



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**December 18, 2024**  
Public Hearing 12:30 p.m.

**In Person**  
City Council Chamber  
2<sup>nd</sup> Floor, 200 Texas Street /Fort Worth, Texas 76102

**VIDEOCONFERENCE:**

<https://fortworthtexas.webex.com/weblink/register/r257c74865ce73d319cfcf79cd71f1746>

**Meeting/ Access Code: 255 717 22406 (Registration Required)**

**Teleconference: +1-469-210-7159**

**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 November 18, 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](mailto: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.**

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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, December 12, 2024 at 10:40 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas

**BOARD MEMBERS:**

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

**I. PUBLIC HEARING 12:30 P.M.**

**A. Approval of Minutes of the November 20, 2024 Hearings**

**B. ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 15, 2024**

**C. TRANSLATION CASE**

1. **BAR-24-081** Address: 4829 Sandage Ave  
Owner: Raul Ramirez  
Zoning: "A-5" One-Family Residential District
- a. **Special Exception:** To permit an existing carport located in the front yard.
- b. **Special Exception:** To permit an existing 5-foot open design fence located in the front yard.

**D. New Residential Cases**

1. **BAR-24-073** Address: 2521 Campbell Street  
Owner: Nora Campos on behalf of Lyn Builders LLC  
Zoning: "A-5" One-Family Residential District
- a. **Variance:** To permit construction of a new single-family home that would encroach into the required projected front yard setback.

**Required projected front yard setback:** 25 feet  
**Requested projected front yard setback:** 17 feet 10 inches

2. **BAR-24-082** Address: 4520 Alamosa Street  
Owner: NewPad Building Company LLC on behalf of Abel Torres  
Zoning: "B" – Two Family Residential District
- a. **Variance:** To permit construction of a new single-family dwelling on a lot with less lot width than the minimum width required.

**Required lot width:** 50 feet  
**Requested lot width:** 38 feet

- b. **Variance:** To permit construction of a new single-family dwelling on a lot with less lot area than the minimum area required.

**Required lot area:** 5000 square feet  
**Requested lot area:** 3,306 square feet

4. **BAR-24-084** Address: 2700 Willing Ave  
Owner: Daniel Laycock and Julie Anne Anton  
Zoning: "A-5" – One Family Residential District

- a. **Variance:** To permit construction of a detached, habitable accessory structure that would encroach into the required side-yard setback.

**Required side yard setback:** 5 feet  
**Requested side yard setback:** 2 feet 8 inches

- b. **Variance:** To permit construction of a detached, habitable accessory structure that would encroach into the required rear yard setback.

**Required rear yard setback:** 5 feet  
**Requested rear yard setback:** Zero feet

**5. BAR-24-085**

Address: 5617 Byers Avenue  
Owner: Tommy Glenn and Elizabeth Showers  
Zoning: "A-5" One-Family Residential District

- a. **Variance:** To permit construction of an accessory structure (swimming pool) that would not be located 75 feet from the front property line nor behind the rear wall of the home.

**Required distance from front property line:** 75 feet  
**Requested distance from front property line:** 43 feet 6 inches

**6. BAR-24-087**

Address: 316 Eastwood Avenue  
Owner: Brigati, PLLC on behalf of Anna and John Paul Carr  
Zoning: "A-10" One-Family Residential District

- a. **Variance:** To permit construction of a new single-family home that would encroach into the required front yard setback.

**Required front yard setback:** 40 feet 5 inches  
**Requested front yard setback:** 30 feet

- b. **Variance:** To permit construction of a detached garage that would encroach into the required rear yard setback.

**Required rear yard setback:** 10 feet  
**Requested rear yard setback:** 6 feet

**7. BAR-24-088**

Address: 1818 E. Tucker St  
Owner: Jinglei Shi on behalf of Cultivated Holdings LLC  
Zoning: "B" – Two-Family Residential District

- a. **Variance:** To permit construction of two-attached units on a lot that has less width than required.

**Required lot width:** 50 feet  
**Requested lot width:** 43 feet

- b. **Variance:** To permit construction of a detached accessory structure (swimming pool) that would encroach into the required side yard setback.

**Required side yard setback:** 10 feet  
**Requested side yard setback:** 5 feet

**8. BAR-24-089**

Address: 2609 Refugio Ave  
Owner: Timothy & Preston Hampton Kelley on behalf of Frank Medina  
Zoning: "A-5" – One Family Residential District

- a. **Variance:** To permit construction of a new single-family dwelling that would encroach into the required front yard setback.

**Required front yard setback:** 20 feet  
**Requested front yard setback:** 5 feet

- b. **Variance:** To permit construction of a new single-family dwelling that would encroach into the required projected front yard setback.

**Required projected front yard setback:** 20 feet  
**Requested projected front yard setback:** 10 feet

## II. 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](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still 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](mailto: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.



BAR-24-081

**TRANSLATION CASE**

Address: 4829 Sandage Avenue  
Owner: Raul Montiel Ramirez  
Zoning: "A-5" – One Family Residential District

**a. Special Exception:** To permit an existing carport located in the front yard.

**b. Special Exception:** To permit an existing 5-foot open design fence located in the front yard.

**GENERAL INFORMATION**

**REGULATION:**

**3.303 Board of Adjustment Action**

a. In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:

- (1) The use is specifically permitted under this ordinance;
- (2) The location of proposed activities and improvements is clearly defined on the site plan by the applicant; and
- (3) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

**5.301 Accessory Uses on Residential Lots**

*(b) Non-habitable accessory structures.*

*(2) Private garages, private carports or private porte cocheres*

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 accordance with the use tables in Chapter 4, Article 6. 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;
- iii. The size, height and design on 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.

**5.305 Fence.**

*(b) Height and front yard regulations.*

(2) One-family and two-family residential dwellings.

b. 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 front yard of one-family and two-family residential dwellings as a special exception by the board of adjustment provided

BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

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 adjacent properties to the applicant's property and the property owners of the property located directly across the street from the applicant's property.
3. Fence designs may include columns to a maximum height of five feet, six inches.

**LOT HISTORY:**

Development Services, building permit, PB23-04432, residential remodel construction permit to convert garage to habitable space, expired 07/24/2024.

Code Compliance Compliant CC24-00578, complaint for construction of a carport with no permits, in illegal location, issued 06/08/2024.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, South Hills NA.

**EXISTING  
CONDITIONS:**

The subject property contains a single-family dwelling and is located on a rectangular shaped lot in an established neighborhood and was platted with an alley. There is an approximately 3% downward slope beginning at the western (front) property line and ending at the south eastern rear corner of the lot. According to Google Street View, the garage was converted to habitable space sometime between 2018 and 2022. The dwelling unit remains a three-bedroom house.

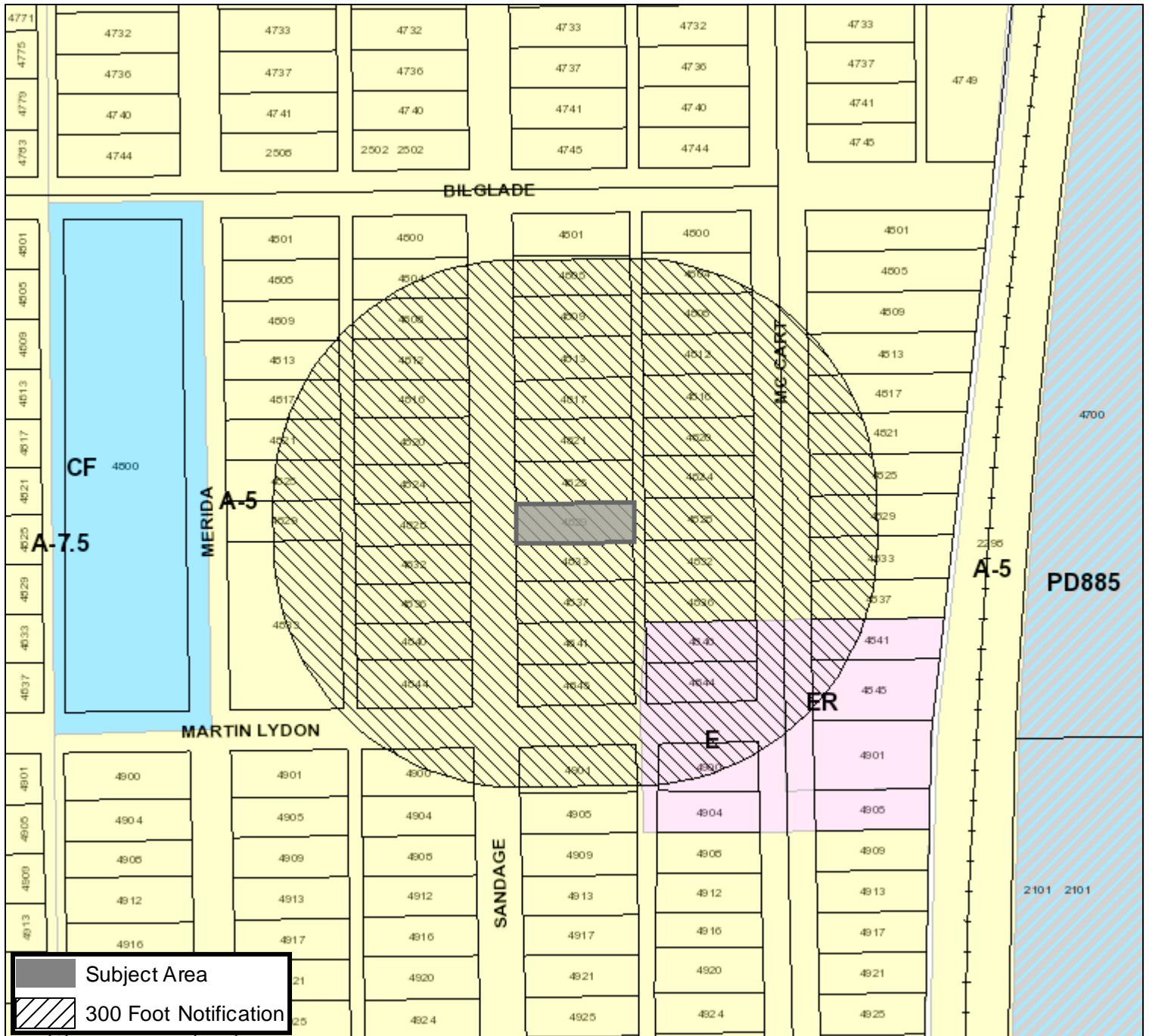
The applicant is requesting a special exception to permit an existing carport to be located within the front yard. The carport dimensions are 16 feet long X 18 feet wide, and would be located 10 feet from the front property line. The site plan indicates that the applicant is able to meet the requirement for parking behind the front wall of the house via alley access to an approximately 53-foot X 16-foot driveway located on the southeastern corner of the rear yard.

The second special exception request is to permit an existing 5-foot-tall, open design, wrought iron fence to remain in the front yard of the property.

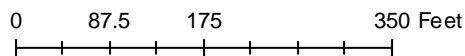


# Area Zoning Map

Applicant: Raul Ramirez  
Mapsc0: 90P  
Commission Date: 12/18/2024

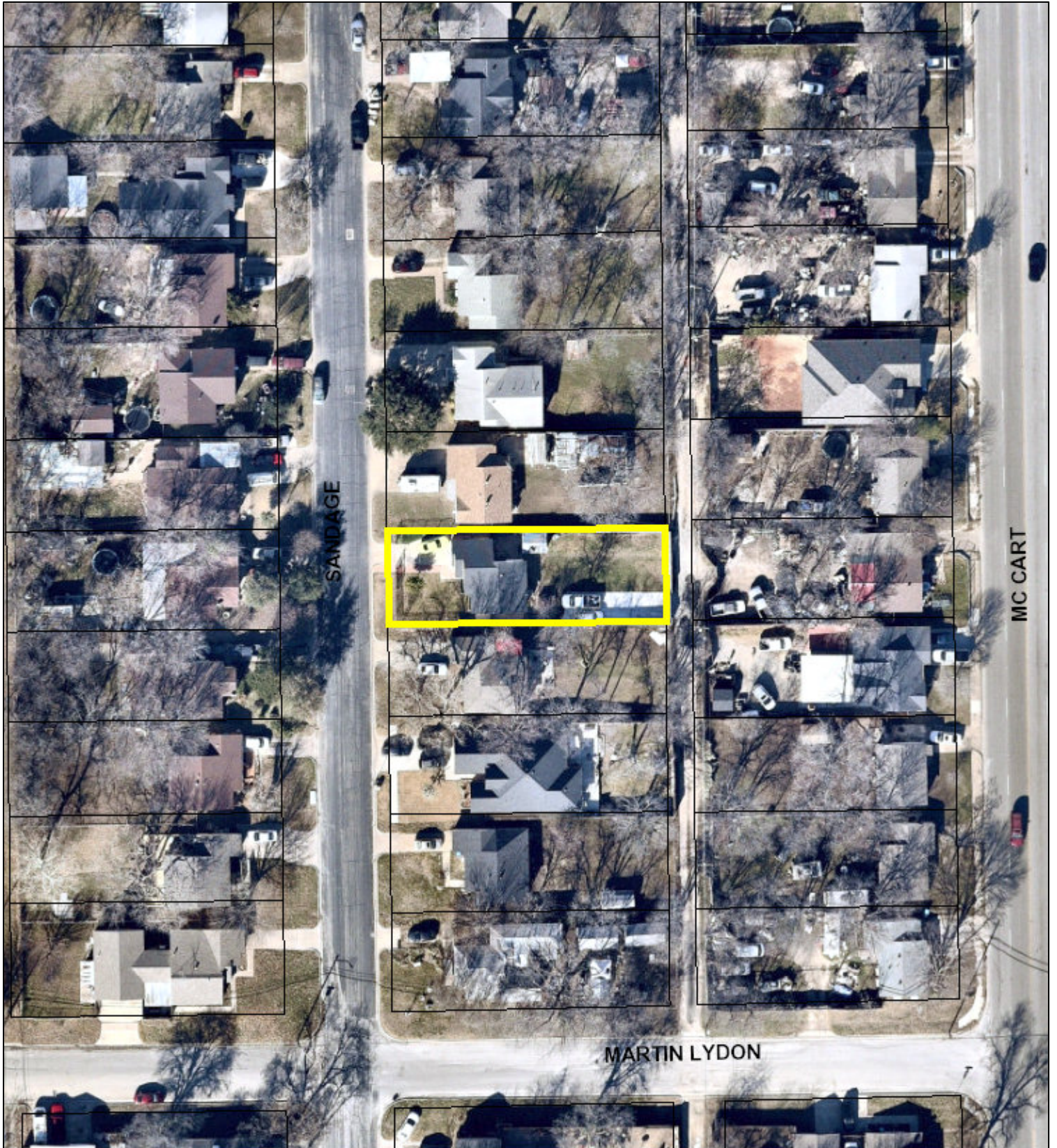


Subject Area  
 300 Foot Notification





Aerial Photo Map



0 40 80 160 Feet





**BAC-24-081**





**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: 4829 SANDAGE AV 76115  
 Lote/Tracto: 8 Bloque/Abstracto: 57 Tamaño de Lote: \_\_\_\_\_  
 Descripción Legal: Adición/Topografo: ADICION

Nombre de Propietario: RAUL MONTEL RAMIREL Telefono: (817)229-4273  
 Dirección: 4829 SANDAGE AV.  
 Ciudad: FORT WORTH Estado: TX Código Postal: 76115  
 Correo Electronico: RMON6929@GMAIL.COM

Nombre de Solicitante: RAUL MONTEL RAMIREL Telefono: (817)229-4273  
 Dirección: 4829 SANDAGE AV.  
 Ciudad: FORT WORTH TX Estado: TX Código Postal: 76115  
 Correo Electronico: RMON6929@GMAIL.COM

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

CART PORT 18 FT. X 16 FT., 5 FT. FENCE FRONT  
PARKING LIMIT

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 vídeo".

SOLAMENTE PARA EL USO DEL PERSONAL: ZONIFICACIÓN 5-A

Variación Ocupada del Propietario (Una y Dos Casas Familiares) para la Sección  
 Excepción Especial para la Sección Permit an existing front yard carport and 5 ft front yard fence  
 Varianza para \_\_\_\_\_  
 Interpretación de la Regulación \_\_\_\_\_

FECHA RECIBIDA:

10/28/24

CUOTA PAGADA:

\$1,687.50

# DE SOLUCITUDES:

2

RECIBIDO POR:

MP.

NUMERO DE CASO:

BAR-24-081





2701 SUNSET RIDGE DRIVE, STE. 303  
ROCKWALL, TEXAS 75032

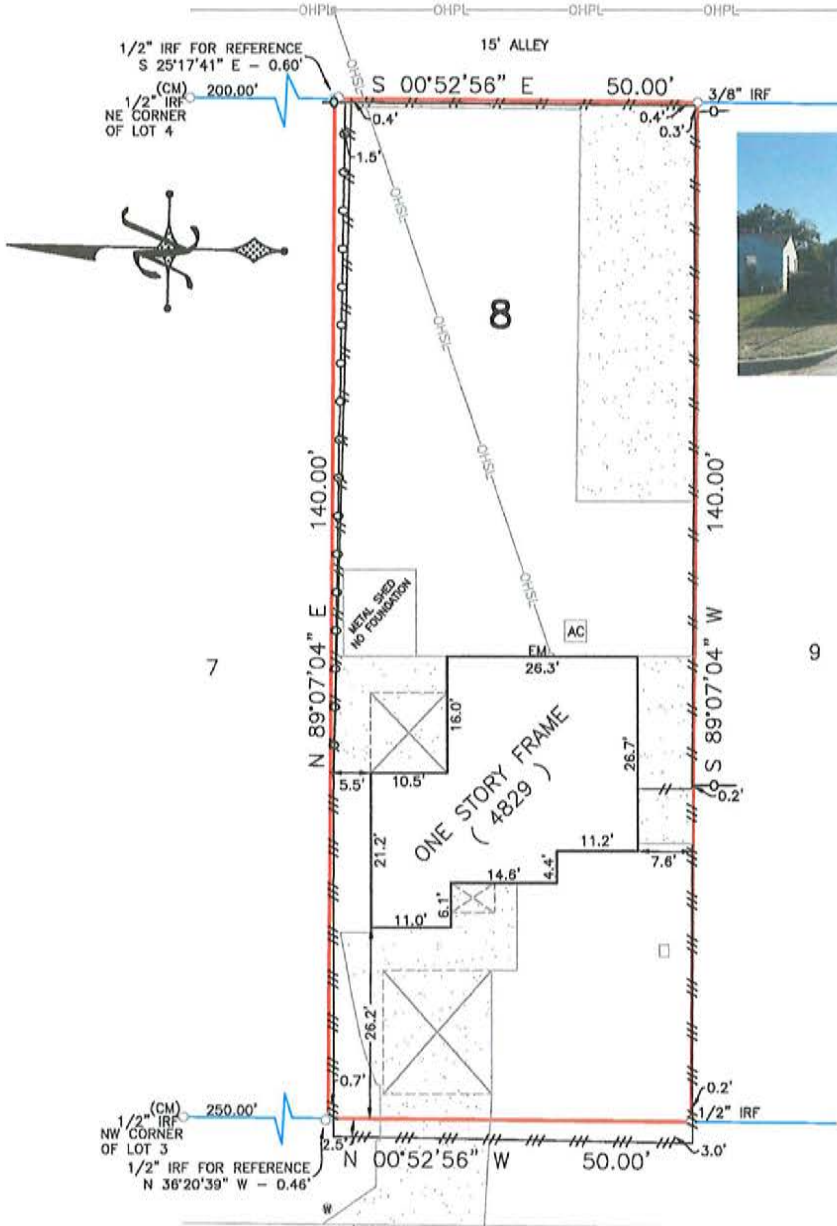
# SURVEY PLAT



FIRM REGISTRATION NO. 10194388

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 No. 4829 SANDAGE AVENUE, in the City of FORT WORTH Texas. BEING LOT 8, BLOCK 57, OF SEMINARY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 45, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.



## SANDAGE AVENUE (ROSEMARY AVENUE - PER PLAT)

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

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.

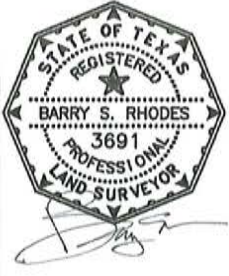
TITLE AND ABSTRACTING WORK FURNISHED BY N/A  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
Date: 10/08/24  
G. F. No.: N/A  
Job no.: 202408538  
Drawn by: MD

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

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 RAUL MONTEL

LEGEND table with symbols for Wood Fence, Iron Fence, Chain Link, Wire Fence, X-Cut Found, etc.





FILL 1  
LINE PROPERTY ← 50 FEET →

4829 SANDAGE AV.  
76115

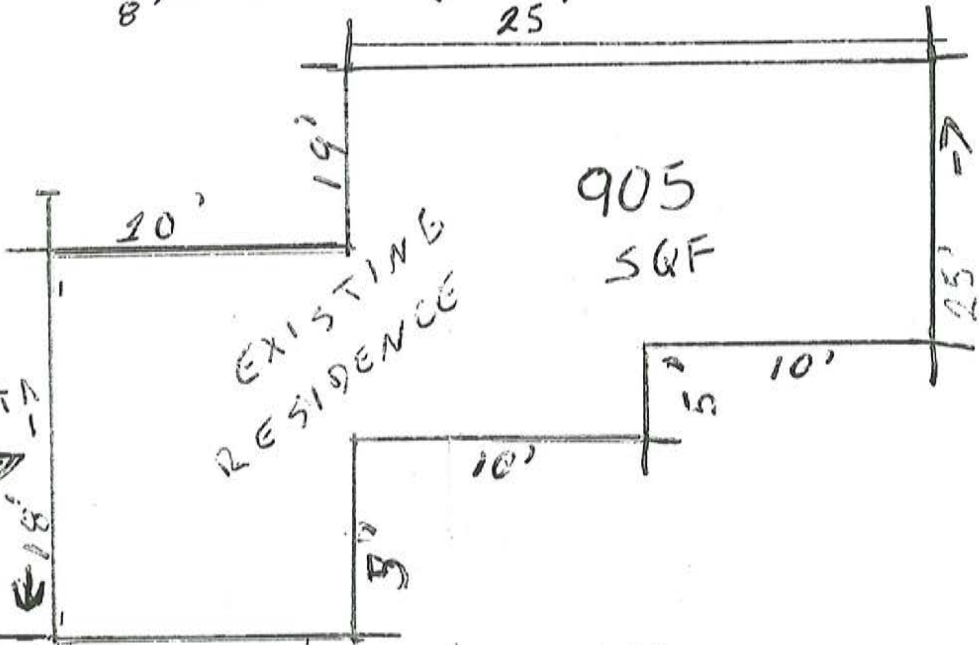


LOT 8  
BLOCK 57  
SEMINARY HILL ADD



← 140 FEET →

75 FEET →



8 FEET

LINE PROPERTY ← 140 FEET →

LINE PROPERTY



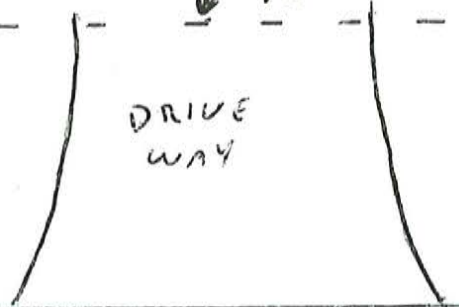
6 FT  
18'

28 FEET

16 FEET

10 FEET

IRON FENCE



DRIVE WAY

15 FEET

CURBE LINE

SANDAGE AV.

BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**BAR-24-073**

Address: 2521 Campbell Street  
Owner: Nora Campos on behalf of Lyn Builders LLC  
Zoning: "A-5" One-Family Residential District

**a. Variance:** To permit construction of a new single-family home that would encroach into the required projected front yard.

Required projected front yard setback: 25 feet  
Requested projected front yard setback: 17 feet 10 inches

**GENERAL INFORMATION**

**REGULATION:**

**3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

**6.101 Yards**

*(d) Front Yard Setbacks*

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

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

*(f) Projected front yard setbacks.*

*(1) Corner lot.*

- a. Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard required on the adjacent lot to the rear of the corner lot or separated only by an alley.

**LOT HISTORY:**

Development Services building permit PB24-12777 awaiting client reply 09/16/2024.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Polytechnic Heights South, East Fort Worth, Inc., Southeast Fort Worth, Inc.

BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**EXISTING  
CONDITIONS:**

The subject property is a vacant corner lot, located in an established neighborhood, rectangular in shape, contains several mature trees, and is not located within a regulated floodplain. The subject property was platted without an alley. There is a 2% downward slope from the eastern property boundary to the western boundary.

The applicant is proposing to construct a new single-family dwelling which would encroach into the required projected front yard created along Little John due to the existing structure located on the adjacent lot to the east that has a 25-foot front yard setback.

