



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

November 20, 2024
Lunch 12:00 p.m.
Public Hearing 12:30 p.m.

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

VIDEOCONFERENCE:

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

Meeting/ Access Code: 255 644 06737 (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>

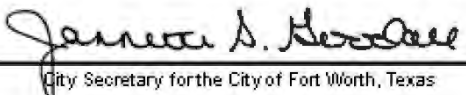
For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

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 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.**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, November 15, 2024 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

- a. **Variance:** To permit construction of a detached garage with habitable space that would exceed the height of the primary structure.

Height of existing primary structure: 19 feet
Requested height of accessory structure: 22 feet 6 inches

2. **BAR-24-064** Address: 1513 Belzise Terrace
Owner: Adrian Ramirez on behalf of Fort Worth Group Investment, LLC
Zoning: "A-5" One-Family Residential District

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

Minimum lot width: 50 feet
Requested lot width: 44 feet

4. **BAR-24-065** Address: 4316 Ridgehaven Court
Owner: Ryan McGuire on behalf of Jeff and Lisa Schuessler
Zoning: "A-43" One-Family District

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

Minimum side yard setback: 25 feet
Requested side yard setback: 5 feet

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

Minimum rear yard setback: 25 feet
Requested rear yard setback: 10 feet

5. **BAR-24-070** Address: 4259 Crestline Road
Owner: Noah Shibley on behalf of Redbird Kelly Properties
Zoning: "A-5" One-Family Residential District

- a. **Variance:** To permit construction of an accessory structure (detached two-story, habitable structure) to encroach into the required front yard setback.

Required front yard setback: 20 feet
Requested front yard setback: 16 feet 5 inches

6. **BAR-24-074** Address: 4136 Avenue M
Owner: Tereso J. Davila and Alma C. Davila
Zoning: "A-10" One-Family District in the Stop Six Overlay

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

Required Minimum Lot Width: 60 feet
Requested Lot Width: 49 feet 9 inches

7. BAR-24-075 Address: 4000 Mattison Avenue
 Owner: Roger T. Mercer and Kaylan B. Hopson
 Zoning: "A-5" One-Family District

- a. **Variance:** To permit construction of a detached accessory structure (swimming pool) that would be located closer than 75 feet from the front property line.

Required distance from front property line: 75 feet

Requested distance from front property line: 45 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-24-076 Address: 3925 Bunting Avenue
 Owner: Kyle and Brooke Sederstrom
 Zoning: "A-5" One-Family District

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

Required side yard setback: 5 feet

Requested side yard setback: Zero feet

9. BAR-24-080 Address: 1629 E. Harvey Avenue
 Owner: Viota USA LLC by Gladys Williams & Durwan Green
 Zoning: "B" Two-Family district

- a. **Variance:** To permit fewer parking spaces behind the front building wall of a single family house with 3 bedrooms.

Required parking behind front wall: 2 spaces

Requested parking behind front wall: 1 space

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. 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 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.

Translation Case

BAR-24-069

Address: 5336 Ramey Avenue
Owner: Orbin Portillo by Jasamine Chavez
Zoning: "AR" One Family Restricted Residential in the Stop Six Residential Design Overlay

a. **Special Exception:** Permit a new carport to be constructed in a projected front yard.

b. **Variance:** Permit an existing house that encroaches into the projected yard setback.

Minimum established setback required: 27 feet

Requested setback: 18 feet

GENERAL INFORMATION

REGULATIONS:

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.
- B. The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

5.100 General Conditions

- B. Additional Conditions:** Nothing in this Article shall prevent the City from imposing additional conditions during either the special exception or planned unit development review process.

5.301 Accessory Uses on Residential Lots

B. 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 of the carport or porte cochere and its impact on adjacent properties; and
 - iv. The incidence of other carports or porte cocheres on the block face.

6.101 Yards

D. Front Yard Setbacks

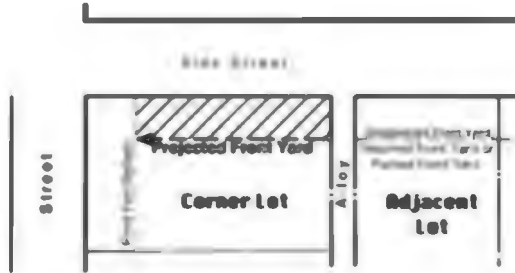
1. The front yard setback in residential districts shall be the greatest of the following prescribed setbacks:

- a. The platted building line; **(25')**
- 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 **(27')** 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 lot adjacent to the rear of the corner lot or separated only by an alley.



LOT HISTORY:

Development Services zoning case ZC-19-116, addition of the Stop Six Overlay, approved 9/11/2019.

Development Services zoning case ZC-21-159, from E to AR, approved 11/9/2021.

Development Services building permit PB22-02490, new single family house, issued 8/11/2022. No inspections performed; permit expired 7/27/2024.

Development Services complaint CC23-00077, Stake out was approved but owner or contractor moved the stakes and the property is now in violation. This property violates the setback ordinance, need an accurate survey done on the property. All work must stop until property is in compliance with the City of Fort Worth setback ordinance, 2/13/2023.

Development Services building permit PB24-009968, open carport not attached to house, submitted 6/8/2024, on hold 7/22/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Echo Heights Stop Six Environmental Coalition, Historic Carver Heights NA, Historic Rosedale Park NA, Historic Stop Six NA, Parkside NA, Stop 6/Poly Oversight, Stop Six Sunrise Edition NA, East Fort Worth, Inc., and Southeast Fort Worth Inc.

**EXISTING
CONDITIONS:**

The subject property is a newly constructed house on a corner lot, in a redeveloping neighborhood, platted without an alley. The lot is flat, rectangular, and without any floodplain or trees. The lot was platted with a 5-foot setback along Ramey Avenue and a 25-foot setback on Willspoint Court.

When the house was constructed to face north on Ramey Avenue away from the platted lots on Willspoint Court at a 90-degree angle, a projected front yard was created along the side yard of the subject. The approved building permit contained inaccurate information that the side yard was 10 feet wide and that the closest house was setback to 20 feet. The house to the south meets the platted 25-foot setback and is measured at 27 feet from the front property line. Additionally, the subject was constructed closer to Willspoint Court with an 18-foot setback. As the 27-foot front yard established by the closest house is the largest of the front yard standards, a variance is requested for the house to encroach 9 feet into the projected front yard.

The property owner has applied for a Special Exception for a new detached front yard carport, where none are allowed. The carport is noted to be 18 feet wide and 18 feet long or 324 square feet, covering 2 vehicles. However, the drawing for the carport is 20 feet lot, which would increase the size to 360 square feet. The 15-foot 8-inch tall carport is designed to be slightly taller than the roof of the adjacent habitable room and almost as tall as the roof on the garage. The dormer windows on the garage would be below the proposed carport's roof. The pitched roof of the carport would match the house's roof pitches, but the wood beams would contrast with the house's brick and stone materials.

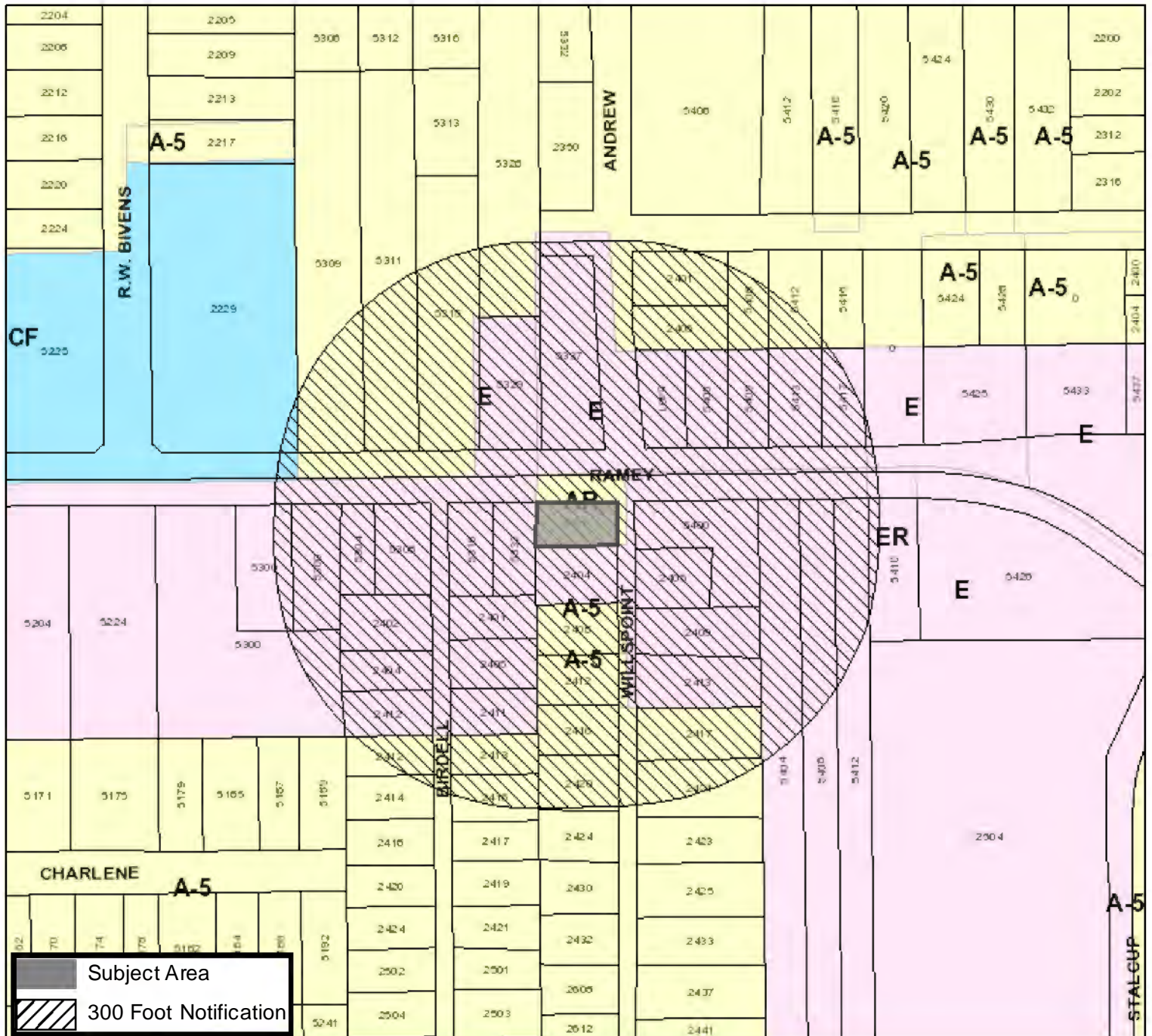
No other front yard carports were noted in the vicinity. Although the residence does not have access park in the west side or rear yards, the front yard driveway from Ramey is also being used for parking on this lot. Another difference from the approved building permit is the driveway at Willspoint Court is shown to be 10 feet wide. However, the current driveway has been constructed to the full 18-foot width without a parkway permit. The driveway length on the 2024 aerial photograph would place the proposed carport in the middle of the vehicle shown in the driveway.

The adjacent side street of Willspoint Court was platted to be 24 feet wide, but the paved area is approximately 19 feet wide. The minimum driveway width for 2-way traffic is 20 feet, and drive aisles on commercial parking lots are 24 feet wide. Willspoint Court is smaller than most low-speed driveways, and the recent aerial photographs show on-street parking in the vicinity that reduces the usable width close to the 4-lane Ramey Avenue. The carport's proposed setback along Willspoint Court puts the carport in a location that is constrained for passing motorists by the street width, on-street parking, and busier area adjacent to Ramey Avenue. The carport's size, location, and design would have a negative impact on the neighborhood that does not have front yard carports, and the Special Exception **is not compatible** with surrounding land uses.

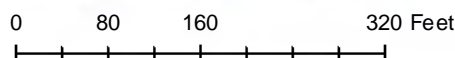


Area Zoning Map

Applicant: Orbin Portillo by Jasmine Chavez
Mapsc0: null
Commission Date: 11/20/2024



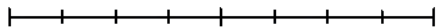
	Subject Area
	300 Foot Notification



Aerial Photo Map



0 25 50 100 Feet



BAR-24-069



BAR-24-069
5336 Ramey Avenue



Translation: A carport will be built to protect work vehicles, preventing damage to the vehicle and tools. Dimensions will be 18x19 fencing, 3/4 plywood and shingles roof. The existing garage cannot be used due to the size of the vehicles.

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: 5336 Ramey Ave 7
Lote/Tracto: _____ Bloque/Abstracto: _____ Tamaño de Lote: _____
Descripción Legal: Adicción/Topografo: _____

Nombre de Propietario: Orbin Portillo Telefono: (972) 391 9170
Dirección: 5336 Ramey Ave 21
Ciudad: Fort Worth Tx Estado: Texas Código Postal: 76105
Correo Electronico: Titohhh09@gmail.com

Nombre de Solicitante: Jaramine Chavez Telefono: (682) 431-1561
Dirección: 2311 Balsam dr Apt. H305
Ciudad: Arlington Estado: Texas Código Postal: 76006
Correo Electronico: Jamirchavez44@gmail.com

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

Se construira un carport con el fin de proteger los vehiculos de trabajo. Evitando el daño al vehiculo y los herramientas. Las dimensiones serán de 18x19 ft, con una altura de 9ft. Los materiales usados serán cedro, rafters 2x6, plywood 3/4 y shingles roof. No se puede utilizar el garage existente debido al tamaño de los vehiculos.

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 _____

Variación Ocupada del Propietario (Una y Dos Casas Familiares) para la Sección _____
 Excepción Especial para la Sección Carport.
 Varianza para _____
 Interpretación de la Regulación _____

FECHA RECIBIDA:
9-14-24

CUOTA PAGADA:
\$750

DE SOLUCITUDES:
1

RECIBIDO POR:
MP.

NUMERO DE CASO:
BAR 24069

Propuesta de Solicitud, Solamente para Varianza

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

1. Variance is not a self-created difficulty, but rather a necessity due to the limited space available in the garage, work vehicles and tools cannot be displayed.

1. La varianza no es una dificultad auto-impuesta. La varianza no es una dificultad creada por uno mismo, ya que es una necesidad debido al poco espacio con el que se cuenta en el garaje, los vehículos de trabajo y herramientas no pueden ser expuestas.

2. La propiedad donde se busca la varianza tiene circunstancias únicas existentes en la propiedad, como el área, la forma, o inclinación de terreno; que las circunstancias únicas no fueron creadas por el propietario de la propiedad; que la solicitud no es meramente financiera o por conveniencia; y que la circunstancia no se debe a las condiciones generales del distrito de zonificación de la propiedad. La propiedad cuenta con opciones limitadas para construir debido al tamaño tan reducido del lote, los dos patios delanteros, la propiedad ubicada en una esquina.

2. The property has limited options to build on due to the small lot size, two front yards, and corner property location.

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

Los límites de la propiedad serán respetados acorde a la zonificación establecida por los capítulos específicos.

3. The property boundaries will be respected according to the zoning established by the specific chapters.

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

La varianza no causará riesgo alguno ya que será construido con las medidas de seguridad, cumpliendo requerimientos de la ciudad. No interfiere con el bienestar, ni con la salud de ningún individuo.

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

La varianza solicitada no afecta a ninguna propiedad en ningún sentido, ya que fue diseñado el proyecto con medidas y altura para no obstruir paso, visibilidad, etc.

4. The variance does not cause any risk as it will be built with safety measures in compliance with city requirements. It does not interfere with the well-being or health of any individual.

5. The requested variance does not affect any property in any way, since the project was designed with measurements and height so as not to obstruct passage, visibility, etc.

Reconocimiento

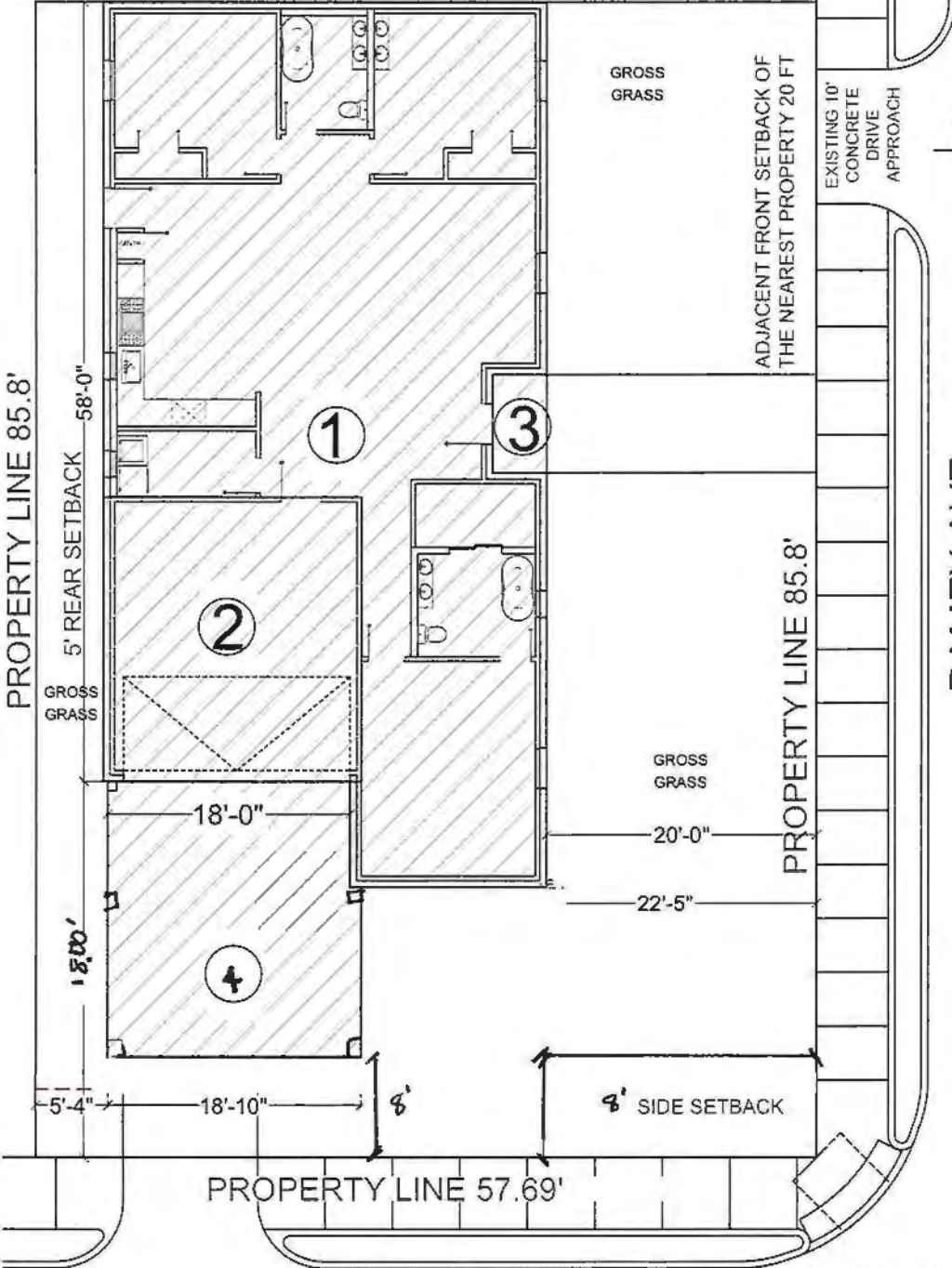
Yo certifico que la información proveida es verdadera y correcta en la medida de mi conocimiento, y que yo, o mi representante autorizado, estare(mos) en la audiencia pública del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificación Pública. Si inicio el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

Firmado por: El Propietario Solicitante o Agente

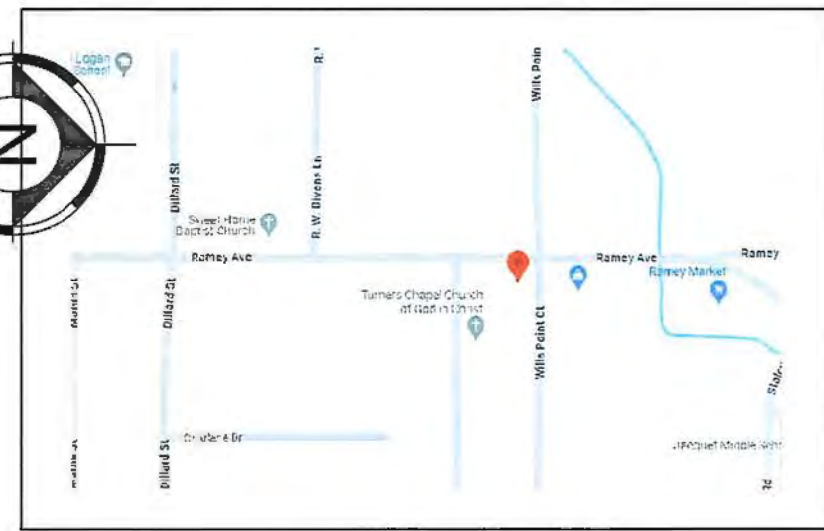
Osbin

Fecha: 08-19-24

HARDEMAN, VANESSA PROPERTY LINE 57.69'



RAMEY AVE.



FOR REFERENCE ONLY
VICINITY MAP

AREA DISTRIBUTION		
1	EXISTING LIVING AREA	1,601.00 SQ. FT.
2	EXISTING ATTACHED GARAGE	391.94 SQ. FT.
3	EXISTING FRONT PORCH	29.33 SQ. FT.
4	PROPOSED CARPOT	325.50 SQ. FT.
TOTAL PROPOSED COVERAGE		2,348.07 SQ. FT.
LOT AREA		4,967.72 SQ. FT.
ZONING		AR
% LOT COVERAGE		48.7%
LEGAL DESCRIPTION		
WHITMORE COURTS ADDITION BLOCK 8 LOT 1		

INDEX SHEET	
A01	SITE PLAN
A02	PROPOSED FLOOR PLAN
A03	PROPOSED FLOOR PLAN
A04	ELEVATIONS
A05	ELEVATIONS
A06	ELEVATIONS
A07	ELEVATIONS
A08	ROOF FRAMING PLAN
A09	ROOF PLAN

- 2021 International Building Code with Local Amendments
- 2021 International Mechanical Code with Local Amendment
- 2021 International Residential Code with Local Amendments
- 2015 International Energy Code with Local Amendments
- 2021 International Plumbing Code
- 2021 International Existing Building Code with Local Amendments
- 2021 International Fire Code with Local Amendments
- 2018 International Swimming Pool and Spa Code
- Fort Worth Administrative Building Code



WILLSPOINT CT. **SITE PLAN**
SCALE 1" = 10' 0"

AD
5336 R
FORT W
7

All the inform
is provided to
builder, the c
himself to de
building per
supervise co
of quality of
the designer
any type of r
from this p
owner is rec
professional
qualified arch
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construction.

USE:
RESIDE

DRAWN
CJ INNC
DESIGN
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DATE:
07/18/20

PLAN:
SITE PL

SCALE:
1" = 10'

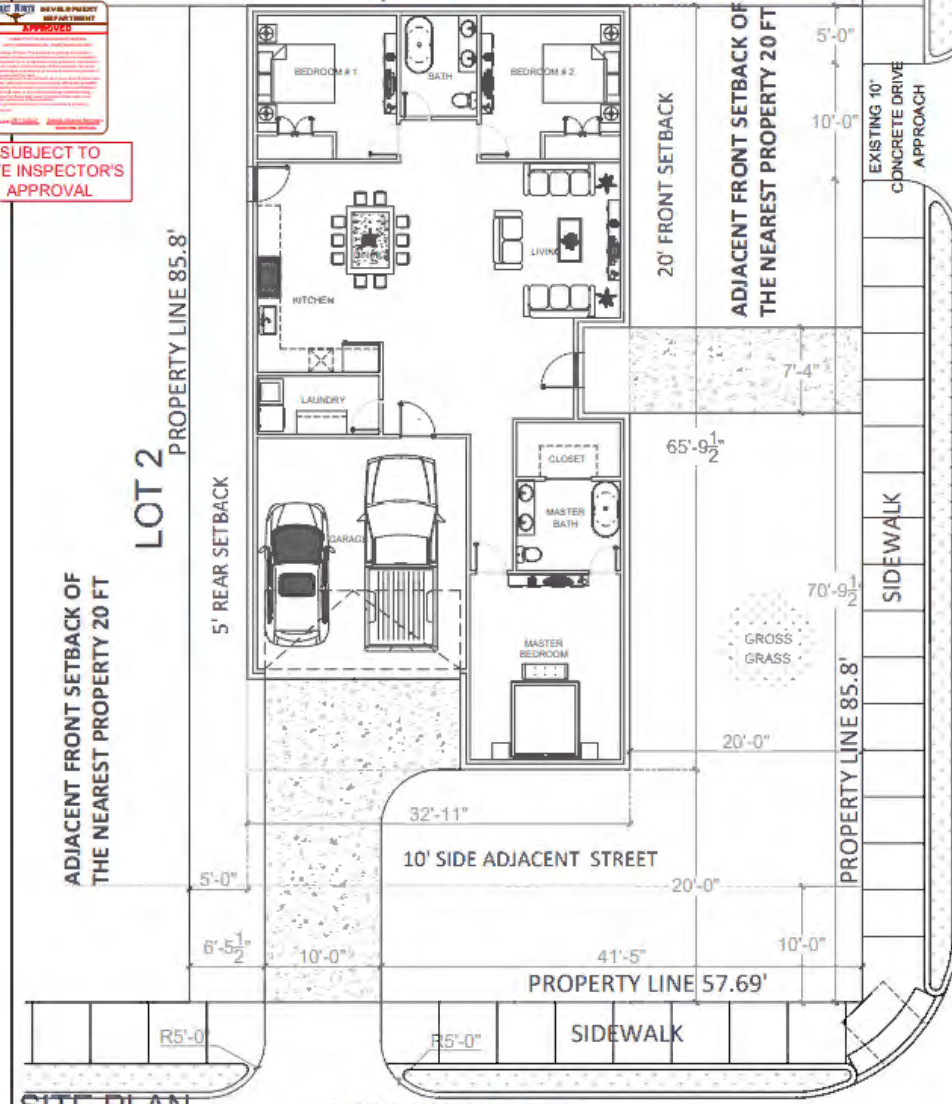
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LOT HARDEMAN, VANESSA

PROPERTY LINE 57.69'

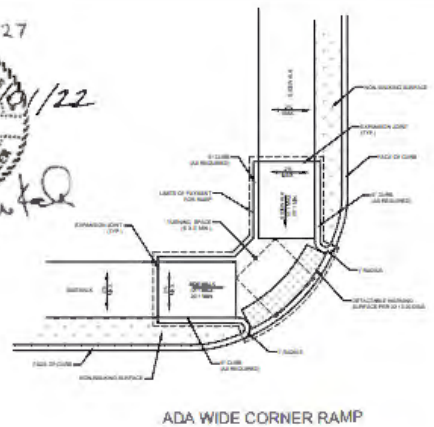


SUBJECT TO SITE INSPECTOR'S APPROVAL



VICINITY MAP FOR REFERENCE ONLY

AREA DISTRIBUTION		
1	PROPOSED LIVING AREA	1,601.00 SQ. FT.
2	PROPOSED FRONT PORCHE	29.33 SQ. FT.
3	PROPOSED ATTACHED GARAGE	391.94 SQ. FT.
TOTAL PROPOSED COVERAGE		2,022.82 FT.
LOT AREA		4,967.72 SQ. FT.
% LOT COVERAGE		40.70 %
LEGAL DESCRIPTION		
WHITMORE COURTS ADDITION Block B Lot 1		



ADA WIDE CORNER RAMP

SITE PLAN WILLSPPOINT CT. SCALE 1" = 10'



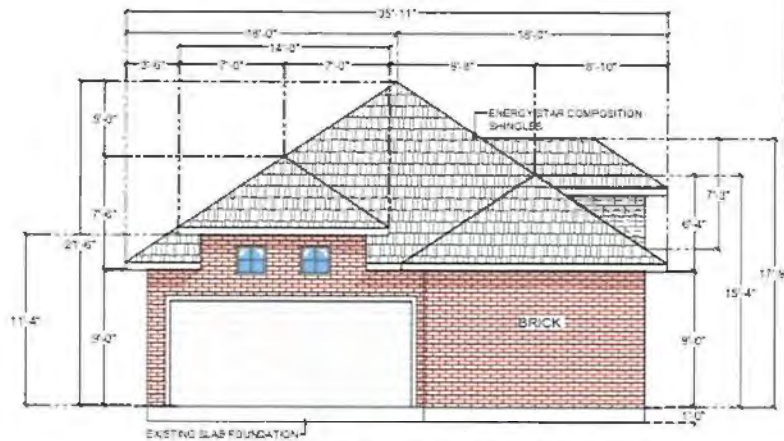
INNOVATIVE DESIGNS & CONSTRUCTION LLC

ADDRESS:
5336 RAMEY AVE.
FORT WORTH, TX
76105

All the information in these plans is provided by the client and I or another designer only limits myself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

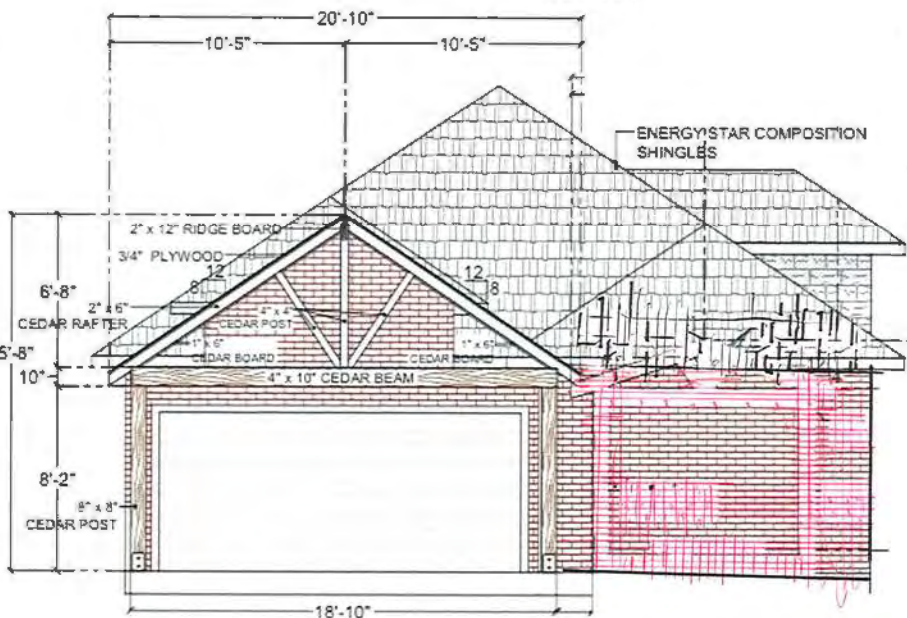
USE:
RESIDENTIAL
DRAWN BY:
CJ INNOVATIVE DESIGNS & CONSTRUCTION LLC.
DATE:
26/01/2022
PLAN:
SITE PLAN
SCALE:
1" = 10' 0"

A01



EXISTING LEFT ELEVATION

SCALE 1/8"=1'-0"

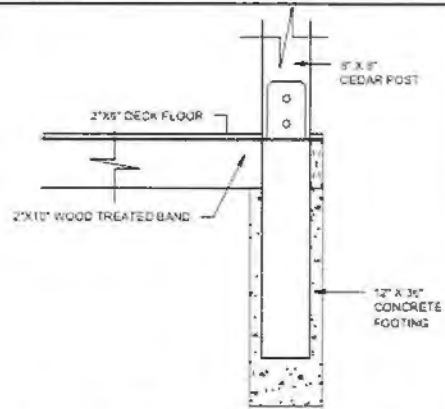


PROPOSED LEFT ELEVATION

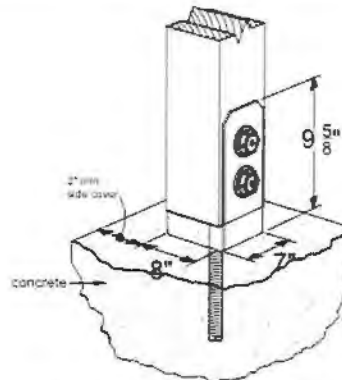
SCALE 3/16"=1'-0"

EXTERIOR ELEVATION NOTES

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR DRAWING METHODS AND OTHER RELEVANT INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES.



