



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

January 15, 2025
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/r3c83a3b7e7ce24f0767d6d4bdc62effe>

Meeting/ Access Code: 2558 772 4881 (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 January 13, 2025. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026. Please note the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

BOARD MEMBERS:

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

I. PUBLIC HEARING 12:30 P.M.

A. Approval of Minutes of the December 18, 2024 Hearings

B. ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 19, 2025

C. CONTINUED CASE

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

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

Required minimum rear yard setback: 25 feet

Requested rear yard setback: 10 feet

D. New Residential Cases

1. **BAR-24-091** Address: 3000 N. Elm Street
Owner: Luis Regalado on behalf of Northwest Custom Homes LLC
Zoning: "A-5" One-Family Residential District

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

Required minimum lot size: 5,000 square feet

Requested lot size: 3,952 square feet

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

Required minimum front yard setback: 30 feet

Requested front yard setback: 20 feet

2. **BAR-25-001** Address: 2157 W. Lotus Avenue
Owner: Rene and Steven McQueen
Zoning: "A-7.5" One-Family Residential District

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

Required minimum rear yard setback: 20 feet

Requested rear yard setback: 7 feet 9 inches

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

Required minimum side yard setback: 5 feet

Requested side yard setback: 4 feet 2 inches

3. BAR-25-002

Address: 2237 Irwin Street

Owner: Gary and Susan Willis

Zoning: "B" – Two-Family Residential District in the Mistletoe Heights
Historic District Overlay.

- a. **Variance:** To permit an addition to an existing detached accessory structure (carport with balcony) that would encroach into the required rear yard setback.

Required minimum rear yard setback: 5 feet

Requested rear yard setback: 4 feet 9 inches

II. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

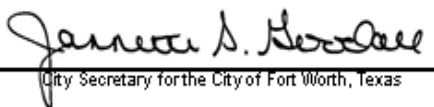
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Thursday, January 09, 2025 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - 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:

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

**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%

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

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.

The case was first heard by the Board of Adjustment at the November 20, 2024 hearing and was continued to allow the applicant more time to work with neighbors.

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.

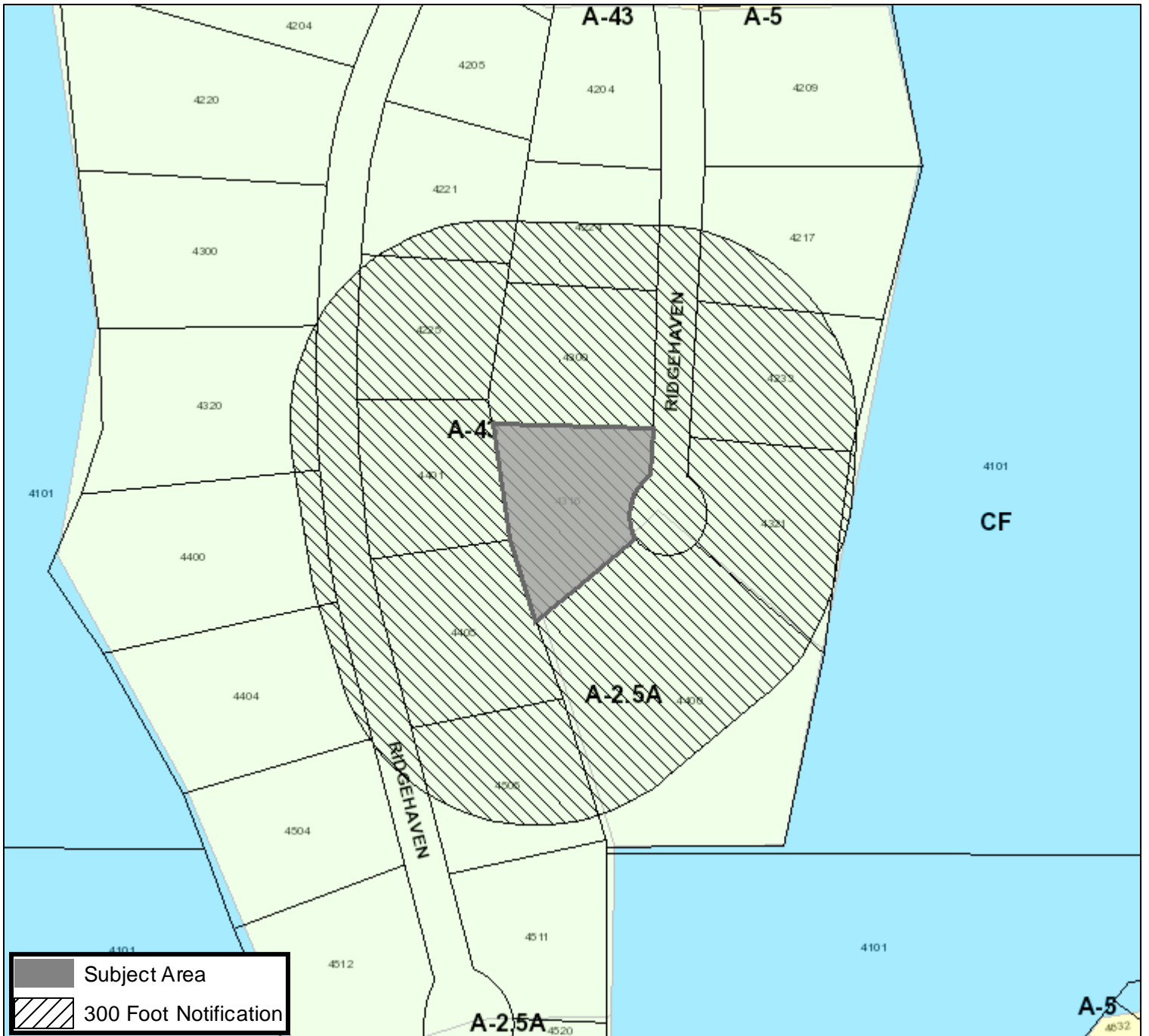
The primary structure was constructed in 1954 and is approximately 5,797 square feet. An existing 370 square foot pool house is located approximately 6 feet 3 inches from the western rear property line, which was allowed prior to the 2006 zoning case that increased the setback lines. The applicant is 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.



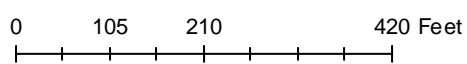
BAR-24-065

Area Zoning Map

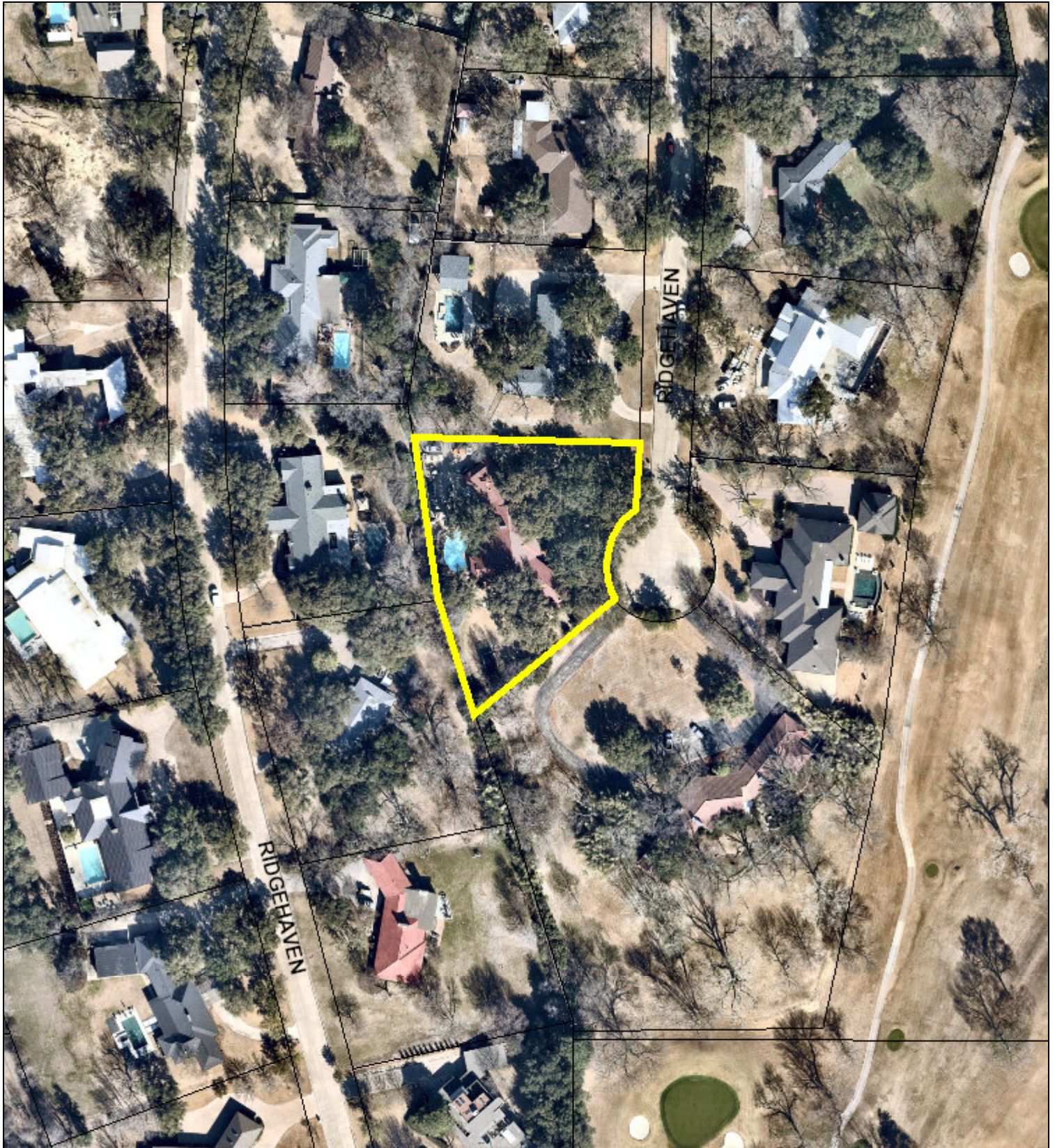
Applicant: Jeff & Lisa Schuessler by Ryan McGuire
Mapsko: 74U
Commission Date: 10/16/2024



	Subject Area
	300 Foot Notification



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: Ridglea 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 Ridglea
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'

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 assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. 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
 208 S. Fyatt Street, Aledo TX 76008
 aledo@txsurveying.com - 817-441-5263(LAND)
 AN04402 - December 15, 2020



Notes

1) With respect to the documents listed in Title Commitment No. 20-6903 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.
 According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.fema.gov).

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. (Grid)

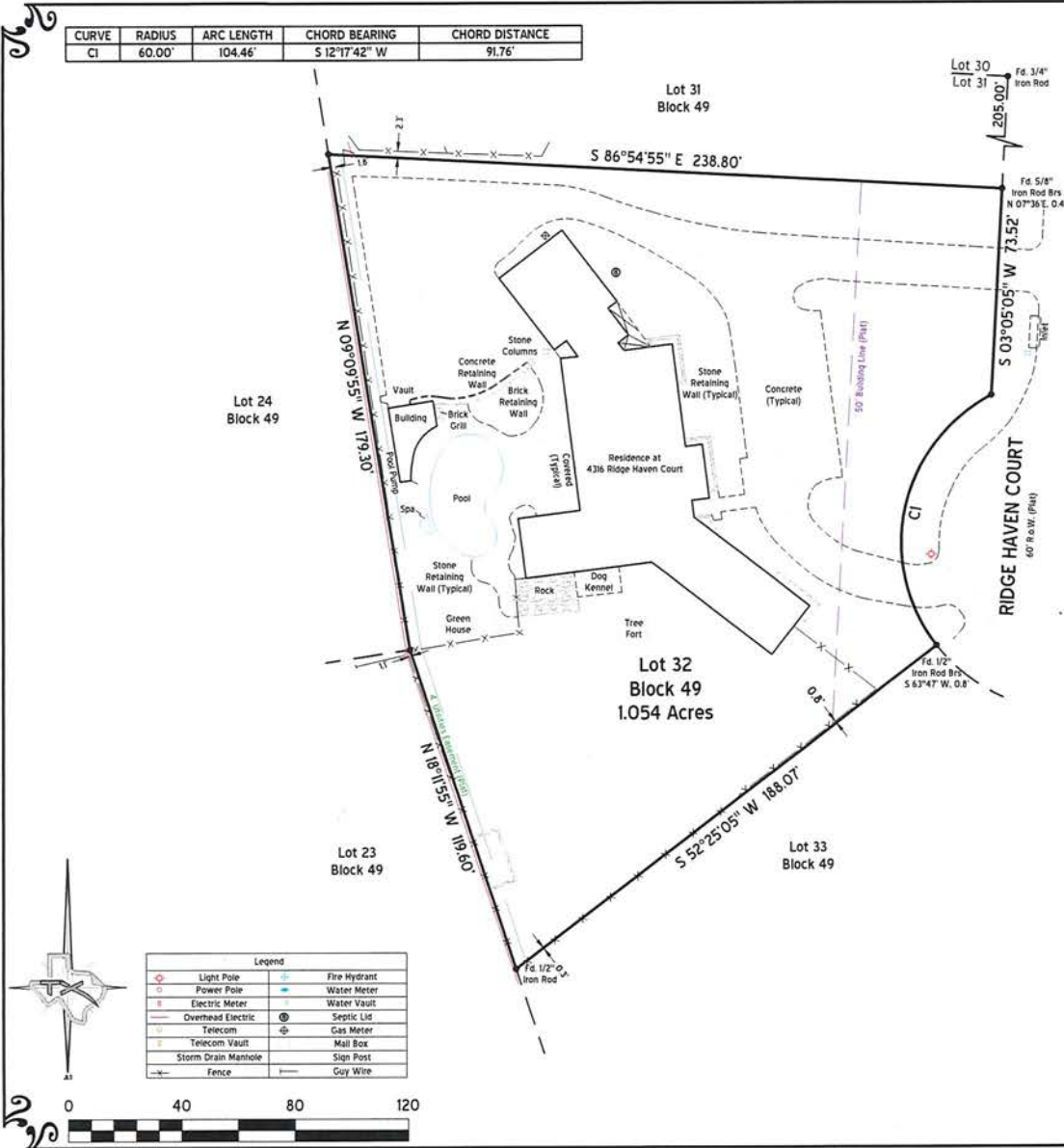
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

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

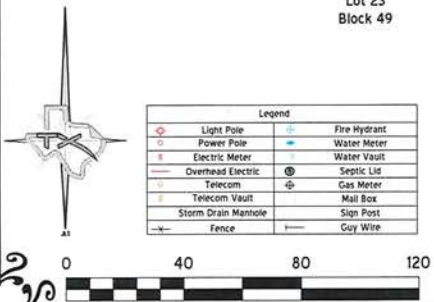
6) All corners are set 1/2" Iron rods with orange plastic caps stamped "Texas Surveying, Inc.", unless otherwise noted.