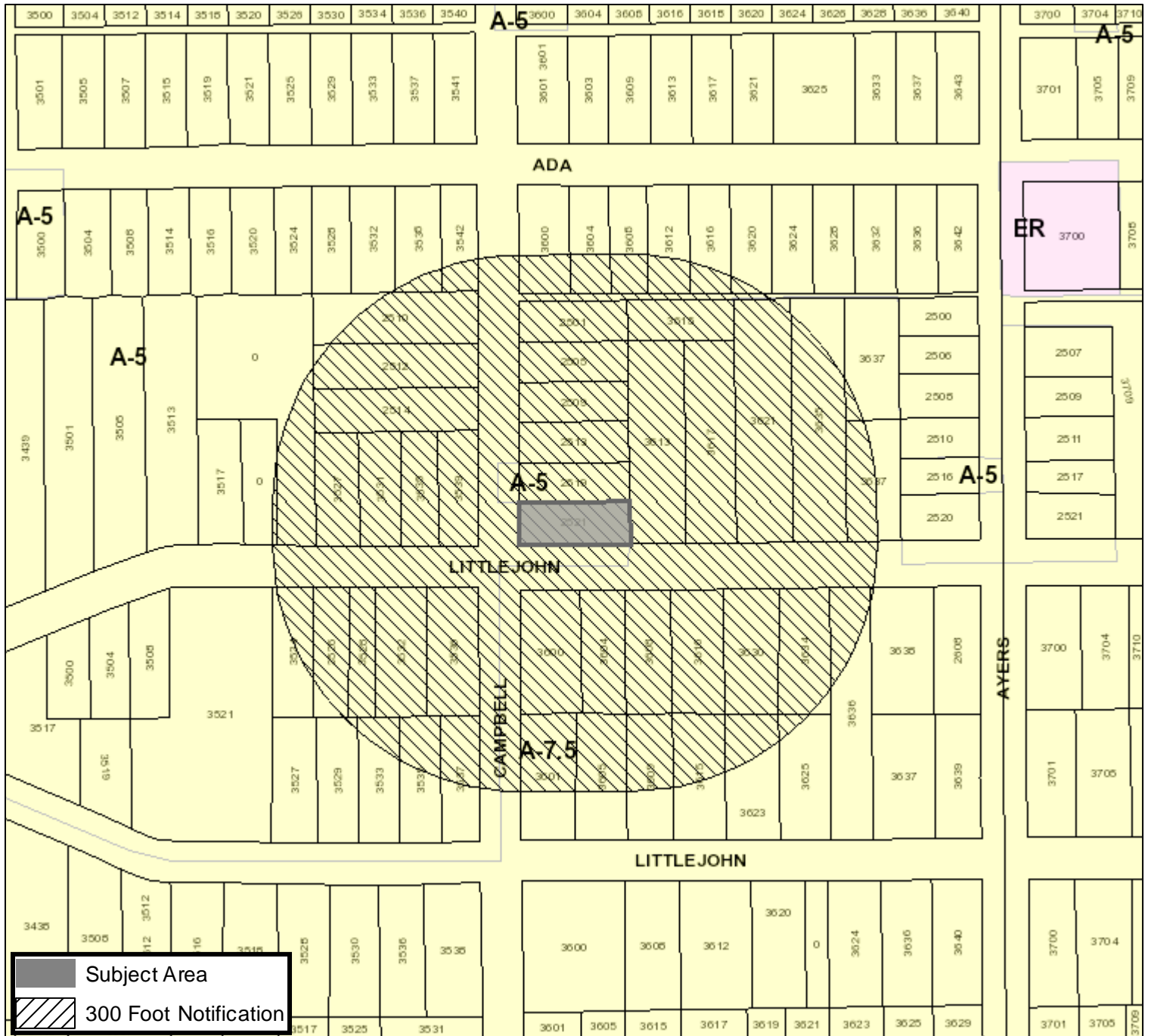
The proposed new single-family dwelling would encroach into the required 25-foot setback that is created due to the projected front yard, resulting in a proposed setback of 17 feet 10 inches. This request is deficient from the requirement by 7 feet 2 inches.



The proposed site plan indicates that the applicant is able to meet other development standards such as minimum lot size, all other required setbacks, and lot coverage.

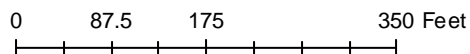


# Area Zoning Map

Applicant: Nora Campos for Lyn Builders LLC  
Mapsco: 78Q  
Commission Date: 12/18/2024



 Subject Area  
 300 Foot Notification





## Aerial Photo Map



0 40 80 160 Feet





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



**Development Services Department**

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: 2521 CAMPBELL ST  
 Lot/Tract: F PLAT938-613 Block/Abstract: 8 Lot Size: .15 ACRE  
 Legal Description: Addition/Survey: \_\_\_\_\_

Owner's Name: LYN BUILDERS LLC  
 Address: 4318 AVE J  
 City: FORT WORTH State: TEXAS Zip: 76105  
 Tele: ( ) 626-774-4516 E-Mail ALFEREZLOVE@GMAIL.COM

Applicant's Name: NORA CAMPOS  
 Address: 4318 AVE J  
 City: FORT WORTH State: TEXAS Zip: 76105  
 Tele: ( ) 626-774-4516 E-Mail ALFEREZLOVE@GMAIL.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
 CURRENTLY A VACANT LOT - SUBMITTED FOR A PERMIT THROUGH THE CITY AND PERMIT WAS PLACED ON HOLD DUE TO CORNER LOT HAVING TWO FRONT YARDS. THE PROPOSED HOME IS VERY NARROW BUT STILL OVERLAPSES THE SETBACK ON N LITTLEJOHN ST.

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 A-5**  
 Owner Occupied Variance (One and Two Family Homes) for Section \_\_\_\_\_  
 Special Exception for Section \_\_\_\_\_  
 Variance for: Variance for side yard setback  
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
9/23/2024	\$750.00	1	MP	BAR-24-073

**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, i was unaware of having two setbacks on the corner lot.

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.

That is correct. \_\_\_\_\_

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.)

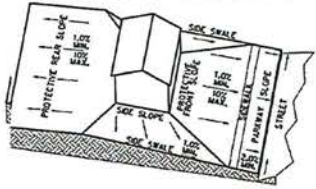
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: trust\_0da2cc6d-2e36-4b7b-a1e4-b37f4881ba9e  
Digitally signed by trust\_0da2cc6d-2e36-4b7b-a1e4-b37f4881ba9e  
Date: 2024.09.23 15:54:17 -05'00'

Date 09/23/2024

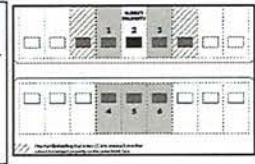
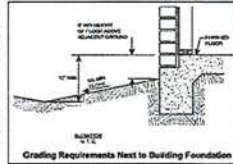
The front yard setback in residential districts shall be the greatest of: The plotted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment.

**LOT GRADING TYPE B  
DRAINAGE TO FRONT AND REAR LOT LINE**



Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FHA lot grading patterns shown on the right. Types A and D are preferred but Type C (all drainage to rear) but a swale is required at the bottom of the yard to intercept runoff if the rear yard exceeds 2%. Runoff must be picked up in a street right-of-way or drainage easement after crossing more than two neighboring lots. Any exception to these conditions will be subject to special approval and inspection.

The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of street, and drain away from the foundation as shown below. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces, in order to sustain vegetation after construction is complete.



City of Fort Worth  
Planning and Development Department  
Residential Monotony Checklist  
**-This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application-**

Final Plat No. 12. Date Recorded as Certified: \_\_\_\_\_  
(If the plat resolution date is between October 1, 2014 and October 1, 2016, this form is not required however the previous requirement shall apply. The below monotony requirements apply to all other plat resolutions.)

1. For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different facade elevation, either Subsection a. or b. below must be met:

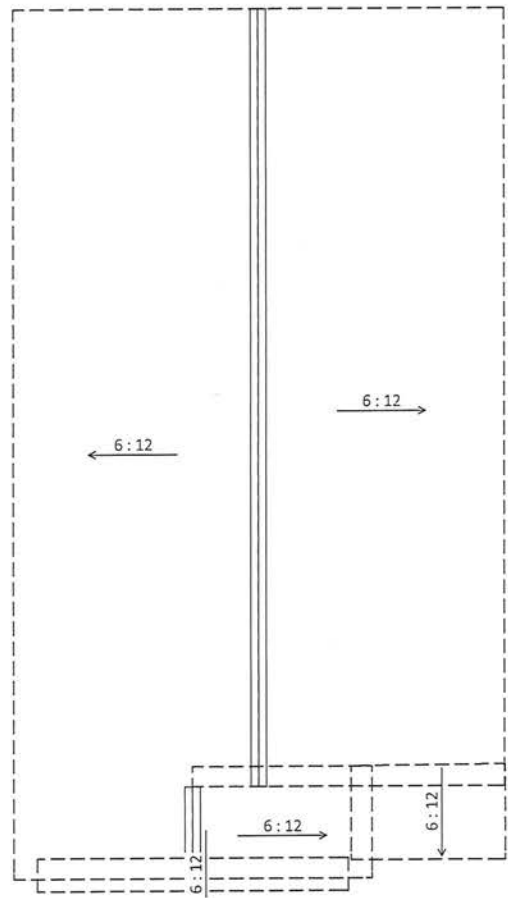
2. Identify which ONE of the following elements is met: (This option only available if exceptions as stated below do not apply.)

This permit is for a custom home, unique to the block.

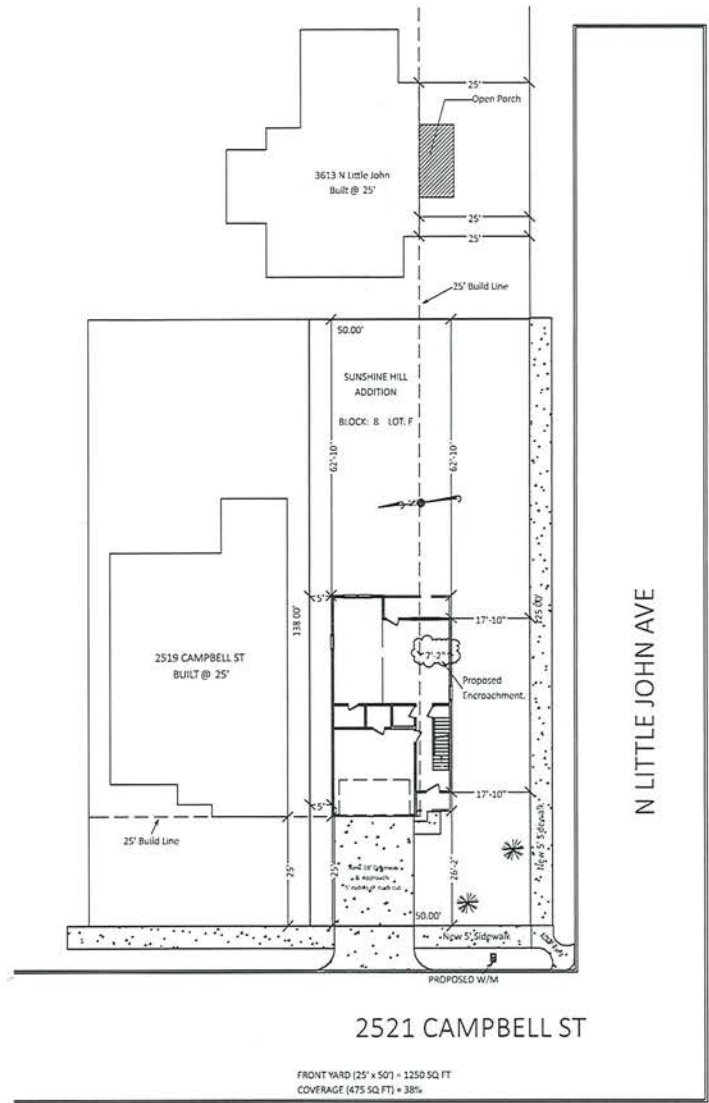
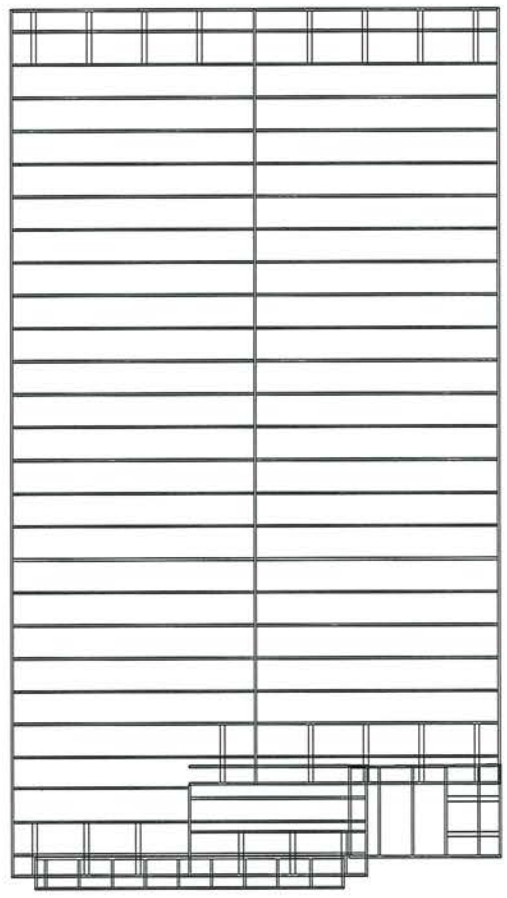
1. Different number of full stories. 2,2,2,2,2 where there are five or more dwellings of the same number of stories within the applicable lot pattern in which case the three elements in subsection b. must be satisfied; or

2. Side-loaded garage, except where there are two or more dwellings with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection b. must be satisfied.

**REVISED**  
11/15/24



**Roof Layout & Framing**  
Scale: 3/16" = 1'



**2521 CAMPBELL ST**

FRONT YARD (25' x 50') = 1250 SQ FT  
COVERAGE (475 SQ FT) = 38%

**Site Plan**  
Scale 1" = 20'



817-905-407  
2

682-408-906  
Drawn By:  
Eddie  
DATE: 11/15/24

This plans have been specifically design for a one time use at the specified address shown in this plans. Additional use of this plans set for other locations is prohibited without the written consent of C.C.H.D

Project Address:  
2521 CAMPBELL ST  
FORT WORTH, TEXAS



SHEET NUMBER  
**P-2**





City-Code  
Home Designs

817-905-4072

682-408-9066

Drawn By:  
*Eddie Santiago*

DATE: 8/19/2024

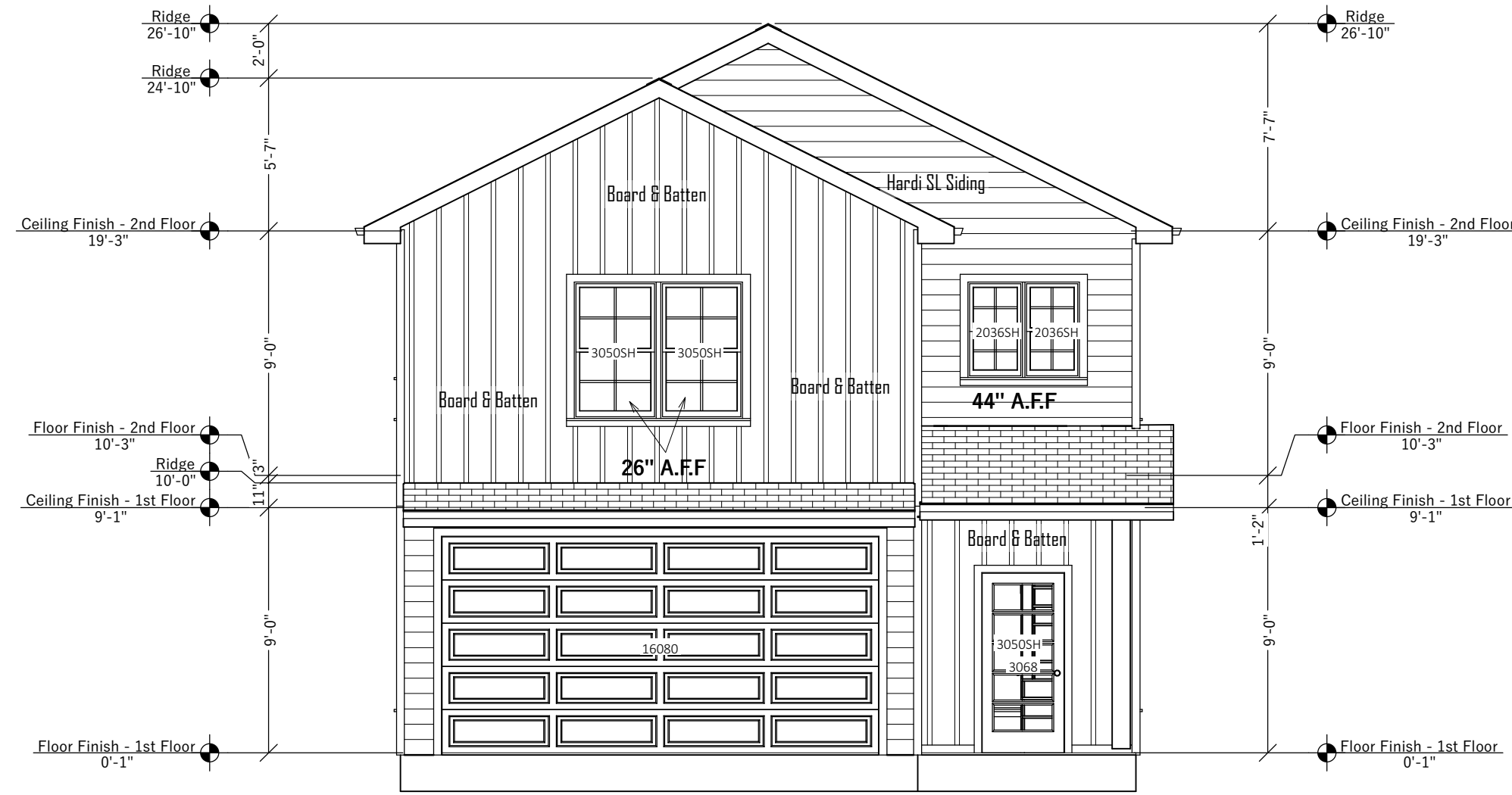
This plans have been specifically design for a one time use at the specified address shown in the address bar. Additional use of this plans set for other locations is prohibited without the written consents of C.C.H.D

Project Address:  
2521 CAMPBELL ST  
FORT WORTH, TEXAS

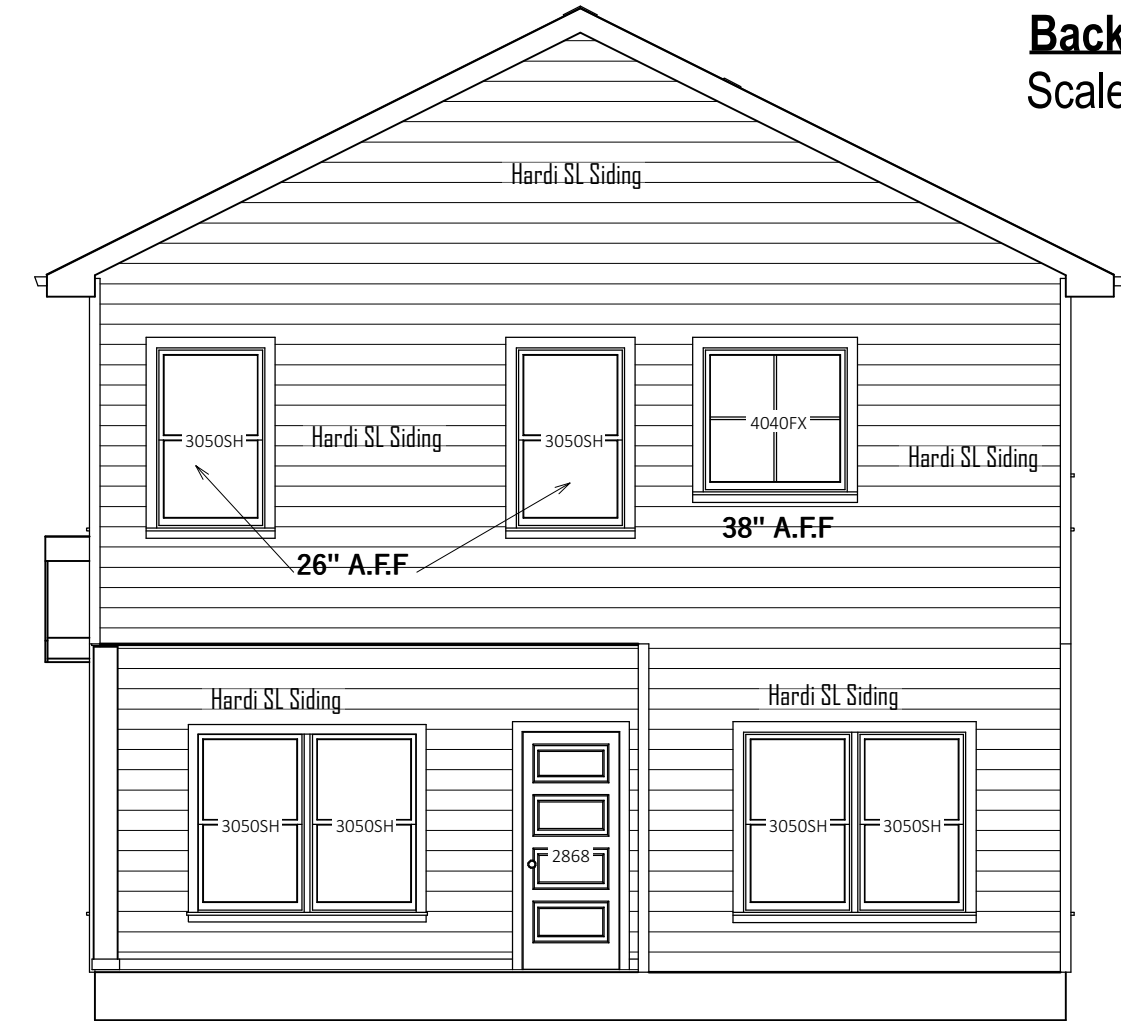


SHEET NUMBER  
**P-4**

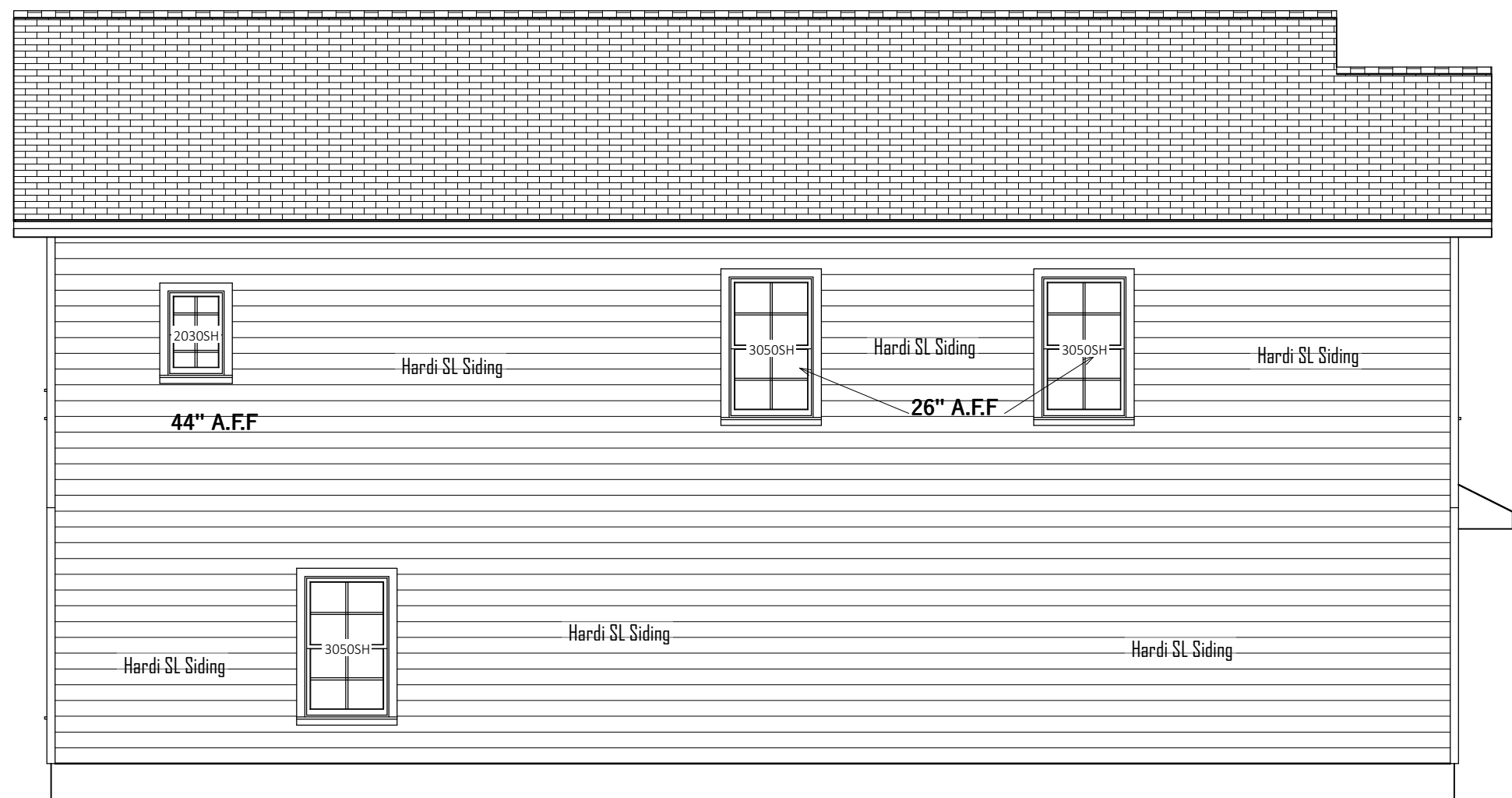
**Front Elevation**  
Scale: 3/16" = 1'



