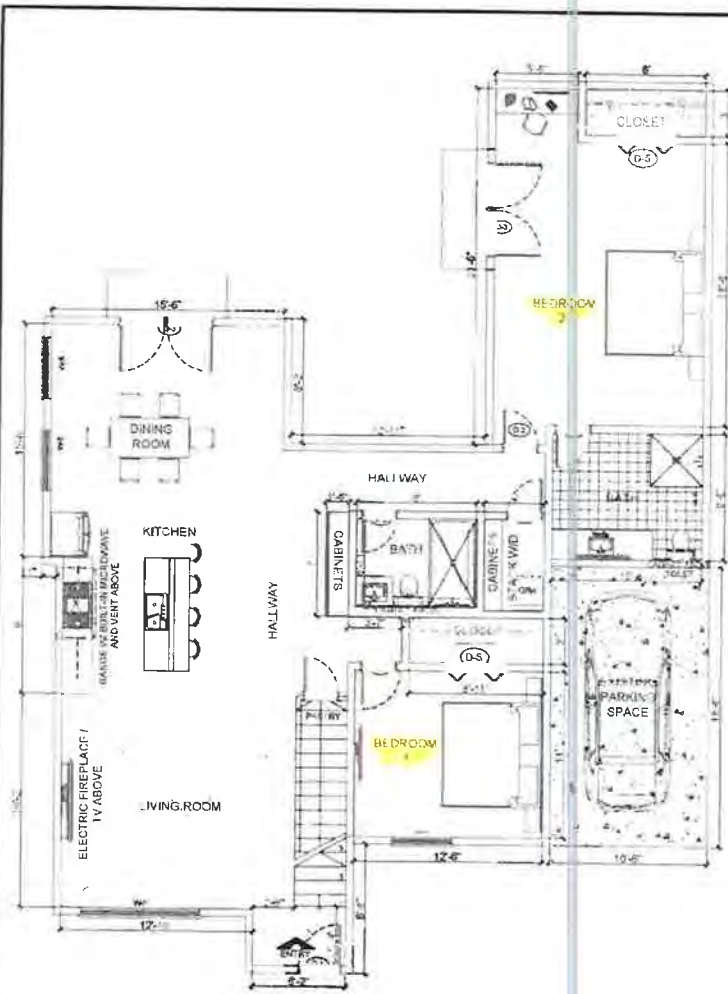
ADDRESS:
SCOPE OF WORK:

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

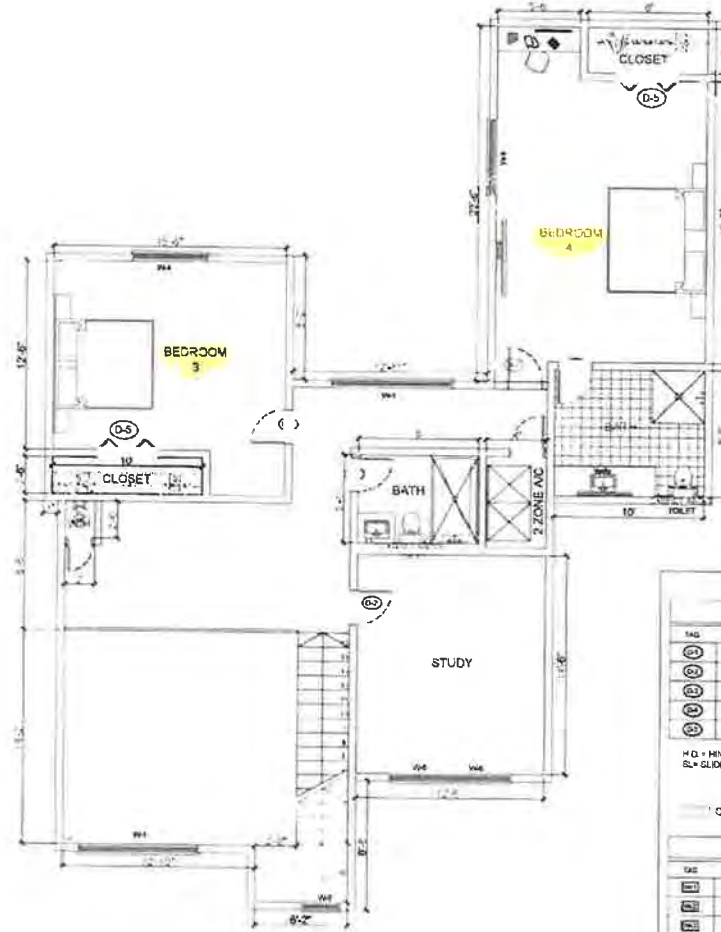
DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/CLIENT MUST COMPLY WITH LOCAL BUILDING CODES FROM THE COMMENCEMENT OF CONSTRUCTION. BUYER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE SHOP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS, L.L.C. IS A COMPANY OF LHMCO ENTERPRISES, L.L.C. 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"

TAG	DIMENSIONS	CORE	FINC.	DESC.	QTY.
(D1)	7'-0" X 8'-0"	WALL MOUNT	SWING	SINGLE DOOR	01
(D2)	2'-0" X 8'-0"	WALL MOUNT	SWING	WALL 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)	4'-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

TAG	DIMENSIONS	GLAZING	FINC.	DESC.	QTY.
(W1)	8'-0" X 8'-0"	SLIDING	SLIDING	SLIDING	01
(W2)	2'-0" X 8'-0"	SLIDING	FIXED	FIXED	01
(W3)	2'-0" X 8'-0"	SLIDING	SLIDING	SLIDING	01
(W4)	8'-0" X 8'-0"	SLIDING	SLIDING	SLIDING	01
(W5)	4'-0" X 8'-0"	FIXED	FIXED	FIXED	01
(W6)	3'-0" X 8'-0"	SLIDING	SLIDING	SLIDING	01

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

<p>CREATIVODESIGNS 2008 DALLAS, TEXAS 75247 214.884.8168 214.886.2866 info@creativodesignusa.com</p>	<p>ADDRESS: 3241 WAITS AVE., FORT WORTH, TX 76109 SCOPE OF WORK: REMODEL / ADDITION</p>	<p>SCALE: 1/8" = 1'-0" DATE: 05/13/2024 SQ FT: 2,872 PLAN: FLOOR PLAN</p>
<p>NOTE TO THE VARIANCE IN REGIONS: CONTRACTOR 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 DESIGN AS DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF LORCH ENTERPRISES, LLC. Copyright 2021</p>		<p>DRAWING No. 02 OF 11 DRAWN: S.H.</p>

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

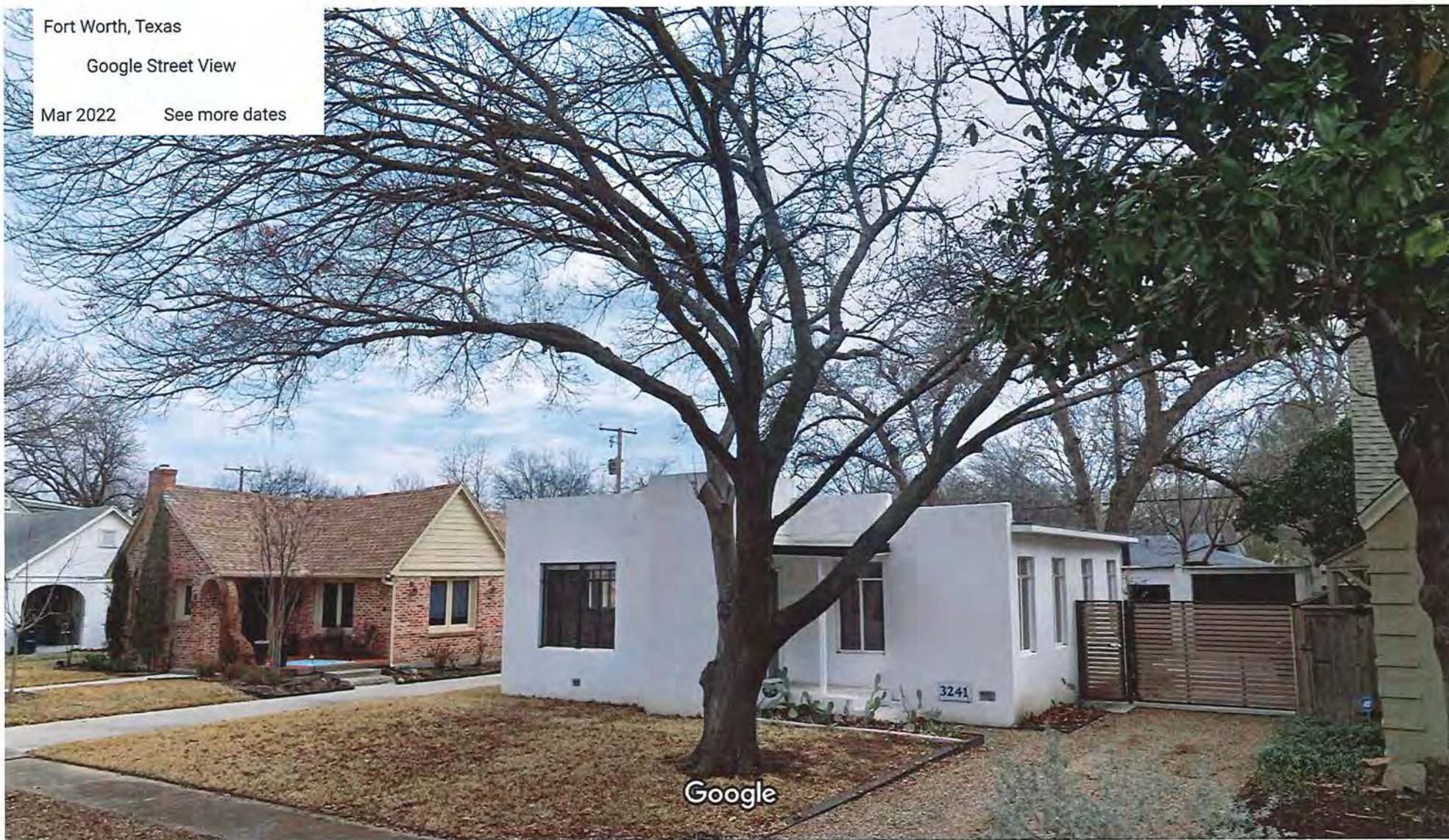


Image capture: Mar 2022 © 2024 Google



BAR-24-029



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- > [City Council Agenda](#)
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Public Information

Departments

TCU Overlay Rental Registration Lookup

[<< Back to Rental Registration Main Menu](#)

Rental Property Address

3241 WAITS AVE

No registration exists for this address

New Cases

BAR-24-037

Address: 5920 Seabreeze Lane
 Owner: Mayra and Fabian Menchaca
 Zoning: "A-5" Single Family

a. **Variance:** Permit the continued construction of a 13-foot tall accessory structure to encroach into the rear yard setback.

Minimum rear yard setback required
 for a 12-foot tall structure: 9 feet

Requested setback: 5 feet

b. **Variance:** Permit the continued construction of an accessory structure (storage shed) taller than allowed.

Maximum storage she height allowed: 12 feet
Requested height: 13 feet

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

Maximum square footage allowed: 200 square feet
Requested square footage: 914 square feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family

C. Property Development Standards

Rear Yard: 5 feet minimum

5.301 Accessory Uses on Residential Lots

B. Non-habitable accessory structures.

a. Allowable Square Footage

Non-habitable accessory buildings shall not exceed the maximum square footage for each residential lot size as depicted in the following table:

Lot Size	Maximum Total Square Feet For Accessory Buildings
Less than 5,000 square feet	120 square feet
5,000 to 9,999 square feet	200 square feet
10,000 to 21,779 square feet	400 square feet
21,780 square feet to 43,559 square feet	400 square feet
43,560 square feet or larger	2% of the total area of the lot

C. Non-habitable accessory structures shall be limited to a height of ten feet.

The height of the accessory structure may be increased to a maximum height of 12 feet, provided that, for each additional foot in height over ten feet, the accessory building is set back an additional two feet (2:1) from the rear and side setback requirements of the district applicable to the residential use

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

Lot History

Development Services detached patio permit PB18-05925. Finaled (6/13/2018).

Code Compliance case 23-663006, New building being built in backyard. Looks like another house. It's huge. I and some neighbors believe it too big for a shed and might be a future living space. The structure in the backyard is a two story structure, 11/20/2023.

Development Services complaint CC23-00905. Entered (11/20/2023) "Building accessory structure in the back of the primary without active permits on file. Complaints from several neighbors"

Development Services storage shed permit PB24-17328. Hold (12/21/2023) Expired (6/4/2024).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Lake Worth ISD, Eagle Mountain-Saginaw ISD, Northwest Fort Worth Neighborhood Alliance, Marine Creek Estates HOA, Marine Creek Meadows HOA, and Neighbors of Jinkins Heights/Crestridge NA.

**EXISTING
CONDITIONS:**

The subject property is a single-family residence in an established neighborhood, platted without alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints.

Variance items "a" and "b"

According to City of Fort Worth aeriels, the storage building was constructed between October 2023 and January 2024, The applicant has applied for a variance for a storage building under construction (highlighted in blue) that is taller than allowed. The tallest point of the unfinished storage building is 13 feet where 12 feet is the maximum height allowed by right. The building plans and site photo show an open pallet-type foundation on cinder blocks.

The height of the accessory structure may be increased to a maximum height of 12 feet, provided that, for each additional foot in height over ten feet, the accessory building is set back an additional two feet (2:1) from the rear and side setback requirements of the district applicable to the residential use. The rear setback is 5 feet, where 9 feet is required for a 12-foot tall building.

Variance item "c"

The property owner applied for a permit in 2018 for an unattached patio cover that is 242 square feet, although the building permit noted 169 square feet. The permit was approved and finalized on June 2018. According to the site plan submitted, the storage building is 30 feet wide and 16 feet long for 480 square feet and is 13 feet tall. However, the measurement appears to be inaccurate as the area from the aerial is 600 square feet. The existing metal storage shed (highlighted in orange) is 73 square feet.

No information is available regarding when the first storage shed was constructed. With a total lot size of 7,385 square feet, the lot allows for an

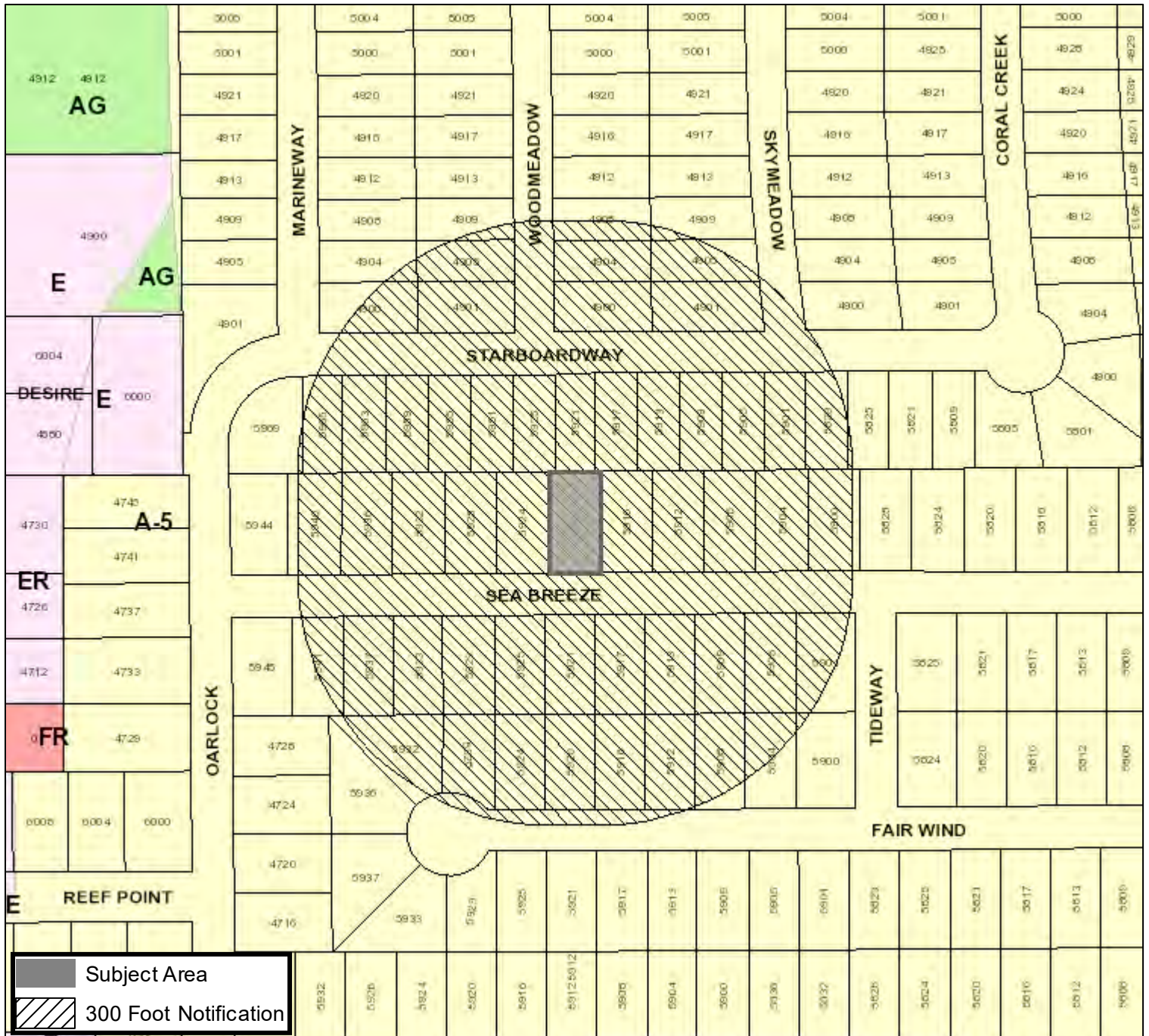
BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT



aggregate total of 200 square feet for all accessory structures. The existing storage sheds and permitted patio cover combine for a total of 914 square feet, excessive by 714 square feet. No permits or BOA approvals were found for both storage sheds.