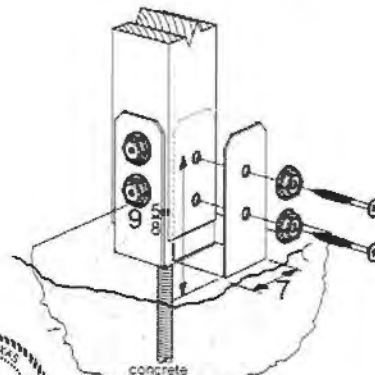
POST IN POURURE! CONCRETE FOOTING DETAIL
NOT AT SCALE



POST BASE DETAIL APVB88R
NOT AT SCALE

NOTE:

- Column: 8 fasteners -- Anchor: (2) 5/8"
- All column fasteners are outdoor accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.



DECORATIVE SIDE PLATES BASE POST
NOT AT SCALE

APVB88DSP shown with APVB88R post base.

NOTES:

1. All fasteners are Outdoor Accents SDWS22312DBB inserted through an STN22 hex-head washer. Quantities listed are for two parts.
2. Install top of decorative side plates flush to top of post base strap legs. Decorative side plates installed on APVB post bases will be raised up 1/4" from the bottom of the post base, while installations on rough models will not.



INNOVATIVE DESIGNS & CONSTRUCTION LLC

ADDRESS:
5336 RAMEY AVE.
FORT WORTH, TX
76105

All the information in these plans is provided by the client and is subject to the accuracy of the information provided to draw required plans for building permits and doesn't guarantee construction or quality of materials. Therefore, the designer does not assume any liability of responsibility for any errors or omissions. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and outdoor construction.

USE:
RESIDENTIAL

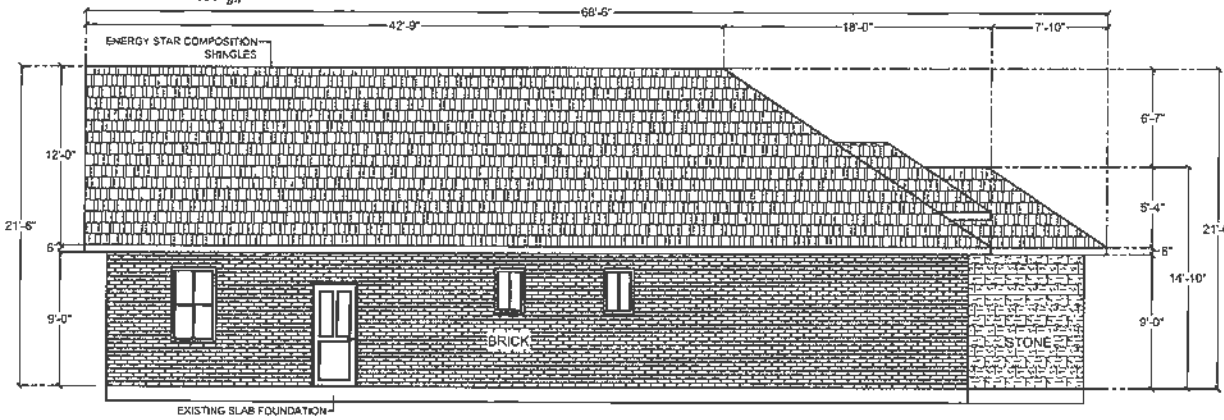
DRAWN BY:
CJ INNOVATIVE
DESIGNS &
CONSTRUCTION
LLC

DATE:
07/16/2024

PLAN:
PROPOSED
ELEVATION

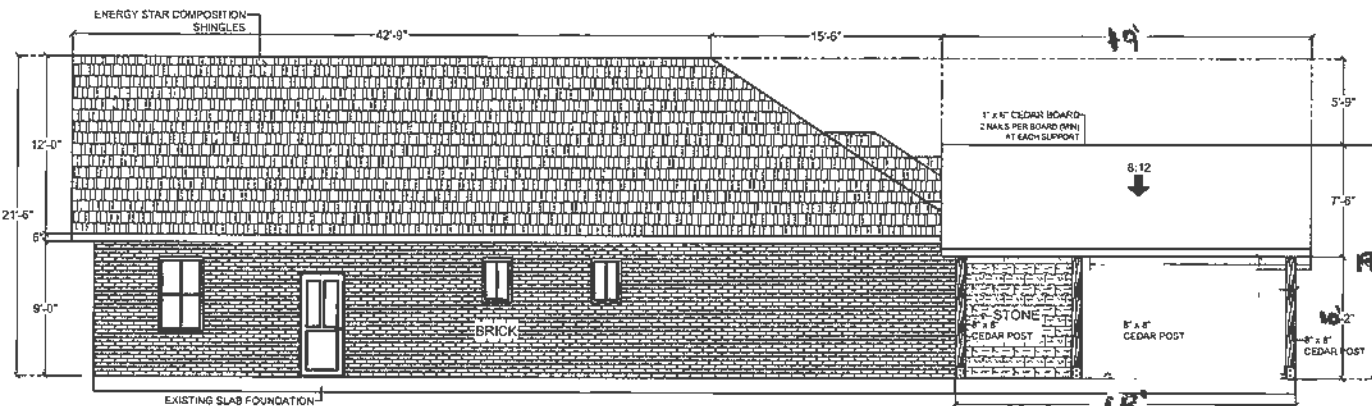
SCALE:
1/8" = 1'-0"

A06



EXISTING REAR ELEVATION

SCALE 1/8" = 1'0"

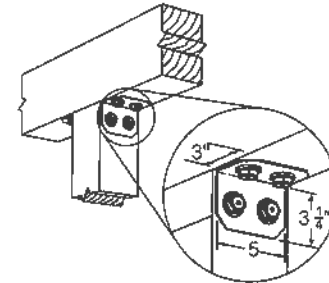


PROPOSED REAR ELEVATION

SCALE 1/8" = 1'0"

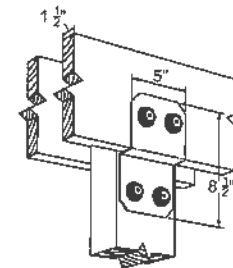
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR DRAWING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

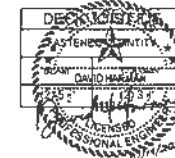


HEAVY ANGLES APVA6
NOT AT SCALE

HEAVY ANGLES	
FASTENER QUANTITY	
BEAM	COLUMN
4	4



OUTDOOR ACCENTS APVDJT2-6
NOT AT SCALE



INNOVATIVE DESIGNS & CONSTRUCTION LLC

ADDRESS:
5336 RAMEY AVE.
FORT WORTH, TX
76105

All the information in these plans is provided by the client and it is the designer's responsibility to verify the accuracy of the information. The designer does not assume any liability for any errors or omissions. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

USE:
RESIDENTIAL

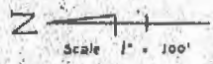
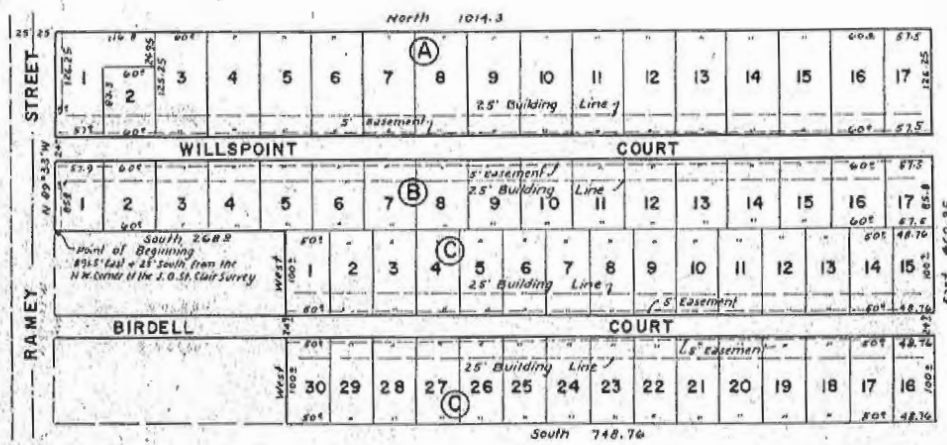
DRAWN BY:
CJ INNOVATIVE
DESIGNS &
CONSTRUCTION
LLC.

DATE:
07/19/2024

PLAN:
ELEVATION

SCALE:
1/8" = 1'0"

A05



PLAT SHOWING
 BLOCKS A, B & C
 WHITMORE COURTS
 (J. Q. ST. CLAIR AND U. WUTHRICK SURVEYES)
 AN ADDITION TO FORT WORTH,
 TARRANT COUNTY, TEXAS

PLATTED BY
 FRANK H. PAYNE & ASSC.
 CIVIL ENGINEERS



*C.K.
 P.X. 13
 3-8-55*

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTE
 This Map, having been duly submitted
 for consideration, has been neither
 approved nor disapproved, this
 6th day of March, 1955.
 By: *[Signature]*
 Secretary

Continued Case

BAR-24-068

Address: 4320 Carmel Avenue
Owner: Eric Drentlaw on behalf of 5E Real Estate LLC
Zoning: "A-5" One-Family Residential District in the Stop Six Residential Overlay

- a. **Variance:** To permit fewer parking spaces than required behind the front building wall of a single-family dwelling with 4 bedrooms.

Required parking spaces behind front wall 3 spaces
Requested parking spaces behind front wall: Zero (0) spaces

- b. **Variance:** To permit fewer than required parking spaces for a single-family dwelling with 4 bedrooms.

Required parking spaces: 3 spaces
Requested parking spaces: 2 spaces

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.

4.408 Stop Six "SS" Overlay

d/ Development standards.

(2). *Garages* A two-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All required parking spaces above two shall be behind the front wall.

4.705 One-Family "A-5" District

d/ Other development standards.

(2) Parking.

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

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

LOT HISTORY:

Development Services ZC-19-116 for a Map Amendment for the Stop Six Overlay was approved 09/11/2019.

Development Services Building Permit PB24-12445 was submitted in August 2024 to obtain the proper permits and is currently on hold pending Board of Adjustment action.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Glen Park NA, Village Creek NA, Fairhaven NA, Eastland NA, Echo Heights NA, Echo Heights Stop Six Environmental Coalition, East Fort Worth, Inc., Southeast Fort Worth, Inc.

**EXISTING
CONDITIONS:**

The subject property contains an existing single-family dwelling and is located in an established neighborhood and is a flat, rectangular lot, platted without an alley.

The applicant is requesting a variance for the location of required parking spaces to be in front of the front building wall, as well as a variance to permit less parking than required for a four-bedroom dwelling. According to 2007 Google Street View, the attached garage was converted to habitable space. No corresponding building permits were found. The garage conversion resulted in an additional bedroom and triggers the parking requirements.

The existing driveway for parking measures 10 feet wide X 24 feet long, and provides parking for one vehicle. The applicant is proposing an expansion of the driveway to measure 18 feet wide X 24 feet long, and provide parking for two vehicles.

The side-yard setbacks of the subject property are 10 feet 6.5 inches on the southern property line, and 5 feet on the northern property line. The applicant could meet the parking requirements if they relocated the existing drive approach to the southern property boundary and provided parking behind the front wall along the side of the house.

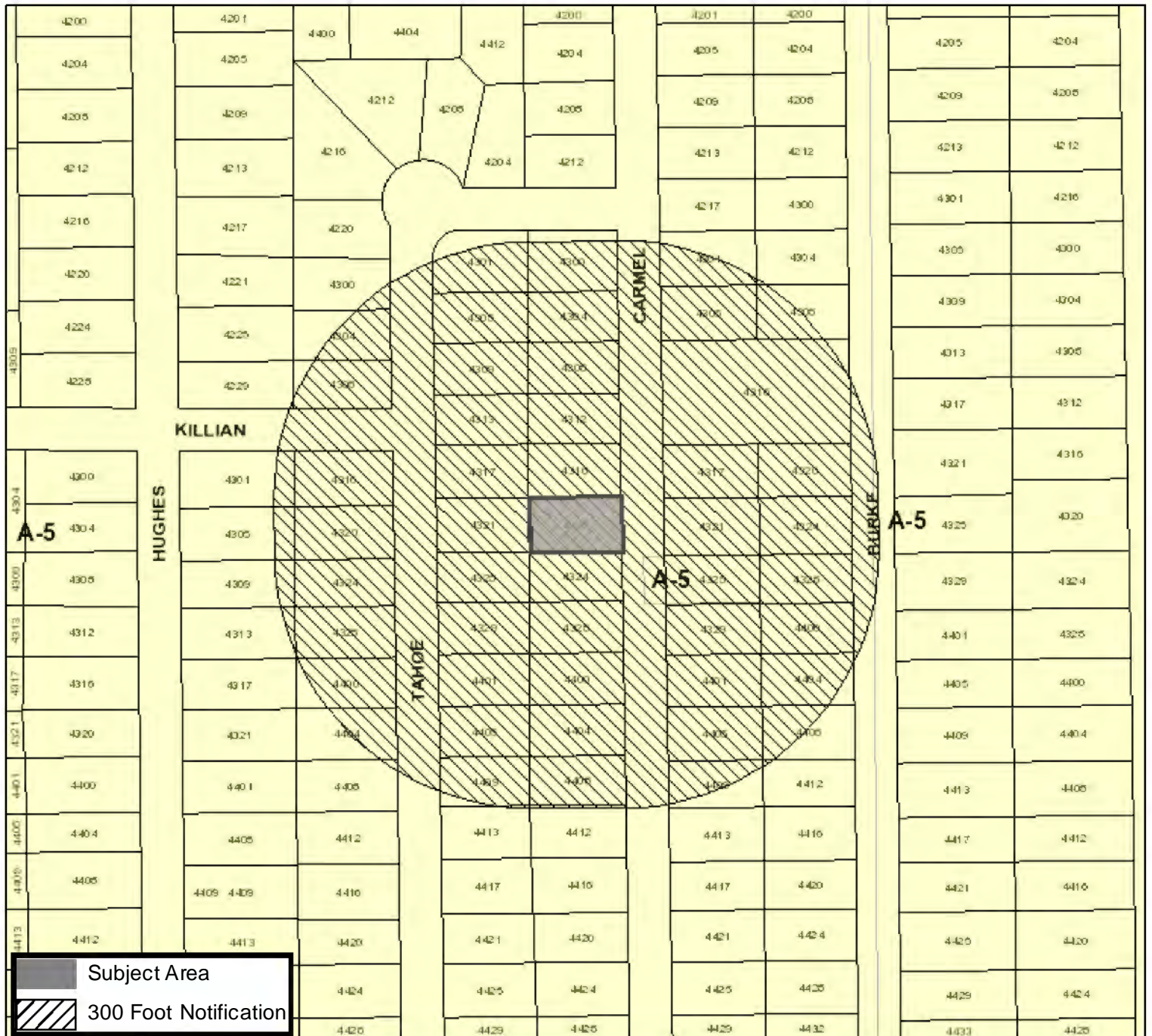
The case was continued from the October 16, 2024 public hearing to allow the applicant time to consider different options. The applicant submitted a revised floor plan proposes to remove the closet from the converted garage and consider the room as a family room. A gas meter is shown in the southern side yard setback that would reduce the width available for parking. This revision eliminates the need for Variance “b” for fewer parking spaces than required but does not change Variance “a”. The current Stop Six Overlay standards require all parking spaces to be behind the front building wall.





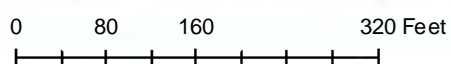
BAR-24-068

Area Zoning Map

Applicant: 5E Real Estate LLC by Erik Drentlaw
Mapsc0: 93A
Commission Date: 10/16/2024



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 30 60 120 Feet



BAC-24-068



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: 4320 Carmel Avenue, Fort Worth, TX 76119
 Lot/Tract: 6 Block/Abstract: 2R Lot Size: 6540 sq ft
 Legal Description: Addition/Survey: Golden Gate Addition

Owner's Name: 5E Real Estate LLC
 Address: 642 N Interurban Street
 City: Richardson State: TX Zip: 75081
 Tele: () (469) 964-5633 E-Mail edrentla@gmail.com

Applicant's Name: Erik Drentlaw
 Address: 642 N Interurban Street
 City: Richardson State: TX Zip: 75081
 Tele: () (469) 964-5633 E-Mail edrentla@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
To accommodate the previous owner unpermitted garage conversion, we will widen the driveway and approach to accommodate two parking spots. The exterior enhancements will harmonize with the neighboring properties.

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

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

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

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

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

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

STAFF USE ONLY: Zoning _____
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Variance for 2 parking spaces located in front of the building wall and variance for number of parking spaces.
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
9/16/2024	\$1,150.00	2	MP	BAR-24-068

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. _____
The variance is not a self-created hardship since there is no unique geological feature on the land.

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 property where the variance is being sought does not have a unique circumstance existing on the property since the property's situation is common to other nearby properties therefore it wouldn't be considered "unique" enough to warrant a 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 variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance since the proposed change would match the neighboring properties.

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 since the work should not create hazards or adverse conditions for the surrounding community.


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 injured the appropriate use of adjacent property in the same district since the work being complete is within the property line.

Acknowledgement

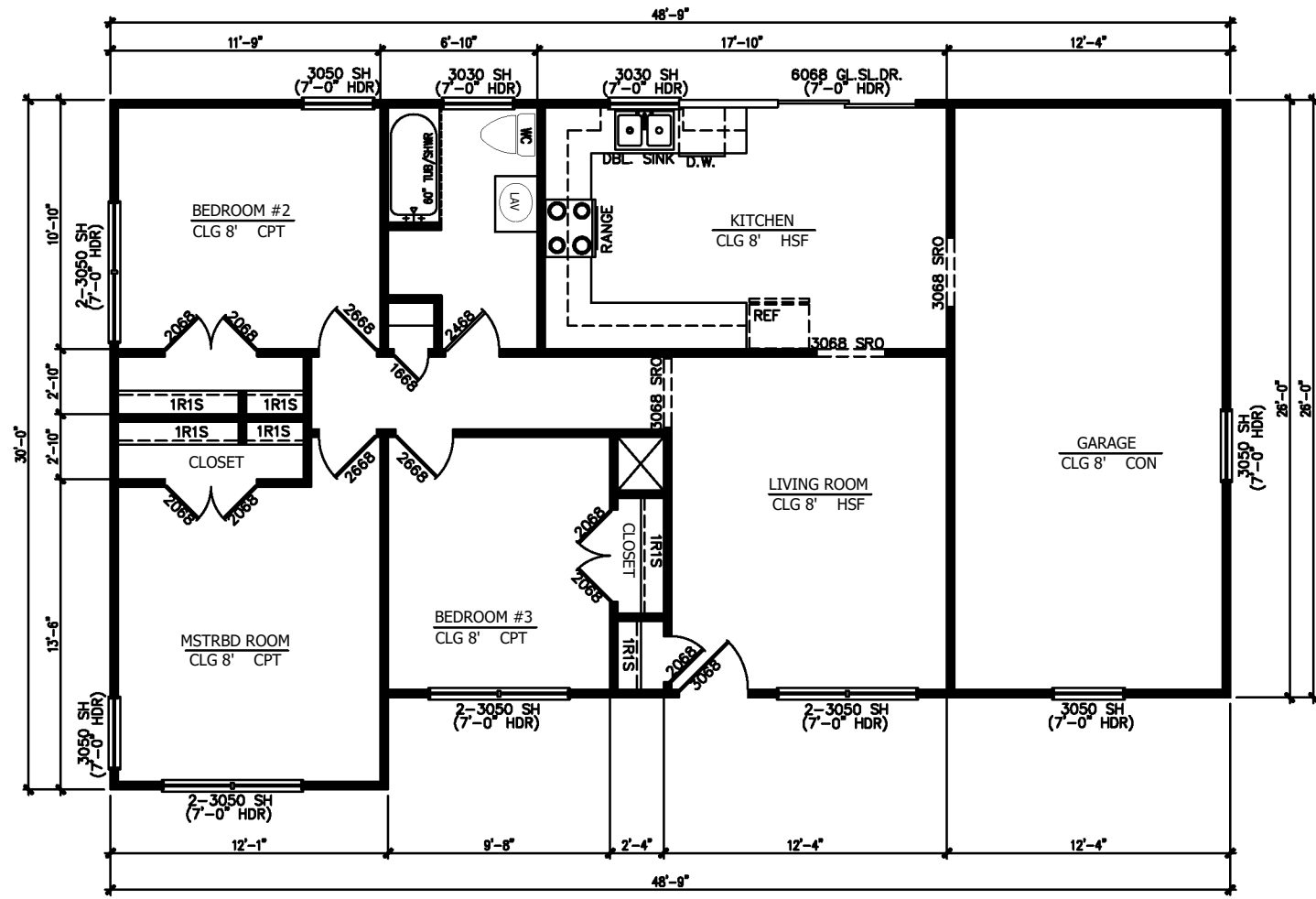
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate 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: 
B8C3D1DC6329138...
ERIK DRENTLAW

Date 9/16/2024



EXISTING FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	1315 SQ. FT.
SECOND FLOOR	0 SQ. FT.
TOTAL A/C	1315 SQ. FT.
DETACHED GARAGE	0 SQ. FT.
COVER'D PURCH	0 SQ. FT.
TOTAL NON-A/C	0 SQ. FT.
TOTAL UNDER ROOF	1315 SQ. FT.

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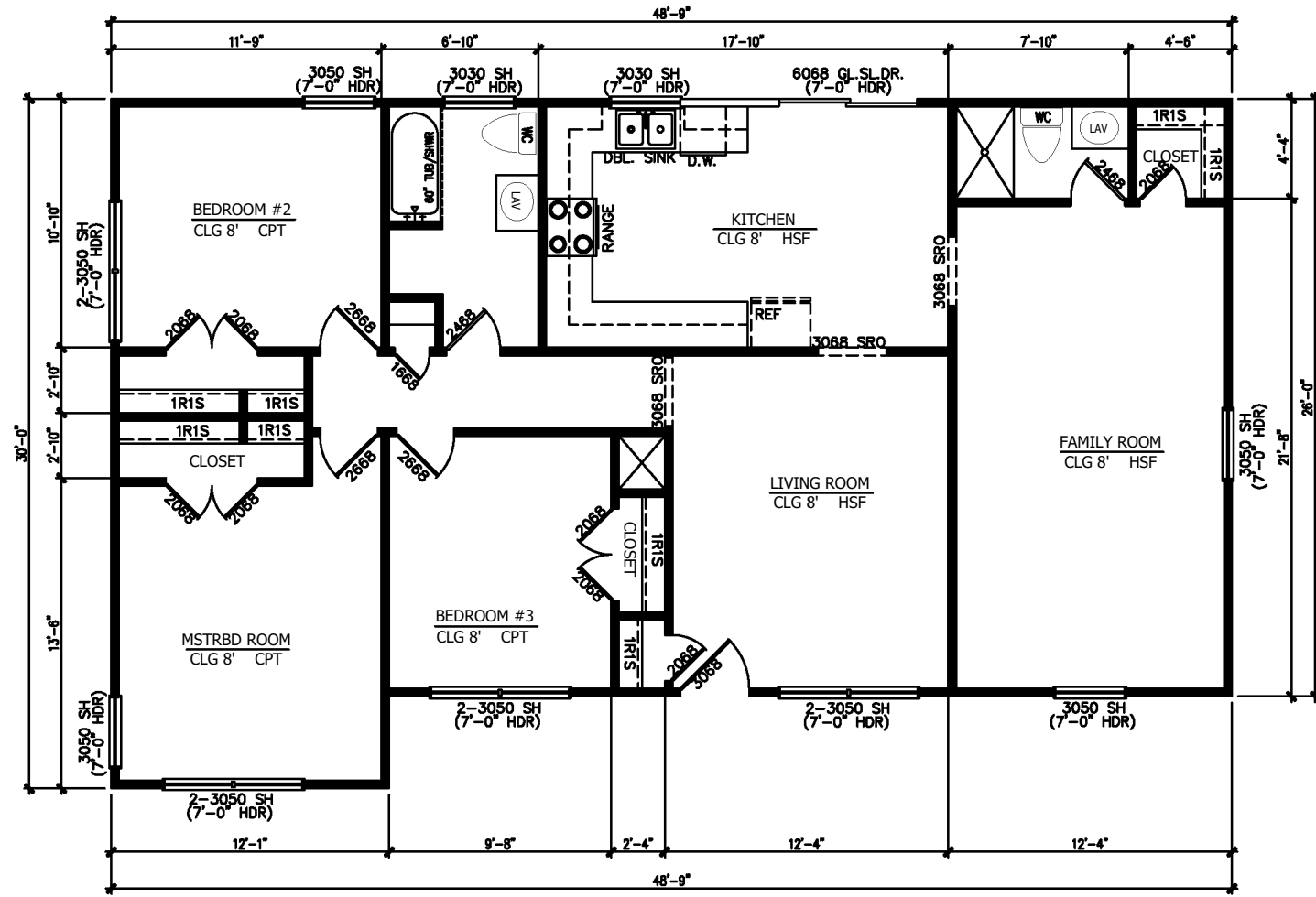
5E REAL ESTATE
4320 CARMEL AVE.
FORT WORTH, TX

ISSUE LOG	
DATE	DESCRIPTION

SCALE
 1/8" = 1'-0"

DATE
 08/07/2024

SHEET
 A1.01



FLOOR PLAN

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

SQUARE FOOTAGE	
FIRST FLOOR	1315 SQ. FT
SECOND FLOOR	0 SQ. FT
DETACHED GARAGE	0 SQ. FT
COVER'D PORCH	0 SQ. FT
TOTAL NON-A/C	0 SQ. FT
TOTAL UNDER ROOF	1315 SQ. FT

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5E REAL ESTATE
4320 CARMEL AVE.
FORT WORTH, TX

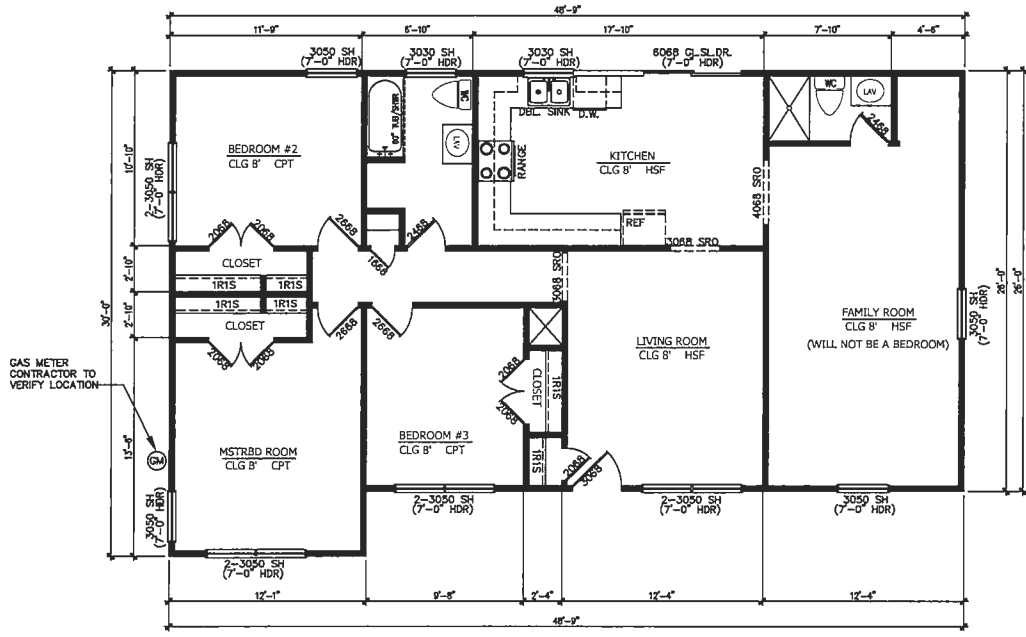
ISSUE LOG	
DATE	DESCRIPTION

SCALE
1/8" = 1'-0"

DATE
08/07/2024

SHEET
A1.01

REVISED
10/29/24



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

SQUARE FOOTAGE	
FIRST FLOOR	1315 SQ. FT.
SECOND FLOOR	0 SQ. FT.
TOTAL A/G	1315 SQ. FT.
DETACHED GARAGE	0 SQ. FT.
COVER'D PORCH	0 SQ. FT.
TOTAL NON-A/G	0 SQ. FT.
TOTAL UNDER ROOF	1315 SQ. FT.