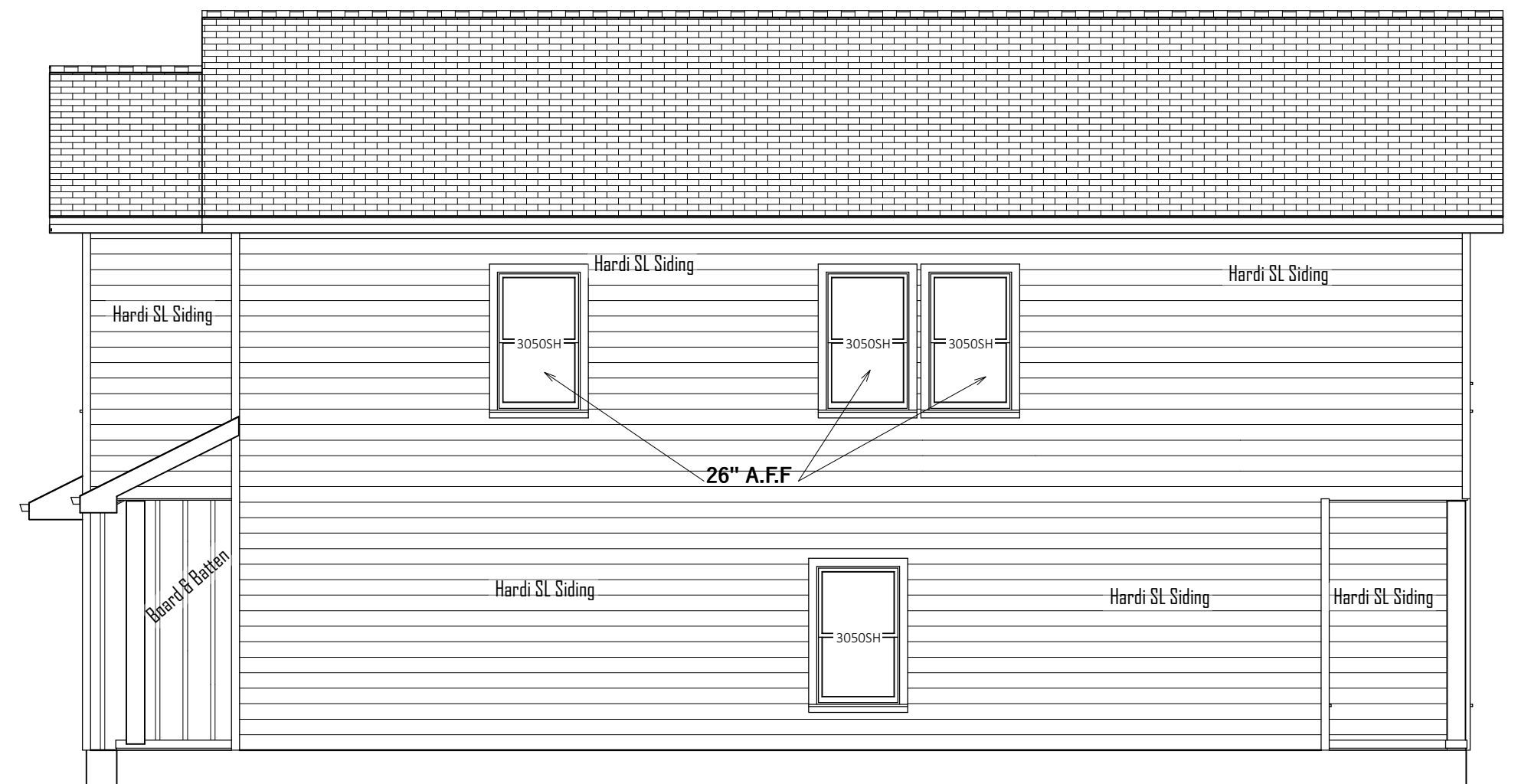
**Back Elevation**  
Scale: 3/16" = 1'



**Left Elevation**  
Scale: 3/16" = 1'



**Right Elevation**  
Scale: 3/16" = 1'



# BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**BAR-24-082**

Address: 4520 Alamosa Street  
Owner: NewPad Building Company LLC on behalf of Abel Torres  
Zoning: "B" – Two Family Residential District

**a. Variance:** To permit construction of a new single-family dwelling on a lot with less lot width than the minimum width required.

Required lot width: 50 feet  
Requested lot width: 38 feet

**b. Variance:** To permit construction of a new single-family dwelling on a lot with less lot area than the minimum area required.

Required lot area: 5,000 square feet  
Requested lot area: 3,306 square feet

## **GENERAL INFORMATION**

### **REGULATION:**

#### **3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

#### **4.707 Two Family "B" District.**

(c) *Property development standards.*

Lot area: 5,000 square feet minimum

Lot width: 50 feet minimum at building line.

### **LOT HISTORY:**

Development Services, building permit, PB22-19491 for new single-family home, expired 04/24/2023

Development Services, BAR-23-058, Board of Adjustment request for lot width and lot area variances, approved 09/20/2023, expired 03/20/2024.

Development Services, building permit, PB23-13729 for new single-family home, expired 09/12/2024.

Development Services, building permit PB24-15330 for new single-family home, awaiting client reply 10/22/2024.

### **COMPREHENSIVE PLAN DESIGNATION:**

Low Density Residential

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, United Communities Association of South Fort Worth, Glen Eden NA, Southeast Fort Worth Inc.

**EXISTING  
CONDITIONS:**

The subject property is a vacant lot located in an established neighborhood. The lot is flat, rectangular shaped, and contains no floodplain. The lot was platted in 1972 and was platted without alley access.

The adjacent lots were developed as attached duplexes; however, this portion of the block has an odd number of lots to the west of a utility easement, which has resulted in the subject lot being able to be developed as a single-family dwelling.

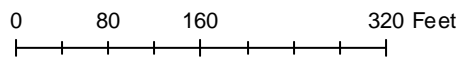
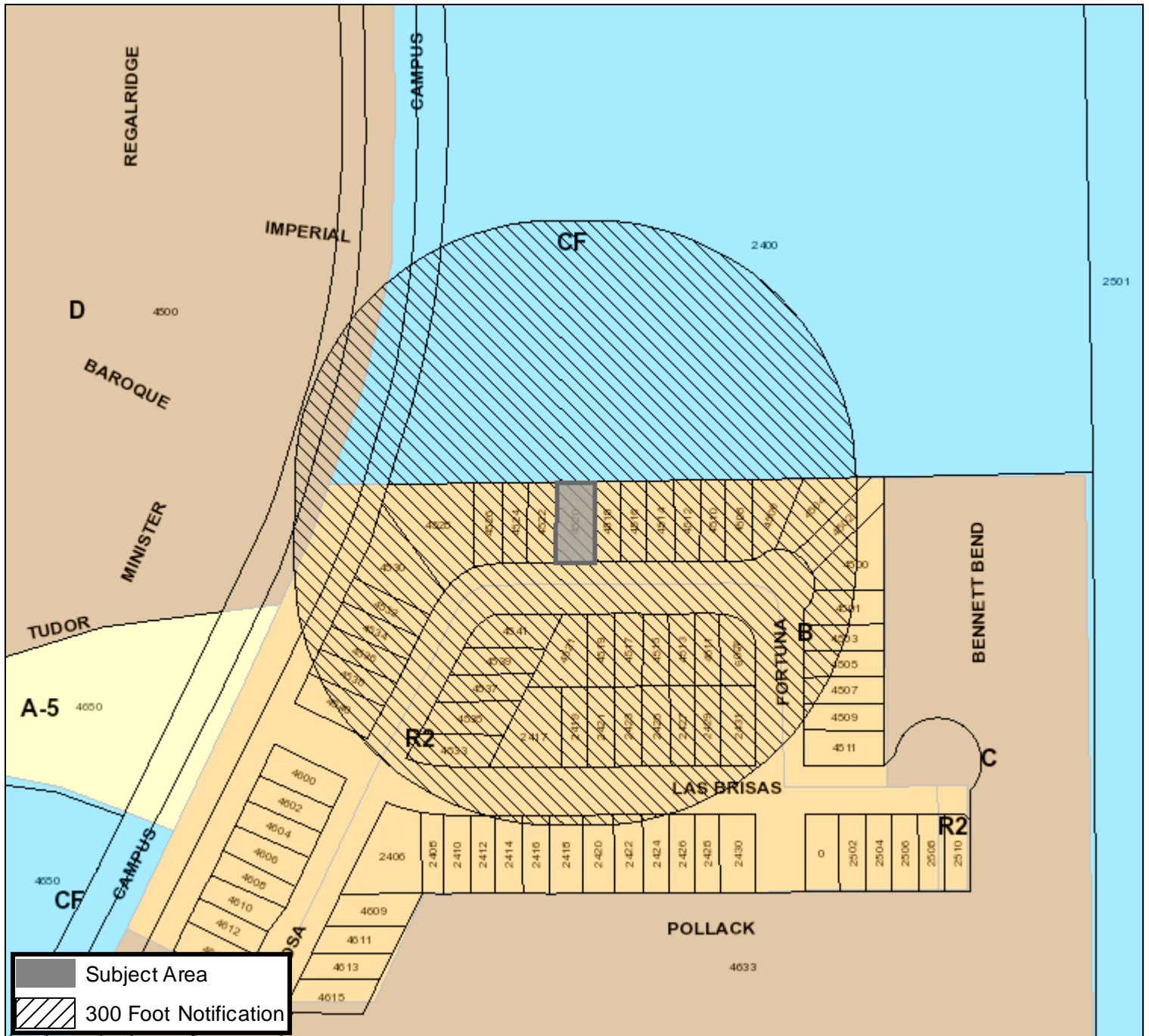
The applicant is requesting a variance to permit construction of a three-bedroom, single family dwelling on a lot width of 38-feet where a 50-foot width is required at the build line. The variance request for lot width is deficient from the minimum by 12 feet. The applicant is also requesting a variance from the 5,000 square foot minimum lot area requirement. The lot is approximately 38 feet wide by 87 feet deep for a total area of 3,306 square feet. This is deficient from the requirement by 1,694 square feet.

The proposed site plan indicates that the applicant is able to meet all setback requirements as well as parking requirements.



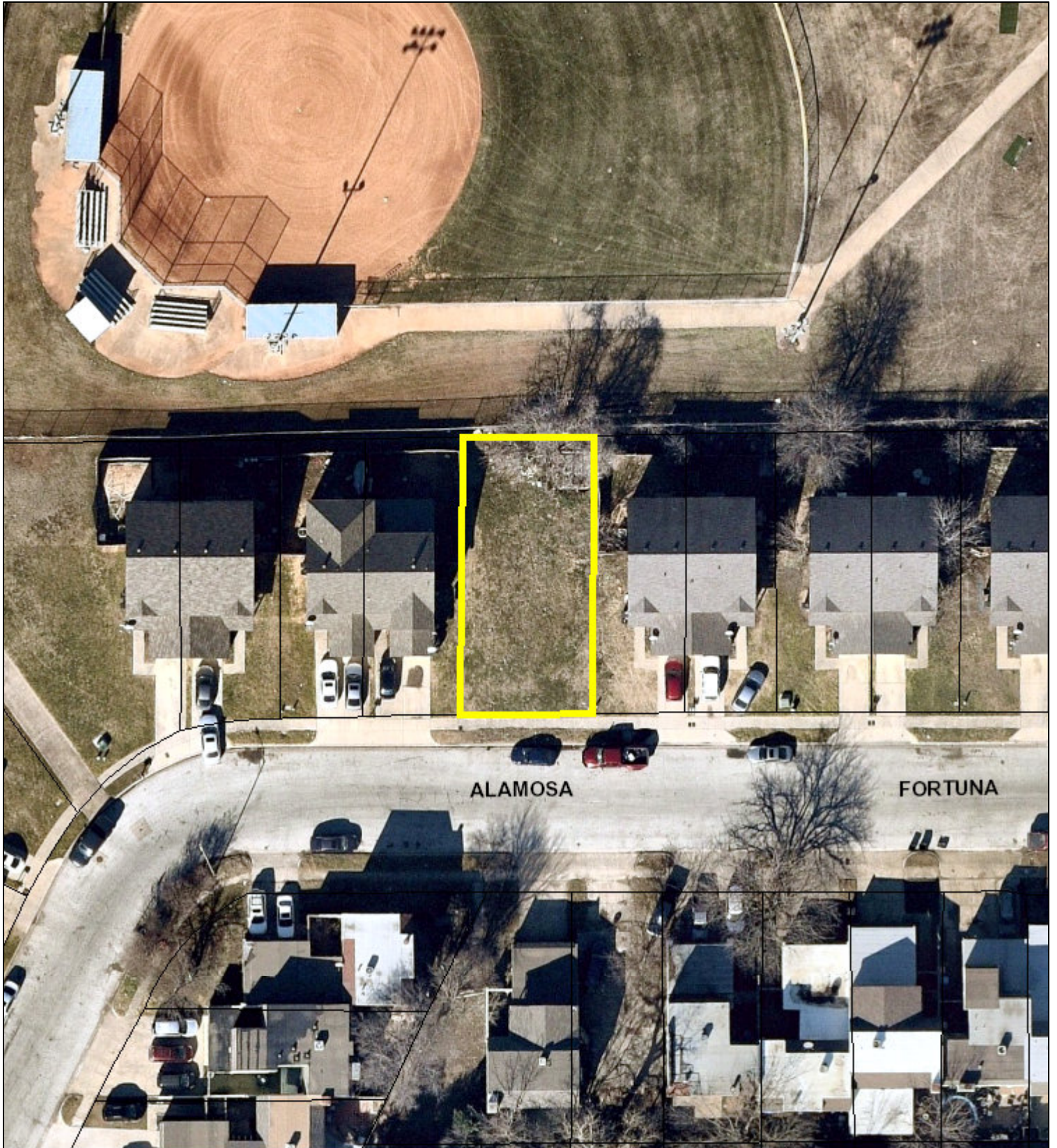
# Area Zoning Map

Applicant: Abel Torres by NewPad Building Company LLC  
Mapsc0: 92J  
Commission Date: 12/18/2024





## Aerial Photo Map



0 25 50 100 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: 4520 Alamosa St, Fort Worth, TX 76119  
Lot/Tract: 11 Block/Abstract: 2 Lot Size: 3306.204 sq ft  
Legal Description: Addition/Survey: Las Brisas Addition

Owner's Name: Abel Torres  
Address: 5333 FOSSIL CREEK BLVD #718  
City: Fort Worth State: TX Zip: 76137  
Tele: ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

Applicant's Name: NewPad Building Company LLC  
Address: P.O. Box 101654, Fort Worth, TX 76815  
City: Fort Worth State: TX Zip: 76137  
Tele: ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
Proposed 2-story single family home 33' driveway from Alamosa Street, 13.5' from back property line including a 6' utility easement. First floor 602 sq ft, Garage 273 sq ft, porches, 114 sq ft. Second floor 876 sq ft. Dimensions: 40'L x 23'W x 20' Tall. Materials used will be a concrete slab foundation and wood structure.

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

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning B

Owner Occupied Variance (One and Two Family Homes) for Section \_\_\_\_\_  
 Special Exception for Section \_\_\_\_\_  
 Variance for: Lot Width and Area.  
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID:	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>11/14/24</u>	<u>\$1,293.75</u>	<u>2</u>	<u>MP.</u>	<u>BAR-24-052</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. \_\_\_\_\_

This is an already platted lot, the originally approved plat created this 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.

The area and width of the lot that were established with the original plat is the reason for the variance.

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 comp plan is meant for housing and so is the zoning code, this project fits both.

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

No, we just plan on building a home.

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

The properties next to the subject property are all developed with housing.

**Acknowledgement**

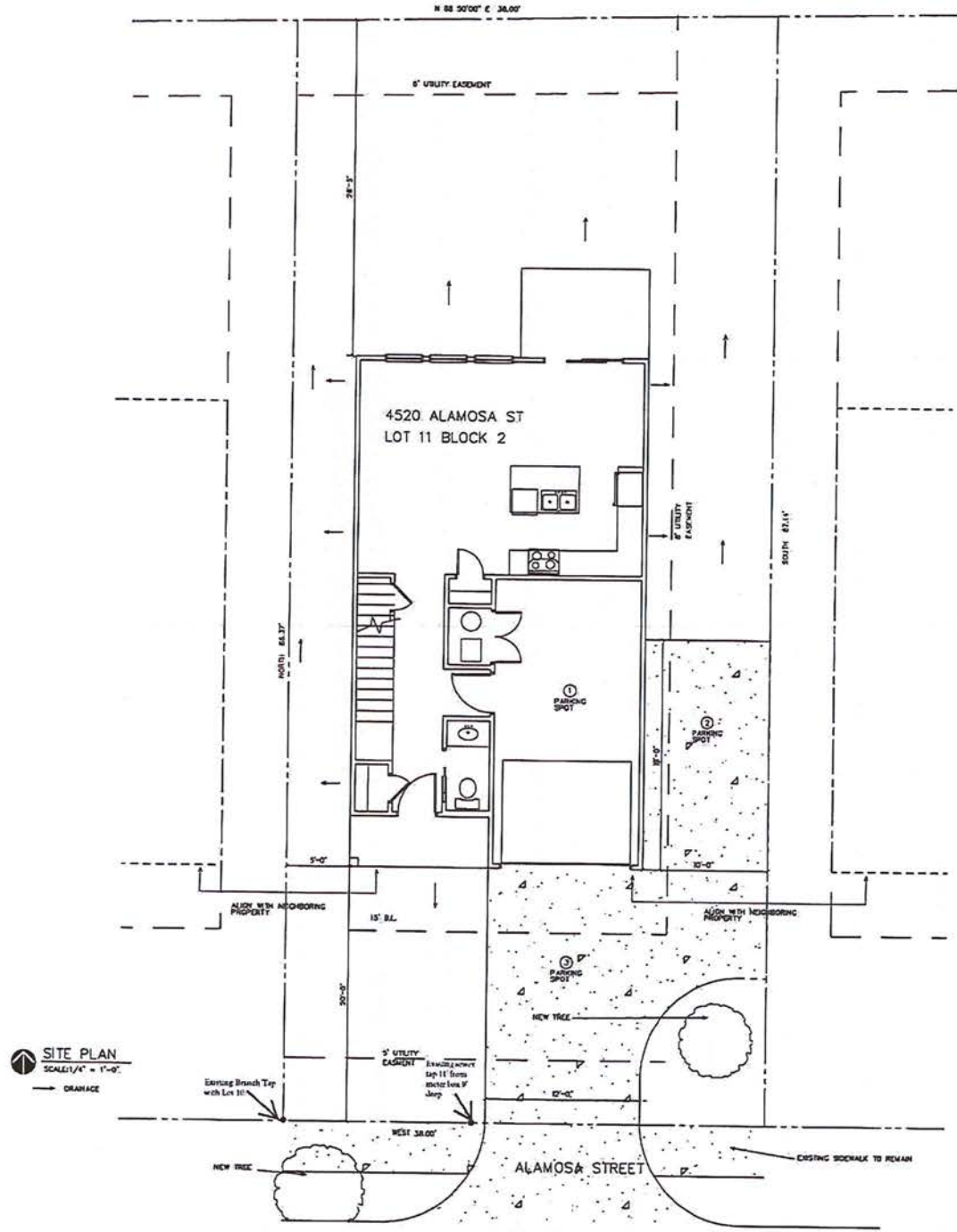
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate 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)

DocuSigned by:  
*Cooper Conger*  
Signature \_\_\_\_\_  
191C9EBEE0714A...

Date 11/12/2024



**SITE PLAN**  
SCALE 1/4" = 1'-0"  
— DRAINAGE

DRAWINGS FOR:  
**SPEC HOUSE**  
4520 ALAMOSA STREET  
LOT 11 BLOCK 2

**COOPER CONGER**  
 cconger@congergroup.com  
 206-966-0166

**BARXIDESIGN**  
 Marianne Reed - Designer  
 903-624-0288 www.barxidesign.com

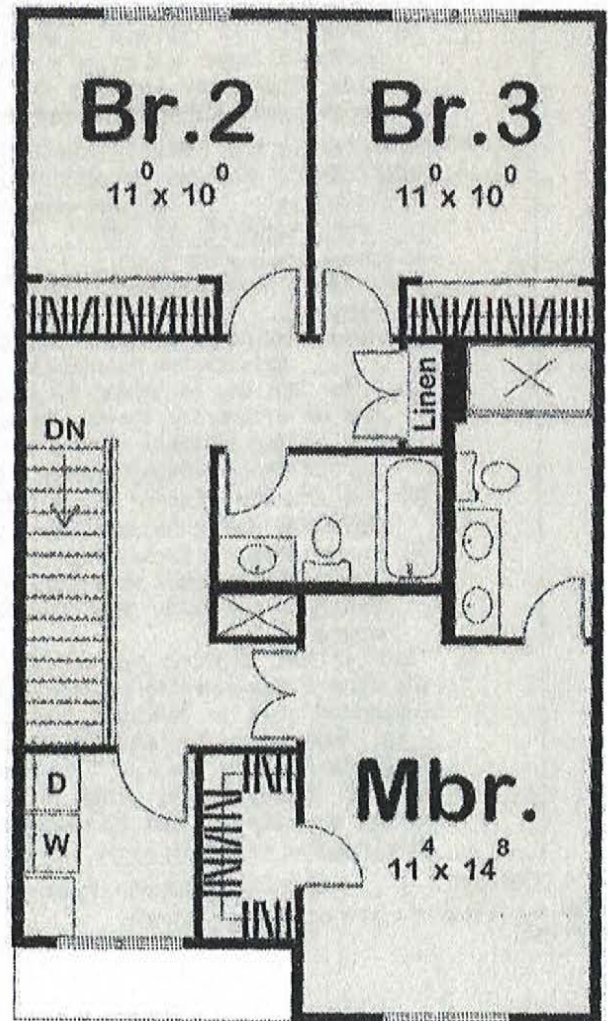
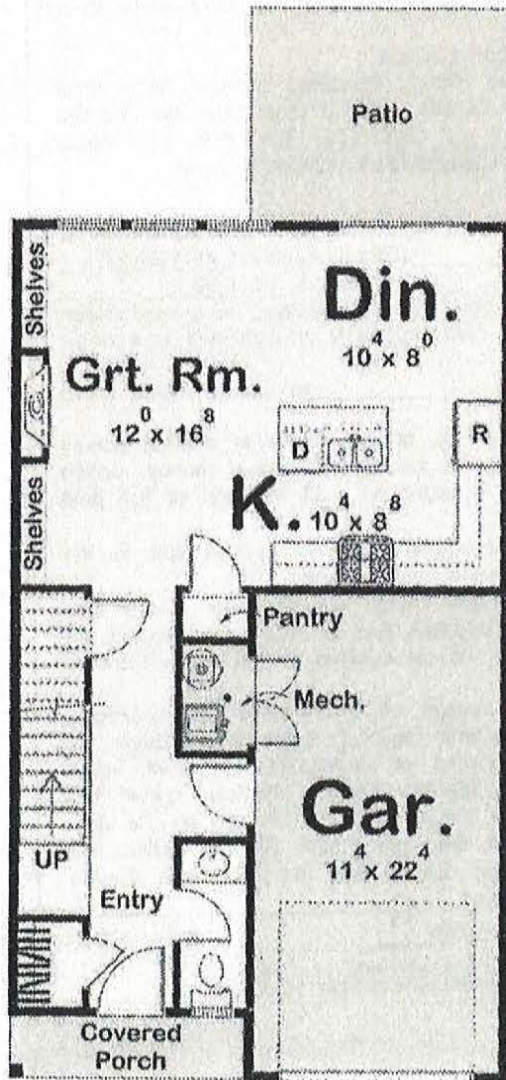
DATE: 10/8/2023  
SITE PLAN

**A0**





2nd floor floorplan



**BAR-24-084**

Address: 2700 Willing Ave  
 Owner: Daniel Laycock and Julie Anne Anton  
 Zoning: "A-5" – One Family Residential District

**a. Variance:** To permit construction of a detached, habitable accessory structure that would encroach into the required side-yard setback.

**Required side-yard setback:** 5 feet  
**Requested side yard setback:** 2 feet 8 inches

**b. Variance:** To permit construction of a detached, habitable accessory structure that would encroach into the required rear-yard setback.

**Required rear-yard setback:** 5 feet  
**Requested rear-yard setback:** Zero feet

**GENERAL INFORMATION**

**REGULATION:**

**3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self- imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

**4.705 One-Family ("A-5") District.**

*(c) Property development standards.*

(1) In the one-family ("A-5") district, the minimum dimension of lots and yards and the height of buildings shall be shown in the accompanying table:

Rear yard	5 feet minimum
Side yard	5 feet minimum

**LOT HISTORY:**

Development Services, building permit, PB19-01054, residential remodel construction, finalized 07/24/2019.

**COMPREHENSIVE PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED NEIGHBORHOOD NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Ryan Place Improvement, Paschal NA, South Hemphill Heights NA.

**EXISTING CONDITIONS:**

The subject property contains a single-family dwelling and is located on a relatively flat, rectangular shaped lot, located in an established neighborhood

and was platted with an alley. There is no floodplain located on the property but there are several mature trees.

The applicant is requesting a variance for the side yard setback as well as a variance for the rear yard setback to permit construction of a detached, habitable accessory structure. There is currently an existing detached garage located at the rear southwest corner of the property. The existing detached garage currently has a zero-foot rear yard setback and a 2-foot 8-inch side yard setback. The applicant is requesting that the same setbacks be granted for the proposed detached, habitable accessory structure. The proposed structure has the same footprint as the existing structure. If the variance is approved, the applicant will demolish the existing detached garage and construct the proposed structure.

