



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

February 19, 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>

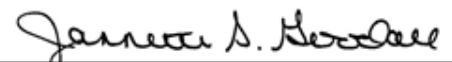
For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

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 February 17, 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.**

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, February 14, 2025 at 03:45 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

BOARD MEMBERS:

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

I. PUBLIC HEARING 12:30 P.M.

A. Approval of Minutes of the January 15, 2025 Hearing

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

C. Translation Case

1. **BAR-24-090** Address: 3908 Colin Street
Owner: Leobardo Munoz & Elizabeth Garcia
Zoning: "C" – Medium Density Multifamily District

- a. **Special Exception:** To permit an existing, open design fence, up to 5 feet in height, to remain in the required front yard.
- b. **Variance:** To permit an existing, open design fence, located in the required front yard to exceed 6 feet in height.

Maximum fence height allowed by special exception: 5 feet

Requested fence height: 6 feet

D. Continued Case

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: 6 feet

- 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 3 inches

E. New Cases

3. **BAR-25-005** Address: 1909 Dillard Street
 Owner: Vanessa Solis on behalf of V.S. Builders
 Zoning: “A-5” – One Family District

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

Required Minimum Projected Front Yard Setback: 25 feet

Requested Projected Front Yard Setback: 20 feet

4. **BAR-25-007** Address: 2009 Hawthorne Street
 Owner: John Lewis and Juliette Herlin
 Zoning: “A-5” – One Family District in the TCU Residential Overlay District

- a. **Variance:** To permit construction of an attached carport that would encroach into the minimum required side-yard setback.

Required Minimum Side Yard Setback: 5 feet

Requested Side Yard Setback: 0 feet

5. **BAR-25-009** 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 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 that would encroach in the rear yard setback.

Required Minimum Rear Yard Setback: 25 feet

Requested Rear Yard Setback: 10 feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

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



BOARD OF ADJUSTMENT – RESIDENTIAL

BAR-24-090

Address: 3908 Collin Street
Owner: Leobardo Munoz & Elizabeth Garcia
Zoning: "C" – Medium Density Multifamily District

a. Special Exception: To permit an existing, open design fence, up to 5 feet in height, to remain in the required front yard.

b. Variance: To permit an existing, open design fence, located in the required front yard to exceed 6 feet in height.

Maximum fence height allowed by special exception: 5 feet
Requested fence height: 6 feet

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

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

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

5.305 Fences

(b) Height and front yard regulations

(1) No fence or wall shall be erected within the minimum required front yard, platted front yard or projected front yard except as provided in subsection (b)(2) below for one-family and two-family residential dwellings, subsection (b)(3) below for multifamily developments, subsection (b)(4) below, for utility facilities, subsection (b)(5) below for automobile repair and body shops and § 6.101(e) for through lots.

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

c. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50% in density may be permitted within the minimum required front yard, platted front yard or projected front yard of one-family and two-family residential dwellings as a special exception by the board of adjustment provided the following conditions are met:



BOARD OF ADJUSTMENT – RESIDENTIAL

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

LOT HISTORY:

PB16-04401 – Residential New Building Permit, Finaled, 02/16/2017
PB24-04673 – Residential Accessory New Permit for an inground pool, Issued 04/29/2024
PB24-04250 -Residential Accessory New Permit for a detached garage, Finaled, 09/10/2024

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Glen Park NA, Village Creek NA, Fairhaven NA, Eastland NA, Echo Heights NA, Echo Heights Stop Six Environmental Coalition, East Fort Worth Inc., Streams and Valleys Inc., Trinity Habitat for Humanity, Southeast Fort Worth Inc., Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is a rectangular shaped lot, located in a redeveloping neighborhood. The primary structure was constructed in 2016 and is approximately 2,724 square feet in size. The property is approximately 30,587 square feet in size, and has an approximate 1% downward slope that gradually slopes from the north west corner of the property and ends at the south east corner of the property.

While there is no regulated floodplain permit area located on the property, City of Fort Worth Stormwater Development Services did inform staff that Stormwater GIS database and potential high-water layer shows inundation in the 5-year and 100-year design storm events on this lot. There is also a public drainage easement to accommodate a 54-inch RCP storm drain pipe located at the southern end of the lot. The existing fence is located outside of the stormwater areas of concern.

The applicant originally began the Board of Adjustment Variance process to construct a detached accessory structure that would exceed the 400 square foot size maximum for a lot of this size. Upon receiving feedback from Stormwater Development Services and the information that an engineer would need to be involved in the construction of the accessory structure, the applicant



BOARD OF ADJUSTMENT – RESIDENTIAL

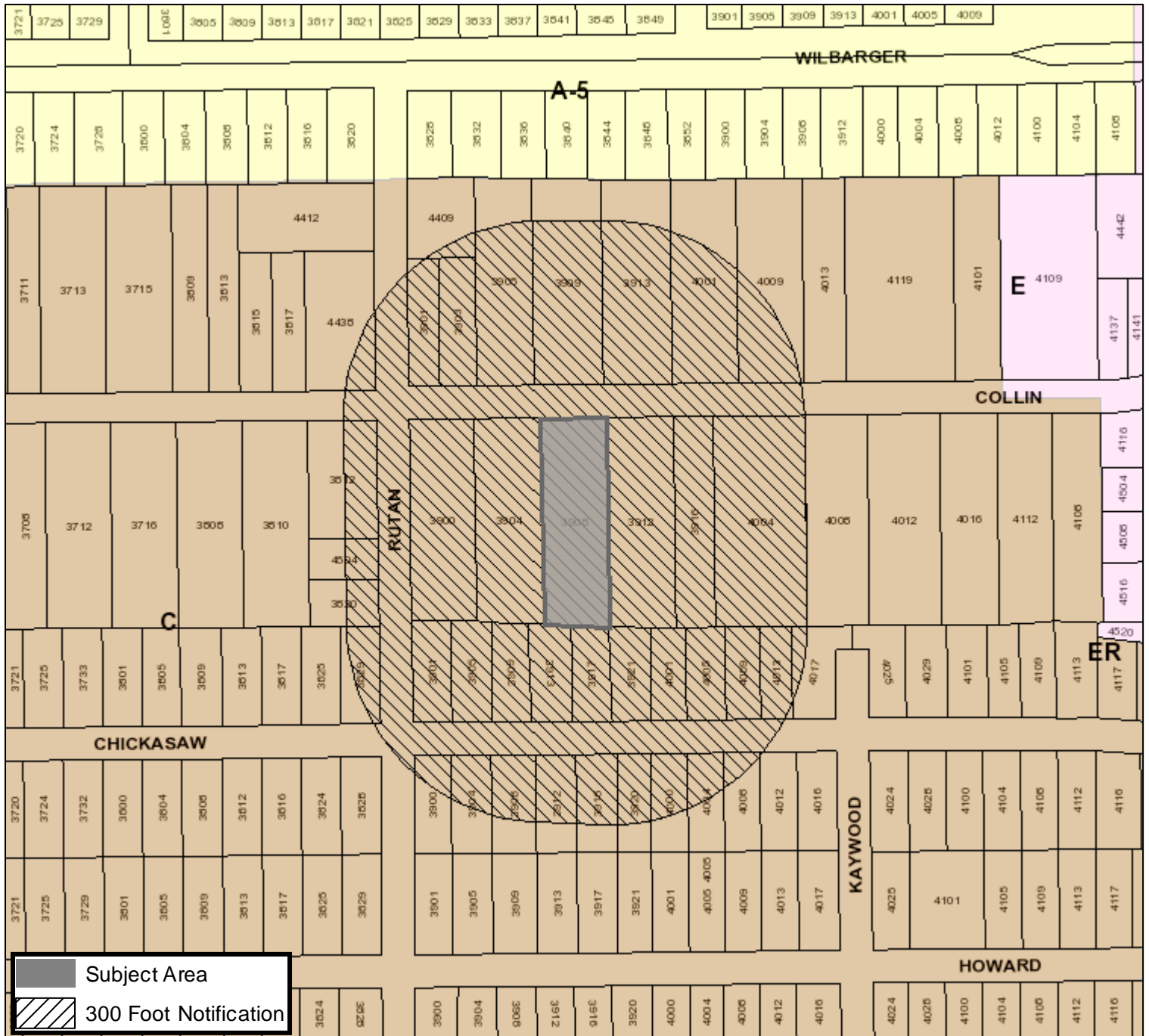
determined that they would construct a detached accessory structure that is allowed by right. Staff conducted a site visit during this process for the original variance request, and discovered a brick and wrought iron fence measuring approximately 6 feet in height at the highest point, located in the front yard of the property, triggering the special exception and variance request that is currently before the Board of Adjustment.



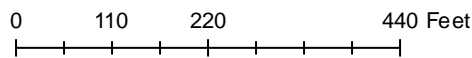
BAR-24-090

Area Zoning Map

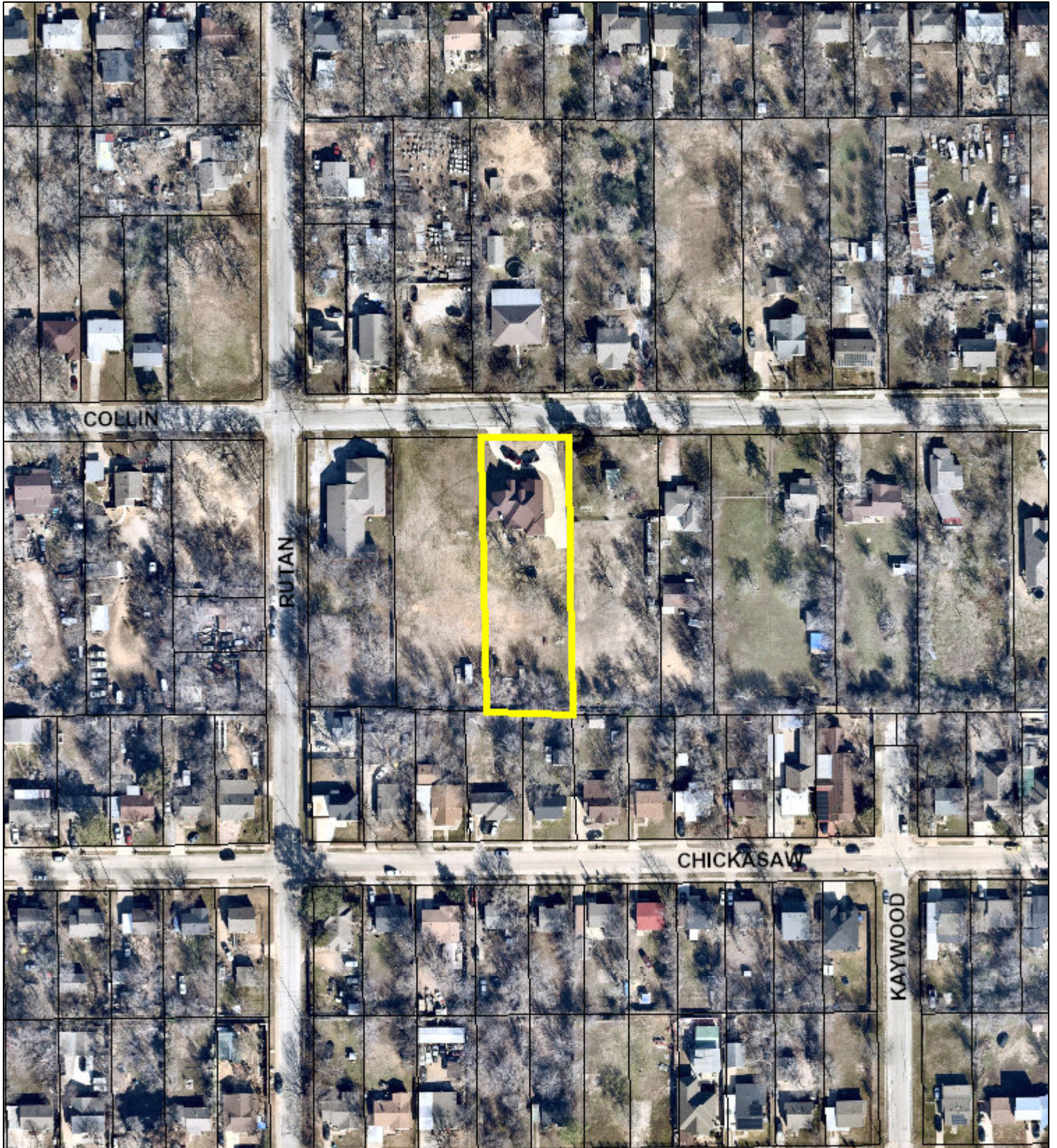
Applicant: Leonardo Munoz & Elizabeth Garcia
Mapsko: 92D
Commission Date: 2/19/2025



Subject Area
 300 Foot Notification



Aerial Photo Map



0 95 190 380 Feet



BAR-24-090



BAR-24-090



BAR-24-090



**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: 3908 Collin St Fort Worth TX 76119
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: _____

Owner's Name: Leobardo Muñoz
 Address: 3908 Collin St
 City: Fort Worth State: TX Zip: 76119
 Tele: (817) 829-18-05 E-Mail: leomunozconcrete@gmail.com

Applicant's Name: Leobardo Muñoz
 Address: 3908 Collin St
 City: Fort Worth State: TX Zip: 76119
 Tele: (817) 829-18-05 E-Mail: leomunozconcrete@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Pool House un poco mas grande de lo que es permitida por el tamaño del terreno
Pool house a little larger than what is allowed by the size of the land.

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 C

- Owner Occupied Variance (One and Two Family Homes) for Section _____
- Special Exception for Section _____ to permit an existing open design fence up to 5 feet to remain in the required front yard.
- Variance for: _____ to permit an existing open design fence exceeding 5 feet to remain in the required front yard.
- Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
12/4/2024	\$1,406.25	2	MP	BAR-24-090

**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: _____

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

Legal Description: Addition/Survey: _____

Owner's Name: Leobardo moran

Address: 3908 Collin St

City: Fort Worth State: TX Zip: 76119

Tele: () _____ E-Mail _____

Applicant's Name: Leobardo moran

Address: 3908 Collin St

City: Fort Worth State: TX Zip: 76119

Tele: () _____ E-Mail _____

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

Special exception for open design fence in front yard + variance for fence height

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 C

- Owner Occupied Variance (One and Two Family Homes) for Section _____
- Special Exception for Section _____ To permit an existing open design fence up to 5 feet to remain in the required front yard.
- Variance for: _____ to permit an existing open design fence exceeding 5 feet to remain in the required front yard.
- Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
1/27/2025	\$1,406.25	2	MP	BAR-24-090

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. no

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

no es terreno patejo

It's not even ground

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

Si armonia con el barrio

Yes. Is in harmony with the neighborhood

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

no afecta en nada

it doesn't affect anything

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

no 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: Leobardo muiol

Date 12-3-2024

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

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

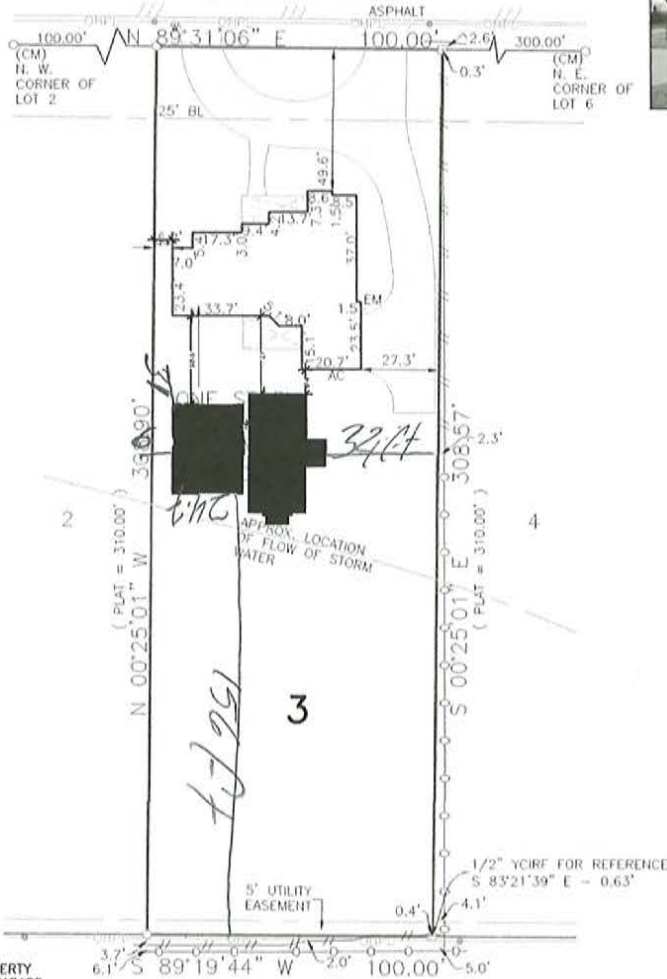
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3908 COLLIN STREET, in the City of FORT WORTH Texas.

Being lot 3, Block 10, of HOMEWOOD, an Addition to City of Fort worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-A, Page 126, of the Plat Records of Tarrant County, Texas.



COLLIN STREET (HIGHLANE PER PLAT)



THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0310L

KAYWOOD HEIGHTS
VOL. 385-J, PG. 69

Bearings shown herein 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.