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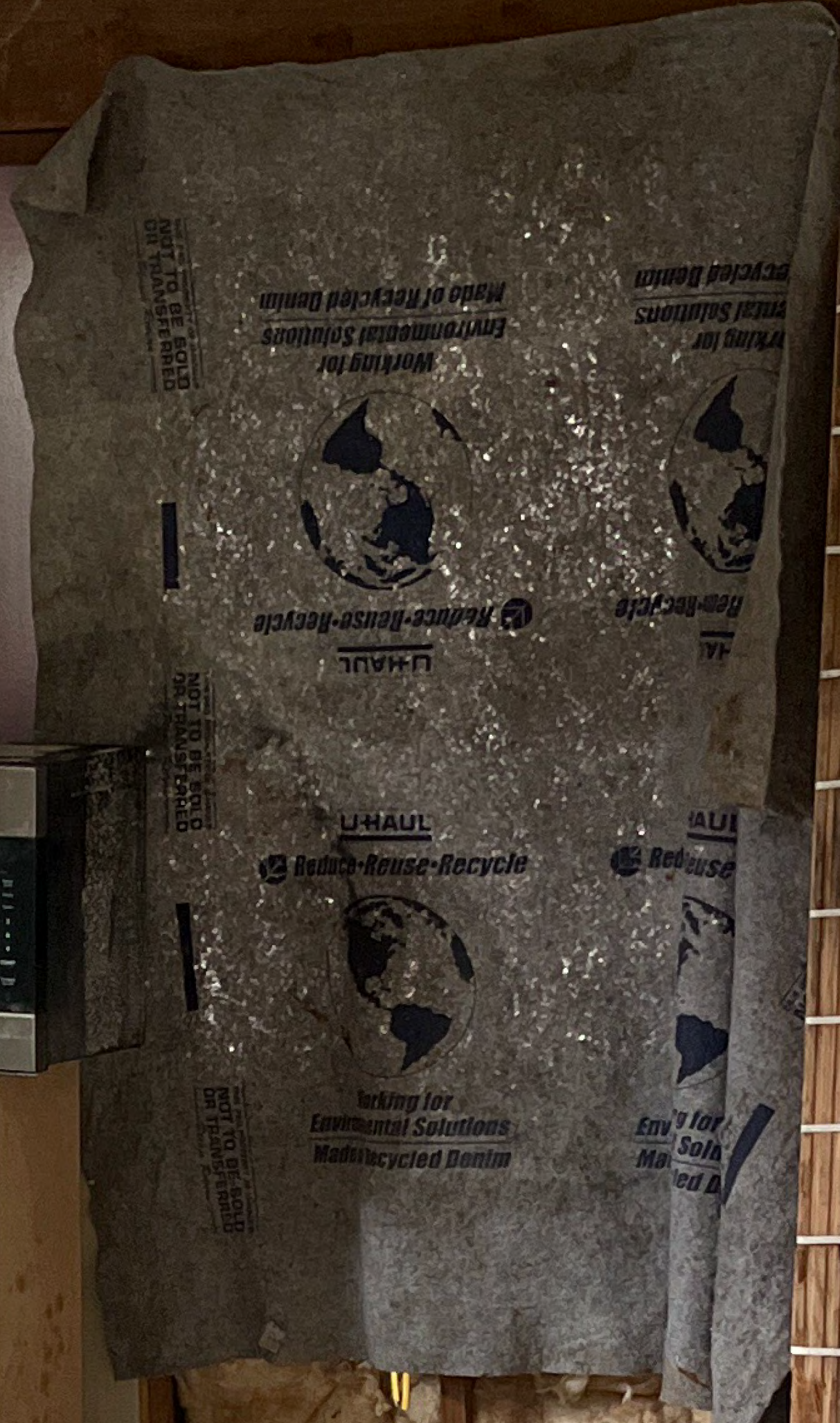
5E REAL ESTATE
4320 CARMEL AVE.
FORT WORTH, TX

ISSUE LOG	
DATE	DESCRIPTION

SCALE
1/8" = 1'-1"

DATE
08/07/202

SHEET
A1.01



BAR-24-059

Address: 2017 Thomas Place
Owner: Tim Morton
Zoning: "A-5" One-Family District

a. Variance: To permit construction of a detached habitable accessory structure that would exceed the height of the primary structure.

Height of existing primary structure: 19 feet
Requested height of accessory structure: 22 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:

- (f) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (g) The situation causing the hardship or difficulty is unique to the affected property;
- (h) The situation or hardship is not self-imposed;
- (i) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (j) 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

c. Habitable accessory structure

- (2) May not exceed the height of the primary;

LOT HISTORY:

Planning & Development Services zoning case ZC-06-297, neighborhood based petition from "B" to "A-5", approved 1/18/2007.

Development Services building permit PB24-10962 awaiting client reply 08/06/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, West Side Alliance, North Hi Mount NA, Arlington Heights NA, Alamo Heights NA, Crestline Area NA, Cultural District Alliance, Camp Bowie District, Inc.

**EXISTING
CONDITIONS:**

The subject property is located on a street that dead-ends at a City park within an established neighborhood, and was platted with an alley. The subject property is approximately 10,230 square feet in area, a rectangular shape, and has a 3% downward slope from the western property line toward the eastern property line.

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

The applicant is proposing to construct a habitable, two-story detached accessory structure that will be approximately 2,256 square feet total. The existing site plan reflects a detached accessory structure that will be demolished if the variance request is approved. The existing primary structure is approximately 2,016 square feet in area, and the proposed site plan shows the existing porte cochere will be expanded, thus resulting in a primary structure area of approximately 2,976 square feet. The applicant is expanding the primary structure to comply with the ordinance requirement that an accessory structure may not exceed the primary structure in size.

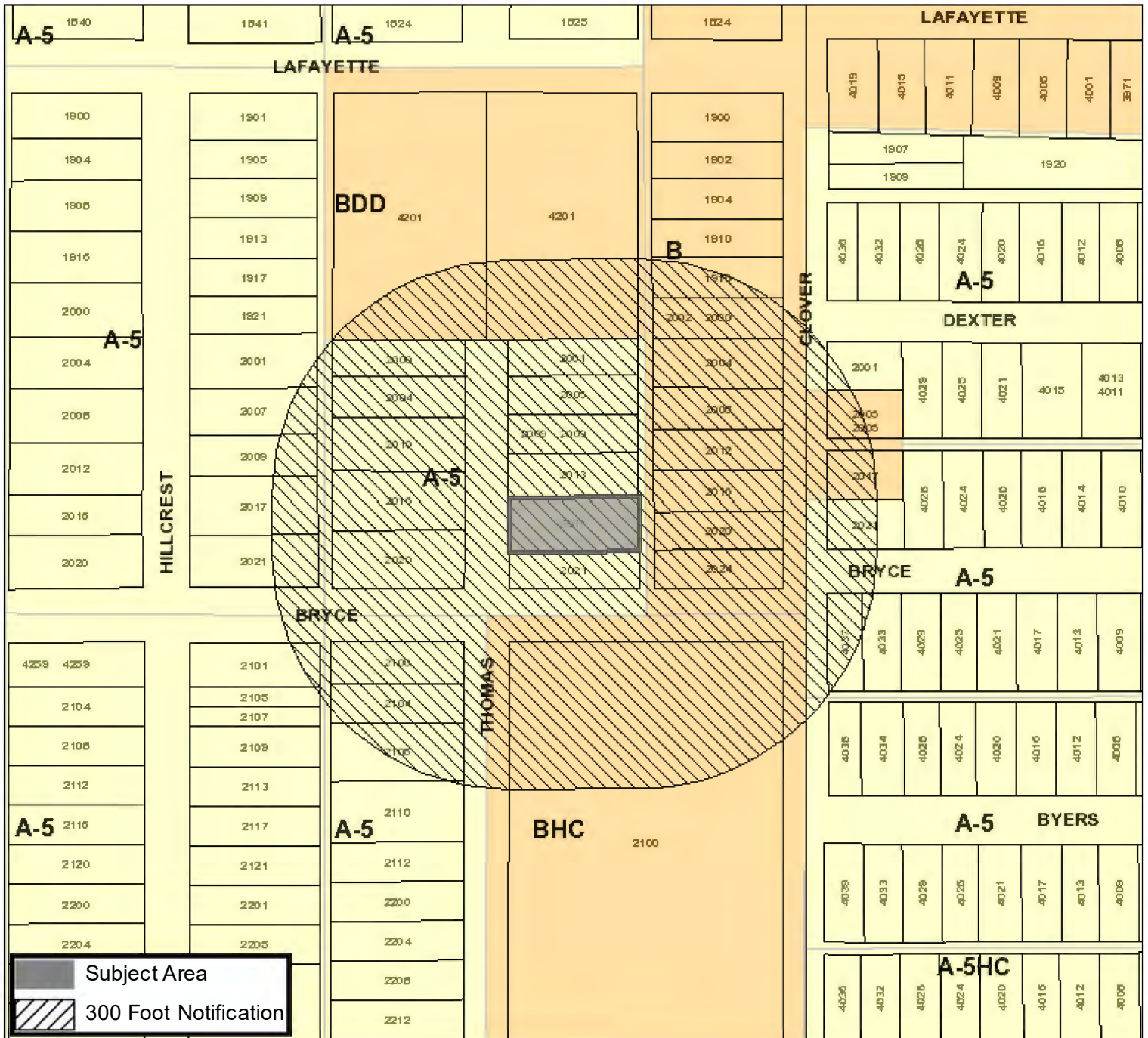
The proposed accessory structure is a two-story habitable space which includes a garage with 3 garage doors on the first floor and office space on the second floor. The second floor is accessible by stairs that are located on the external side of the southern wall of the accessory structure. The stairs cross a garage door and may restrict usable access of the garage door located on that façade.


The proposed accessory structure measures approximately 22 feet 6 inches in height. The existing primary structure measures approximately 19 feet in height. The proposed accessory structure exceeds the height of the primary structure by 3 feet 6 inches. The slight downward slope from the front property line to the rear property line will result in the proposed accessory structure appearing shorter than it is when viewing at the property from the front curb. The proposed site plan indicates compliance with lot coverage and setback development standards. The habitable accessory structure may not be rented or leased.




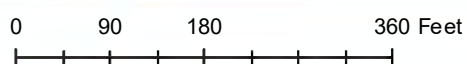
Area Zoning Map

Applicant: Tim Morton
Mapsc0: 75G
Commission Date: 11/20/2024

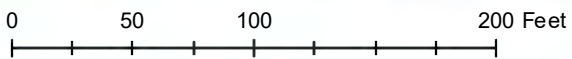


 Subject Area

 300 Foot Notification



Aerial Photo Map



BAR-24-059
2017 Thomas Place



**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: 2017 Thomas Pl
 Lot/Tract: Lot 14, North 12' Lot 13 Block/Abstract: 24, Hillcrest Add Lot Size: 10,230 sf
 Legal Description: Addition/Survey: HILLCREST ADDN-FORT WORTH Block 24 Lot 14-N12'13 BLK 24

Owner's Name: Tim Morton
 Address: 2017 Thomas Pl,
 City: Fort Worth State: TX Zip: 76107
 Tele: () 817-713-7485 E-Mail timmorton@sbcglobal.net

Applicant's Name: Tim Morton
 Address: 2017 Thomas Pl
 City: Fort Worth State: TX Zip: 76107
 Tele: () 817-713-7485 E-Mail timmorton@sbcglobal.net

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

New two story detached garage with habitable conditioned storage space on second floor and upper deck
The height of the main structure, per my builder, is 19 feet measured from the front of the house (not from the curb height, which is approximately 2 feet below the house foundation).

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: Garage with 2nd floor, accessory taller than primary and 2nd story with
 Interpretation of the Regulation \$400 have services; Accessory structure area exceeds
the primary structure

DATE RECEIVED: <u>8.19.24</u>	FEE AMOUNT PAID: <u>\$1,250-</u>	# OF REQUESTS: <u>4</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24-059</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. _____
We purchased this home 11/27/23. The existing main residence is a 2/2 1699sf single story home.
~~We need to create more off-street parking due to street parking at the middle school and need~~ _____
additional storage space comparable to other homes in the neighborhood.

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 is a very sloped lot falling several feet from street to the alley. We are one lot away from
Stripling Middle school, which greatly limits street parking. The existing main residence is a 2/2 _____
1699 sf single story home. The foundation is raised approximately 2 feet above curb level.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
Because of the extensive slope, the 2-story garage will be barely visible from the street. Many other
~~homes in the neighborhood have 2-story garages. It will allow us to retain the look of the current~~ _____
home without having to build a 2nd story on the primary residence.

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


5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
The project will be consistent with adjacent properties and other nearby properties in the
neighborhood.

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.**

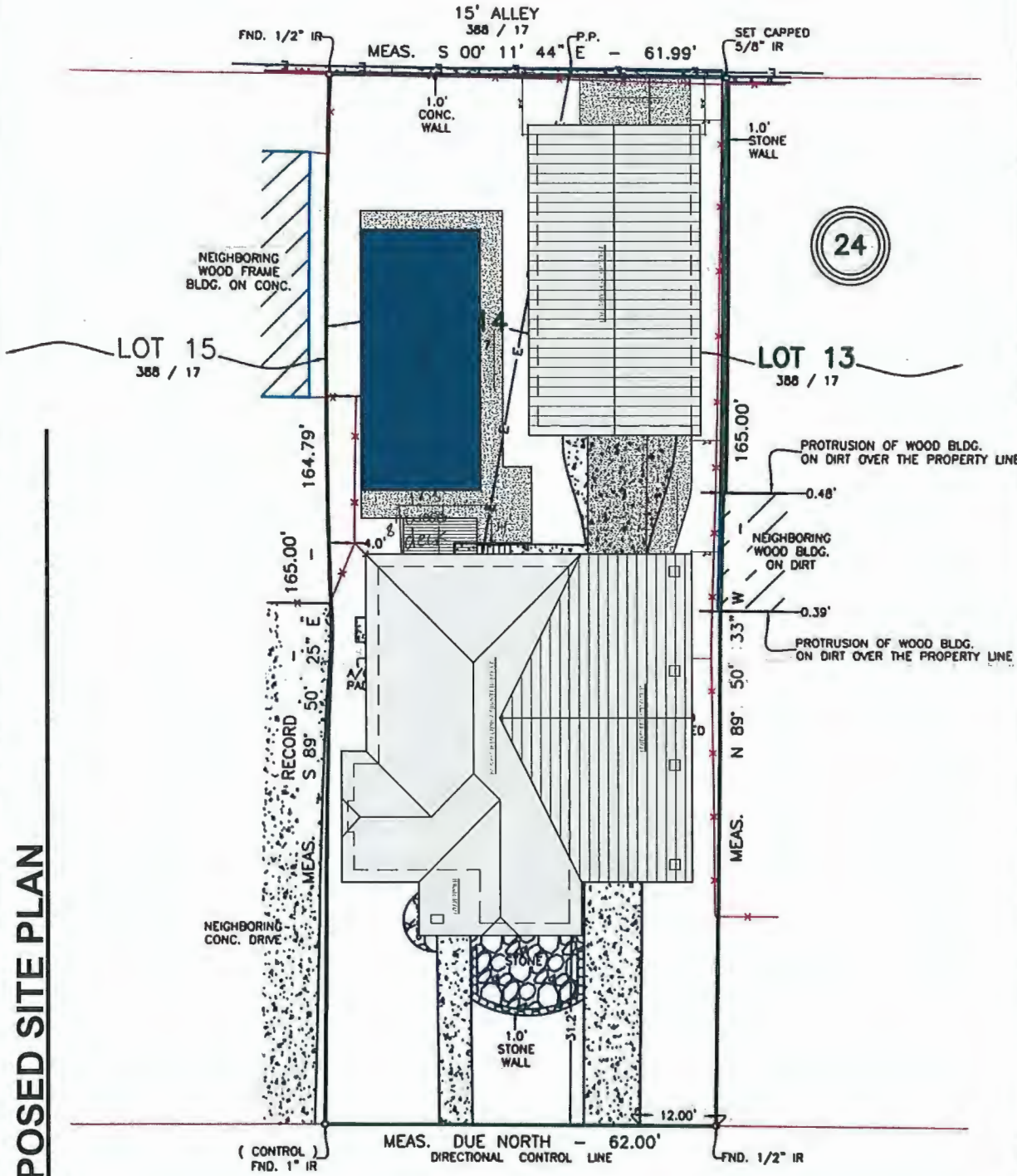
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: 9b825d3b-1d3b-4f05-
b0d1-880c4ee0c82d  Digitally signed by 9b825d3b-1d3b-4f05-
b0d1-880c4ee0c82d
Date: 2024.08.20 09:00:57 -05'00'

Date 08/19/2024

REVISED
10-29-24



01 PROPOSED SITE PLAN
N.T.S.

2017 THOMAS PLACE

TITLE: PROPOSED SITE PLAN
PROJECT: 2017 THOMAS PLACE, FORT WORTH, TEXAS 76107
CLIENT: TIM MORTON
BY: MLS

SCALE: N.T.S.
PAGE: S-4

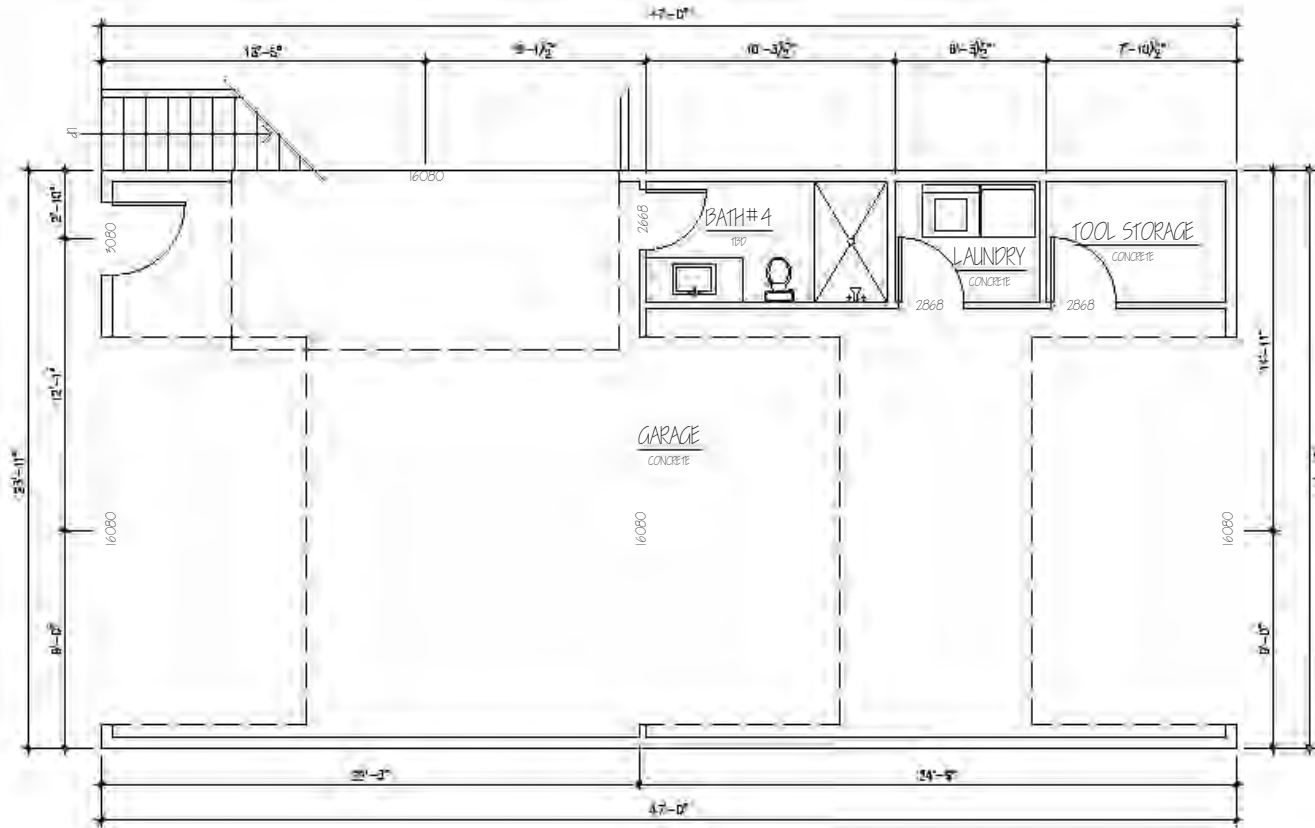
DATE: 10/28/24



01

PROPOSED FIRST FLOOR PLAN

1/8" = 1' - 0"



TITLE: PROPOSED FIRST FLOOR PLAN -

PROJECT: 2017 THOMAS PLACE, FORT WORTH, TEXAS 76107

CLIENT: TIM MORTON

BY: MLS

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

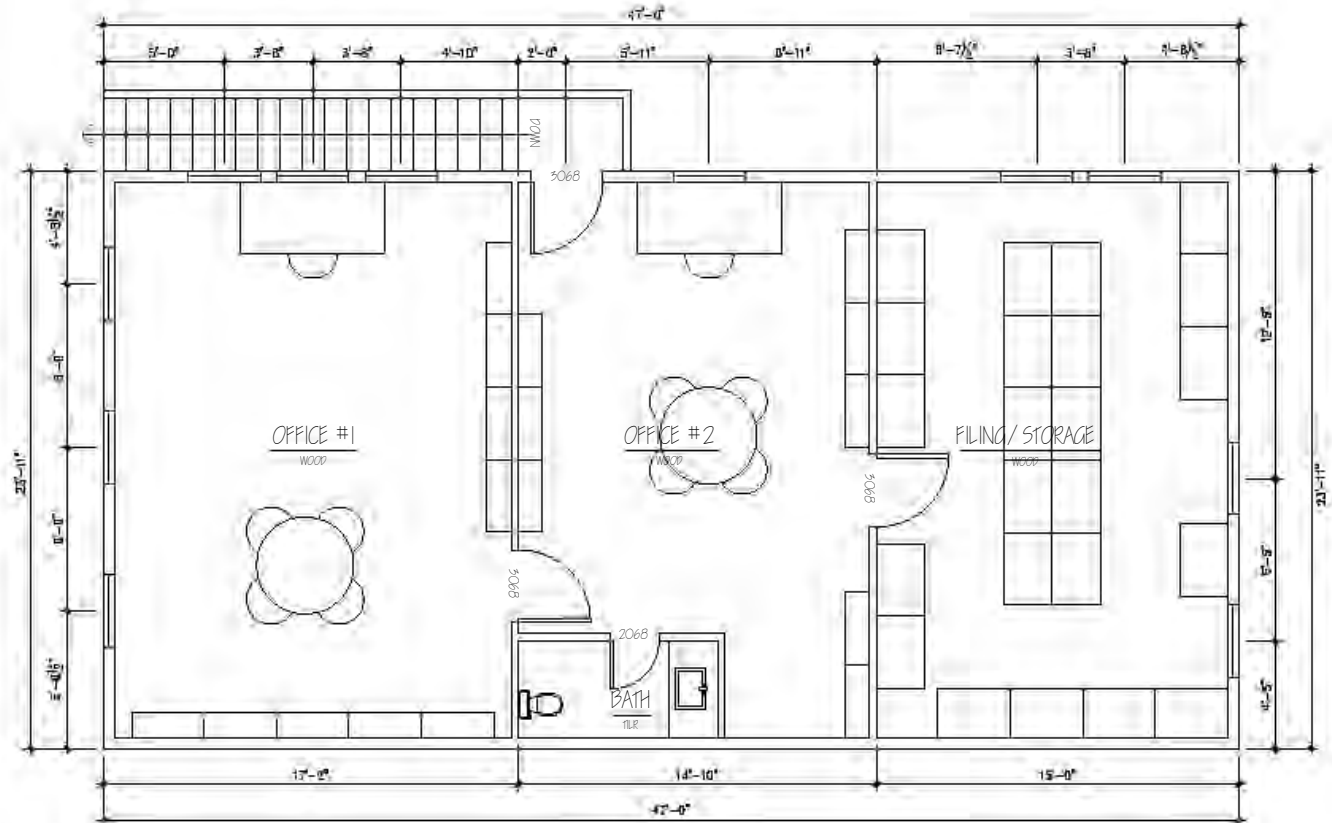
DATE: 10/15/24

PAGE: A-1

01

PROPOSED SECOND FLOOR PLAN

1/8" = 1' - 0"



TITLE: PROPOSED SECOND FLOOR PLAN
 PROJECT: 2017 THOMAS PLACE, FORT WORTH, TEXAS 76107
 CLIENT: TIM MORTON
 BY: MLS

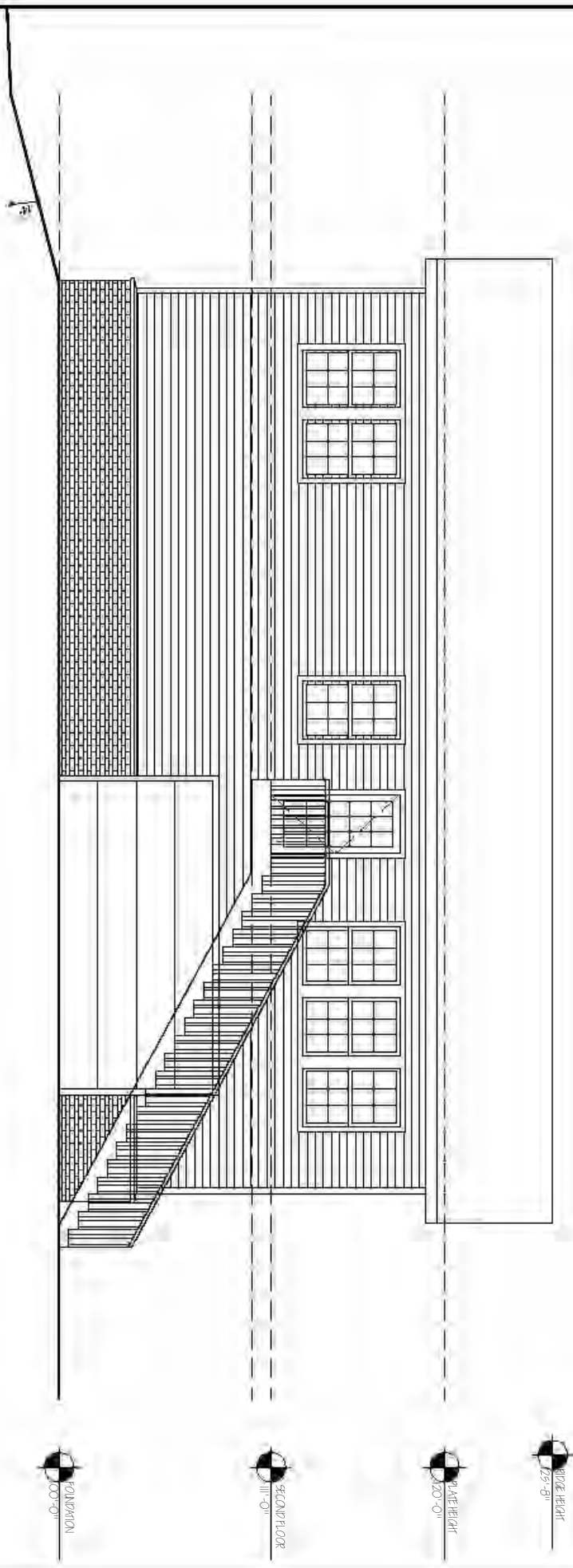
DATE: 10/15/24

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

PAGE: A-2A

01 PROPOSED SOUTH ELEVATION

1/8" = 1' - 0"