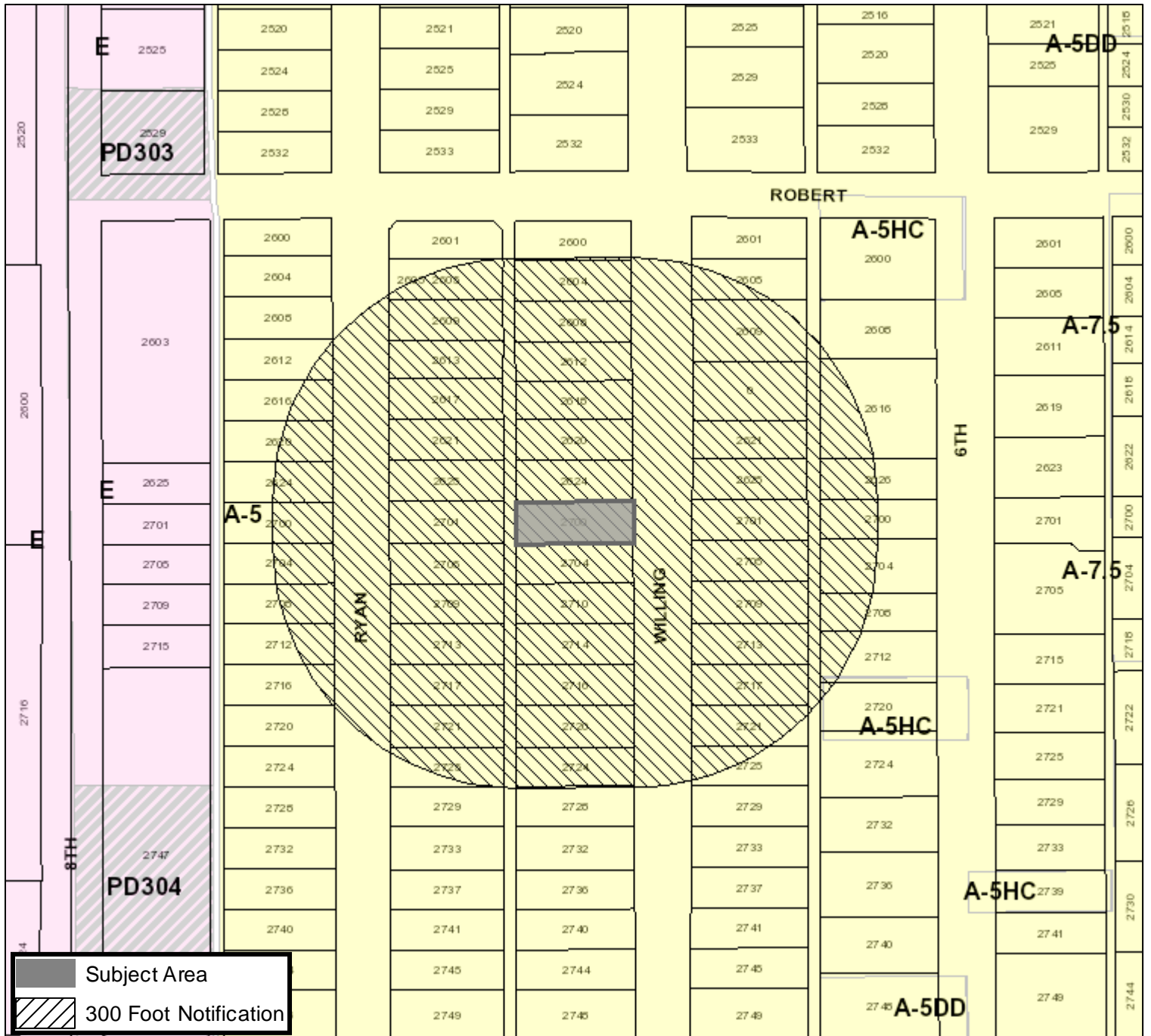
The applicant request of a 2-foot 8-inch side yard setback is deficient from the 5-foot minimum required side yard setback by 2-feet 4-inches. The request for a zero-foot rear yard setback is deficient from the required minimum by 5-feet.



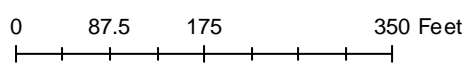


# Area Zoning Map

Applicant: Daniel Laycock & Julie Anne Anton  
Mapsc0: 76U  
Commission Date: 12/18/2024

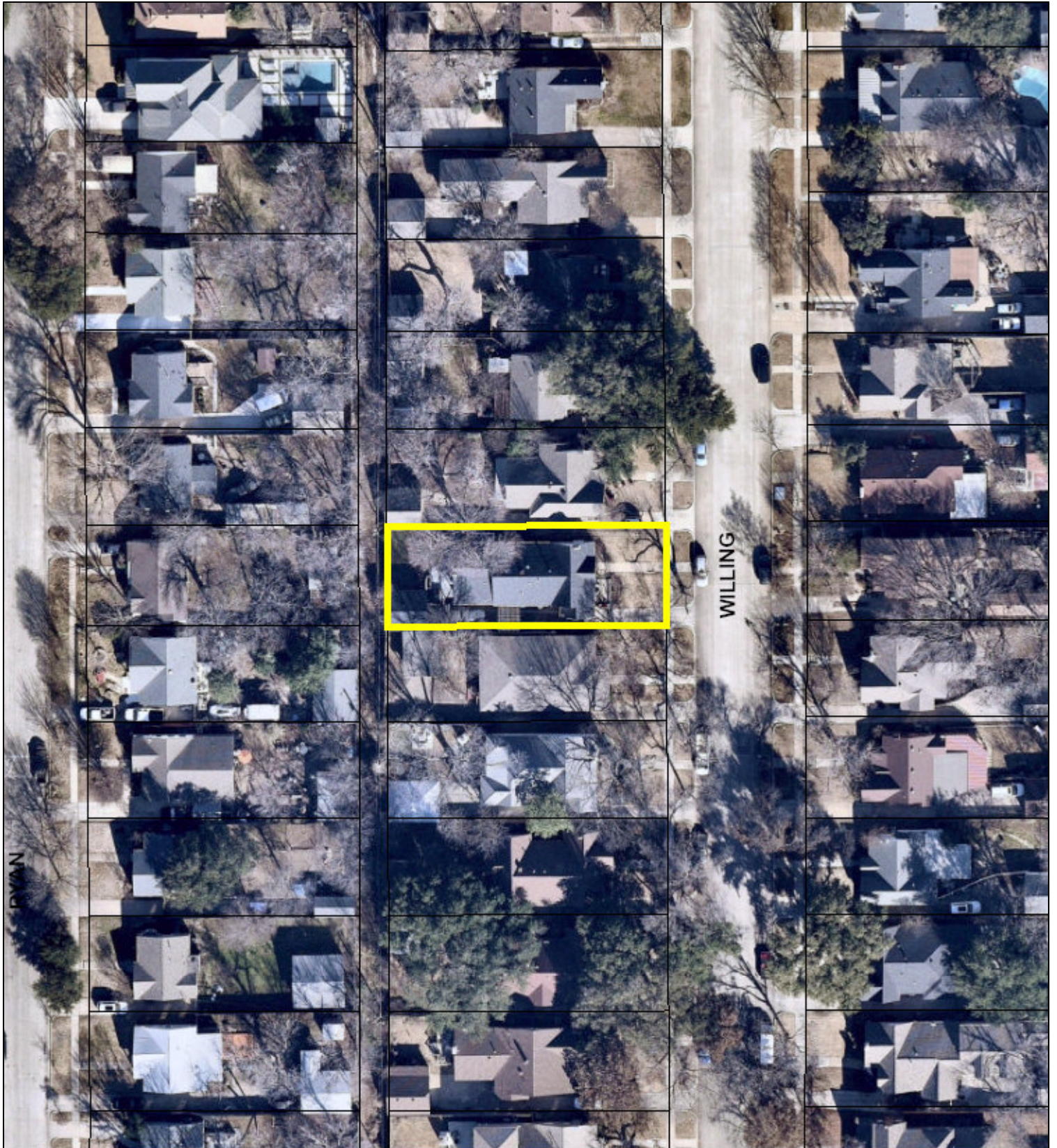


Subject Area  
 300 Foot Notification





Aerial Photo Map



0 40 80 160 Feet





**BAC-24-084**





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

**FORT WORTH**



**Development Services Department**

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: 2700 Willing Ave

Lot/Tract: 1 Block/Abstract: 26 Lot Size: 0.161 acres

Legal Description: Addition/Survey: \_\_\_\_\_

Owner's Name: Daniel Laycock and Julie Anne Anton

Address: 2700 Willing ave

City: Fort Worth State: TX Zip: 76110

Tele: ( ) \_\_\_\_\_ E-Mail: laycocdj@gmail.com

Applicant's Name: Daniel Laycock

Address: 2700 Willing Ave

City: Fort Worth State: TX Zip: 76110

Tele: ( ) 216-659-2901 E-Mail: laycocdj@gmail.com

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

The proposed plan to demolish existing detached garage and rebuild in same location. To be conventionally frame built, siding clad 18' 6" wide by 20' 4" deep, 9' walls and OA height of 15' 9". We simply want to build in the same location of the existing structure.

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 \_\_\_\_\_  
 Variance for: Side and rear yard setback.  
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>11/15/24</u>	<u>\$843.75</u>	<u>2</u>	<u>MP.</u>	<u>Bar. 24.084</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 existing detached garage foundation was built too low for the surrounding grade and continues to have water damage issues. Otherwise we would remodel the existing building for the home office space on the proposed plans \_\_\_\_\_

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 detached garage foundation is inadequate and is below the surrounding grade allowing water to damage structural framing. \_\_\_\_\_

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. \_\_\_\_\_  
This variance request for maintaining existing location would not affect intent and purpose of the comprehensive plan. \_\_\_\_\_

4. The variance will not adversely affect the health, safety, or welfare of the public. \_\_\_\_\_  
This variance to allow us to build within the build offset will only improve health and safety creating a safe structure to be used for an office and not a mold haven for the existing water damaged existing building. \_\_\_\_\_

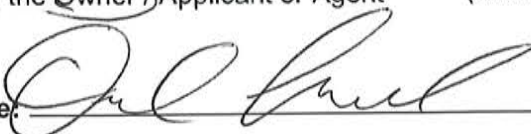
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. \_\_\_\_\_  
This variance will not affect the adjacent property or adjacent alley in any way \_\_\_\_\_

**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.**

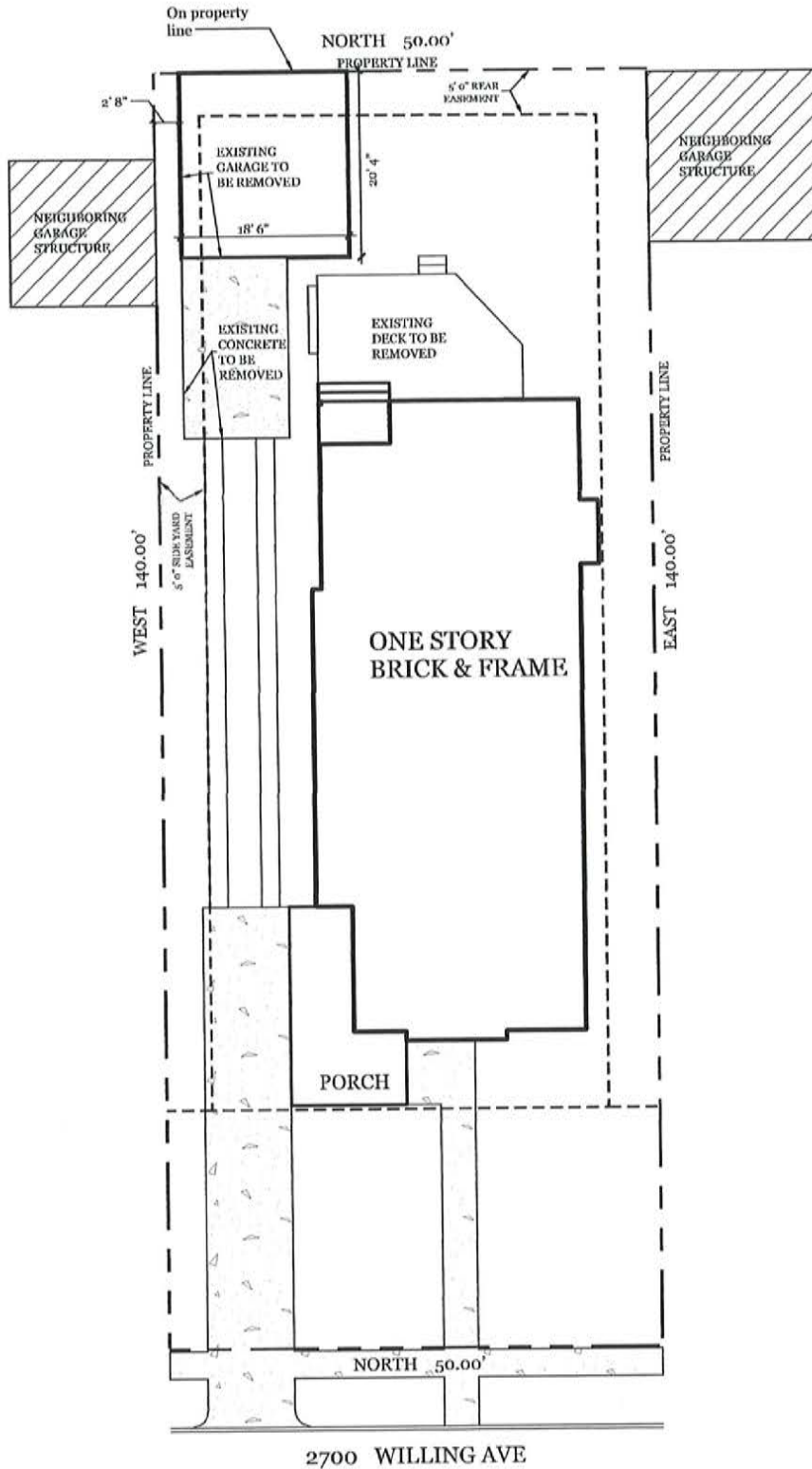
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature:  \_\_\_\_\_

Date 11/14/24 \_\_\_\_\_



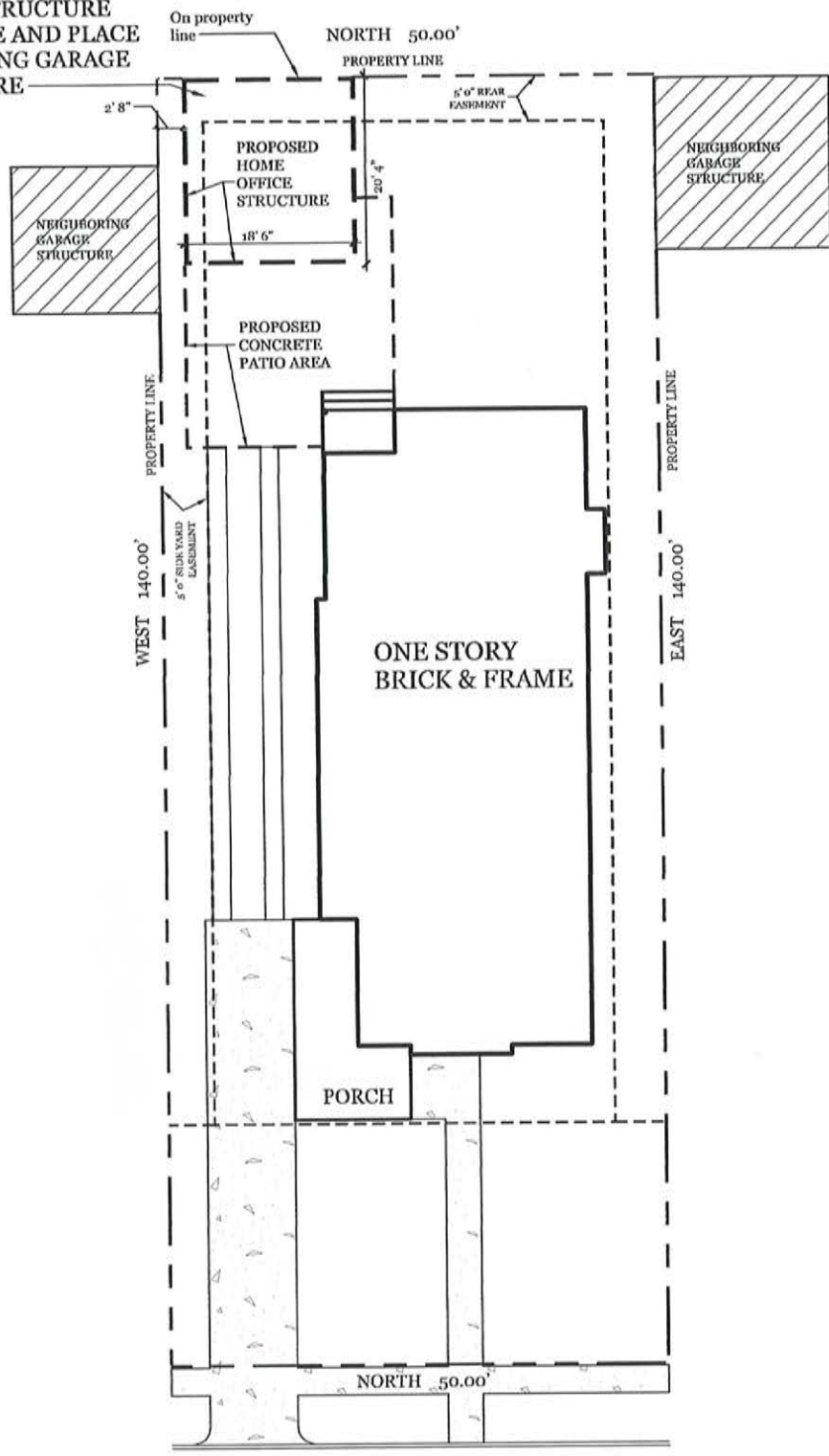


**Legal Description**  
 Lot 1, Block 26  
 RYAN PLACE ADDITION  
 Tarrant County, Texas



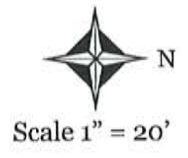
Scale 1" = 20'

OFFICE STRUCTURE  
SAME SIZE AND PLACE  
AS EXISTING GARAGE  
STRUCTURE



2700 WILLING AVE

**Legal Description**  
Lot 1, Block 26  
RYAN PLACE ADDITION  
Tarrant County, Texas



BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**BAR-24-085**

Address: 5617 Byers Avenue  
Owner: Tommy Glenn and Elizabeth Showers  
Zoning: "A-5" One-Family Residential District

**a. Variance:** To permit construction of an accessory structure (swimming pool) that would not be located 75 feet from the front property line nor behind the rear wall of the home.

**Required distance from front property line:** 75 feet  
**Requested distance from front property line:** 43 feet 6 inches

**GENERAL INFORMATION**

**REGULATION:**

**3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

**5.301 Accessory Uses On Residential Lots**

*(b) Non-habitable accessory structures.*

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

**LOT HISTORY:**

Development services, PB24-15574, Residential Accessory New Permit, awaiting client reply 10/28/2024.

**COMPREHENSIVE PLAN**

**DESIGNATION:**

Single-Family Residential

**REGISTERED NEIGHBORHOOD NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, West Byers NA, West Side Alliance, Camp Bowie District Inc.

**EXISTING CONDITIONS:**

The subject property contains a single-family dwelling, located in an established neighborhood, rectangular in shape, contains several mature trees, has an approximately 4% downward slope from the northern property boundary to the southern boundary, and was platted with an alley.

The applicant is requesting a variance to permit construction of a swimming pool that would be located in front of the rear wall of the residence and 43-feet 6-inches from the front property line. The proposed location is deficient from the 75-foot ordinance requirement by 31 feet 6 inches.

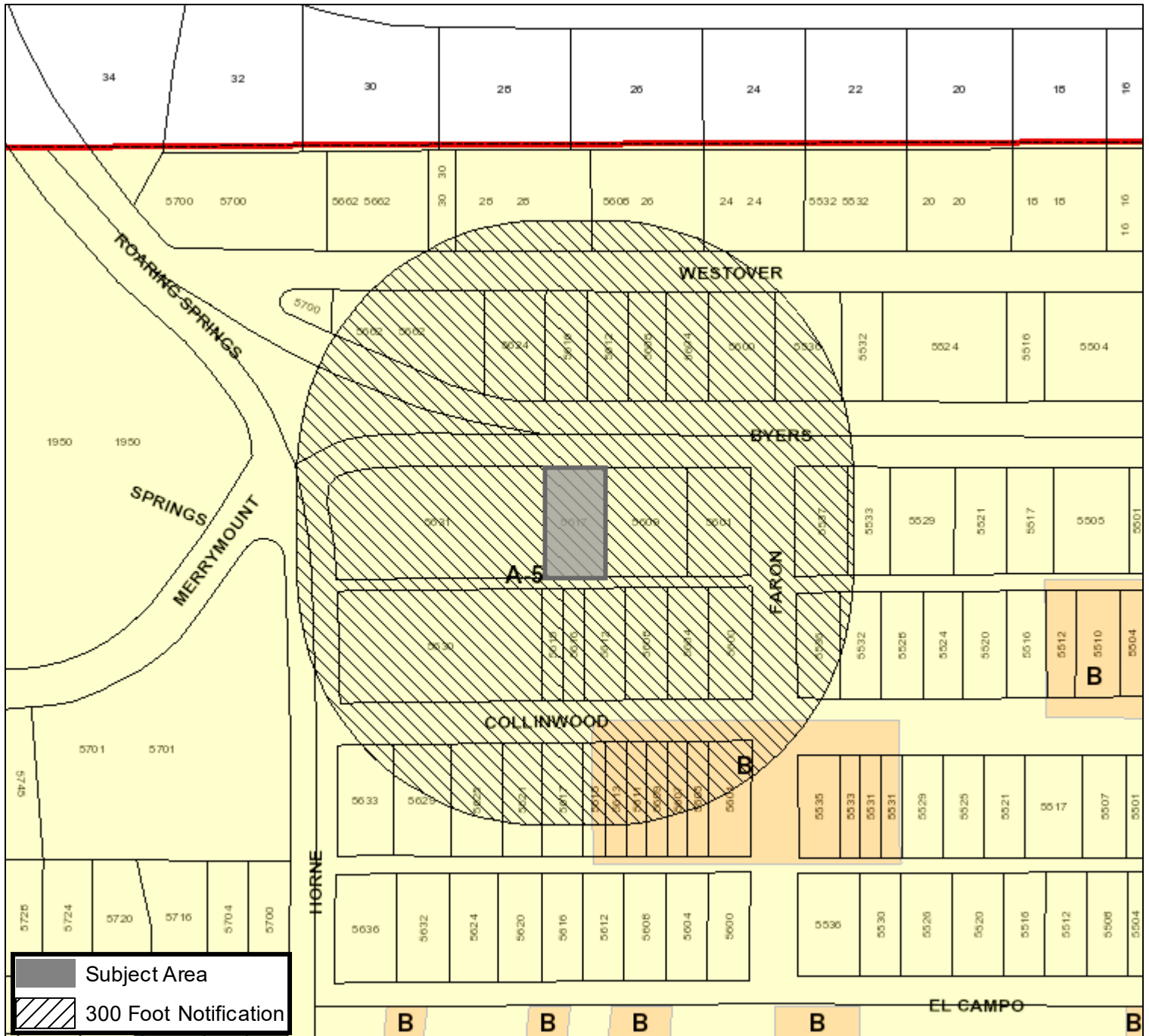




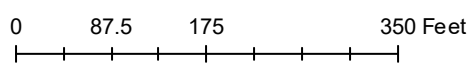
BAR-24-085

# Area Zoning Map

Applicant: Tommy Glenn for Tommy Lamar Glenn Jr. Revocable Trust  
MapSCO: 74H  
Commission Date: 12/18/2024



Subject Area  
 300 Foot Notification





## Aerial Photo Map



0 40 80 160 Feet





**BAC-24-085**





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



Development Services Department

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: 5617 Byers Ave, Fort Worth, TX 76107  
 Lot/Tract: 31,32,33 Block/Abstract: 52 Lot Size: 9,375 sq. ft or .215 acr  
 Legal Description: Addition/Survey: Chamberlain Arlington Heights

Owner's Name: Tommy Glenn & Elizabeth Showers  
 Address: 5617 Bvers Ave.  
 City: Fort Worth State: TX Zip: 76107  
 Tele: ( ) 214-762-4456 E-Mail elizabethshowers@icloud.com

Applicant's Name: same as above  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Tele: ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

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

STAFF USE ONLY: Zoning A-5  
 Owner Occupied Variance (One and Two Family Homes) for Section \_\_\_\_\_  
 Special Exception for Section \_\_\_\_\_  
 Variance for: Pool not 75ft from front property line or behind the rear wall of the home.  
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
11/14/2024	\$562.50	1	MP	BAR-24-085

**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.

There is no other logical place to build a pool on our property without tearing down the existing structure of the garage.  
The variance 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.

This property's area is unique in regards to the setback size variance, and this was not created by the current property owner. There is definitely no financial gain made from this, it's more of a financial loss to build a pool. Karen Moreno, my contact with the City's Planning & Development Zoning dept, made me aware that 5617 Byers Ave is zoned A5 so any accessory structure (like a pool) has to either be behind the house or has to be 75 feet from the front property line. As you can see on the pool plans and the survey, the proposed pool is 41 feet 7 inches from the front of the property line, so this is why I am here, to ask for approval to build this pool.