TEXAS SURVEYING INC.
 ALEDO BRANCH - 817-441-5263
 FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM



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

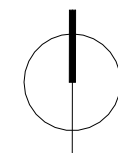
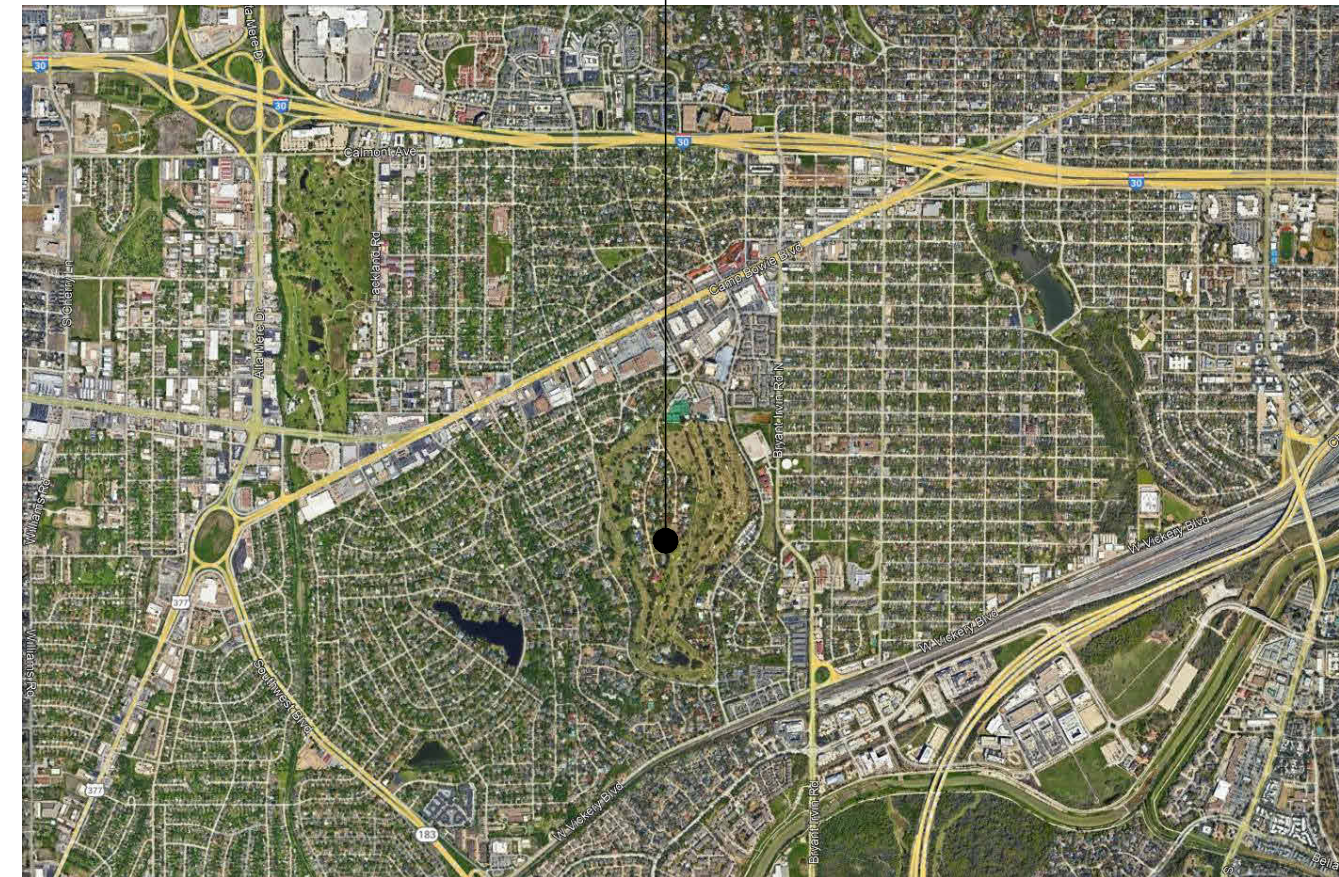




PROPOSED ACCESSORY STRUCTURE



PROJECT LOCATION



REVISED
10/21/24



PARKING PROVIDED

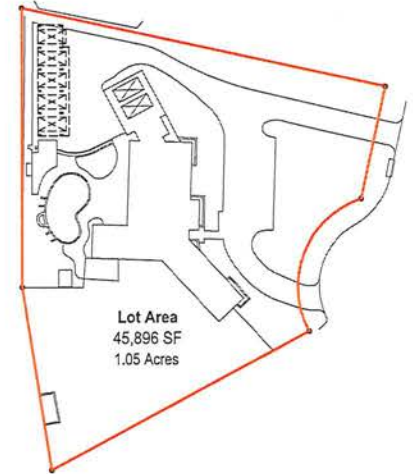
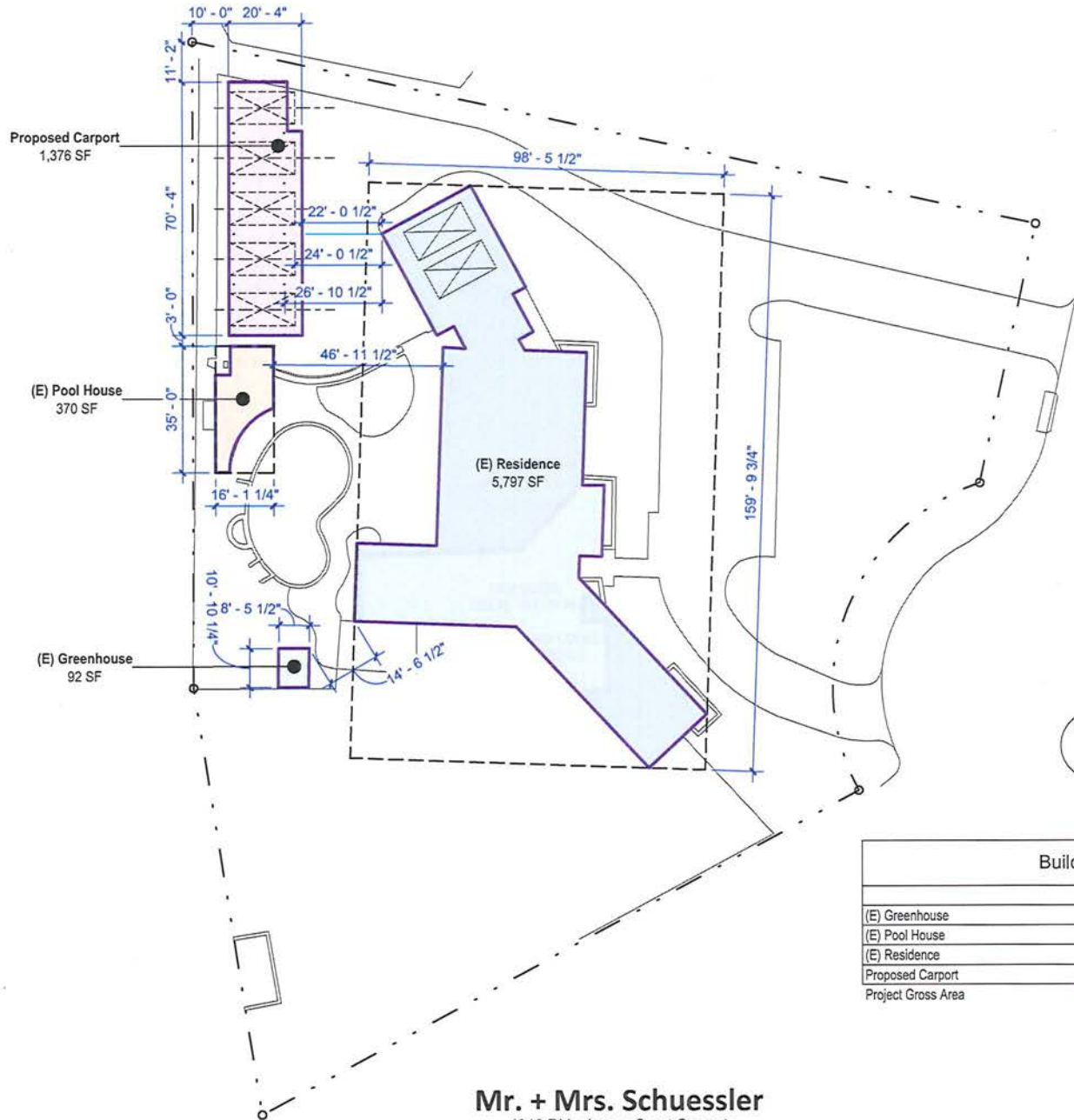
Existing Garage	: 2 spaces
Proposed Covered Parking	: 5 space
Total Parking Proposed	: 7 spaces

Renovated Architectural Site Plan - 1" = 30'-0"
AS-102 ZBA
024.10.15

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



2 Site Area Plan
1" = 80'-0"

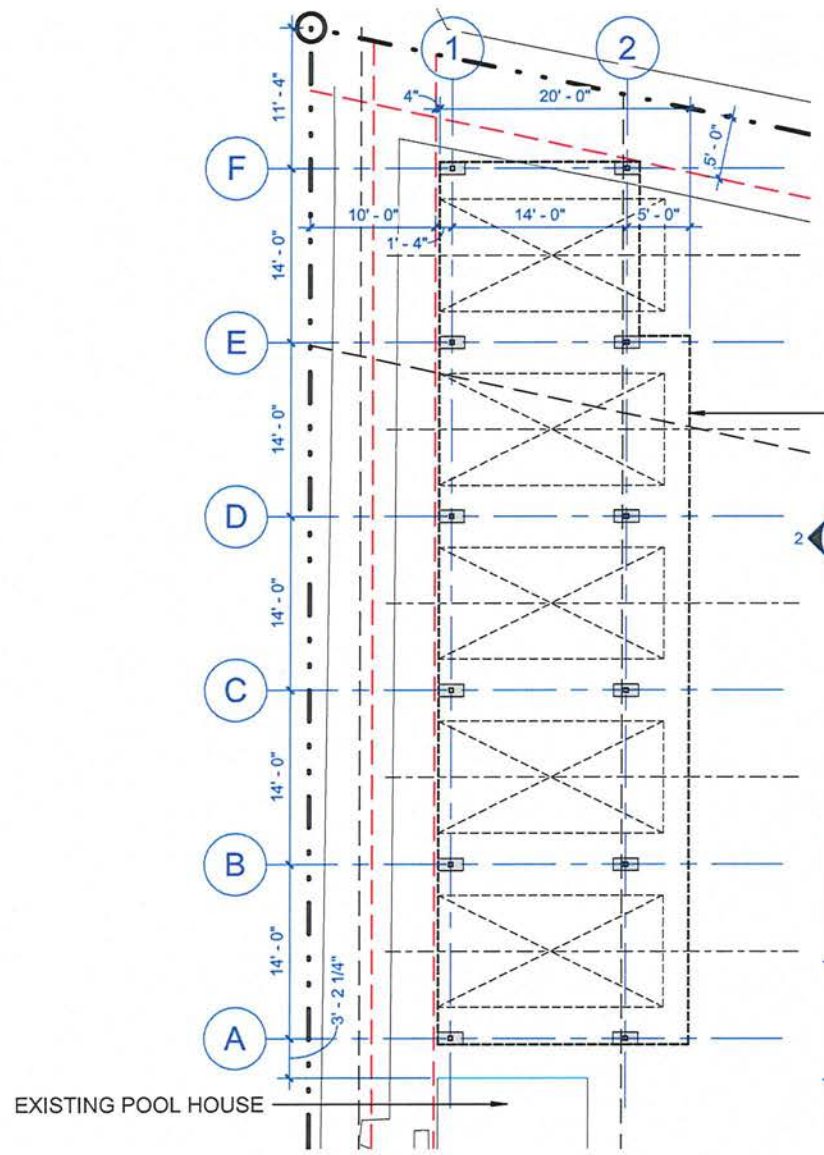
Building Gross Area Schedule	
Name	Area
(E) Greenhouse	92 SF
(E) Pool House	370 SF
(E) Residence	5,797 SF
Proposed Carport	1,376 SF
Project Gross Area	7,635 SF 16.75% of Lot Size

Site Area Data
AS-103 ZBA
024.10.15

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

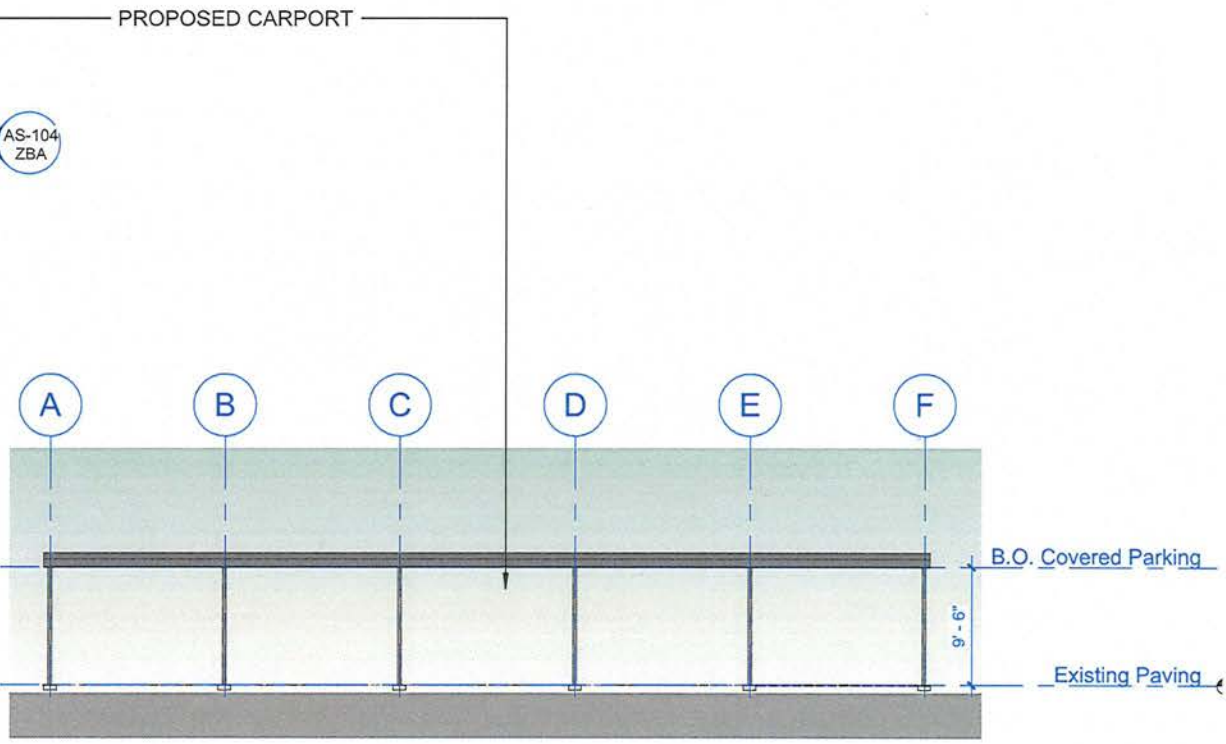
m3 studio
www.m3studio.works
Ryan McGuire AIA CSI CDT
817.733.3513 | ryan.mcguire@m3studio.works

REVISED
10/21/24



PARKING PROVIDED

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



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

2 Proposed Elevation
1" = 10'-0"

Proposed Carport Floor Plan + Elevation
AS-104 ZBA

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

"RIDGLEA"

Map of lots 10 to 40 incl. of block 4 D,

AN ADDITION
TO

FORT WORTH TEXAS.