ACCEPTED BY: _____

TEXAS TITLE

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS Volume 4248, Page 285

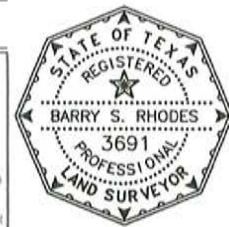
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TEXAS TITLE

Scale: 1" = 50'
Date: 01/18/2024
G. F. No.: 2319483-140
Job no.: 202400581
Drawn by: JSR

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 TEXAS TITLE

LEGEND

WOOD FENCE --	IRON FENCE ---
CHAIN LINK -O-	WIRE FENCE -X-
BOUNDARY LINE	
EM - CONTROLLING MONUMENT	
M&D - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
5/8" IRON ROD FOUND	
PRIAL FOUND	EM - ELECTRIC METER
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	o - POWER POLE
FD - FIRE HYDRANT	1 - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	



126

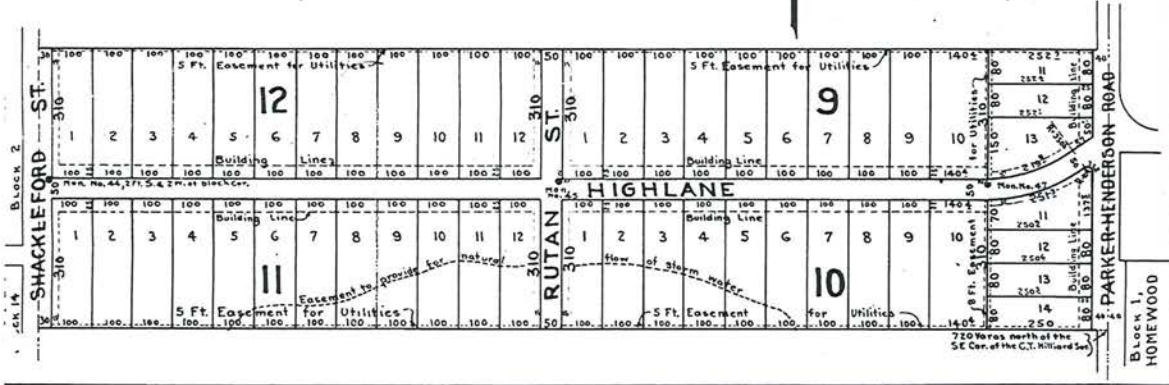
Map of blocks 9 to 12 inclusive
"HOMEWOOD"

AN ADDITION TO
FORT WORTH, TEXAS.
Surveyed, Sept. 1938 Brookes Baker.

Authorized by order of the Commissioners' Court of Tarrant County, Texas, this 12 day of Jan. 1939.

By *Happy Shelton*
Clerk of Comm. Court of Tarrant County, Texas.
By *Lawrence Jackson*
Deputy.

Approved: 9-28-'38
CITY PLAN COMMISSION
FORT WORTH, TEXAS.
By *Lewis H. Tandy*
Secretary



MRS. IRMA J. TUCKER
TO | PLAT and DEDICATION |
THE PUBLIC | STATE OF TEXAS |
COUNTY OF TARRANT |

KNOW ALL MEN BY THESE PRESENTS:
That I, Mrs. Irma J. Tucker, a widow, being the owner of that certain portion of the C. T. Hilliard Survey, situated about 5 miles southeast from the Court-house in Tarrant County, Texas, and described thus:-
Beginning in the east line of said survey, 720 varas from its southeast corner; thence north one-fourth degree east along the said east line 670 feet; thence west 2612-7/10 feet; thence south 670 feet; thence east 2610 feet to the place of beginning, do hereby adopt the hereon map as correctly representing my plan for subdividing same and do hereby dedicate for public use as highways the streets as shown hereon.

Witness my hand this 23 day of Jan., 1939.
Irma J. Tucker

STATE OF TEXAS
COUNTY OF TARRANT | Before me, the undersigned authority, this day personally appeared Mrs. Irma J. Tucker, 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 23 day of January, 1939.

L. S. Curtis H. Mirike, Ex Officio
Notary Public, Tarrant County,
Texas.

Filed for Record February 8, 1939, at 1:08 P. M.

Recorded February 9, 1939, at 2:40 P. M.

Mrs. Happy Shelton, County Clerk,
Tarrant County, Texas.

By *Lawrence Jackson*
Deputy.

#2578

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.

Pool House

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 Sandoval Antonio	Sandoval Antonio	3900 collin st E/W
² Jiny Colunga	Jiny Colunga	3913 Collin St 714/26119
³ Greide Guevara	[Signature]	3916 Collin St 76119
⁴ Florencia Castillo	F.C	4009 collin st 76119
⁵ Luz Efraim Nabarro	Efraim Nabarro	3909 collin st 76119
⁶ Rayan Johnson	Rayan Johnson	4004 collin st 76119



BOARD OF ADJUSTMENT – RESIDENTIAL

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 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 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.



BOARD OF ADJUSTMENT – RESIDENTIAL

(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
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:**

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

**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 originally proposed to construct a detached carport measuring approximately 20 ft X20 ft. The applicant is requesting two variances for this project. The first variance is to permit the carport to encroach into the required side yard setback on the north side of the property. The applicant is requesting a setback of 4 feet 3 inches where a 5-foot side yard setback is required. The request is deficient from the requirement by approximately 9 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 applicant



BOARD OF ADJUSTMENT – RESIDENTIAL

is requesting a rear yard setback of 7 feet 9 inches, which is deficient from the minimum required 20-foot setback by 12 feet 3 inches.

The site plan indicates that the applicant will not exceed the 50% lot coverage maximum as the proposed lot coverage is approximately 28%.

The variance requests were initially heard at the January 18, 2025 Board of Adjustment Residential Meeting. The applicant was granted a thirty-day continuance and was asked to provide an updated site plan.

The revised site plan provided by the applicant was received by staff on January 28, 2025 and reflects a 20 ft X 20 ft detached carport. The applicant has clarified their variance requests. The revised site plan indicates that the proposed carport would be located 4 feet 3 inches from the western side property line, where a 5-foot minimum setback is required. The clarified request is deficient from the required minimum setback by 9 inches. The revised site plan indicates that the proposed accessory structure would be located 6 feet from the rear property line, where a minimum 20-foot rear yard setback is required due to the property being a through lot and Watauga Road being classified as a residential street. The clarified variance request for the rear yard setback is deficient from the required minimum by 14 feet. The site plan indicates that the proposed carport would encroach into the dedicated utility easement identified on the site plan and located at the rear property line by 1 foot 3 inches if proposed. The applicant would have to obtain an encroachment agreement from the City of Fort Worth if the request for the reduced rear yard setback is approved.

Aerial Photo Map



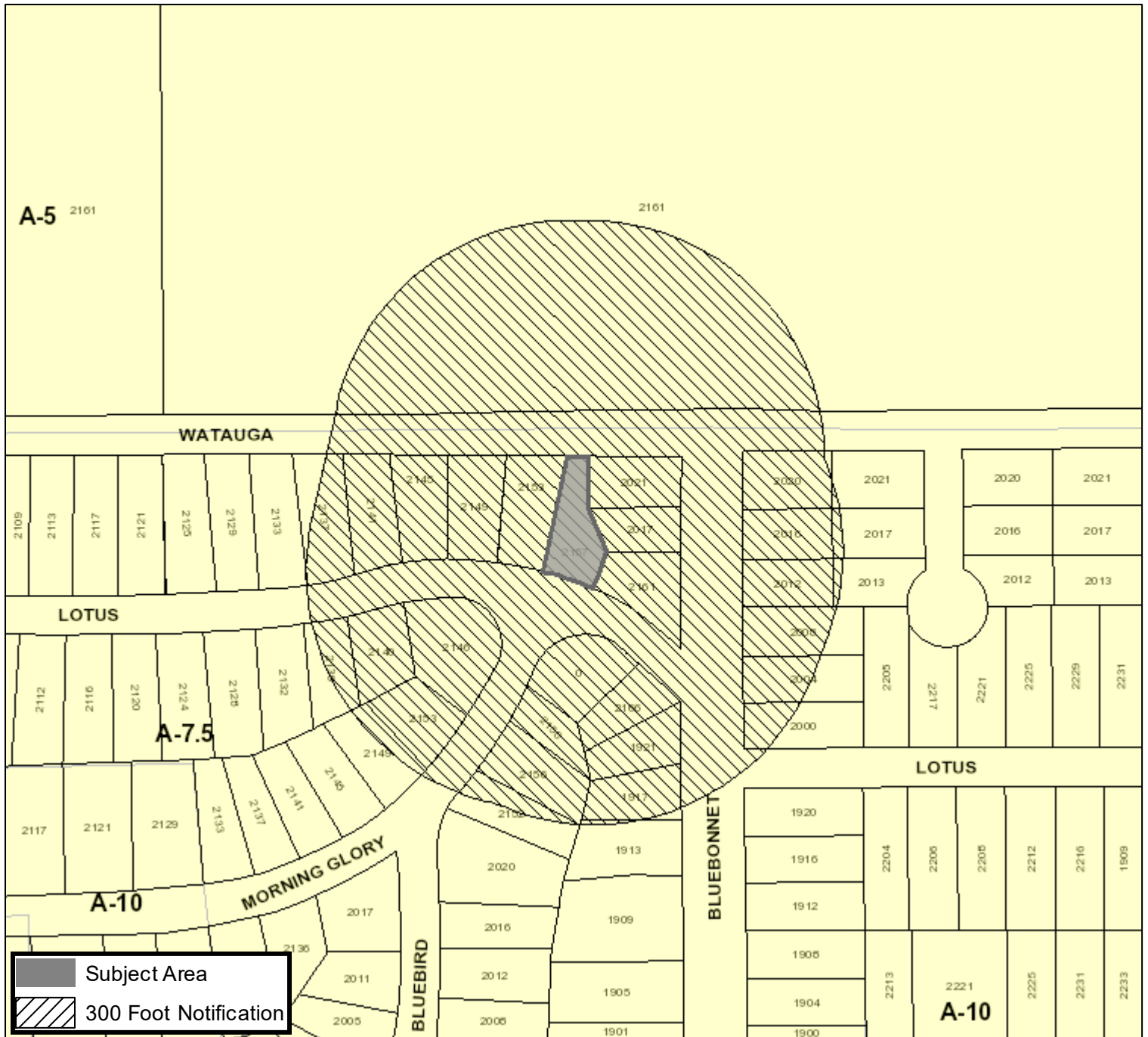
0 50 100 200 Feet



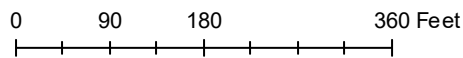


Area Zoning Map

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



	Subject Area
	300 Foot Notification



BAR-25-001



BAR-25-001



BAR-25-001



**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: <u>12/13/2024</u>	FEE AMOUNT PAID : <u>\$1,293.75</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <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

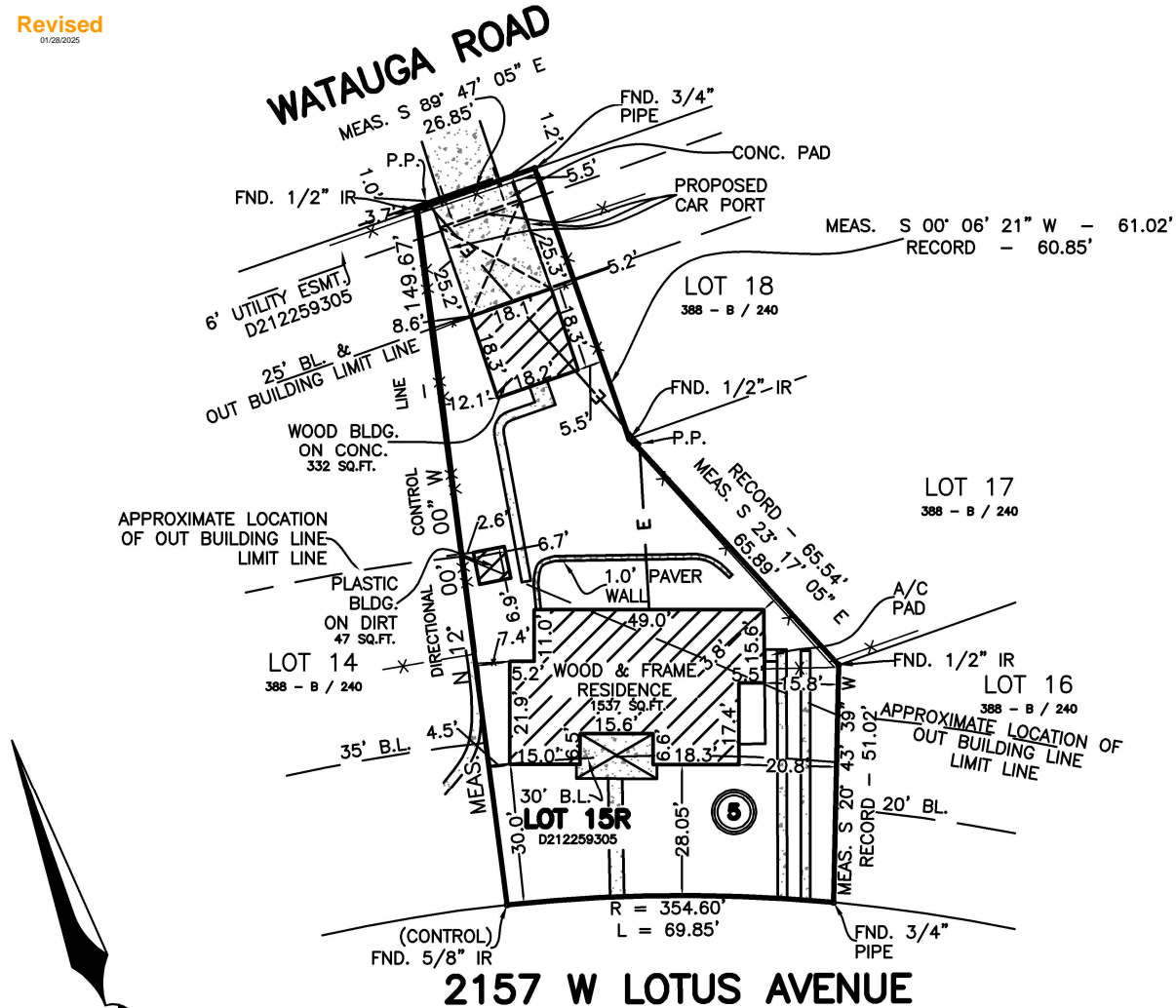
Reference No: 2501212157 G.F. No:
 Title Co:
 Purchaser: MCQUEEN

PROPERTY DESCRIPTION

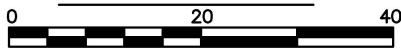
Lot 15R, Block 5, WEST OAKHURST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Map or Plat thereof Recorded in County Clerk's File No, D212259305, Official Public Records of Tarrant County, Texas.

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

Revised
01/28/2025



SCALE: 1" = 40'



SURVEYORS CERTIFICATION

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

	BOUNDARY LINE
	BUILDING OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

PROLINE

SURVEYING LTD.

www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

© Proline Surveying, LTD. 2025

SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DRAWN BY: CL DATE: 1-22-25

William H. Moss



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)

209 Hunters Draw La Vernia TX 78121 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: 209 Hunters Draw, La Vernia TX 78121

Telephone: 910-363-7354

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

Accepted for Case No. _____

By _____

Date _____

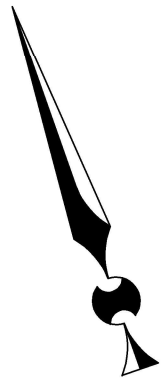
PROPERTY DESCRIPTION

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.

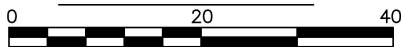
1. Residence protrudes over the 30 foot building setback line by 1.95 feet.

Revised
01/28/2025

01/28/2025



SCALE: 1" = 40'



SURVEYORS CERTIFICATION

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

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www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