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 design of our pool and surrounding landscaping will fit in with the style and be in harmony with the intent and purpose of this neighborhood plan. And I have gotten signatures from all the people who live within 300 feet of us including one neighbor across the street. One of our neighbors, the Mesches, own 3 properties around us.

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

This statement in #4 is correct

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

This statement in #5 is correct

**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: Tommy Glenn Digitally signed by Tommy Glenn  
Date: 2024.11.15 07:28:20 -06'00'

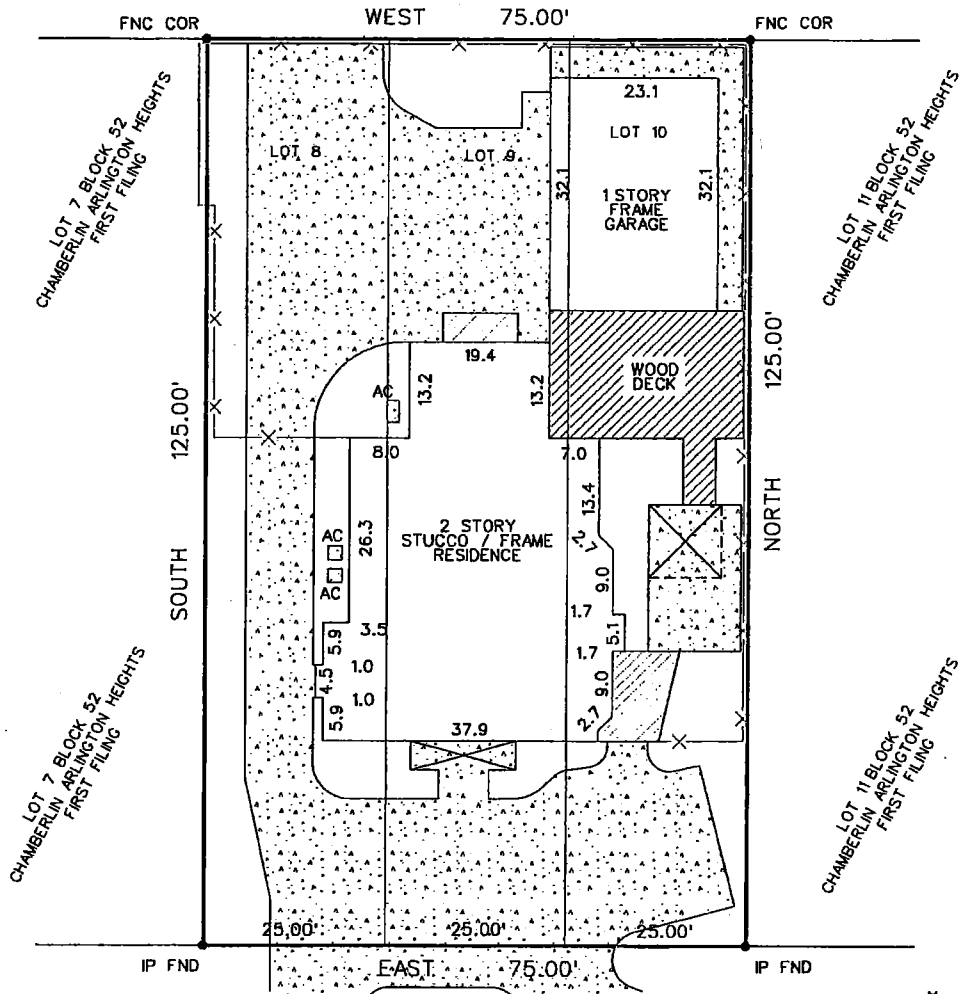
Date 11/15/2024



BLOCK 52  
CHAMBERLIN ARLINGTON HEIGHTS  
FIRST FILING

LOT 33                      LOT 32                      LOT 31

16' ALLEY                      16' ALLEY



**5617 BYERS AVENUE**  
60' R.O.W.



ELECTRICAL EASEMENT AGREEMENT RECORDED IN VOLUME 4556, PAGE 246  
DOES APPLY TO THIS PROPERTY.

BORROWER: SIKES  
GF NO: LT-2064-2000641600109-PB

**LEGAL DESCRIPTION:**

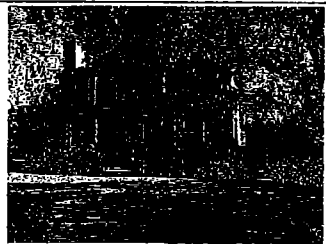
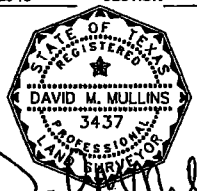
LOTS 8, 9 AND 10, BLOCK 52, CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 21, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" [AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] ACCORDING TO THE FLOOD INSURANCE RATE MAP.

The undersigned hereby certifies to [lender] and/or [owner] and Title Company that this survey (1) was made on the ground as per the property description shown hereon, (2) correctly shows the boundary lines and dimensions and areas of the land indicated hereon, (3) correctly shows the location of all buildings, structures, and other improvement and visible items on the property, and (4) correctly shows the locations of all eaves, streets, roads, other right-of-way, easements, and other matters of record of which the undersigned has been advised effecting the property according to the description in such recorded instruments; and except as shown, there are no visible easements, rights-of-way, party walls or other common structures or use of the property by adjacent property owners, encroachments of improvements of adjoining premises, protrusions of improvements onto adjoining premises, or boundary conflicts.



DATE: 03-28-16                      JOB NO.:



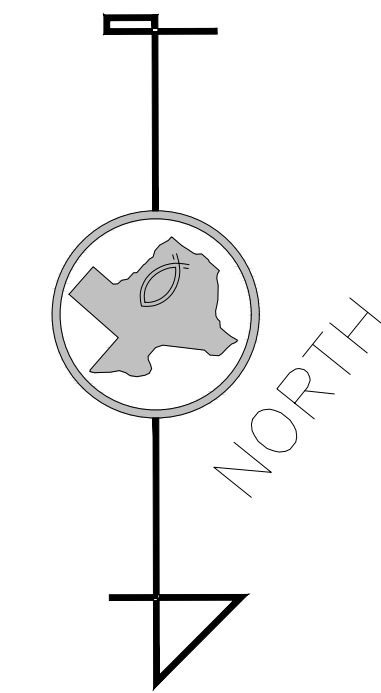
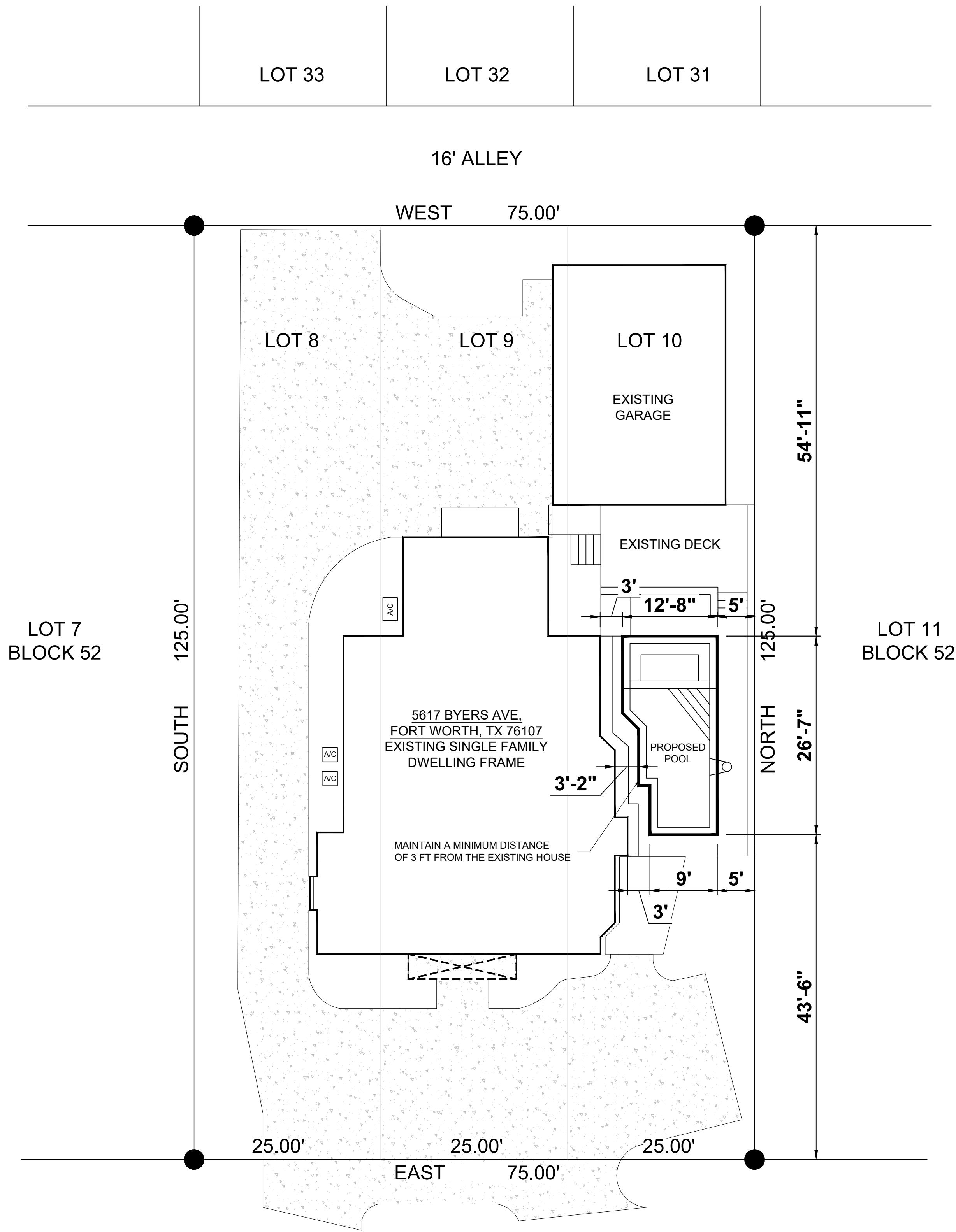
**STD LAND SURVEYING**

5740 NEWT PATTERSON RD  
Mansfield, Texas 76063  
Office 817-247-6307  
Fax 682-518-9197

E-Mail us at:  
stdlandsurveying@yahoo.com

REGISTERED PROFESSIONAL LAND SURVEYOR





© 1111 W MOCKINGBIRD IN DALLAS, TX 75247  
F: LUSK@INNOVADG.COM  
P: 469.268.8052

PROJECT DATA:	ADDRESS:	5617 BYERS AVE, FORT WORTH, TX 76107
	REVISIONS:	V0 -
CONSULTANT:		
LEGAL DESCRIPTION:	CHAMBERLAIN ARLINGTON HTS 1ST Block 52 Lot 8 THRU 10	
SCALE:	AS NOTED	
DATE:	11/18/24	
SHEET DATA:	SITE PLAN	
	A1-0	
<small>THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL, BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.</small>		
<small>GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS 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. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.</small>		

SCALE: 24X36, 1/4" = 1'-0" || 11X17, 1/8" = 1'-0"

**SITE PLAN**

SCALE:  
24X36 SHEET: 1" = 10'-0"  
11X17 SHEET: 1" = 20'-0"

**5617 BYERS AVE  
60' R.O.W.**

BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**BAR-24-087**

Address: 316 Eastwood Avenue  
Owner: Brigati, PLLC on behalf of Anna and John Paul Carr  
Zoning: "A-10" One-Family Residential District

**a. Variance:** To permit construction of a new single-family home that would encroach into the required front yard setback.

**b. Variance:** To permit construction of a new, detached garage that would encroach into the required rear yard setback.

Required front yard setback: 40 feet 5 inches  
Requested front yard setback: 30 feet

Required rear yard setback: 10 feet  
Requested rear yard setback: 6 feet

**GENERAL INFORMATION**

**REGULATION:**

**3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

**6.101 Yards**

*(d) Front Yard Setbacks*

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

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

**4.703 One-Family ("A-10") District.**

*(c) Property development standards.*

(1) In the one-family ("A-10") district, the minimum dimension of lots and yards and the height of the buildings shall be as shown in the accompanying table:

Rear yard: 10 feet minimum

**LOT HISTORY:**

Development Services, ZC-07-160, Zoning Change A-5 to A-10, approved 09/05/2007;

BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

Development Services PV23-00413, Residential Razing Permit Finaled - 01/30/2024

**COMPREHENSIVE  
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Castleberry ISD, Crestwood NA, West Side Alliance, Casa Blanca NA, Cultural District Alliance

**EXISTING  
CONDITIONS:**

The subject property is a vacant interior lot, located in an established neighborhood, with no flood plain present. The property is rectangular in shape, was platted without an alley, and is relatively flat.

The applicant is proposing to construct a new single-family dwelling which would encroach into the front yard. The required front yard is a minimum of 40 ft 5 inches because the adjacent house closest to the street has a front yard setback of 40 feet 5 inches and at least 40% of the lots on the block face have homes constructed.

The new single-family dwelling is proposed to have a front yard setback of 30 feet, deficient from the 40-foot 5-inch required front yard setback by 9 feet 7 inches.

The applicant is proposing to construct a detached garage that would have a rear yard setback of 6 feet, deficient from the 10-foot required rear yard setback by 4 feet.

The proposed site plan indicates that the applicant is able to meet all other development standards such as minimum lot size, side yard setbacks, lot coverage, and parking requirements.

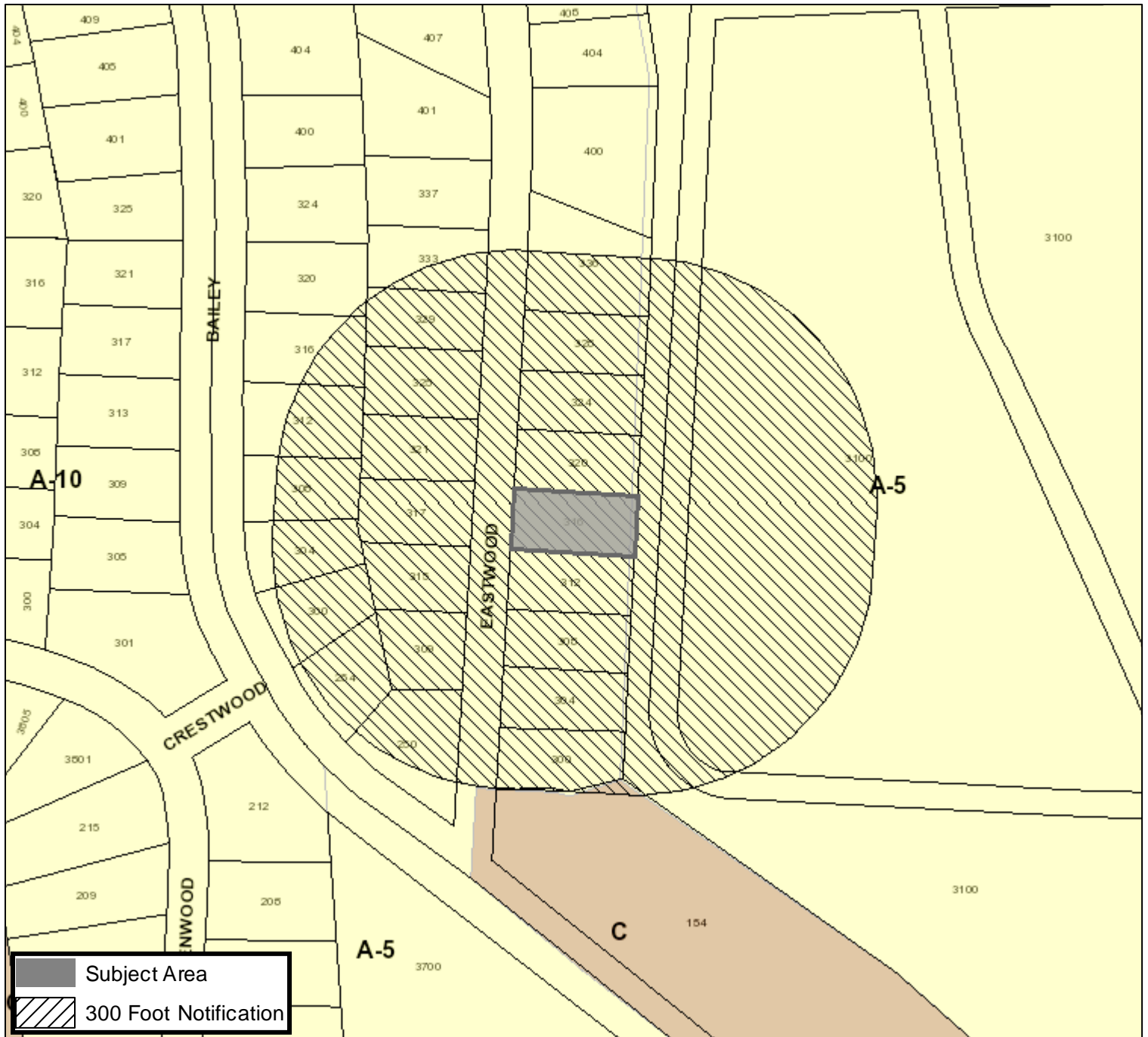






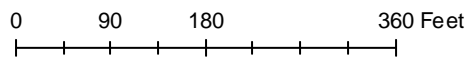
BAR-24-087

# Area Zoning Map

Applicant: Brigati PLLC for Anna and John Paul Carr  
Mapsc0: 61V  
Commission Date: 12/18/2024



	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**



Development Services Department

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:** 316 Eastwood Avenue, Fort Worth Texas 76107

**Lot/Tract:** Lot 5 **Block/Abstract:** Block 7 **Lot Size:** \_\_\_\_\_

**Legal Description: Addition/Survey:** CRESTWOOD ADDITION Block 7 Lot 5

**Owner's Name:** Anna And John Paul Carr

**Address:** 4901 Winthrop Avenue East

**City:** Fort Worth **State:** Texas **Zip:** 76116

**Tele:** ( ) 903.285.3600 **E-Mail:** jhnplcrr@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:**

This project is in design. Nothing has been constructed and no permits have been applied for. The proposed project is single family, new construction main residence and accessory structure garage and accessory structure porte cochere. The main residence (4024 sf conditioned, 582sf covered porches, 135sf patio) is brick and painted siding with composite and metal roof, two- story, with a height of 27'-7" per PER § 6.100 HEIGHT(b). The porte cochere (278 sf) is painted wood cladding and composite roof has a height of 13'-0 1/2" PER § 6.100 HEIGHT(b). The accessory structure garage (621sf) is brick with composite roof, one story with a height of 16'-7" PER § 6.100 HEIGHT(b).

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 \_A-10\_\_\_\_\_**

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

Special Exception for Section \_\_\_\_\_

Variance for: Front yard setback and a garage that will encroach in the rear yardsetback. \_\_\_\_\_

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
11/15/24	\$1,293.75	2	MP	BAR-24-087

**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 two variances that we are applying for are self-created hardships. The first variance we are applying for is to have a 6'-4" rear yard setback where 10ft is required. There is an existing tree that we would like to save at the rear of the yard. If we can locate the garage closer to the rear property line we can create a deeper verses a wider garage and save the tree. We can not locate the garage on the other side of the yard as there is another large tree that we could have to remove. The 6'-4" request is taking into consideration the 5ft horizontal safety clearance required by Encore for the power line and the 6ft utility easement. The second variance we are applying for is to permit a main residence that encroaches into the established front yard of 40'-5". The front yard setback we are requesting is 38'-1". There is an existing group of 3 trees on the right side of the property line. We pushed the house way back to accommodate these trees and as a result we would love to push the other side of the house slightly forward. There are other homes on this block that are closer to the street than what we are requesting.~~

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 requested variances are related to existing trees in a neighborhood that is full of trees. This property when purchased by the current owners only had two remaining older trees when most properties on the block have more than 5. We would like to create a design that is sensitive to the neighborhood by By preserving the only two trees, selecting a style of home that is found in the original homes of the neighborhood and by providing a detached garage like the original neighborhood homes.~~

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 variances requested are in harmony with the purpose and intent of the comprehensive plan. The proposed design is at 36.20% coverage, less than the 40% max. It meets all other zoning requirements including setback, height, parking and size requirements.

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

The variance will not adversely affect the health, safety or welfare of the public. The Owner is reviewing this board of adjustment case with neighbors and procuring signatures of support for the board's review. We will provide the signatures prior to the meeting.

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. This project is currently in design. NO construction related to the proposed project has been constructed. We are awaiting Board approval for these structures to apply for permits and then start construction per city regulations.

**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: 2024.11.15 12:32:17 -06'00'

Date 11/15/2024



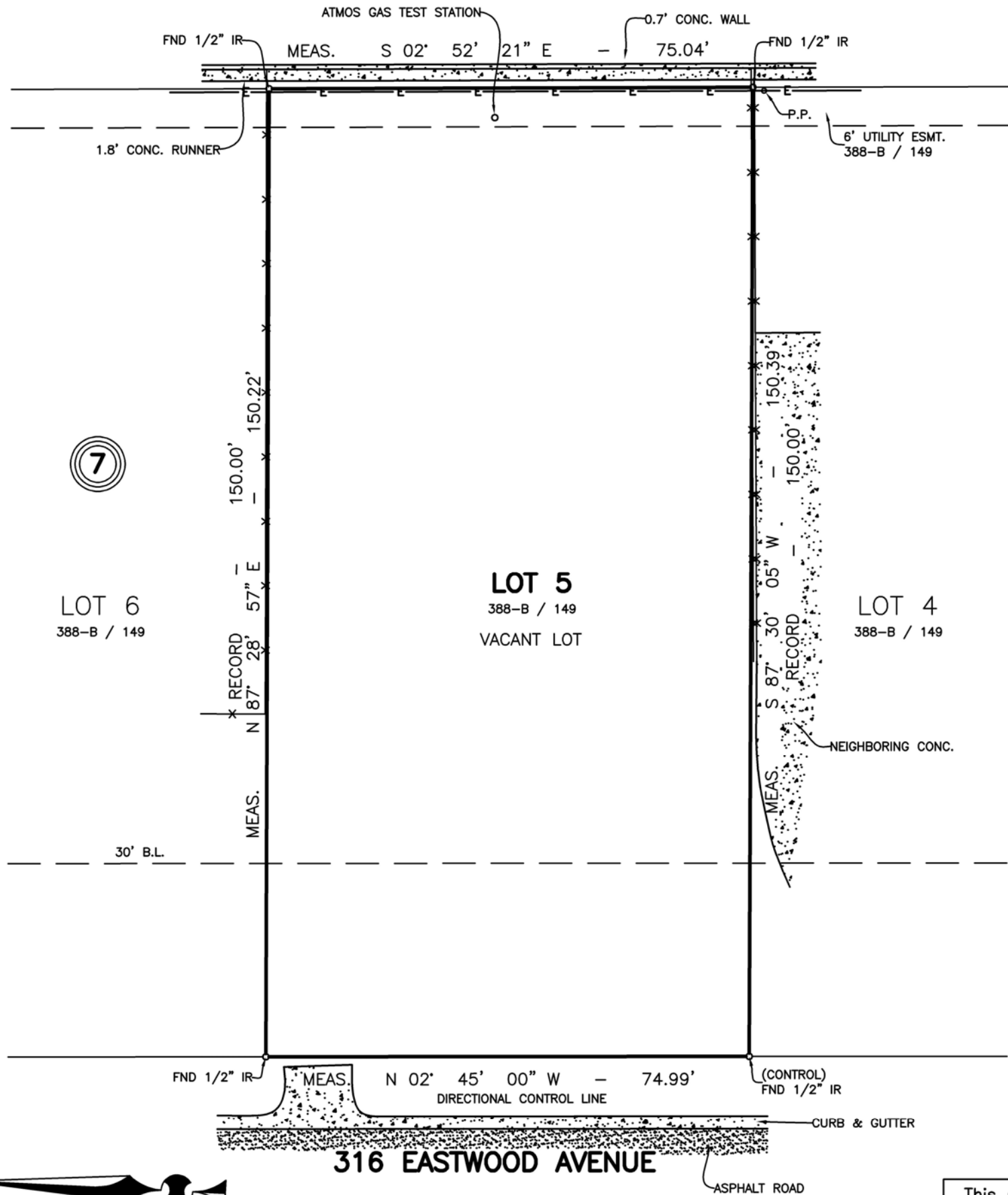
Reference No: 2407170316 G.F. No:  
 Title Co:  
 Purchaser:

PROPERTY DESCRIPTION

Lot 5, Block 7, Crestwood Addition to the City of Fort Worth, Tarrant County, Texas, according to plat filed in Block 388-B, Page 149, Deed Records, Tarrant County, Texas.

This survey was prepared without title work or abstract research. Only easements which are shown on the plat of record are depicted on this survey. Survey subject to any and all easements that may be of record.

Prior to planning and construction, consult with all applicable governing entities (i.e. Municipal Departments, Homeowners Associations) regarding building setback requirements for this property.