TITLE: PROPOSED SOUTH ELEVATION

PROJECT: 2017 THOMAS PLACE, FORT WORTH, TEXAS 76107

CLIENT: TIM MORTON

BY: MLS

DATE: 10/15/24

PAGE: A-5

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

01 **PROPOSED EAST ELEVATION**
 $\frac{1}{8}'' = 1' - 0''$

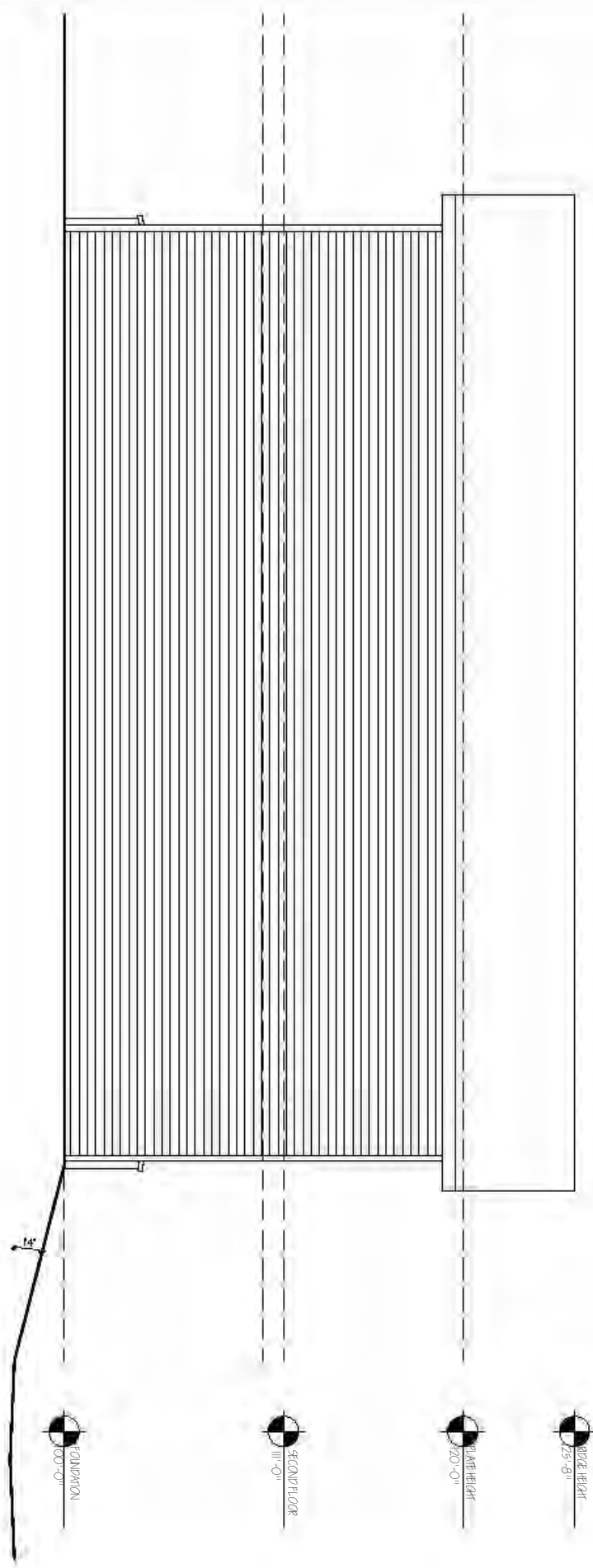
02 **PROPOSED WEST ELEVATION**
 $\frac{1}{8}'' = 1' - 0''$



TITLE: PROPOSED EAST & WEST ELEVATIONS
 PROJECT: 2017 THOMAS PLACE, FORT WORTH, TEXAS 76107
 CLIENT: TIM MORTON
 BY: MLS

SCALE: $\frac{1}{8}'' = 1' - 0''$
 DATE: 10/15/24
 PAGE: A-6

01 PROPOSED NORTH ELEVATION
1/8" = 1' - 0"



TITLE: PROPOSED NORTH ELEVATION
PROJECT: 2017 THOMAS PLACE, FORT WORTH, TEXAS 76107
CLIENT: TIM MORTON

BY: MLS
DATE: 10/15/24
SCALE: 1/8" = 1' - 0"
PAGE: A-4

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-064

Address: 1513 Belzise Terrace

Owner: Fort Worth Group Investments LLC by Adrian Ramirez

Zoning: "A-5" One-Family Residential District

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

Required lot width: 50 feet

Requested width: 44 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 "A-5" One-Family

C. Property Development Standards

Lot Width: 50 Feet minimum at building line

LOT HISTORY:

Development Services Department zoning case ZC-03-009, City surplus property, from B to A-5, approved 2/11/2003.

Development Services Department zoning case ZC-21-105, from A-5 to B, denied 10/21/2021.

Development Services Department building permit PB21-1941 for new single family house, submitted 11/1/2021, expired 5/1/2022.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, United Communities Association of South Fort Worth, Belmont NA, Hillside Neighborhood Association, Parker Essex Boaz NA, Polytechnic Heights South NA, East Fort Worth, Inc., Southeast Fort Worth, Inc., and East Fort Worth Business Association.

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

**EXISTING
CONDITIONS:**

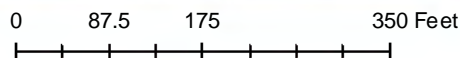
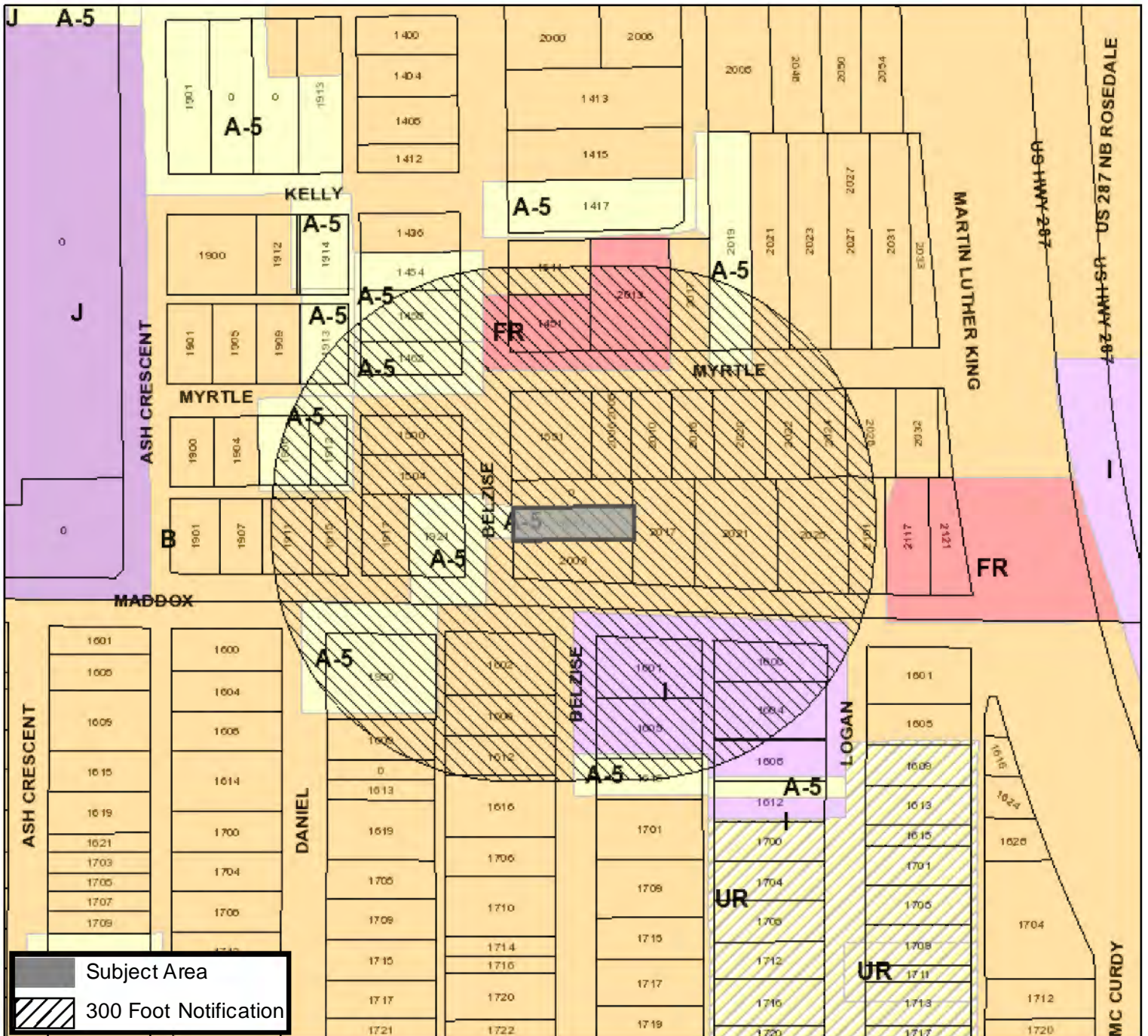
The subject property contains a vacant lot in a mostly established neighborhood platted with an alley. The immediate vicinity contains several vacant lots. The lot is rectangular and without any floodplain, but has an approximate 6% slope from the front to the rear. The rear portion has notable tree coverage. The original plat from 1903 shows Block 73 platted as 2 large lots only. While some lots have been created formally over the years, this portion of the lot was created at some point in the past without replatting the lots. Historical aerials show a residence from 1952 to 1979. The lot has been empty since 1981.

The applicant has submitted a variance request in order to build a new residence with a 44-foot lot width, where a 50-foot is required, deficient by 6 feet. The lot exceeds the minimum 5,000 square foot lot area requirement with 6,600 square feet. The site plan shows the project meeting the required setbacks and parking standards. If the lot width variance is approved, the site will need to be replatted prior to receiving a building permit.

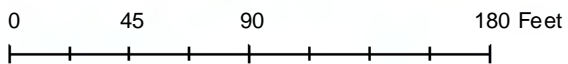


Area Zoning Map

Applicant: Fort Worth Group Investments LLC by Adrian Ramirez
 Mapsco: 77R
 Commission Date: 11/20/2024



Aerial Photo Map



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



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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 1513 Belzise Terrace
 Lot/Tract: X Block/Abstract: 73 Lot Size: 6,600 square feet
 Legal Description: Addition/Survey: _____

Owner's Name: Fort Worth Group Investment, LLC
 Address: 315 W. Huggins Street
 City: Grapevine State: TX Zip: 76051
 Tele: () 817-724-5482 E-Mail jfrontenis@aol.com

Applicant's Name: Adrian Ramirez
 Address: 3224 Fitzhugh Ave
 City: Fort Worth State: TX Zip: 76105
 Tele: () _____ E-Mail arturo071939@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
The applicant is applying for a variance for a lot that was informally subdivided at an unknown date. The lot is currently in the process of being replatted. The current lot width is 44 feet wide. The lot does meet the overall lot size.

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: Lot width
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>9/11/24</u>	FEE AMOUNT PAID : <u>750.00</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>KM</u>	CASE NO. <u>BAR-24-064</u>
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Variance Request Proposal Only

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

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

The applicant is applying for a variance for a lot that was infomally subdivided at an unknown date. The lot is currently in the process of being replated. The curent lot width is 44 feet wide. The lot does meet the overall lot size.

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 would be unbuildable if the variance would not be approved because of the 44-foot w width.

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

Yes

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

No.

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

No.

Acknowledgement

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

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

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

Signature: Mariano Ramirez

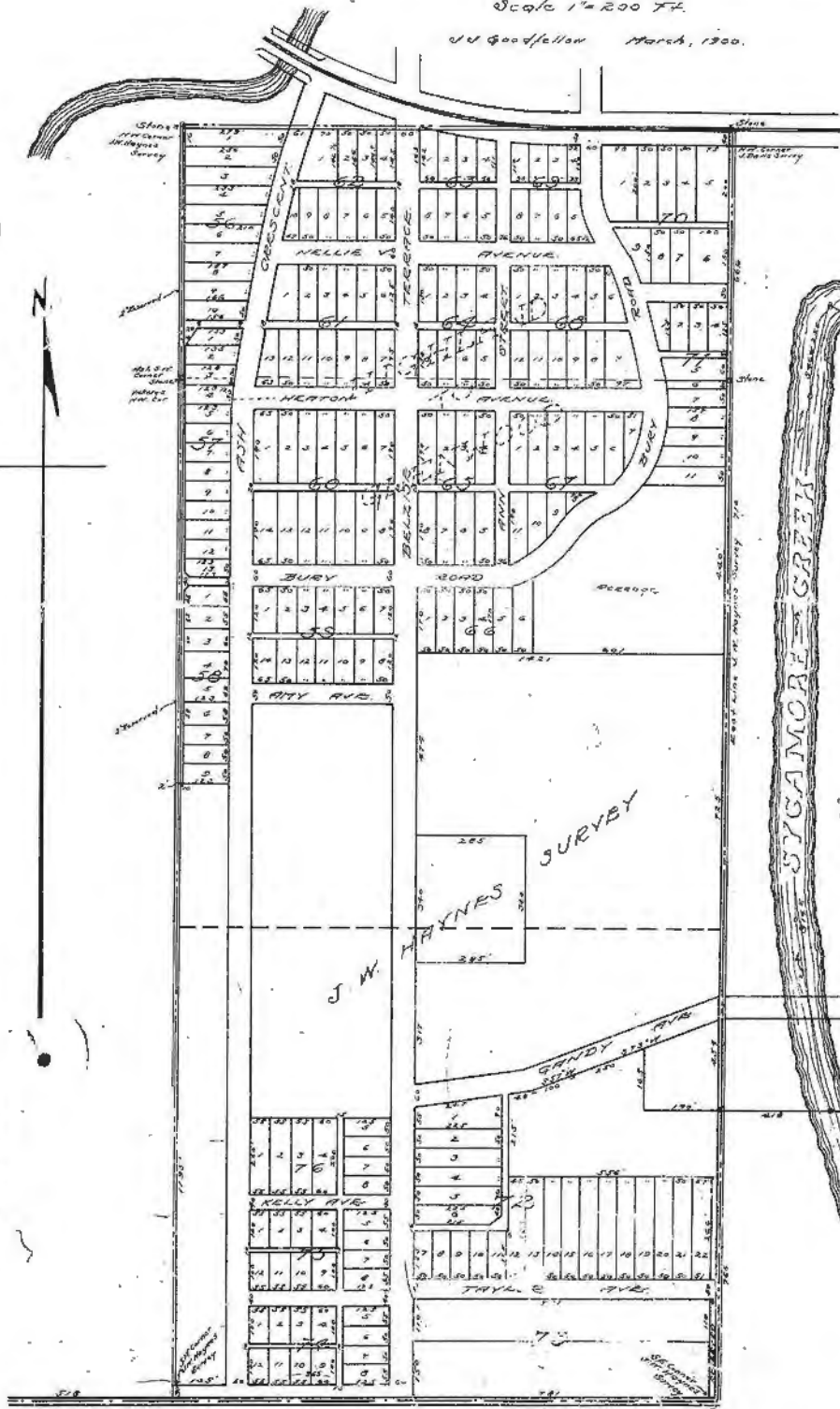
Date 08-19-24

THE HIGHLANDS OF GLENWOOD ADDITION TO FORT WORTH, TARRANT COUNTY TEXAS.

E-901-700
001-110

Scale 1" = 200 Ft.

of Goodfellow March, 1900.



DESCRIPTION.

Being the J.H. Byrnes Survey of 100 acres lying about 2 1/2 miles South East of the Court House, in the City of Fort Worth in Tarrant County, Texas.

WITNESSES

STATE OF TEXAS
COUNTY OF TARRANT I Know all men by these presents: that we R. Vickery, and S.C. Ash, owners of the above described property do hereby adopt the above map as correctly representing our plan for sub-dividing same and do hereby dedicate to the use of the public the streets and alleys shown thereon, except where same are marked "Reserved", which when so marked are not dedicated and further reserving the exclusive right to grant to any individual or corporation the right & privilege to construct & operate over said streets and alleys lines of surface or cable cars operated by steam, electricity, cable or horse power, also for lines for the conducting of electricity for light or power, and of telegraph or telephone lines, either on poles above ground, or by placing the wires underground. Also reserving the right and privilege to grant to any person or corporation, the right to lay pipes, for conducting water, gas, or sewage.

WITNESS our hands this 29th day of Aug. 1903.

R. Vickery
S. C. Ash.

STATE OF TEXAS
COUNTY OF TARRANT I BEFORE ME, J. F. Prosser, a Notary Public, in and for Tarrant County, Texas, on this day personally appeared R. Vickery, and S.C. Ash, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand and seal of office this 29th day of August, 1903

J. F. Prosser

Notary Public, in and for Tarrant County, Texas

FILED FOR RECORD, Aug 25, A. D. 1903, at 3:40 P.M.

RECORDED September, 24th, 1903, at 6 P.M.

R.L. Rogers, County Clerk Tarrant County, Texas

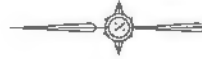
99-100

BAR-24-064

44.00'

HIGHLAND TO GLENWOOD ADDITION
ADDITION
Block 73 Lot X

55'-11"



150.00'

150.00'

Vacant Lot

5'-5"

5'-5"

Existing House
Built @ 25'

New 48'
Driveway
& Approach
5' Radius
@ Curb Cut

25'

44.00'

1513 Belzise

Proposed SFR
2 car Garage
4 Bed 2 Bath
1712 Living
2311 Total

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-065

Address: 4316 Ridgehaven Court
Owner: Ryan McGuire on behalf of Jeff and Lisa Schuessler
Zoning: "A-43" One-Family District

a. Variance: To permit construction of a detached accessory structure (carport) that would encroach in the side yard setback.

Required Minimum Side Yard Setback: 25 feet
Requested Side Yard Setback: 5 feet

b. Variance: To permit construction of a detached accessory structure (carport) that would encroach in the rear yard setback.

Required Minimum Rear Yard Setback: 25 feet
Requested Rear 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.

4.701 One-Family ("A-43") District

c. Property development standards.

Rear yard: 25 feet minimum

Side yard: 25 feet minimum

LOT HISTORY:

Planning & Development zoning case, ZC-06-164, Council-initiated rezoning from "B" to "A-2.5A" and "A-43", approved 8/1/2006.

**COMPREHENSIVE
PLAN DESIGNATION:**

Suburban Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Ridglea Area Neighborhood Alliance, Plum Valley Place HOA, Ridglea NA, Como NAC, Ridglea Hills NA

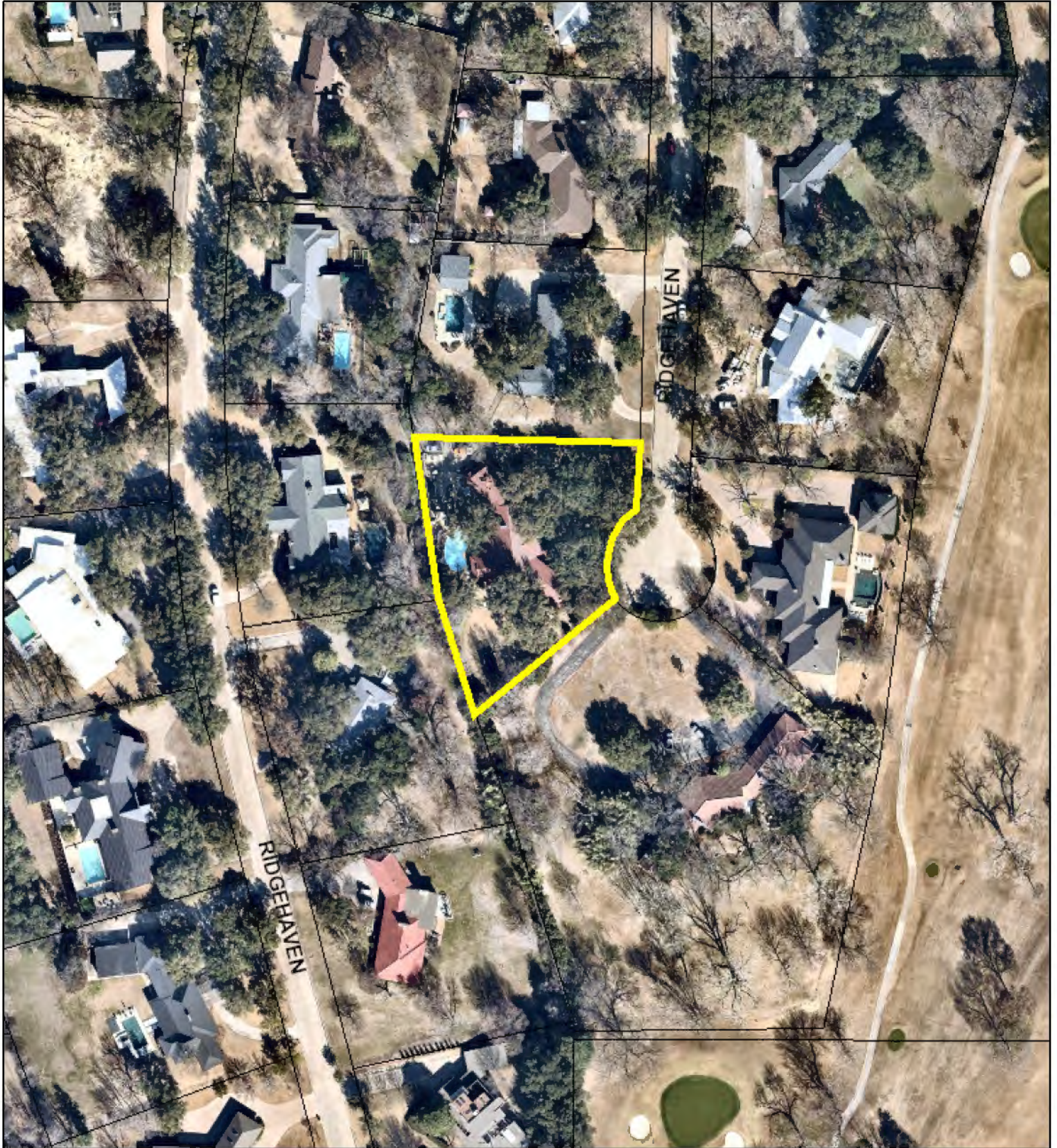
BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

**EXISTING
CONDITIONS:**

The subject property is located near the end of a cul-de-sac within an established neighborhood comprised of lots larger than one-half acre in size, and was platted without an alley. The subject property is approximately 1.054 acres (45,912sq ft) in area, and is wedge shaped. The lot has a 6.5% downward slope from the north to the south. The lot contains several mature trees and is not located within a floodplain.

The primary structure was constructed in 1954 and is approximately 5,797 square feet. An existing 370 square foot pool house is located approximately 6 feet 3 inches from the western rear property line, which was allowed prior to the 2006 zoning case that increased the setback lines. The applicant is proposing to construct a 1,376 square foot detached carport for 5 vehicles that would be located at the rear north-west portion of the lot. The proposed rear setback of 10 feet avoids a water line easement located along the western boundary of the property. The requested 10-foot rear yard setback is deficient from the minimum required rear yard setback by 15 feet and the requested 5-foot side yard setback is deficient from the minimum required side yard setback by 20 feet.

Aerial Photo Map



0 87.5 175 350 Feet



BAR-24-065



**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: 4316 Ridgheaven Court

Lot/Tract: 32 Block/Abstract: 49 Lot Size: 1.054 acres

Legal Description: Addition/Survey: Riddlea Addition

Owner's Name: Mr. + Mrs. Schuessler

Address: 4316 Ridgheaven Court

City: Fort Worth State: Texas Zip: 76116

Tele: () 817.243.7747 E-Mail jeff@sitebarricades.com

Applicant's Name: Ryan McGuire

Address: 3880 Hulen Street | Suite 630

City: Fort Worth State: Texas Zip: 76107

Tele: () 817.733.3513 E-Mail ryan.mcguire@m3studio.works

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Proposed accessory structure in addition to the existing residence with existing accessory structures located in the Riddlea Addition of Fort Worth, Texas (Tarrant County).

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-43

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

Special Exception for Section _____

Variance for: Rear and side setback

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID:	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>9/13/24</u>	<u>\$ 750-</u>	<u>2</u>	<u>MP.</u>	<u>BAR-24-065</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 Proposed new accessory structure placed within the A-43 Side + Rear Yard setbacks is not a self-created hardship. This request is to allow for further development of this property in an area of the site where as to have the least impact on pervious surfaces and to have no impact on existing

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.

As stated above, the proposed location within the A-43 Side + Rear yard setbacks is to further develop the site in the least impact-full manner. The proposed location does not impact the existing pervious area nor the existing urban forestry. If the proposed structure is located elsewhere, negative impact of the pervious area and the existing urban forestry would occur.

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 and it's allowance to construct the proposed structure within the A-43 Side + Rear yard setbacks would be in harmony with the intent and purpose of A-43 by maintaining the 'rural-style development of a one-family dwelling'; as it would maintain 83.56% of the site as undeveloped.

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

This variance allows for the location of an accessory structure in the least impact-full manner in regards to health, safety, and welfare of the public. The proposed location is sited efficiently off of existing vehicular access, maintains the existing emergency access, and does not negatively affect adjacent lots nor the public.

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 properties none what so ever.

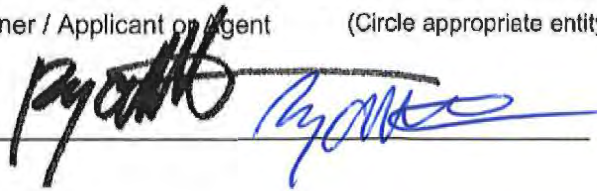
Acknowledgement

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:



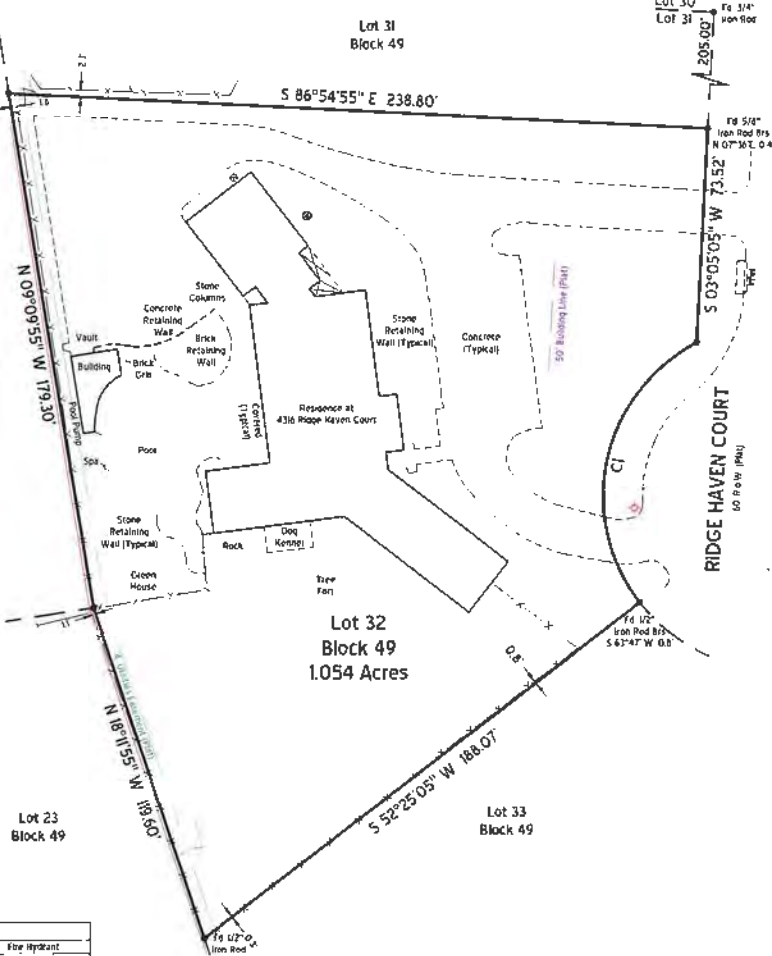
Date 09/15/2024

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CI	60.00'	104.46'	S 12°17'42" W	91.76'

Lot 24
Block 49

Lot 31
Block 49

Lot 30
Lot 31



Lot 32
Block 49
1.054 Acres

Lot 23
Block 49

Lot 33
Block 49

Legend	
	Light Pole
	Power Pole
	Electric Meter
	Overhead Electric
	Telecom
	Storm Drain Manhole
	Fence
	Fire Hydrant
	Water Meter
	Water Vault
	Sewer Lid
	Gas Meter
	Mail Box
	Sign Post
	Guy Wire



Survey with Improvements

Being LOT 32, BLOCK 49, RIDGLEA ADDITION, an Addition to the City of Fort Worth, in Tarrant County, Texas.