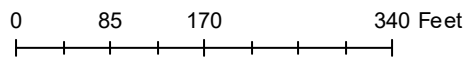


Area Zoning Map

Applicant: Mayra & Fabien Menchaca
Mapsco: 46Q
Commission Date: 7/17/2024



	Subject Area
	300 Foot Notification



5920 Sea Breeze Lane - current aerial



BAR-24-037



BAR-24-037



**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: 5920 Seabreeze Lane Fort Worth TX 76135
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: _____

Owner's Name: Mayra and Fabian Menchaca
 Address: 5920 Seabreeze Lane
 City: Fort Worth State: TX Zip: 76135
 Tele: () 6825601509 E-Mail menven13@gmail.com

Applicant's Name: Fabian Menchaca
 Address: _____
 City: Fort Worth State: TX Zip: 76135
 Tele: () 6825601509 E-Mail menven13@gmail.com

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

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: _____, 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: Excessing Accessory square footage, Accessory height, & Rear yard setback
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>5/23/2024</u>	FEE AMOUNT PAID : <u>\$1,000 -</u>	# OF REQUESTS: <u>3</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24.037</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 need for a larger shed is not self-created. Our current storage options are insufficient, leading to overcrowded living spaces and an impractical use of our garage. The variance will provide necessary storage without altering the property's fundamental characteristics.

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 has special conditions, like its size and shape, that we didn't create. We need a bigger shed to handle these issues. The request isn't about money or convenience and isn't because of usual zoning rules but because our property is unique.

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 aligns with the goals of the comprehensive plan and zoning ordinance. It will improve the property's functionality and appearance while respecting the community's overall vision and guidelines.

4. The variance will not adversely affect the health, safety, or welfare of the public.
The variance will not harm the health, safety, or well-being 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 seriously or permanently harm the use of nearby properties.

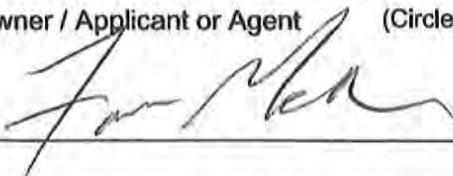
Acknowledgement

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 _____

5-22-24

Date : 05/20/2024

****Argument Statement for Variance Request****

To Whom It May Concern,

We are seeking approval for a variance to construct a larger shed on our property due to the following reasons:

****Exposed Items and Theft:****

- Our family's outdoor activities and collection of various items over the years have led to an accumulation of kayaks, paddles, fishing equipment, and other gear.
- Due to limited storage space, many of these items are stored outside, leaving them exposed to the elements.
- This exposure has unfortunately led to theft, with several items being stolen in the past, resulting in financial loss and inconvenience.

****Safety Hazard to Neighbors:****

- The items stored outside pose a safety hazard, especially during heavy winds.
- Loose items can become airborne, potentially causing damage to neighboring properties or injury to individuals.
- Proper storage in a larger shed would mitigate these risks, ensuring that all items are securely stored and do not pose a hazard during inclement weather.

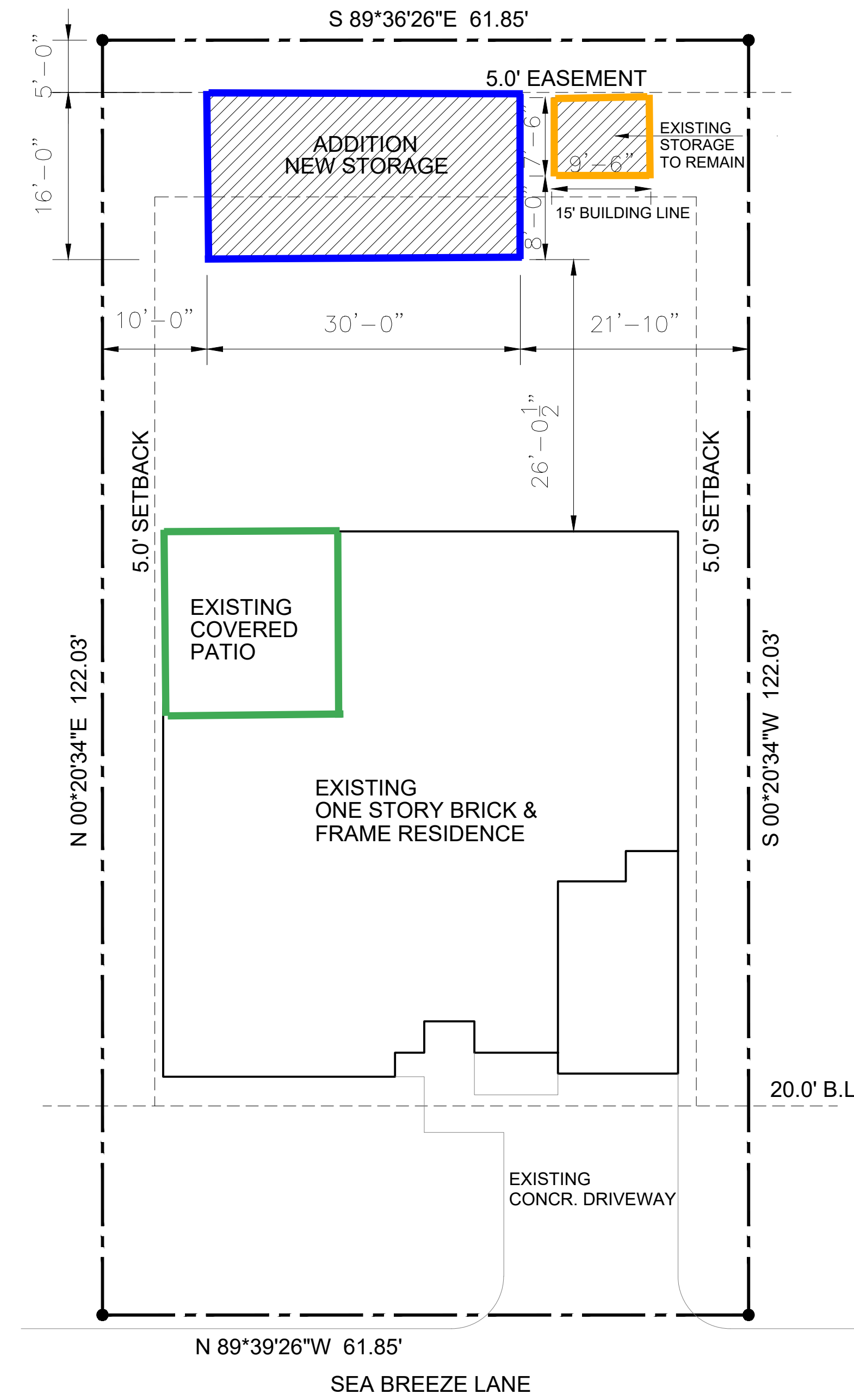
A larger shed would allow us to securely store our belongings, protecting them from theft and the elements, and ensuring the safety of our neighbors. We kindly request your consideration and approval of this variance for the benefit of our family and the surrounding community.

Thank you for your time and understanding.

Sincerely,

Fabian and Mayra Menchaca
5920 Seabreeze Lane
Fort Worth TX 76135

Received revision 7/1/2024



SITEPLAN

SCALE 1"=10'
5920 SEA BREEZE LN
FORT WORTH TX 76135
MARINE CREEK HEIGHTS
LOT 7
BLK 3
MARINE CREEK HEIGHTS

Number	Date	Revised By	Description

5920 SEA BREEZE LN
FORT WORTH TX 76135

STORAGE

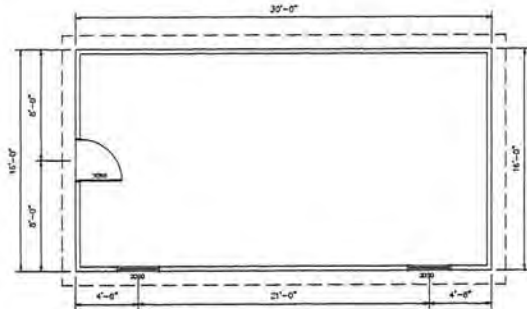
GAR
DRAFTING
(817-401-5202)

DATE:
06/2024

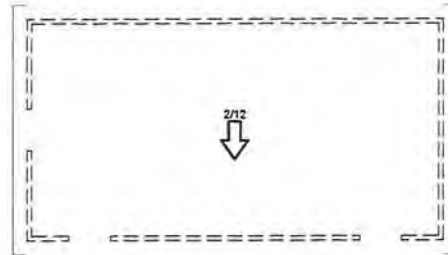
SCALE:

SHEET:

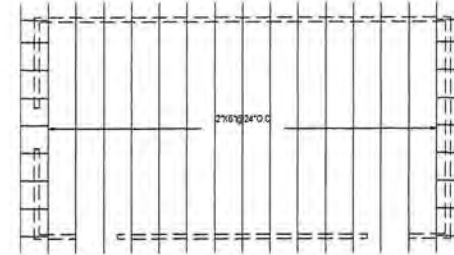
SITEPLAN



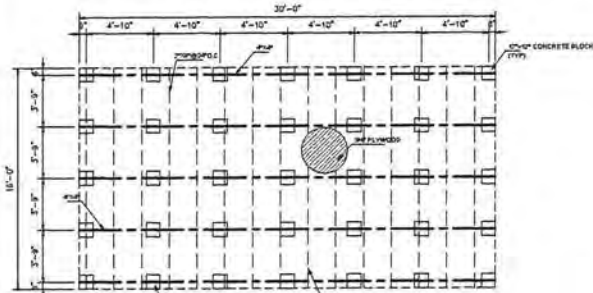
STORAGE FLOOR PLAN
SCALE 1/4"=1'-0"



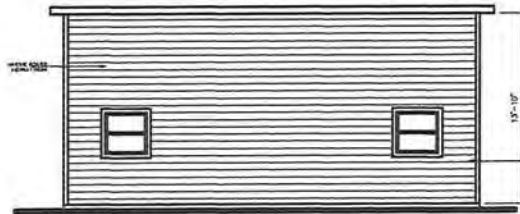
ROOF PLAN
SCALE 1/4"=1'-0"



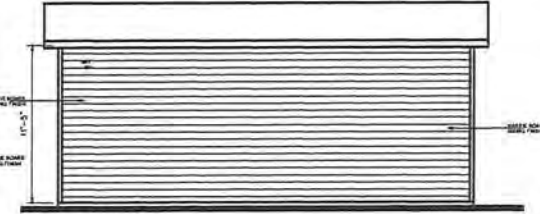
ROOF PLAN
SCALE 1/4"=1'-0"



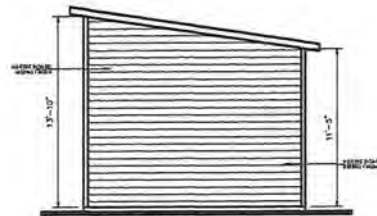
FOUNDATION PLAN
SCALE 1/4"=1'-0"



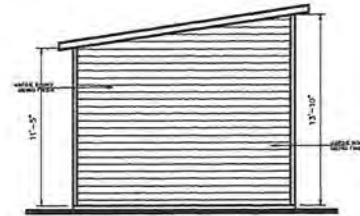
FRONT ELEVATION
SCALE 1/4"=1'-0"



BACK ELEVATION
SCALE 1/4"=1'-0"



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



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

NO.	REVISION

5820 SEA BREEZE LN
FORT WORTH TX 76135

NEW HOUSE

GAR
DRAFTING
(817-401-5202)

DATE:

11/2023

SCALE:

SHEET:

A1.0

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-039

Address: 1100 Hidden Road
Owner: Alan and Roxanne Shipman by Lindsey Brigati Boren, PLLC
Zoning: "A-5" One Family

a. Variance: Permit the construction of an addition in the front yard setback

Minimum front yard setback: 20 feet
Requested front yard setback: 7 feet 3 inches

GENERAL INFORMATION

REGULATION:

6.101 YARDS

D. Front yard setbacks.

(1) The front yard setback in residential districts shall be the greatest of:

- a. The platted building line (**None**);
- b. The setback for the applicable zoning district (**20 feet**); or
- c. The setback of the nearest building on either side that is the closest to the street, up to a maximum setback of **50 feet**, provided that said setback is not the result of a variance granted by the board of adjustment.

LOT HISTORY:

Development Services encroachment agreement. PN24-00105. Pending (6/3/2024).

**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, West Side Alliance, FW River Heights HOA, The Grove at the River District HOA, Crestline Area NA, River District NA, Northcrest NA, Tarrant Regional Water District, and Castleberry ISD.

**EXISTING
CONDITIONS:**

The subject property is in an established neighborhood, platted without an alley. The lot is irregularly shaped, and contains a heavily treed area along the property lines, without any floodplain. The site slopes downward to the middle of the lot from the front and rear property lines. The western side yard contains a 60% slope, and the front eastern yard contains a 21% slope. The site plan notes a 1965 variance to allow the southeastern corner to encroach approximately 6 feet into the front yard.

The applicants are requesting a variance to construct an addition onto a portion of the second floor of the house, in the front yard setback. Documentation submitted with the application notes the addition to be a full bath with closet space. The addition is shown to be onto a bedroom encroaching into the front yard. The survey for the existing house shows the front yard setback to be 14 feet 2 inches from the front property line. The proposed addition is 13 feet 10 inches wide and 7 feet 1 inch long or approximately 97 square feet. The addition would increase the encroachment of the main residence to 7 feet 3 inches from the front property line.

Aerial Photo Map



0 95 190 380 Feet



BAR-24-039



**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: 1100 Hidden Road, Fort Worth, Texas 76107

Lot/Tract: Lot 1-B Block/Abstract: n/a Lot Size: _____

Legal Description: Addition/Survey: Lot 1-B of Pebble Creek Addition

Owner's Name: Alan and Roxanne Shipman

Address: 1100 Hidden Road

City: Fort Worth State: Texas Zip: 76107

Tele: () 817.271.2511 E-Mail roxanne.shipman123@gmail.com

Applicant's Name: Brigati, PLLC

Address: 6708 Cool Meadow Drive

City: Fort Worth 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:

Existing main residence constructed in 1978 is a two-story, single family residence of 2,448 square feet. The residence is a wood frame structure raised on concrete piers above the ground. The exterior is wood cladding. The ground floor of the existing house has one bedroom and the second story has three bedrooms. The proposed project is to add a two story addition of each floor being 97 square feet of conditioned space for a total of 194 square feet. The addition size is 13'-10", 1x7ft. The ground floor addition would be a new closet and the second story addition would have a full bathroom and closet. The full project would include a renovation of the existing primary bathroom and closets to create a new bathroom for aging in place. The addition will be wood clad to match existing house. The variance is to request a front setback 14.2ft where a 20ft setback is required.

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 10/05/1977 Case Number(s) B-77-166

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: front yard setback.

Interpretation of the Regulation \$400

DATE RECEIVED: <u>6/6/2024</u>	FEE AMOUNT PAID : <u>\$500-</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-039</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.

The need for a variance is a result of the existing conditions of the property. The shape of the lot is an unusual shape (Exhibit 1) with drainage, sanitary sewer, and utility easements on the site (Exhibit 2). The site has a natural water stream running through the middle of it from 2000 feet away at an starting at an elevation of 700ft and going down to the trinity river at 535ft. (Exhibit 3). The property is part of a valley starting at 625ft sloping down to 581ft and then rises back to 605ft. The site is a densely treed forest. (Exhibit 5). All of these factors result in very little build-able area on the site (exhibit 4). ~~The main residence and garage are the original 1978 design which attempted to site the house to navigate these limitations.~~

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 property is a heavily treed lot, with steeply changing topography, has a natural stream running through it and is a weird shape. The house was originally designed in 1978 to navigate all of these naturally occurring circumstances. What we are requesting is not related to the zoning district general conditions. Exhibit 10 shows that the zoning setback of 20 feet compared to the adjacent Neighbors property at 7.6 feet away from the property line would establish the Established Setback to be 20 feet per zoning. Given the limitations on the specific site, we would like to request a similar encroachment into the established front yard for the proposed addition. Please note that this street is not typical of a Fort Worth street in its width, its maintenance policy (Supreme Court Case) and private designation. Also, the house proposed addition is 5 feet below the street level. The nature of the project (new accessible master bathroom) is limited by the location of only bedroom on the ground floor and by our attempt to not remove large existing trees.

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 A-5 Chapter of the zoning ordinance. The proposed project will meet all A5 zoning requirements including but not limited to side and rear setbacks, heights, lot coverage and parking except for the one front yard encroachment that we are requesting this specific variance for. Please note that the adjacent neighbor encroaches the same amount that we are proposing to encroach. See diagram regarding Established Front Yard.