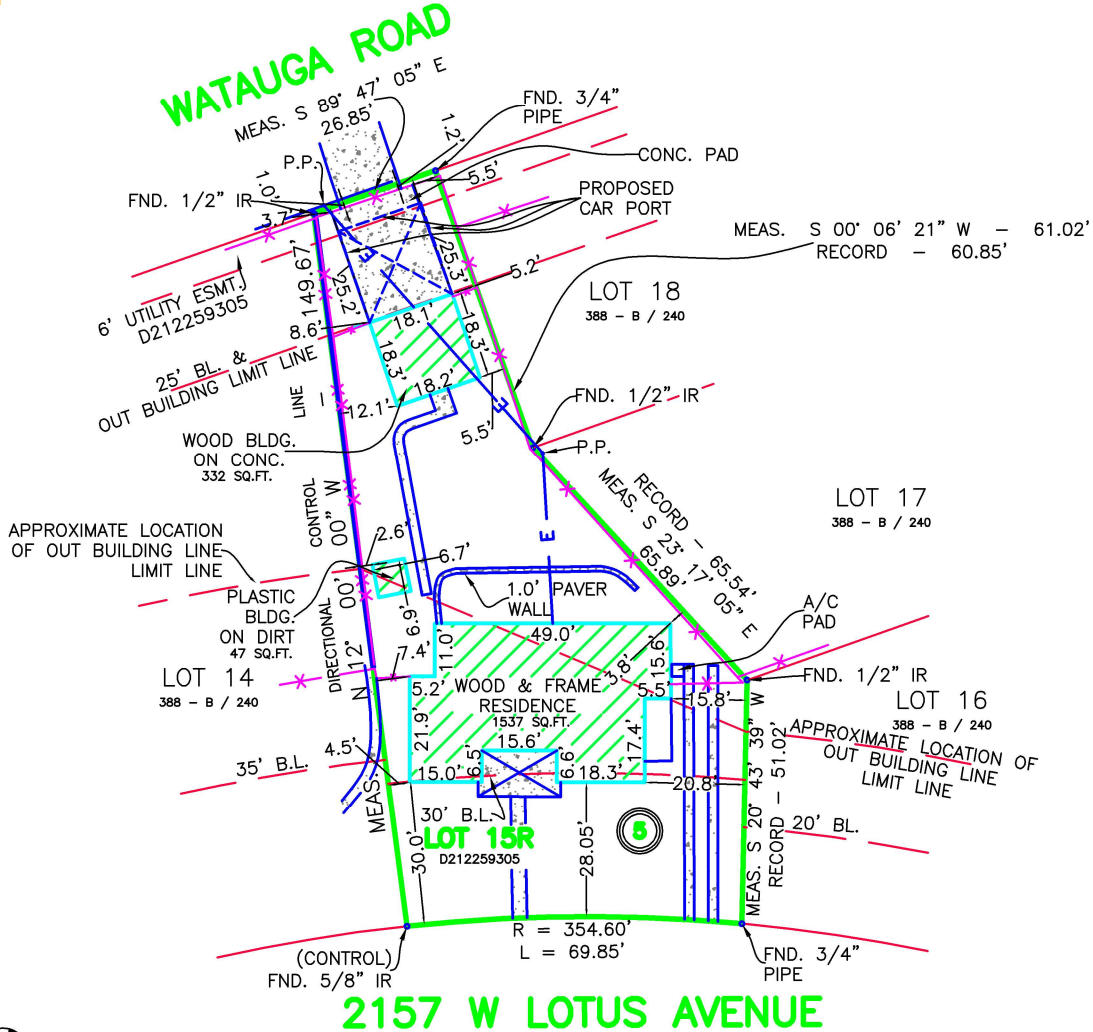
© Proline Surveying, LTD. 2025

SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DRAWN BY: CL DATE: 1-22-25

William H. Moss



	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

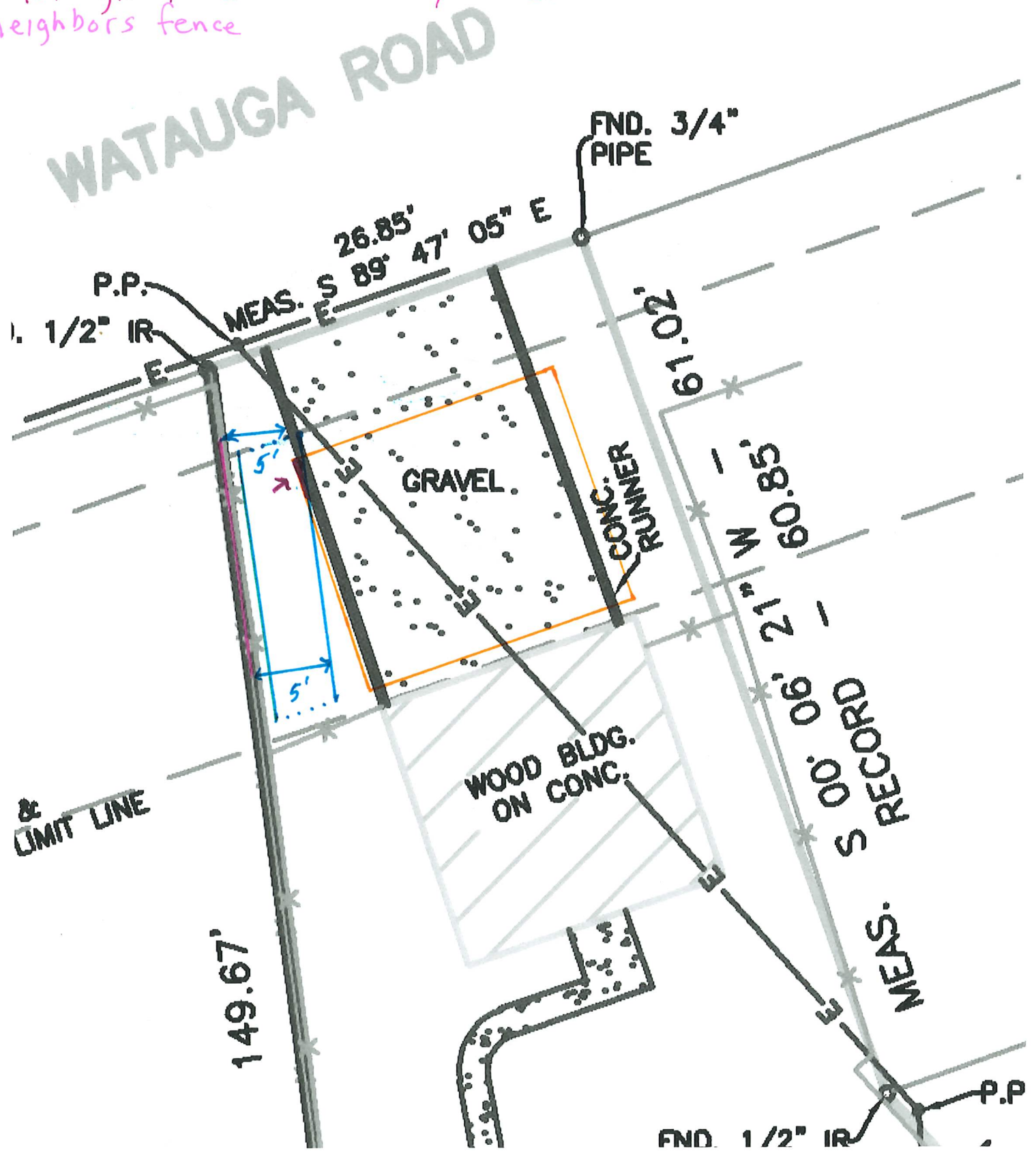
Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

- 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

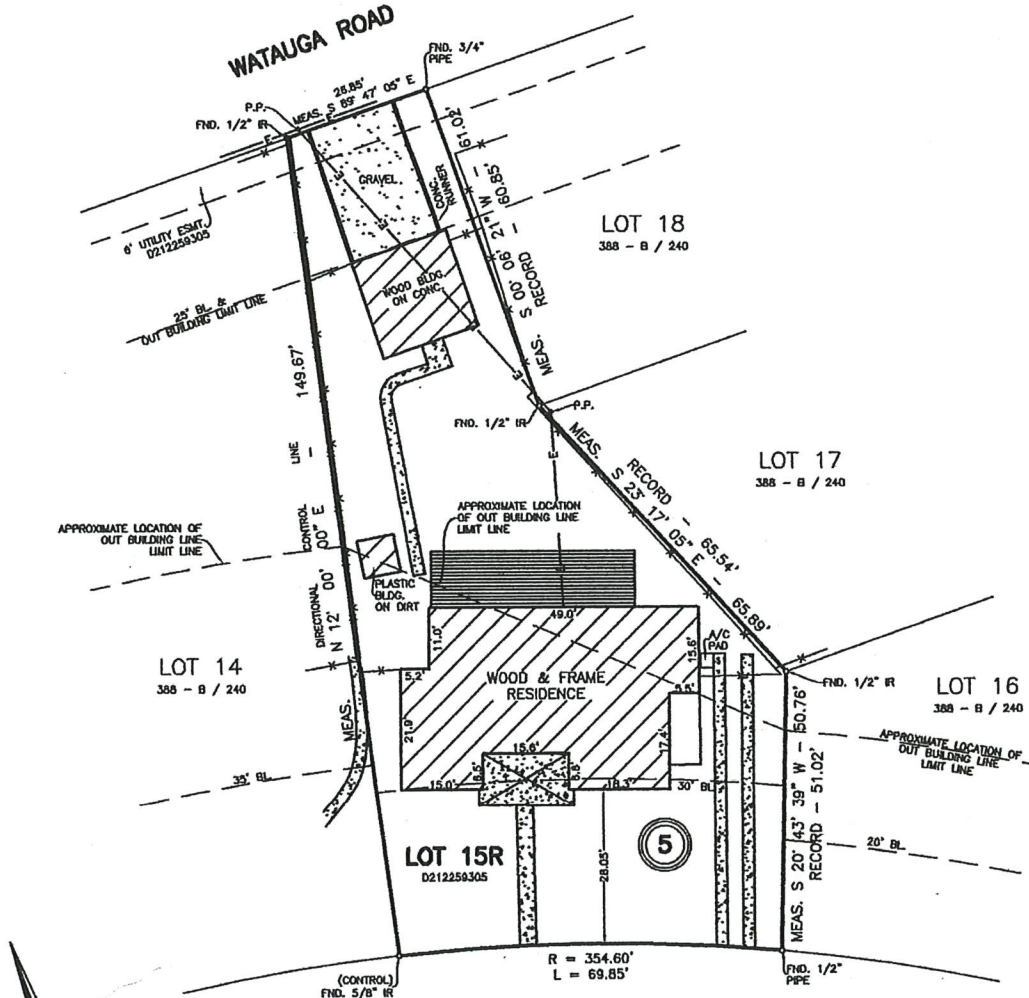


Reference No: 2111222157 G.F. No: ATD-15-6000152101468K
 Title Co: ALAMO TITLE
 Purchaser: MCQUEEN

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.

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 SURVEYING LTD.
 www.prolinesurveyors.com
 Ph# 817-276-1148 Info@prolinesurveyors.com
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	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

0212259305

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, SESOM SERVICES, INC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 15, BLOCK 5 AND A PORTION OF LOT 18, BLOCK 5, WEST OAKHURST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-B, PAGE 240, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND IN THE NORTH R.O.W. LINE OF WEST LOTUS AVENUE FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 5 AND THE SOUTHEAST CORNER OF LOT 14, BLOCK 5, SAID WEST OAKHURST ADDITION;

THENCE NORTH 12 DEGREES 00 MINUTES 00 SECONDS EAST 149.60 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 14 AND 15, BLOCK 5, WEST OAKHURST ADDITION TO A FENCE POST FOUND IN THE SOUTH R.O.W. LINE OF WATAUGA ROAD FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14 AND THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 5, WEST OAKHURST ADDITION;

THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST 26.80 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WATAUGA ROAD TO A 3/4" PIPE FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF A PORTION OF LOT 18, SAID BLOCK 5, WEST OAKHURST ADDITION ACCORDING TO DEED RECORDED IN COUNTY CLERKS NO. D2041161190, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS WEST 60.85 FEET ALONG SAID PORTION OF LOT 18, BLOCK 5, WEST OAKHURST ADDITION AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D2041161190 TO AN AXLE FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED IN THE NORTHEASTERLY LINE OF SAID LOT 15, BLOCK 5, WEST OAKHURST ADDITION, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 5 AND THE NORTHWEST CORNER OF LOT 17, SAID BLOCK 5, WEST OAKHURST ADDITION;

THENCE SOUTH 23 DEGREES 28 MINUTES 05 SECONDS EAST 65.54 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 15 AND 17, BLOCK 5, WEST OAKHURST ADDITION TO AN AXLE FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 17 AND THE NORTHWEST CORNER OF LOT 16, SAID BLOCK 5, WEST OAKHURST ADDITION;

THENCE SOUTH 20 DEGREES 18 MINUTES 06 SECONDS WEST 51.02 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 15 AND 16, BLOCK 5, WEST OAKHURST ADDITION TO A 1" PIPE FOUND IN THE NORTHERLY R.O.W. LINE OF SAID WEST LOTUS AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 15 AND THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 5, WEST OAKHURST ADDITION AND BEING LOCATED IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 354.60 FEET;

THENCE NORTHWESTERLY ALONG THE NORTHERLY R.O.W. OF WEST LOTUS AVENUE AND CURVE TO THE LEFT 69.85 FEET TO THE POINT OF BEGINNING, WHOSE CHORD BEARS 69.73 FEET NORTH 70 DEGREES 59 MINUTES 45 SECONDS WEST AND CONTAINING 8242.03 SQUARE FEET OF LAND, MORE OR LESS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR REVISING THE SAME TO BE KNOWN AS LOT 15R, BLOCK 5, WEST OAKHURST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

THIS PLAT 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.

EXECUTED THIS THE 16th DAY OF October, 2012

Susie Moses
SESOM SERVICES, INC.
SUSIE MOSES

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSIE MOSES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF October, 2012.

Dallene Hoover
NOTARY PUBLIC



FINAL PLAT
OF
LOT 15R, BLOCK 5
WEST OAKHURST ADDITION
AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

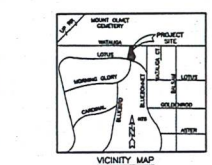
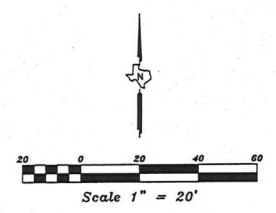
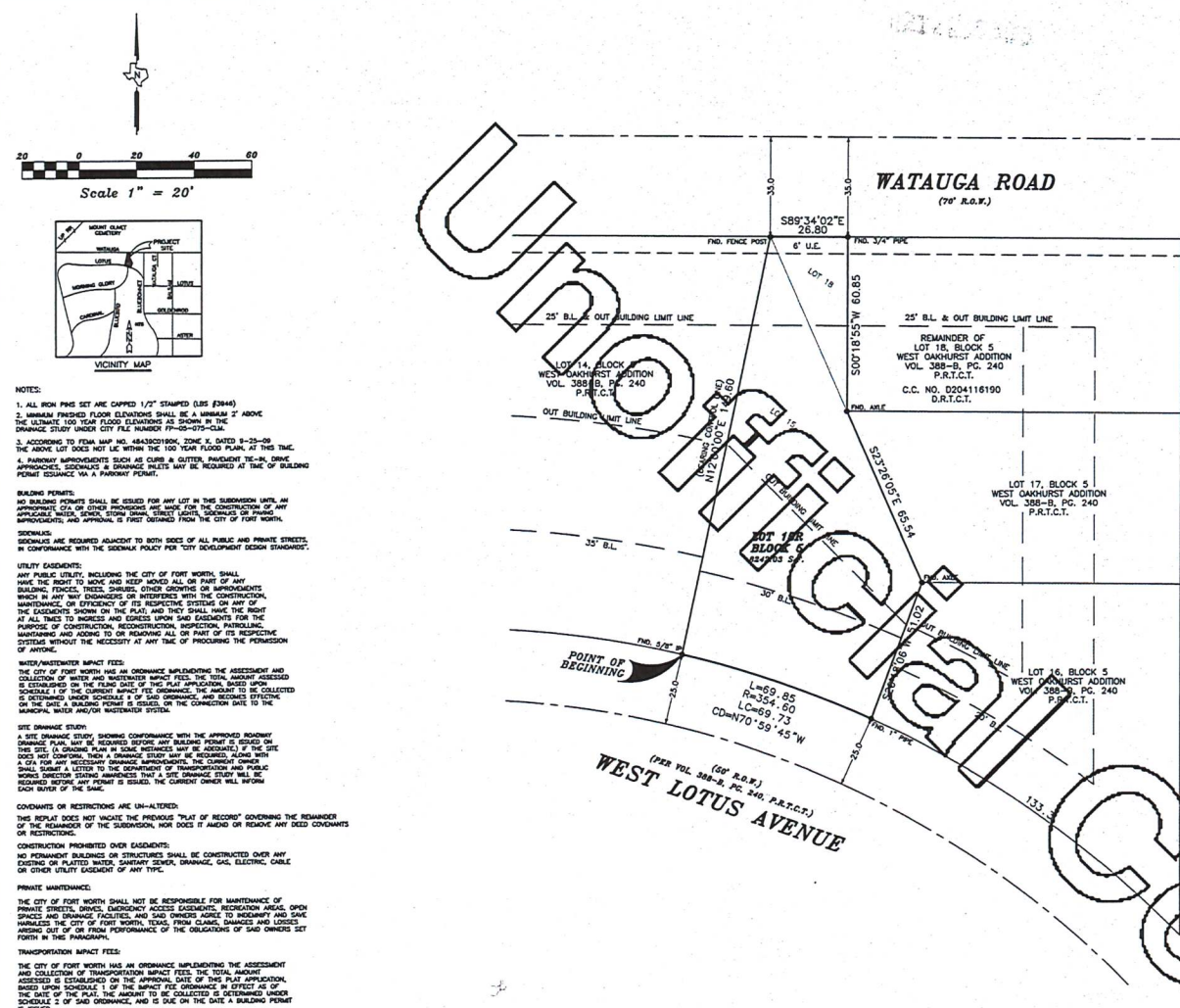
BEING A REVISION OF LOT 15 AND A PORTION OF LOT 18, BLOCK 5, WEST OAKHURST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-B, PAGE 240, PLAT RECORDS, TARRANT COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A Notary Public in and for the State of Texas, have this day personally appeared SUSIE MOSES, 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 on this 16th day of October, 2012.



THIS PLAT FILED IN INSTRUMENT NO. _____ DATED _____

CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL
PLAT APPROVED DATE: _____
BY: *[Signature]* CHAIRMAN
BY: _____ SECRETARY



NOTES:
1. ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (SIS 2384)
2. MAXIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 2' ABOVE THE ESTIMATE 100 YEAR FLOOD ELEVATIONS AS SHOWN IN THE DRAINAGE STUDY UNDER CITY FILE NUMBER FF-09-075-03A.
3. ACCORDING TO FEMA MAP NO. 18463C0300K, ZONE X, DATED 8-25-09, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
4. PARKWAY IMPROVEMENTS SUCH AS CURBS & GUTTERS, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRIVEWAYS SHALL BE REQUIRED AT THE POINT OF BUILDING POINT ISSUANCE VIA A PARKWAY PERMIT.
BUILDING PERMITS:
BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE SUBDIVISION WITH AN APPROVED CITY OF FORT WORTH PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE UTILITIES FROM STREET CORNER TO SOUTH SIDEWALK OF FRONT IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
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.
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, FENCES, TREES, SHRUBS, OTHER OBSTACLES OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ITS EXISTING UTILITIES OR 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, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE UTILITIES WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
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 PLANS DATE OF THIS PLAT APPLICATION. BASED UPON THE SCHEDULE OF THE CURRENT IMPACT FEE ORDINANCE, THE AMOUNT TO BE COLLECTED IS ESTABLISHED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE OF THE PLAT APPLICATION. ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
SITE DRAINAGE STUDY:
SITE DRAINAGE STUDY SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A DRAINAGE PLAN IN SOME INSTANCES MAY BE REQUIRED) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH CITY FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE DRAINAGE STUDY AND PUBLIC WORKS DIRECTION STAFFING. APPROVAL OF A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL FURNISH EACH SHEET OF THE SAME.
COVENANTS OR RESTRICTIONS ARE UN-ALTERED:
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
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.
PRIVATE MAINTENANCE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMBANKMENT ACCESS EASEMENTS, SIDEWALKS, DRIVEWAYS, SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO REDEMPT AND MAINTAIN 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 INSTRUMENT.
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 THE SCHEDULE OF THE CURRENT IMPACT FEE ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS ESTABLISHED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

OWNERS:
SESOM SERVICES, INC.
SUSIE MOSES
8021 WILLAMINE DRIVE
NORTH RICHLAND HILLS, TEXAS 76180
817-401-0888
FAX: 817-214-1624
SURVEYOR:
LLOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR., RPLS
1028 N. STEVENS AVE.
FORT WORTH, TEXAS 76111
817-624-3477
FAX: 817-831-9818

13-886
10-15-12
TJ/AGN



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-005

Address: 1909 Dillard Street

Owner: Vanessa Solis on behalf of V.S. Builders

Zoning: "A-5" – One Family District

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

Required Minimum Projected Front Yard Setback: 25 feet

Requested Projected 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.

6.101 Yards.

d) Front Yard Setbacks

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

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

f. Projected front yard setbacks.