September, 1945. Brookes Baker

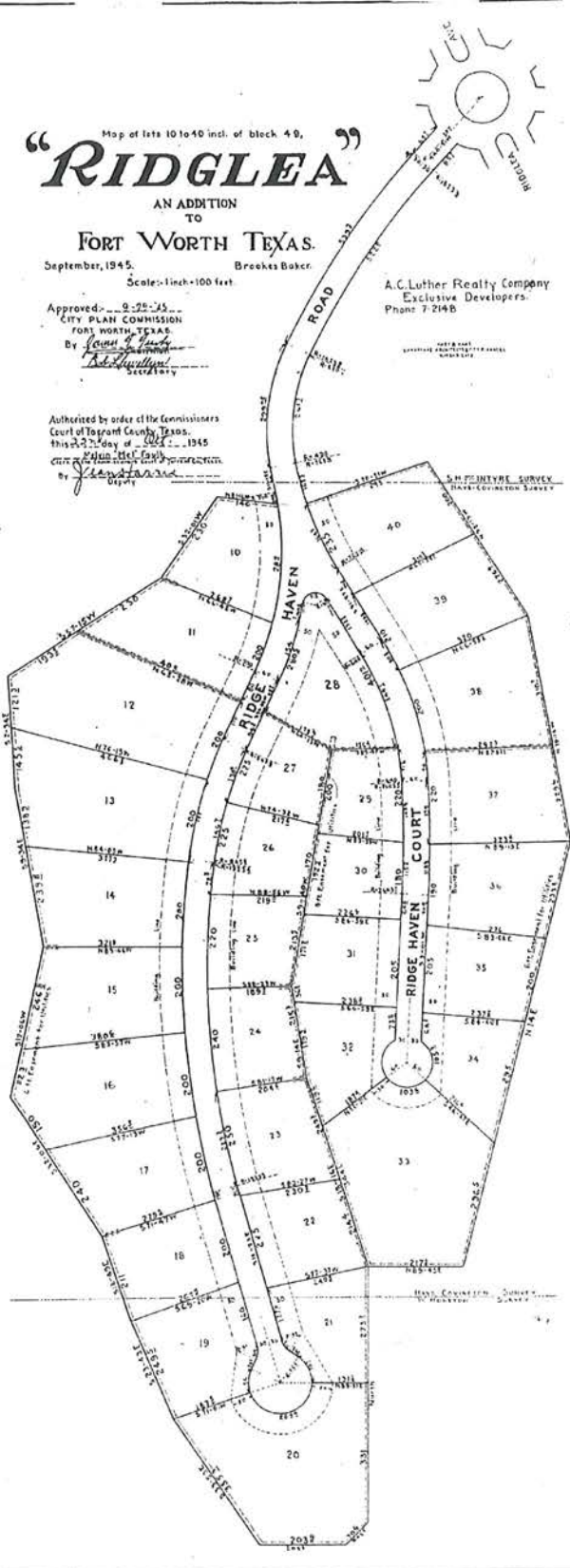
Approved: 9-25-45
CITY PLAN COMMISSION
FORT WORTH, TEXAS.
By James G. Smith
Robert Williams
Secretary

A.C. Luther Realty Company
Exclusive Developers
Phone 7-2148

Authorized by order of the Commissioners
Court of Tarrant County, Texas,
this 23rd day of October, 1945
at Ft. Worth, Texas
by W. H. H. H. H.
County Clerk



TRUE AND CORRECT COPY OF
ORIGINAL RECORD FILED IN
TARRANT COUNTY, TEXAS
MARY LOUISE NICHOLSON, COUNTY CLERK



Plat Records - Tarrant County, Texas
Volume 388-B - Page 223

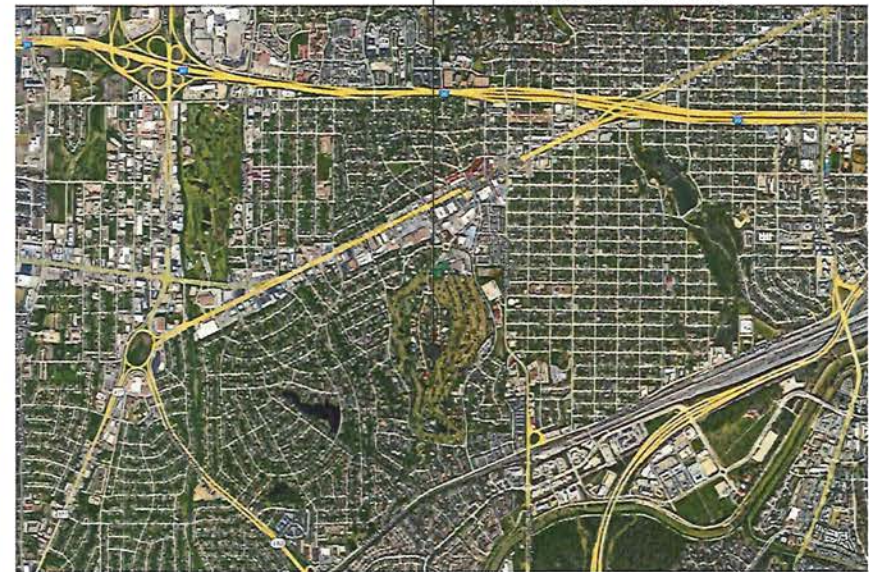
REVISED
10/21/24



PROPOSED CARPORT



PROJECT LOCATION



BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

Owner's Name	Signature	Address
1 SCOTS L. SUMMERS	<i>Sh Summers</i>	4300 RIDGEWAY FW, TX 76716
2		
3		
4		
5		
6		

Additional supporting signatures will be obtained between submittal date and date of hearing | Applicant - Ryan McGuire AIA CSI CDT . 2024.09.15

Revised 08/29/2024

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

BAR-24-091

Address: 3000 N Elm Street
Owner: Northwest Custom Homes LLC
Zoning: "A-5" Single Family Residential District

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

Required minimum lot size: 5,000 square feet
Requested lot size: 3,952 square feet

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

Required front yard setback: 30 feet
Requested front yard setback: 20 feet

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

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

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

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

(c) Property development standards.

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

One-Family ("A-5") District	
Lot Area	5,000 square feet minimum
Front yard*	20 feet minimum (local street) 15 feet minimum (limited local street)

*See Chapter 6, Development Standards, § 6.101(d), Yards for front yard setback requirements.

6.101 Yards.

(d) Front yard setbacks.

- (1) The front yard setback in residential districts shall be the greatest of:
 - a. The platted building line;
 - b. The setback for the applicable zoning district; or
 - c. The setback of the nearest building on either side that is closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the board of adjustment. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the blockface. This requirement does not apply to properties within a cul-de-sac.

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

LOT HISTORY:

ZC-06-326, Council Initiated Zoning Change from “B”, “E”, “F”, “I” and “K” to “A-5”, Approved, 02/4/2007

PB11-06223 – Residential Remodel Permit, Expired, 04/11/2014

PB22-15795 – Residential Remodel Permit, Expired, 07/27/2024

PB22-18775, Residential Addition Permit, Expired, 07/27/2024

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Inter-District 2 Alliance, North Side NA, Diamond Hill Jarvis NAC, Far Greater Northside Historical NA, Streams and Valleys Inc., North Fort Worth Historical Society, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is located on a relatively flat, rectangular corner lot, located in an established neighborhood, with no presence of floodplain. There is currently an existing single-family residence located on the property. The applicant has indicated that if the variance requests are approved, the existing home will be demolished.

Typically corner lots are subject to a projected front yard, however, a projected front yard does not apply because the property to the west, across Elm Street and the proposed lot 26-R-2, are zoned “F” – Neighborhood Commercial District which does not require a front yard, and the residential lot further east has a front yard oriented along Crump Street.

The applicant is requesting a variance to permit construction of a single-family home on 3,952 square foot lot where the minimum lot size required is 5,000 square feet. This request is the result of the property being informally subdivided into two lots, proposed as 26-R-1 and 26-R-2, resulting in the proposed size of 3,952 square feet. This request is deficient from the requirement by 1,048 square feet.

The applicant is also requesting a variance to permit a 20-foot front yard setback where the established front yard is 30 feet. This request is deficient from the requirement by 10 feet.

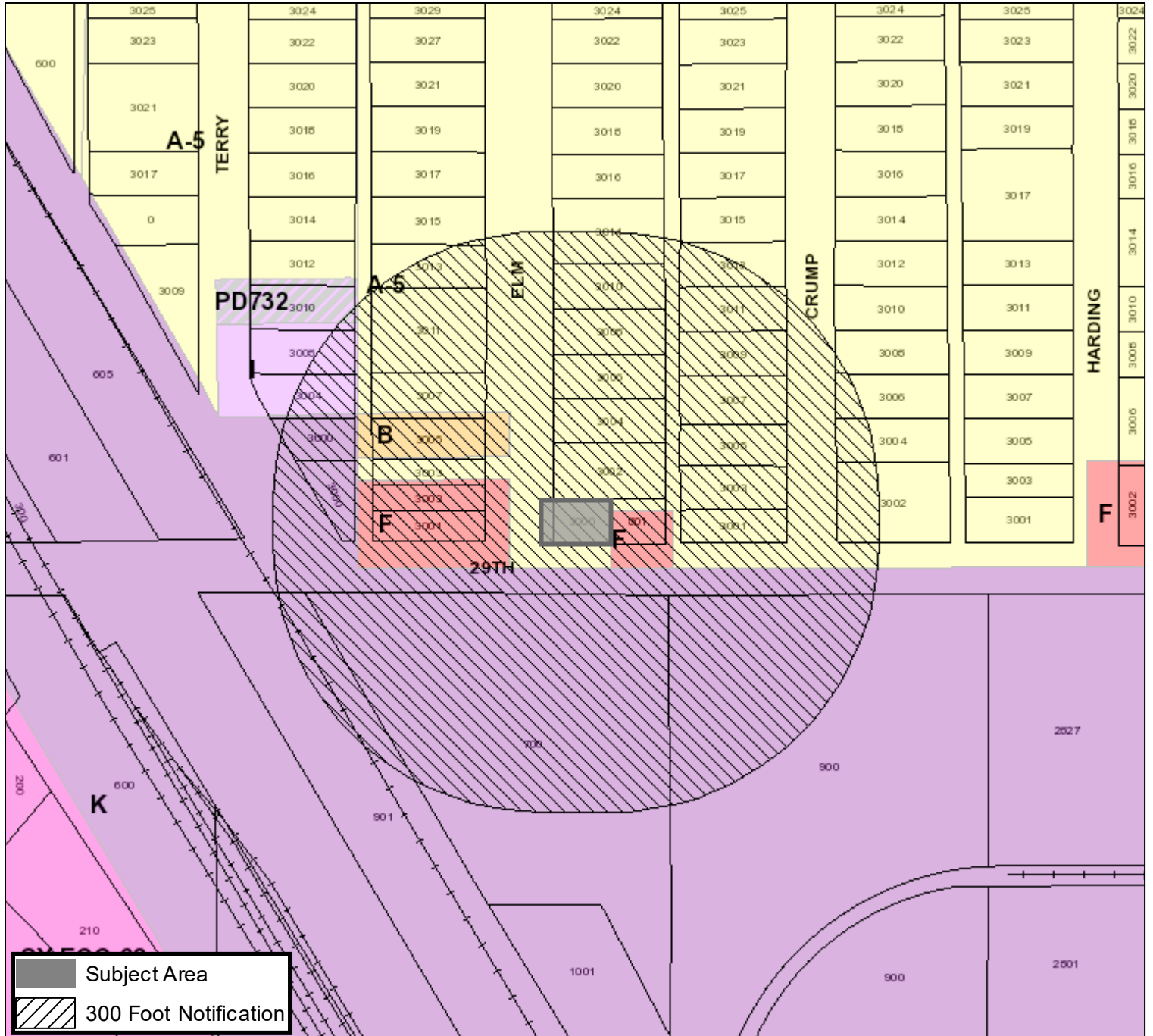
The site plan provided by the applicant indicates that the applicant is able to meet all other property development standards. If the variance requests are approved, the applicant will be required to replat prior to obtaining building permits.



BAR-24-091

Area Zoning Map

Applicant: Luis Regalado for Northwest Custom Homes LLC
Mapsco: 62C
Commission Date: 1/15/2025



0 80 160 320 Feet

Created: 1/3/2025 4:09:59 PM

Aerial Photo Map



0 20 40 80 Feet



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



Development Services Department

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3000 N Elm St Fort Worth Texas 76106

Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____

Legal Description: Addition/Survey: _____

Owner's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Tele: () _____ E-Mail _____

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Tele: () _____ E-Mail _____

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

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 area and established front yard of 30 feet.

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
12/9/2024	\$ 1,293.75	2	MP	BAR-24-091

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. Our family company purchased this property with plans to remodel it, unaware of any zoning issues. Only after submitting the new plans did we learn that the lot size, due to an unapproved sale in the 1980's, does not meet the city Sq/Ft requirements. We now seek a variance to build in compliance with city regulations.

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 unique circumstance is its undersized lot, which falls below Fort Worth's 5000 sq/ft minimum due to a boundary change before our ownership. We did not create this condition and were unaware of it when purchasing. This variance is necessary to comply with current standards and is not for financial or convenience reasons. This issue is specific to this property, not a general condition in the zoning district.

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

Granting this variance would align with the comprehensive plan and zoning ordinance's intent by allowing us to rebuild within current standards, enhancing property value and neighborhood cohesion. Our goal is to build a residence that meets all other city requirements, ensuring it harmonizes with surrounding properties and the community overall vision.

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

The variance will not negatively impact the health, safety, or welfare of the public. Our proposed construction will follow all building codes and safety standards, ensuring it meets the city's requirements and remains consistent with the neighborhood's character.

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

The variance will not harm the appropriate use of neighborhood properties. Our proposed construction aligns with neighborhood standards and will complement surrounding properties, preserving their value and use.

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)

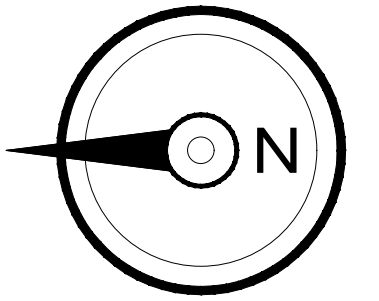
Signature: Luis Regalado Firmado digitalmente por Luis Regalado
Fecha: 2024.11.04 15:46:31 -06'00'

Date _____

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
 4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE, IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.