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

The variance will not adversely affect the health, 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 not substantially or permanently injure the appropriate use of the adjacent property in the same district. The variance we are requesting will have no affect on adjacent properties and all scope of work is limited to this 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: 2024.06.03 15:20:27 -05'00'

Date 06/03/2024

2701 SUNSET RIDGE DRIVE, STE. 303
 ROCKWALL, TEXAS 75082
 FIRM REGISTRATION NO. 10194366

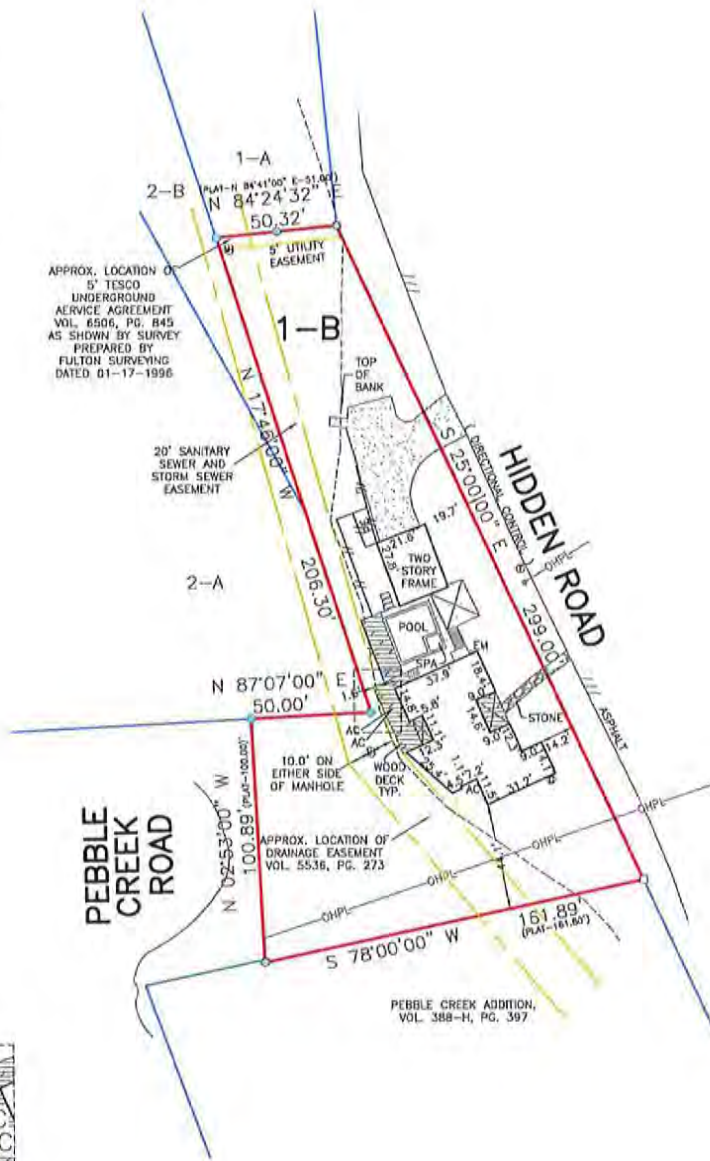
SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1100 HIDDEN ROAD in the City of FORT WORTH Texas.

Being Lot One (B) (1-B), of Pebble Creek Addition, a subdivision of part of Block Twenty-Four (24), Rivercrest, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-86, Page 52, Deed Records, Tarrant County, Texas.



REVISION 05/08/2024
 THIS LOT PER PLAT DOES NOT MATHEMATICALLY CLOSE, BOUNDARY IS PER EVIDENCE FOUND ON SITE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'
 Date: 04/16/24
 G. F. No.: N/A
 Job no.: 202402954
 Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROXANNE AND ALAN SHIPMAN

LEGEND

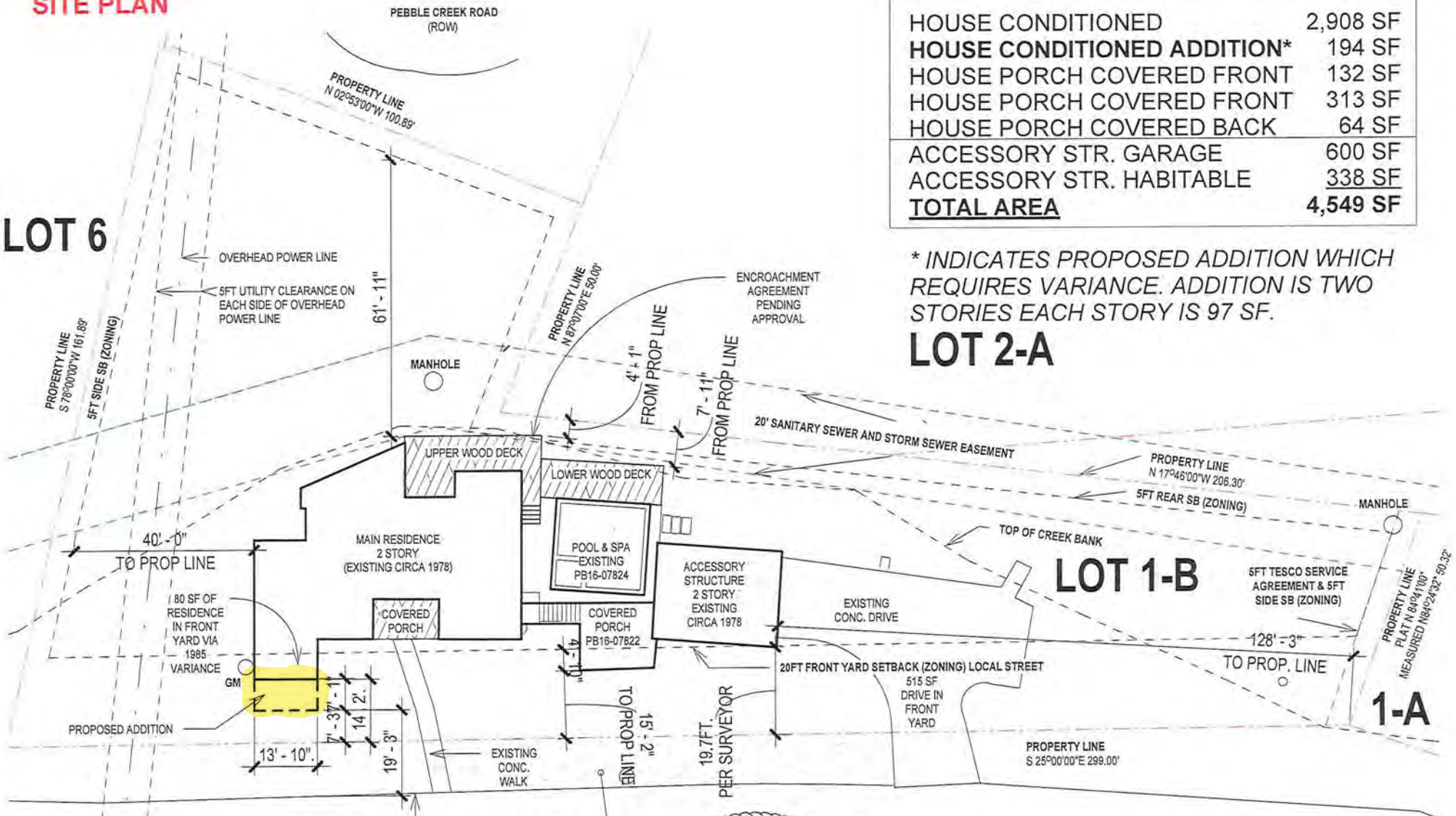
WOOD FENCE	---	CONCRETE	■
IRON FENCE	—●—	POOL	■
WIRE FENCE	—X—	POOL EQUIP	■
CH	—	POWER POLE	■
MO	—	TELEPHONE	■
1/2" YELLOW-CAPPED IRON ROD SET	—	WATER METER	■
1/2" IRON ROD SET	—	WATER VALVE	■
3/8" IRON ROD SET	—	OTHER	■
POINT FOR CORNER	●		
0	—	ELECTRIC	■
10	—	POOL EQUIP	■
15	—	POWER POLE	■
20	—	TELEPHONE	■
25	—	WATER METER	■
30	—	WATER VALVE	■
(UNLESS OTHERWISE NOTED)			



B. Rhodes

SITE PLAN

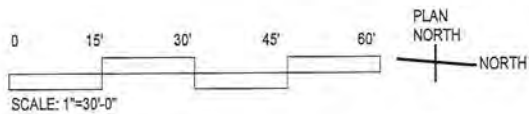
LOT 6



HOUSE CONDITIONED	2,908 SF
HOUSE CONDITIONED ADDITION*	194 SF
HOUSE PORCH COVERED FRONT	132 SF
HOUSE PORCH COVERED FRONT	313 SF
HOUSE PORCH COVERED BACK	64 SF
ACCESSORY STR. GARAGE	600 SF
ACCESSORY STR. HABITABLE	338 SF
TOTAL AREA	4,549 SF

* INDICATES PROPOSED ADDITION WHICH REQUIRES VARIANCE. ADDITION IS TWO STORIES EACH STORY IS 97 SF.

LOT 2-A



06/03/2024

1 SITE PLAN
SCALE: 1" = 30'-0"

Project Address 1100 Hidden Road, Fort Worth, Texas, 76107

BRIGATI
architecture + design

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-040

Address: 3523 Dorothy Lane South
Owner: Roni Bumpas
Zoning: "A-10" Single Family

- a. Variance: Permit an existing carport that encroaches into the side yard setback

Required setback: 5 feet
Requested setback: Zero (0) feet

- b. Variance: Permit the lot coverage to exceed the maximum lot coverage allowed

Maximum lot coverage allowed by right: 40 percent
Requested lot coverage percentage: 42 percent

GENERAL INFORMATION

REGULATION:

4.703 "A-10" One-Family
C. Property Development Standards
Side Yard: 5 feet minimum
Lot Coverage: 40 Percent

LOT HISTORY:

Development Services Board of Adjustment case BAR-13-071. The request was to "Convert garage into a living area with a sink, and add a second floor used for a bedroom." Approved (5/25/2013).

a. APPROVED, MAY 25, 2013, request for a VARIANCE in an "A-5" One Family District to permit the construction of an addition to the detached garage with living quarters that encroaches approximately five (5) into the required five (5) foot side yard setback creating and approximate zero (0) foot side yard.

b. APPROVED, MAY 25, 2013, request for a VARIANCE in an "A-5" One Family District to permit the construction of a carport that encroaches approximately five (5) into the required five (5) foot side yard setback creating and approximate zero (0) foot side yard.

c. APPROVED, MAY 25, 2013, request for a VARIANCE in an "A-5" One Family District to permit the construction of an addition to the detached garage with living quarters that encroaches approximately one (1) foot into the required five (5) foot rear yard setback creating and approximate four (4) foot rear yard.

Development Services zoning change ZC-22-078, Council-initiated Zoning change from "A-5" to "A-10." Approved (7/12/2022).

**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, West Side Alliance, Monticello NA, Crestwood NA, Sixth and Arch Adams HA, Casa Blanca HOA, North Hi Mount NA, Tarrant Regional Water District, and Cultural District Alliance.

**EXISTING
CONDITIONS:**

The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. The home was built with a detached garage in 1946.

The applicant has requested a variance to permit the construction of a carport in the side yard setback. According the site plan submitted, the carport is

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

proposed to be constructed on the property line to the west. City of Fort Worth parking space requirements are measured at 9 feet wide and 18 feet deep. According to the documentation containing the scope of work submitted, the detached carport is approximately 527 square feet and will be attached to the existing home. The proposed carport vehicles at 44 feet long can accommodate 2.

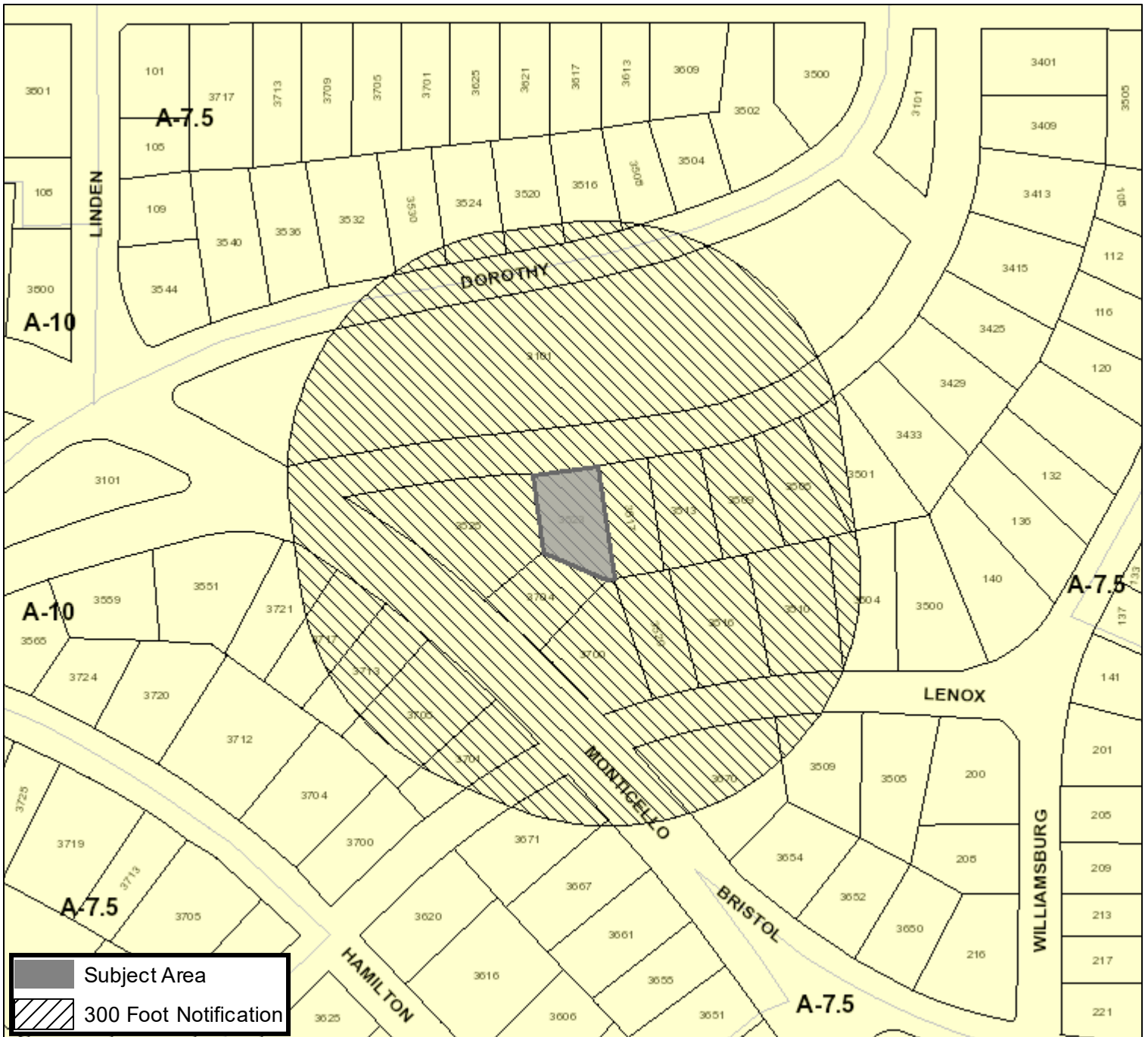
The property owner has also applied for a second variance for lot coverage. The addition of the proposed carport would increase the lot coverage to 36 percent to 42 percent, where a maximum allowed by right is 40 percent. The applicant received a BOA approval for a carport in the same side yard setback on May 2013. A permit was never submitted, and the variance approval expired. The house had a front porch added that is not reflected on the site plan between 2013 and 2014. A zoning change requested by the neighborhood was approved in July of 2022, that changed the zoning on the lot from "A-5" Single Family, which allowed up to 50 percent lot coverage, to "A-10" Single Family that allows a maximum lot coverage of 40 percent.





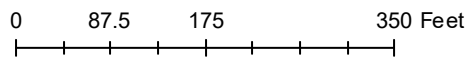
BAR-24-040

Area Zoning Map

Applicant: Roni Bumpas
Mapsc0: 61Z
Commission Date: 7/17/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



BAR-24-040



BAR-24-040



**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: 3523 Dorothy Lane South
 Lot/Tract: 15 Block/Abstract: 27 Lot Size: 9200 sq ft
 Legal Description: Addition/Survey: Lot 15, Block 27 Monticello

Owner's Name: Roni Bumpas
 Address: 3523 Dorothy Lane South
 City: Fort Worth State: TX Zip: 75107
 Tele: () 817-925-3000 E-Mail roni.bumpas@gmail.com

Applicant's Name: Roni Bumpas
 Address: 3523 Dorothy Lane South
 City: Fort Worth State: TX Zip: 76107
 Tele: () 817-925-3000 E-Mail roni.bumpas@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 Project: Build an attached carport next to the right side of the house, blending in with the current structure. Carport will begin next to the home's right edge, over the existing driveway (13 ft), to continue back to the detached garage (50 ft). Materials will include 4X8 cedar post (wrapped), #2 treated lumber, siding in the front gables, tongue-n-groove bead board for interior ceiling portions, exterior roof shingles will to match GAF charcoal gray 30 year architectural.