According to the Plat as recorded in Volume 388-B, Page 223, Plat Records, Tarrant County, Texas.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground, by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or owners, all inquiries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or owners. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
 Texas Surveying, Inc. - Aledo Branch
 268 S. Fyatt Street, Aledo TX 76608
 aledo@txsurveying.com - 817-441-5263(LAND)
 8104402 - December 15, 2020



Notes)
 1) With respect to the documents listed in Title Commitment No. 20-490, the following easements and/or restrictions were reviewed for this survey.

Subject to the Restrictions recorded in Vol. 388-B, Pg. 223 P.R.P.C.T

2) According to easement descriptions, visible apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texan811) and the surveyor's professional opinion.

3) Bearings, Distances and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GN0).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) All corners are set 5/2" iron rods with orange plastic caps stamped "Texas Surveying, Inc." unless otherwise noted.



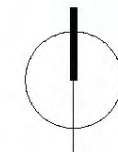
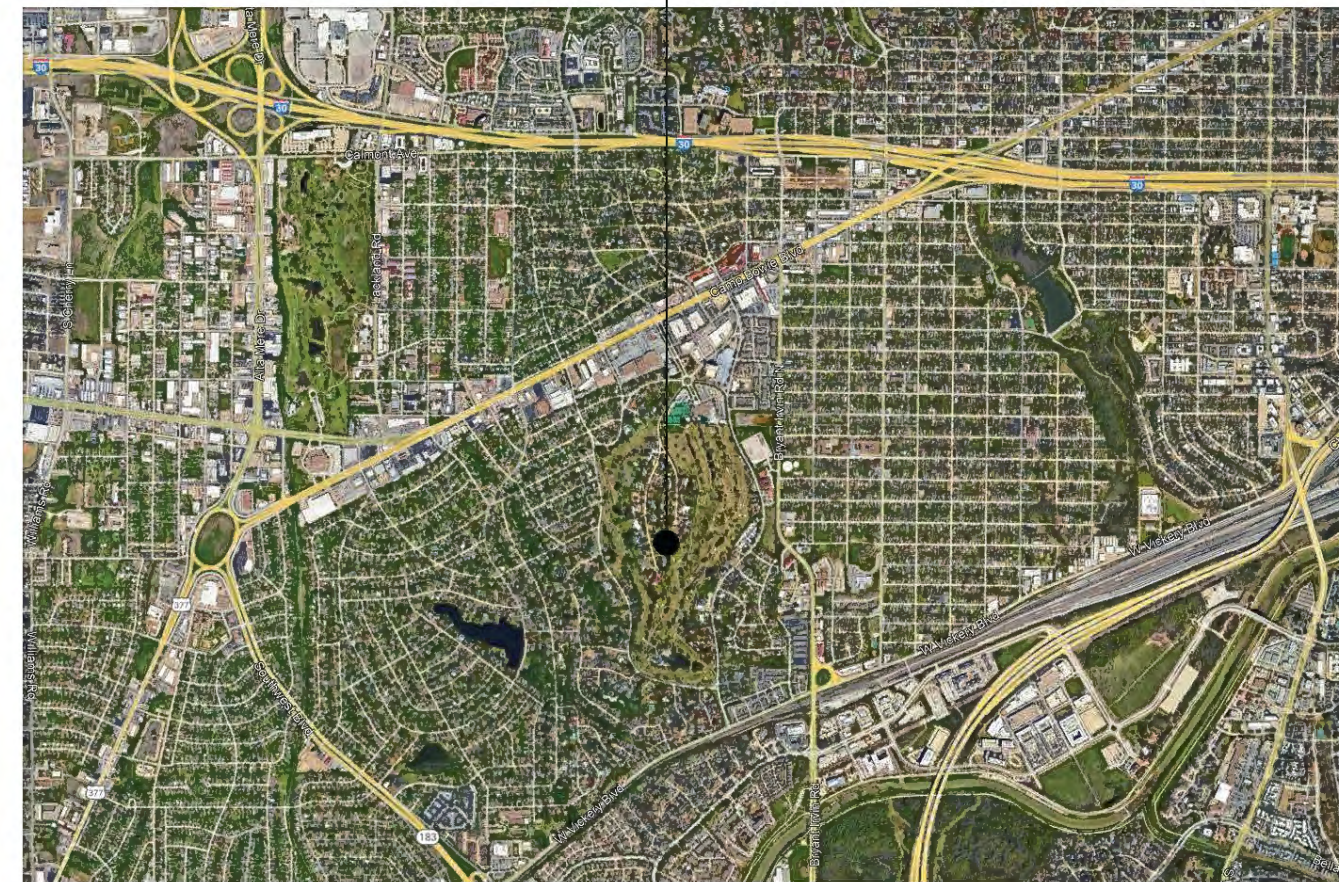
TEXAS SURVEYING, INC.
 ALEDO BRANCH - 817-441-5263
 Form No. T0194122 - ALEDO@TXSURVYING.COM



PROPOSED ACCESSORY STRUCTURE



PROJECT LOCATION



REVISED
10/21/24



PARKING PROVIDED

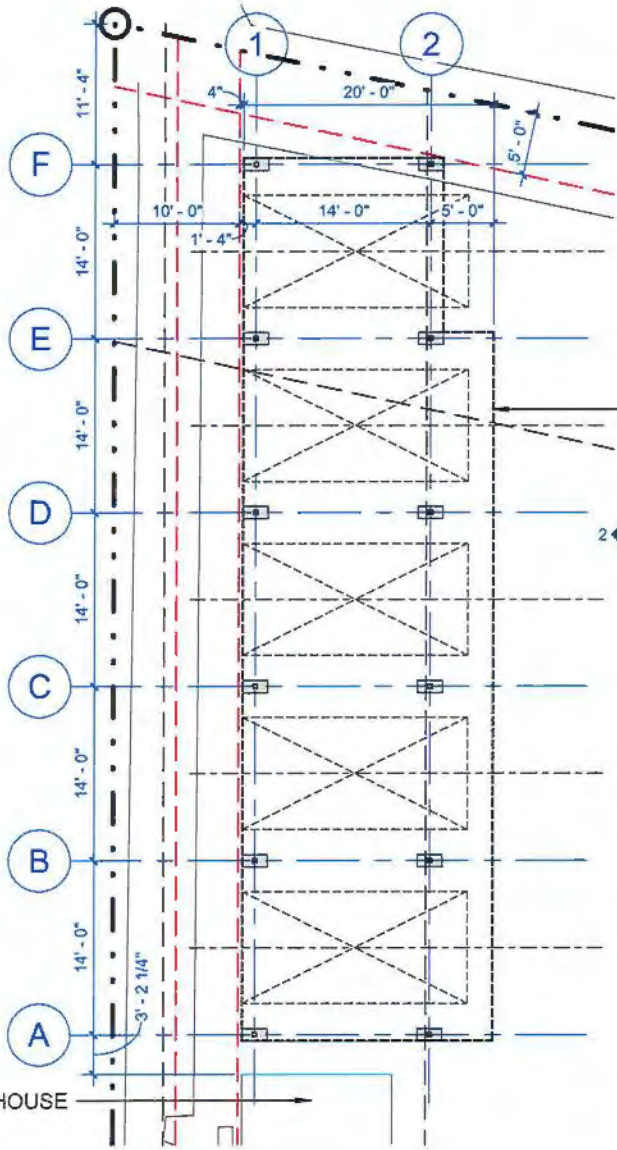
Existing Garage	: 2 spaces
Proposed Covered Parking	: 5 space
Total Parking Proposed	: 7 spaces

Renovated Architectural Site Plan - 1" = 30'-0"
AS-102 ZBA
1024.10.15

Mr. + Mrs. Schuessler
4316 Ridgehaven Court Carport
4316 Ridgehaven Court . Fort Worth . Texas . 76116

m3 studio
www.m3studio.works
Ryan McGuire AIA CSI CDT
817.733.3513 | ryan.mcguire@m3studio.works

REVISED
10/21/24



PARKING PROVIDED
 Existing Garage : 2 spaces
 Proposed Covered Parking : 5 space
 Total Parking Proposed : 7 spaces

PROPOSED CARPORT

2 AS-104 ZBA



1 Proposed Carport Floor Plan
1" = 10'-0"

2 Proposed Elevation
1" = 10'-0"

Mr. + Mrs. Schuessler

4316 Ridgehaven Court Carport
4316 Ridgehaven Court . Fort Worth . Texas . 76116



Ryan McGuire AIA, CSI, CDT
817.733.3513 | ryan.mcguire@m3studio.com

Proposed Carport Floor Plan + Elevation

AS-104 ZBA

024.10.15

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-070

Address: 4259 Crestline Road
Owner: Noah Shibley on behalf of Redbird Kelly Properties
Zoning: "A-5" One-Family District

a. Variance: To permit construction of an accessory structure (detached, two-story, habitable structure) to encroach into the required front yard.

Required Front Yard Setback: 20 feet
Requested Front Yard Setback: 16 feet 5 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.

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

c. Property development standards.

Front Yard: 20 feet minimum (local street)

LOT HISTORY:

Development Services Department, demolition permit PV24-00151, detached 2-story accessory structure, issued 06/05/2024.

Development Services Department, building permit PB24-14543, residential remodel permit issued 09/27/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, West Side Alliance, North Hi Mount NA, Arlington Heights NA, Crestline Area NA, Camp Bowie District, Inc.

**EXISTING
CONDITIONS:**

The subject property is located on a corner lot, in an established neighborhood, and was platted with an alley. The lot is approximately 8,250 square feet in size and is rectangular shaped. The house and original detached garage were constructed 3 feet from the rear property line in 1936, before the adoption of the zoning in 1940. The application form notes the original garage was demolished as the doors were not large enough to accommodate modern vehicles.

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

The applicant is proposing to construct a two-story habitable structure in the side yard that is considered a detached accessory structure because of the connection to the primary structure by a breezeway. The proposed accessory structure will be a total of 1,862 square feet with 931 square feet on each the first and second floors. The first floor of the proposed accessory structure will be utilized as a 3-car garage, with the second floor being used as habitable living space.

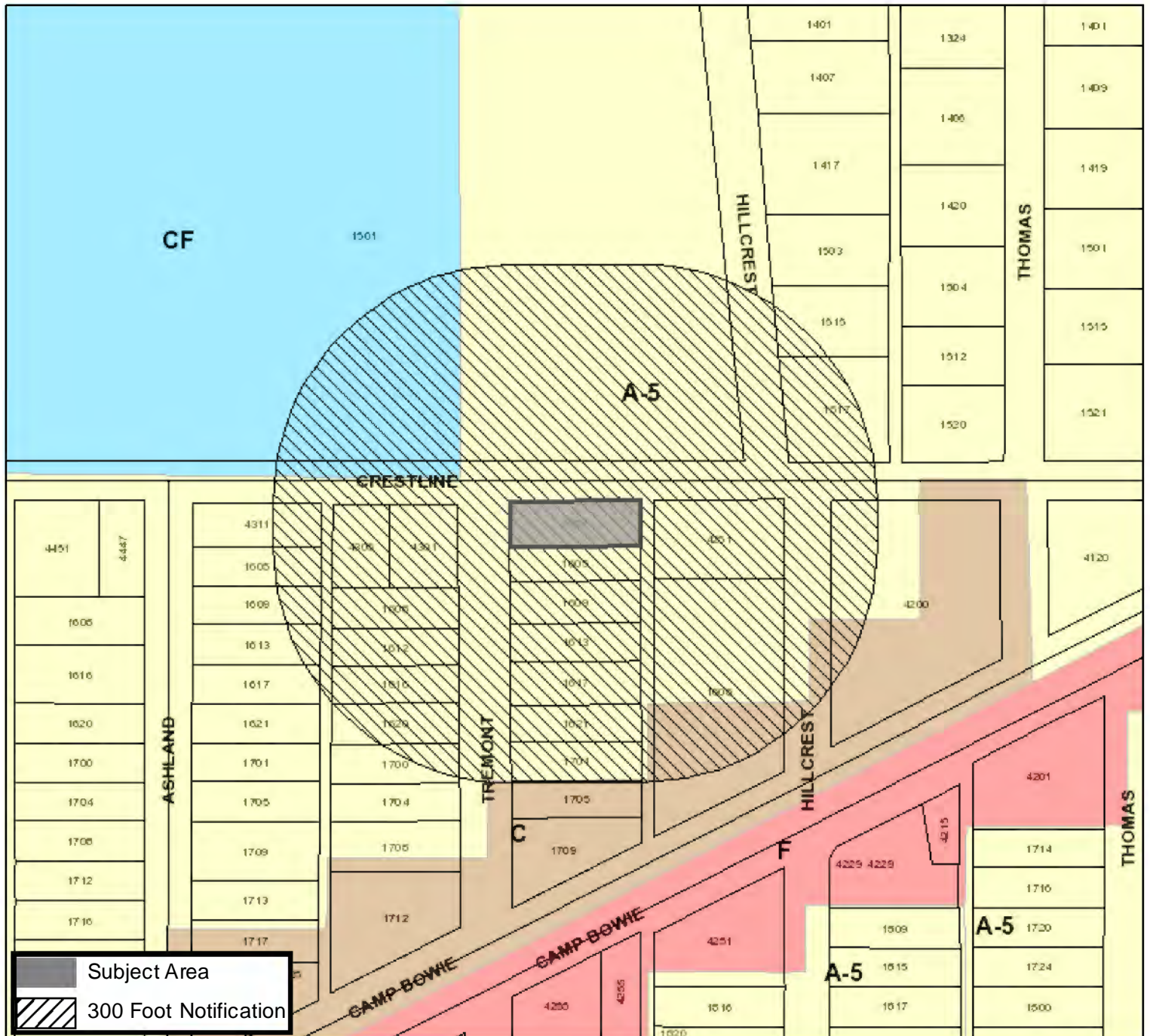
The proposed site plan indicates that the previous detached accessory structure was located 7ft 10 inches from the front property line and had a zero-foot side yard setback. The applicant is requesting a front yard setback for the new detached garage of 16 feet 5 inches, which is deficient from the required front yard setback by 4 feet 7 inches. The functional depth of the proposed garage is 22 feet 4 inches to accommodate stairs to the second floor. A parking space is 18 feet deep. The proposed project would meet lot coverage, rear yard setback and side yard setback development standards.





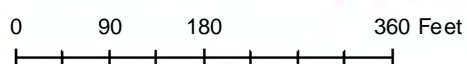
BAR-24-070

Area Zoning Map

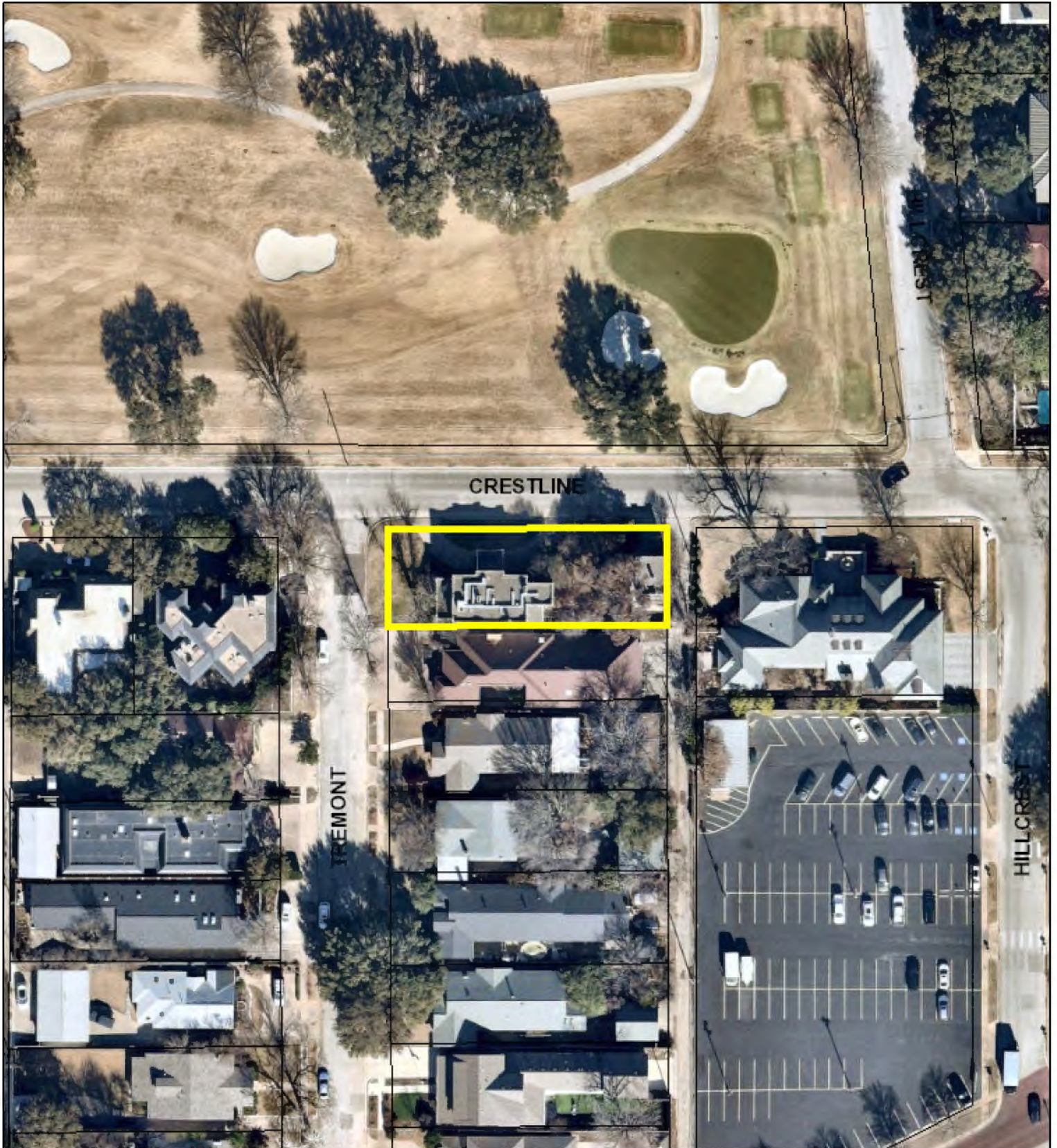
Applicant: Redbird Kelly Properties by Noah Shibley
Mapsc0: 75G
Commission Date: 11/20/2024



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 50 100 200 Feet



BAC-24-070
4259 Crestline Road



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

REVISED
9-20-24



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: 4259 Crestline Rd., Fort Worth, TX 76107
 Lot/Tract: 16 Block/Abstract: 15 Lot Size: 8,250 sqft.
 Legal Description: Addition/Survey: _____

Owner's Name: Kelly Bowten Wilson
 Address: 4455 Camp Bowie Blvd. Suite 114-76
 City: Fort Worth State: Texas Zip: 76107
 Tele: 817-723-1156 E-Mail: _____

Applicant's Name: Noah Shibley
 Address: 6454 Floyd Dr.
 City: Fort Worth State: TX Zip: 76116
 Tele: (210) 705-3120 E-Mail: Noah Shibley 21@gmail.com

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

Matching the build style of this 1920s home, we unfortunately had to remove the existing "carriage house" due to it not being able to fit a modern car. We only need a means to have parking on the property. The goal is to use stucco over CMU block to match the historic appearance of the home. It will be 23 feet 4 inches above curb.

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

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

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

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

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

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

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

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

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

DATE RECEIVED: <u>9.19.24</u>	FEE AMOUNT PAID : <u>\$750-</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP</u>	CASE NO. <u>BAR-24.070</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. When the home was built in the 1920s there was no need to fit a modern car in the "carriage house." It has since been removed with the intention to rebuild a garage to solve parking on the property. The goal is to match the historical look of this 20s era home.

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 unique circumstance predated current zoning regulations in this area. When the property was purchased, the garage problem already existed.

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 and renovation would have no interference on the harmony of our zoning ordinance. We aim to keep/match the historical style of this home in the recreation of the garage.

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

The variance would have ultimately no adverse effects on the health, safety, or welfare of the public around the property.

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

Adjacent properties in the district will be affected by this variance or the construction of the garage.

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:

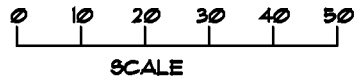
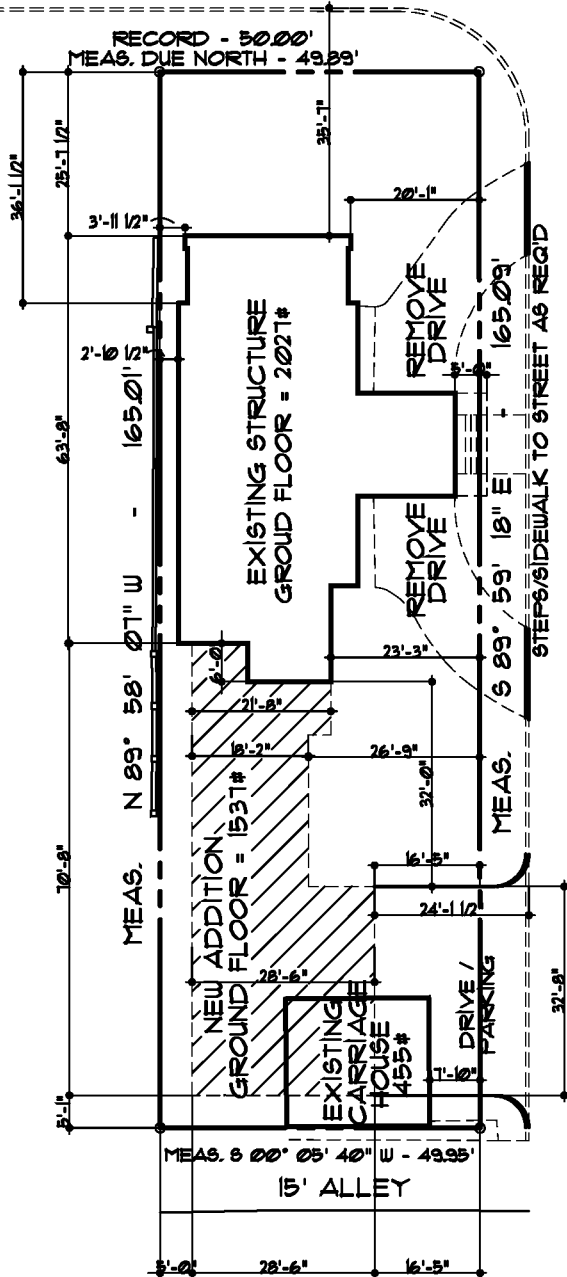
Kelly Lower Wilton

Date

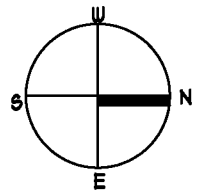
9-17-2024

TREMONT AVENUE

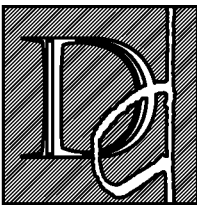
4259 CRESTLINE ROAD



SCALE



LOT	8255#
FOUNDATION EXISTING+ADD'T)	3564#
COVERAGE	43.17%



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Dwell in the possibilities

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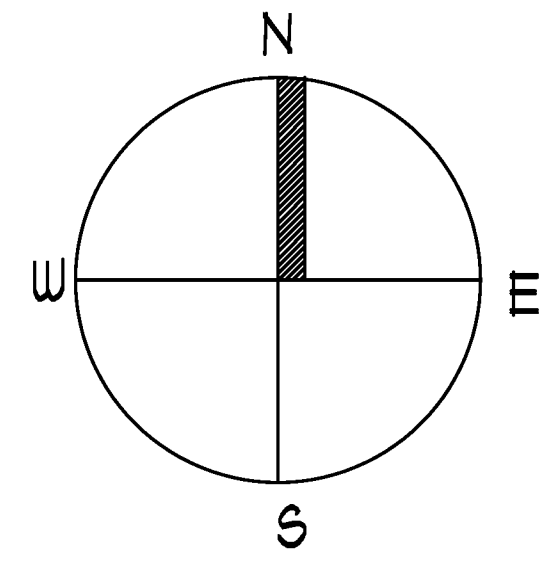
t. 817 481 1249

PLOT PLAN

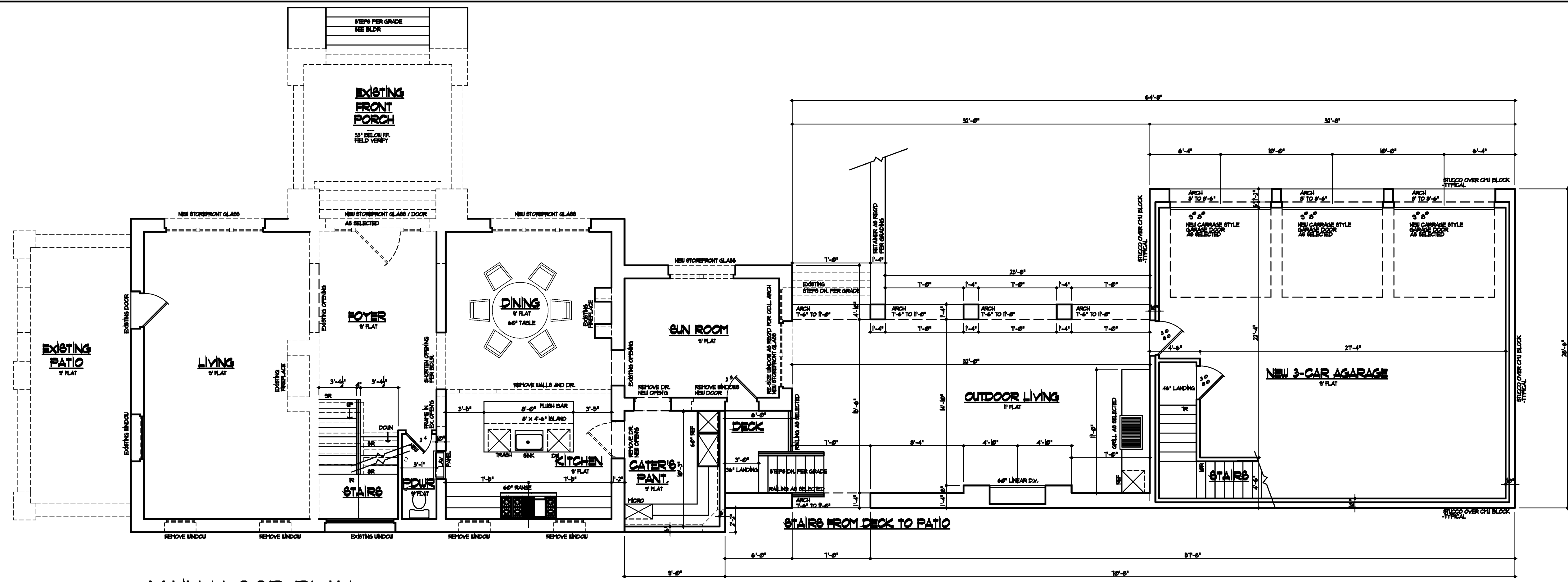
1"=30'
LOT 16 BLOCK 15
HILLCREST ADD'T
FORT WORTH TEXAS
BOWEN WILSON
REMODEL/ADD'T
10-21-24