AMAYA'S DESIGN
Tel: 972.358.1645
ps_ag@hotmail.com



Customer(s)/Owner(s):
Northwest Custom Homes LLC

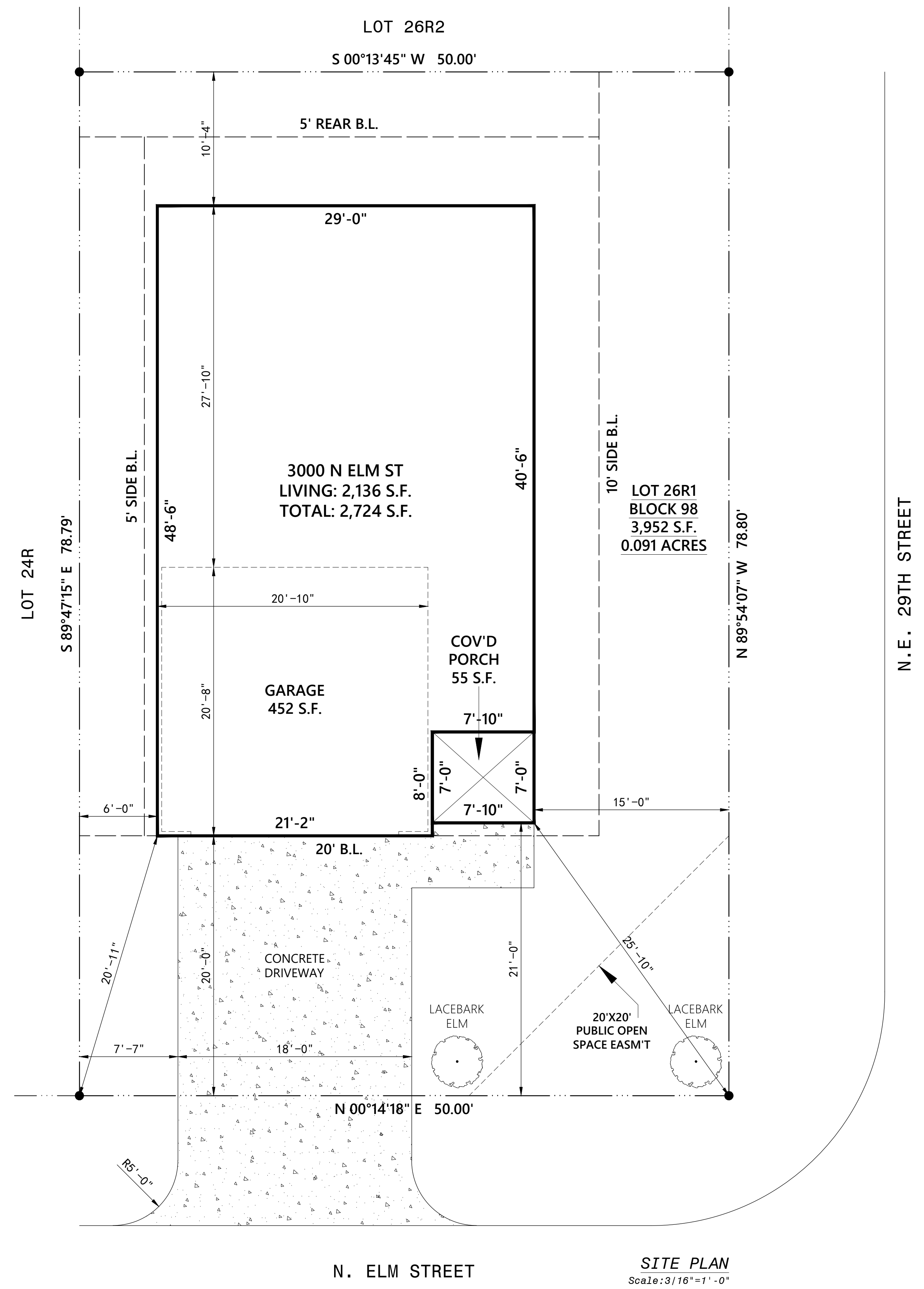
Legal Description:
**Fostepco Addition
Block 98
Lot 26R1**

Project Address:
**3000 N. Elm Street
Fort Worth TX 76106**

Project Name:
New House

Plan Name:
SITE PLAN

Project #: SA#24-2601-26R1	Drawn By: PSA
Date: 12-04-2024	Scale: 3/16"=1'-0"

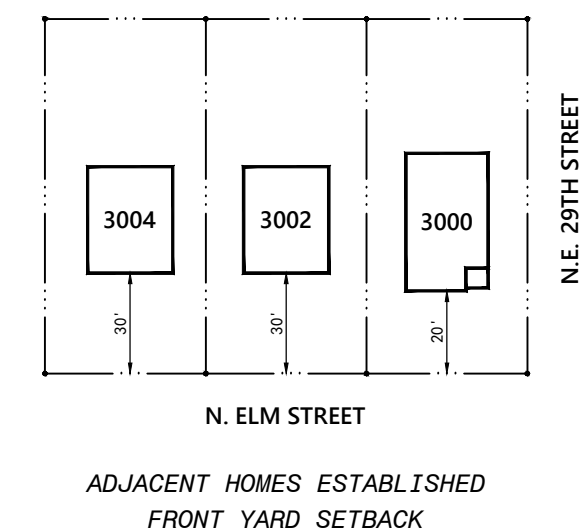


PROJECT DATA

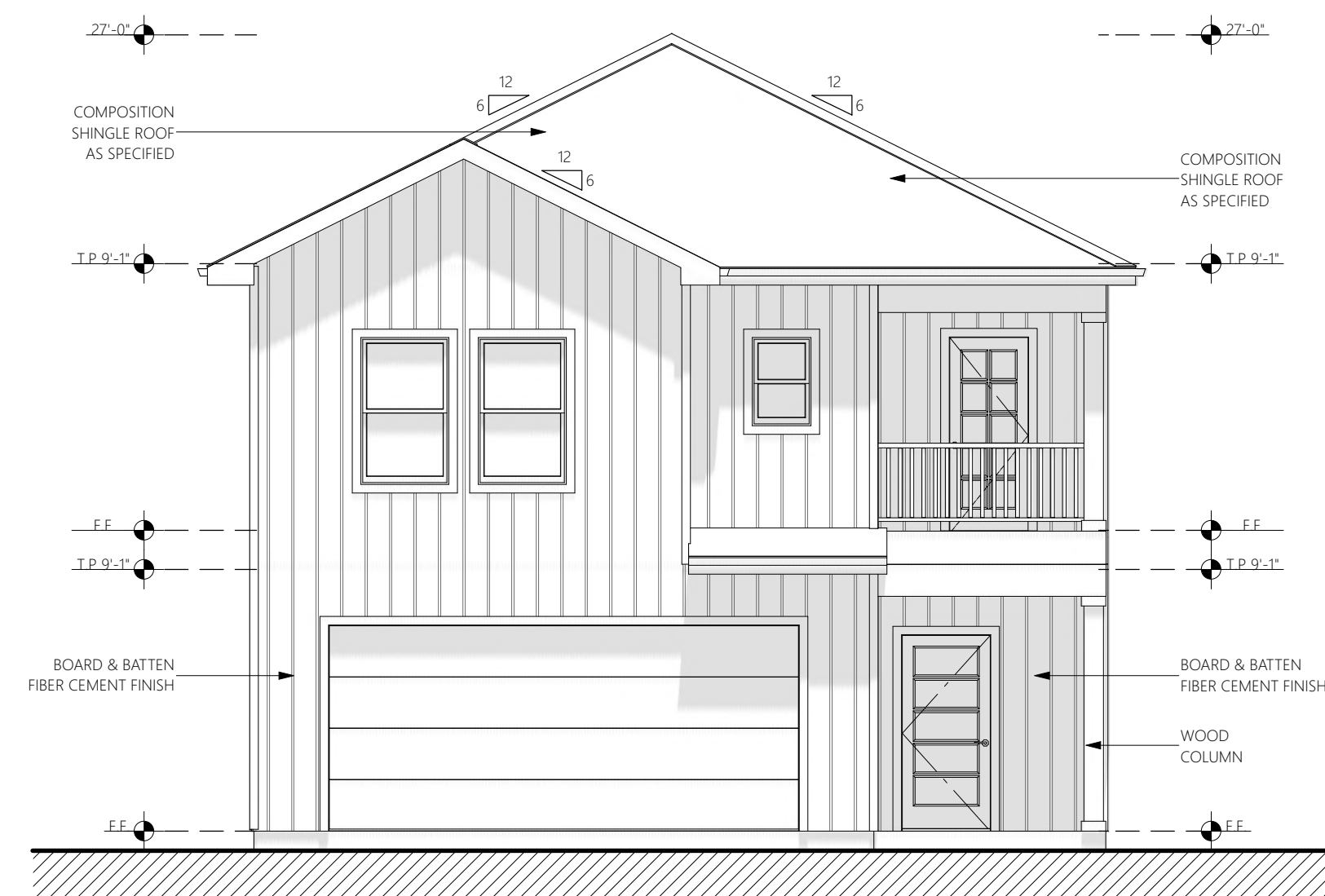
PROJECT NAME:	NEW HOUSE
ADDRESS:	3000 N. ELM ST FORT WORTH TX 76106
OWNER/CUSTOMER:	NORTHWEST CUSTOM HOMES LLC
LEGAL DESCRIPTION:	FOSTEPCO ADDITION BLOCK 98, LOT 26R1

AREAS CALCULATIONS TABLE

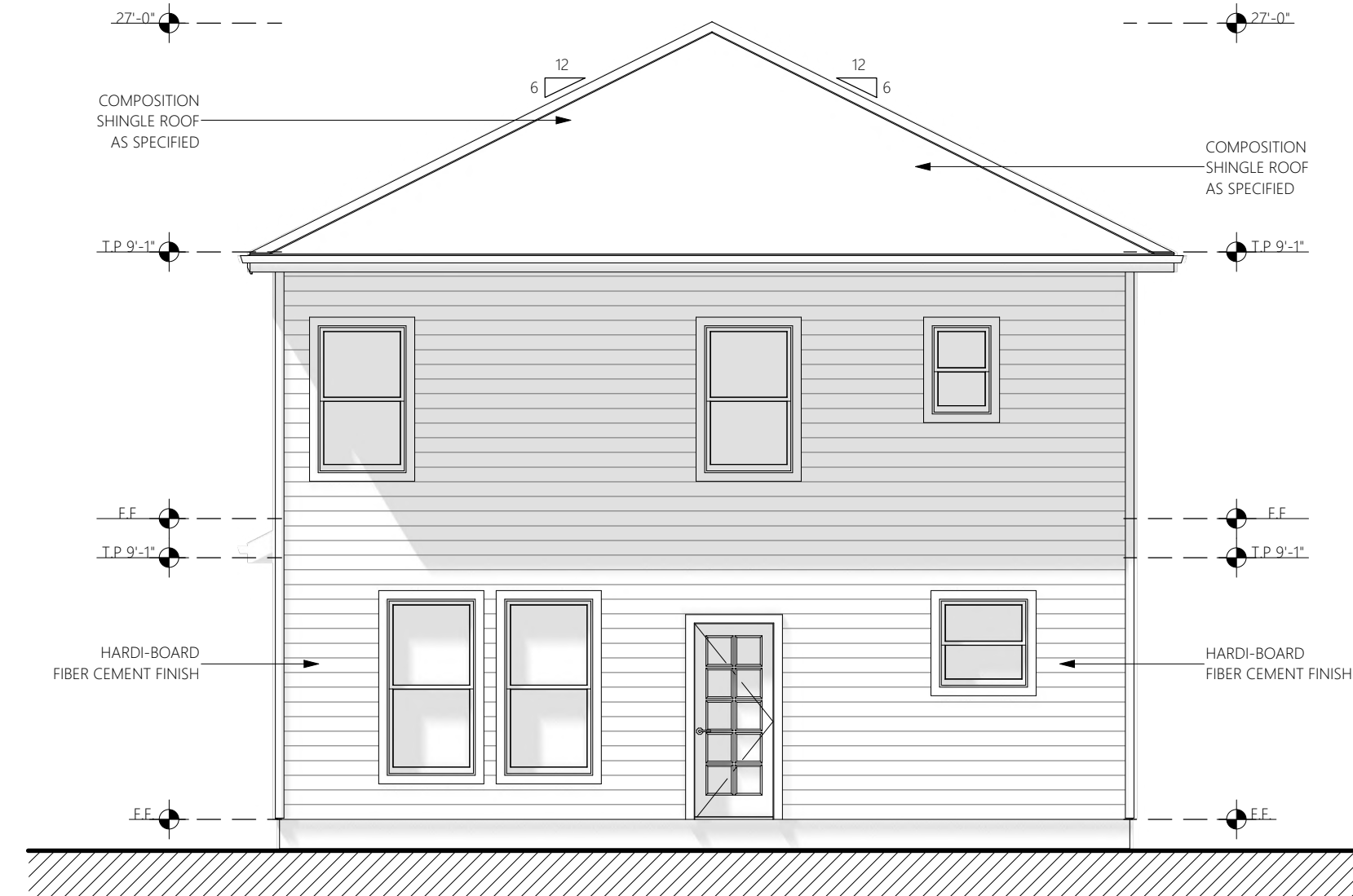
1ST. FLOOR:	842 S.F.
2ND. FLOOR:	1,240 S.F.
TOTAL LIVING AREA:	2,082 S.F.
2-CAR GARAGE:	476 S.F.
COVERED PORCH:	65 S.F.
COVERED BALCONY:	65 S.F.
TOTAL COVERED AREA:	2,688 S.F.
TOTAL COVERED SLAB:	1,383 S.F.
TOTAL LOT AREA:	3,952 S.F.
LOT COVERAGE PERCENTAGE:	34.99 %
TOTAL ACRES AREA:	0.091 ACRES