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 A10
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Side setback and lot coverage
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>6.14.24</u>	FEE AMOUNT PAID : <u>\$ 750-</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>6PR-24-040</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. _____
The variance if approved would benefit the property and neighborhood. The carport would enhance safety and protection of my vehicles (parked out of the elements) and improve aesthetics of the neighborhood as many neighbors also have similar structures.

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 request for this structure is generally consistent with neighborhood properties up and down Monticello Drive and neighboring streets. It would add value to the property while adding protection to the owner's vehicles during extreme weather conditions.

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 request is not inconsistent with the variances provided in the Monticello neighborhood who have covered parking next to the homes and up to the property lines.

4. The variance will not adversely affect the health, safety, or welfare of the public.
No. There is no risk to the public.


5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
No. The carport structure will not substantially create any injurious or hardship for any 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: 

Date 06/13/2024

Roni Bumpas

SCALE 1" = 20'

BAR-24-040

3523 DORTHY LANE

45' R.O.W. ~ 31' ASPHALT PAVING
(BEARING CONTROL LINE)
(PLAT 80.00)
N82°23'00"E 79.32

NORTH

1/2" I.P. FND.

1/2" I.P. FND.
(IN 1" PIPE)

225' TO
MONTICELLO
DRIVE

3 feet
25' B.L.

**LOT 15
BLOCK 27**
9,273.63 S.F.

30.3

30.3

BRICK
PLANTER
BRICK WALL

35' B.L.

*Set Back
OC
34 feet*

30' B.L.

**TWO STORY
BRICK & FRAME
RESIDENCE**

LOT 14, BLOCK 27
MONTICELLO
VOL. 1037, PG. 200
D.R.T.C.T.

LOT 1, BLOCK 27
MONTICELLO
VOL. 1037, PG. 200
D.R.T.C.T.

N07°14'08"W
(PLAT 95.00)

94.74

26.1

COV.

4.9

15.8

14.5

S08°01'49"E
(PLAT 136.6)
136.84

APPROXIMATE LOCATION OF
OUT BUILDING LIMIT LINE

17.3

10.4

3.4

1.9

4.8

BRICK
WALL

15.5

COV.
BRICK

14.8

CHAINLINK
FENCE

**ONE STORY
BRICK & FRAME
GARAGE**

APPROXIMATE LOCATION OF AN
UNRECORDED SAN. SEWER ESM'T.
PER CITY OF FORT WORTH SEWER MAPS

1' X 20'
S.W. BELL ESM'T.
VOL. 1388, PG. 222

1/2" I.P. FND.

N70°08'10"W
(PLAT 90.7)
91.23

LOT 2, BLOCK 27
MONTICELLO
VOL. 1037, PG. 200
D.R.T.C.T.

NOTE: ALL FENCES ARE WOOD
EXCEPT AS SHOWN.

CHAINLINK
FENCE

1/2" I.P. FND.

POWER POLE

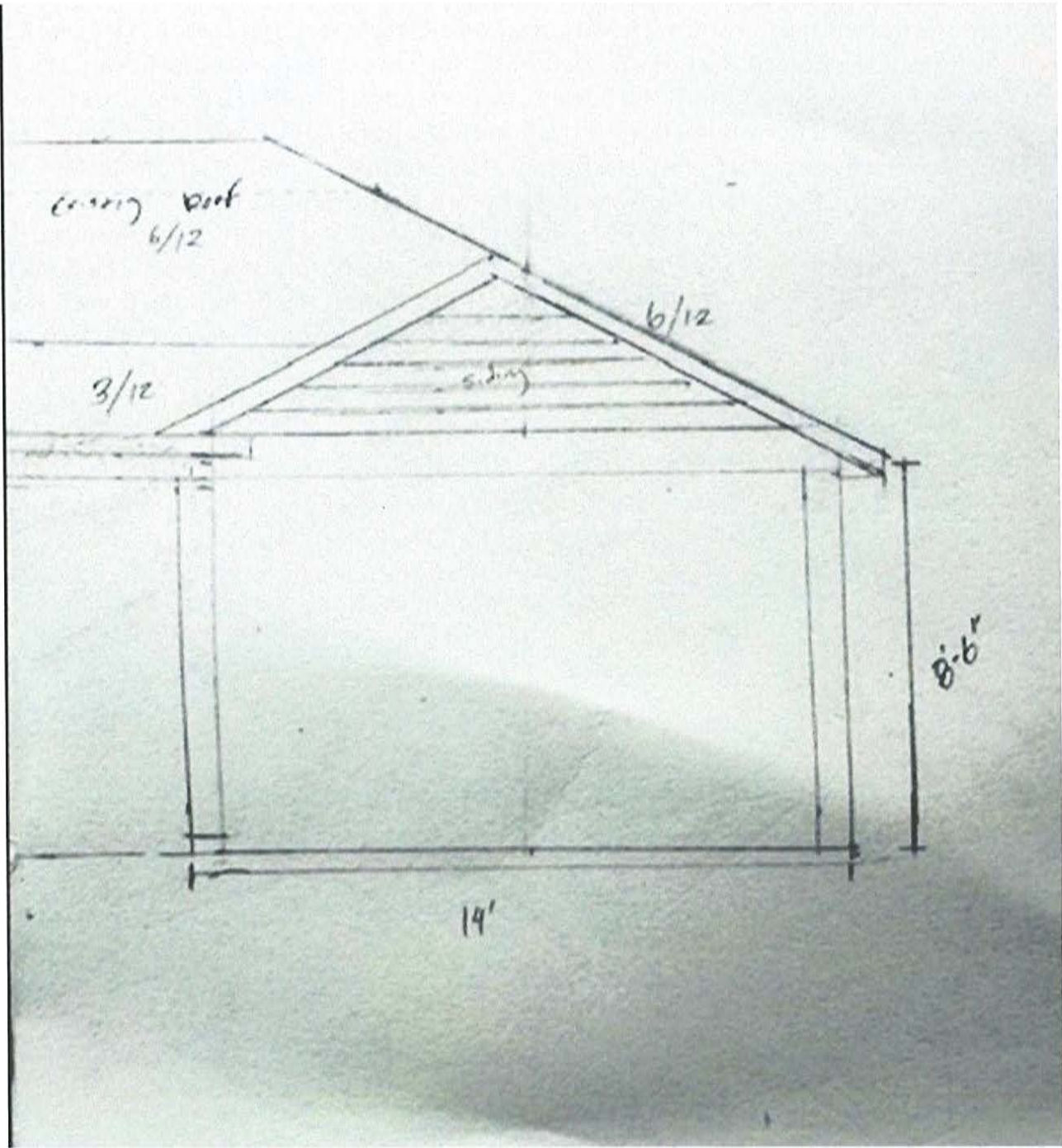
LOT 3, BLOCK 27
MONTICELLO
VOL. 1037, PG. 200
D.R.T.C.T.

I Charles B. Hooks, Jr., RPMS, hereby certify that this survey was made on the ground under my supervision and correctly show the boundary line, dimensions and area of the land indicated thereon, the location of all improvements, the location of all alleys, streets Right-of-way, easements and other matters of record which affect the property, the undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of ways except as shown.

According to Peina Map Panel # 48439 Co 290 J Zone X, Dated 8-23-00
The above lot does NOT lie within the 100 year flood plain, at this time.

PLAT OF
LOT 15, BLOCK 27, MONTICELLO, AN ADDITION TO THE CITY OF

Carport Cover
3523 Dorothy Lane South
FtW 76107



BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-041

Address: 4252 Norwich Drive
Owner: Zane Reid
Zoning: "A-5" One Family

a. Variance: Permit the construction of an addition in the front yard setback

Established front yard setback: 25 feet
Requested front yard setback: 17 feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family
C. Property Development Standards
Side Yard: 5 feet minimum

6.101 YARDS

D. Front yard setbacks.

(1) The front yard setback in residential districts shall be the greatest of:

- a. The platted building line (**25'**);
- b. The setback for the applicable zoning district (**20'**); or
- c. The setback of the nearest building on either side that is the closest to the street (**20'**), up to a maximum setback of **50 feet**, provided that said setback is not the result of a variance granted by the board of adjustment.

LOT HISTORY:

Development Services Board of Adjustment variance approval BA1999092. Approved (4/29/1999).

"1. VARIANCE IN AN "A" ONE FAMILY DISTRICT TO PERMIT THE CONTINUED USE OF A PORCH ENCROACHING APPROXIMATELY 2FT INTO THE PLATTED 25 FT BUILDING LINE.

2. VARIANCE IN AN "A" ONE FAMILY DISTRICT TO PERMIT CONSTRUCTION OF AN APPROXIMATE 321 SQFT CARPORT CREATING A ZERO FT SIDE YARD INSTEAD OF THE MINIMUM 5 FEET.

3. VARIANCE IN AN "A" ONE FAMILY DISTRICT TO PERMIT THE CONSTRUCTION OF CARPORT PROVIDING AN 8 FT WIDTH PARKING SPACE INSTEAD OF THE MINIMUM REQUIRED 9 FT.

4. VARIANCE IN AN "A" ONE FAMILY DISTRICT TO PERMIT THE CONTINUED USE OF A RESIDENCE WITHOUT PROVIDING THE REQUIRED 1 PARKING SPACE BEHIND THE FRONT BUILDING LINE"

Development Services front yard addition PB24-05793. Hold (6/10/2024).

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, South Hills NA, Westcliff West NA, Overton Park NA, Westcliff NA, Foster Park NA, and Rosemont NA.

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

**EXISTING
CONDITIONS:**

The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. The property had an approved variance for a front yard porch encroaching 2 feet into the platted 25-foot build line. However, this variance was removed with the demolition of the prior porch.

The applicants are requesting a new variance to construct a covered entry addition, as well as an attached patio cover. The addition onto the front portion of the house would be in the established front yard setback. The proposed front yard addition would encroach 8 feet from the front wall of the home, that is approximately 25 feet from the front property line, creating a front yard setback of 17 feet. The applicant's site plan has the 25-foot building line placed inaccurately in front of the house, where the front of the house is accurately scaled to be the 25-foot setback. This discrepancy places the entire proposed addition and porch into the front yard.

Aerial Photo Map



0 55 110 220 Feet



BAR-24-041



**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: 4252 Norwich Drive
 Lot/Tract: 23 Block/Abstract: 44 Lot Size: ~.4 acres
 Legal Description: Addition/Survey: Nestcliff Addition

Owner's Name: Zane Reid
 Address: 4252 Norwich Drive
 City: Fort Worth State: TX Zip: 76109
 Tele: (325) 245-7044 E-Mail: Zane.reid321@gmail.com

Applicant's Name: Same as owner
 Address: _____
 City: _____ State: _____ Zip: _____
 Tele: () _____ E-Mail: _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Adding entry way and porch to the front of the house. Extends over front setback 4 ft.

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?
 N/A

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

STAFF USE ONLY: Zoning _____

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: BAR building in front yard setback
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>6/17/24</u>	FEE AMOUNT PAID : <u>500</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>D.G.</u>	CASE NO. <u>BAR-24-011</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. We are seeking to replace and update the front entry way for accessibility and safety.

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 structure, which we have already demolished, was (1) front door hidden + unsafe, (2) already over front setback by 1 ft, and (3) heavily damaged by a fallen 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.

We are only seeking 4 ft. over the front setback for an entry room and front porch. The new entry and porch fit within the feel and look of the neighborhood.

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

No, the proposed entry and porch will be modern and safe, and it will only encroach on the front setback by 4 ft.

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

No, the new plans will actually enhance the look of the home, which the neighbors are excited about. See attached support petition.

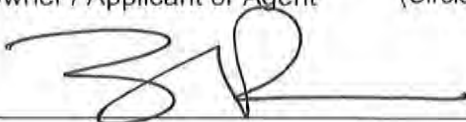
Acknowledgement

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.)

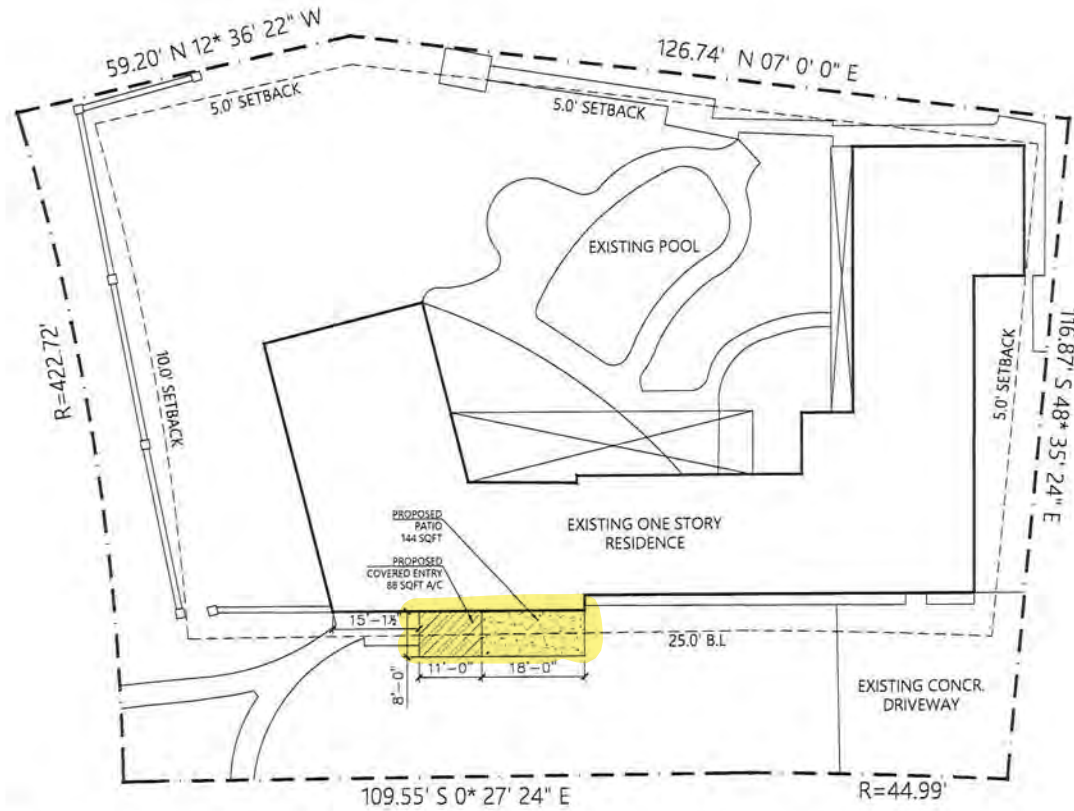
Signed by the Owner / Applicant or Agent (Circle appropriate entity)


Signature: _____



Date _____

6-16-24




 NORTH
 4252 NORWICH DR
 FORT WORTH TX 76109
 LOT 3
 BLK 44
 WESTCLIFF ADDITION

REVISION	DATE	DESCRIPTION

4252 NORWICH DR
FORT WORTH TX 76109

ADDITION

GAR
DRAFTING
(817-401-5202)

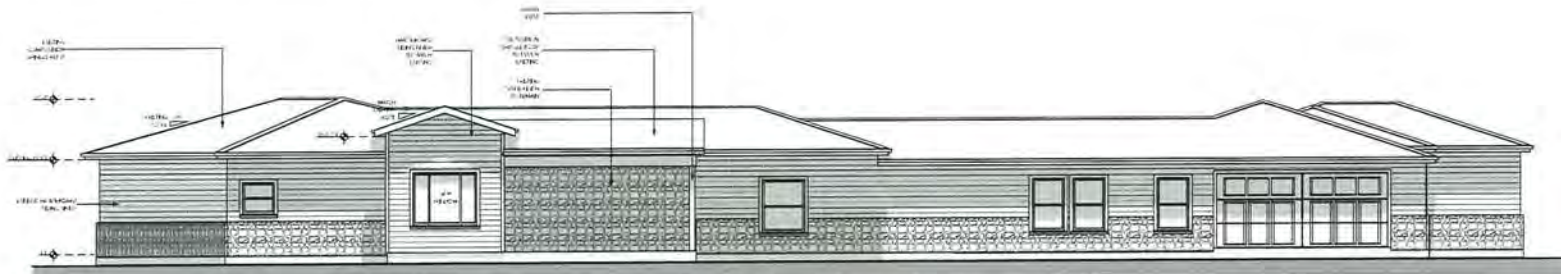
DATE:
4/2024

SCALE:

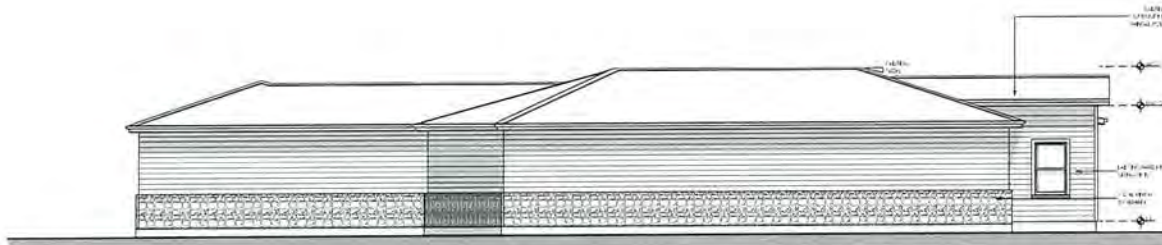
SHEET:

SITEPLAN

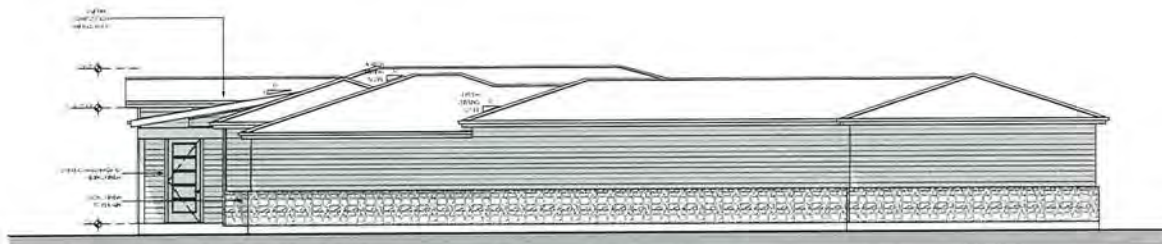
BAR-24-041



FRONT ELEVATION
SCALE 3/8" = 1'-0"



LEFT ELEVATION
SCALE 3/8" = 1'-0"



RIGHT ELEVATION
SCALE 3/8" = 1'-0"

APPLICANT IS RESPONSIBLE FOR COMPLYING WITH CITY CODES. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE WORK

REVISION TABLE	REVISION BY	DESCRIPTION

4252 NORWICH DR
FORT WORTH TX 76109

ADDITION

DRAWINGS PROVIDED BY:
GAR
DRAFTING
(817)401-5202

DATE:

20/5/2024

SCALE:

SHEET:

A1.1

BAR-24-041

Old entryway



BAR-24-041



Demo'd old entryway.