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction **JOB # 202243**

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
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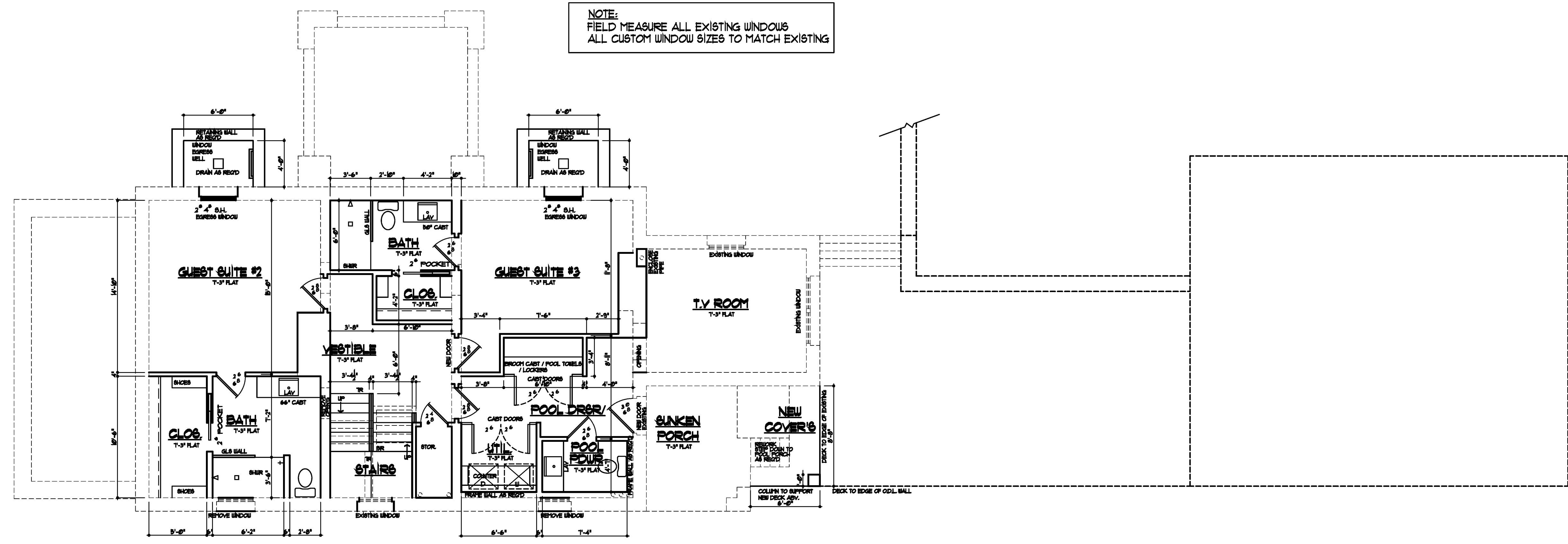


DRAWN BY: TWH
 DATE: 6-20-24
 CHECKED BY: ---
 DATE: ---
 REVISION 1
 BY: ---
 DATE: ---
 REVISION 2
 BY: ---
 DATE: ---



MAIN FLOOR PLAN 3/16" = 1'-0"
EXISTING

NOTE:
 FIELD MEASURE ALL EXISTING WINDOWS
 ALL CUSTOM WINDOW SIZES TO MATCH EXISTING



BASEMENT PLAN 1/4" = 1'-0"
REVISED

NOTE:
 ---BLDR TO FIELD VERIFY ALL EXISTING CONDITIONS AND ADJUST AS REQ'D TO MEET ALL CODES
 ---ALL DIMENSIONS AND SIZES ARE APPROXIMATE ADJUST AS NEEDED

NOTE:
 --- NEW CONSTRUCTION
 --- EXISTING WALLS

AREAS: EXISTING

EXISTING MAIN FLOOR	1432
EXISTING UPPER FLOOR	1475
EXISTING BASEMENT FLOOR	1432
NEW GARAGE APARTMENT	931
APPROXIMATE LIVING	5210
EXISTING FRONT PORCH	245
EXISTING SIDE PORCH	271
EXISTING BACK PORCH	79
EXISTING BACK SUNKEN PORCH	79
APPROXIMATE TOTAL AREA	8944
EXISTING FRONT DECK	202
EXISTING SIDE DECK	271
EXISTING BACK DECK	79
APPROXIMATE TOTAL AREA	6496
NEW 3-CAR GARAGE	931
NEW OUTDOOR LIVING	606
APPROXIMATE NEW TOTAL AREA	8033

CUSTOMER: REMODEL
 LOT 16 BLOCK 15 HILLCREST ADD'T
 BUILDER: BOWEN WILSON
 4259 CRESTLINE, FORT WORTH TX

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 www.DistinctiveDwellings.net

PLAN #
 202318

DATE: 6-11-24 FILE: 202318

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
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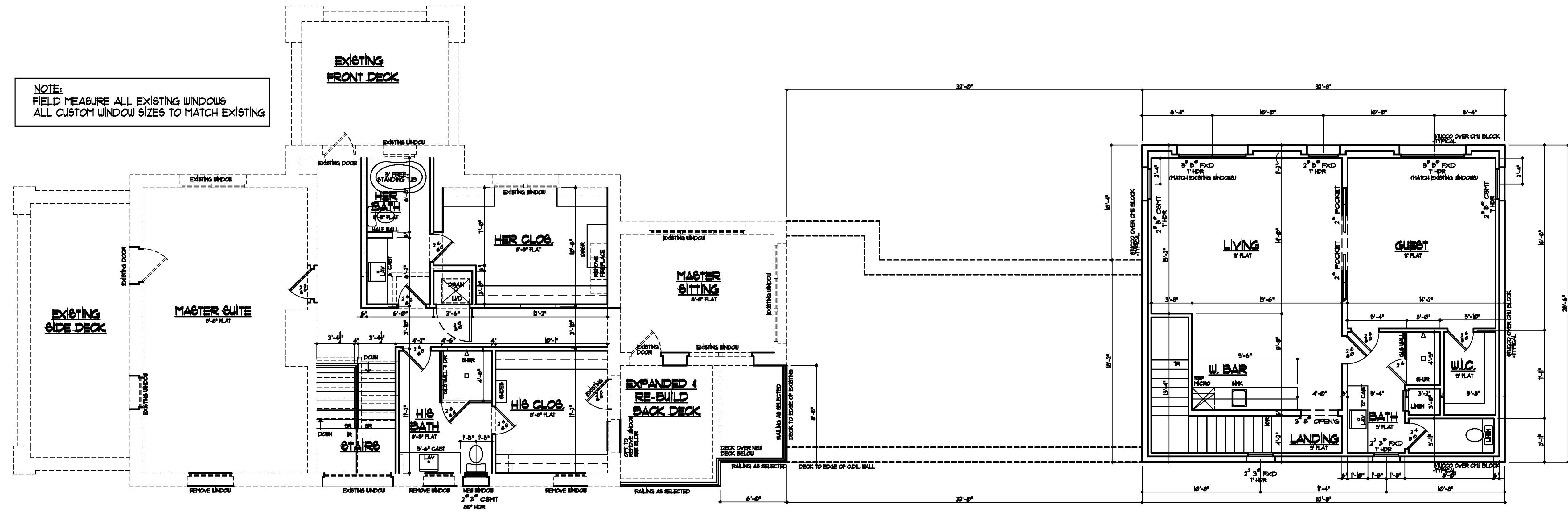
DRAWN BY: TWH
 DATE: 6-20-24
 CHECKED BY: ---
 DATE: ---
 REVISION 1
 BY: ---
 DATE: ---
 REVISION 2
 BY: ---
 DATE: ---

CUSTOMER: REMODEL
 LOT 16 BLOCK 15 HILLCREST ADD'T
 BUILDER: BOWEN WILSON
 4259 CRESTLINE, FORT WORTH TX

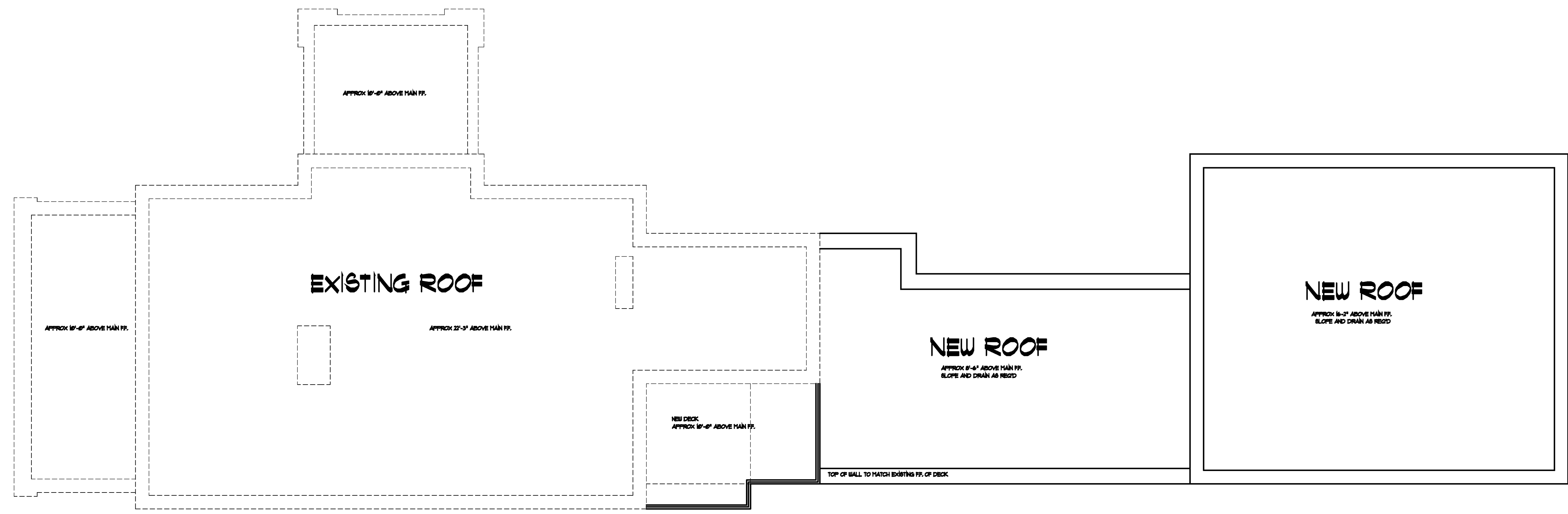
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 Southlake, Texas 76092 • 817.481.1249
 www.DistinctiveDwellings.net

PLAN #
 202318

NOTE:
 FIELD MEASURE ALL EXISTING WINDOWS
 ALL CUSTOM WINDOW SIZES TO MATCH EXISTING



UPPER PLAN
REVISED 3/16" = 1'-0"

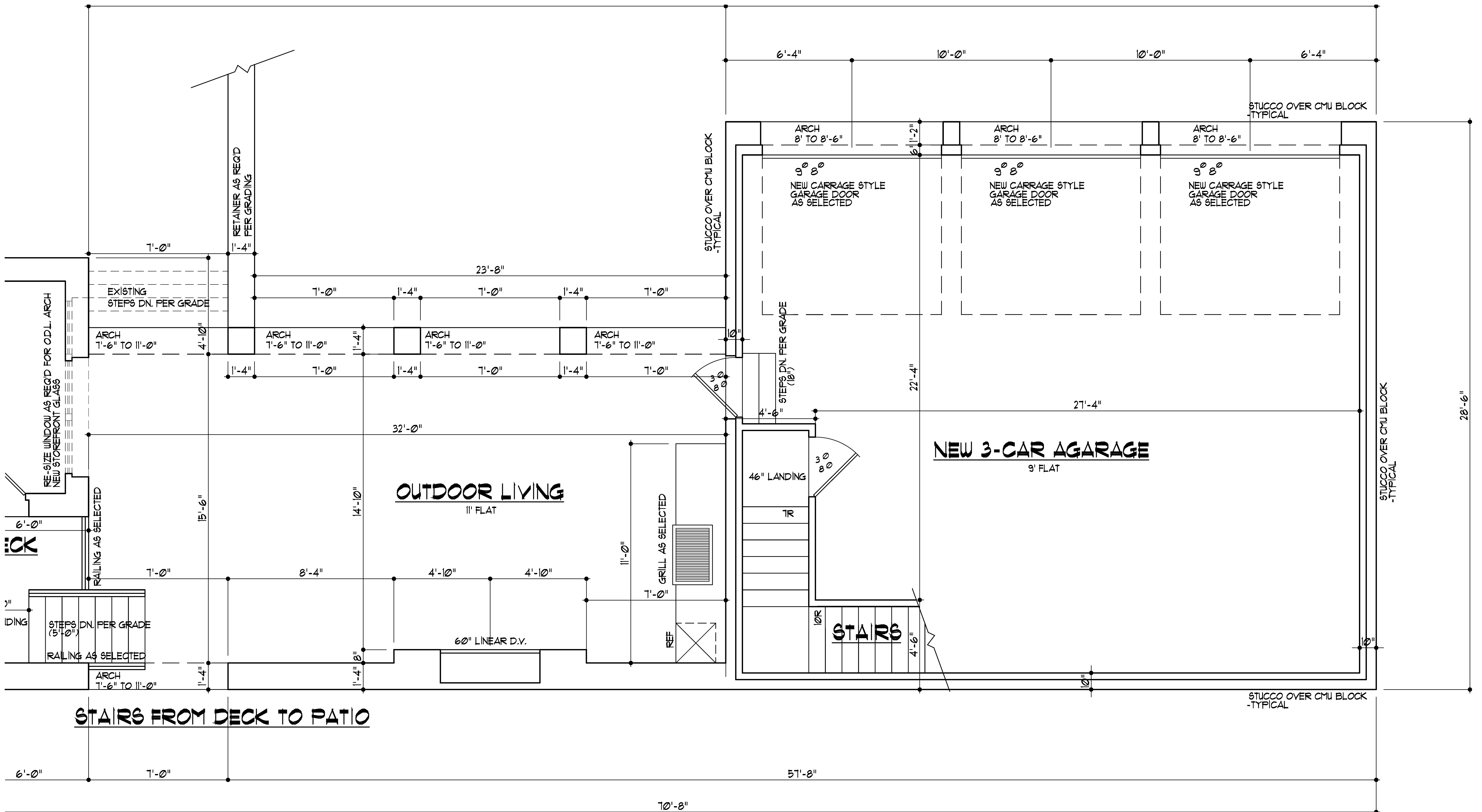


ROOF PLAN
REVISED 3/16" = 1'-0"

NOTE:
 ---BLDR TO FIELD VERIFY ALL EXISTING CONDITIONS AND ADJUST AS REQ'D TO MEET ALL CODES
 ---ALL DIMENSIONS AND SIZES ARE APPROXIMATE ADJUST AS NEEDED

NOTE:
 ——— NEW CONSTRUCTION
 - - - - - EXISTING WALLS

DATE: 6-11-24 FILE: 202318



BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-074

Address: 4136 Avenue M
Owner: Tereso J. Davila and Alma C. Davila
Zoning: "A-10" One-Family District in the Stop Six Overlay

a. Variance: To permit construction of a single family dwelling on a lot with less width than required.

Required Minimum Lot Width: 60 feet
Requested Lot Width: 49 feet 9 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.

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

c. Property development standards.

- (1) Lot Width: 60 feet minimum at build line.

LOT HISTORY:

Planning & Development Services Department zoning case ZC-10-105, Council-initiated, from B to A-10, approved 7/13/2010.

Development Services Department, building permit PB23-11355, new residential building permit; Hold Condition: The lots were sold in pieces without a re-plat being done at the property. Plat and current site do not match; expired 10/21/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Polytechnic Heights South NA, Historic Stop Six NA, Stop 6/Poly Oversight, Echo Heights Stop Six Environmental Coalition, East Fort Worth, Inc., Southeast Fort Worth Inc., East Fort Worth Business Association.

**EXISTING
CONDITIONS:**

The subject property contains a vacant lot in the middle of the block in an established neighborhood, and was platted without an alley. The lot is rectangular shaped. No notable tree cover or floodplain is noted on the site. Generally, the land has a less than 3% slope from the front to the rear.

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

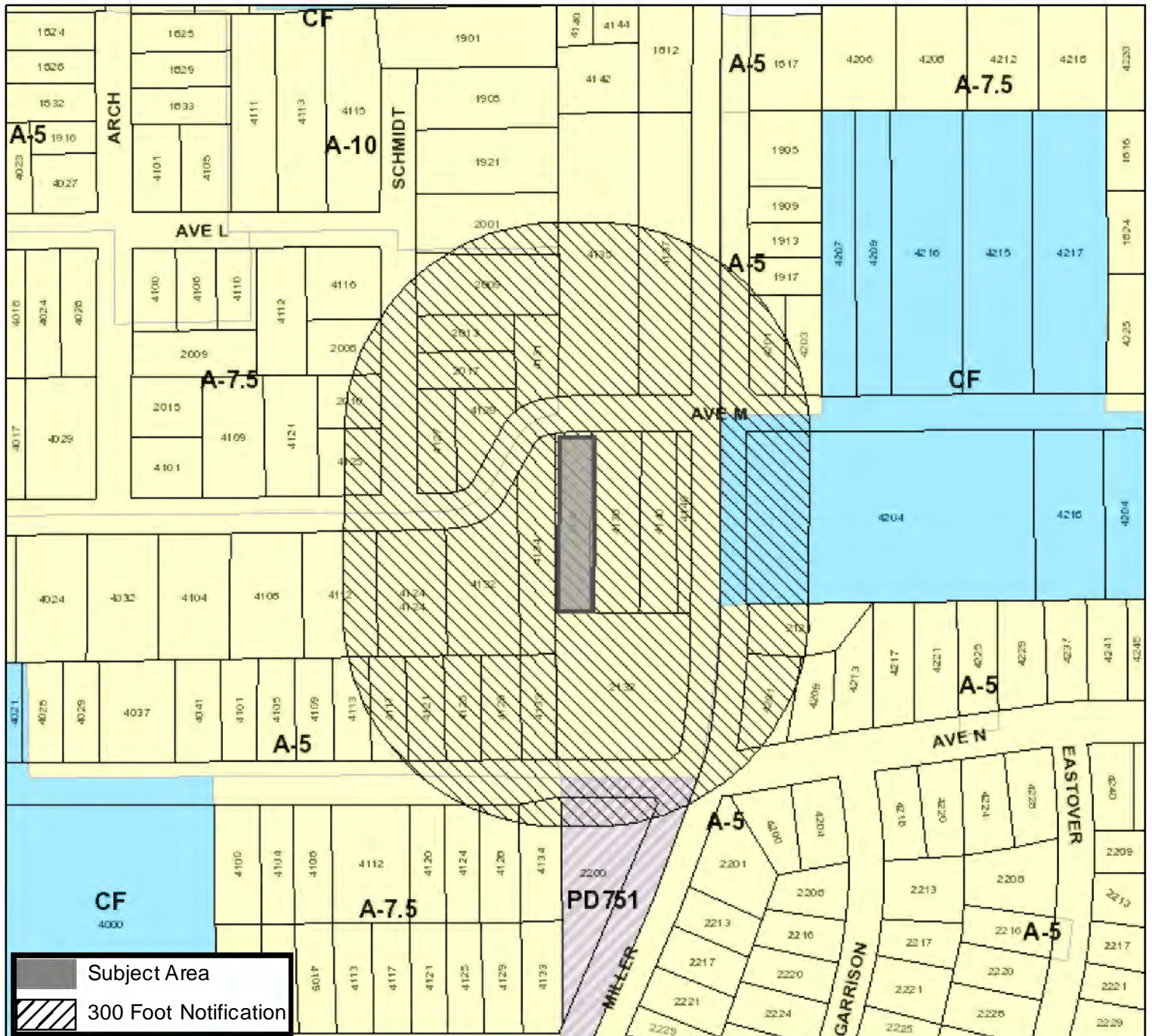
The original plat had Lot 12 platted as a 115-foot wide lot. Historical aerials show a residence from 1952 to 1990. The lot has been empty since 1995. The lot is deficient in width from the required minimum of 60 feet wide at the build line by approximately 10 feet. The applicant has submitted a variance request in order to build a new residence on this lot that has less than the width required by the 2010 zoning change.



The lot exceeds the minimum 5,000 square foot lot area requirement with 12,200 square feet. The site plan appears to show the project meeting the required setbacks and parking standards. No variances for these development standards has been requested. If the lot width variance is approved, the site will need to be replatted prior to receiving a building permit.

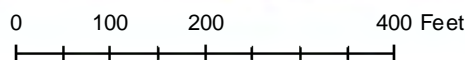


Area Zoning Map

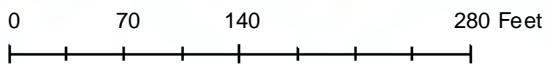
Applicant: Tereso & Alma Davila
Mapsc0: 78R
Commission Date: 11/20/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



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

REVISED
10/25/24

FORT WORTH



Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 4136 AVE M Fort Worth, Texas 76105
 Lot/Trac Lot-LR Block/Abstract: B1K-12 Lot Size: 12,209 sq. ft.
 Legal Description: Addition/Survey: College Heights Addition

Owner's Name: TERESO J. DAVILA AND ALMA C. DAVILA
 Address: 3325 PANOLA AVE
 City: FORT WORTH State: TEXAS Zip: 76103
 Tele: (817) 565-5772 cell E-Mail: almadavila07@yahoo.com

Applicant's Name: ALMA C. DAVILA
 Address: 3325 Panola Ave.
 City: Fort Worth State: Texas Zip: 76103
 Tele: (817) 565-5772 cell E-Mail: almadavila07@yahoo.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
New single family home 30' 11 1/2" X 63' 8" with a front porch.
include in a one car garage. All Bricks single story.

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: Lot Width.

Interpretation of the Regulation \$400

DATE RECEIVED: <u>10/7/24</u>	FEE AMOUNT PAID: <u>\$ 843.75</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24.074</u>
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Variance Request Proposal Only

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

1. The variance is not a self-created hardship. The front of the property is 49.81 feet wide, we are told we need 60 feet wide.

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. We bought the property not knowing that the front or width needed to be 60 feet wide.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. We have design the house to be adequate in living space. so it can suitable for the square footage we had.

4. The variance will not adversely affect the health, safety, or welfare of the public. It will not affect anyone's safety health to us or public. we are just seeking permission to build in variance we have.

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

Acknowledgement

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

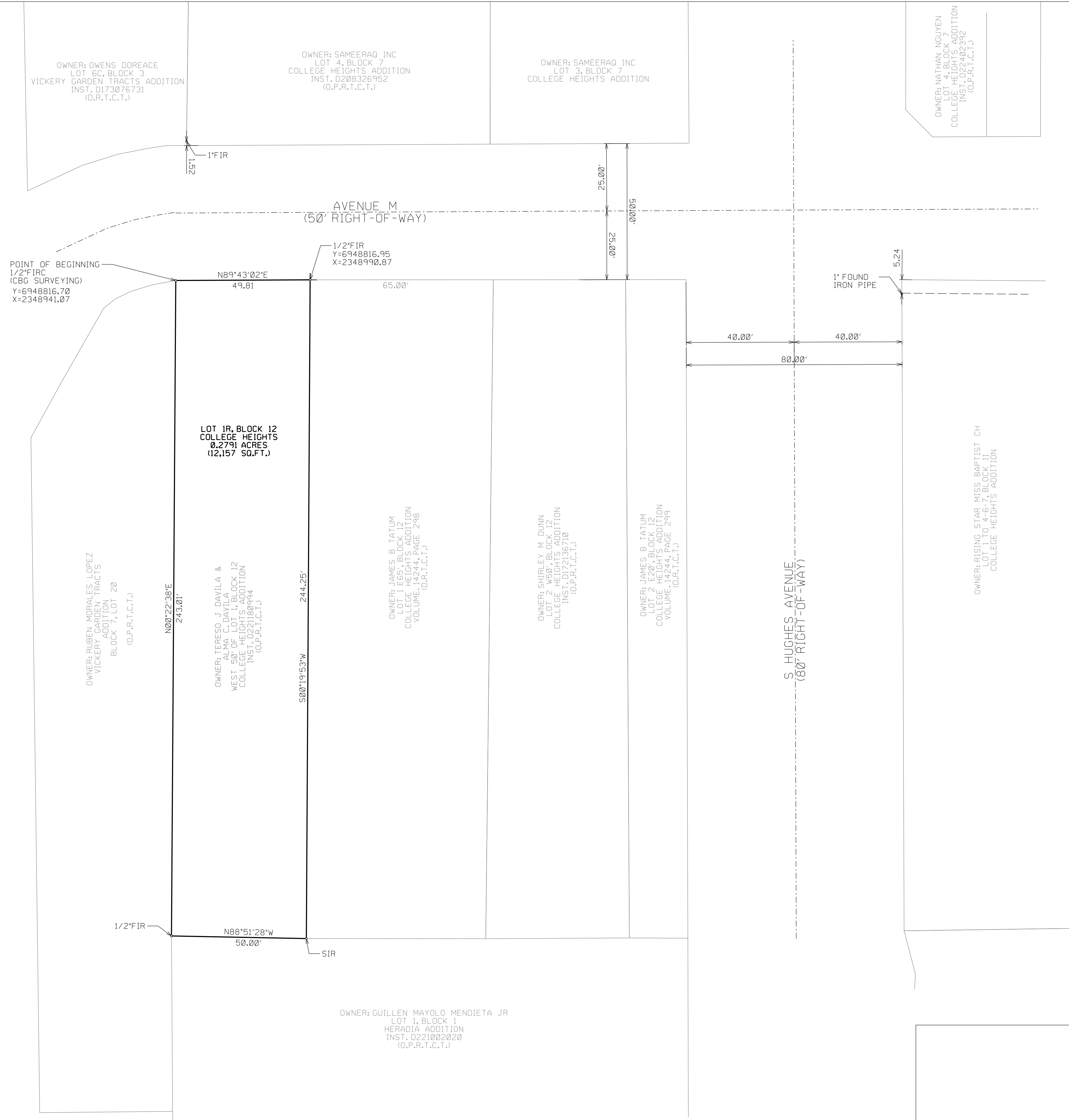
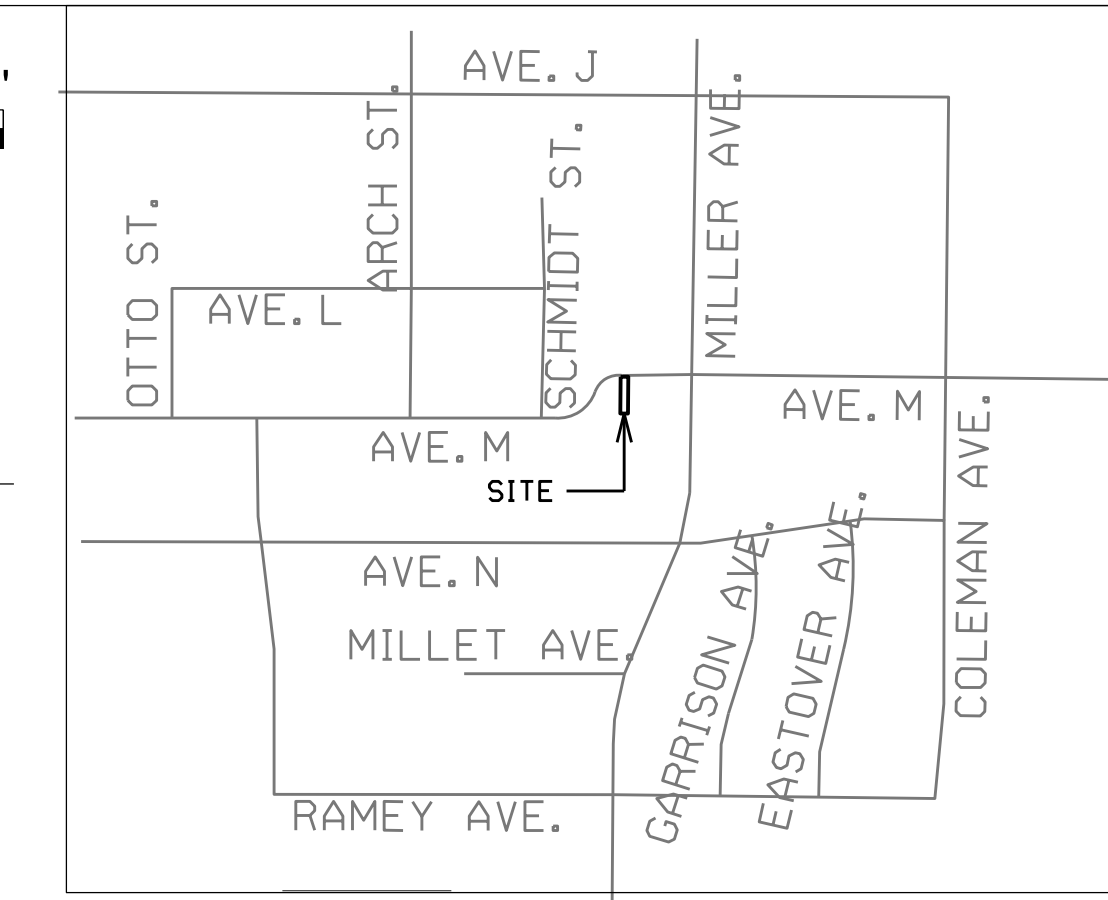
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: Glenn L. Perilla

Date 8/18/2024
Revised 12/05/2022

0' 10' 20' 40'
1" = 20'



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS TERESO J. DAVILA and ALMA C. DAVILA are the owners of a tract of land situated in the George W. Coonrod Survey, Abstract number 291, City of Fort Worth, Tarrant County, Texas, and being the West 50-feet of Lot 1, Block 12 of College Hills Addition, an addition to the City of Fort Worth, as recorded in Volume 388, Page 47, of the Plat Records of Tarrant County, Texas, and being all of that tract of land described in deed to Tereso J. Davila and Alma C. Davila, as recorded in Document Number D223031424 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "CBG" found for the northwest corner of said Lot 1; said corner being on the south right-of-way line of Avenue M (a called 50-foot wide public right-of-way);

THENCE North 89 degrees 43 minutes 02 seconds East, along the common north line of said Lot 1 and said south right-of-way line, a distance of 49.81 feet to a 1/2-inch iron rod found for the northeast corner of said Davila tract;

THENCE South 00 degrees 19 minutes 53 seconds West, departing said common line and over and across said Lot 1 along the east line of said Davila tract, a distance of 244.25 feet to a 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" set for the southeast corner of said Davila tract on the south line of said Lot 1;

THENCE North 88 degrees 51 minutes 28 seconds West, along said south line, a distance of 50.00 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 1;

THENCE North 00 degrees 22 minutes 38 seconds East, along the west line of said Lot 1, a distance of 243.01 feet to the POINT OF BEGINNING AND CONTAINING 12,157 square feet or 0.2791 acres of land, more or less, and do hereby dedicate to the public's use forever the easements shown hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERESO J. DAVILA, as owner of the property described hereon, does hereby adopt this plat designating the herein above described property as, LOT 1R, BLOCK 12, COLLEGE HEIGHTS ADDITION, an addition to the City of Fort Worth, Texas This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas. And do hereby dedicate to the public's use forever the easements shown hereon

WITNESS my hand, this the _____ day of _____, 2024
TARRANT COUNTY

Maxshield Services, LLC, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Utility Easements

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

Site Drainage Study

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

Construction Prohibited Over Easements

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

Covenants or Restrictions are Un-altered

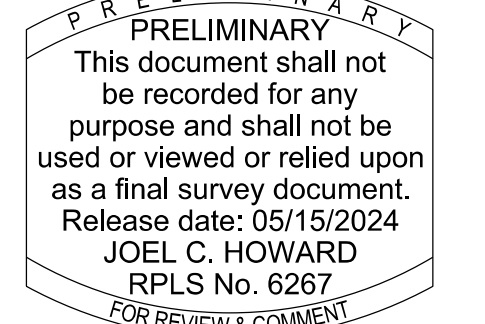
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey has been prepared without the benefit of a Title Commitment.
- By graphical plotting of FEMA Flood Insurance Rate Map No. 48430C0310L, dated March 21, 2019, the subject property lies within Zone X (unshaded), designated as areas of 0.2% annual chance flood.
- All parties with an interest in the title of this property have joined in any dedication.
- Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit
- The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

SURVEYOR'S CERTIFICATE

I, JOEL C. HOWARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6267, TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF TARRANT COUNTY, TEXAS.