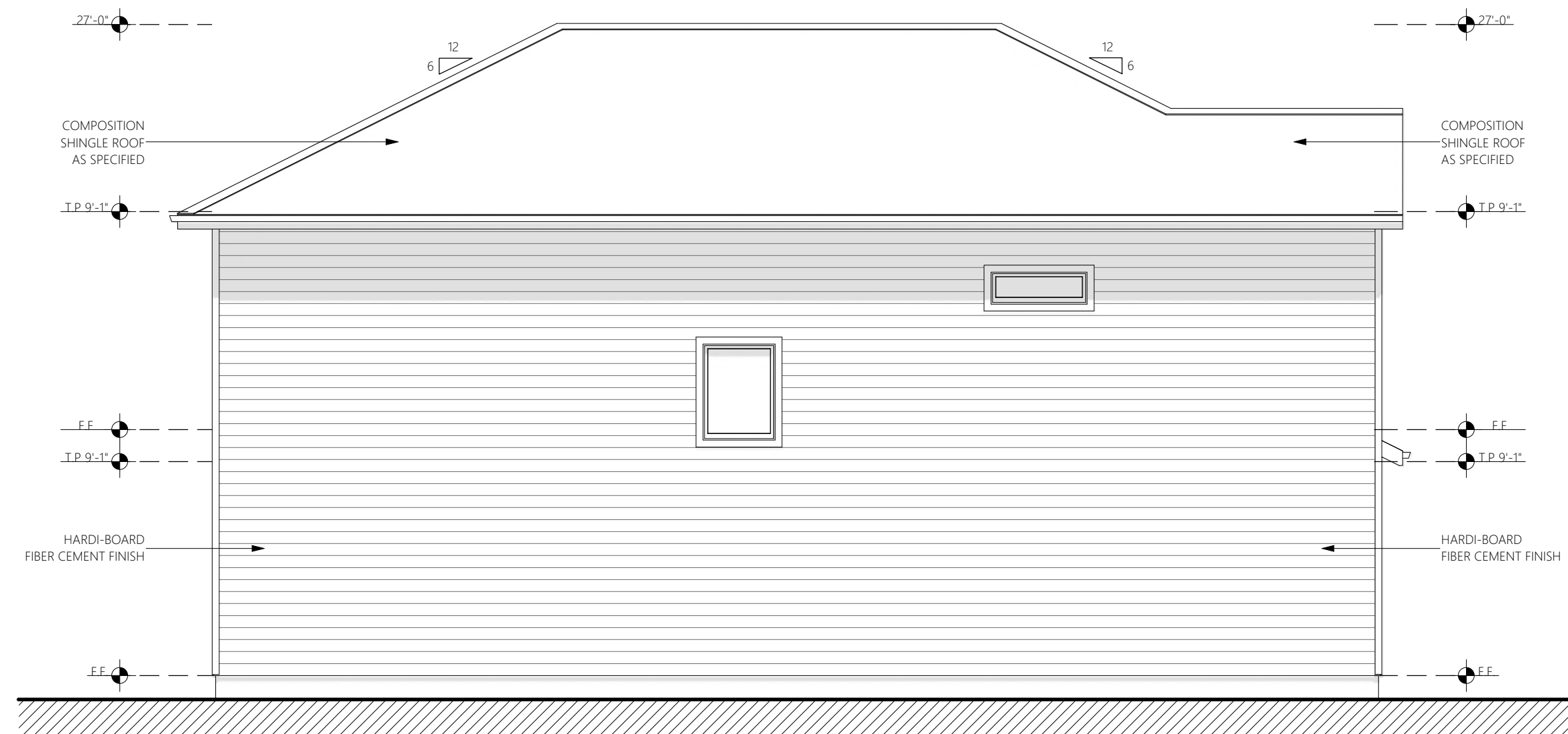
SITE PLAN
Scale: 3/16"=1'-0"



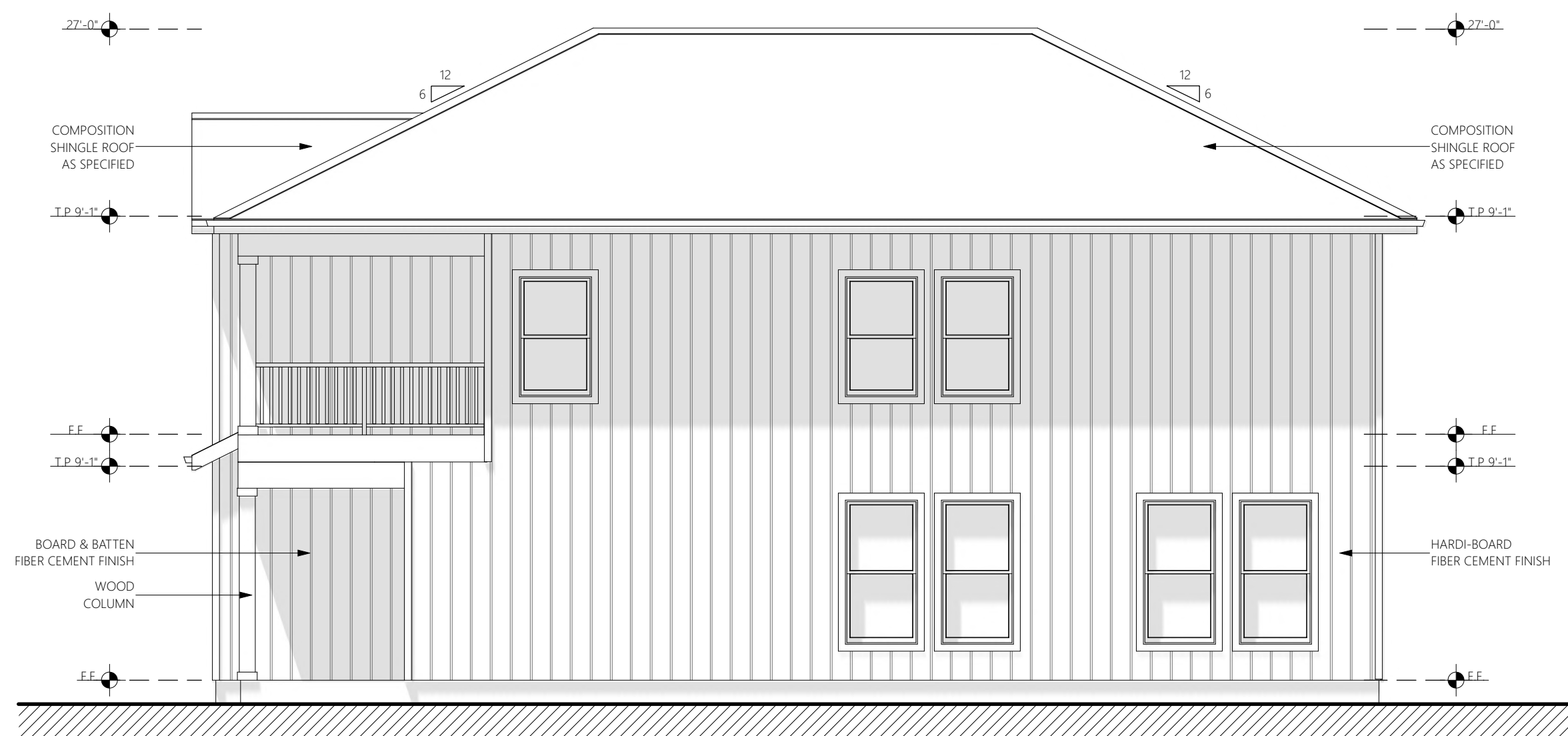
FRONT ELEVATION
SCALE 3/16"=1'-0"



REAR ELEVATION
SCALE 3/16"=1'-0"



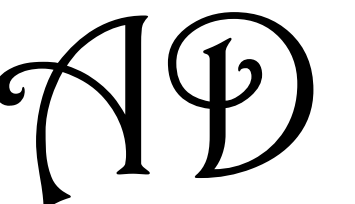
LEFT ELEVATION
SCALE 3/16"=1'-0"



RIGHT ELEVATION
SCALE 3/16"=1'-0"

GENERAL NOTES:

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AMAYA'S DESIGN
Tel: 972.358.1645
ps_ag@hotmail.com

Customer(s)/Owner(s):

Northwest Custom Homes LLC

Legal Description:

*Fostepco Addition
Block 98
Lot 26R1*

Project Address:

*3000 N. Elm Street
Fort Worth TX 76106*

Project Name:

New House

Plan Name:

ELEVATIONS

Project #: SA#24-2601-26R1	Drawn By: PSA
Date: 11-15-2024	Scale: 3/16"=1'-0"

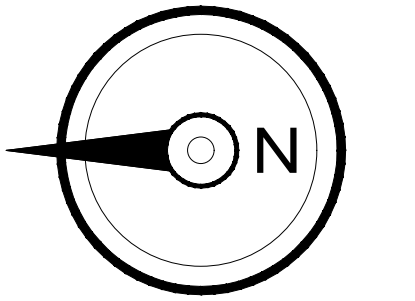
Page:

3

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AMAYA'S DESIGN
Tel: 972.358.1645
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Customer(s)/Owner(s):

Northwest Custom Homes LLC

Legal Description:

*Fostepco Addition
Block 98
Lot 26R1*

Project Address:

*3000 N. Elm Street
Fort Worth TX 76106*

Project Name:

New House

Plan Name:

FLOOR PLANS

Project #:	Drawn By:
SA#24-2601-26R1	PSA
Date:	Scale:
11-15-2024	1/4"=1'-0"

Page: **2**

PROJECT DATA

PROJECT NAME:	NEW HOUSE
ADDRESS:	3000 N. ELM ST FORT WORTH TX 76106
OWNER/CUSTOMER:	NORTHWEST CUSTOM HOMES LLC
LEGAL DESCRIPTION:	FOSTEPCO ADDITION BLOCK 98, LOT 26R1

AREAS CALCULATIONS TABLE

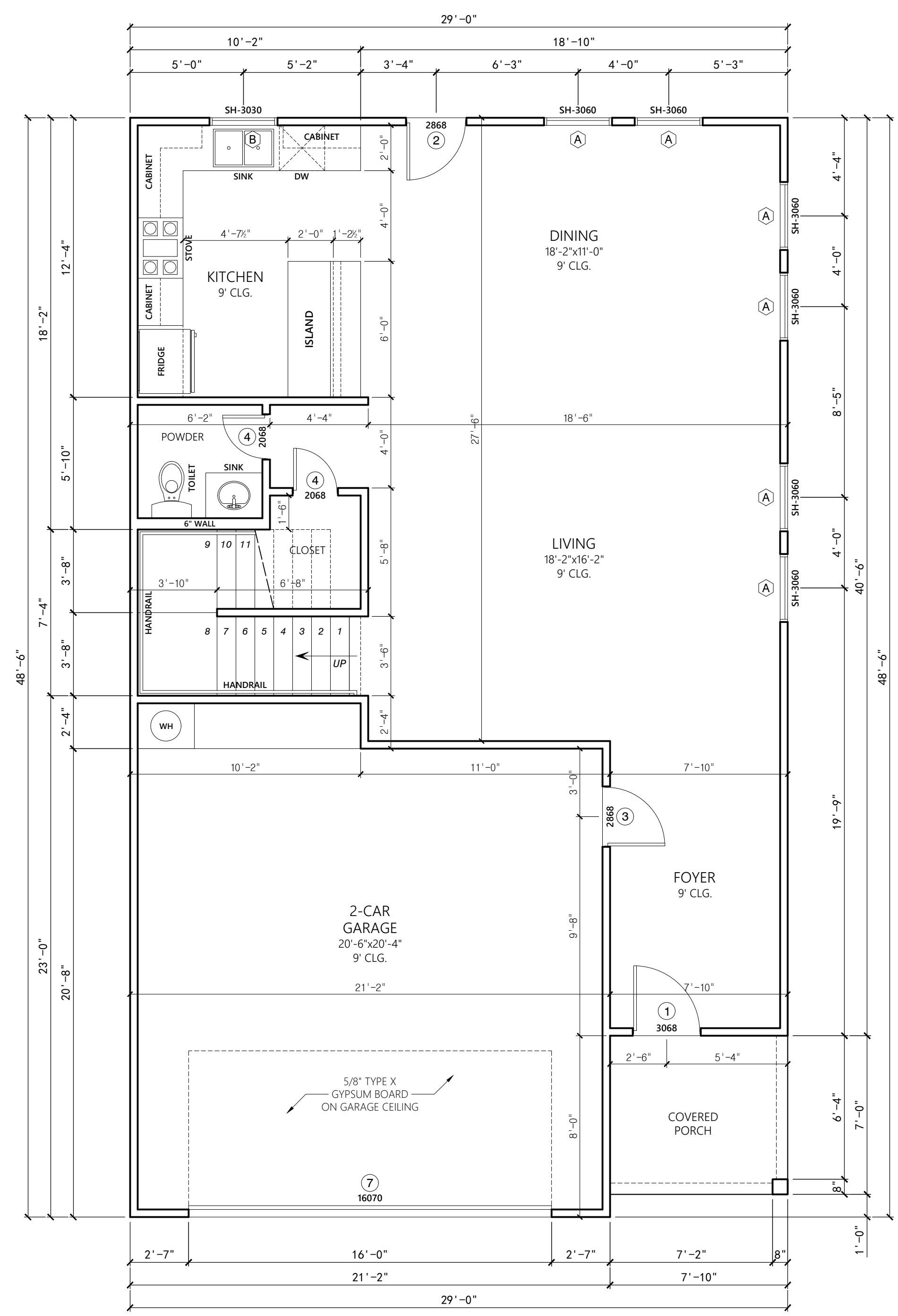
1ST. FLOOR:	892 S.F.
2ND. FLOOR:	1,244 S.F.
TOTAL LIVING AREA:	2,136 S.F.
2-CAR GARAGE:	452 S.F.
COVERED PORCH:	55 S.F.
COVERED BALCONY:	81 S.F.
TOTAL COVERED AREA:	2,724 S.F.
TOTAL COVERED SLAB:	1,480 S.F.
TOTAL LOT AREA:	3,952 S.F.
LOT COVERAGE PERCENTAGE:	37.45 %
TOTAL ACRES AREA:	0.091 ACRES