New entry 3'
more towards
front setback
than old entry.

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-042

Address: 2611 Hunting Drive
Owner: SanRoo Construction, LLC
Zoning: "A-7.5" One-Family

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 subdivision platFS-05-055, splitting a 100-foot wide lot into 2 lots. Filed (3/31/2006).

Planning and Development Services zoning change ZC-10-117. Zoning change from "A-5" Single Family to "A-7.5" Single Family. Approved (10/01/2010).

Development Services new residential home permit PB24- 07351. Hold (05/31/2024).

**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, United Communities Association of South Fort Worth, Glen Eden Neighborhood Association, Glencrest Civic League NA, and Southeast Fort Worth, INC.

**EXISTING
CONDITIONS:**

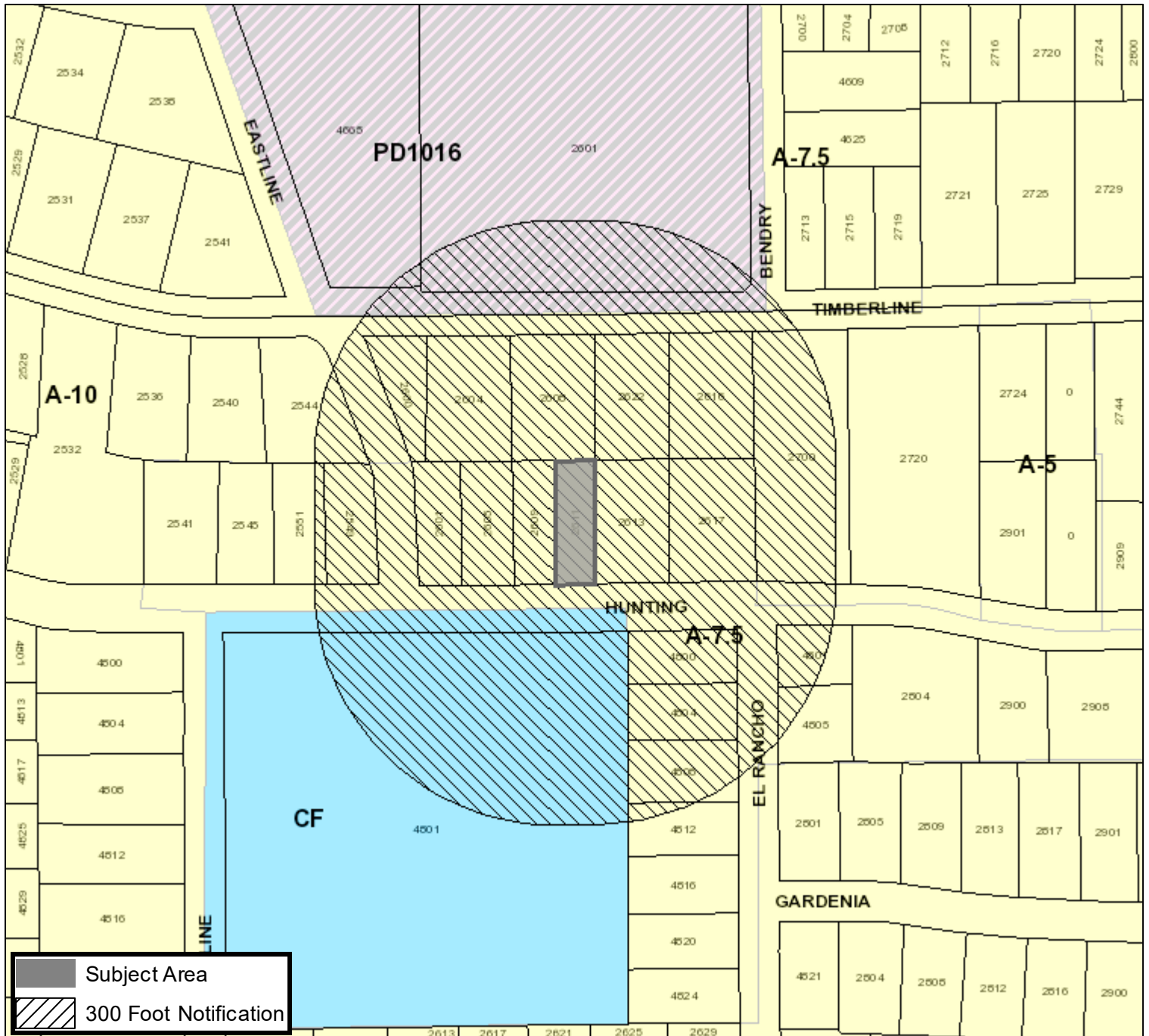
The subject property is a vacant lot in an established neighborhood. The lot is flat, rectangular shaped, and without any floodplain, slope, or other environmental constraints. The lot has never been developed and was replatted in 2005 from a 100-foot wide lot into two lots with a 50-foot lot width.



A zoning change was approved in the area that affected the subject lot in October 2010. The zoning change was from "A-5" Single-Family, that requires a minimum of a 50-foot lot width, to "A-7.5" Single-Family that required a minimum of 55 feet. As a result, the requirements for lot width increased from 50 feet to 55 feet. The subject property was replatted in 2005 before the zoning change in October 2010, which only required a minimum lot width of 50 feet. The property owner has applied for a variance for a lot width of 50 feet, where 55 feet is required for "A-7.5" Single-Family zoning. The proposed 4-bedroom single story home, meets all required setbacks and parking requirements.

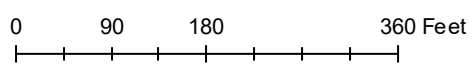


Area Zoning Map

Applicant: SanRoo Construction by Oscar Vargas
Mapsko: 92A
Commission Date: 7/17/2024




 Subject Area
 300 Foot Notification



Aerial Photo Map



0 45 90 180 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: 2611 Hunting Drive, Fort Worth Texas
 Lot/Tract: 8R1 Block/Abstract: 7 Lot Size: 7500 sqft
 Legal Description: Addition/Survey: Lot 8R1 in Block 7, of Glen Crest Addition

Owner's Name: Oscar E. Vargas (SanRoo Construction LLC)
 Address: 713 Sandy Trl
 City: Fort Worth State: Texas Zip: 76120
 Tele: (817) 902-3775 E-Mail: sanroo2018@gmail.com

Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Tele: () _____ E-Mail _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Structural exterior fibrous cement boards stud type 2x4
Floor area 1682 sq. ft. walls height 9ft
Roof Composite Shingles, foundation slab on grade

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 _____
 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>6/17/24</u>	FEE AMOUNT PAID : <u>750.00</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>D.G.</u>	CASE NO. <u>BAL-24-042</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, is not a self-created hardship

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 it will not affect

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

No it will not

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)

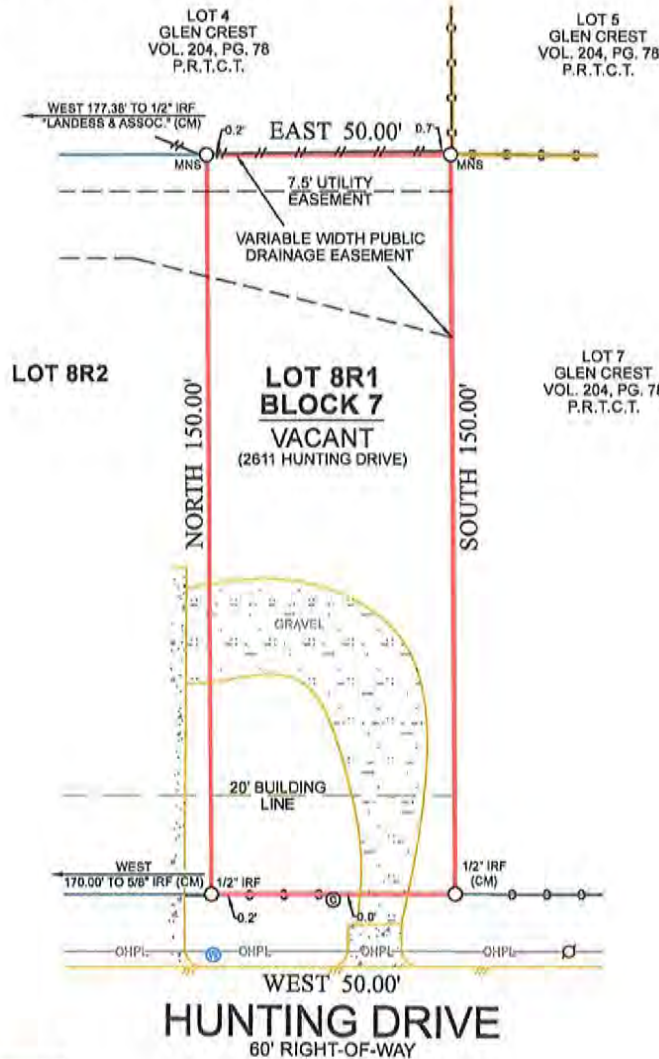
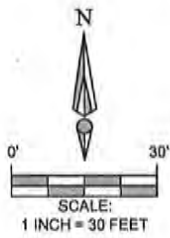
Signature: David E. Vargas

Date 6/14/2024

TITLE SURVEY

(2611 HUNTING DRIVE, FORT WORTH, TEXAS)

Lot 8R1, in Block 7, of GLEN CREST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume B, Page 3126, Plat Records, Tarrant County, Texas.



LEGEND	
(CM)	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET WITH BLUE PLATIC CAP STAMPED "TX ELITE SURVEYING"
MNS	= MAG NAIL SET
—○—	= CHAIN LINK FENCE
— —	= WOOD FENCE
—□—	= IRON FENCE
—○—	= OVERHEAD POWER LINE
—	= ASPHALT
—	= CONCRETE
—	= WOOD
—	= BRICK
—	= STONE
AC	= AIR CONDITIONER UNIT
⊙	= GAS METER
⊙	= SANITARY STORM SEWER MAN HOLE
⊙	= STORM DRAIN MAN HOLE
⊙	= FIRE HYDRANT
⊙	= IRRIGATION CONTROL VALVE
⊙	= WATER METER
⊙	= POWER POLE
⊙	= ELECTRIC TRANSFORMER
EM	= ELECTRIC METER
⊙	= UNDERGROUND ELECTRIC VAULT
⊙	= UNDERGROUND CABLE
⊙	= UNDERGROUND TELEPHONE

NOTES:

1. Basis of bearings are derived from plat, Vol. B, Pg. 3126, P.R.T.C.T.
2. No portion of the subject property shown lies within the 100 Year Flood Hazard Area according to the FEMA Flood Insurance Rate Map (FIRM), Community Panel No. 48439C0310L with an effective date of 03/21/2019. The subject property is located in Zone "X".

SCHEDULE 'B' NOTES:

- Items corresponding to the Commitment for Title Insurance Issued January 30, 2024, by Old Republic National Title Insurance Company, G. F. No. 342400101.
1. The following restrictive covenants of record itemized below:
Volume 204, Page 78 and Volume B, Page 3126, Plat Records, and under Volume 421, Page 185; Volume 575, Page 307; Volume 576, Page 148, Deed Records, Tarrant County, Texas. (Subject to)
 - 10f. Easements and building lines as shown on plat, Vol. B, Pg. 3126, P.R.T.C.T. (Subject to, as shown)

SURVEYOR'S CERTIFICATION:

The undersigned Texas Registered Professional Land Surveyor (Joseph Amaya, Seal No. 5855) hereby certifies this survey and property description set forth herein is a true, correct, and accurate representation and prepared from an actual on-the-ground survey, and such survey was conducted by the surveyor, or under his direction. The lines and dimensions of said property, being as indicated by the recorded plat; the size, location, and types of building and visible improvements, are indicated and is as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. Use of this survey by any other parties and/or for other purposes shall be at the user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This survey is not valid without a seal and signature.

This survey was performed exclusively for:
Buyer: Bumble Bee Properties NTX, LLC
Title Company: National Title Group, LLC
G.F. No.: 342400101

Scale: 1" = 30'

Field date: 02/14/2024

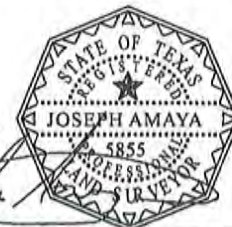
Revised:

Job No.: 24-0233

Drawn by: TD



1200 East State Highway 276
West Tawakoni, Texas 75474
www.TexasEliteSurvey.com
Phone No.: (409) 580-5453
TBPLS Firm No.: 10184834



0206093563



LOCATION MAP
SCALE: 1" = 2000'



SCALE: 1" = 30'



OWNER:
CLIVE LYNCH
2528 GLEN GARDEN DRIVE
FORT WORTH, TEXAS 76119
817-535-8460

SURVEYOR:
GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX

GENERAL NOTES:

1. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.
2. ANY PUBLIC FRANCHISED 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 THIS 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.
3. 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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED PUBLIC STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.
5. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.
6. A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MARCH, 2004, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant, III
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

Grant Engineering

Engineers Surveyors Planners
3244 Hemphill Fort Worth, Texas 76110 817-923-3131

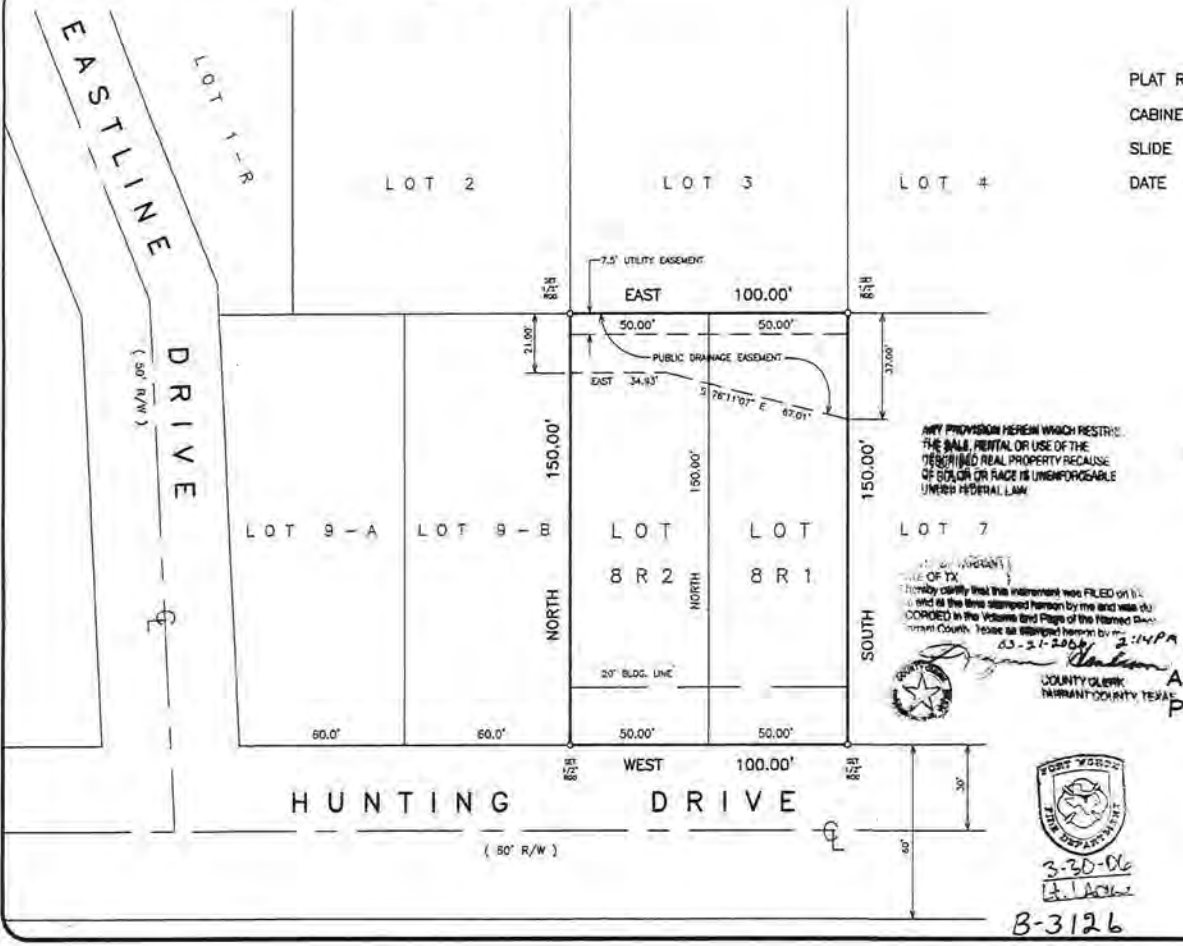
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: 2-31-06

BY: *Thomas R. ...* CHAIRMAN
BY: *John A. ...* SECRETARY

PLAT RECORDED IN
CABINET B
SLIDE 3126
DATE _____



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNENFORCEABLE UNDER FEDERAL LAW.