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:

PB24-02745 – Residential New Building Permit, Issued, 12/07/2024

BAR-24-053 – Residential Board of Adjustment, Withdrawn, 08/02/2024

COMPREHENSIVE

PLAN DESIGNATION:

Single Family Residential



BOARD OF ADJUSTMENT - RESIDENTIAL

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Neighborhoods of East Fort Worth Alliance, Stop Six Sunrise Edition NA, East Fort Worth Inc., Historic Stop Six NA, Stop 6/Poly Oversight, Southeast Fort Worth Inc., Historic Rosedale Park NA, Echo Heights Stop Six Environmental Coalition, East Fort Worth Business Association

**EXISTING
CONDITIONS:**

The subject property is a vacant, corner lot, located in a redeveloping neighborhood. The property is rectangular and flat, with several trees present on the property. The property is not located within a floodplain.

The applicant is requesting a variance to permit construction of a single-family dwelling, proposing a projected front yard setback of 20 feet. The property located at 5213 Dunbar Avenue has a front yard setback of 25 feet, which establishes a projected front yard setback of 25 feet on the subject property. The request by the applicant is deficient from the minimum required projected front yard setback by 5 feet.

According to Historic Aerials, the property has been vacant since 2012. Prior to 2012, Historic Aerials indicate that there was a single-family home located on the property.

According to the proposed site plan, the applicant indicates that all other development standards will be met. The applicant was issued a New Residential Building Permit in December 2024, but the approved plan set reflects a 25-foot projected front yard setback. If the variance request is approved, the applicant will need to obtain the proper building permits.

Aerial Photo Map



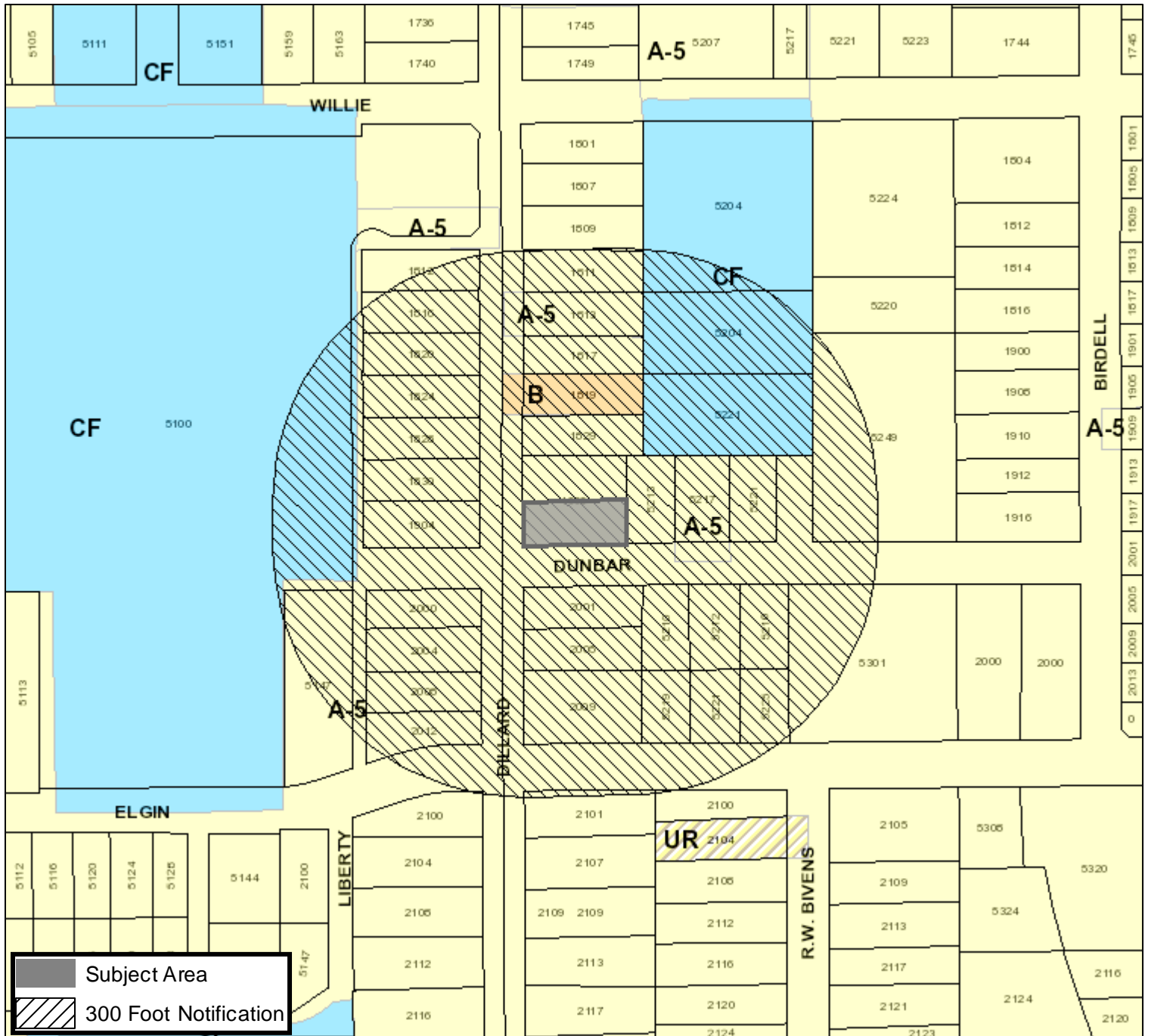
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


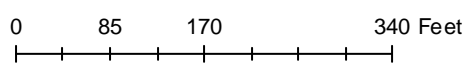


Area Zoning Map

Applicant: VS Builders, Inc., by Vanessa Solis
Mapsc0: 79P
Commission Date: 2/19/2025



	Subject Area
	300 Foot Notification



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

FORT WORTH®



Development Services Department

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 1909 Dillard St, Fort Worth Tx 76105

Lot/Tract: 10-R Block/Abstract: 5 Lot Size: 6000sf

Legal Description: Addition/Survey: Widdi, Walter subdivision

Owner's Name: Vs Builders

Address: 2900 Zinfandel Ln

City: Wrlington Tx 76001 State: TX Zip: 76001

Tele: () 682-472 0094 E-Mail vsbuilders.inc@gmail.com

Applicant's Name: Vanessa Solis

Address: 2900 Zinfandel Ln

City: Wrlington State: TX Zip: 76001

Tele: () 682-472 0094 E-Mail vsbuilders.inc@gmail.com

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

New construction: The variance request will allow me to build a wider house
the will have better curb appeal.

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning AS

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

Special Exception for Section _____

Variance for: Setback in the projected front yard.

Interpretation of the Regulation \$400

DATE RECEIVED: <u>1/14/2025</u>	FEE AMOUNT PAID : <u>NEZ</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>Bar-25-005</u>
------------------------------------	---------------------------------	----------------------------	----------------------------	-------------------------------

Variance Request Proposal Only

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

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

NO. The variance request will allow me to build a wider house that will have a better curb appeal. The 25 feet setbacks will cause for a taller more narrow house that will not look as attractive.

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 is narrow and a rectangular shape.

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 it will still be in harmony. The request is only 5 feet.

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: *[Handwritten Signature]*

Date _____



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Bradrick Turner
(Family Member, Friend, Company, etc, to represent you at the hearing)
2900 Zinfandel Ln Arlington TX 76001 817 456 3639
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) 1909 Dillard st Fort Worth TX 76105.
(Legal Description) Willi, Walter subdivision Block 5 lot 10-A

The Authority is granted only for the following specific request:

(Nature of Appeal) 5' variance widen the house from 20 feet in width to 25 feet

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: *Vanessa Sols*
Owner - Print Name: Vanessa Sols
Address: 2900 Zinfandel Ln, Arlington TX 76001
Telephone: 682 472 00 94

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

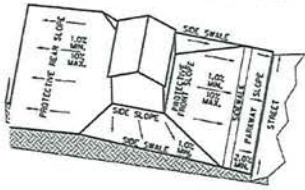
Accepted for Case No. _____

By _____

Date _____

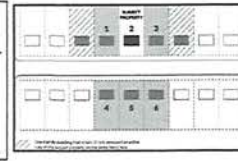
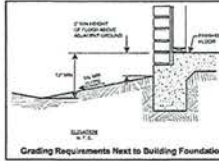
The front yard setback in residential districts shall be the greatest of: The planned building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback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

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



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

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



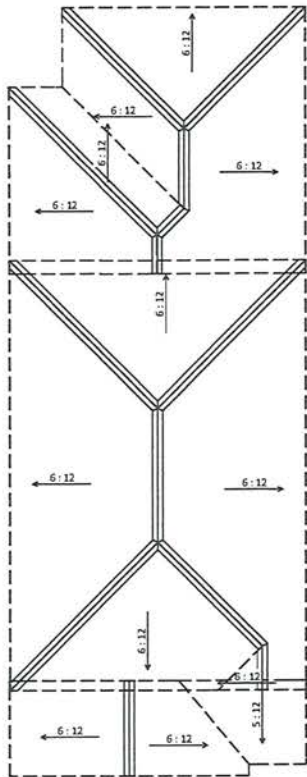
City of Fort Worth
Planning and Development Department
Residential Monotony Checklist
(This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application)

Final Plat No. _____ Date Recorded at County: _____
(If the plat recordation date is between October 3, 2018 and October 3, 2020, this form is not required because the previous requirement shall apply. The below monotony requirements apply to all other platted properties.)

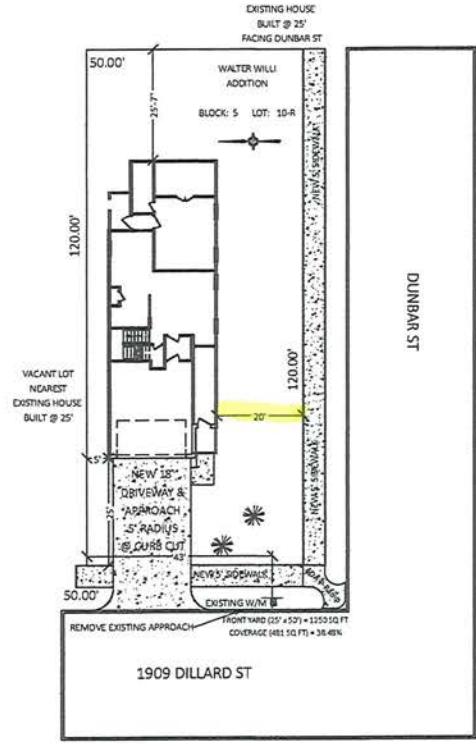
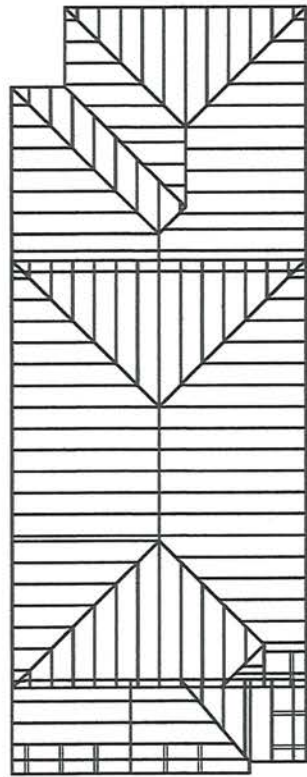
1. For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different facade elevation, either Subsection A. or B. below must be met:

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

- This permit is for a custom home, unique to the block.
- A different number of full stories, except where there are two or more dwellings of the same number of stories within the applicable lot pattern in which case the three elements in subsection B. must be satisfied, or
- A side-loaded garage, except where there are two or more dwellings with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection B. must be satisfied.



Roof Layout & Framing
Scale: 1/8" = 1'



Site Plan
Scale 1" = 20'



817-905-4072

682-408-9066

Drawn By: Eddie Santiago
DATE: 1/9/2025

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

Project Address:
1909 DILLARD ST
FORT WORTH, TEXAS

LIKE US ON facebook
CCODEHD@GMAIL.COM

SHEET NUMBER
P-2

598-25774

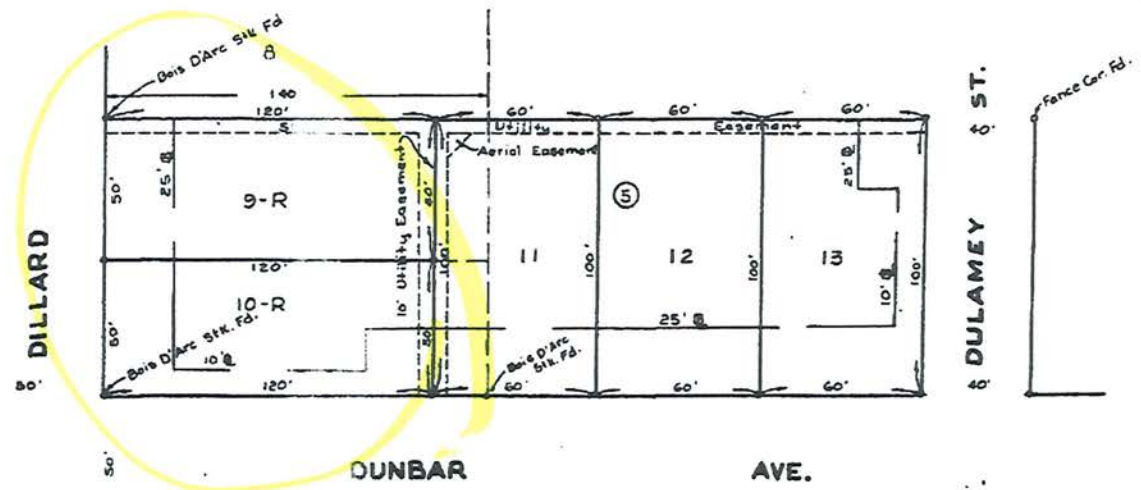
67175 = 300 *Spikes*

PLAT SHOWING
 LOTS 9-R, 10-R, 11, 12, & 13, BLK. 5
 WALTER WILLI ADDITION
 BEING A REVISION OF
 LOTS 9 & 10, BLK. 5
 AND
 TRACT OF LAND
 OUT OF THE
 D. DULANEY SURVEY
 TARRANT CO. TEXAS



SCALE: 1" = 40'

CLAUD W. ESTES ENGINEERING CO.
 2820 E. LANCASTER FT. WORTH, TEXAS
 ESTD. SURVEYED: SEPT, 1961
 BY: *C.W. Estes, Jr.*
 C.W. ESTES, JR.
 State Registered Public Surveyor - No. 945



Note: Iron Pins Set At All Corners, Except As Shown

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
 PLAT APPROVED - DATE *Oct 9, 1961*
 BY: *Shannon* CHAIRMAN
 BY: *W. J. Bryan Baker* SECRETARY 61-P-77



Know what's below.
Call before you dig.

HOMEOWNER & CONTRACTOR:
SHALL VERIFY ALL DIMENSIONS,
STRUCTURAL DETAILS,
APPLICABLE BUILDING CODES
AND GRADE REQUIREMENTS

CONTRACTOR SHALL
VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE
AND NOTIFY CITY CODE HOME DESIGNS
OF ANY DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY
WORK.

FOR ADDITIONS OR REMODELS
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS
TO REMOVE OR RELOCATE ITEMS OF VALUE
TO BE REUSED AND/ OR SAVED,
OR IN ANY DANGER OF BEING DAMAGED
DUE TO CONSTRUCTION PROCESS.



This plans are specifically
designed to comply with City of Fort
Worth adopted
Building Codes
2021 IRC/IPC/IMC
2023 NEC / 2015 IECC and adopted
Amendments

To the best of my knowledge these plans are drawn
to comply with owner's and/ or builder's
specifications and any changes made on them after
prints are made will be done at the owner's and / or
builder's expense and responsibility. The contractor
shall verify all dimensions and enclosed drawing.
CITY CODE HOME DESIGNS is not liable for
errors once construction has begun. While every
effort has been made in the preparation of this plan
to avoid mistakes, the maker can not guarantee
against human error. The contractor of the job must
check all dimensions and other details prior to
construction and be solely responsible thereafter.

PROJECT DESCRIPTION:

New Single Family Residence:

Square Feet Details:
Garage = 422 sq ft
Front Porch = 34 sq ft
Back Porch = 45 sq ft

Living Space

FIRST FLOOR = 1177 sq ft
SECOND FLOOR = 859 sq ft

TOTAL = 2,537 sq ft

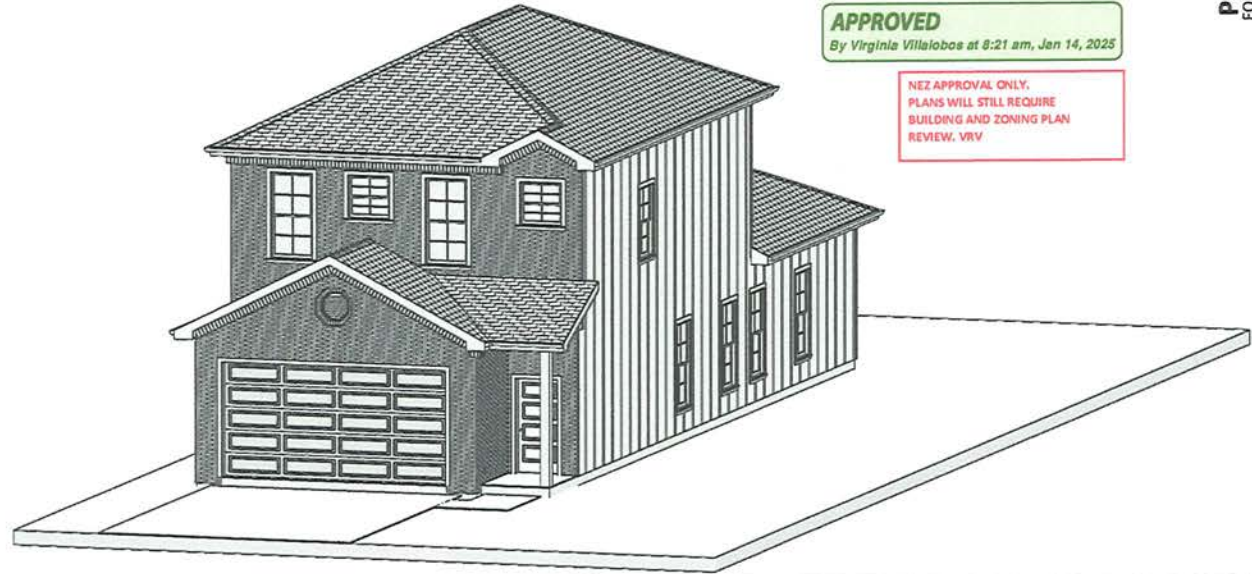
Important:

1. Energy Compliance Report must be combined with onsite construction materials to comply with APPLICABLE IECC.
2. (If Applicable) Contractor must purchase with at least one week in advance STD10 straps for Portal Framing @ garage door so that they are available and ready to install per P8 Details 3,4,5 at the time of foundation pour.
3. Any Additional changes to this plan set or Energy Compliance Report after plans are finalized and printed are subject to additional service fees by City Code Home Designs. Corrections or changes to this plan set after finalization and final prints are made may require a minimum of 10 business work days after day of notice to City Code Home Designs.