DOORS TAGS SCHEDULE

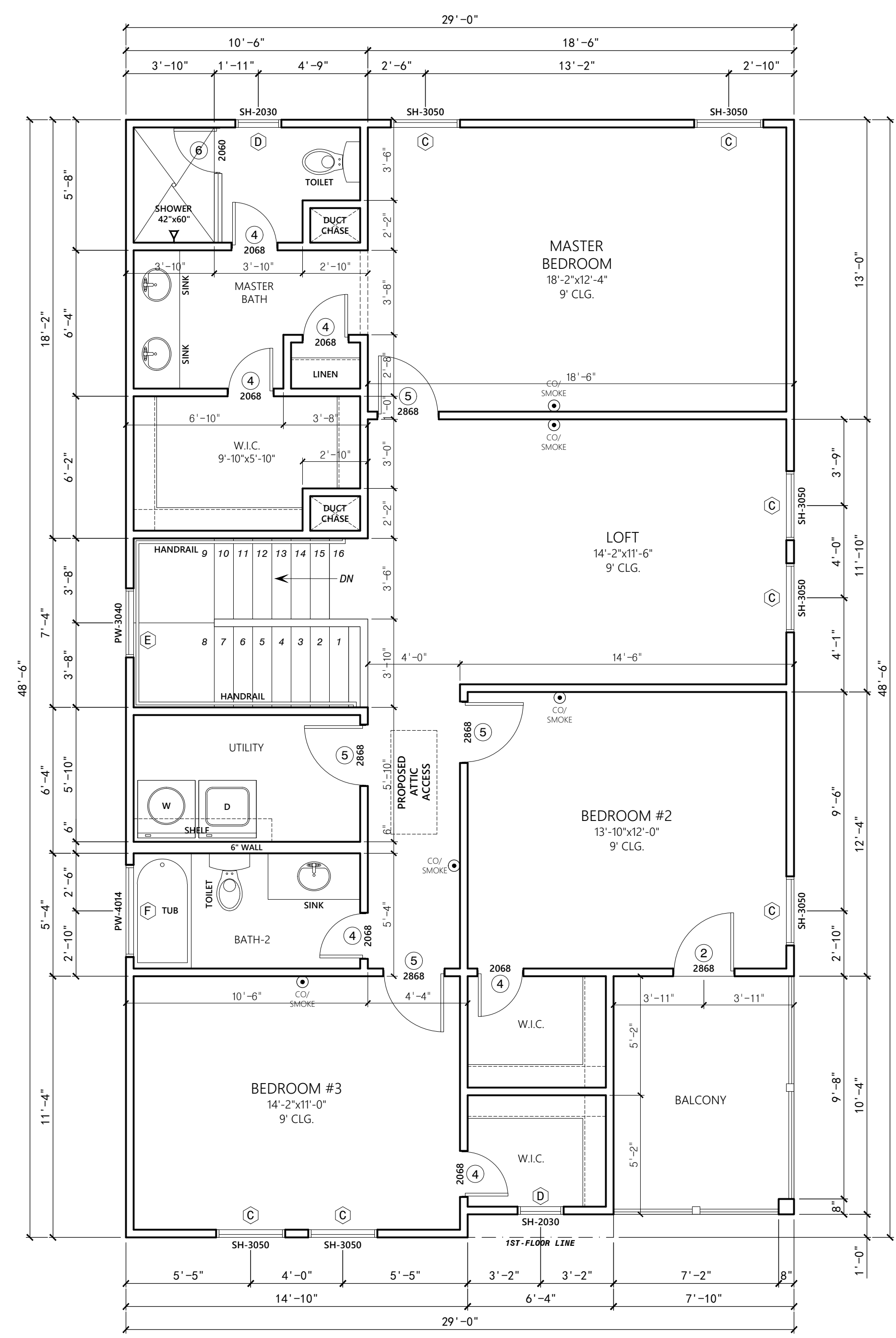
D#	SIZE	DESCRIPTION	QTY.
1	3'-0"x6'-8" (36"x80")	SOLID EXTERIOR	1
2	2'-8"x6'-8" (32"x80")	EXTERIOR W/GLASS	2
3	2'-8"x6'-8" (32"x80")	SOLID INTERIOR	1
4	2'-0"x6'-8" (24"x80")	HOLLOW INTERIOR	7
5	2'-8"x6'-8" (32"x80")	HOLLOW INTERIOR	4
6	2'-0"x6'-0" (28"x72")	GLASS (SHOWER)	1
7	16'-0"x7'-0" (192"x84")	GARAGE	1
TOTAL DOORS			17

WINDOWS TAGS SCHEDULE

TYPE	SIZE	DESCRIPTION	QTY.
A	3'-0"x6'-0" (36"x72")	SINGLE HUNG	6
B	3'-0"x3'-0" (36"x36")	SINGLE HUNG	1
C	3'-0"x5'-0" (36"x60")	SINGLE HUNG	7
D	2'-0"x3'-0" (24"x36")	SINGLE HUNG	2
E	3'-0"x4'-0" (36"x48")	PICTURE TEMPERED	1
TOTAL WINDOWS			17



1ST-FLOOR
Scale: 1/4"=1'-0"



2ND-FLOOR
Scale: 1/4"=1'-0"



"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office."

"I hereby certify that no deed restrictions exist upon the property included within this plat which is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not altar or remove existing deed restrictions or covenants, if any, on this property."

NOTES:

Water / Wastewater Impact Fees

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

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.

Transportation Impact Fees

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

Site Drainage Study

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

Construction Prohibited Over Easements

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

Sidewalks

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

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance

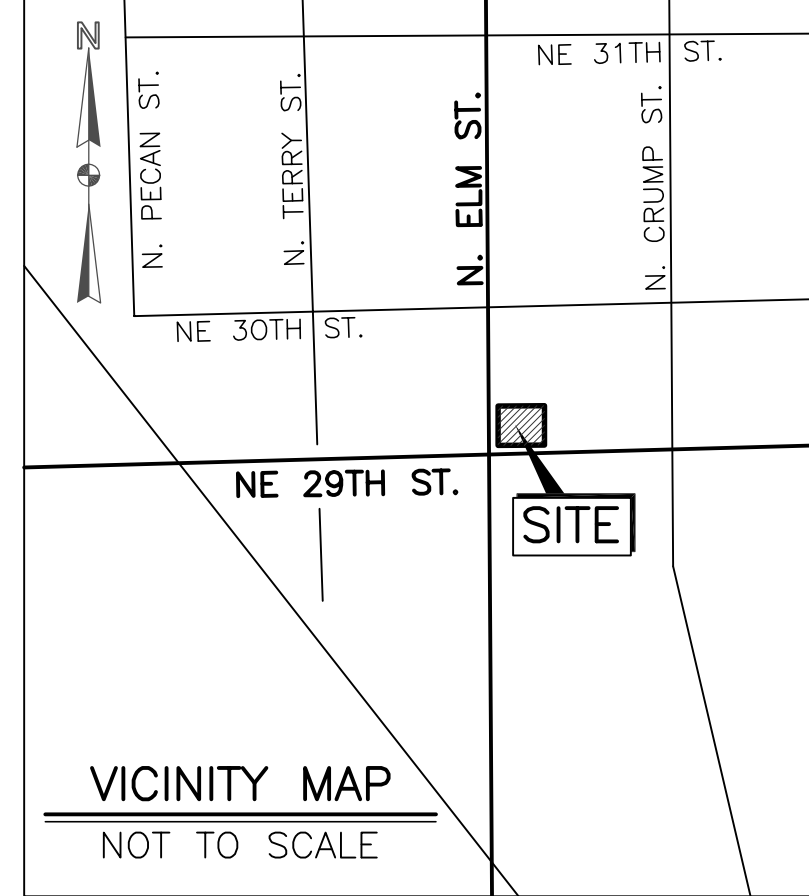
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages an losses arising out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

Building Permits

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

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.



NOTES:

- C.M. ~ Denotes Controlling Monuments.
- The purpose of this replat is to create two lots out of an unplatted tract of land.
- The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network.
- The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this drawing without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
- I have examined the Flood Insurance Rate Map for the City of Fort Worth, Tarrant County, Texas, Community Panel No. 48439C0310L, Map Effective Date: 3/21/19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.

ACKNOWLEDGMENTS:

State of Texas
County of Tarrant:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Luis Regalado**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes 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
My Commission Expires: _____

ACKNOWLEDGMENTS:

State of Texas
County of Tarrant:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Ramiro Cordova**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes 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
My Commission Expires: _____

SURVEYORS CERTIFICATE:

That I, **Kurtis R. Webb**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Fort Worth.

"PRELIMINARY, FOR REVIEW ONLY NOT TO RE RECORDED FOR ANY PURPOSES"

Kurtis R. Webb
Registered Professional Land Surveyor
No. 4125

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **Northwest Custom Homes, LLC, a Texas Limited Liability Company and Ramiro Cordova**, are the sole owners of a 0.144 acre tract of land situated in the M. Roddy Survey, Abstract No. 1370, City of Fort Worth, Tarrant County, Texas, according as described in deeds thereof recorded in instrument No. D222007045, of the Official Public Records of Tarrant County, Texas, and Instrument No. D214048288, of the Official Public Records of Tarrant County, Texas, said 0.144 acre tract of land also being all of Lot 26-R, Block 98, Fostepco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-141, Page 16, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4 inch iron rod found for the southwest corner of said Lot 26-R and in the northeast intersection of N. Elm Street (80' right-of-way) and N.E. 29th Street (right-of-way varies);

THENCE N. 00'14'18" E., with the common line of said Lot 26-R and said N. Elm Street, a distance of 50.24 feet to a 3/4 inch iron rod found for the northwest corner of said Lot 26-R and the southwest corner of Lot 24R, Block 98, Fostepco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Instrument No. D217227236, of the Official Public Records of Tarrant County, Texas, from which a 1/2 inch iron rod found bears N. 00'14'18" E., 162.46 feet;

THENCE S. 89'47'15" E., with the common line of said Lot 26-R and Lot 24R, a distance of 125.11 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 26-R, Block 98, the southeast corner of said Lot 24R, Block 98, (prior to the 2 foot of right-of-way dedication of said 24R), and said corner being in the west line of a dedicated 15 foot public alley of Block 98, of Fostepco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 204-A, Page 126, of the Plat Records of Tarrant County, Texas;

THENCE S. 00'13'11" W., with the common line of said Lot 26-R, Block 98 and 15 foot public alley, a distance of 49.99 feet, to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southeast corner of said Lot 26-R, being at the intersection of the north line of said N.E. 29th Street and the west line of said 15 foot public alley;

THENCE N. 89'54'07" W., along the south line of said Lot 26-R, Block 98, and the north line of said N.E. 29th Street, a total distance off 125.12 feet to the **POINT OF BEGINNING** and **CONTAINING** 6,270 square feet or 0.144 acres of land, more or less.

DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

THAT **NORTHWEST CUSTOM HOMES, LLC. AND RAMIRO CORDOVA** acting by and through the undersigned its duly authorized agent does hereby adopt this plat designating the herein above described real property as **Lot 26-R-1 and 26-R-2, Block 98, FOSTEPCO HEIGHTS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements (and Parks) shown thereon.

Luis Regalado
Owner and Agent for Northwest Custom Homes, LLC

Ramiro Cordova
Owner

FORT WORTH



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date :

By : _____
Chairman

By : _____
Secretary

FINAL PLAT
LOT 26-R-1 AND 26-R-2, BLOCK 98
FOSTEPCO ADDITION
BEING A REPLAT OF
ALL OF LOT 26-R, BLOCK 98,
FOSTEPCO HEIGHTS, AN
ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, AS
RECORDED IN VOLUME 388-141, PAGE 16,
P.R./T.C.T

RESIDENTIAL LOTS: TWO

THIS PLAT FILED IN:
CAB. _____
SLIDE NO. _____
INST. NO. _____
DATE _____

DATE: MARCH 01, 2024

CASE NO: _____

OWNERS/DEVELOPERS:
NORTHWEST CUSTOM HOMES, LLC
10508 GOODNIGHT LANE
DALLAS, TEXAS 75220

OWNERS/DEVELOPERS:
RAMIRO CORDOVA
801 NE 29TH ST
FORT WORTH, TEXAS 76106

PREPARED BY
KEETON SURVEYING COMPANY, LLC.
H.B. KEETON M.S. KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 TPPELS FIRM NO. 10090500
E-MAIL: ksc4019@sbglobal.net

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

BAR-25-001

Address: 2157 W. Lotus Avenue
Owner: Rene and Steven McQueen
Zoning: "A-7.5" – One-Family Residential District

a. Variance: To permit the construction of a detached accessory structure (carport) that would encroach into the required rear yard setback on a through lot.

Required minimum rear yard setback: 20 feet
Requested rear yard setback: 7 feet 9 inches

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

Required minimum side yard setback: 5 feet
Requested side yard setback: 4 feet 2 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.

4.704 One-Family ("A-7.5") District.

(c) *Property development standards.*

(1) In the one-family ("A-7.5") district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

One-Family ("A-7.5") District	
Front yard	20 feet minimum (local streets) 15 feet minimum (limited local streets)
Rear yard	5 feet minimum
Side yard	5 feet minimum

6.101 Yards.

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

LOT HISTORY:

ZC-07-220 – Zoning Change, Council Initiated Zoning Change from "A-5" to "A-7.5", Approved, 12/05/2007

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

PB12-06471 – Residential Accessory New Permit to rebuild detached garage, Finaled, 11/26/2012

PB18-04501 – Residential Remodel Construction Permit, Finaled, 05/11/2018

PB21-17441 – Residential Remodel Construction Permit, Finaled, 02/08/2022

PB22-09804 – Residential Remodel Construction Permit, Finaled, 07/15/2022

PB24-15762 – Residential Accessory New permit for carport, Awaiting Client Reply, 11/01/2024

COMPREHENSIVE PLAN DESIGNATION:

Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

Inter-District 2 Alliance, Riverside Alliance, Oakhurst NA, Diamond Hill Jarvis NAC, Friends of Riverside Park, Friends of Oakhurst Park, Streams and Valleys Inc., Trinity Habitat for Humanity, Oakhurst Alliance of Neighbors, Fort Worth ISD

EXISTING CONDITIONS:

The subject property is an irregular shaped through lot with the front yard frontage along West Lotus Avenue and rear yard access along Watauga road. The lot is located in an established neighborhood containing several mature trees. There is no floodplain present on the lot but there is a slight 2.8% downward slope from the north western corner of the lot toward the south eastern corner of the lot.

The applicant is proposing to construct a detached carport measuring approximately 18 feet 7 inches wide X 16 feet 3 inches long that as proposed would require variances to the required side yard and required rear yard setback. The applicant is proposing a western side yard setback of 4 feet 2 inches where a minimum 5-foot side yard setback is required. The request is deficient from the requirement by 10 inches.