NOTICE OF ADJUDICATION
CITY OF FORT WORTH, TEXAS
I hereby certify that this instrument was FILED on 1/25/06 at the time stamped herein by the said and was duly RECORDED in the Volume and Page of the Plat Records of Tarrant County, Texas as stipulated herein by me.

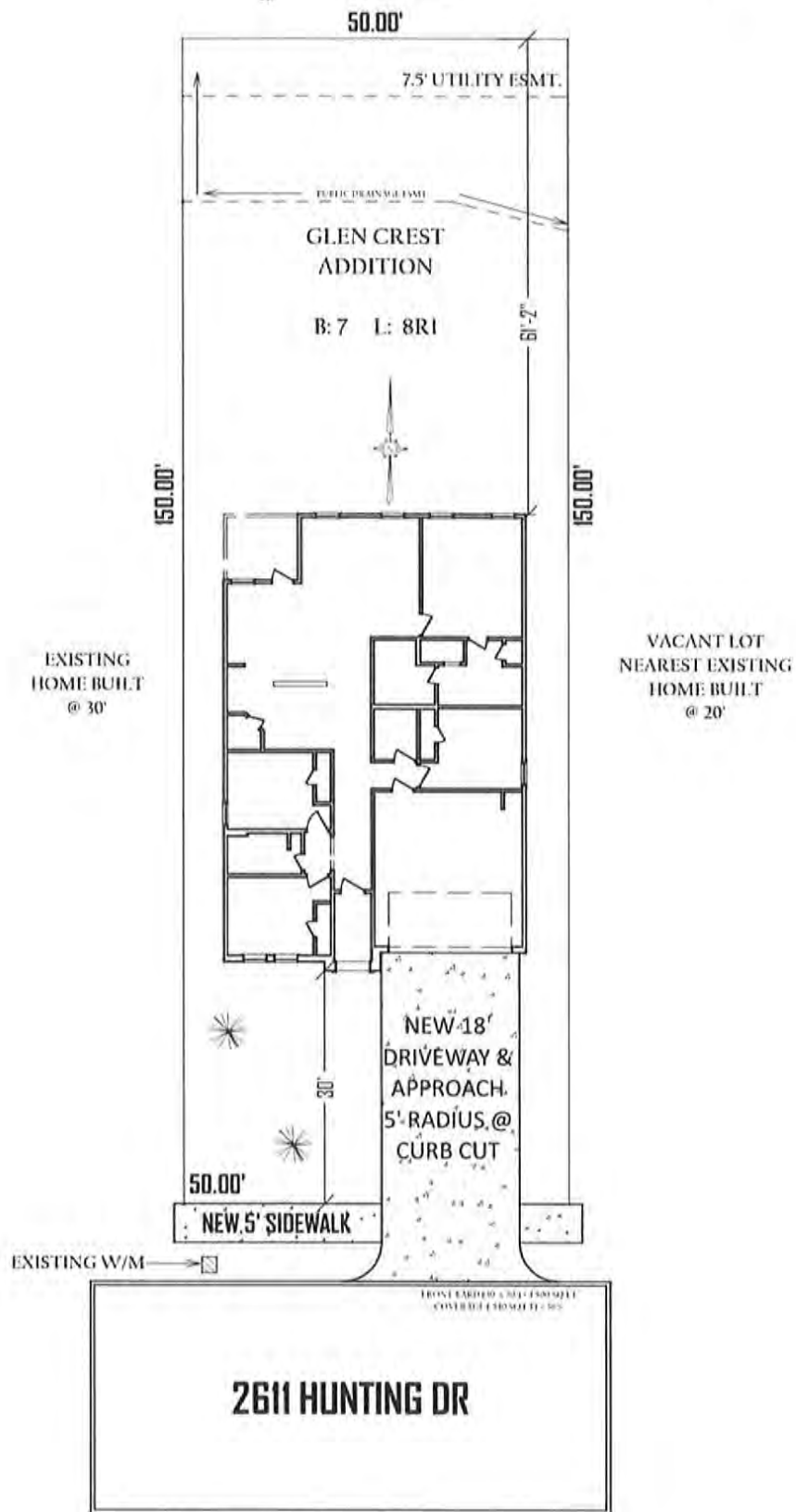
03-21-2006 2:14PM
COUNTY CLERK
TARRANT COUNTY, TEXAS



3-30-06
L. L. ...
8-3126

REVISED PLAT
LOTS 8R1 & 8R2, BLOCK 7
GLEN CREST ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING A REVISION OF
LOT 8, BLOCK 7
GLEN CREST ADDITION
AS RECORDED IN VOLUME 204, PAGE 78
PLAT RECORDS, TARRANT COUNTY, TEXAS

JANUARY, 2005
2 RESIDENTIAL LOTS
0.344 ACRES



Site Plan
Scale 1" = 20'

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-044

Address: 3721 Pate Drive
Owner: Magaly G. Moreno
Zoning: "A-5" Single Family within the Stop Six Overlay

a. **Special Exception:** Permit the use of an existing detached front yard carport where none are allowed

b. **Variance:** Permit the use of an existing carport that encroaches into the minimum side yard setback

Required setback: 5 feet
Requested setback: Zero (0) feet

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

Required parking: 2 spaces
Requested parking: Zero (0) spaces

d. **Variance:** Permit the continued use of driveway materials that are not allowed.

Required driveway materials: concrete
Requested driveway materials: dirt, rocks, concrete

e. **Variance:** Permit the continued use of an attached patio that encroaches into the front yard

Maximum front porch encroachment: 5 feet
Requested front porch encroachment: 8 feet

GENERAL INFORMATION

REGULATION:

**4.705 "A-5" One-Family
C. Property Development Standards
Side Yard: 5 feet minimum**

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.

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

3. Private carports and private porte cocheres in front yard setbacks.

No private carport or porte cochere shall be permitted within the minimum required front yard, platted front yard or projected front yard of residential dwellings except by special exception granted by the board of adjustment. In reviewing a request for a private carport or porte cochere within the minimum required front yard, platted front yard or projected front yard, the board of adjustment shall consider the following:

- i. The presence and/or absence of a functional garage on the residential lot, parcel or tract;
- ii. The viability of access to the side and rear yard;

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

- iii. The size, height and design of the carport or porte cochere and its impact on adjacent properties, and
- iv. The incidence of other carports or porte cocheres on the block face.

6.101 YARDS.

(4) The front yard setback shall be measured from the front property line to the main wall of the structure. An open porch or patio that has a vertical roof support may not be set closer than 15 feet from the front property line on a local street and ten feet on a limited local street.

6.202E PARKING DESIGN STANDARDS.

(7) No parking for one- and two-family uses shall be permitted within the front yard, as measured between the front property line and the closest location on the structure, other than as provided on the driveway. Driveway coverage, including ribbon drives, shall not exceed 50% of the front yard, and any additional parking on the property shall be provided on the driveway. Parking pads are permitted if they are attached to the primary driveway and constructed of the same material, and shall be included in the calculation of driveway coverage..

LOT HISTORY:

Development Services zoning case, ZC-19-116, Stop Six Overlay with enhanced development standards, approved, 9/11/219.

Development Services carport permit PB22-00044. Incomplete submittal (2/08/2022). Applicant failed to submit all required documentation.

Code Compliance case 23-647551, A carport has been built on front part of yard within the last 7 days. New carports are not allowed in this community. There are some that are grandfathered in the area --but no new ones are allowed. I do want to follow this through till the problem is resolved with the carport being removed, 4/14/2023.

Development Services complaint CC23-00227. Entered (4/14/2023) "Carport built without a permit."

Development Services carport permit PB23-05629. Incomplete submittal (4/20/2023). Applicant failed to submit all required documentation.

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, Eastland NA, Fairhaven NA, Polytechnic Heights South NA, Stop 6/Poly Oversight, Echo Heights Stop Six Environmental Coalition, and East Fort Worth, INC.

EXISTING CONDITIONS:

The subject property is a single-family residence in an established neighborhood, platted with an unimproved alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints.

Items "a" and "b"

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

The property owner has applied for a Special Exception and Variance for an existing detached front yard carport, where none are allowed. The variance is for the front yard carport to encroach five feet into the minimum required 5-foot setback, leaving a 0-foot setback. The carport is 22 feet wide and 22 feet long or 484 square feet, covering 2 vehicles. According to City of Fort Worth aerials, the carport was constructed between March of 2023 and June 2023. While the site plan shows the carport more than 6 feet from the side property line, the carport was constructed to the northern side and western front property lines.

The carport is installed just above the eaves of the house at approximately 9 feet tall. The flat metal roofed carport with metal pole supports contrasts with the design and materials of the home with a sloped roof towards Pate Drive. The carport extends to the front property line. Two other front yard carports were noted in the vicinity, the carport noted to the north has BOA approval, where the front yard carport to the south does not. Although the residence does not have access to the side and rear yards, the rear yard has space for a carport of this size, accessed from the alley. The carport's size, location, and design have a negative impact on the neighborhood that does not have front yard carports, and the Special Exception **is not compatible** with surrounding land uses. No permit or BOA approval was found for the carport. The Stop Six standards for new construction require a garage with each house.

Variance items “c” and “d”

The applicant has also submitted for 2 parking variances for an enclosed garage. The variances are to allow for zero (0) parking spaces behind the front wall of the house, and providing 2 parking spaces for 3 bedrooms or less. The home was built in 1954 with an attached 1-car garage. This garage arrangement would have been considered legal non-conforming.

According Google Street View, the original garage has been converted in the living space, between September 2018 and March 2022, removing the required parking behind the front building line. The home currently has 3 bedrooms and requires 2 parking spaces. The drive may be widened without creating more than 50 percent coverage in the front yard or the rear yard may be accessed through the platted alley. No permit or BOA approval was found for the garage conversion.

Parking for residential uses is required to be on the driveway. Any driveway expansions are to be made of the same materials as the original driveway. The original driveway was concrete ribbons and was not expanded under the carport. The current parking surface is a mixture of dirt, flat rocks, and the original driveway.

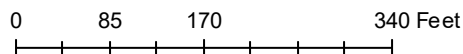
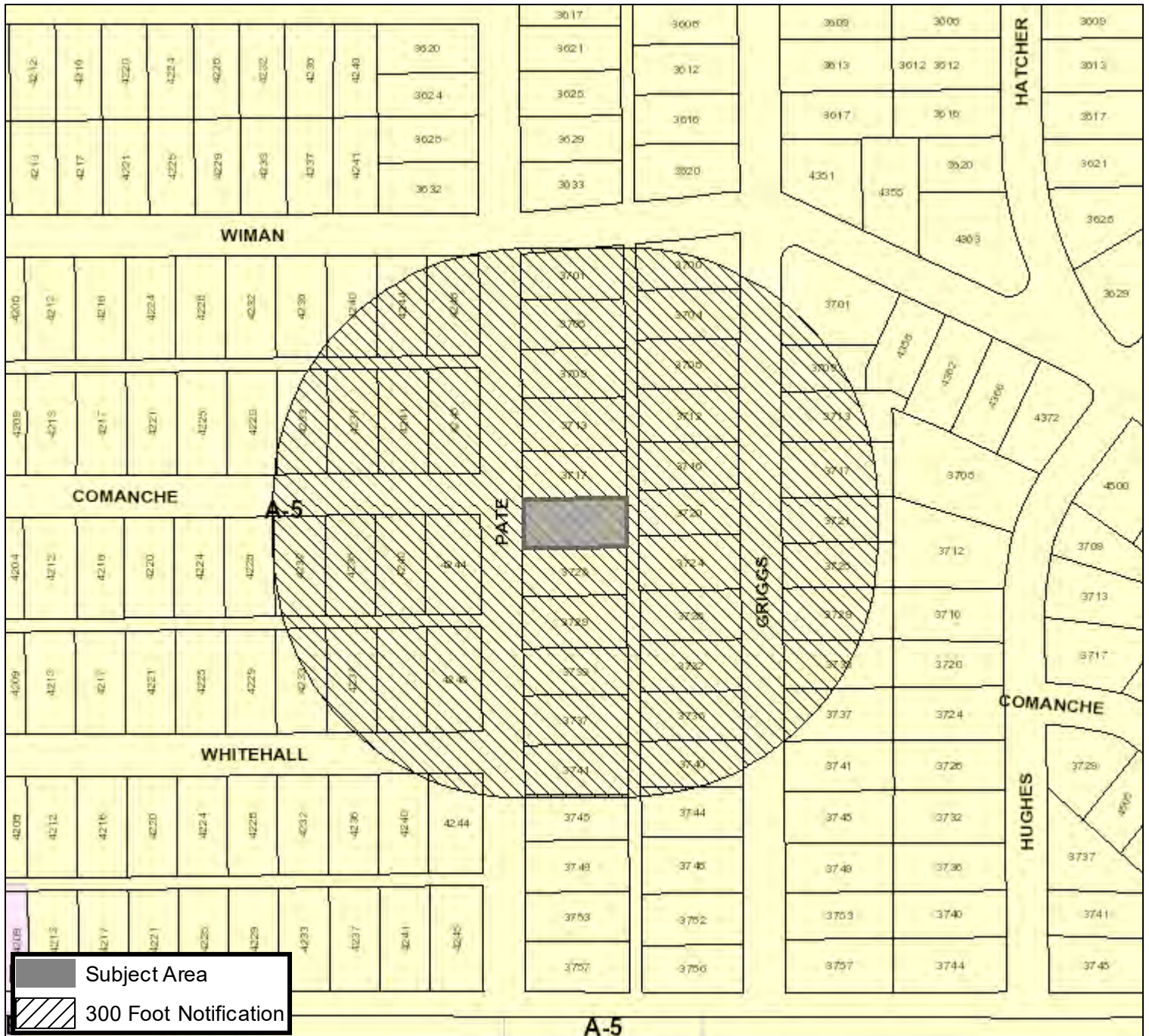
Variance item “e”

The property owner has applied for a variance for an existing attached front porch that encroaches into the front yard setback 8 feet, where 5 feet are allowed by right, for a front yard setback of 24 feet. According to the site plan submitted to the application, the patio cover is 10 feet wide and 8 feet long or 80 square feet. According to City of Fort Worth aerials, the patio cover was constructed between May 2022 and October 2022. No BOA or permits were found for the front yard patio cover.