JOEL C. HOWARD
RPLS NO. 6267

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL C. HOWARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3377
TBPLS FIRM NO. 10194205

DATED: MAY 15, 2024 DRAWN BY: JCH

CASE NO. FS-24-
FINAL PLAT
WEST 50-FEET OF
LOT 1, BLOCK 12
COLLEGE HEIGHTS
ADDITION
BEING A REPLAT
OF
LOT 1, BLOCK 12,
COLLEGE HEIGHTS
ADDITION,
AN ADDITION TO
THE CITY OF FT. WORTH, TEXAS
RECORDED IN VOLUME 388, PG. 47
P.R.T.C.T.
CITY OF FT. WORTH, TARRANT COUNTY, TEXAS
GEORGE W. COONROD SURVEY, ABSTRACT NUMBER 291

- LEGEND**
- FIR FOUND IRON ROD
 - FIRC FOUND IRON ROD WITH CAP
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - SIR SET 1/2" IRON ROD WITH CAP STAMPED "GEONAV"

This plat recorded in Document Number _____ Date _____

OWNER:
ALMA C. DAVILA
TERESO J. DAVILA
4136 AVE M
FORT WORTH, TEXAS 76105

T:\2023-WSC\223282 - 4136 Avenue M\Drawings\2024-05-29 Site Plan\223282-4136 Avenue M-SitePlan.dwg
Scale: 1/4" = 30'-0" 2024-05-29 10:53 AM

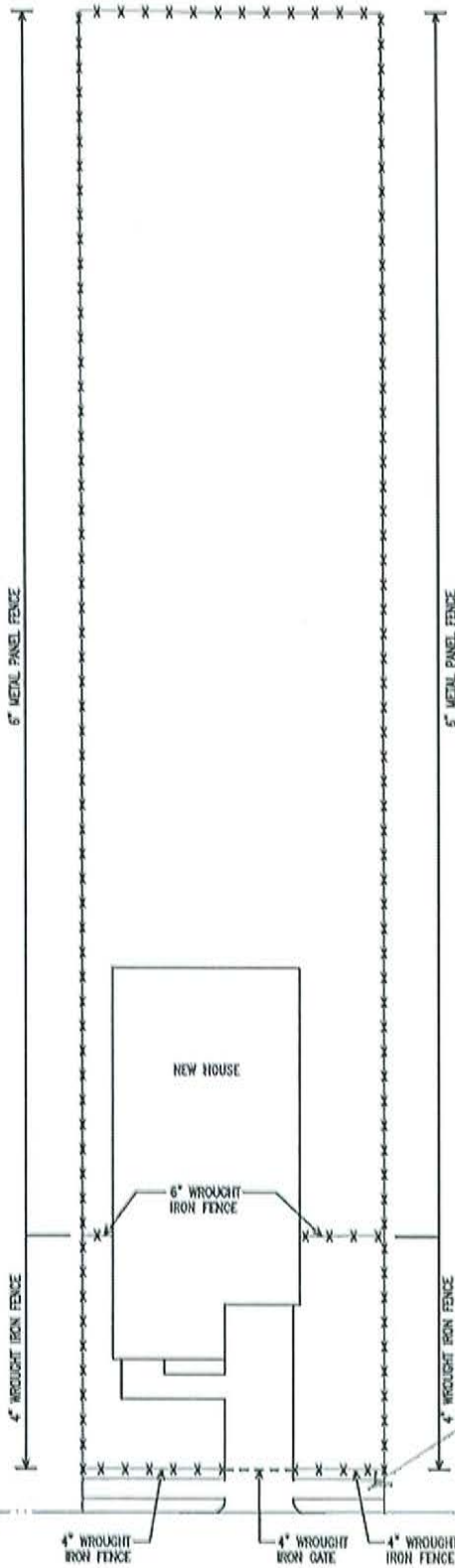


EXISTING HOUSE

VACANT LOT

NEW HOUSE

VACANT LOT



1 | SITE PLAN
1" = 30'-0"



AVENUE M

4" WROUGHT IRON FENCE

4" WROUGHT IRON GATE

4" WROUGHT IRON FENCE

Sidewalk per COFH specifications

FWN & A
Structural Engineering
Frank W. Neal & Assoc., Inc. 817-332-1944
1015 W. Broadway Ave. fwna-eng.com
Fort Worth, TX 76104 Texas Firm Reg. No. F-298

Site Plan for:

ALMA DAVILA

Lot 1R, Block 12
College Heights
4136 Avenue M
Fort Worth, TX, 76105

REVISIONS

△ CITY COMMITS

△

△

DATE:
05-29-2024

SHEET #

SK1

FWNA PROJECT # 223282

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-075

Address: 4000 Mattison Ave
Owner: Roger T. Mercer and Kaylan B. Hopson
Zoning: "A-5" One-Family District

a. Variance: To permit construction of a detached accessory structure (swimming pool) that would be located closer than 75 feet from the front property line.

Required distance from front property line: 75 feet
Requested distance from front property line: 45 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

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) Side-yard for corner lot: 10 feet minimum adjacent to side street.

5.301 Accessory Uses on Residential Lots

b. Non-habitable accessory structures.

- (1) All accessory structures except private garages, private carports or private porte cocheres.
 - 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 property line, whichever is least restrictive.

LOT HISTORY:

Development Services Department, building permit PB-24-12184 residential accessory new permit, awaiting client reply 08/21/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family Residential

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, West Side Alliance, North Hi Mount NA, Arlington Heights NA, Monticello NA, Crestline Area NA, Cultural District Alliance, Camp Bowie District, Inc.

**EXISTING
CONDITIONS:**

The subject property is located on a corner lot, in an established neighborhood and was platted with an alley. The lot is approximately 9,750 square feet in size, flat and rectangular. There is no floodplain located on the property.

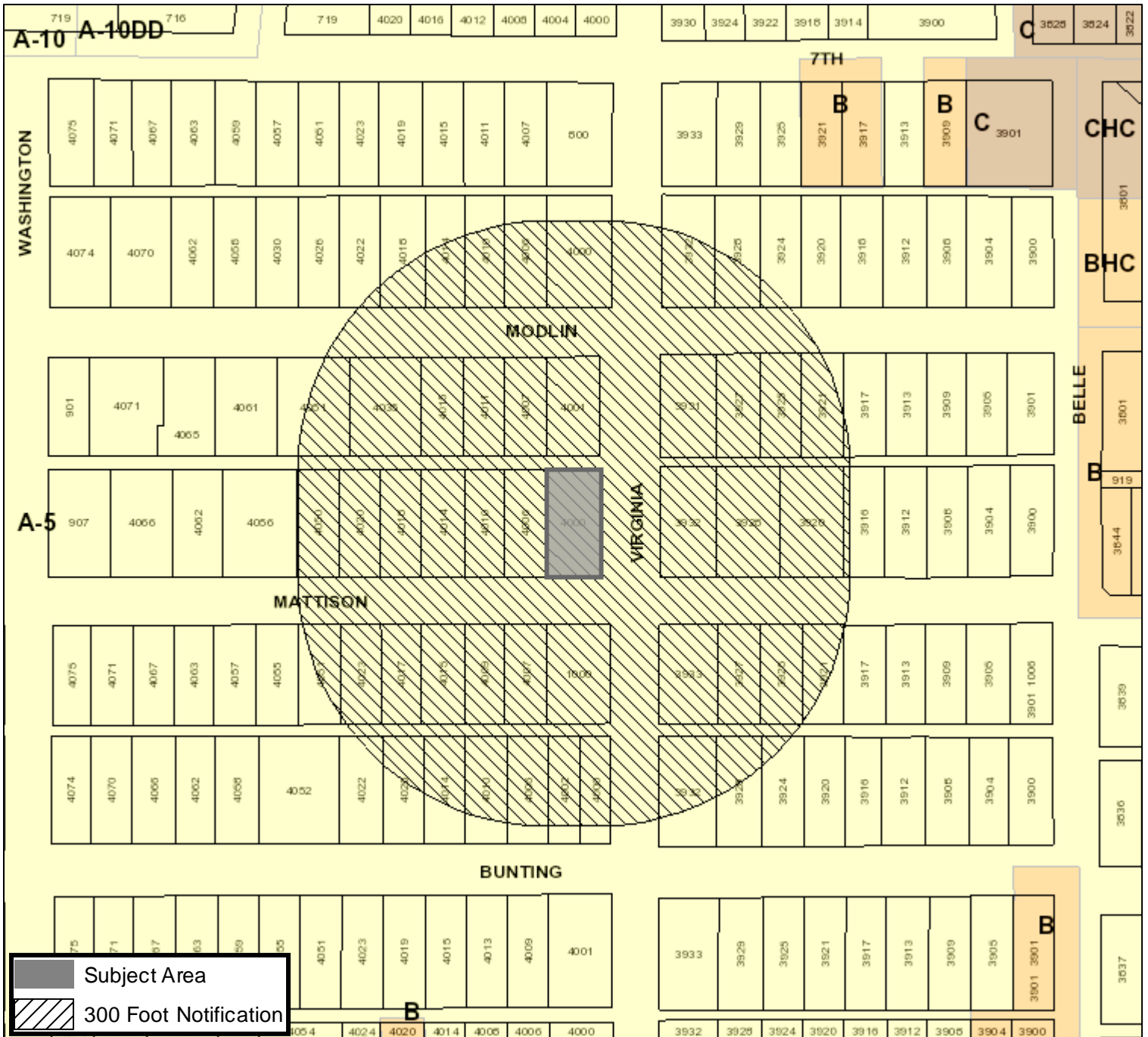
Due to the configuration of the primary structure that is an extended rectangle on the western side of the lot, a 5-foot 8-inch rear yard setback remains behind the house. An approximately 30-foot wide side yard lies on the eastern side of the lot. The applicant is requesting to construct a swimming pool that will be located on the eastern side of the lot and as proposed will encroach 5 feet into the side-yard setback of 10 feet due to the side street setback. The proposed location is deficient from the side-yard setback requirement for corner lots by 5 feet.


The swimming pool is also proposed to be located closer than 75 feet to the front property line. The applicant is requesting that the swimming pool be located 45 feet from the front property line, which is deficient from the ordinance requirement by 30 feet.




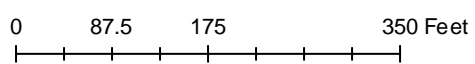
Area Zoning Map

Applicant: Roger Mercer & Kaylan Hopson
Mapsko: 75D
Commission Date: 11/20/2024



 Subject Area

 300 Foot Notification



Aerial Photo Map



0 37.5 75 150 Feet



BAR-24-075
4000 Mattison Avenue



BAR-24-075
4000 Mattison Avenue



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: 4000 Mattison Avenue, Fort Worth, Texas 76107

Lot/Tract: 14 Block/Abstract: 5 Lot Size: .15 Acres

Legal Description: Addition/Survey: See attached Exhibit A

Owner's Name: Roger Taylor Mercer and Kaylan Hopson

Address: c/o Dorsett Johnson LLP

City: Fort Worth State: TX Zip: 76102

Tele: () _____ E-Mail _____

Applicant's Name: Owners through S. Joseph Modric, Esq., of Dorsett Johnson, LLP (Ft. Worth)

Address: 409 Wimberly Street

City: Fort Worth State: TX Zip: 76107

Tele: () 817-900-8202 E-Mail jmodric@dorsettjohnson.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Owners have contracted for pool construction, please see plans attached as Exhibit B. The pool placement on side of home will require variance from applicable City Code. Owners intend to remove and replace existing fencing and masonry columns and will leave all front and side trees. There is no visible or environmental impact on neighbors. Denying request will effectively deny owners ability to install pool on this residential corner lot with an alley to rear of home but no rear yard.

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

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

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

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

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

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.
 Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

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

STAFF USE ONLY: Zoning A5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Setback, and pool not 75 foot from the front property line.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>10/9/24</u>	FEE AMOUNT PAID : <u>\$843.75</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24-075</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 shape and size of the lot dictate the placement of the pool at the side yard where the variance is needed. _____

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. _____
The property owner is maintaining the size and shape of the lot, and will rebuild the existing fencing and masonry columns in order to keep the character of the neighborhood and subject 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 ordinance is in place so that the integrity of the subject and surrounding properties are not disturbed. The property owner is maintaining that integrity and requesting a slight variance to the boundary without change to existing use or property appearance. _____

4. The variance will not adversely affect the health, safety, or welfare of the public. _____
There will be no encroachment on any surrounding property. With the existing wall reestablished after construction, there will be no visual or environmental impact on any surrounding properties. _____

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. _____
This short-term project will not result in an encroachment on any surrounding property or change in property use. This single story residential property will have the same appearance it has now following construction without visual or environmental impact on surrounding properties. _____

Acknowledgement

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

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

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

Signed by: _____
Signature: Joseph Madric
63BC04F23C53496...

Date 10/7/2024



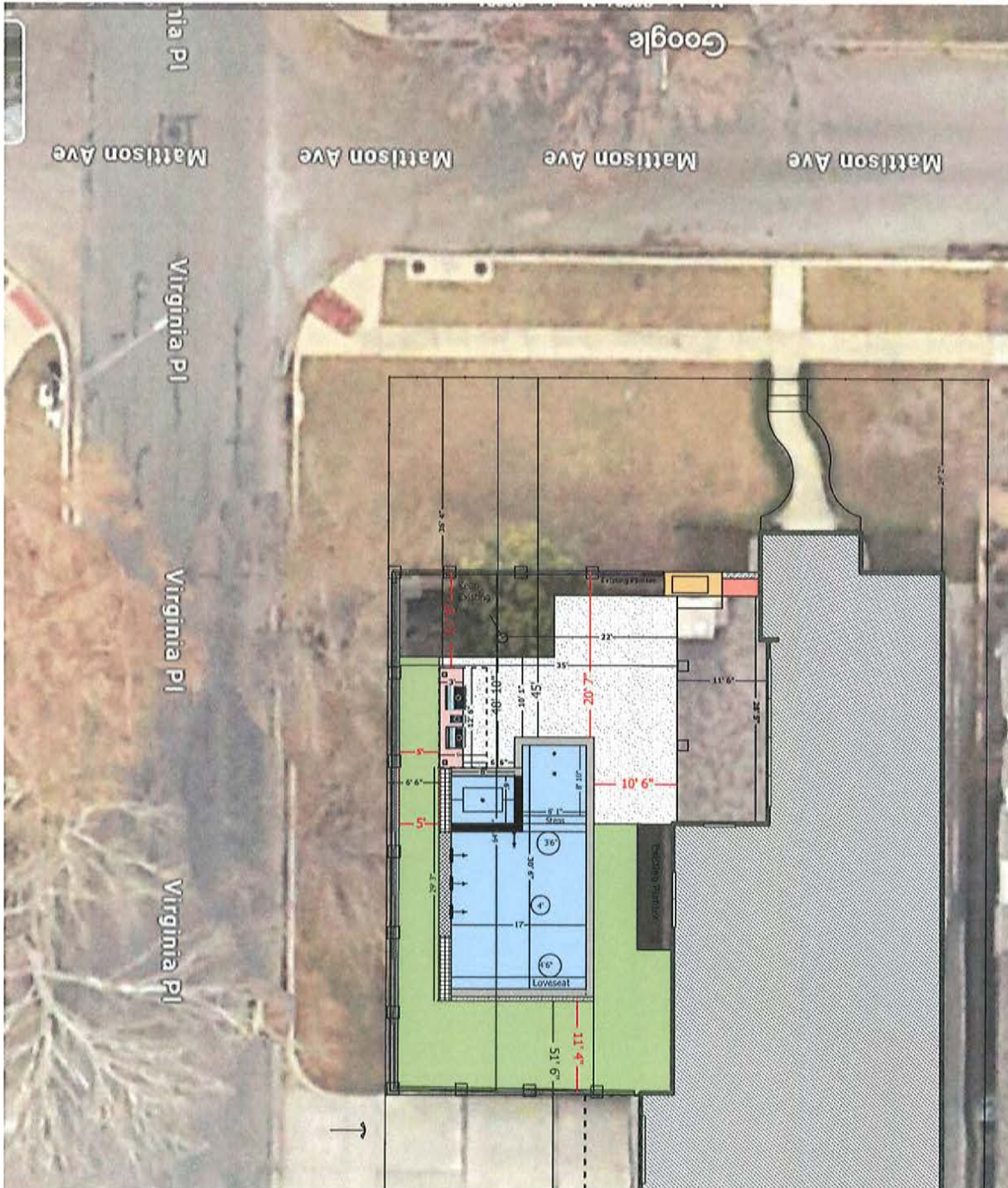
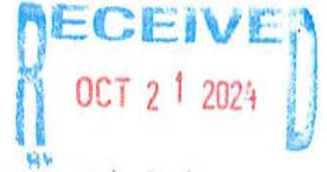
5744 Boat Club Road, Suite 200
Fort Worth, Texas 76179

Customer Info

Name: Roger Mercer and Kaylan Hopson
 Address: 4000 Mattison Ave
 City: Ft Worth
 State: TX Zip: 76107
 Phone: 936-414-1541 Phone: _____
 Email: rtaylormercerc@gmail.com
 Homebuilder: _____ Gate Code: _____

Pool

Length: 30'6"
 Width: 17'
 Depth: 3'6" x 4' x 4'6"
 Perimeter: 95'
 Area: 422 Sq Ft
 Est Total Gallons: 9800
 Heater: yes
 Filter Type: Cartridge





October 15, 2024

To Whom it May Concern,

Pool and Spa Property Line Setbacks at the property of 4000 Mattison Ave.

The setbacks for the pool:

- Front- 45' from the back of pool beam to Front Property Line. (South)
- Side- 5' from the back of pool beam to wall and 6'6" to Property Line. (East)
- Back-11'4" from the back of pool beam to back fence and 51'6" to Property Line. (North)
- Covered Patio- 10'6" from the back of pool beam to covered patio. (West)

The setbacks for the spa:

- Front- 48'10" from the back of spa beam to Front Property Line. (South)
- Side- 5' from the back of spa beam to wall and 6'6" to Property Line. (East)
- Back-32'5" from the back of spa beam to back fence and 72'8" to Property Line. (North)
- Covered Patio- 19'6" from the back of spa beam to covered patio. (West)

Respectfully yours,

Ashley Martinson

5744 Boat Club Road, Suite 200

Fort Worth, TX 76179

(817) 237-7665

www.jcaldwellcustompools.com





PM 4:05 OCT/12/2024

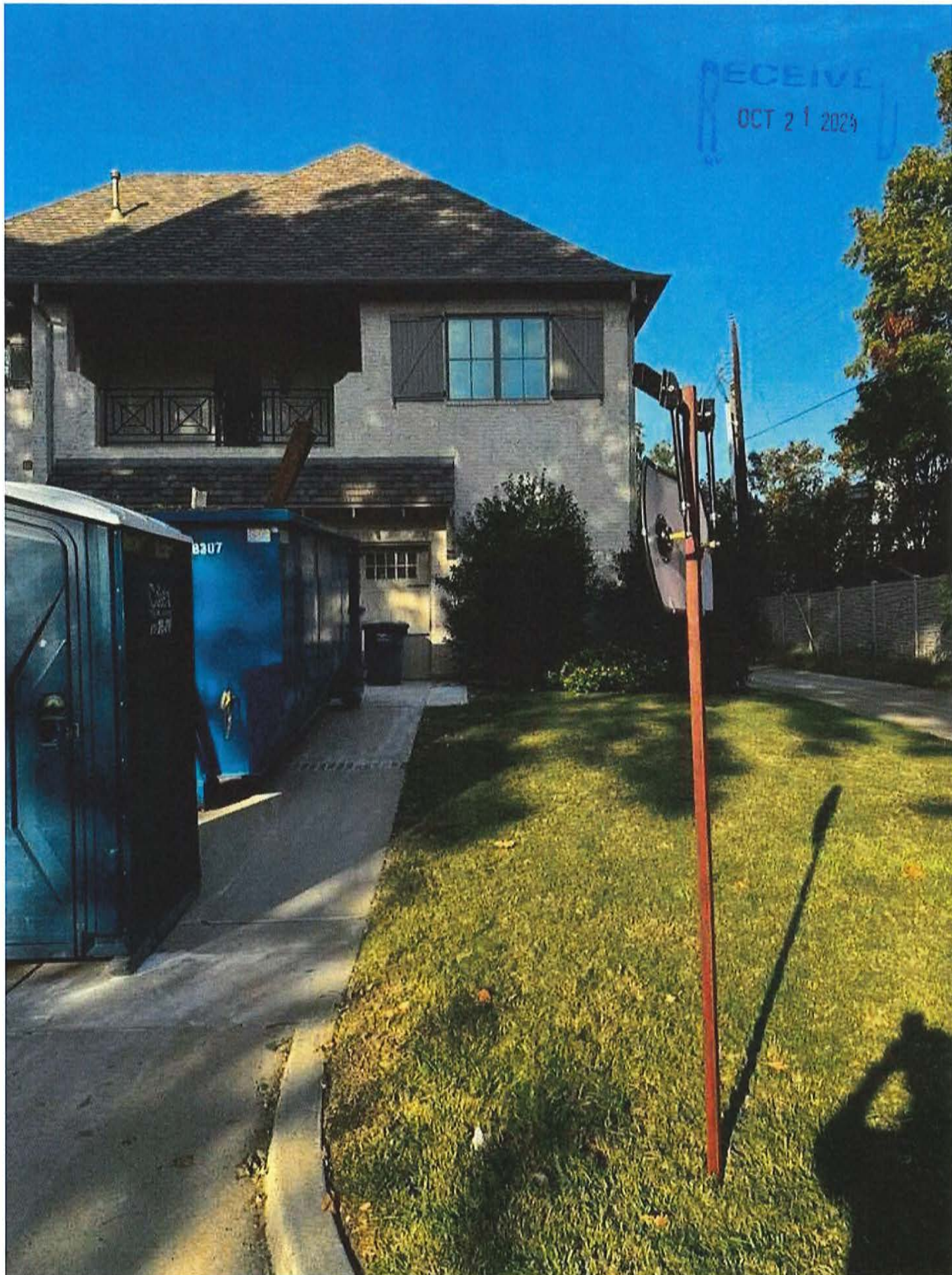
RECEIVED
OCT 21 2024

PHOTOGRAPHS OF ADDITIONAL
SAFETY MEASURES TAKEN TO
ADDRESS DRIVEWAY VISIBILITY CONCERN

RECEIVED
OCT 21 2021
BY

RECEIVED

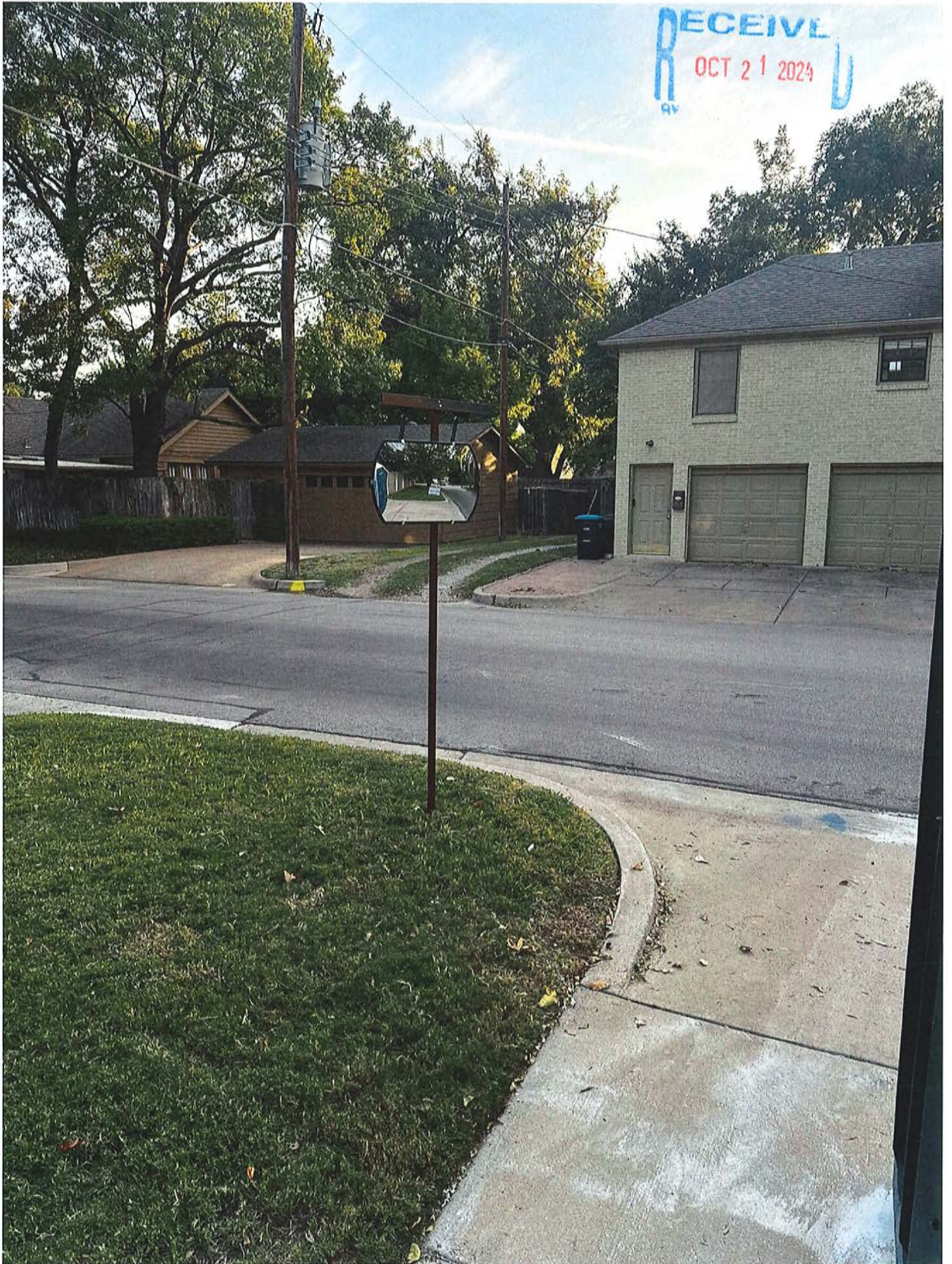
OCT 21 2024





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OCT 21 2024
RV

RECEIVED
OCT 21 2024



BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-076

Address: 3925 Bunting Ave
Owner: Kyle and Brooke Sederstrom
Zoning: "A-5" One-Family District

a. Variance: To permit construction of a detached accessory structure (garage with porch) that would encroach into the required side yard setback.