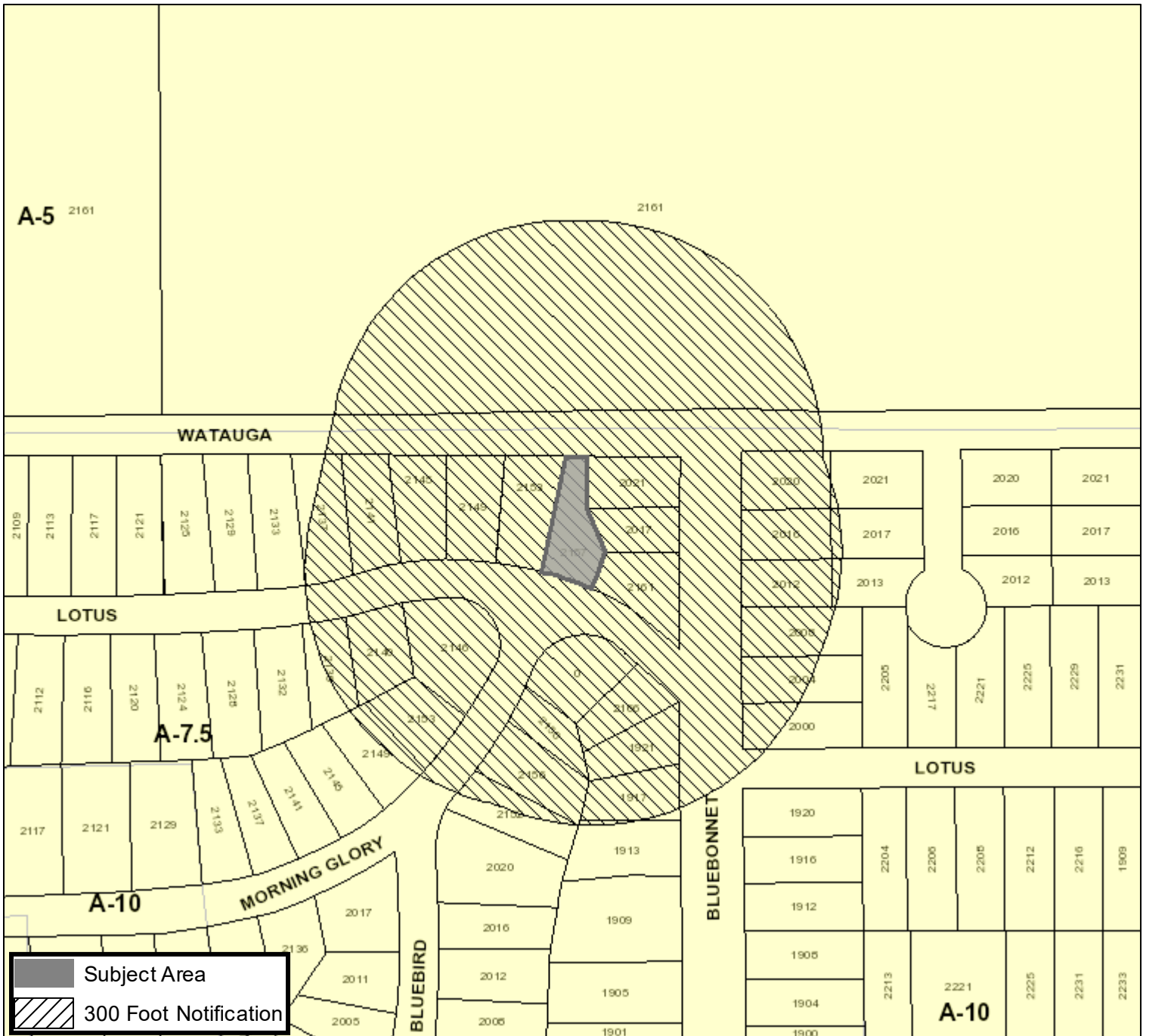
The second variance request is to permit the carport to be encroach into the minimum required 20-foot rear yard setback, proposing a rear yard setback along the northern property line (frontage along Watauga Road) of 7 feet 9 inches. The request is deficient from the requirement by 12 feet 3 inches. The rear yard setback for this lot deviates from the standard 5-foot minimum rear yard setback indicated in the "A-7.5" development standards because the lot has frontage along both West Lotus Avenue and Watauga Road resulting in a through lot. Watauga road is a local street and as such, the required minimum 20-foot front yard setback standards of the "A-7.5" district apply.

The site plan indicates that the applicant will not exceed the 50% lot coverage maximum.

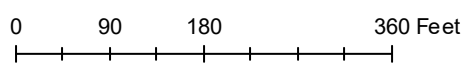


Area Zoning Map

Applicant: Rene & Steve McQueen
Mapsc0: 63F
Commission Date: 1/15/2025




Subject Area
 300 Foot Notification



Aerial Photo Map



0 50 100 200 Feet



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



Development Services Department

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 2157 W. LOTUS AVE FTWORTH 76111
 Lot/Tract: LOT 15R Block/Abstract: BLOCK 5 Lot Size: 8,242
 Legal Description: Addition/Survey: WEST DAKHURST

Owner's Name: RENE & STEVEN MCQUEEN
 Address: 2157 W. LOTUS AVE
 City: FT WORTH State: TX Zip: 76101
 Tele: (214) 274-1489 E-Mail: smcqueen209@gmail.com

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

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Variance to construct a carport that would encroach into side yard set back.

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 7.5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: side and rear yard setbacks
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>12/13/2024</u>	<u>\$1,293.75</u>	<u>2</u>	<u>MP.</u>	<u>BAR-25-001</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. Irregular lot shape

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.

Yes

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.

True

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

True

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: Shi-Meen

Date 12-13-2024



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Steve McQueen (Family Member)
(Family Member, Friend, Company, etc, to represent you at the hearing)

201 Hunters Draw La Vernia TX 75121 910-374-1489
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special Exception on the following described property:

(Address) 2157 W. Lotus Ave, FT Worth, 76111

(Legal Description) S

The Authority is granted only for the following specific request:

(Nature of Appeal) Zoning Variance

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature: Bene M. McQueen

Owner - Print Name: Bene M. McQueen

Address: 201 Hunters Draw, La Vernia TX 75121

Telephone: 910-363-7354

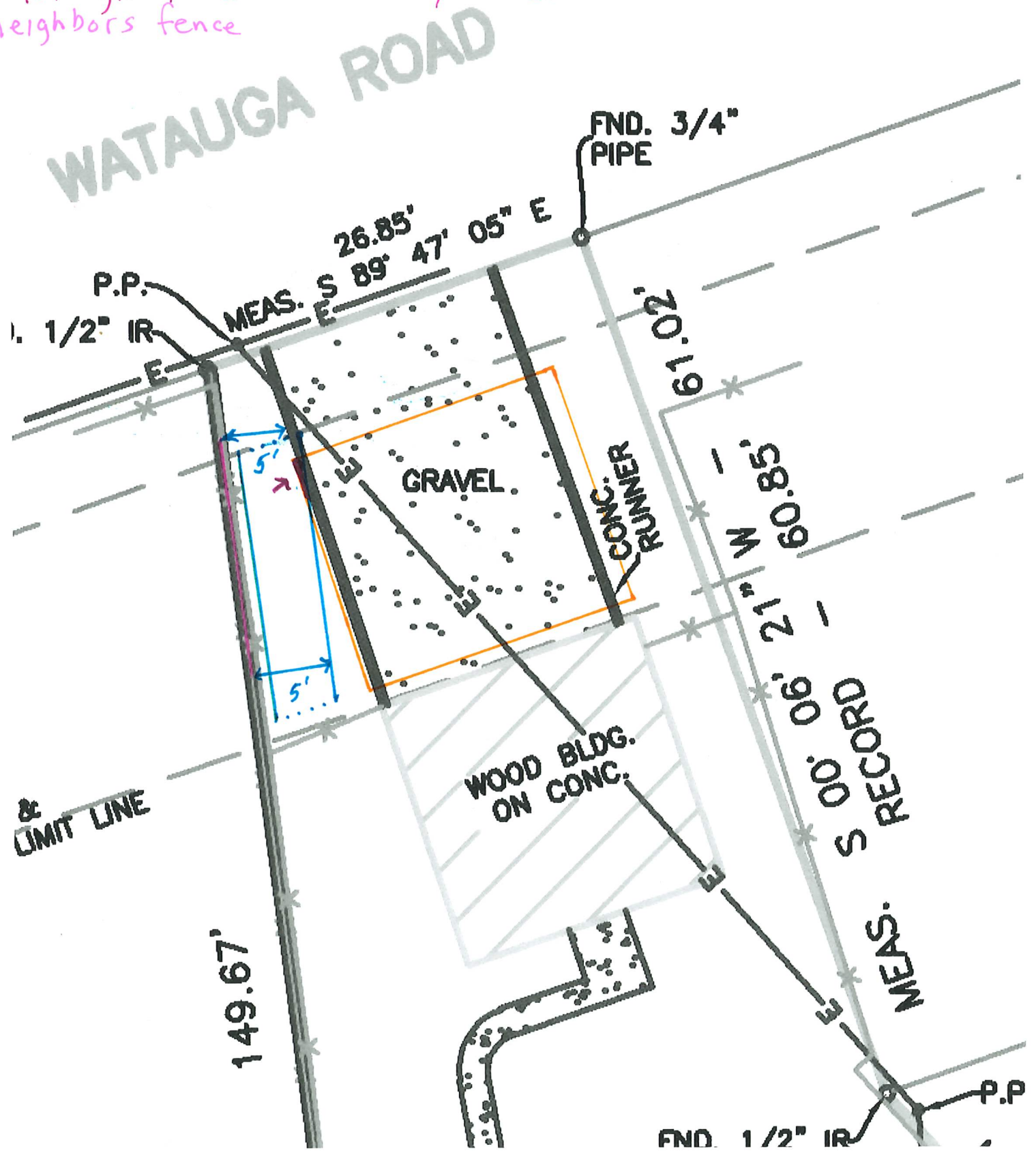
(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____

- Proposed carport 18'w x 20'l
- 5' Easement from property line
- our privacy fence is 1' inside neighbors chainlink property line fence
- \rightarrow Triangle 9" at the base by 18" (Total encroachment)
- neighbors fence

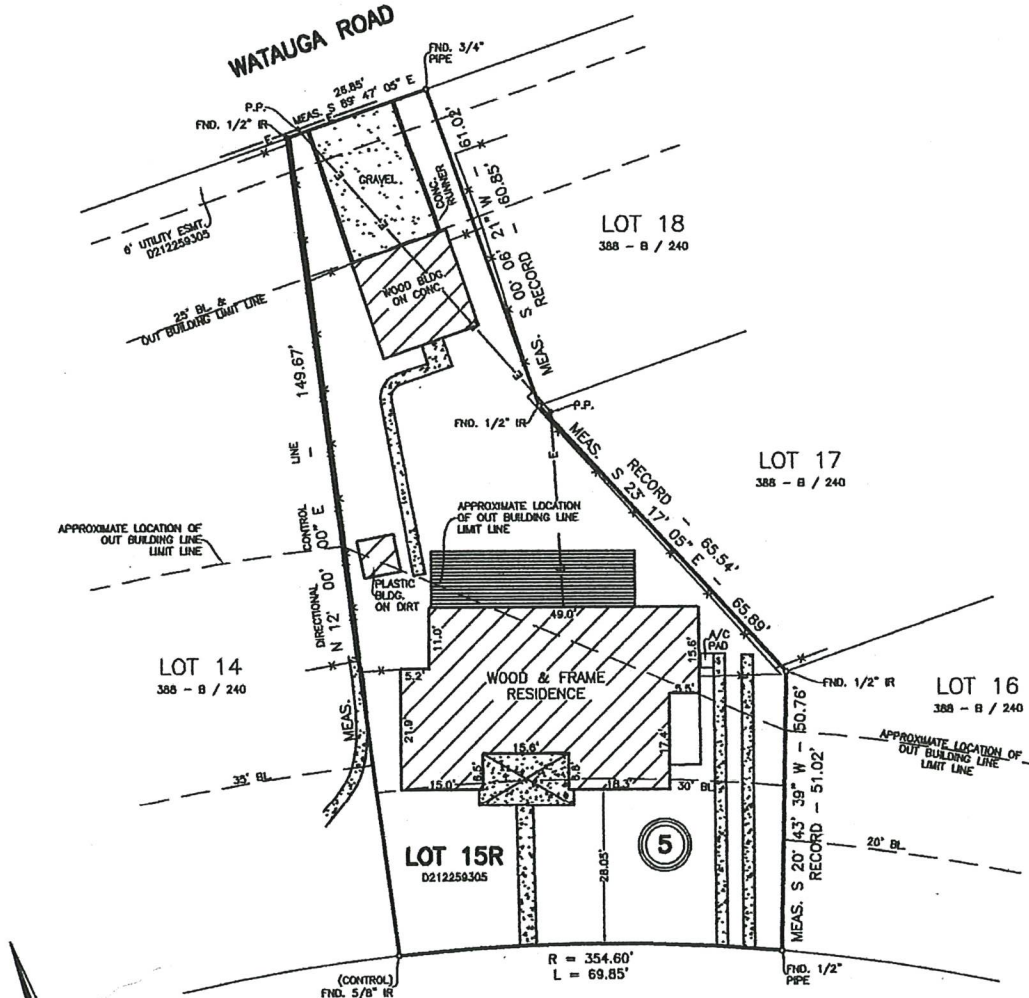


Reference No: 2111222157 G.F. No: ATD-15-6000152101468K
 Title Co: ALAMO TITLE
 Purchaser: MCQUEEN

PROPERTY DESCRIPTION

Lot 15R, Block 5, WEST OAKHURST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Map or Plat thereof Recorded in County Clerk's File No, D212259305, Official Public Records of Tarrant County, Texas.

1. Residence protrudes over the 30 foot building setback line by 1.95 feet.



SCALE: 1" = 20'
 SURVEYORS CERTIFICATION

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

PROLINE
 SURVEYING LTD.
 www.prolinesurveyors.com
 Ph# 817-276-1148 Info@prolinesurveyors.com
 © Proline Surveying, LTD. 2021



	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

STATE FIRM REGISTRATION NUMBER 10193707



This survey is hereby accepted and approved.	
_____	Purchaser
_____	Purchaser
_____	Date

DRAWN BY: JO DATE: 11-24-21
 SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

BAR-25-002

Address: 2237 Irwin Street
Owner: Gary and Susan Willis
Zoning: “B” – Two-Family Residential District in the Mistletoe Heights
Historic District Overlay

a. Variance: To permit an addition to an existing detached accessory structure (carport with balcony) that would encroach into the required rear yard setback.

Required minimum rear yard setback: 5 feet
Requested rear yard setback: 4 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.

4.707 Two-Family (“B”) District.

(c) *Property development standards.* Unless the property development standards applicable in the “AR” district are used, the minimum dimension of lots and yards and the height of buildings in the two-family (“B”) district, shall be as shown in the tables on the following pages.

Two-Family (“B”) District	
Rear yard	5 feet minimum

LOT HISTORY:

BAR-86-215 – Variance for setback for an attached garage and room addition 3 feet into the required 5-foot setback. Approved, 1986

HCLC-20-349 – Certificate of Appropriateness for carport and deck. Approved, 12/01/2020.

BAR-21-011 – Variance for a detached carport with a deck with a 3 foot side yard setback and a zero foot rear yard setback. Approved, 03/04/2021.

PB21-03211 – Building permit for detached carport with deck. Finaled, 04/30/2021.

HCLC-24-270 – Certificate of Appropriateness for pergola over deck. Approved, 11/12/2024.

BOARD OF ADJUSTMENT – RESIDENTIAL, 01/15/2025 - INFORMATION REPORT

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Fort Worth Downtown NA, Fairmount NA, Berkeley Place NA, Sunset Terrace NA, Mistletoe Heights NA, Near Southside, Inc., Tarrant Regional Water District, Streams and Valleys Inc., Trinity Habitat for Humanity, Cultural District Alliance, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property contains a single-family residence in an established neighborhood, platted with a partially improved alley. The lot is rectangular and does not contain any floodplain. The subject property is located within the Mistletoe Heights Historic Overlay District.

The applicant is requesting a variance to permit the construction of a pergola over the existing deck located above a detached carport that would be located 4-feet 9 inches from the rear property line where a 5-foot minimum rear yard setback is required. The request is deficient from the required setback by 3 inches. The pergola is proposed to be approximately 10 feet wide X 16 feet long, with a proposed height of approximately 8 feet $\frac{3}{4}$ inches. The pergola would not be visible from Irwin Street, would not be taller than or attached to the primary structure.