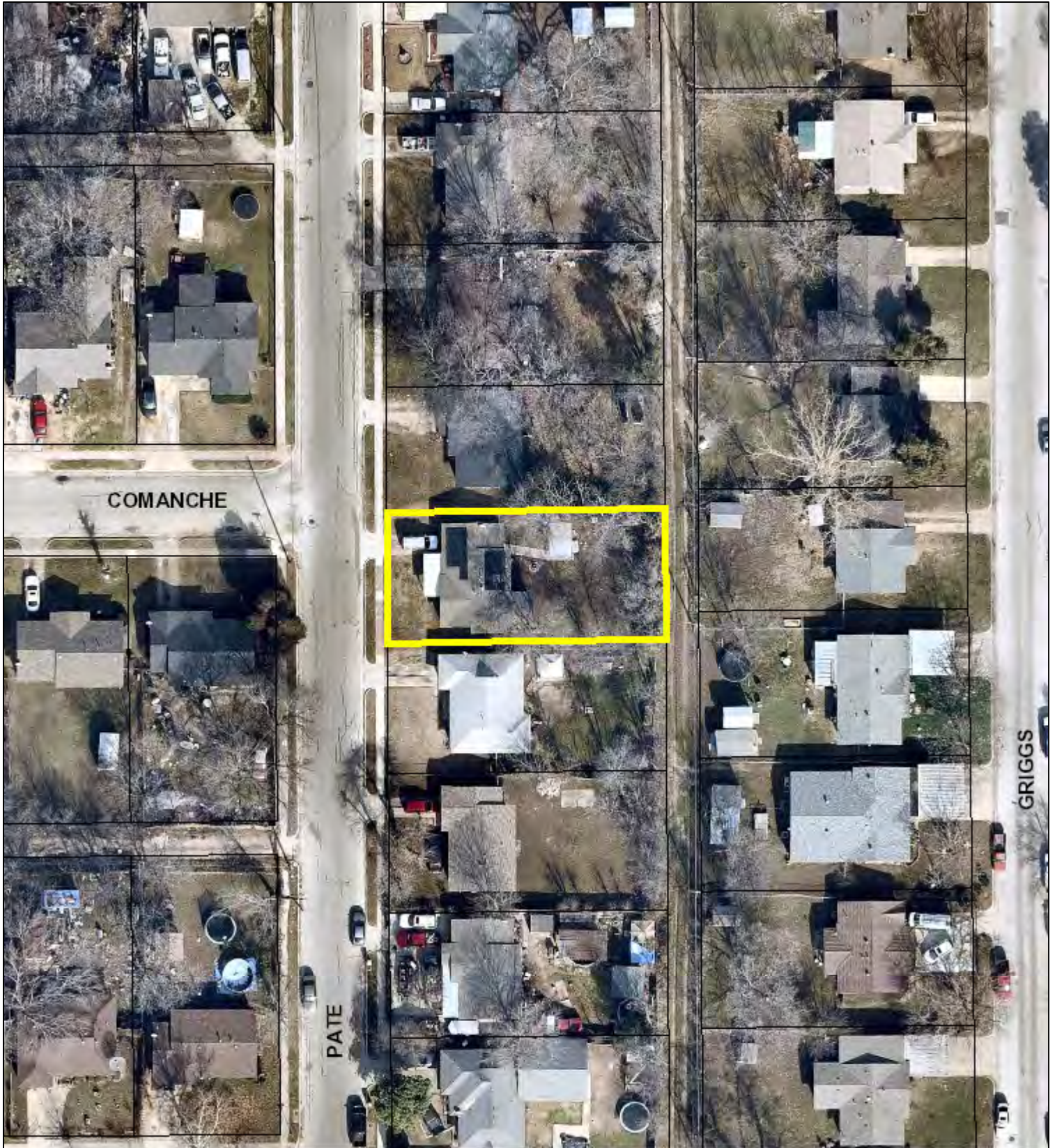


Area Zoning Map

Applicant: Magaly Moreno
Mapsc0: 78Z
Commission Date: 7/17/2024



Aerial Photo Map



0 37.5 75 150 Feet



BAR-24-044




BAR-24-044



BAR-24-044

3721 Pate Dr
Fort Worth, Texas

 Google Street View

Mar 2022 [See more dates](#)



**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: 3721 Pate Dr
 Lot/Tract: 6 Block/Abstract: 1 Lot Size: 7,080 sqft
 Legal Description: Addition/Survey: Whitehall Addition

Owner's Name: Magaly G. Moreno
 Address: 3721 Pate Dr
 City: Fort Worth State: TX Zip: 76119
 Tele: (817) 309-3841 E-Mail: magalymm1213@gmail.com

Applicant's Name: Magaly G. Montes
 Address: 3721 Pate Dr
 City: Fort Worth State: TX Zip: 76119
 Tele: (817) 309-3841 E-Mail: magaly mm1213@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
We built a metal carport in front of our home for 2 cars. It measures 22'x22', is not attached to the house. Is anchored by 20" x 20" x 24" concrete with 10" x 10" x 1/2" base plates, and 3/4" x 10" strong-bolt anchor.

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 AS

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

Special Exception for Section Front Yard Carport

Variance for: Front patio extension and side yard setback

Interpretation of the Regulation \$400

DATE RECEIVED: <u>6-17-2024</u>	FEE AMOUNT PAID : <u>\$1,500</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-044</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 carport protects our cars from sun and hail damage. It also creates shade for the house during hot summer sunsets/evenings.

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 sun sets directly in front of our home. There are no trees or other buildings to protect the house. During evening hours the sun heats the home excessively.

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 carport does not effect neighbors or side-walk. There are other carports on the street and neighborhood.

4. The variance will not adversely affect the health, safety, or welfare of the public. The carport has no effect on the public.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The carport has no affect on 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.)

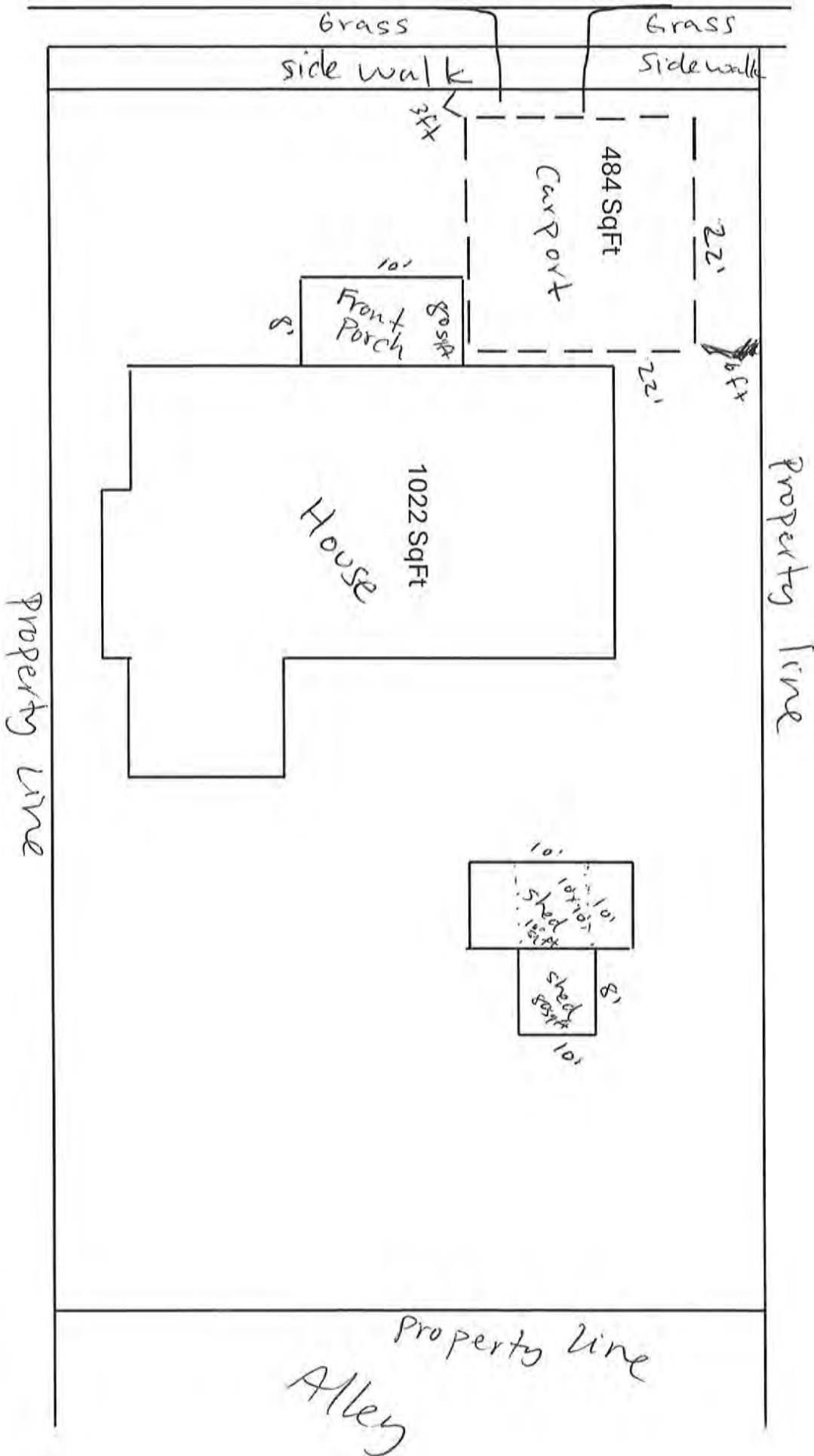
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Margaret Muller

Date 6/17/2024

Pate Dr

BAR-24-044



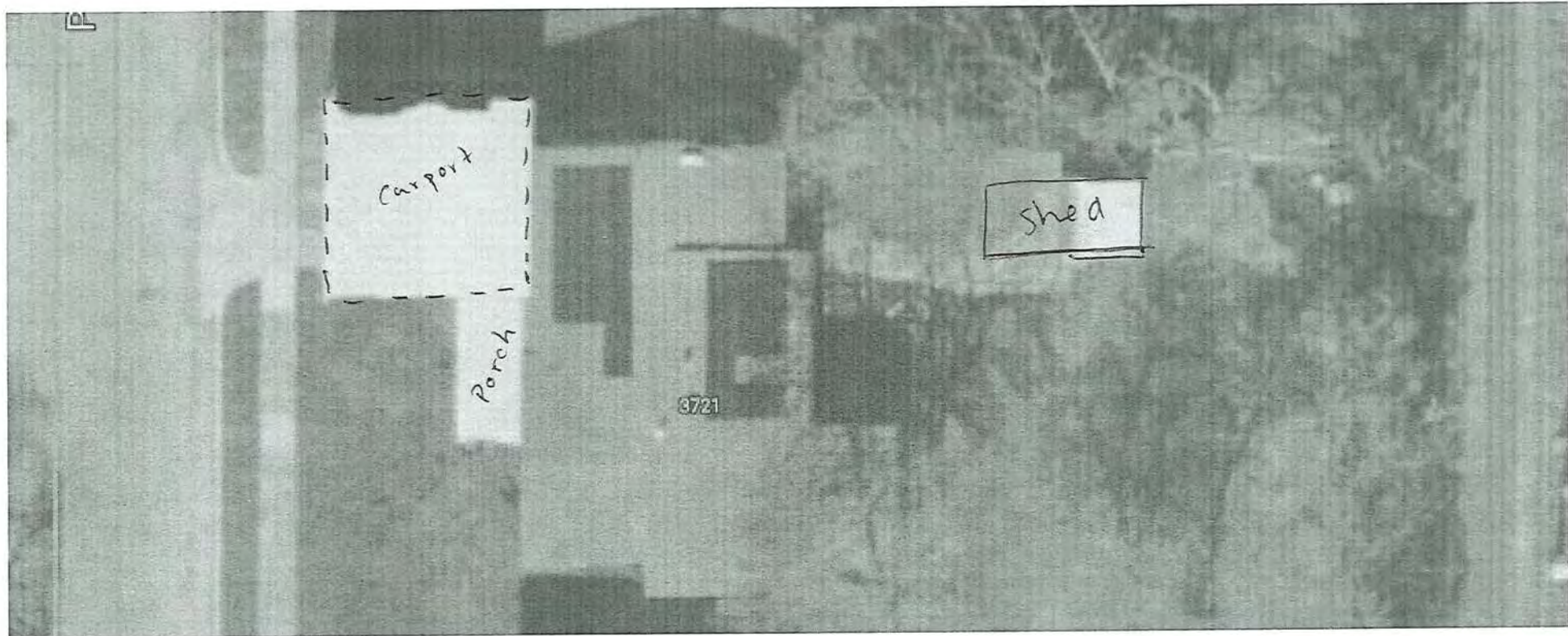
BAR-24-044



Pate Dr

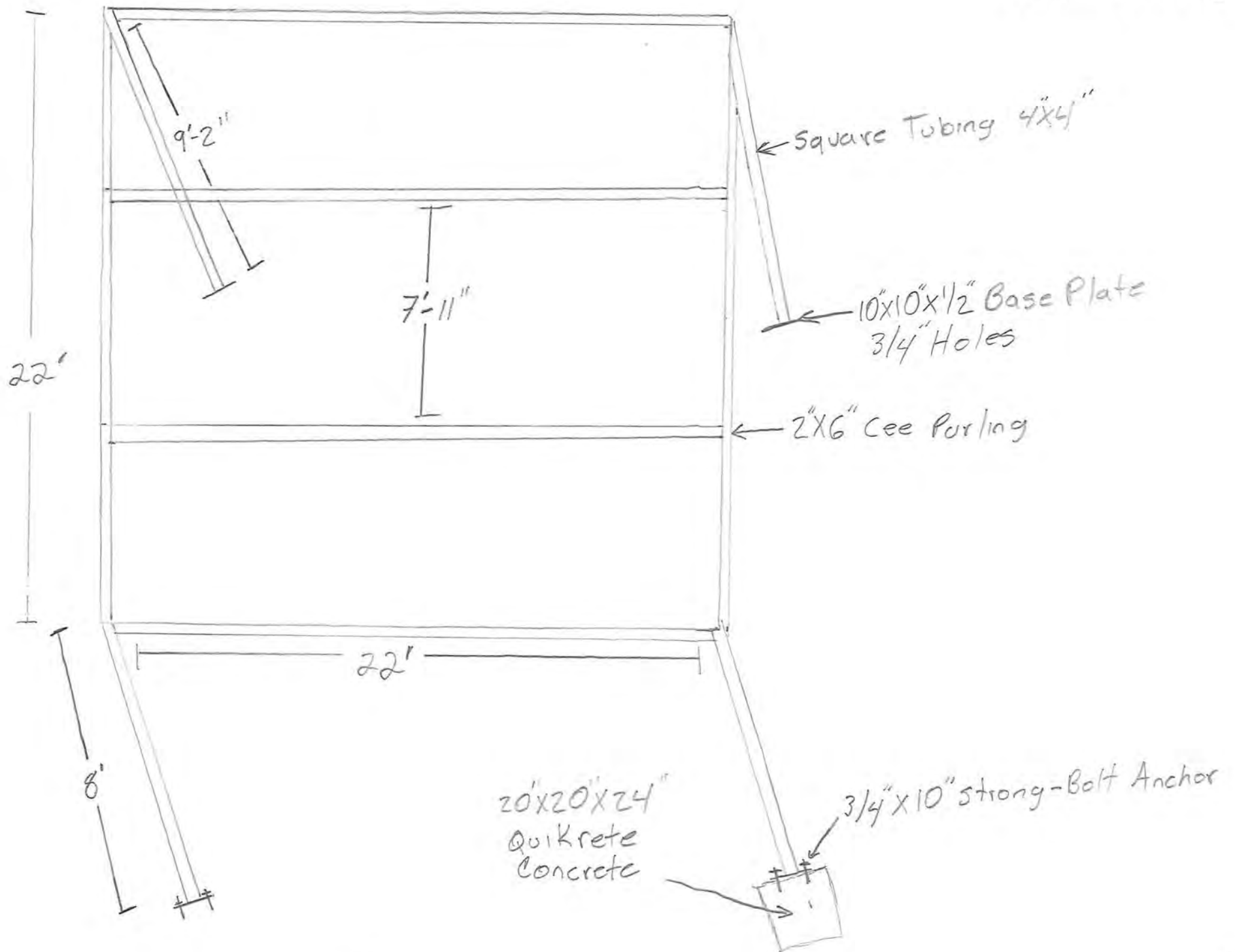
Pate Dr

Before

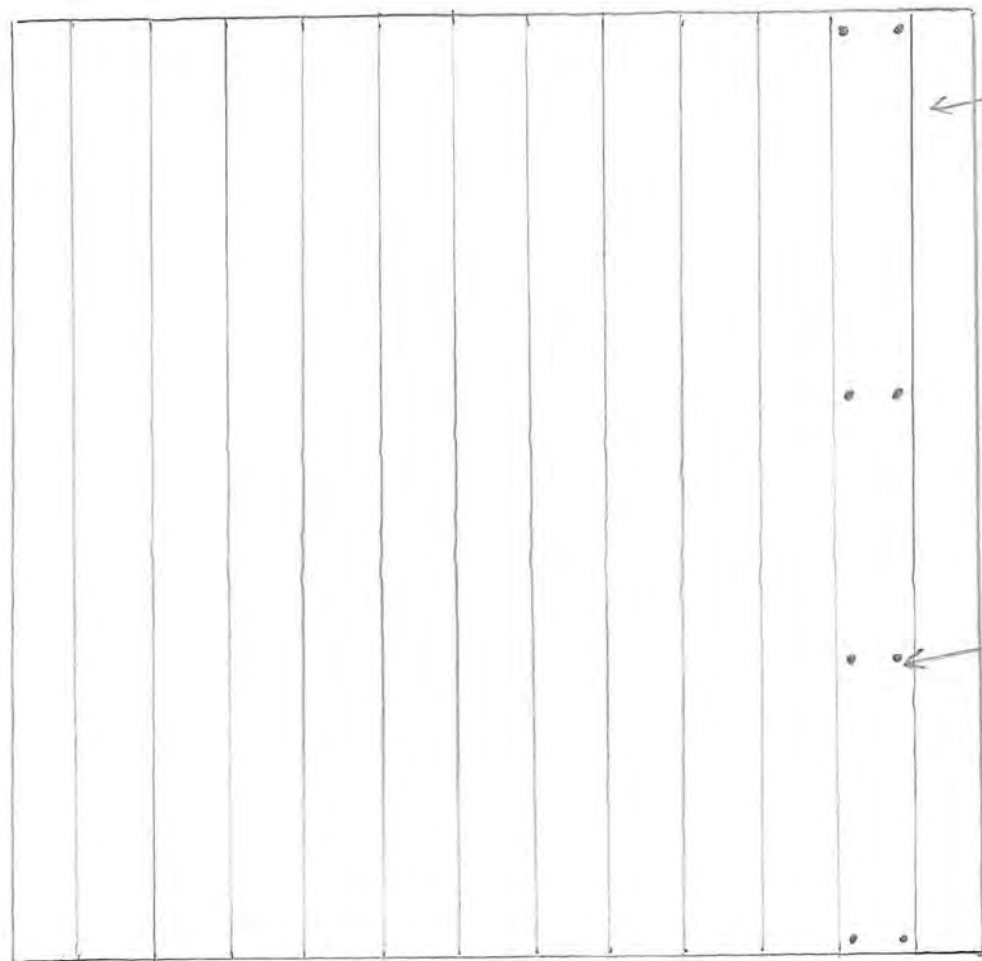


After

BAR-24-044



BAR-24-044



← 24 gauge standing
Seam metal roof

22'

← #12 X 1-1/4"
Steelbinder Metal
Roofing Screw

22'

BOARD OF ADJUSTMENT – RESIDENTIAL, 7/17/2024 INFORMATION REPORT

BAR-24-045

Address: 3405 Autumn Court
Owner: Mason and Kelly Kruse by Skip Blake
Zoning: "A-43" Single Family within the TCU Overlay

a. Variance: Permit a rear addition that would encroach into the side yard setback

Required setback: 25 feet
Requested setback: 17 feet

b. Variance: Permit the construction of a detached garage that would encroach into the side yard setback

Required setback: 25 feet
Requested setback: 10 feet

GENERAL INFORMATION

REGULATION:

4.701 "A-25" One-Family
C. Property Development Standards
Side Yard: 25 feet minimum

LOT HISTORY:

Development Services zoning change ZC-06-211. Council-initiated zoning change from "A-5" Single Family to "A-43" Single Family. Approved (9/19/2006).