Required side yard setback: 5 feet
Requested side 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) Side-yard: 5 feet minimum

LOT HISTORY:

Development Services Department, building permit PB-24-10680 for a residential addition on rear of house, issued 07/26/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, West Side Alliance, North Hi Mount NA, Arlington Heights NA, Monticello NA, Crestline Area NA, Cultural District Alliance, Camp Bowie District, Inc.

**EXISTING
CONDITIONS:**

The subject property is an interior lot, located within an established neighborhood and was platted with an alley. The lot is approximately 6,750 square feet in size and is mostly flat and rectangular in shape. An existing detached garage that measures 22 feet 4 inches X 20 feet by 4 inches is located at the southeast corner of the property. This garage is located on the rear and side property lines (0-foot setbacks). The driveway to the detached garage is adjacent to the eastern side property line.

The applicant is proposing a new, detached, one story, garage that will be approximately 883 square feet to be located on the side property line and setback 5 feet from the rear property line. The proposed garage is

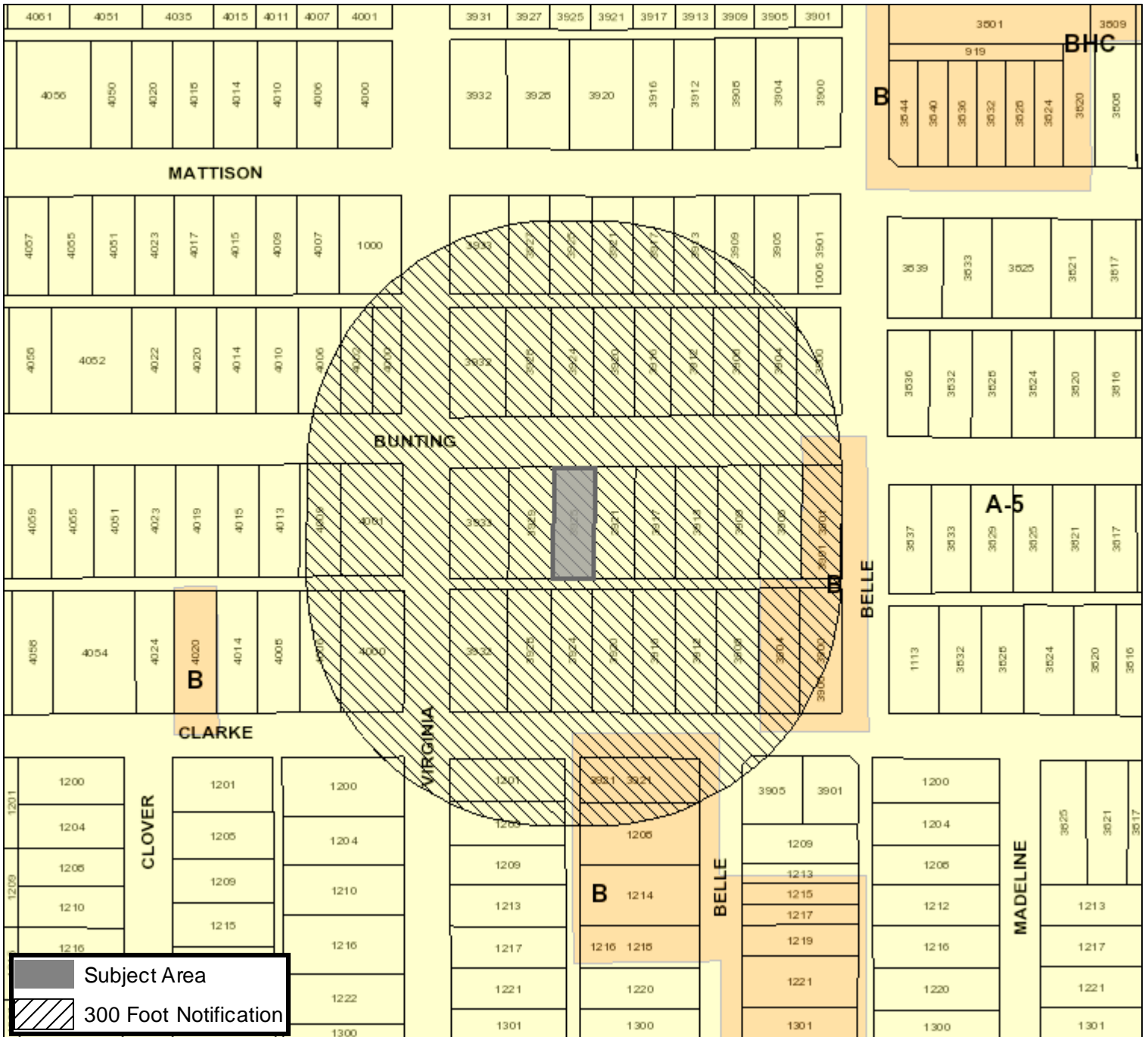
BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT



approximately 1 foot 8 inches longer than the existing garage. The proposed side yard setback is zero feet which is deficient from the required side yard setback by 5 feet. The existing driveway is in a direct line with the proposed garage. The edge of the proposed garage is approximately 13 feet from the rear of the house. The zoning ordinance shows the smallest drive aisle in a parking lot to be 12 feet.

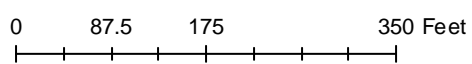


Area Zoning Map

Applicant: Kyle & Brooke Sederstrom
Mapsc0: 75D
Commission Date: 11/20/2024



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



BAR-24-076
3925 Bunting Avenue



**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: 3925 Bunting Ave, Fort Worth, TX 76107
 Lot/Tract: Lot 3 Block/Abstract: Block 12 Lot Size: 0.1549
 Legal Description: Addition/Survey: MCCART'S TO HI-MOUNT ADDITION Block 12 Lot 3

Owner's Name: Kyle & Brooke Sederstrom
 Address: 3925 Bunting Ave
 City: Fort Worth State: TX Zip: 76107
 Tele: () 817-235-2586 E-Mail kllsederstrom@yahoo.com

Applicant's Name: Kyle Sederstrom
 Address: 3925 Bunting Ave
 City: Fort Worth State: TX Zip: 76107
 Tele: () 817-235-2586 E-Mail kllsederstrom@yahoo.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 Existing structure is on the property east and south property boundary. The existing structure to be demolished.
 The proposed structure to be newly constructed that will be on the east boundary but no longer on the south boundary.
 The dimensions for the structure will be 24' L x 24' W. The 24' would be on the east boundary. There will be a 10' roof plate.
 The structure will be wood framed with brick and siding finish out.

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 N/A Case Number(s) N/A

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

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

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

Have you informed your Home Owners Association YES NO *n/a* or Neighbors YES NO of the request?

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

STAFF USE ONLY: Zoning A-5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Side yard setback
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>10/18/24</u>	<u>562.50</u>	<u>1</u>	<u>KM</u>	<u>BAR-24-076</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. _____

Aside from the construction period, there will not be a self-created hardship associated with the proposed structure. The boundary will essentially remain the same as it is currently.

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 property where the variance is being sought DOES NOT meet any of the following conditions.

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

Confirmed

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

Confirmed

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

Confirmed

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: Kyle Sederstrom Digitally signed by Kyle Sederstrom
Date: 2024.10.17 13:44:31 -05'00'

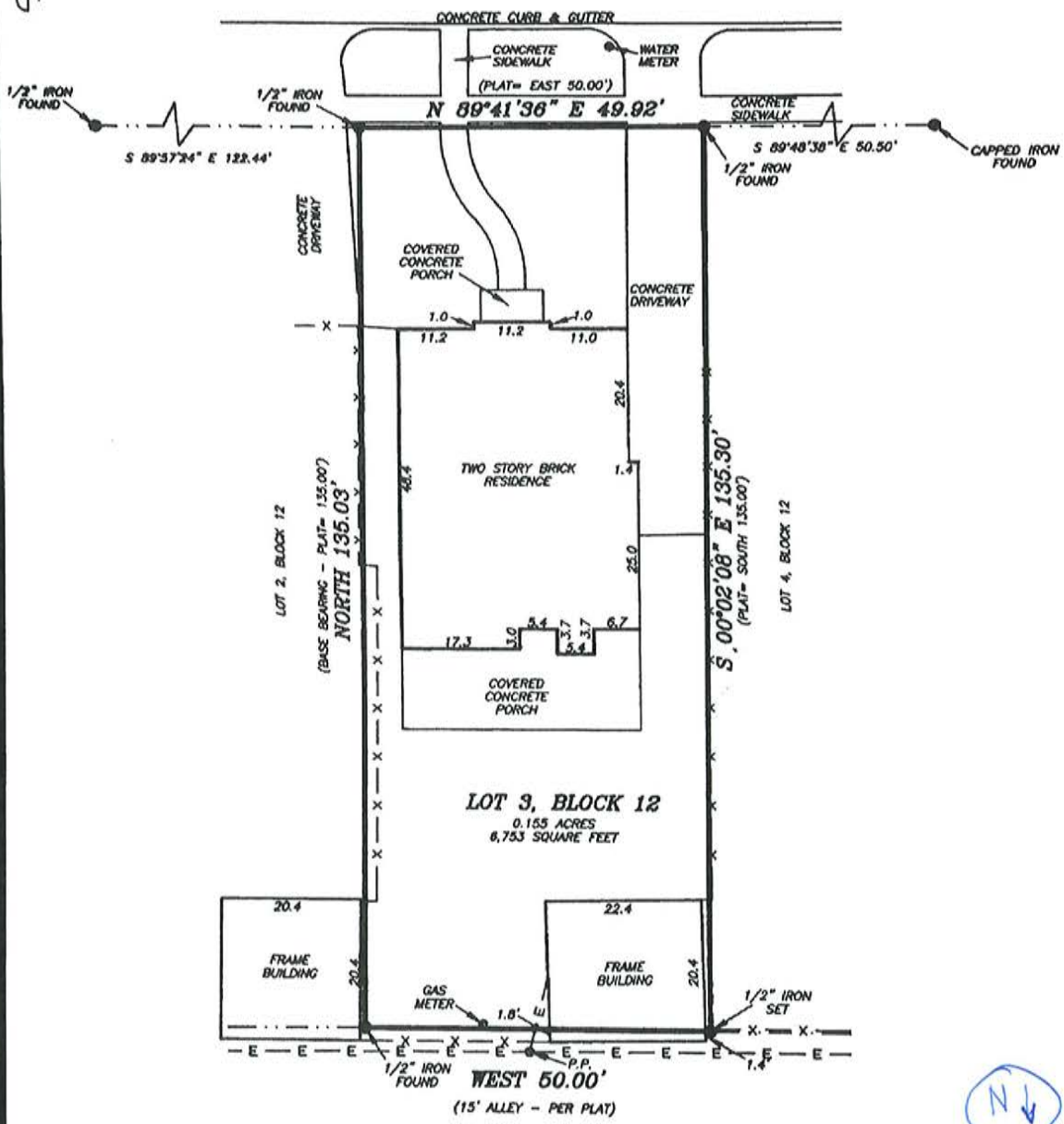
Date 10/17/2024

SCALE 1" = 80'

Survey Plat
3925 Bunting Avenue
Lot 3, Block 12, of
MCCART'S ADDITION TO HI-MOUNT,
an addition to the City of Fort Worth, Tarrant County,
Texas, according to the plat thereof recorded in Volume
310, Page 47, Plat Records, Tarrant County, Texas.

EXISTING

BUNTING AVENUE
(60' RIGHT OF WAY - CONCRETE PAVEMENT)



BASIS OF BEARING PER PLAT.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48439C0285-K, DATED SEPTEMBER 25, 2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

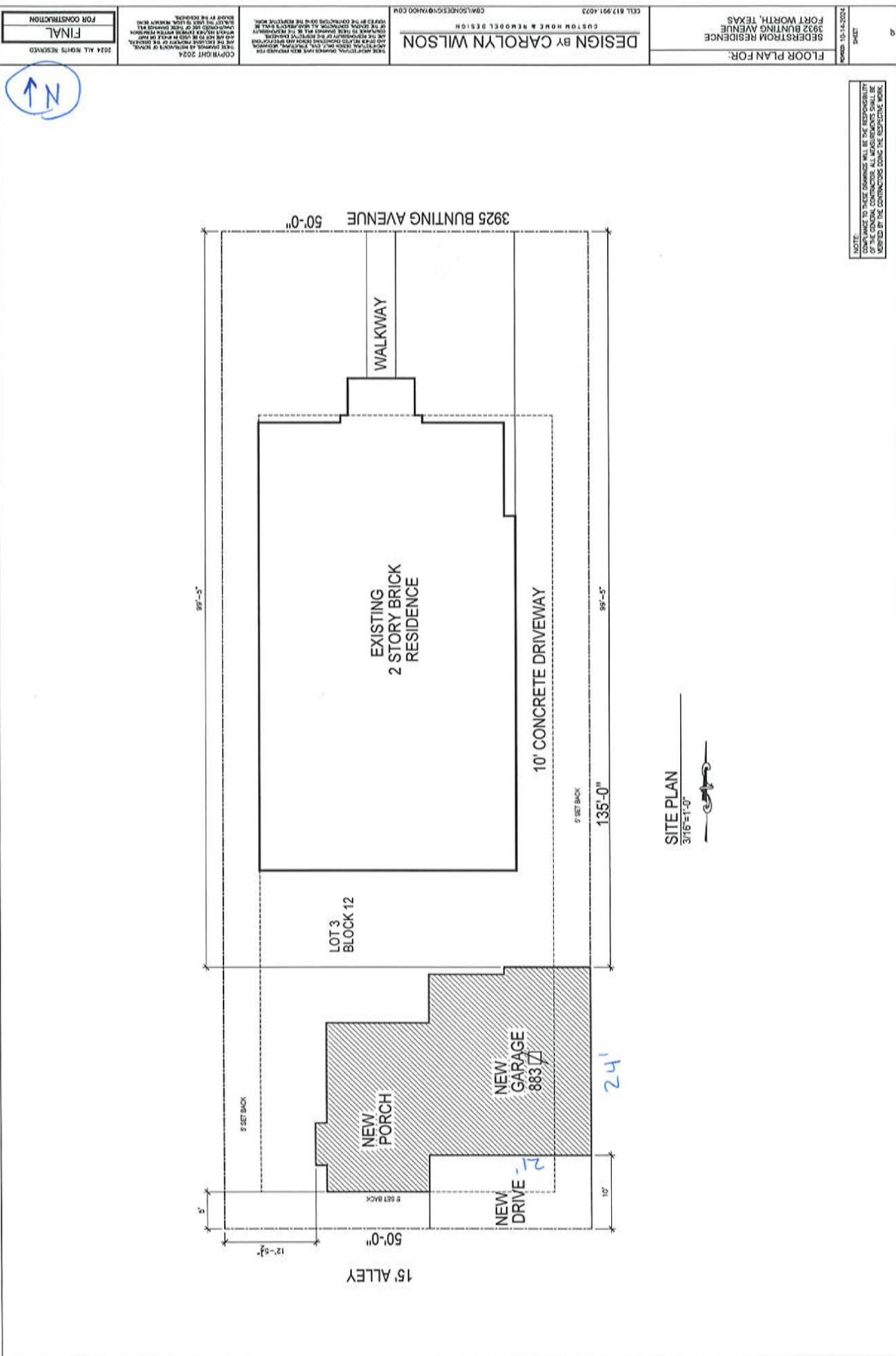
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 7, 2016



NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FRM NO. 10186800

2016294 NLR

PROPOSED:



BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

BAR-24-080

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

- a. **Variance:** Permit fewer parking spaces behind the front building wall of a single family house with 3 bedrooms.

Required parking behind front wall: 2 spaces

Requested parking behind front wall: 1 space

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

(d) Other Development Standards

2. Parking.

Two spaces per dwelling unit with up to three bedrooms, plus one space per bedroom over three bedrooms, all located behind the front building wall.

LOT HISTORY:

A building permit application was submitted 08/01/2024 for a 3-room addition PB24-11598. The permit application is still under review.

A building permit for a residential remodel was issued August 13, 2024. (PB24-11594).

BAR-24-055, Variances for no parking spaces behind the front wall of a 6-bedroom duplex and parking spaces reduced from 5 to 1 space in the driveway, denied without prejudice 9/18/2024.

COMPREHENSIVE

PLAN DESIGNATION: Single-Family Residential

BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2024 INFORMATION REPORT

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., United Communities Association of South Fort Worth, Hillside Neighborhood Association, Polytechnic Heights South NA, Belmont NA, Bomber Heights NA, Ridglea Hills Addition NA, Ridglea CC Estates HA, Morningside NA, East Fort Worth, Inc., NAS Fort Worth JRB RCC, Southeast Fort Worth Inc.

**EXISTING
CONDITIONS:**

The subject property is in an established neighborhood, platted without an alley, the lot is mostly flat and rectangular, without any floodplain. The house was constructed with an attached garage that had been converted to habitable space prior to 2007, according to Google Street Views. The house was enlarged between 2022 and 2023, while the addition permit was submitted in August 2024. The floor plan has been revised to show one kitchen, so would be considered a single family residence with 3 bedrooms.

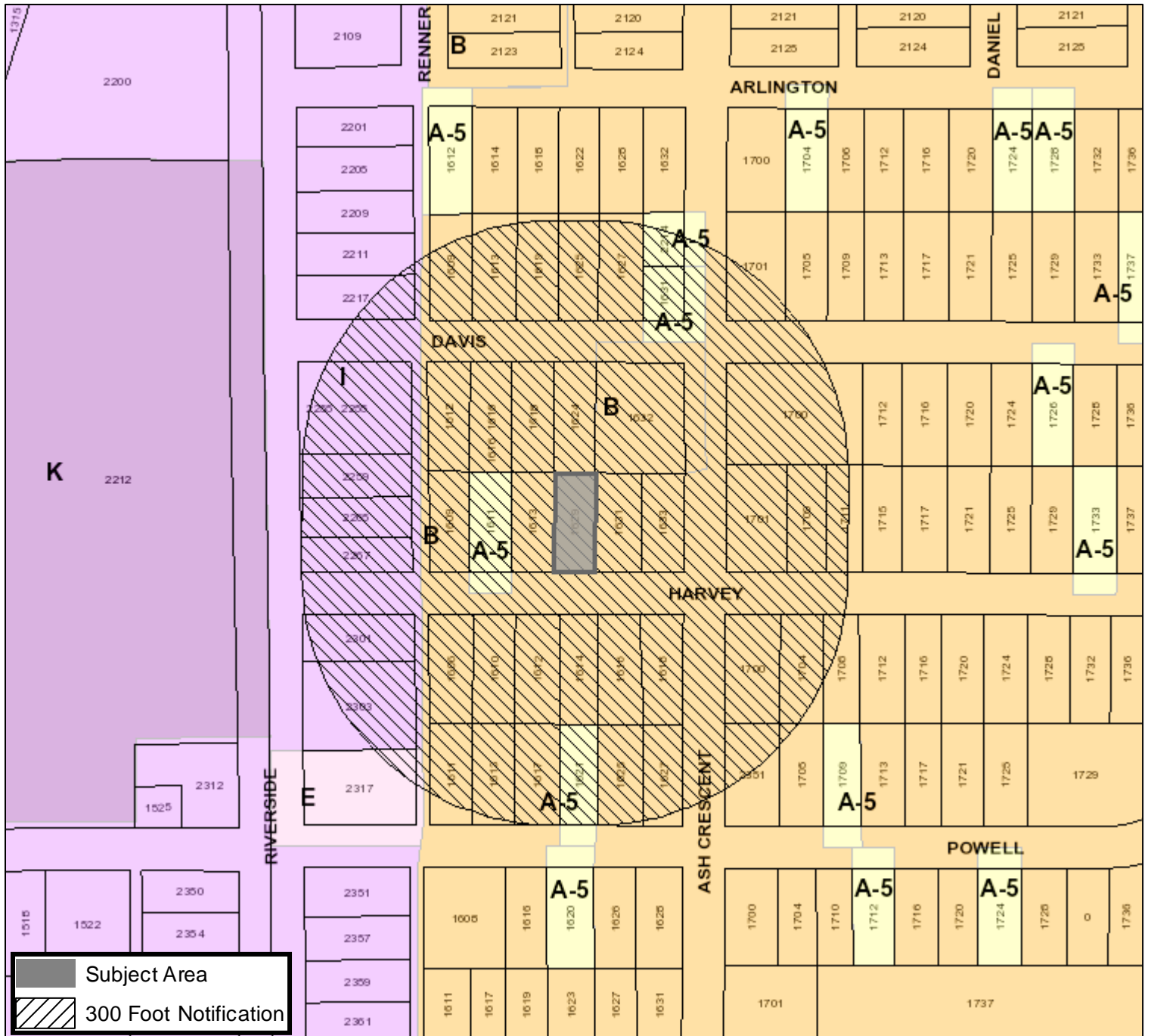
The applicant has applied for a variance to allow for one parking space behind the front wall of the house, where a total of 2 parking spaces are required behind the front wall of the building. The floor plan has been revised to replace the original parking space attached to the house. The submitted site plan indicates the driveway is 23 feet 9 inches long and 10 feet 6 inches wide, which will accommodate 1 vehicle based on city standards. With the parking space attached to the house and another space in the driveway, the lot would now meet the minimum required number of parking spaces.


Staff measured the side yards located on the eastern and western boundary of the property and determined the western side yard is approximately 5 feet 1 inch wide and the eastern side yard to be approximately 5 feet 7 inches wide. The rear yard is not accessible through the side yards of the lot, and the subdivision was platted without an alley.




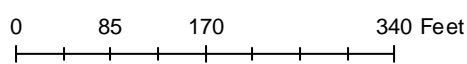
Area Zoning Map

Applicant: Viota USA LLC by Gladys Williams
Mapsko: 77R
Commission Date: 11/20/2024



 Subject Area

 300 Foot Notification



Aerial Photo Map



0 35 70 140 Feet



BAR-24-080
1629 Harvey Avenue



**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: 1629 E Harvey Ave
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: BELMONT Block 6 lot 14

Owner's Name: VIOA USA LLC
 Address: 103 Forest Lane
 City: Justin State: TX Zip: 76247
 Tele: () 469 951 4589 E-Mail: VIOAUSA1@GMAIL.COM

Applicant's Name: Gladys M Williams
 Address: 103 Forest Lane
 City: Justin State: TEXAS Zip: 76247
 Tele: (469) 951-4589 E-Mail: VIOAUSA1@GMAIL.COM

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

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

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

Previous Board of Adjustment Case filed on this property: Yes No
 Date 9/19/2024 Case Number(s) BAR-24-055

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: Providing 1 parking space behind the front wall.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>10/25/24</u>	FEE AMOUNT PAID : <u>\$843.75</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-080</u>
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Variance Request Proposal Only

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

1. The variance is not a self-created hardship. it is due to the position of the building that does not allow me access to the back where I have enough space to park.

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 variance is due to the unique constraints of my property. It does not have sufficient space on either side to allow a car access to the back. This limitation is due to the original design of the house

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

This variance ~~is~~ is consistent with the spirit and intent of the zoning regulations and will not adversely affect the surrounding properties.

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

The request is made with utmost consideration for the community and I assure you the changes will maintain safety and well being of neighborhood

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

This variance will maintain safety and will not injure the use of adjacent property.

Acknowledgement

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

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

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

Signature: _____



Date _____

10/21/2024

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

FIRM REGISTRATION NO. 10194366

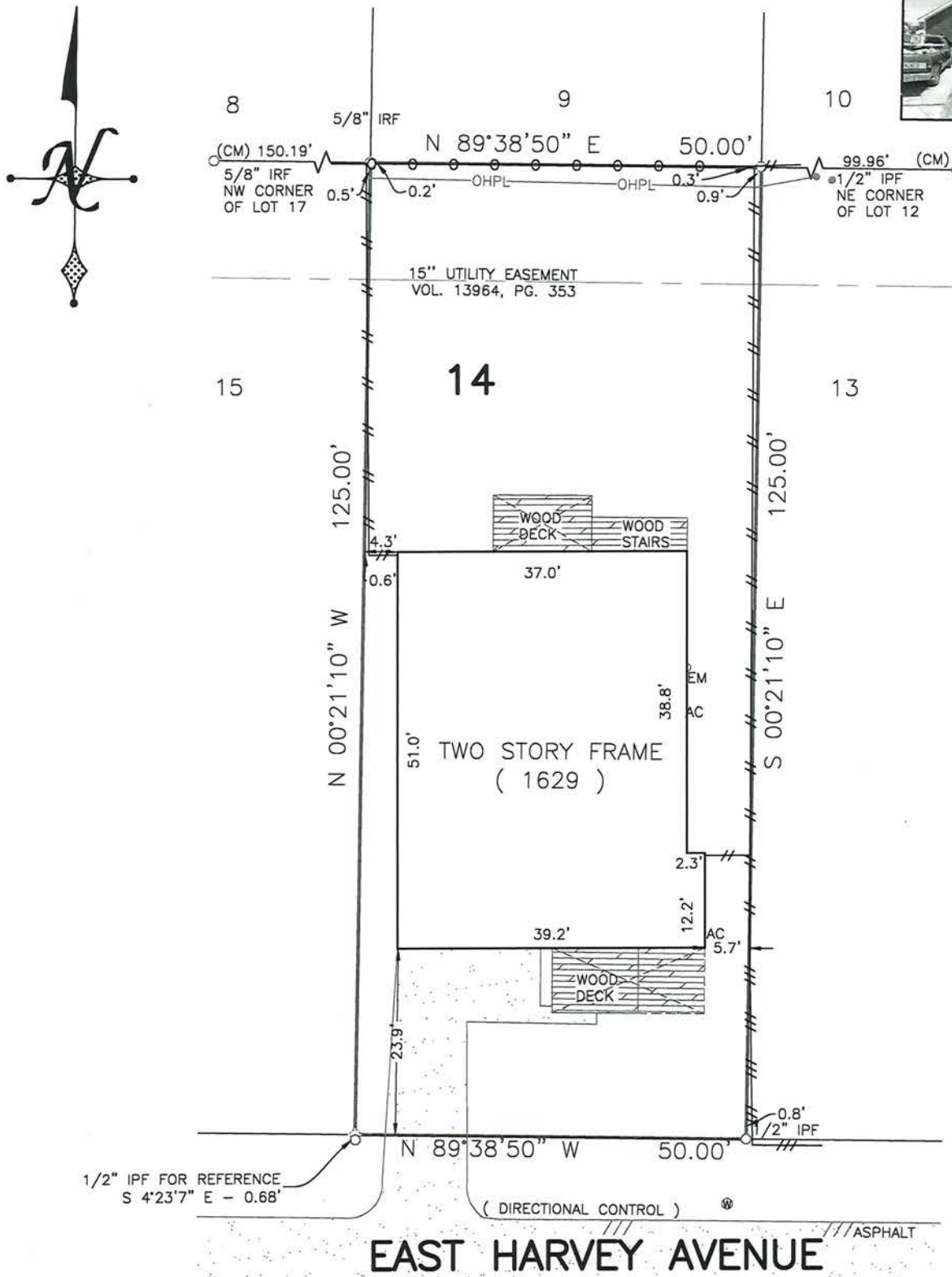
SURVEY PLAT



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

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1629 EAST HARVEY AVENUE, in the City of FORT WORTH Texas.

Being Lot Fourteen (14) in Block Six (6), Belmont Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 50, of the Plat Records of Tarrant County, Texas.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 13964, PG. 353

ACCEPTED BY: _____

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 STELLAR TITLE GROUP

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 08/08/2024

G. F. No.: ST-2023-318

Job no.: 202406747

Drawn by: MD

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 STELLAR TITLE GROUP

LEGEND	
WOOD FENCE	---//---
CHAIN LINK	---o---
WIRE FENCE	---x---
BOUNDARY LINE	---
EASEMENT SETBACK	---
CM	- CONTROLLING MONUMENT
MRD	- MONUMENT OF RECORD DIGNITY
○	- POINT FOR CORNER
○	- 1/2" YELLOW-CAPPED IRON ROD SET
○	- STAMPED "BURNS SURVEYING"
□	- X-CUT FOUND OR SET (AS NOTED)
□	- FENCE POST FOR CORNER
○	- MONUMENT FOUND EM - ELECTRIC METER
○	- CABLE
○	- CLEAN OUT
○	- GAS METER
○	- FIRE HYDRANT
○	- LIGHT POLE
○	- MANHOLE
○	- IRON FENCE
○	- WIRE FENCE
○	- ELECTRIC
○	- POOL EQUIP
○	- POWER POLE
○	- TELEPHONE
○	- WATER METER
○	- WATER VALVE
()	- (UNLESS OTHERWISE NOTED)

STELLAR
TITLE GROUP



Barry S. Rhodes

Main Floor