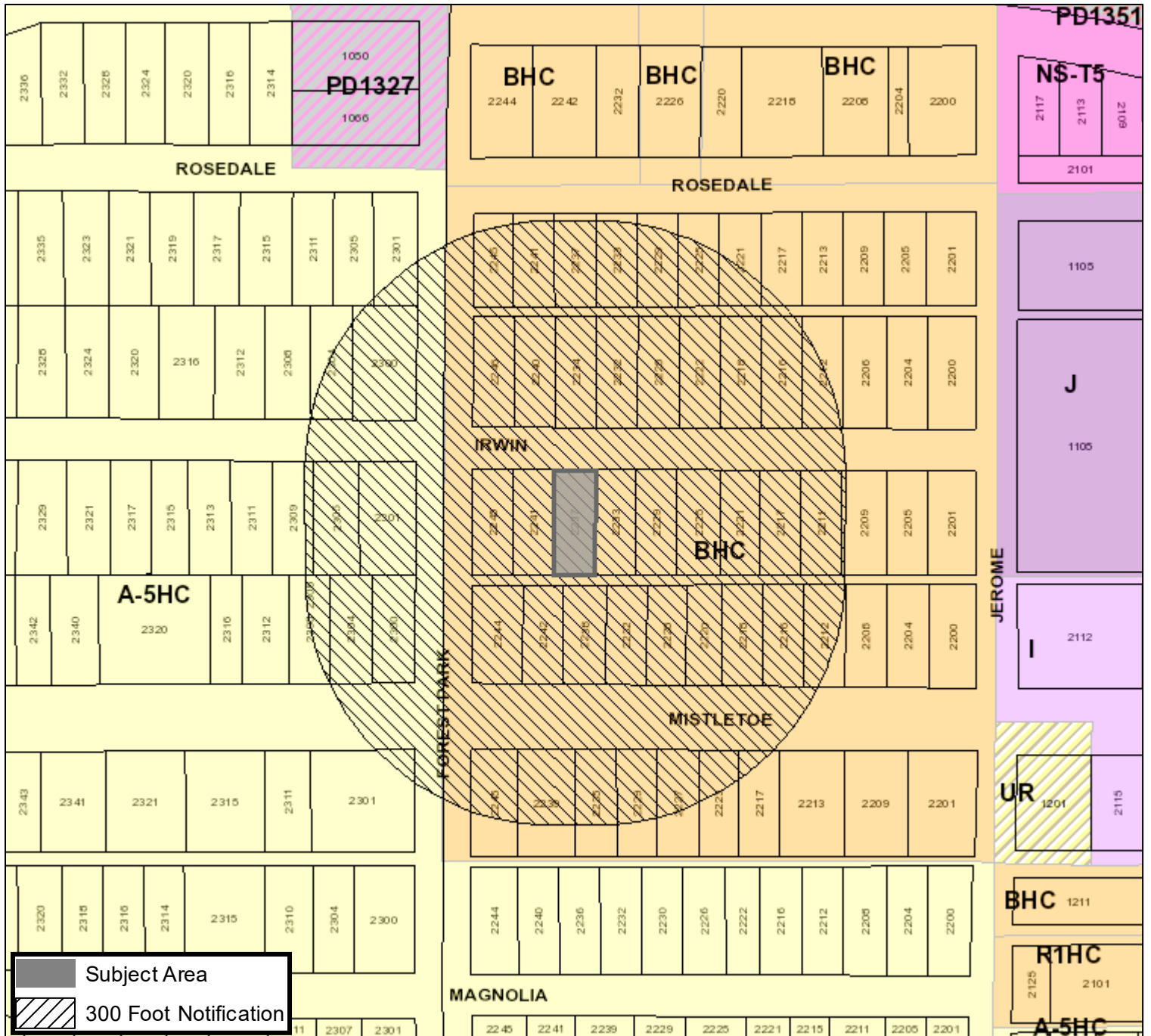
The existing carport and deck received Board of Adjustment approval in 2021 to permit a zero-foot rear yard setback and a 3-foot eastern side yard setback.



The applicant has received a Certificate of Appropriateness via administrative approval from the Historic and Cultural Landmarks Commission for the construction of the pergola. The site plan provided by the applicant indicates that they are able to meet the required side yard setbacks and will not exceed maximum lot coverage requirements.

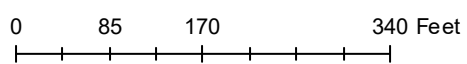


Area Zoning Map

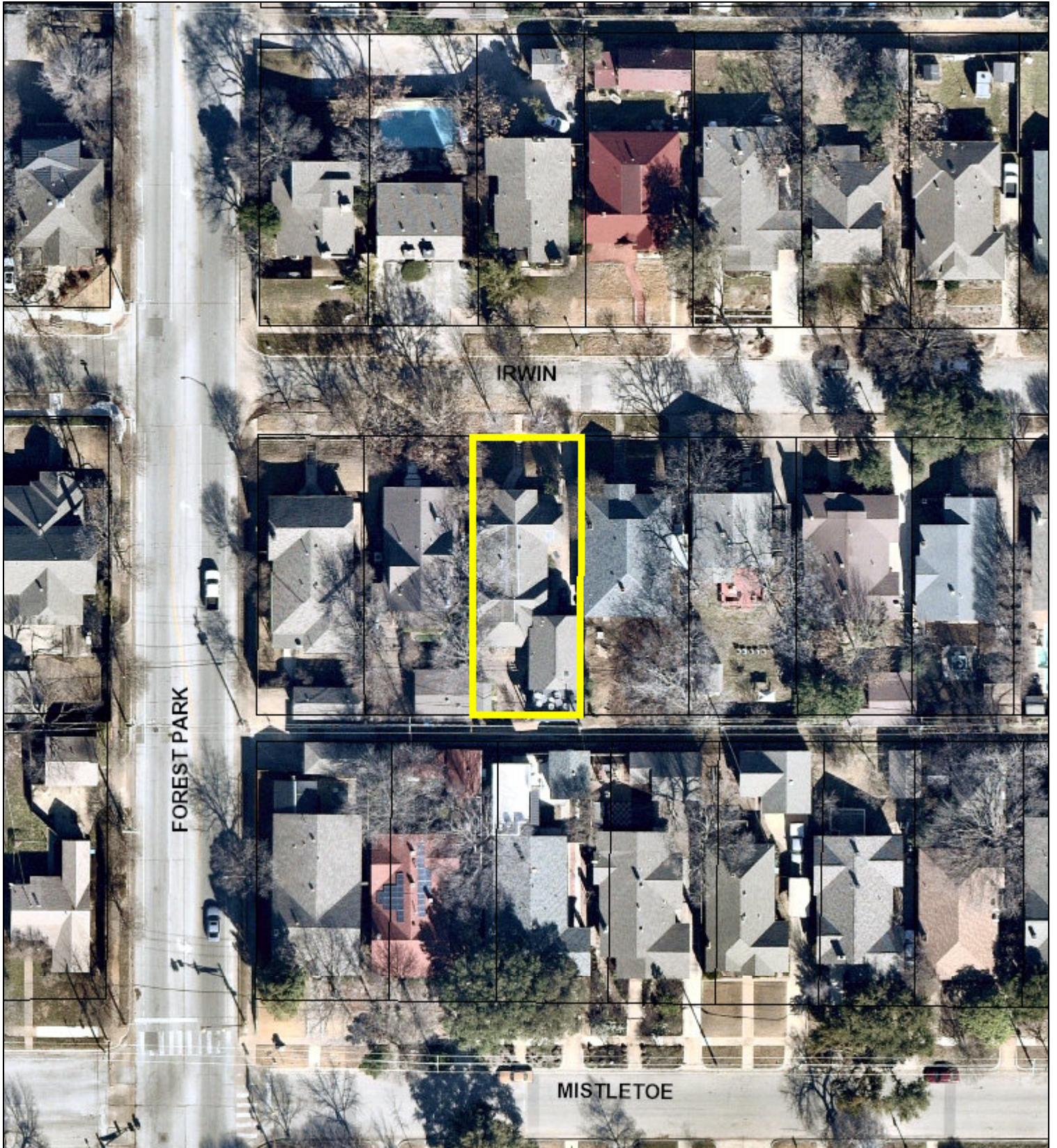
Applicant: Gary and Susan Willis
MapSCO: 76K
Commission Date: 1/15/2025



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 37.5 75 150 Feet



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



Development Services Department

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 2237 Irwin St
 Lot/Tract: 3 Block/Abstract: 9 Lot Size: 50' wide x 120' deep
 Legal Description: Addition/Survey: Mistletoe Heights Addition, plat recorded in Volume 388 page 5

Owner's Name: Gary and Susan Willis
 Address: 2237 Irwin St
 City: Fort Worth State: Texas Zip: 76110
 Tele: () 817-797-7654 E-Mail garvwillis@gmail.com

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

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 We propose to install a black powder-coated aluminum pergola within a fenced-in portion of our steel framed deck that was engineered, permitted and approved by the city in March 2021. The pergola would not be visible from the street, would not be attached to the house, and would not be taller than the adjacent two-story part of the house. The height is 8' 3/4" and the width and length are just under 10' x 16'. It would be 6' 3" from the east property line and 4' 9" from the back alley.

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 3-5-2021 Case Number(s) BAR-21-011

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: rear yard setback

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
12/13/2024		1	MP	BAR-25-002

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 addition of the pergola on an existing deck has been designated as a modification of the
_____ variance approved in 2020 for the deck. The pergola will add shade to a portion of the deck.

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 house was built in 1922 with a driveway on the east side, on the property line. In order
_____ to retain the historic look of the property, we have maintained that feature when adding the garage
_____ and deck, with zoning variances.

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 pergola itself is smaller than the deck and will be 6' 3" feet from the east property line, and 4 feet 9
_____ inches from the rear property line, which is the alley. This proposal has a Certificate of Appropriateness from the city
_____ historic commission.

4. The variance will not adversely affect the health, safety, or welfare of the public.
The addition of the pergola will have no impact on 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. It will have no impact on the adjacent property. We have provided BOA support petition signed by the neighbors who are homeowners. The other neighbors do not object, but were not eligible to sign as homeowners.

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 12-13-2024

SITE PLAN

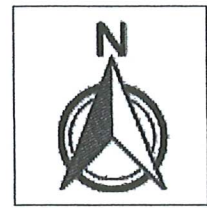
2237 Irwin St

Fort Worth, Texas 76110

Parcel ID:26260-9-3

Lot area: 0.14 Acres

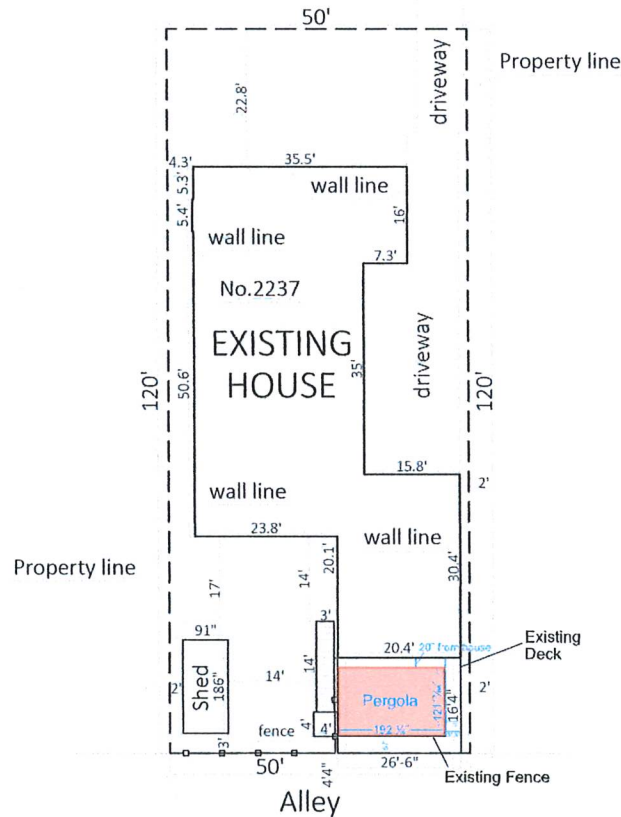
Plot Size: 11"x17"



scale 1"=20'

Lorelei Willett Digitally signed
by Lorelei Willett
Date: 2024.11.13
12:47:18 -06'00'

Irwin St



Created by:



BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

Pergola for shade on existing deck





We have a steel framed deck at the back of a two story addition to our house. The deck extends almost to the alley. We propose to install a black powder-coated aluminum pergola within a fenced-in portion of the deck. The pergola would not be visible from the street, would not be attached to the house, and would not be taller than the adjacent two story part of the house. It would be 6 feet 3 inches from the east property line and 4 feet 9 inches from the back alley. The deck floor is the newer generation 1" composite Trex brand Decking attached to steel on 12" centers. The deck was engineered, permitted and approved by the city with the COA issued in December of 2020. Construction was completed in April of 2021.

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

Owner's Name	Signature	Address
1 BEN GARCIA		2229 IRWIN
2 LOLA MICHELLE WIND		2232 MISTELOE BLVD
3 Srikanth Kurapati		2228 Irwin St. 76110
4 JAMES PHILLIPS		2245 IRWIN
5 Taylor Alford		2232 Irwin
6 Steven Alford		2232 Irwin

BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

Pergola for shade on existing deck

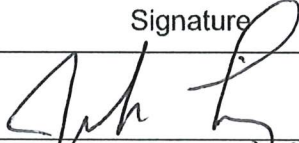


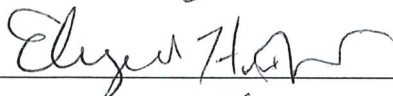


We have a steel framed deck at the back of a two story addition to our house. The deck extends almost to the alley. We propose to install a black powder-coated aluminum pergola within a fenced-in portion of the deck. The pergola would not be visible from the street, would not be attached to the house, and would not be taller than the adjacent two story part of the house. It would be 6 feet 3 inches from the east property line and 4 feet 9 inches from the back alley. The deck floor is the newer generation 1" composite Trex brand Decking attached to steel on 12" centers. The deck was engineered, permitted and approved by the city with the COA issued in December of 2020. Construction was completed in April of 2021.

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

Owner's Name	Signature	Address
1 JOSH LINDSAY		2238 Mistletoe (Directly Behind) FW TX 76110
2 MELISSA KOHOUT		2242 Mistletoe Blvd FW Fort TX 76110
3 BATES HUKILL		2244 Mistletoe Blvd Fort Worth TX 76110
4 LIZ HUKILL		2244 Mistletoe Blvd Fort Worth TX 76110
5 WILLIAM L. GRAVES		2228 MISTLETOE BLVD FORT WORTH TX.
6 Srikanth Kurapati		2241 Irwin St. Fort Worth, TX 76110



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