APPROVED
By Meghan Falcon at 7:39 am, Jan 14, 2025

APPROVED
By Virginia Villalobos at 8:21 am, Jan 14, 2025

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



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

Plan Title

RESIDENTIAL PLANS

TITLE	INDEX OF DRAWINGS	SHEET
PROJECT SUMMARY		1
SITE PLAN		2
MAIN FLOOR PLAN		3
ELEVATIONS		4
MEP'S		5
FRAMING SPAN TABLES		6
FOUNDATION PLAN		7
		8
WIND BRACING		9

PRESENTATION VIEWS
FOR ILLUSTRATION ONLY. NO SCALE



817-905-4072

682-408-9066

Drawn By:
Eddie Santiago

DATE: 1/9/2025

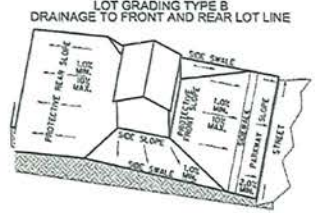
This plans have been specifically
design for a one time use at the
specified address shown in the address bar.
Additional use of this plans
set for other locations is prohibited
without the written consent of CCHD

Project Address:
1909 DILLARD ST
FORT WORTH, TEXAS



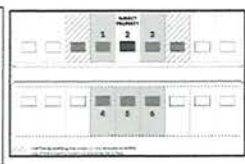
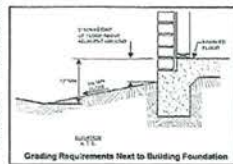
SHEET NUMBER
P-1

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



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

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



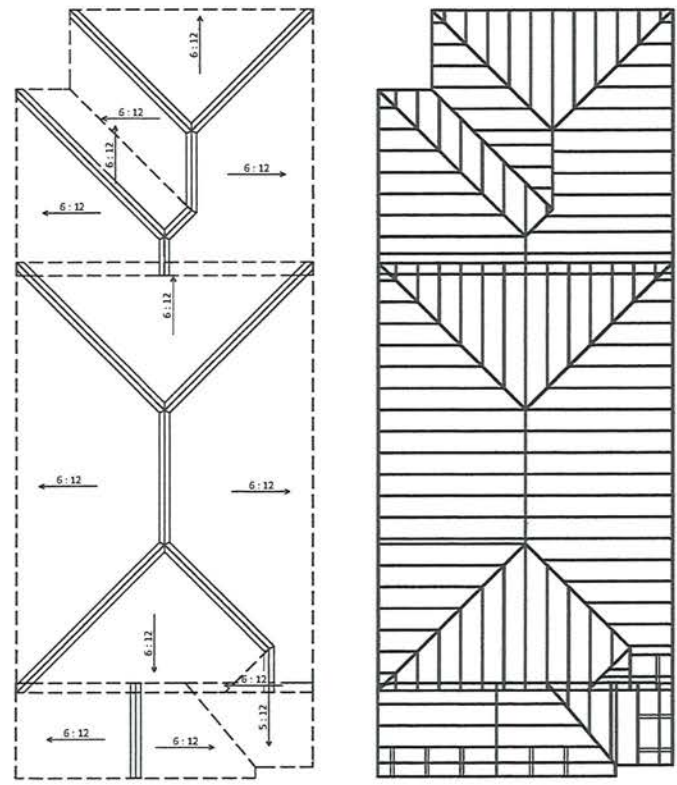
City of Fort Worth
Planning and Development Department
Residential Monotony Checklist

- Final Plat No. 12, Date Recorded at County: _____
(If the plat recordation date is between October 2, 2018 and October 2, 2019, this form is not required because the previous requirement shall apply. The below monotony requirements apply to all other platting properties.)
- This form shall be submitted with each Residential Building Permit for a Complete Application.
- For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different facade elevation, either subsection a. or b. below must be met:
 - Identify which ONE of the following elements is met. (This option only available if exceptions as stated below do not apply.)
 - This permit is for a custom home, written in the block.
 - Different number of full stories, except where there are two or more dwellings, if the same number of stories within the applicable lot pattern in which case the three elements in subsection b. must be satisfied; or
 - Side-loaded garage, except where there are two or more dwellings, with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection b. must be satisfied.

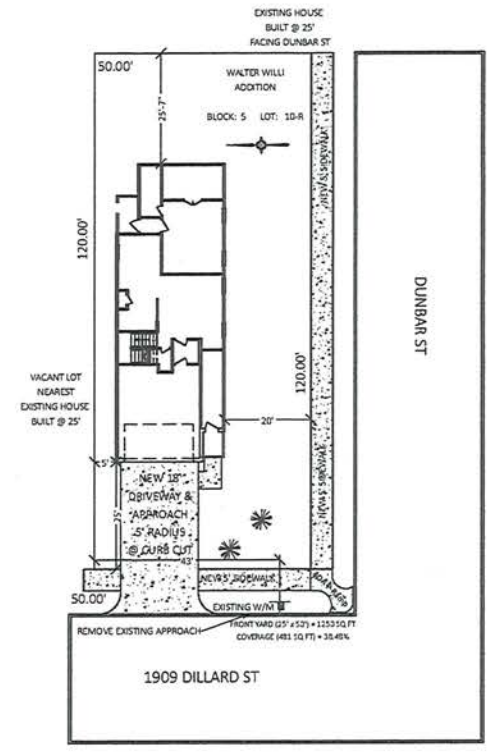
APPROVED
By Virginia Villalobos at 8:21 am, Jan 14, 2025

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

APPROVED
By Meghan Falcon at 7:39 am, Jan 14, 2025



Roof Layout & Framing
Scale: 1/8" = 1'



Site Plan
Scale 1" = 20'



817-905-4072

682-408-9066

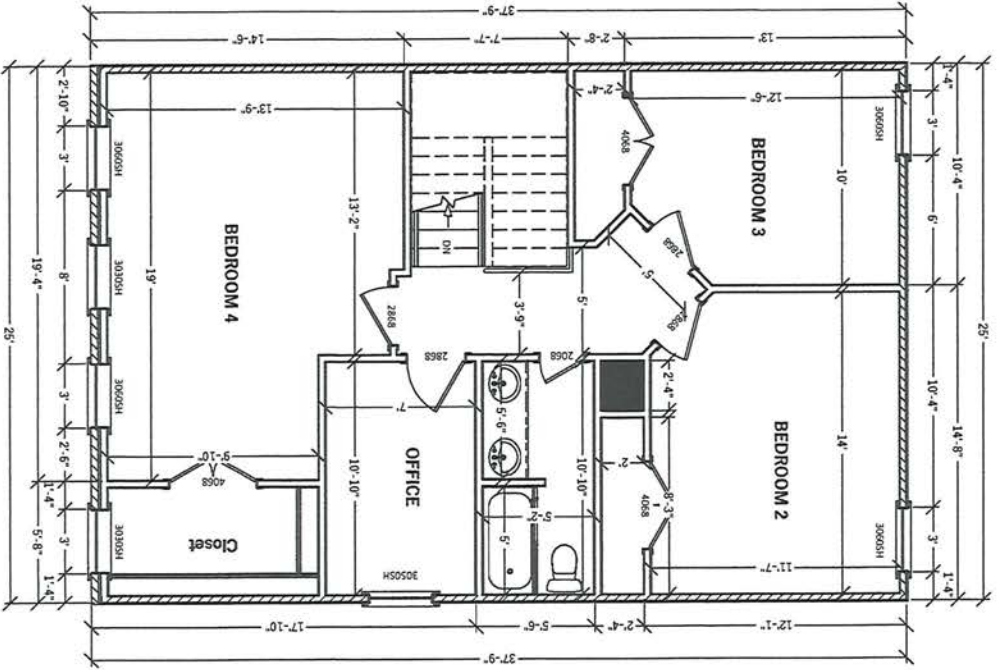
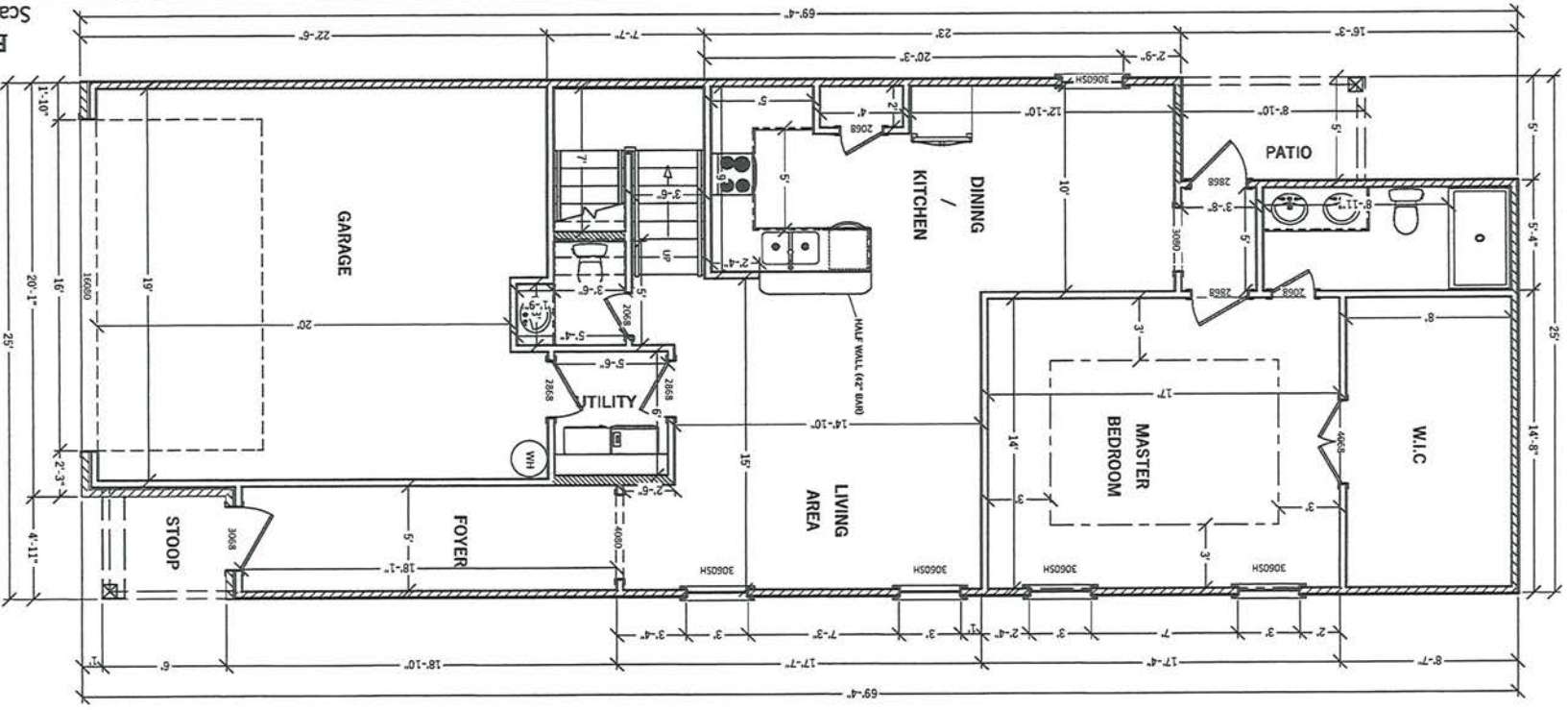
Drawn By:
Eddie Santiago
DATE: 1/9/2025

This plan has been specifically design for a one time use at the specified address shown in the address bar. Additional use of this plans set for other locations is prohibited without the written consent of City-Code.

Project Address:
1909 DILLARD ST
FORT WORTH, TEXAS

LIKE US ON
facebook
CCODEHD@GMAIL.COM

SHEET NUMBER
P-2



APPROVED
By Meghan Falcon at 7:39 am, Jan 14, 2025

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

APPROVED
By Virginia Villalobos at 8:21 am, Jan 14, 2025

SHEET NUMBER
P-3



Project Address:
1909 DILLARD ST
FORT WORTH, TEXAS

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

DATE: 1/9/2025
Drawn By:
Eddie Santiago

682-408-9066



817-905-4072

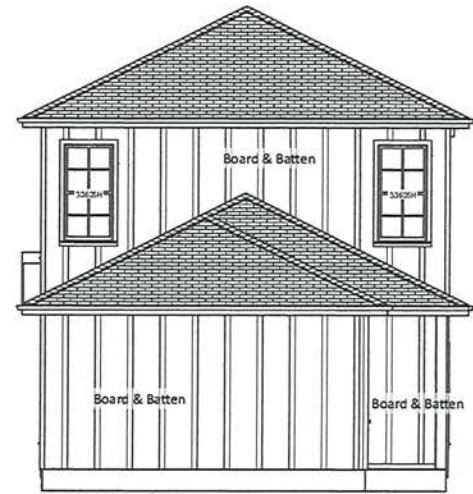


Front Elevation
Scale: 3/16" = 1'

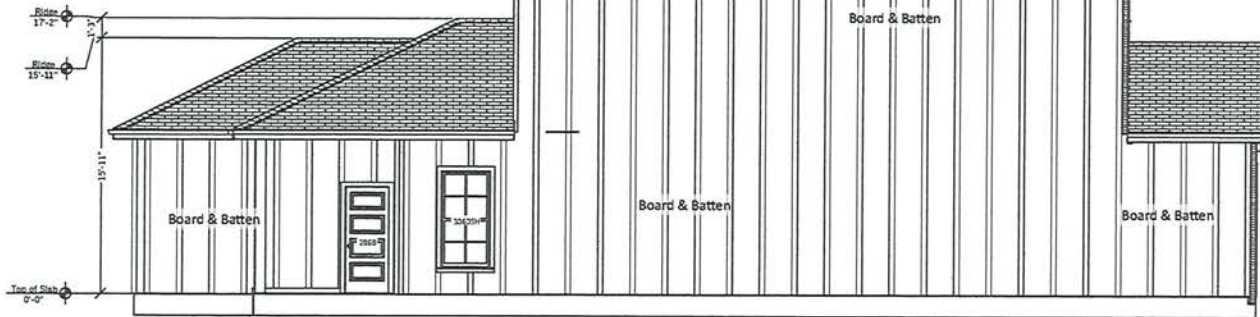
APPROVED
By Virginia Villalobos at 8:21 am, Jan 14, 2025

NEZ APPROVAL ONLY.
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BUILDING AND ZONING PLAN
REVIEW. VRV

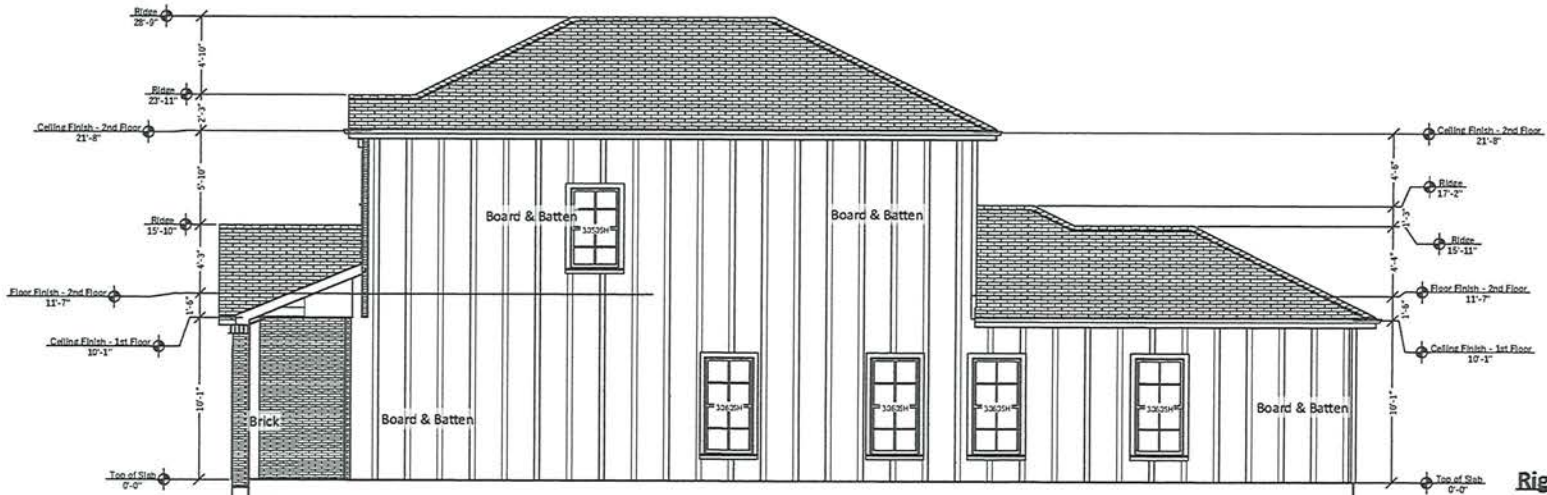
APPROVED
By Meghan Falcon at 7:39 am, Jan 14, 2025



Back Elevation
Scale: 3/16" = 1'



Left Elevation
Scale: 3/16" = 1'



Right Elevation
Scale: 3/16" = 1'