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

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

This survey is hereby accepted and approved.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

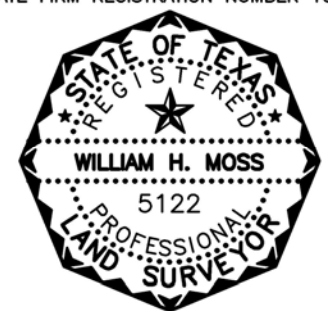
\_\_\_\_\_  
Date

STATE FIRM REGISTRATION NUMBER 10193797

**PROLINE**  
 SURVEYING LTD.  
 www.prolinesurveyors.com



	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

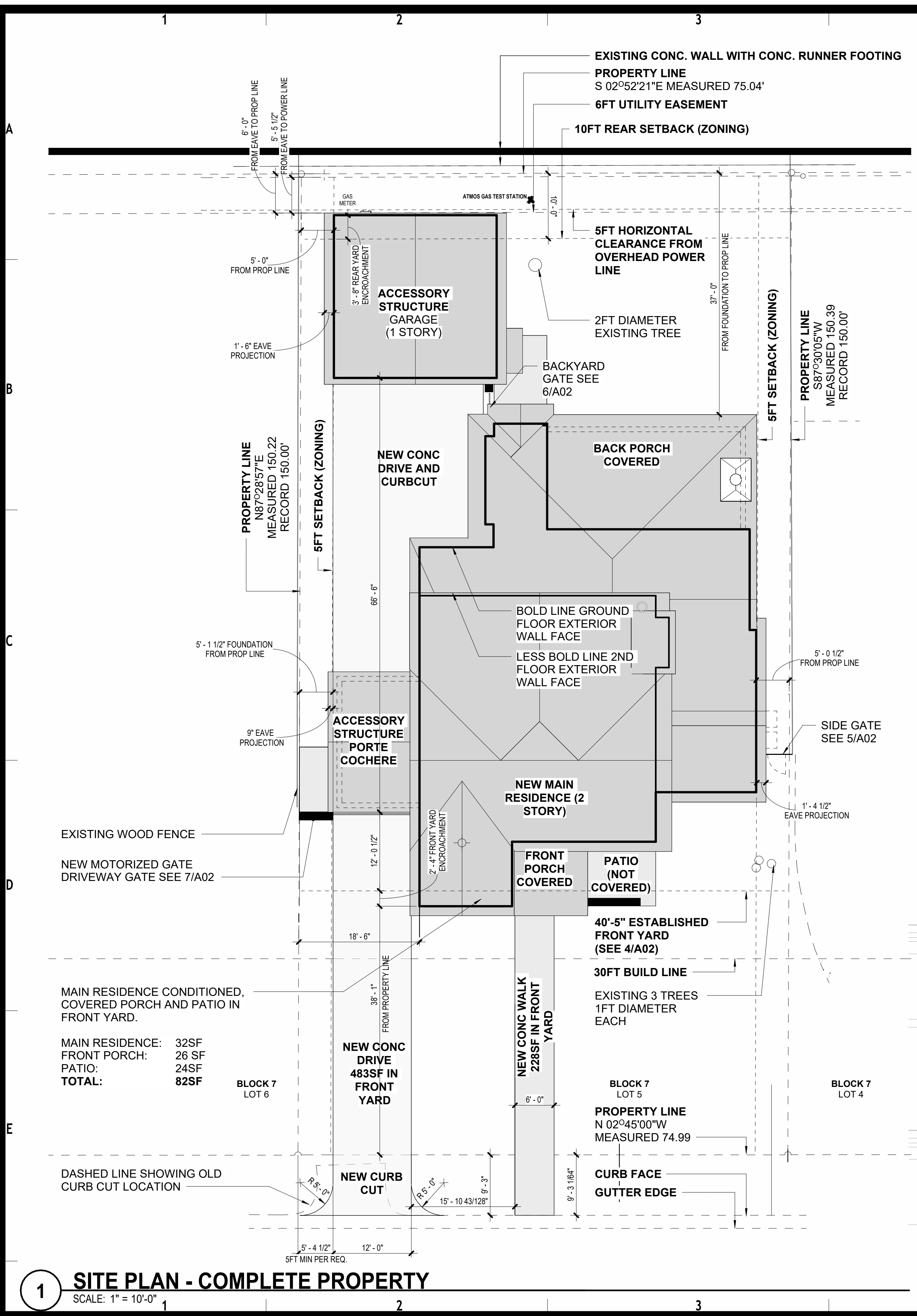


Ph# 817-276-1148 info@prolinesurveyors.com  
 © Proline Surveying, LTD. 2024

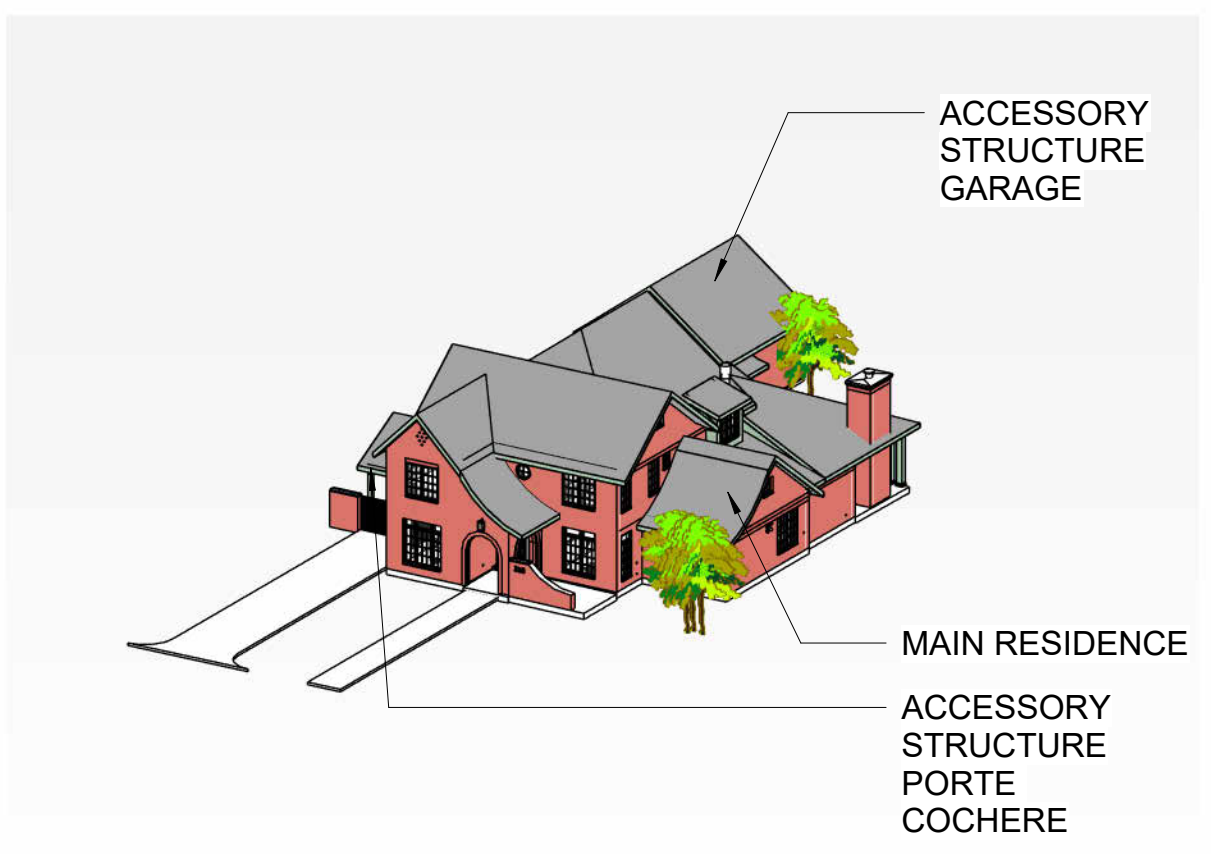
DRAWN BY: DCM DATE: 7/19/24

*William H. Moss*

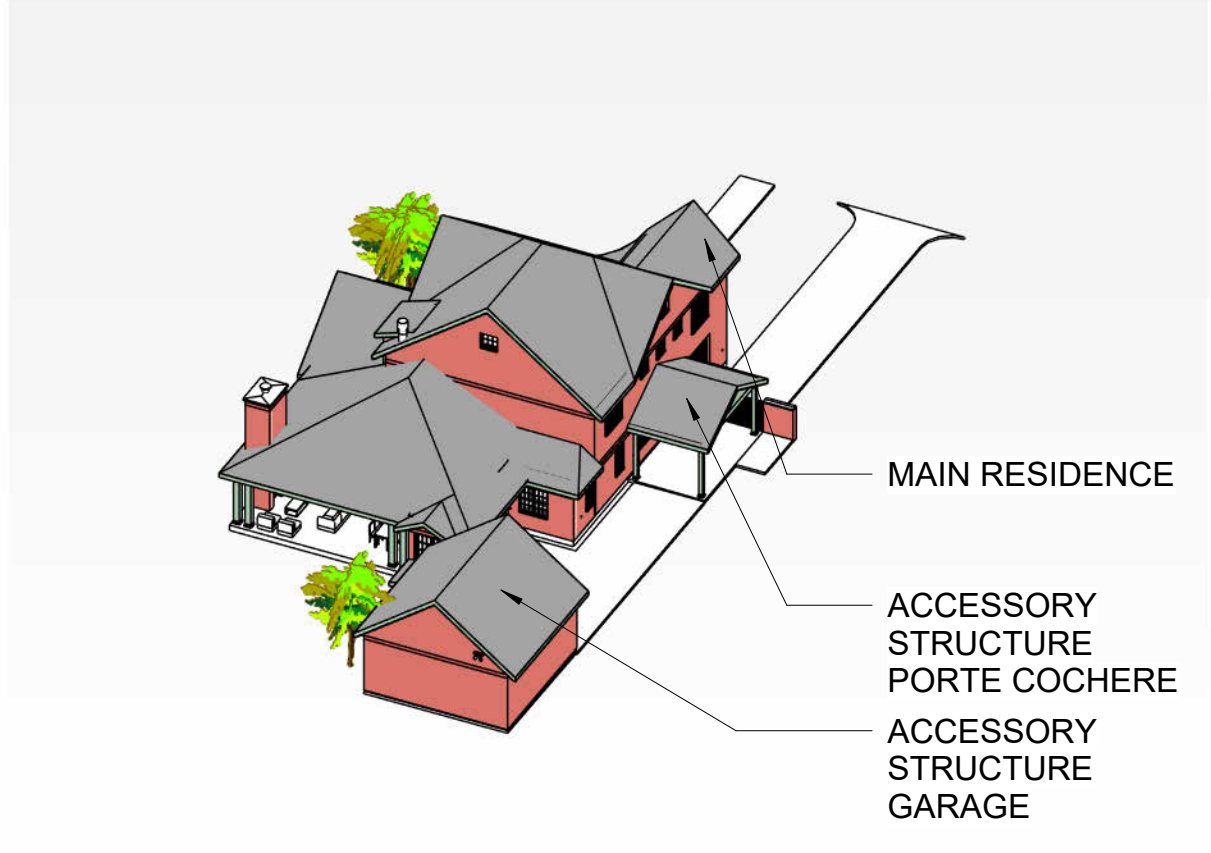
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 DATE STAMP: 11/15/2024 12:07:21



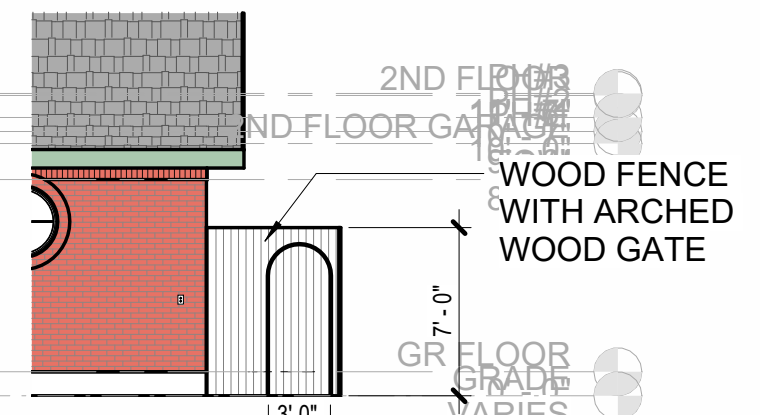
**1 SITE PLAN - COMPLETE PROPERTY**  
 SCALE: 1" = 10'-0"



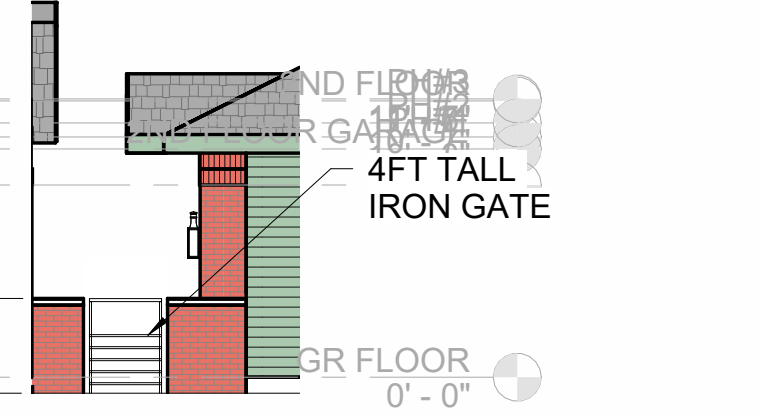
**2 BIRD'S EYE VIEW - FRONT OF HOUSE**  
 SCALE: 1/8" = 1'-0"



**3 BIRD'S EYE VIEW - BACK OF HOUSE**  
 SCALE: 1/8" = 1'-0"



**4 ESTABLISHED FRONT YARD**  
 SCALE: 1" = 30'-0"



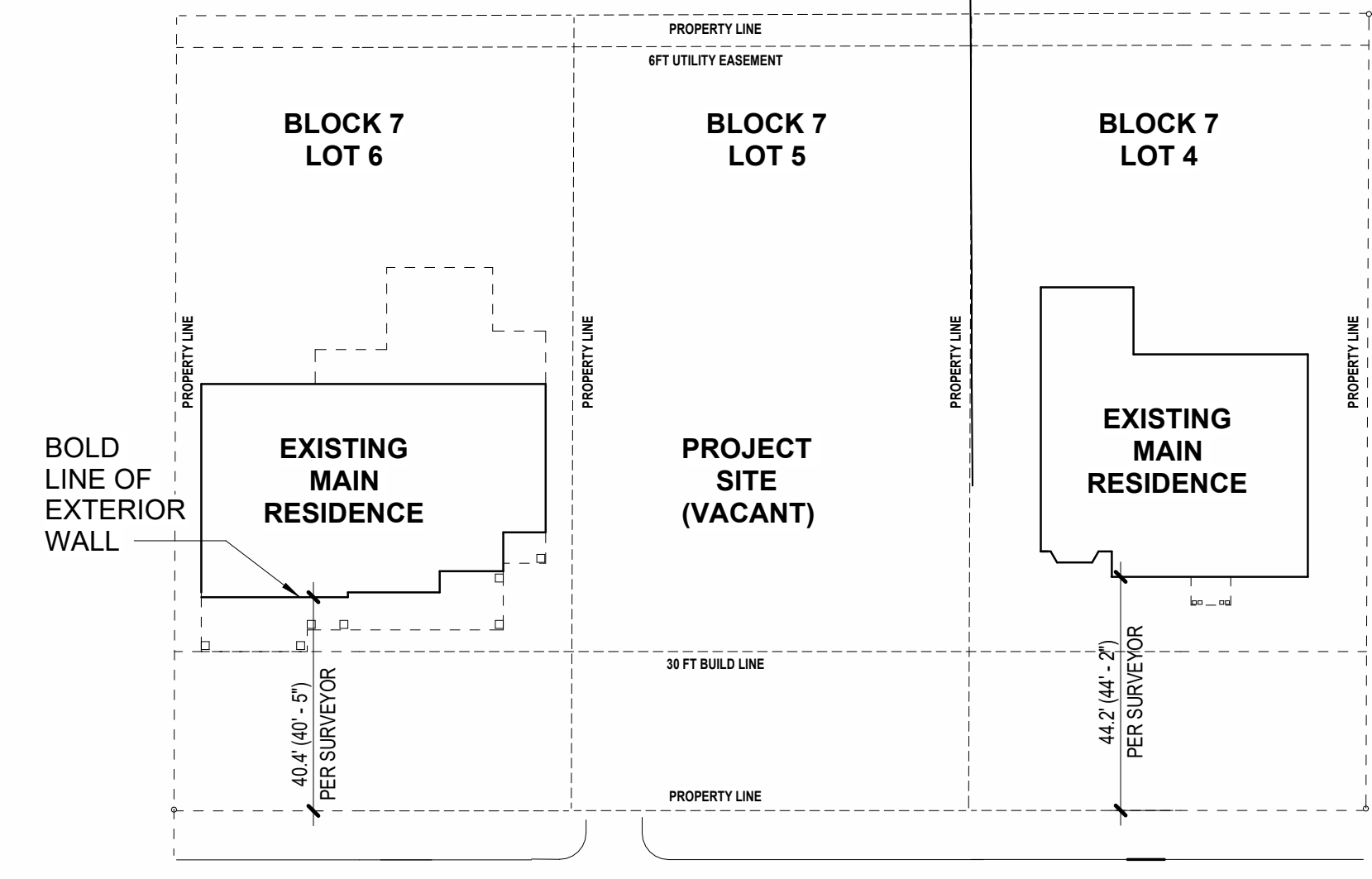
**5 SIDE GATE**  
 SCALE: 1/8" = 1'-0"

**SITE PLAN GENERAL NOTES**

1. NONE

**SITE PLAN LEGEND**

SYMBOL	DESCRIPTION
[Light Gray Box]	FLATWORK
[Dark Gray Box]	NEW RESIDENCE
[Black Box]	RETAINING WALLS (BY OTHERS)



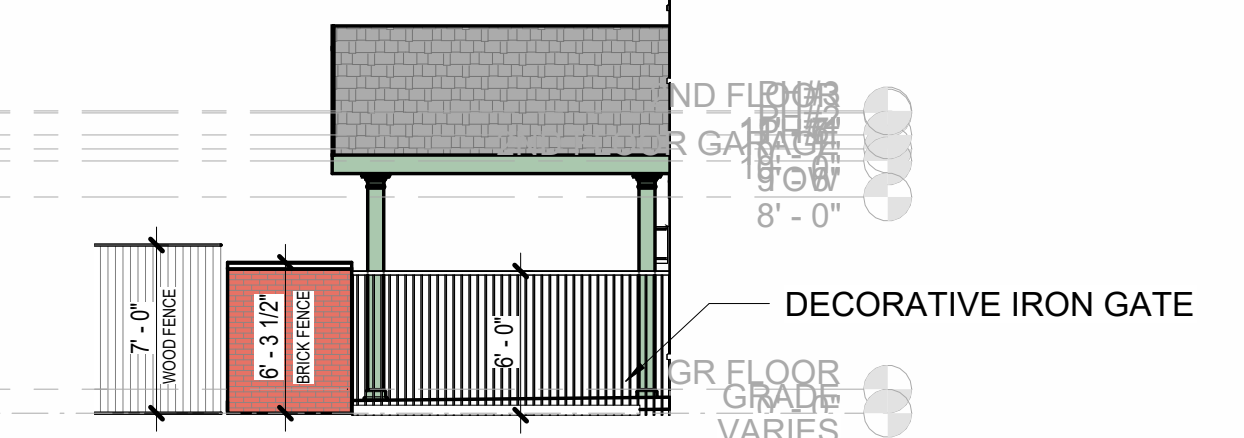
**ESTABLISHED FRONT YARD**  
 PER 6.101 YARDS.

(d) Front yard setbacks.  
 (1) The front yard setback in residential districts shall be the greatest of:  
 a. The platted building line;  
 b. The setback for the applicable zoning district; 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. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the blockface. This requirement does not apply to DI properties within a cul-de-sac.

A. PLATTED BUILD LINE = 30'-0"  
 B. ZONING DISTRICT SETBACK = 20'-0"  
 C. NEAREST BUILDING = 40'-5" (SEE 4/A02 ABOVE FOR ANALYSIS)

*\*The dimension as shown for neighboring properties was measured by the architect Brigati, PLLC. Contractor to verify with surveyor prior to pouring foundation)*

**6 ESTABLISHED FRONT YARD**  
 SCALE: 1" = 30'-0"



**7 DRIVEWAY GATE**  
 SCALE: 1/8" = 1'-0"

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

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

DO NOT SCALE THESE DRAWINGS.

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



**John Paul and Anna Carr**  
 NEW CONSTRUCTION - MAIN RESIDENCE AND ACCESSORY STRUCTURES (GARAGE & PORTE COCHERE)  
 316 Eastwood Avenue, FTW Texas

PROFESSIONAL SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LINDSEY BRIGATI BOREN, AIA. NOT TO BE USED FOR REGULATORS APPROVAL, BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

REVISION HISTORY

REVISION	DESCRIPTION	DATE

SITE PLAN, ESTABLISHED FRONT YARD REVIEW AND BIRD'S EYE VIEWS

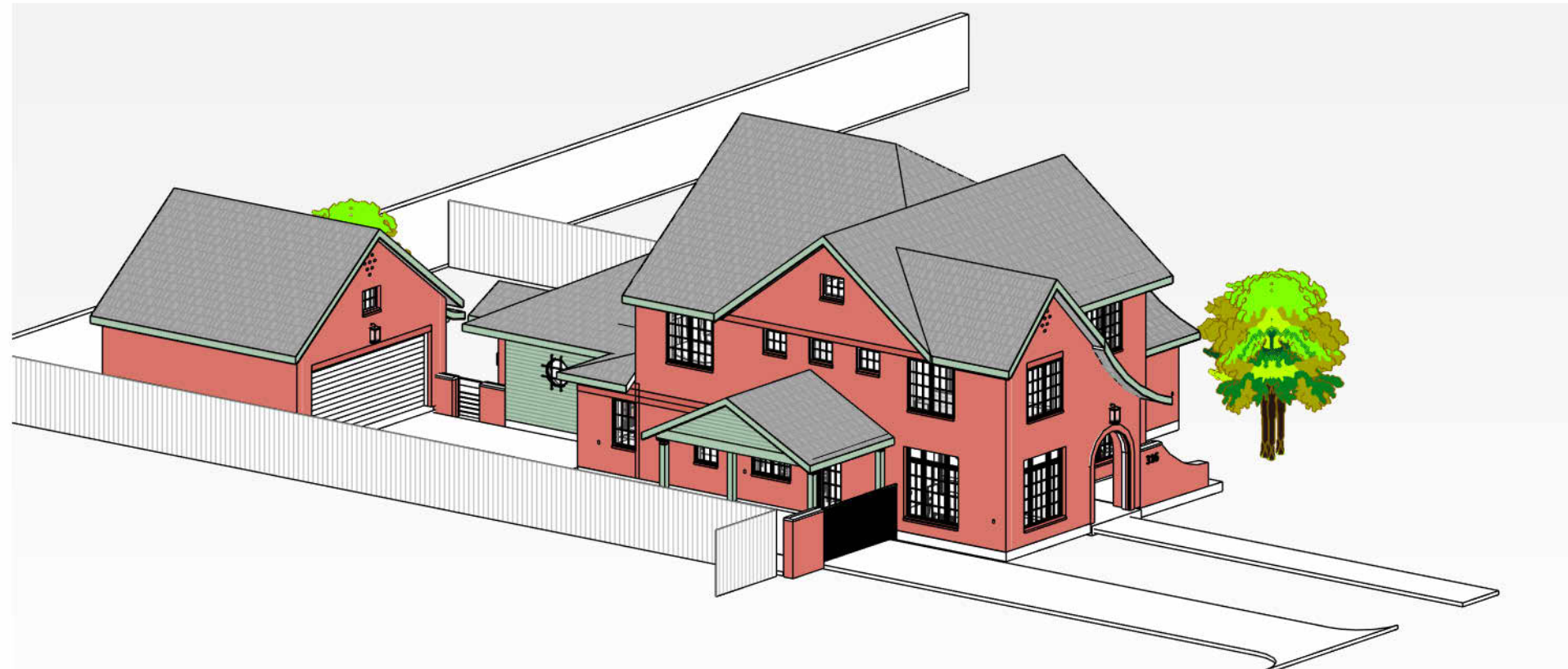
ORIGINAL ISSUE 11/15/2024	PROJECT NUMBER 00221
CURRENT ISSUE	CURRENT DOCUMENT STAGE BOARD OF ADJUSTMENT DRAWINGS
<b>A-02</b>	
SHEET NUMBER	

**BRIGATI**  
 architecture + design





2 BIRD'S EYE VIEWS  
SCALE:



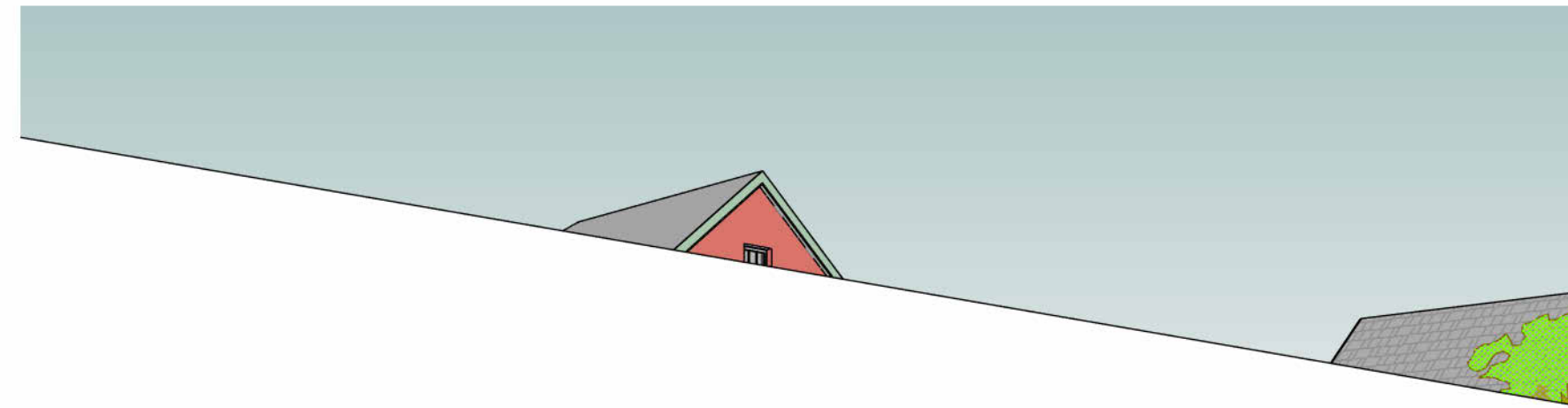
1 BIRD'S EYE VIEWS  
SCALE:



7 BIRD'S EYE VIEWS  
SCALE:



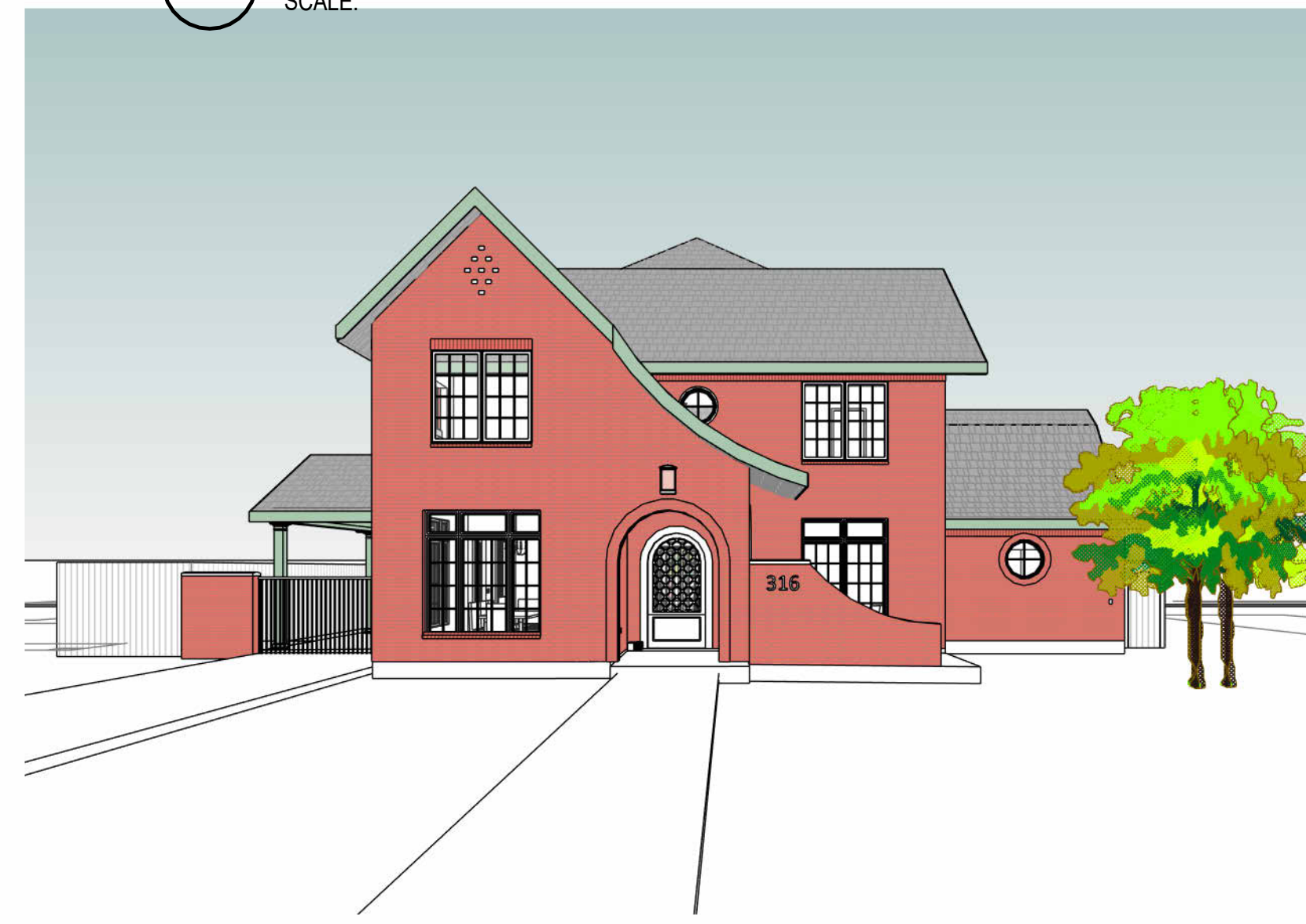
8 BIRD'S EYE VIEWS  
SCALE:



12 3D View 165  
SCALE:



13 3D View 166  
SCALE:



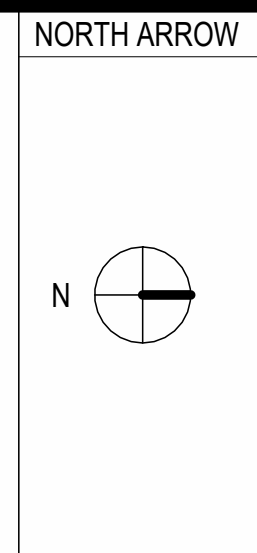
**3D VIEW GENERAL NOTES**  
 1. THESE VIEWS ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION PURPOSES. NOT ALL DETAILS ARE SHOWN IN THESE VIEWS. SEE EXTERIOR ELEVATIONS AND PLANS FOR INFORMATION.  
 2. 3D VIEWS DO NOT REFLECT TOPOGRAPHICAL CONDITIONS OF THE SITE.

FILE NAME: C:\brigatiplic\05\_Projects\00219\_316EastwoodAve\03\_Revit\316EastwoodAve3\_varianceset\_Central\_LT.rvt  
 USER NAME:  
 DATE STAMP: 11/15/2024 12:07:35

**BRIGATI**  
 architecture + design  
 BRIGATI, PLLC  
 6708 COOL MEADOW DRIVE  
 FORT WORTH, TEXAS 76132  
 brigatiplic@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.  
 DO NOT SCALE THESE DRAWINGS.  
 LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

**John Paul and Anna Carr**  
 NEW CONSTRUCTION - MAIN RESIDENCE AND ACCESSORY STRUCTURES (GARAGE & PORTE COCHERE)  
 316 Eastwood Avenue, FTW Texas



**PROFESSIONAL SEAL**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF  
**LINDSEY BRIGATI BOREN, AIA**  
 NOT TO BE USED FOR REGULATORS APPROVAL, BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

REVISION HISTORY		
REVISION	DESCRIPTION	DATE

EXTERIOR 3D VIEWS	
ORIGINAL ISSUE 11/15/2024	PROJECT NUMBER 00221
CURRENT ISSUE	CURRENT DOCUMENT STAGE BOARD OF ADJUSTMENT DRAWINGS
<b>A-07</b>	
SHEET NUMBER	

**BRIGATI**  
 architecture + design



BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**BAR-24-088**

Address: 1818 E. Tucker St  
Owner: Jinglei Shi on behalf of Cultivated Holdings LLC  
Zoning: "B" – Two-Family Residential District

**a. Variance:** To permit construction of two-attached units on a lot that has less width than required.

**Required lot width:** 50 feet  
**Requested lot width:** 43 feet

**GENERAL INFORMATION**

**REGULATION:**

**3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self- imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

**4.707 Two-Family ("B") District.**

*(c) Property development standards.*

"B" District, Two Attached Units on a Single Lot  
Lot Width 50 feet minimum at building line.

**LOT HISTORY:**

None.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Low-Density Residential – Two-Family

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Neighborhoods of East Fort Worth Alliance, Untied Communities Association of South Fort Worth, Glenwood Triangle NA, Parker Essex Boaz NA, West Meadowbrook NA, Near East Side NA, East Fort Worth, Inc., Southeast Fort Worth Inc., East Fort Worth Business Association.

**EXISTING  
CONDITIONS:**

The subject property is a vacant lot, located in a sparsely developed neighborhood. The subject property is rectangular in shape, has an approximately 3.5% slope, and does not contain floodplain.

The applicant is requesting a variance for the lot width, as subject lot is a result of informal subdivisions of property throughout the years and has resulted in a lot that is 43 feet wide rather than the minimum 50-foot width at the building line. The subject lot is approximately 7,439 square feet and



BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

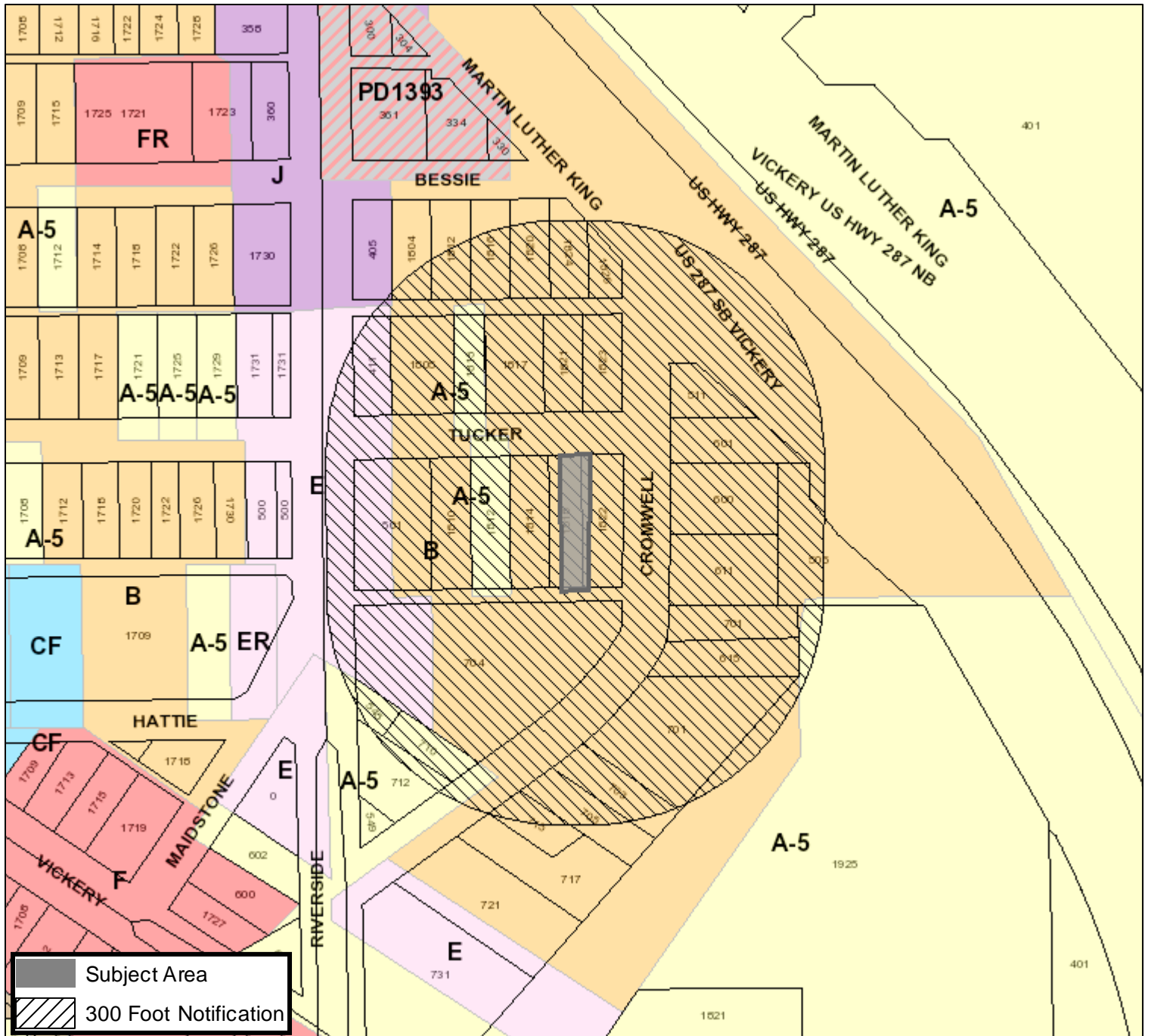
exceeds the required minimum lot area to construct an attached duplex of 5,000 square feet.



The proposed site plan indicates that all setback requirements and parking requirements will be met. If the variance request is approved, the property will need to be replatted prior to the issuance of any building permits.

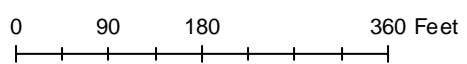


# Area Zoning Map

Applicant: Jinglei Shi for Cultivated Holdings LLC  
Mapsko: 77H  
Commission Date: 12/18/2024



 Subject Area  
 300 Foot Notification





## Aerial Photo Map



0 50 100 200 Feet





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



Development Services Department

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: 1818 E Tucker St. Fort Worth TX 76104  
 Lot/Tract: 6 Block/Abstract: 20 Lot Size: 7740 sqft  
 Legal Description: Addition/Survey: GLENWOOD ADDITION

Owner's Name: CULTIVATED HOLDINGS LLC  
 Address: 1431 EVANS AVE  
 City: Fort Worth State: Texas Zip: 76104  
 Tele: ( ) 214-228-7066 E-Mail andv@teamreconrealty.com

Applicant's Name: Jinglei Shi  
 Address: 601 Daniel Dr.  
 City: Burleson State: Texas Zip: 76028  
 Tele: ( ) 817-880-9199 E-Mail jsv23101@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
It is zoned for "B", Duplex, the current lot width is 43' while the required minimum lot width is 50'

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

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

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

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

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

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

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

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

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

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>11/18/24</u>	<u>\$843.75</u>	<u>1</u>	<u>MP.</u>	<u>BAR-24-088</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. \_\_\_\_\_

It is not a self-created hardship. The available online record shows the situation existed since the lot was first sold in 1997.

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 request is not merely financial or for convenience. It is not due to the general condition of the zoning district of the property.

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 because it will not change the purpose of the zoning, setback or parking requirement. It still has enough space to satisfy all other requirement for the area.

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

No.

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

No.

**Acknowledgement**

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

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

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

Signature: \_\_\_\_\_  \_\_\_\_\_ 

Date 11/18/2024





76-77-78-79  
765778-79

02

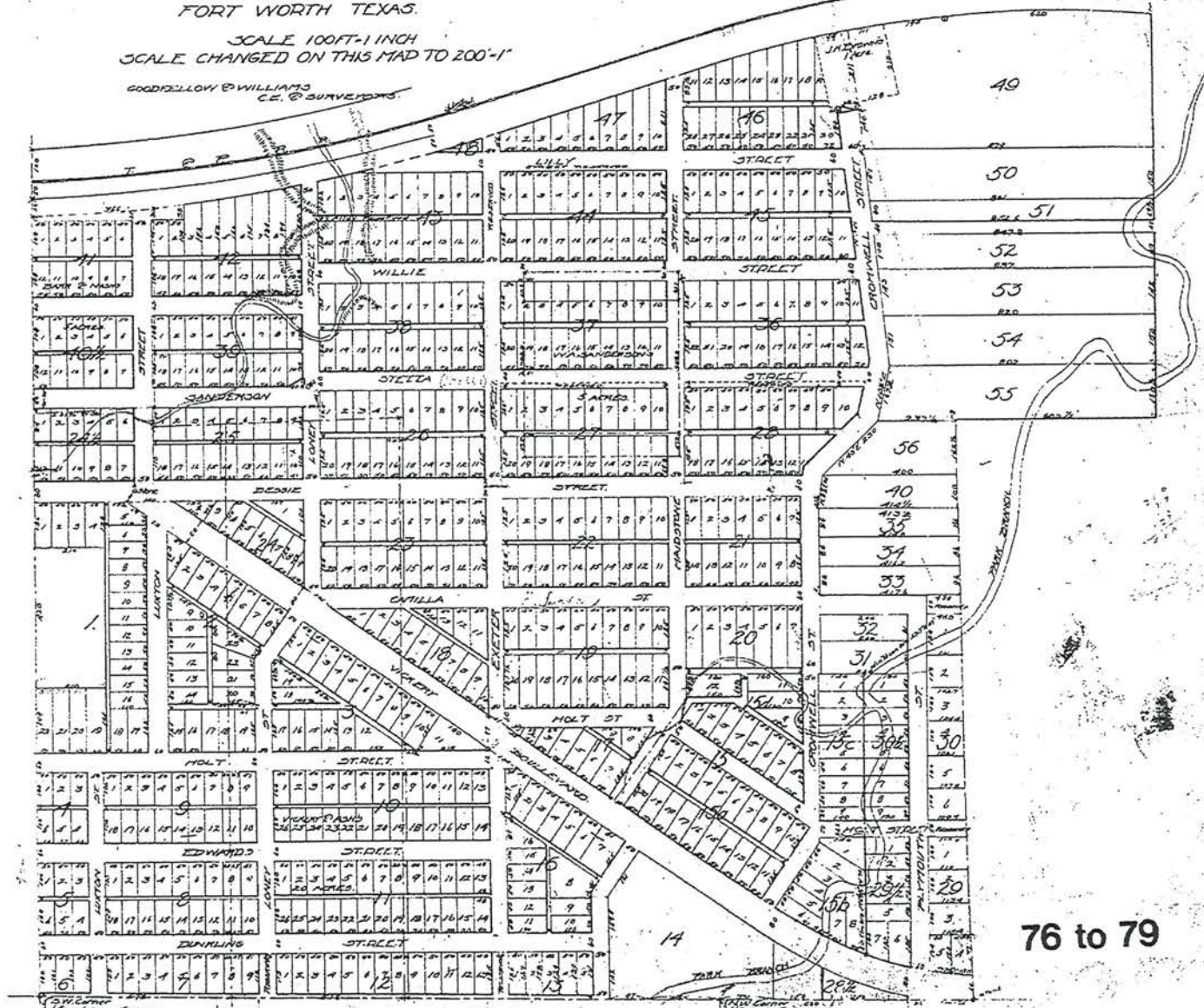
76 77-78-79

# GLENWOOD ADDITION

TO  
FORT WORTH TEXAS.

SCALE 100FT-1 INCH  
SCALE CHANGED ON THIS MAP TO 200'-1"

GOODFELLOW & WILLIAMS  
C.E. & SURVEYORS



Goodfellow & Williams Survey

Goodfellow & Williams Survey

76 to 79

BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

**BAR-24-089**

Address: 2609 Refugio Ave  
Owner: Timothy & Preston Hampton Kelley on behalf of Frank Medina  
Zoning: "A-5" – One Family Residential District

**a. Variance:** To permit construction of a new single-family dwelling that would encroach into the required front yard setback.

Required front yard setback: 20 feet  
Requested front yard setback: 5 feet

**b. Variance:** To permit construction of a new single-family dwelling that would encroach into the required projected front yard setback.

Required projected front yard setback: 20 feet  
Proposed projected front yard setback: 10 feet

**GENERAL INFORMATION**

**REGULATION:**

**3.403 Board of Adjustment Action**

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

**4.705 One-Family ("A-5") District.**

- (c) *Property development standards.*  
Front yard: 20 feet minimum

**6.101 Yards.**

- (e) *Through lots.* If the rear frontage of a through lot is on an arterial or wider street, the rear yard setback standards for the district apply. If the rear frontage of a through lot is located on a local or collector street, the front yard setback standards of the applicable district apply.

**LOT HISTORY:**

None.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Inter-District 2 Alliance, North Side Neighborhood Association, Far Greater Northside Historical NA, Historic Northside Business Association, Fort Worth Stockyards Business Association, North Fort Worth Historical Society.

**EXISTING  
CONDITIONS:**

The subject property is a vacant lot in a fairly established neighborhood. The lot is trapezoid shaped through lot, containing frontage on Angle Ave and Refugio, and was platted without an alley. There is an 8% downward slope



BOARD OF ADJUSTMENT – RESIDENTIAL, 12/18/2024 INFORMATION REPORT

beginning at the southeastern corner of the property and ending at the northwestern corner of the property. There is no presence of floodplain and the property contains several mature trees. There is a 5-foot utility easement along the eastern (Refugio) and western (Angle) property boundaries.

The lot is considered a through lot, as there is road frontage along two local streets. The applicant is proposing to construct a single-family dwelling that will have result in 3 front yard setbacks. Due to the proposed orientation of the new single-family dwelling, the front yard setback requirements apply to the property boundary along Refugio Avenue and Angle Avenue.

The applicant is requesting a variance to allow a 5-foot setback from the property line along Refugio where a 20-foot setback is required, deficient from the requirement by 15 feet. The applicant is also requesting a variance to permit a 10-foot setback from the property line along Angle Avenue where a 20-foot setback is required, deficient by 10 feet.

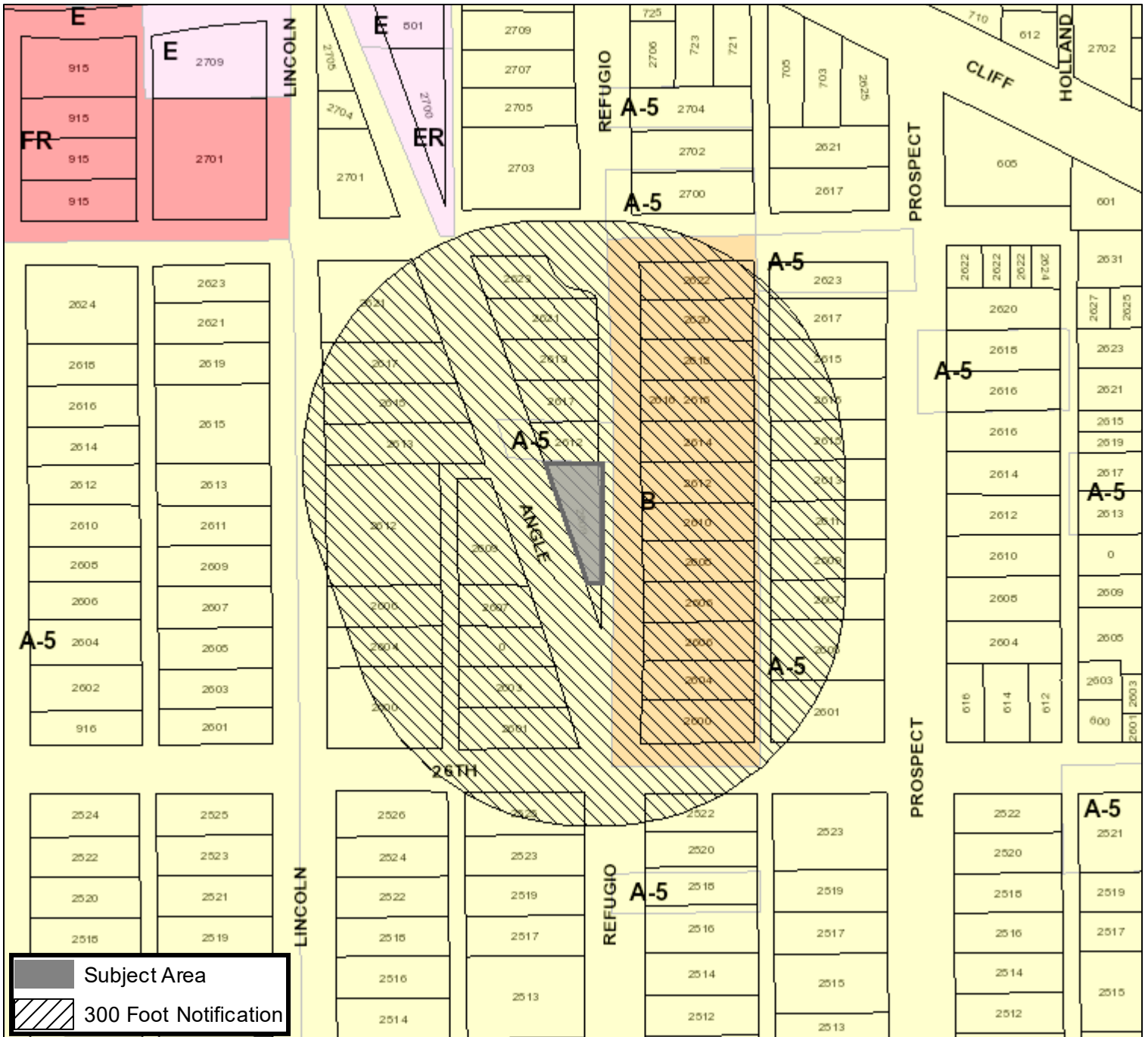
The applicant indicates they are able to meet the rear yard setback requirements as well as the parking requirements.