**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, Westcliff West NA, Colonial Hills NA, Overton Park NA, Tanglewood NA, and Tarrant Regional Water District.

**EXISTING
CONDITIONS:**

The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is wedge-shaped, slopes downward from the street to the rear yard, and does not have any floodplain or other environmental constraints. The rear yard beyond the pool contains a 33% slope.

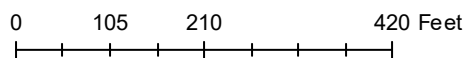
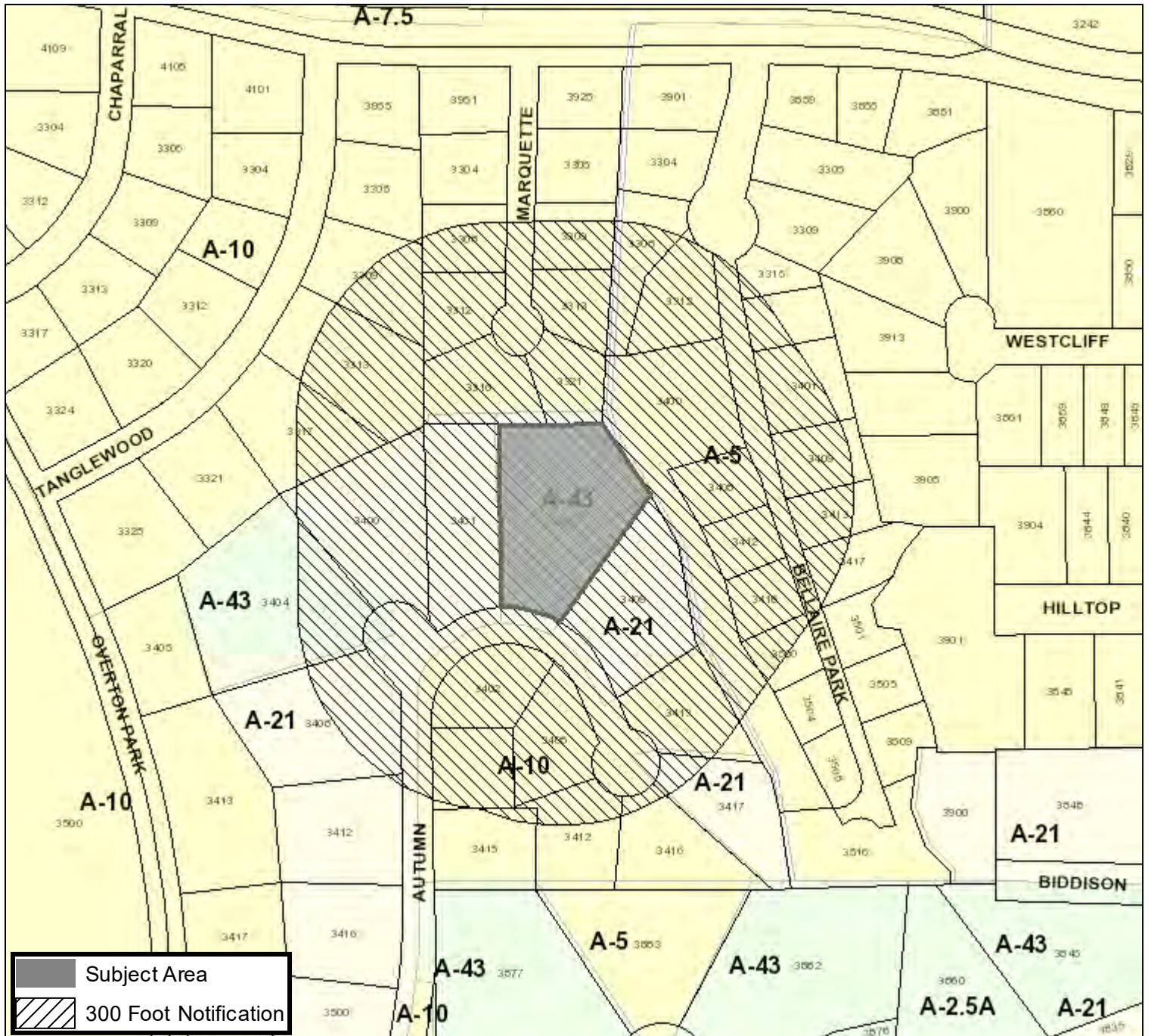
The property owner has requested a variance to construct a rear addition that would encroach into the side yard setback. According to the site plan submitted, the existing carport is proposed to be removed, and an addition be constructed to the rear of the main residence. No documentation was provided with the application as to what the addition will be. The addition would encroach 8 feet into the required 25-foot setback, leaving a 1-foot setback.

The property owner has requested a second variance to construct a detached garage 151 feet into the 25-foot required side yard setback. The proposed detached garage is 24 feet by 24 feet or approximately 576 square feet. No information is available as to whether the home was constructed with an attached garage or if the garage was converted into habitable space.



Area Zoning Map

Applicant: Mason & Kelly Kruse
Mapsko: 89C
Commission Date: 7/17/2024



Aerial Photo Map



0 87.5 175 350 Feet



BAR-24-045



**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: 3405 AUTUMN COURT, FORT WORTH, TX 76109

Lot/Tract: 2R Block/Abstract: 1 Lot Size: _____

Legal Description: Addition/Survey: AUTUMN PARK ADDITION

Owner's Name: KRUSE, MASON & KRUSE, KELLY

Address: 3405 AUTUMN COURT

City: FORT WORTH State: TX Zip: 76109

Tele: (817) 528 2005 / (817) 905 1506 E-Mail: MASON.KRUSE@YAHOO.COM / KELLYKRUSE@YAHOO.COM

Applicant's Name: KRUSE, MASON & KRUSE, KELLY

Address: 3405 AUTUMN COURT

City: FORT WORTH State: TX Zip: 76109

Tele: (817) 528 2005 / (817) 905 1506 E-Mail: MASON.KRUSE@YAHOO.COM / KELLYKRUSE@YAHOO.COM

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

EXISTING RESIDENCE (ONE-STORY) TO REMAIN WITH
A REAR/SIDE YARD ADDITION AND A FREE-STANDING
REAR YARD GARAGE. ADDITIONS TO BE CONCRETE
SLAB, WOOD FRAMED, BRICK OR STONE VENEER WITH
COMPOSITION ROOF.

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 N/A 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 <u>A43</u>				
<input type="checkbox"/> Owner Occupied Variance (One and Two Family Homes) for Section _____				
<input type="checkbox"/> Special Exception for Section _____				
<input checked="" type="checkbox"/> Variance for: <u>Sideyard setback for garage + proposed addition</u>				
<input type="checkbox"/> Interpretation of the Regulation \$400				
DATE RECEIVED: <u>6-17-2024</u>	FEE AMOUNT PAID: <u>\$750</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24 045</u>

Variance Request Proposal Only

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

- The variance is not a self-created hardship. THE EXISTING RESIDENCE WAS BUILT BEFORE THE CITY'S ADOPTION OF A-43 ZONING.
- 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. 19,684 S.F. OF THE PROPERTY IS UNUSEABLE AND UNBUILDABLE. THE ACTUAL USEABLE S.F. OF THE PROPERTY IS 20,117 S.F.
- The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. A-43 ZONING WAS NOT INTENDED FOR A PROPERTY WITH THIS TOPOGRAPHY AND LOCATION. THE PROPERTIES BOTH SIDES ARE LESS THAN 1 ACRE.
- The variance will not adversely affect the health, safety, or welfare of the public. THIS VARIANCE WOULD HAVE "ZERO" AFFECT ON THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.
- The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. THIS VARIANCE WOULD HAVE ZERO AFFECT ON THE ADJACENT PROPERTIES EACH SIDE.

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: 

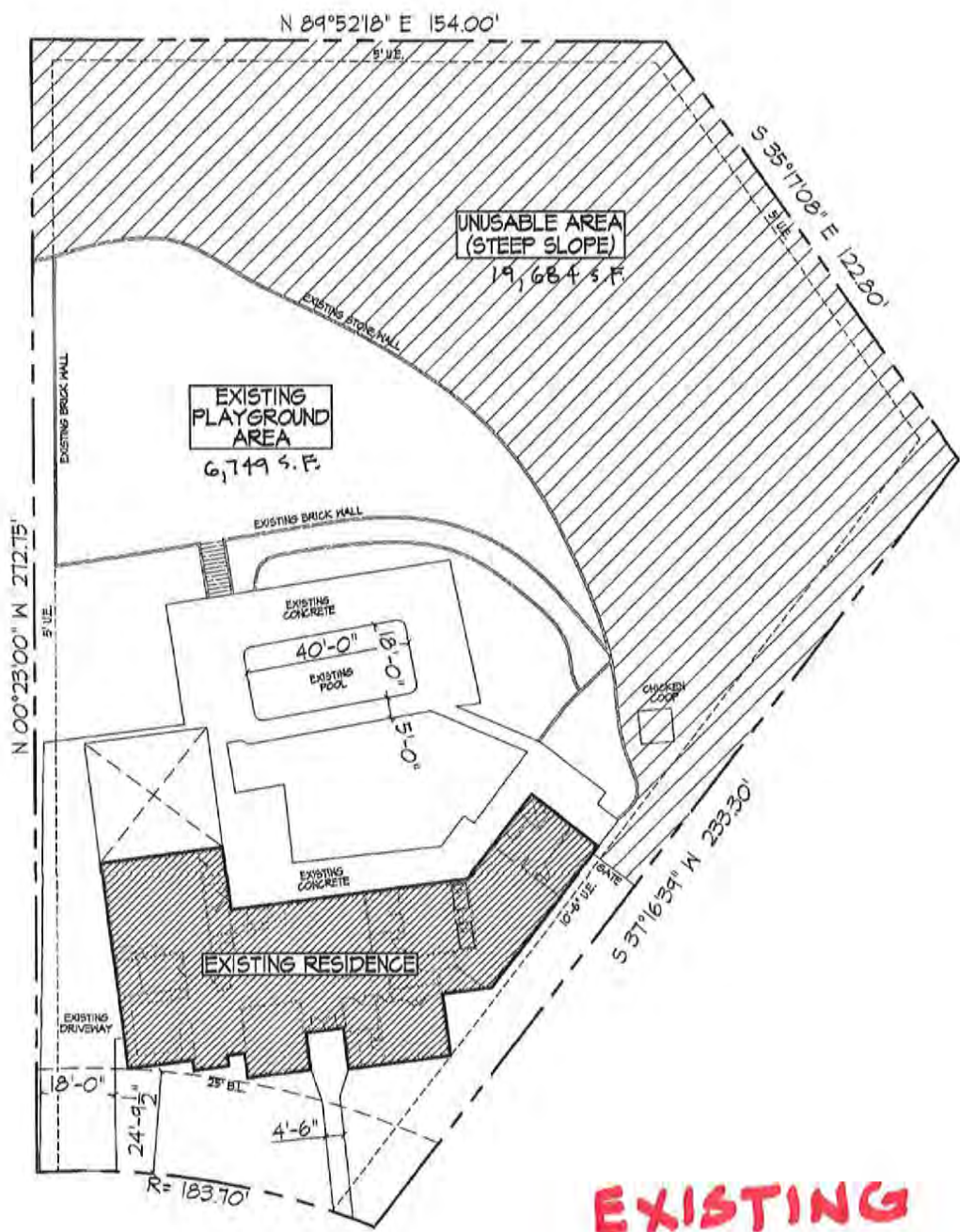
Date 

Date 06/12/2024



JOB #25108
20/MAY/2024

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



LOT AREA = 46,550 SQ. FT.
 BUILDABLE AREA = 20,117 SQ. FT.
 PLAYGROUND AREA = 6,749 SQ. FT.
 UNUSABLE AREA = 19,684 SQ. FT.

LOT: 2-R BLOCK: 1
 AUTUMN PARK ADDITION
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

SITE PLAN
 SCALE: 1"=20'-0"

FILE NAME: 25108-SITE_20TH (08-11-2024) A0

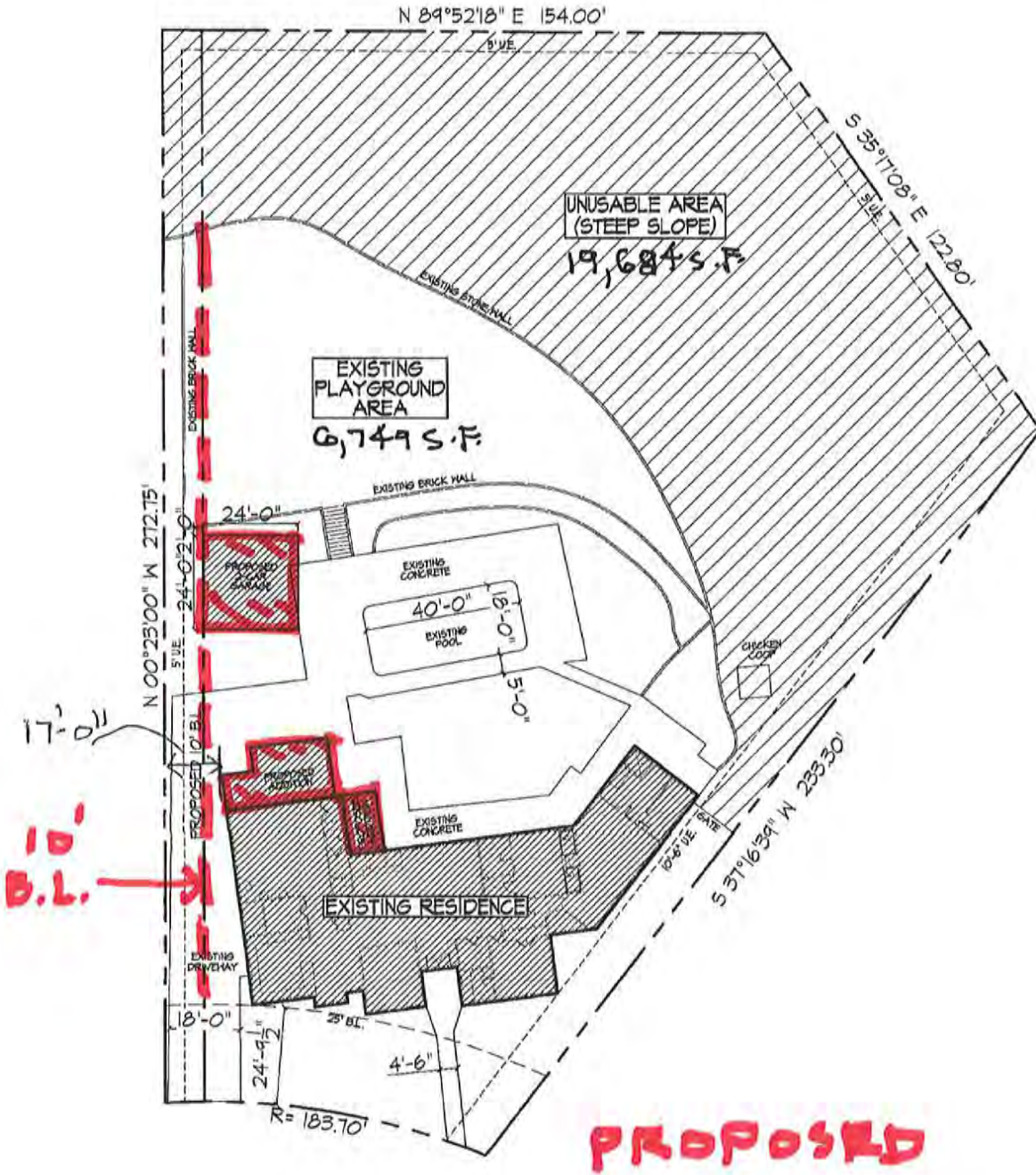
KRUSE RESIDENCE
 3405 AUTUMN COURT FORT WORTH, TEXAS

SHEET
 10
 OF 10 SHEETS



JOB #25106
20/MAY/2024

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



LOT AREA = 46,550 SQ. FT.
 BUILDABLE AREA = 20,117 SQ. FT.
 PLAYGROUND AREA = 6,749 SQ. FT.
 UNUSABLE AREA = 19,684 SQ. FT.

LOT: 2-R BLOCK: 1
 AUTUMN PARK ADDITION
 CITY OF FORT NORTH
 TARRANT COUNTY, TEXAS

SITE PLAN
 SCALE: 1"=20'-0"
 NORTH

FILE NAME: 25106-SITE_20TH (06-11-2024).DWG

KRUSE RESIDENCE
 3405 AUTUMN COURT FORT NORTH, TEXAS

SHEET
 SP-2
 1 GP SHEET 6