817-905-4072
682-408-9066
Drawn By:
Eddie Santiago
DATE: 1/9/2025

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

Project Address:
1909 DILLARD ST
FORT WORTH, TEXAS

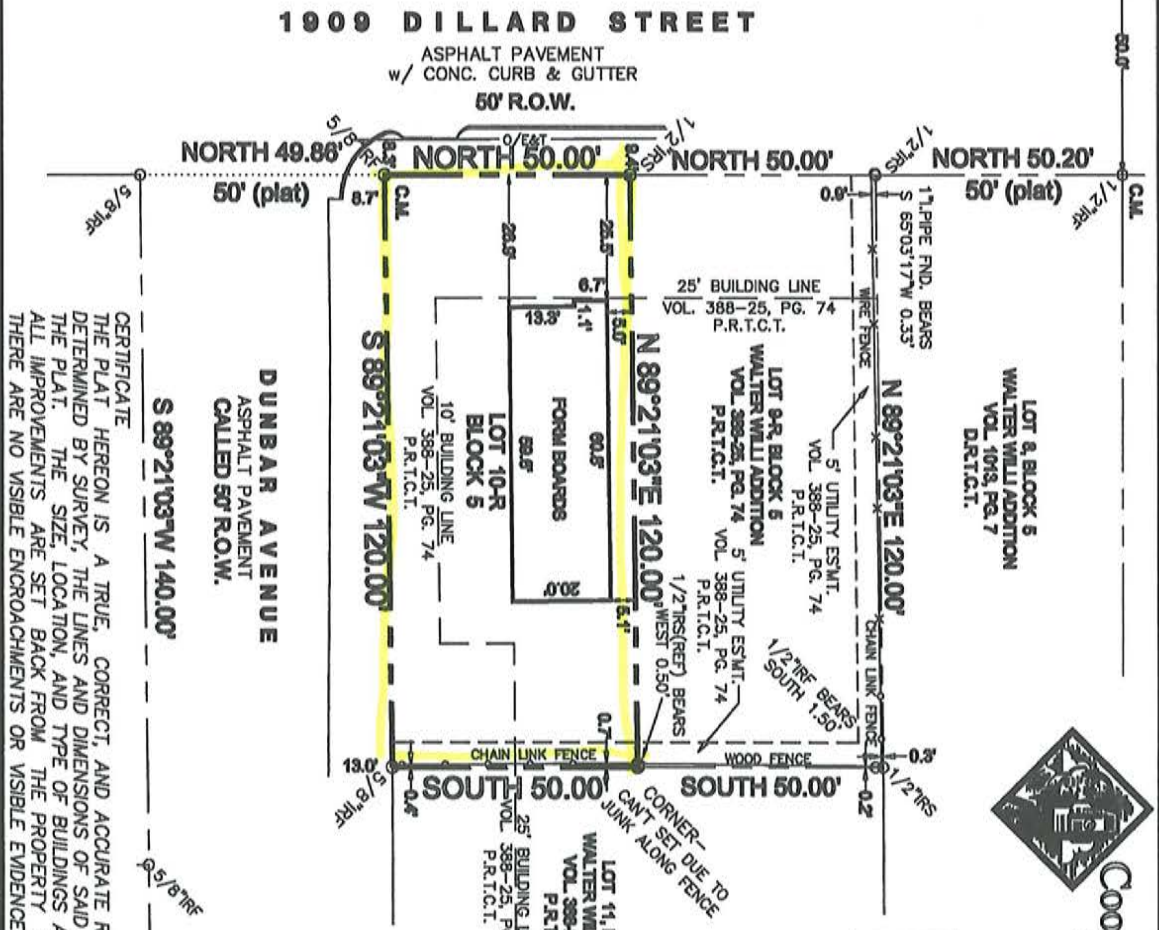


SHEET NUMBER
P-4

Form Board Survey plat of
LOT 10-R, BLOCK 5
WALTER WILLI ADDITION
 an addition to the City of Fort Worth,
 Tarrant County, Texas
 according to the Plat recorded in
Volume 388-25, Page 74
Plat Records, Tarrant County, Texas.

BASIS OF BEARINGS: EAST RIGHT-OF-WAY LINE OF
 DILLARD STREET AS SHOWN ON PLAT RECORDED IN
 VOL. 388-25, PG. 74, P.R.T.C.T.
 IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS R.P.L.S. 5294"
 C.M. DENOTES CONTROLLING MONUMENT

SCALE: 1" = 30'



Combs Land Surveying, Inc.
 P. O. Box 6160 Fort Worth, Texas 76115
 (817) 920-1600
 T.B.P.L.S. FIRM No. 10111800
 C.L.S. JOB No. 23-0051
 G.F. NO. NONE

* N O T E *
 ALL SUBJECT PROPERTY BOUNDARY
 LINE BEARINGS AND DISTANCES ARE
 PLAT & ACTUAL UNLESS OTHERWISE
 NOTED HEREON.

* N O T E *
 NO PORTION OF THIS PROPERTY
 LIES WITHIN A 100-YEAR FLOOD
 BOUNDARY LINE ACCORDING TO
 THE NATIONAL FLOOD INSURANCE
 PROGRAM'S FLOOD INSURANCE
 RATE MAP FOR TARRANT COUNTY,
 TEXAS, COMMUNITY PANEL No.
 48439C0330 K, MAP EFFECTIVE
 SEPTEMBER 25, 2009



SURVEYED ON THE GROUND
 JUNE 11, 2024
Ronald W. Coombs
 RONALD W. COOMBS, R.P.L.S.
 STATE OF TEXAS No. 5294

CERTIFICATE
 THE PLAT HEREON IS A 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 BUILDINGS AND IMPROVEMENTS ARE AS SHOWN.
 ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
 THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-007

Address: 2009 Hawthorne Street
 Owner: John Lewis and Juliette Herlin
 Zoning: "A-5" – One Family District in the TCU Residential Overlay District

a. Variance: To permit construction of an attached carport that would encroach into the minimum required side-yard setback.

Required Minimum Side Yard Setback: 5 feet
Requested Side Yard Setback: 0 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.

5.301 Accessory Uses on Residential Lots

(a) *General provisions.*

- (2) Accessory buildings shall comply with the side and rear setbacks for the primary structure of the zoning district applicable to the residential use.

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

c. Property Development Standards

One-Family ("A-5") District	
Side yard	5 feet minimum

LOT HISTORY:

PB12-06180 – Residential remodel construction permit, to construct portion of garage to habitable space, finalized, 07/09/2012
 PB20-00099 – Residential new accessory structure permit, detached shop with living area, finalized, 01/25/2021
 PB20-18756 – Residential remodel construction permit, foundation repair, finalized, 02/25/2021
 PB24-14346 – Residential remodel construction permit, foundation repair, finalized, 10/25/2024



BOARD OF ADJUSTMENT - RESIDENTIAL

COMPREHENSIVE

PLAN DESIGNATION: Single Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Riverside Alliance, Paschal NA, Mistletoe Heights NA, Neighborhoods of East Fort Worth Alliance, Fairmount NA, Ryan Place Improvement Association, Park Hill NA, Berkeley Place NA, Near Southside Inc., United Riverside Rebuilding Corporation, Inc., East Fort Worth Business Association, East Fort Worth Inc., Park Hill Place HOA, Frisco Heights NA

**EXISTING
CONDITIONS:**

The subject property is located in an established neighborhood, on an interior lot, was platted without an alley, and is approximately 8,418 square feet in size. The subject property does not contain any regulated floodplain area, however does contain an approximate 2% upward slope, beginning at the northern property line and ending at the south eastern property corner. The current lot coverage is approximately 44%, with a primary structure that is approximately 3,055 square feet and an existing detached, habitable accessory structure of approximately 651 square feet.

According to the Tarrant County Appraisal District, the primary structure was built in 1926. Based on 1952 Historic Aerials, a detached accessory structure was constructed within the period between the 1946 aerial photographs and the 1952 aerials. This accessory structure may have been a garage, and was accessible via the driveway. During the 1990s, an addition to the main structure was constructed resulting in an inability for the car to access the detached accessory structure. In 2012, the detached accessory structure was converted to a habitable, detached accessory structure. Permit records indicate that the ownership has changed since 2012.

Due to the lot being larger than 7,500 square feet, the applicant is requesting a variance to the minimum required 5-foot side yard setback in order to construct a carport that would be attached to the primary structure. City of Fort Worth ordinance 5.301(d)(2) permits carports to be constructed with no required minimum side-yard setback if the lot size does not exceed 7,500 square feet and the accessory structure does not exceed 200 square feet in size.

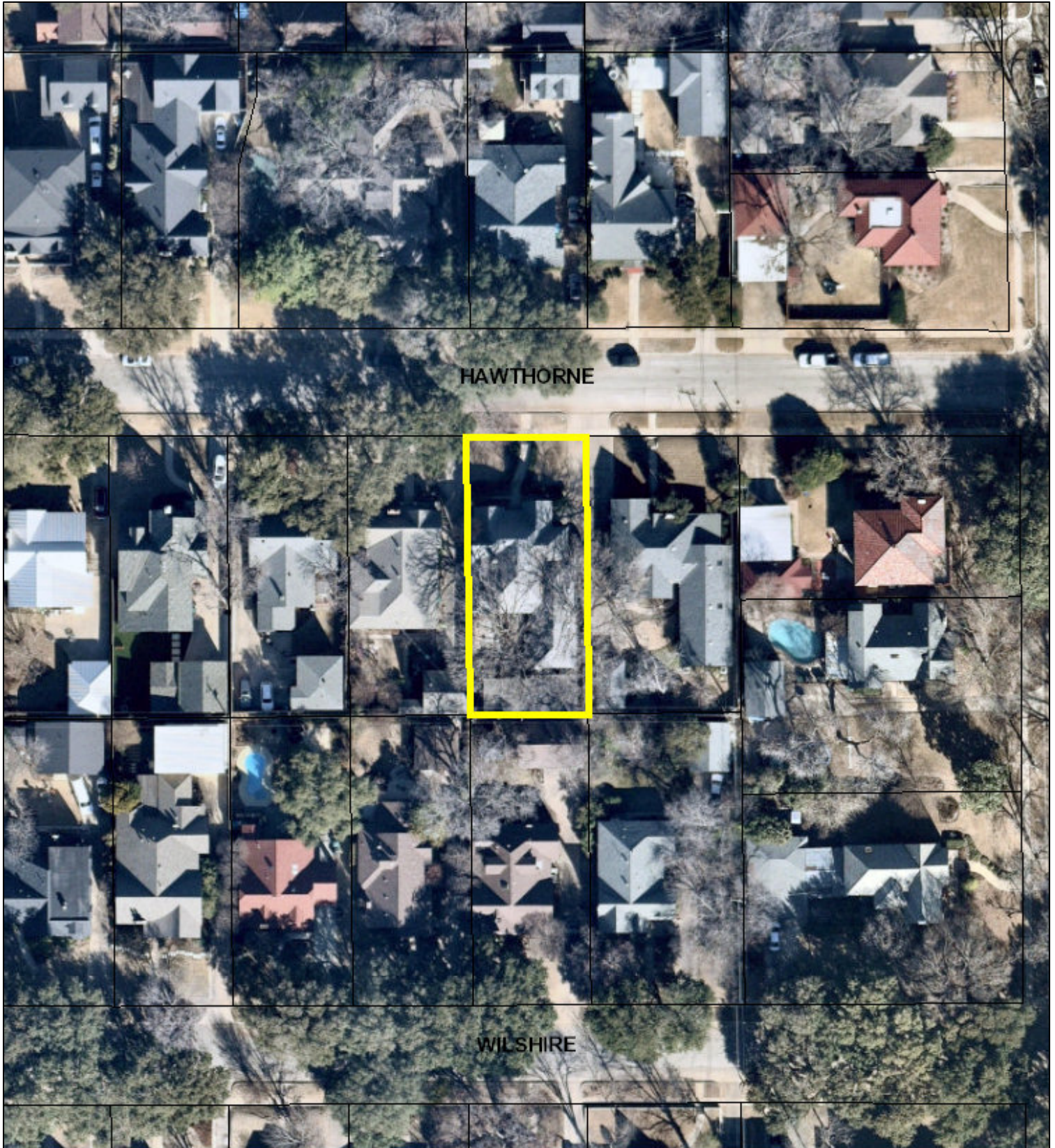
The proposed dimensions of the carport are 10.4 ft wide at the front x 20.2 feet long along the eastern side, 5.1 feet wide at the rear of the carport, x 19 ft on the western side, attached to the house. The total area of the carport is approximately 200 square feet in size.



BOARD OF ADJUSTMENT - RESIDENTIAL

The applicant is requesting a zero-foot side yard setback in order to construct an attached carport that is wide enough and long enough to provide cover for one vehicle where a minimum required 5 foot side-yard setback applies. The proposed carport would be located behind the front wall of the primary structure, and elevation drawings indicate that it would match the style of the existing home. The applicant was advised after internal staff discussion that the proposed materials would result in approval difficulty at the permitting stage, and they are working with City Staff to proactively address those concerns, however due to the location of the driveway, there is no revision to the variance request. Due to the addition that was constructed in the 1990s, the side yard setback of the home, the side yard narrows to 5.1 feet approximately 64 feet from the property line, preventing a vehicle from accessing the rear yard. If the variance request is approved, the lot coverage would increase to 46% where the maximum lot coverage allowed is 50%.

Aerial Photo Map



HAWTHORNE

WILSHIRE

0 40 80 160 Feet



BAR-25-007



BAR-25-007



BAR-25-007



REVISED
1-22-25

**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: 2009 Hawthorne Avenue, Fort Worth TX, 76110
Lot/Tract: Lot 7 Block/Abstract: 9 Lot Size: 0.1928 acres
Legal Description: Addition/Survey: Berkeley block 9 lot 7

Owner's Name: John Lewis & Juliette Herlin
Address: 2009 Hawthorne Avenue
City: Fort Worth State: Texas Zip: 76110
Tele: () 312-810-4611 E-Mail johncopelandlewis@gmail.com & jherlingiret@gmail.com

Applicant's Name: Juliette Herlin
Address: 2009 Hawthorne Avenue
City: Fort Worth State: Texas Zip: 76110
Tele: () 312-810-4611 E-Mail jherlingiret@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Porte cochere over driveway to provide covered parking as we have neither a garage nor covered parking. The structure would be 19' in length, 10.4' in width, and 10 feet in height. The structure will consist of 3 pillars & a roof connected to the home's roofline. Materials: brick for pillars, wood, and roof tiles that will match our existing roof.

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

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

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

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

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

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

Have you informed your Home Owners Association YES NO 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: To permit construction of a carport that would encroach into the minimum required side yard setback.
- Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
1/17/2025	\$562.50	1	MP	BAR-25-007

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 home had neither a garage nor covered parking when we purchased it in the summer of 2024.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. The property has the unique circumstance of no covered parking; we the owners did not create the circumstance and it existed upon purchase; the request is to protect our vehicles from severe weather and sun damage and is not merely financial or for convenience; the lack of covered parking is not due to the zoning district as most if not all homes in the area have covered parking.

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 believe that the proposed porte cochère is in harmony with the comprehensive plan and zoning for the neighborhood.

4. The variance will not adversely affect the health, safety, or welfare of the public.
The variance would pose no harm to the health, safety, or welfare of the public. The structure will not impact public areas and will be made with high quality materials and workmanship.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
The variance would not injure use of the adjacent property in the same district. It will not impact our neighbor's driveway, which is the portion of her home next to the structure we plan to build.

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: **Herlin, Juliette** Digitally signed by Herlin, Juliette
Date: 2025.01.22 08:32:41 -06'00'

Date 1/16/2025

**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: _____

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: _____

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.

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. _____

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.

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

4. 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.

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 _____

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.

Construction of a Pate Cochère / Carport for 1 parking space.
 It would be built up to our property line. Dimensions:
 17.5' in length
 10.16' in width
 10ft in height

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 Mrs. Dixie McIntyre	Mrs. Dixie McIntyre	2021 Hawthorne Ave.
2 Carol Harpell	Carol Harpell	2005 Hawthorne Ave
3 Johnny Garcia	Jmgarcia	2012 Hawthorne ave.
4		
5		
6		

I, Carol Harrell, residing at 2005 Hawthorne Ave in Fort Worth, support the variance petition of my neighbors John Lewis and Juliette to build a Porte Cochere up to the edge of their property line.

Carol Harrell
2005 Hawthorne Ave 76110
817-726-5154

HOA notification



Juliette Herlin <jherlingiret@gmail.com>

Notification of application to build Port Cochère

1 message

John Lewis <johncopelandlewis@gmail.com>

Thu, Jan 16, 2025 at 11:43 AM

To: ross.douglass13@gmail.com

Cc: Juliette Herlin-Giret <jherlingiret@gmail.com>

Hi Ross,

Happy new year and I hope that you had a nice holiday! Juliette and I are residents of 2009 Hawthorne Avenue and we are writing to inform you that we are applying to the zoning board of adjustment in order to build a Port Cochère over the back of our driveway (closest to the house). We have neither a garage nor covered parking, hence the need.

The structure will be relatively small at ~17.5' in length and ~10.2' in width and will be designed such that the roofline of the structure blends seamlessly with the roofline of our home to preserve the home's aesthetic. Our neighbor Carol at 2005 Hawthorne Avenue is aware and has agreed to us building the Port Cochère. We have also notified and received approval signatures from other neighbors surrounding our home on both sides of the street.

I have attached a site plan for your reference. Please let me know if you have any questions. We would be happy to discuss further via phone if helpful.

Thank you,
John

--

John Lewis

Cell: (650) 200-5117

 **SITE PLAN.pdf**
89K

This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Berkeley

AN ADDITION TO
FORT WORTH, TEXAS.

Scale $\frac{1}{2}$ inch = 100 feet
Map 1934 Bookers Baker-Surveyors

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

That I, O. P. Keith, Trustee, acting by virtue of the authority conferred upon me by J. J. Rogers and Chase by their deed dated Dec. 20th, 1925, and of record in Vol. 205, Page 113, Tarrant County Deed Records, conveying all that certain portion of the Auld Southerland Survey, Patent No. 389, Vol. 25, Abstract 613; beginning at the Northwest corner of said survey; thence West 889 Varner; thence South 889 Varner; thence East 889 Varner to the East line of the survey; thence North 889 Varner to the place of beginning, except however, a strip off the east side conveyed to the Fort Worth Rio Grande R. R. Co., by deed recorded in Vol. 205, page 266, and also except a tract of about 23 acres off the east side, conveyed to the Galin Louis for Francisco & Co. Railway Co., of Texas, and also except a strip 30 feet wide off the west side conveyed to Tarrant County for road purposes hereby adopt the hereon map as correctly representing my plan for subdividing same, and do hereby declare that I, the undersigned, am attorney in law for the said O. P. Keith, Trustee.