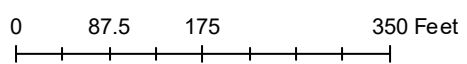
BAR-24-089

# Area Zoning Map

Applicant: Timothy Preston Kelly for Frank Medina  
MapSCO: 62F  
Commission Date: 12/18/2024

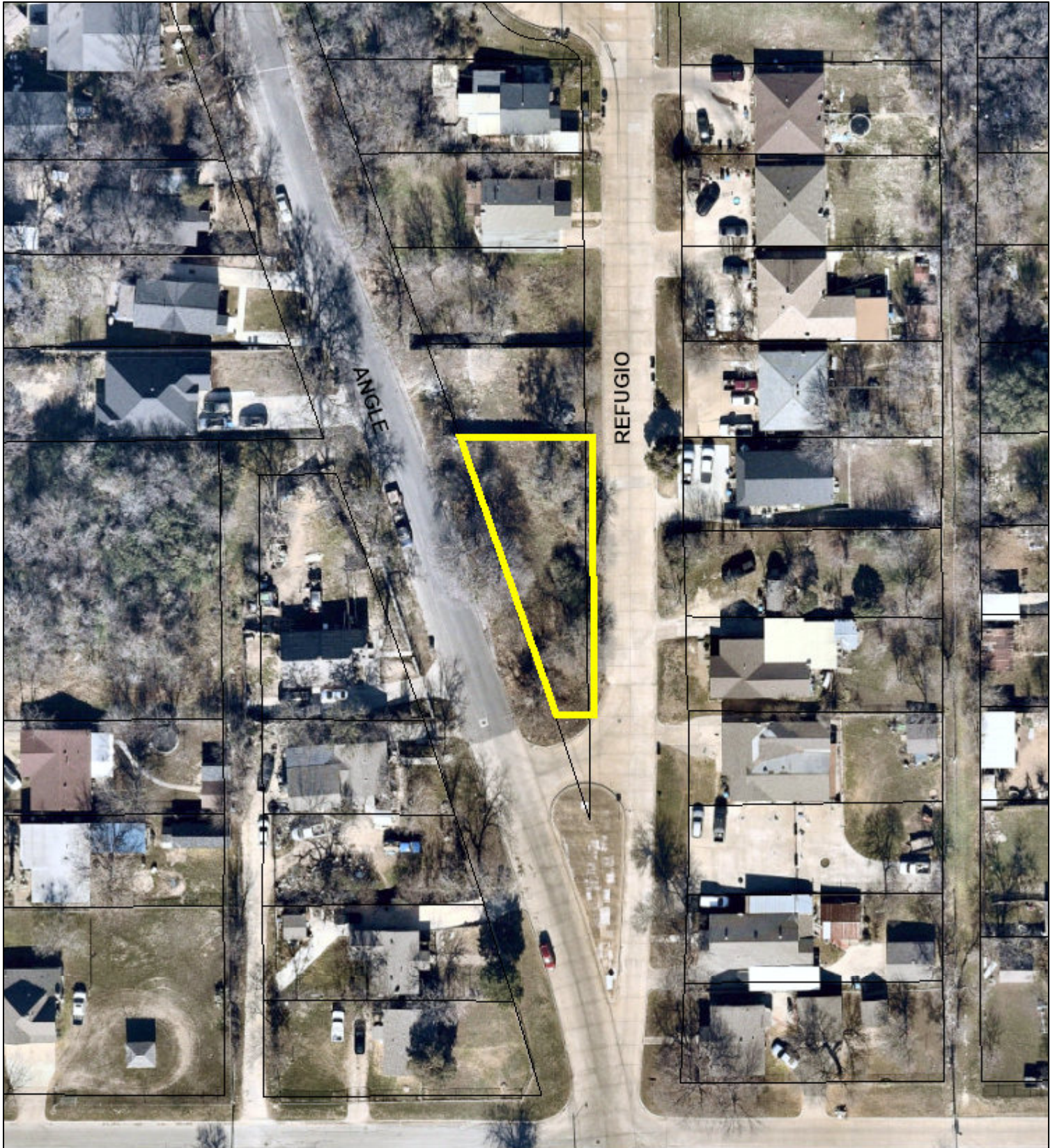


	Subject Area
	300 Foot Notification





Aerial Photo Map



0 45 90 180 Feet





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



Development Services Department

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

**PLEASE PROVIDE A DETAILED SITE PLAN**

Address of Premises affected: 2609 REFUGIO AVE FORT WORTH, TEXAS 76164  
 Lot/Tract: # 8 Block/Abstract: # 33 Lot Size: A-5 IRREGULAR 6926  
 Legal Description: Addition/Survey: \_\_\_\_\_

Owner's Name: FRANK MEDINA  
 Address: 4187 ABENADI ROAD MILLCREEK UT  
 City: MILLCREEK State: UT Zip: 84124  
 Tele: ( ) 801 550-2887 E-Mail EVOLVECONSTRUCTIONGC@OUTLOOK.COM

Applicant's Name: TIMOTHY & PRESTON HAMPTON-KELLEY  
 Address: 6425 WINN DRIVE  
 City: FORT WORTH State: TEXAS Zip: 76134-2802  
 Tele: ( ) 817 343 7107 E-Mail TIMOTHY@EVOLVECONSTRUCTIONGC.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
SER 3/2/2 NEW 2 STORY HOME TO BE BUILT ON OWNERS GRANDPARENTS ORIGINAL HOME TRACT THE NEZ HABIZEN APPROVED NZ 24-00021  
PB24-06152

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 \_\_\_\_\_  
 Variance for: Setback in the frontyard and projected frontyard.  
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>11/19/24</u>	FEE AMOUNT PAID : <u>1,293.75</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-089</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. MR. MEDINA'S GRAND PARENTS WERE THE ORIGINAL HOMESTEADERS AND LEFT THIS PROPERTY TO HIM AND HE WANTS TO REPLACE THE HOUSE THAT WAS ON THE LOT WITH A NEW ONE FACING THE CORNER AS IT DID ORIGINALLY AS IS SHOWN ON THE PLOT PLAN

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 LOT IS A UNIQUE SHAPE NARROW AT THE FRONT WIDENING AT THE REAR AS SHOWN ON THE PLOT PLAN THE FRONT OF THE LOT TWO STREETS INTERSECT LOOKING BACK AT THE LOT THE TOPOGRAPHY SLOPS RIGHT (HIGH SIDE) TO LOW LEFT SIDE (DRAINAGE)

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 PLOT PLAN REFLECTS THE BEST USE OF THE LOT CREATING A NICE FRONT YARD AND BIG BACK YARD IT WOULD FIT IN HARMONY WITH THE SURROUNDING HOMES ADDING AESTHETICS IF THE FRONT OF THE HOME HAS TO FACE A LESS DESIRABLE CORNER IT WOULD LOOK OUT OF PLACE AND UNUSUALLY WEIRD

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

NO, IT WILL NOT

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

NO, IT WILL ACTUALLY ALLOW FOR FULL USE OF THE PROPERTY IF THE HOME IS FACING AS IT IS ON THE PLOT PLAN

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 \_\_\_\_\_

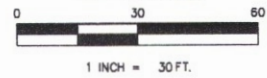
November 11, 2024



**GENERAL NOTES**

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
3. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
5. Flood Statement: This site is situated in Non-shaded Zone "X" in The City of Fort Worth, Tarrant County, Texas according to FEMA map number 48439C0190L, dated MARCH 21, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

**GRAPHIC SCALE**



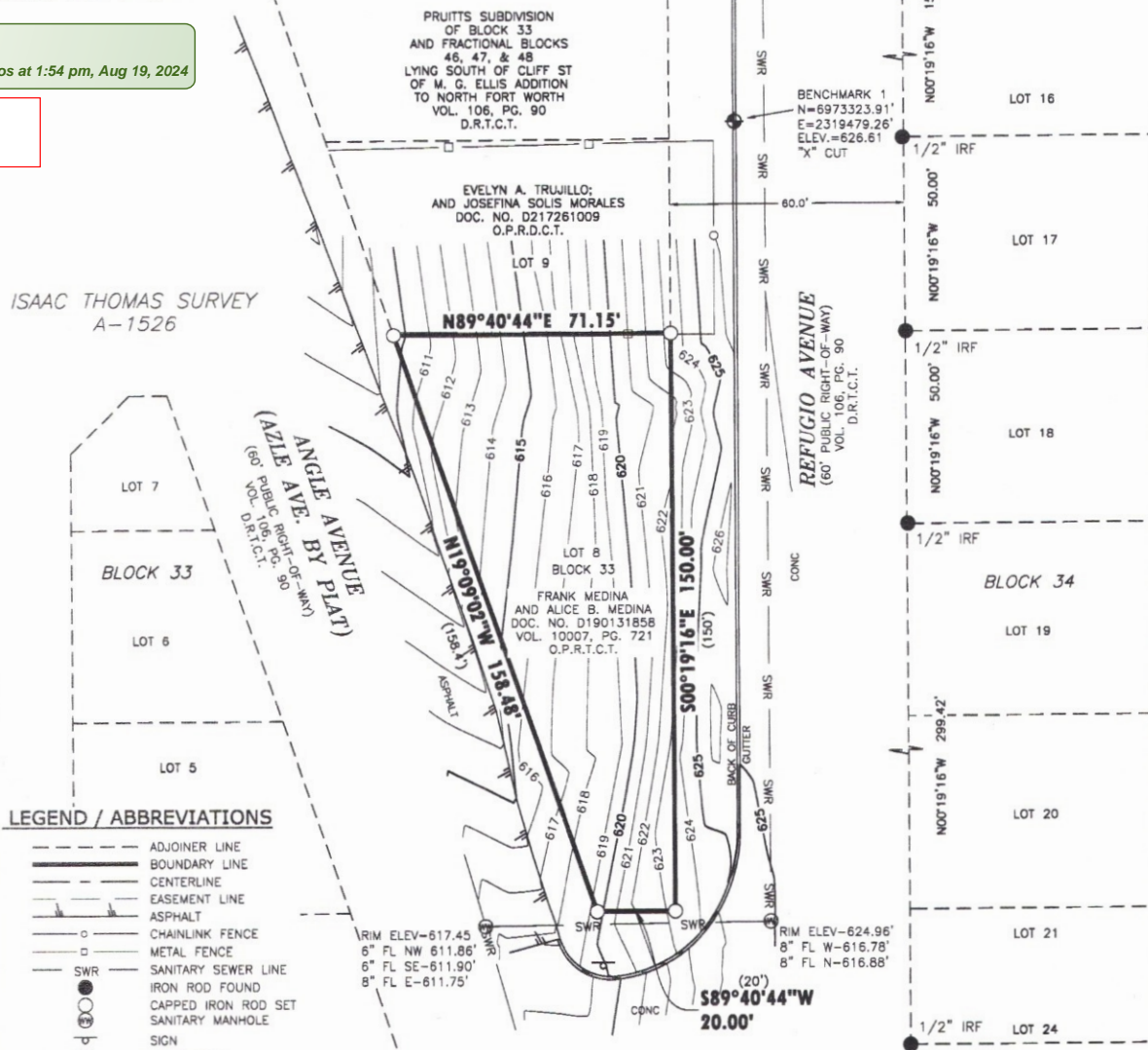
**LEGAL DESCRIPTION**

Being Lot 8 Block 33, of Pruitts Subdivision of Block 33 and of Fractional Blocks 46, 47, & 48 Lying South of Cliff St of M. G. Ellis Addition to North Fort Worth, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 106, Page 90, Deed Records, Tarrant County, Texas.

**APPROVED**

By Virginia Villalobos at 1:54 pm, Aug 19, 2024

NEZ APPROVAL ONLY.  
PLANS WILL STILL REQUIRE  
BUILDING AND ZONING PLAN  
REVIEW. VRV



**LEGEND / ABBREVIATIONS**

- ADJOINER LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ASPHALT
- CHAINLINK FENCE
- METAL FENCE
- SWR --- SANITARY SEWER LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- SANITARY MANHOLE
- SIGN
- BENCHMARK
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- IRF IRON ROD FOUND

I, Robert Glen Maloy, certify that this plot was prepared under my direct supervision from a survey made on the ground on June 2, 2021, that this plot correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Robert Glen Maloy 06/04/2021  
Texas R.P.L.S. No. 6028



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 LOT 8, BLOCK 33  
 PRUITTS SUBDIVISION OF BLOCK 33  
 AND OF FRACTIONAL BLOCKS 46, 47, & 48  
 LYING SOUTH OF CLIFF ST OF M. G. ELLIS  
 ADDITION TO NORTH FORT WORTH  
 VOLUME 106, PAGE 90, D.R.T.C.T.  
 ISAAC THOMAS SURVEY, ABSTRACT-1526  
 TARRANT COUNTY, TEXAS

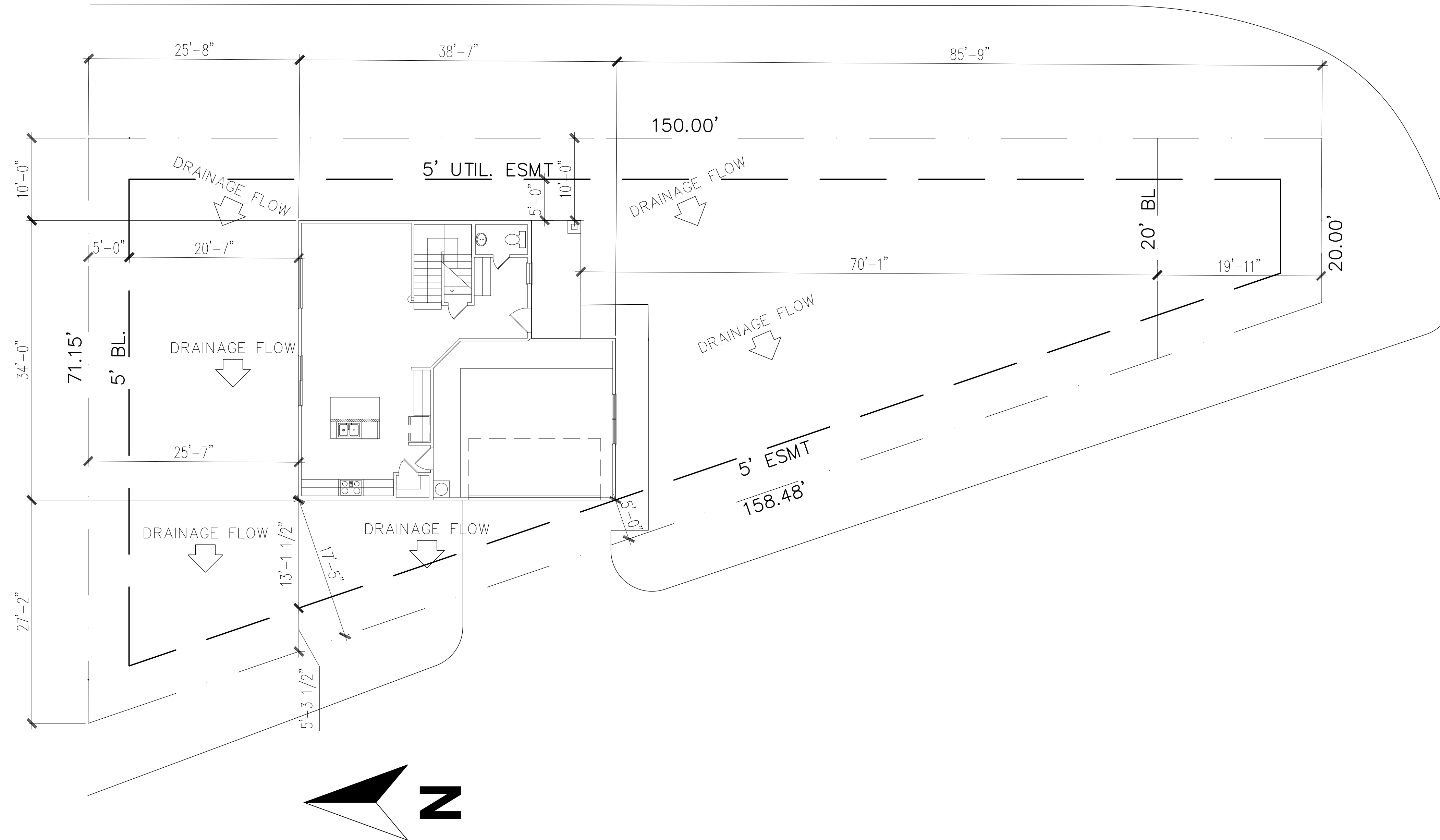


6410 SOUTHWEST BLVD. STE. 127  
 FORT WORTH, TX 76109  
 (817) 554-1805  
 www.landpoint.net  
 TBPELS REG. NO. 10194220

X:\2021\21-1543\DWG\21-1543\_2609 Refugio Ave.dwg



Revise 11/21/2024



FIRST FLOOR PLAN

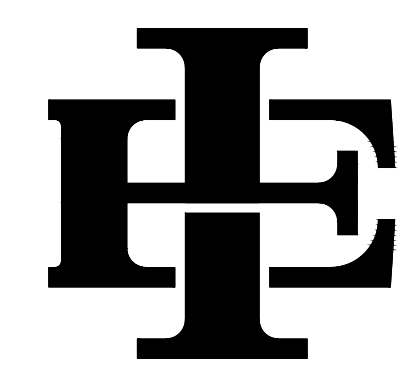
SCALE: 1/8" = 1'-0"

REVISIONS	

The Edward & Isaac designs assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac LLC.

**EVOLVE**  
 EVOLVE CONSTRUCTION LLC  
 817.876.6894  
 EVOLVECONSTRUCTIONLLC.COM

BUILDER:



**EDWARD & ISAAC  
 DESIGNS LLC.**  
 5017 NASH LANE  
 FORT WORTH, TX 76244  
 OFFICE: (214-395-4688)

ISSUE DATE	11.19.2024
DRAFTSPERSON	MEM
PROJECT NO.	SPEC 2
PLAN NUMBER	2262
SHEET NUMBER	P-1

P-1



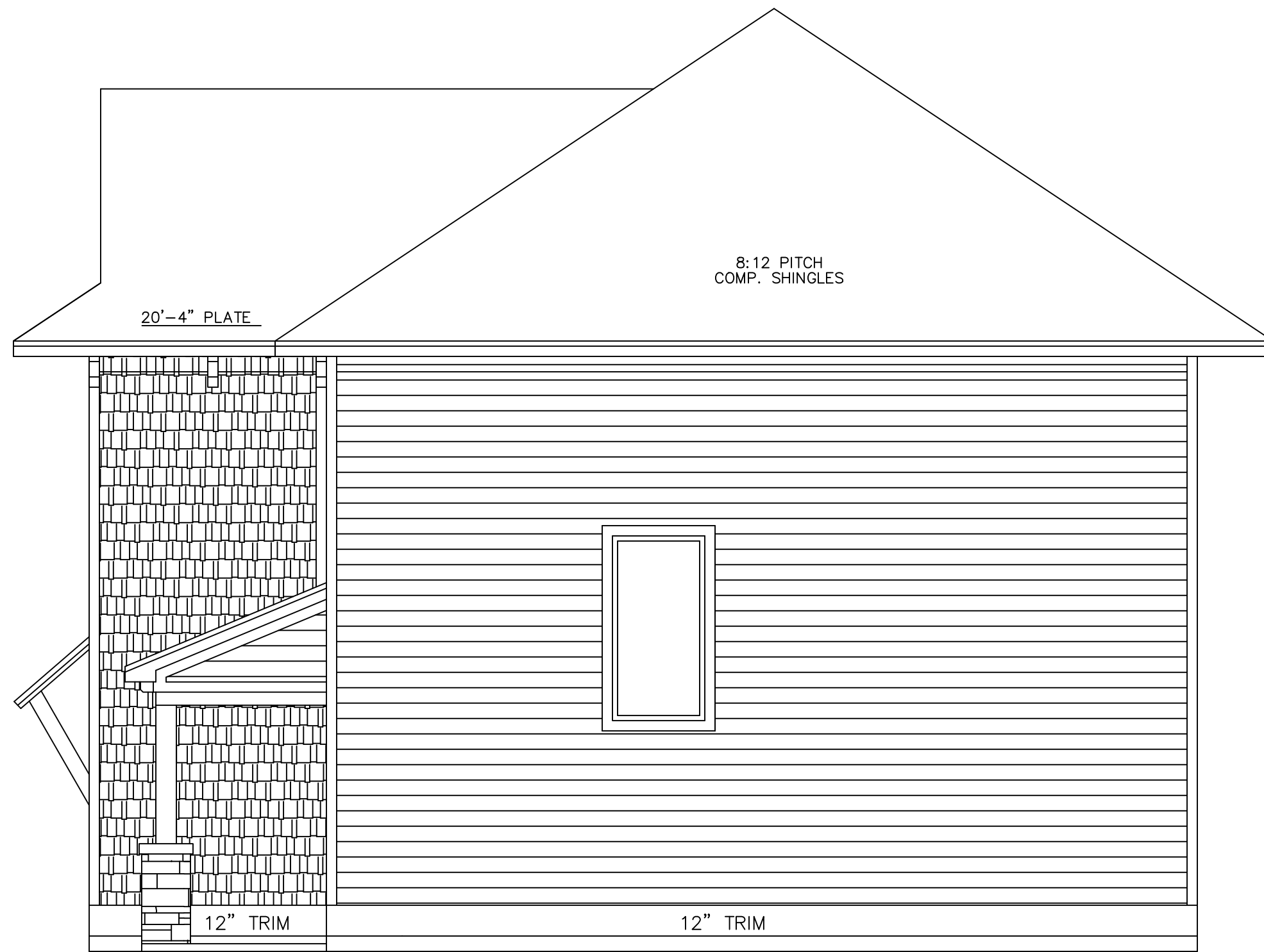
REAR ELEVATION

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



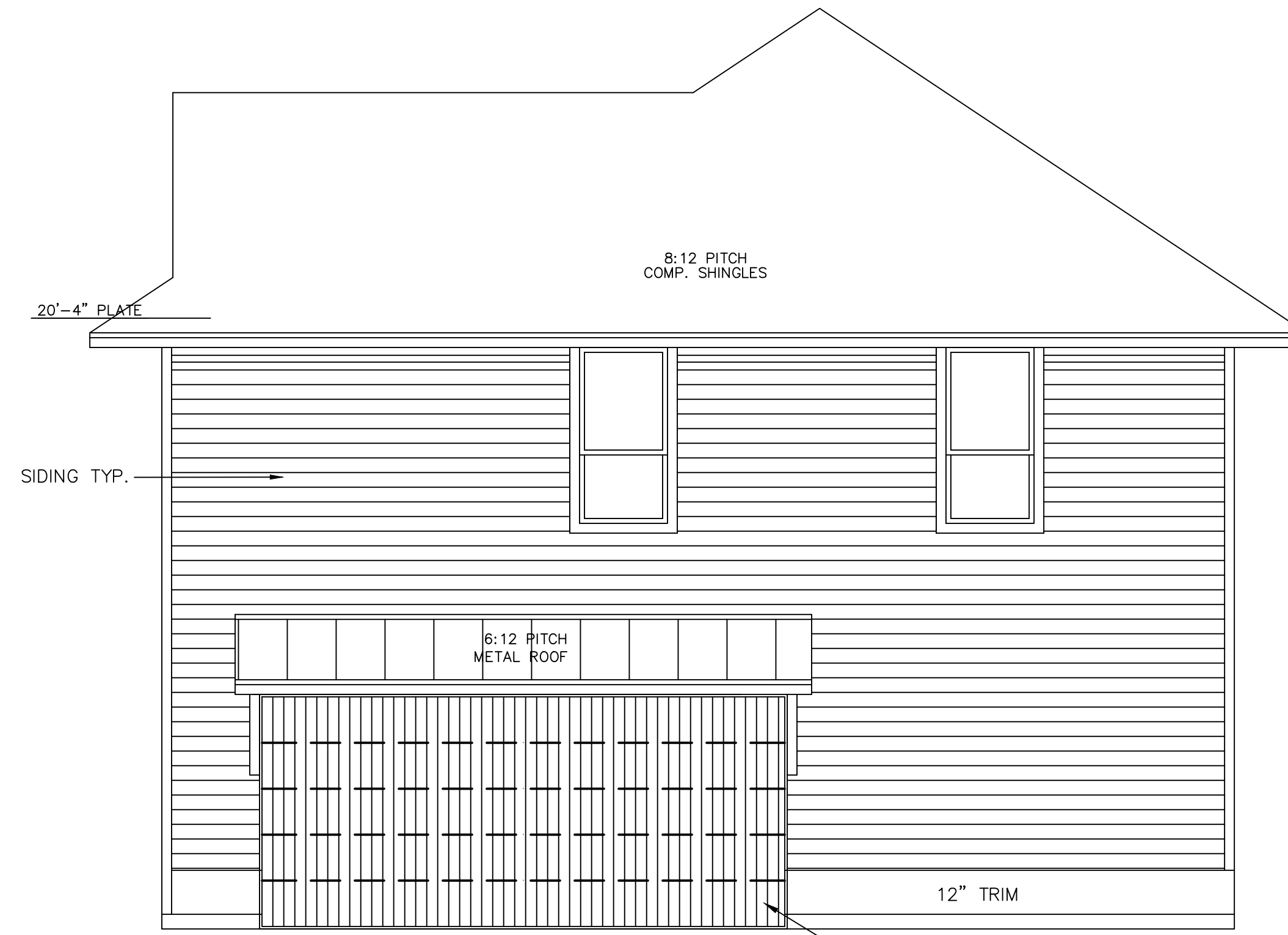
FRONT ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

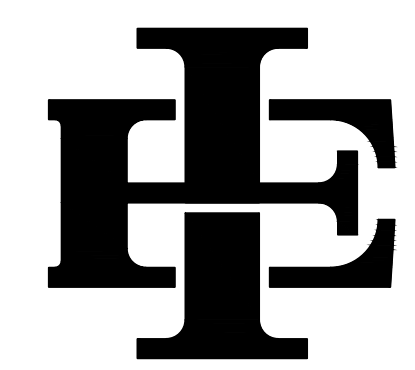
REVISIONS

NO.	DATE	DESCRIPTION

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BUILDER:



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 FORT WORTH, TX 76244  
 OFFICE: (214-395-4688)

ISSUE DATE  
 01.08.2024

DRAFTSPERSON  
 MEM

PROJECT NO.  
 SPEC 2

PLAN NUMBER  
 2262

SHEET NUMBER

A-3