Witness my signature this 6th day of March, 1934.

O. P. Keith, Trustee

CITY OF FORT WORTH

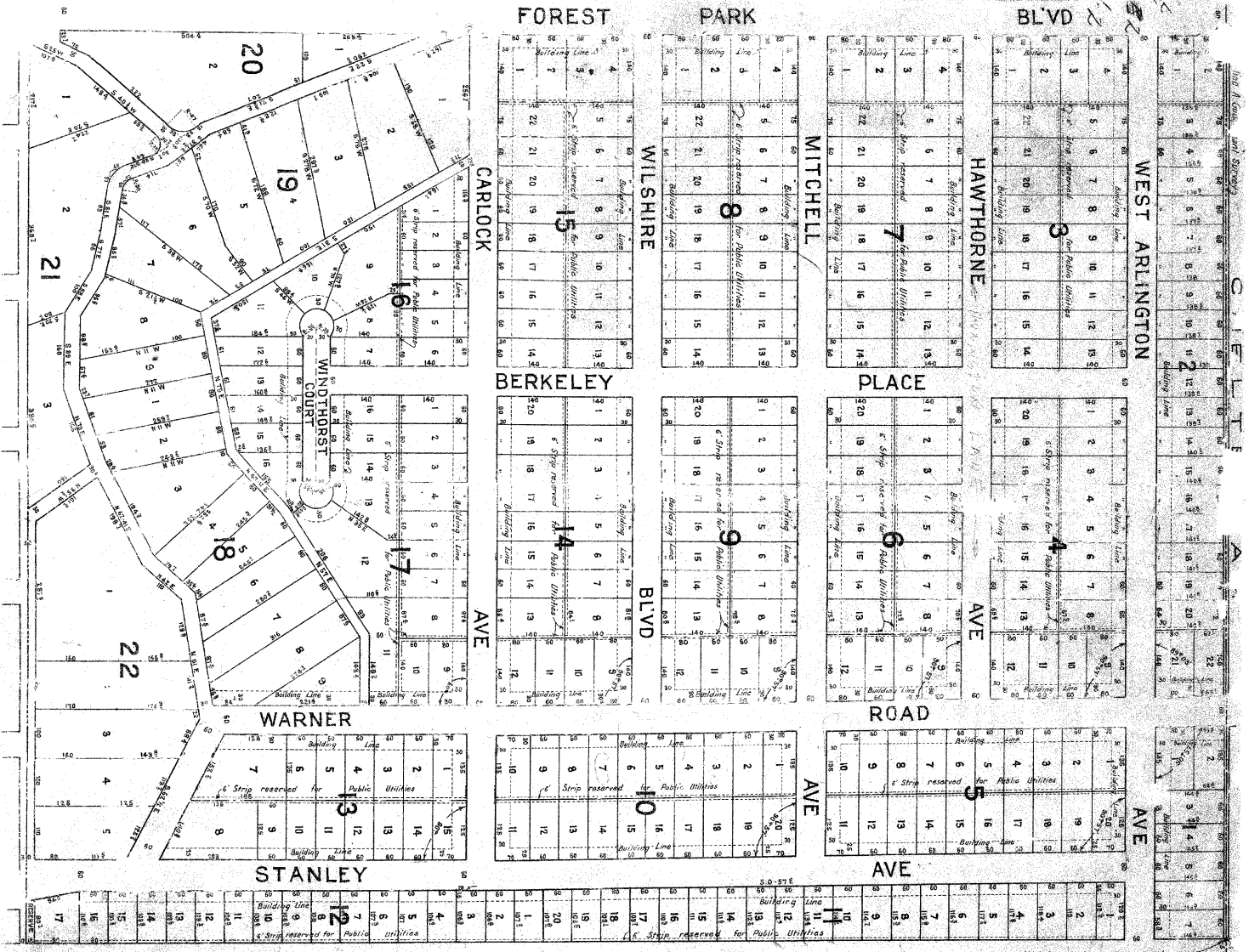
Before me, the undersigned authority, and having personally appeared O. P. Keith, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 6th day of March, 1934.

L. W. G. County Clerk,
Tarrant County, Texas

FILED FOR RECORD MAR 15, 1934 AT 2:10 P.M.

ED. A. CONNELL, COUNTY CLERK
TARRANT COUNTY, TEXAS



Plat map

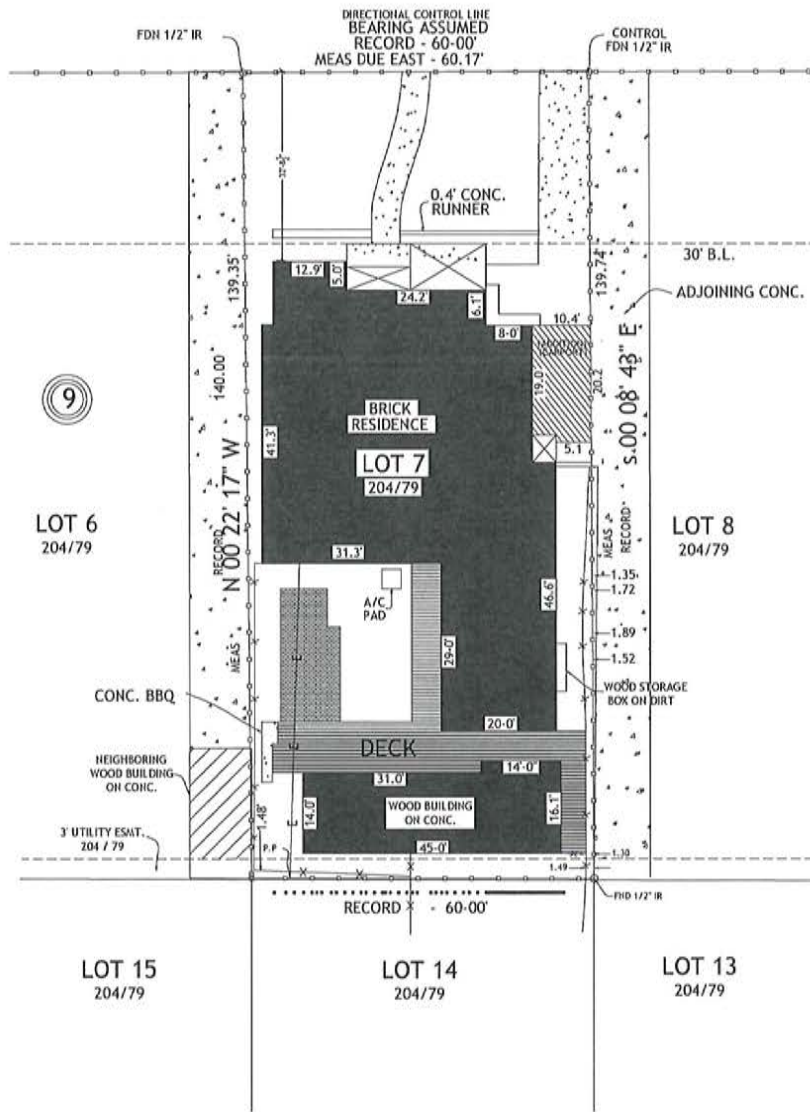
REVISED
1-22-25

Reference No: 2406102009 G.F. No: ATD-25-6000052400089-HKG
 Title Co: ALAMO TITLE
 Purchaser: LEWIS & HERLIN

PROPERTY DESCRIPTION

Lot 7, Block 9, Berkeley, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 79, Plat Records of Tarrant County, Texas.

2009 HAWTHORNE AVENUE



SCALE: 1/32"=1'

DRAWINGS PROVIDED BY:
IAC ARCHITECTS
 & CONSULTANTS
 1000 W. WILSON ST. SUITE 100
 FORT WORTH, TX 76102
 WWW.IACCONSULTANTS.COM

COPIES

ALTHOUGH GREAT EFFORT AND CARE HAS BEEN MADE IN THE PREPARATION OF THIS PLAN, IT IS IMPERIBLE TO AFFECT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR THIS RECORD AND DUE TO THE MANY UNPREDICTABLE DIFFERENCES BEING MADE IN THE FIELD, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE, INJURY OR DEATH, ARISING FROM STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE RECORD, HOME PLANS ARE GENERAL IN NATURE, IT IS THE RESPONSIBILITY OF THE OWNER AND BUILDER TO CONSULT A LOCAL ARCHITECT OR ENGINEER AND TO CHECK WITH LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

DRAWING TITLE:
 SITE PLAN

CLIENT NAME:
 Juliette Herlin & John Lewis
 PROJECT ADDRESS:
 2009 Hawthorne Ave,
 Fort Worth TX 76110

SCALE:
 1/32"=1'-0"
 DATE:
 31/12/2024

DWG NO.:
 DWGHO
 REVISION:
 REVWU

SHEET NO.
A-0

Tolliver Jones, Ashlie D

From: Juliette Herlin <jherlingiret@gmail.com>
Sent: Wednesday, January 22, 2025 8:35 AM
To: Tolliver Jones, Ashlie D
Cc: johncopelandlewis@gmail.com; Pena, Michelle; Moreno, Karen S; Knight, Beth; London, Donnicha
Subject: Re: BAR-25-007: 2009 Hawthorne Ave
Attachments: BOA Variance .pdf

REVISED
1-22-25

This message is from an external organization.

This message came from outside your organization.

Report Suspicious

Good morning,

Thank you for your email. The dimensions for the carport are actually 10.4x19. We have corrected the site plan, therefore please find the updated application attached.

Regarding the yellow area, it is an uncovered deck. This has also been clarified in the site plan.

Let us know if we can provide any other information.

All the best,
Juliette

On Tue, Jan 21, 2025 at 12:02 PM Tolliver Jones, Ashlie D <Ashlie.TolliverJones@fortworthtexas.gov> wrote:

Good afternoon,

City of Fort Worth Board of Adjustment Staff met this morning to conduct a review of your variance application for the property located at 2009 Hawthorne Avenue. At this time, we require additional information.

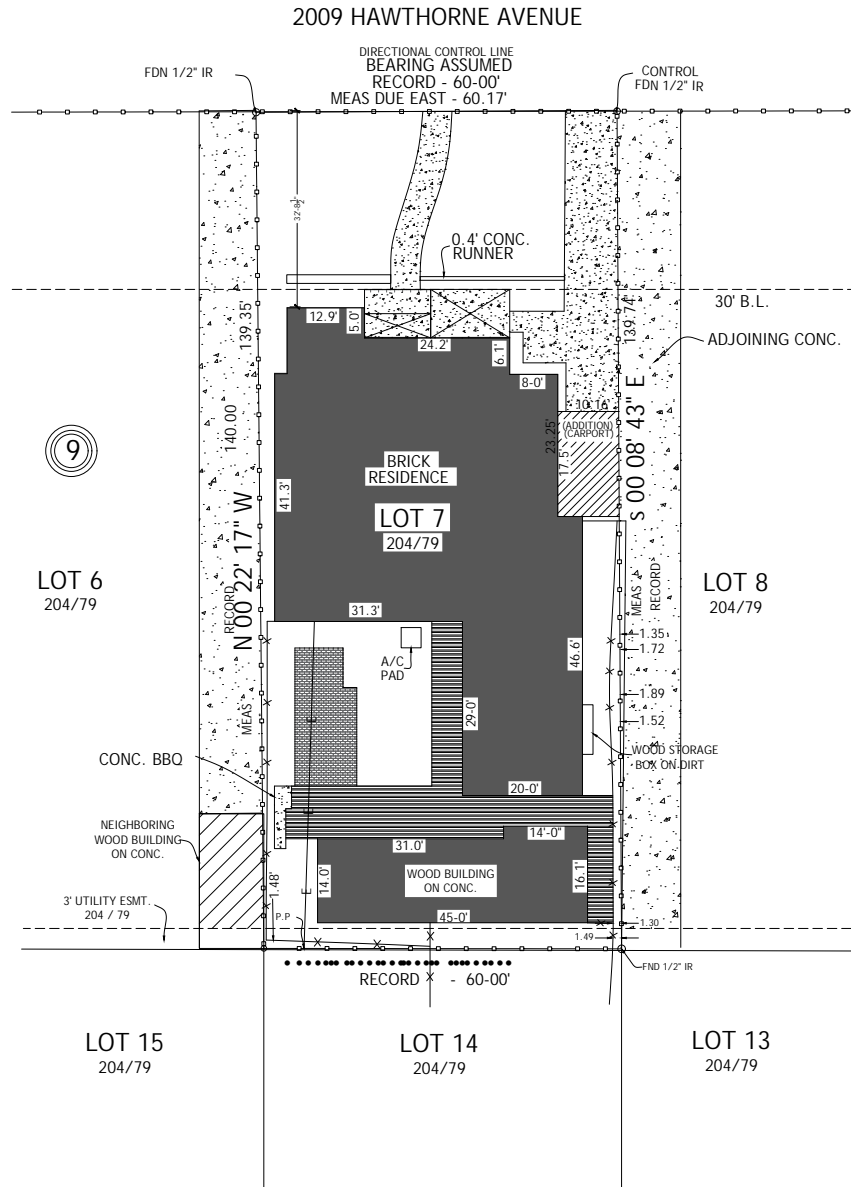
- The application indicates the proposed carport dimensions as 10.16 ft X 17.5 ft. A standard parking space for one vehicle is 9ft X 18 ft, and your dimensions as proposed do not provide coverage for 1 full parking space. Are the dimensions accurate? We require this information for the staff report, please clarify.
- Is the yellow area on the below image an uncovered patio or is it under a roof? We need this information to determine lot coverage percentage. Please revise the site plan to clarify.

Site plan

Reference No: 2406102009 G.F. No: ATD-25-600052400089-HKG
 Title Co: ALAMO TITLE
 Purchaser: LEWIS & HERLIN

PROPERTY DESCRIPTION

Lot 7, Block 9, Berkeley, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 79, Plat Records of Tarrant County, Texas.



SCALE: 1/32"=1'

<p>DRAWINGS PROVIDED BY: IAC ARCHITECTS & CONSULTANTS <small>REGISTERED ARCHITECTS 40 WEST TULSA STREET, SUITE 200, FORT WORTH, TEXAS 76102 www.fiverr.com/kami_filler</small></p>	<p>STAMP</p>	<p>ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPOSSIBLE TO AFFECT ANY CONTROL OVER THE ACTUAL CONSTRUCTION. FOR THAT REASON AND DUE TO THE MANY JURISDICTIONAL DIFFERENCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL, SEISMIC AND WEATHER CONDITIONS, YOUR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, MONETARY OR OTHERWISE, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE OWNER AND BUYER TO CONSULT A LOCAL ARCHITECT OR ENGINEER AND TO CHECK WITH LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.</p>	<p>DRAWING TITLE: SITE PLAN</p>	<p>CLIENT NAME: Juliette Herlin & John Lewis PROJECT ADDRESS: 2009 Hawthorne Ave, Fort Worth TX 76110</p>	<p>SCALE: 1/32"=1'-0" DATE: 31/12/2024</p>	<p>DWG NO.: DWGNO REVISION: REVNO</p>	<p>SHEET NO. A-0</p>
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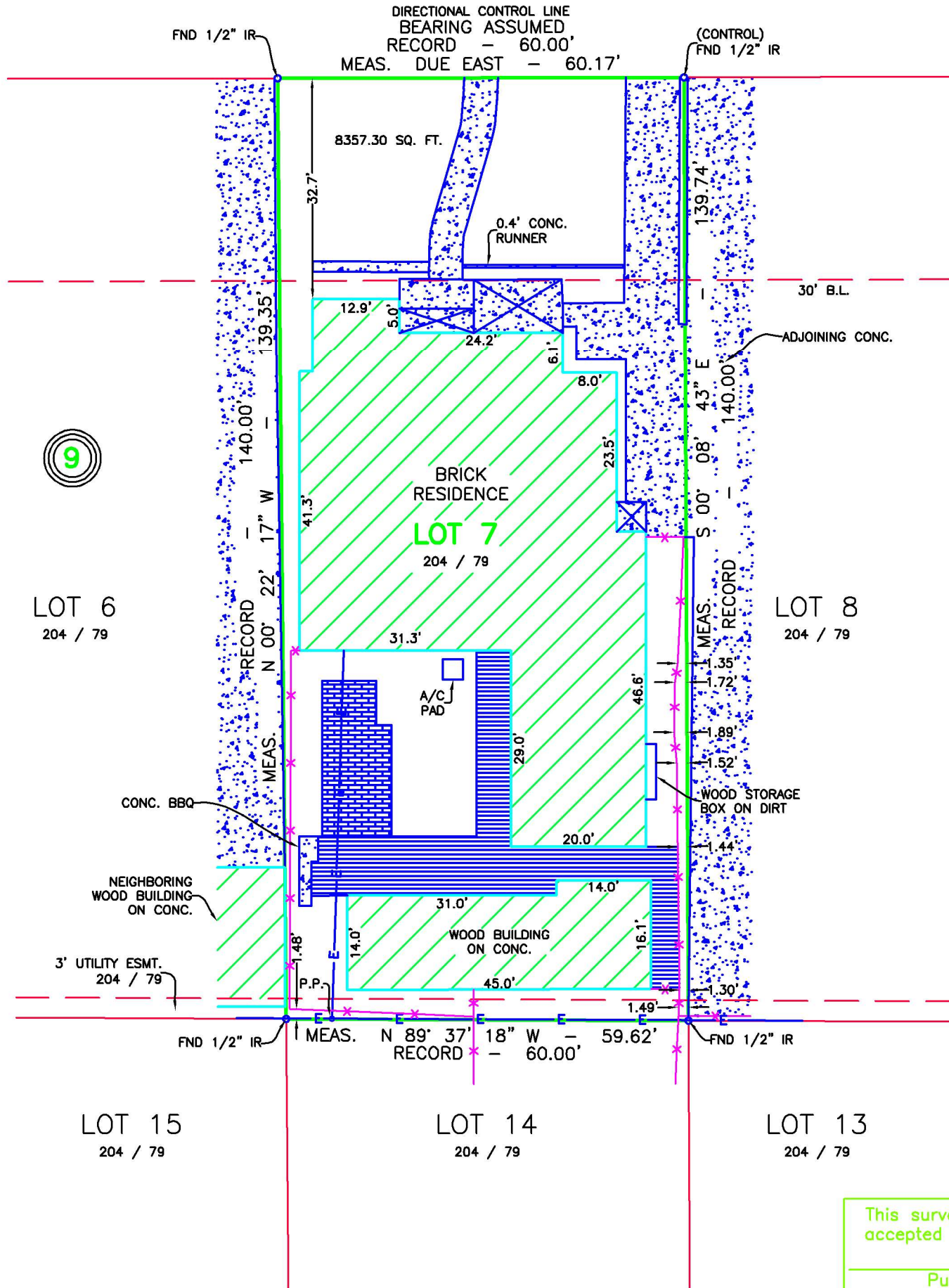
Reference No: 2406102009 G.F. No: ATD-25-6000052400089-HKG
 Title Co: ALAMO TITLE
 Purchaser: LEWIS & HERLIN

Survey

PROPERTY DESCRIPTION

Lot 7, Block 9, Berkeley, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 79, Plat Records of Tarrant County, Texas.

2009 HAWTHORNE AVENUE



This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

SCALE: 1" = 20'

SURVEYORS CERTIFICATION

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



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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

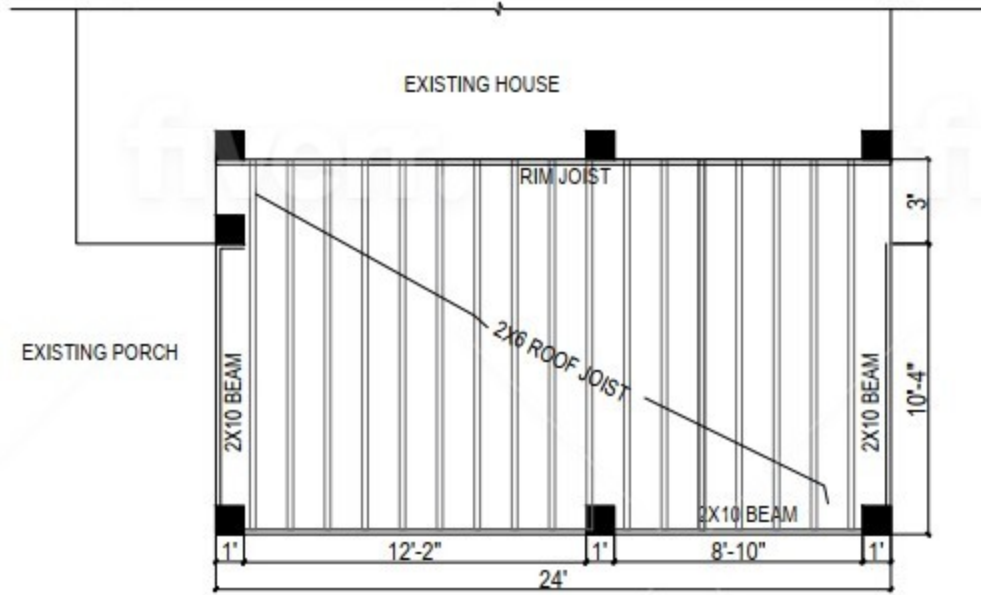


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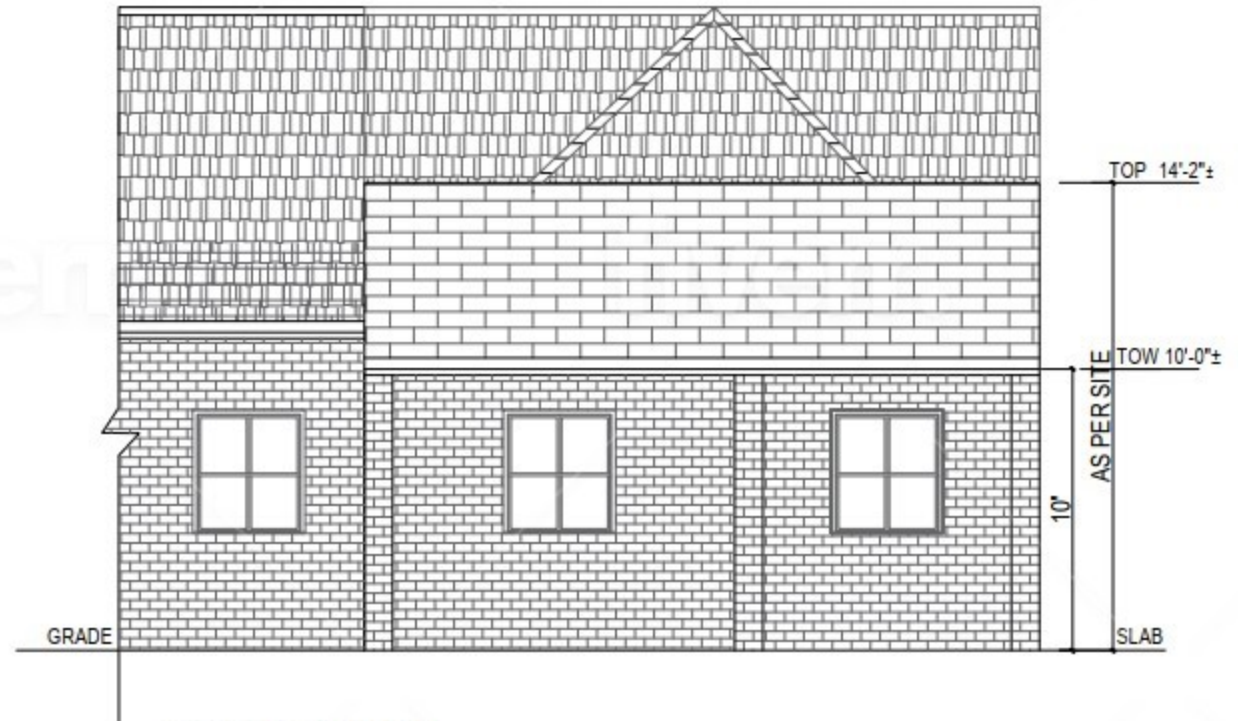
DATE: 6-17-2024

William H. Moss

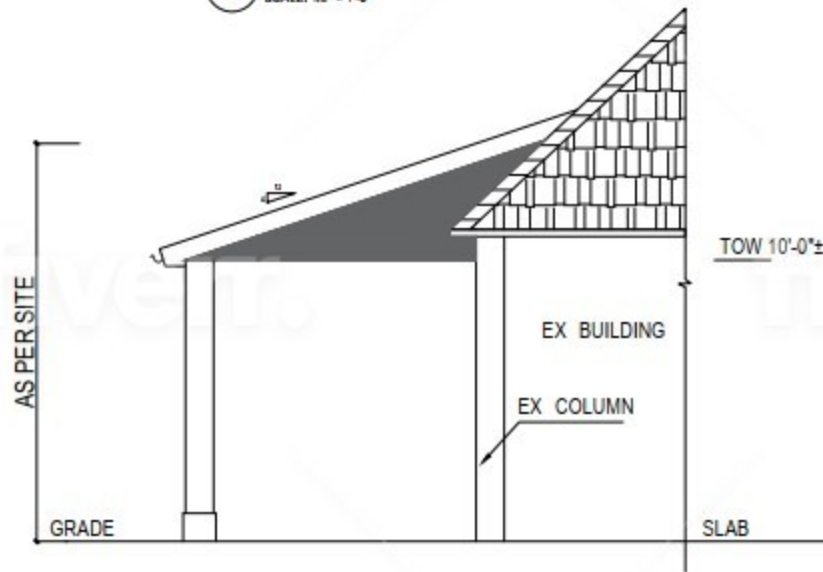
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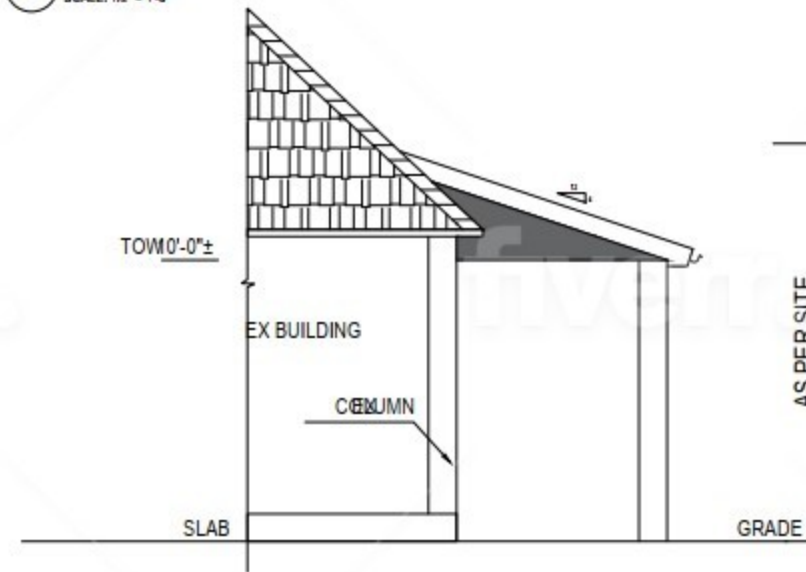
1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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



3 LEFT ELEVATION
SCALE: 1/2" = 1'-0"

SHEET NO.
A-1

DWG NO.:
DWGNO

SCALE:
3/16" = 1'-0"

CLIENT NAME:
LEWIS & HERLIN

PROJECT ADDRESS:
Lot 7, Block 9, Berkeley,
Tarrant County, Texas

DRAWING TITLE:
FLOOR PLAN

DATE:
10/12/2024

REVISION:
REVNO

STAMP

DRAWINGS PROVIDED BY:
IAG
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CARPORT ADDITION INTO EXISTING HOUSE

Lot 7, Block 9, Berkeley,
Tarrant County, Texas

DRAWING LIST:

A0	COVER PAGE
A1	FLOOR ,ROOF ELEVATIONS
A2	STRUCTURE NOTES
A3	STRUCTURAL DETAILS

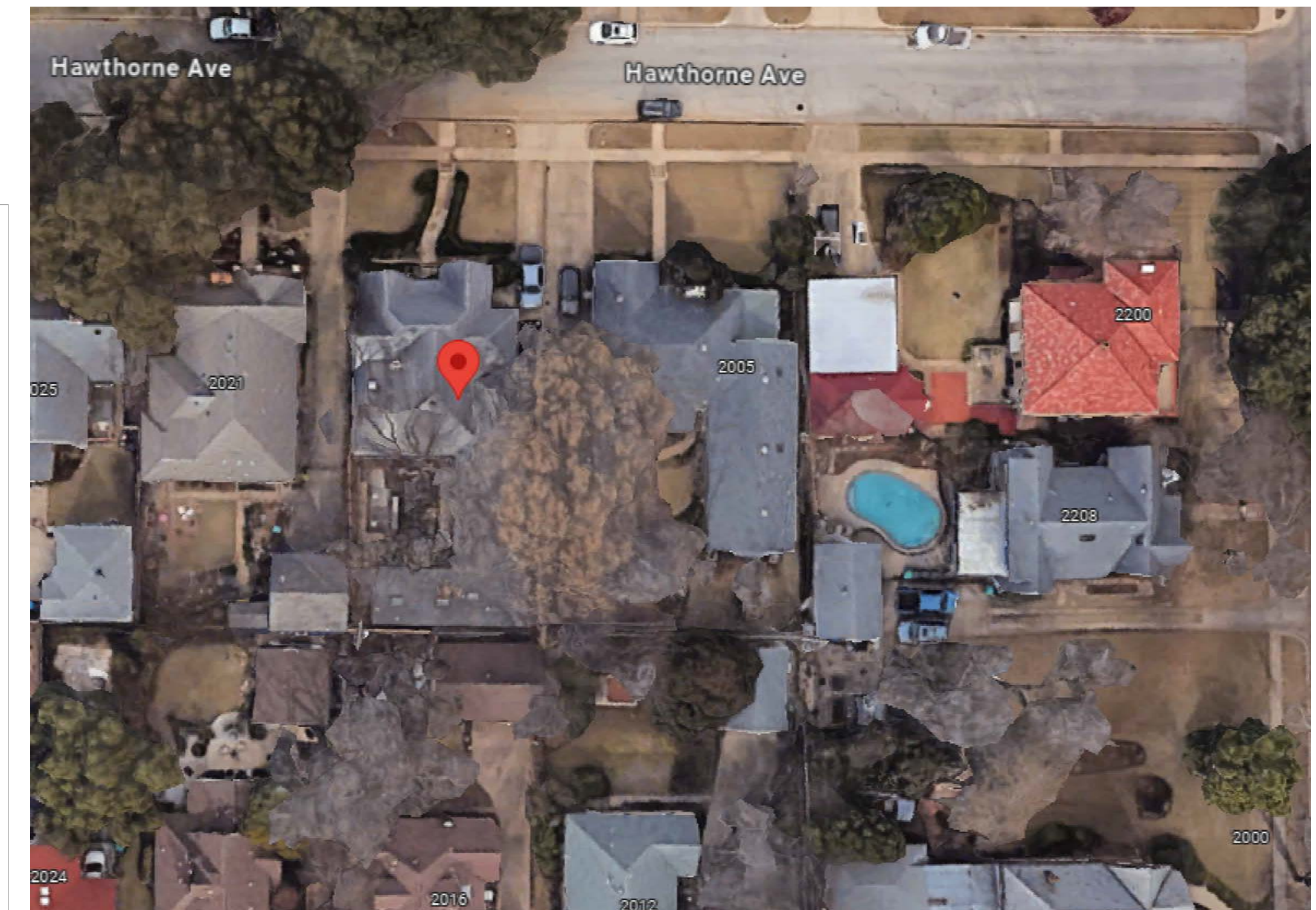
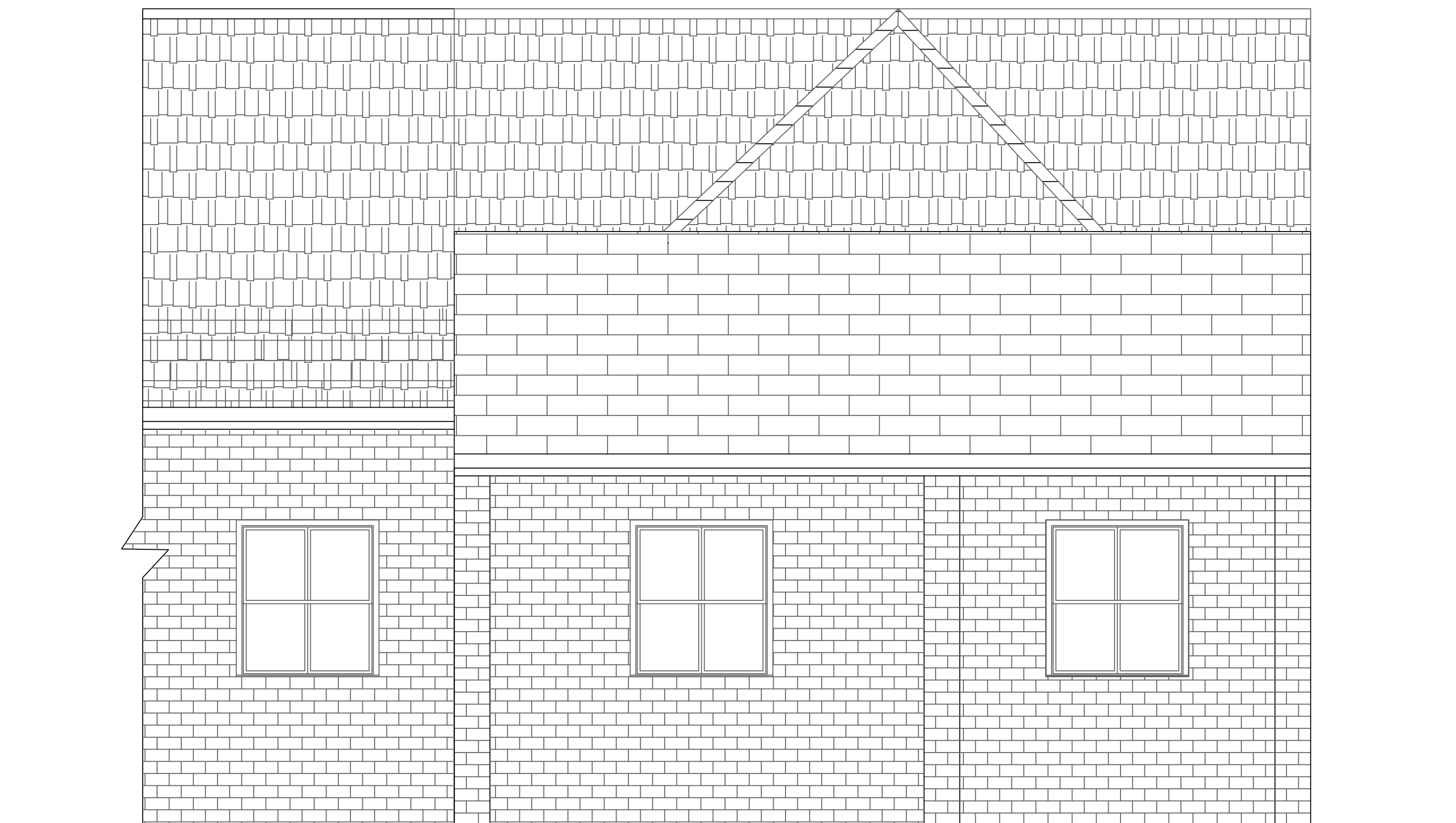
GENERAL NOTES:

1. THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS AND MISC. DETAILS ONLY.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION, SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENT HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
5. IT SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EQUIPMENT OR MATERIALS, ETC. REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.
6. ALL PARTITIONS ARE TO BE TYPE-I PARTITIONS UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS TO PROVIDE SOUND ABSORBING INSULATION AROUND ALL VERTICAL PLUMBING PIPING LOCATED IN STUD WALLS.
8. WHERE FINISH MATERIAL CHANGES OCCUR, CONTRACTOR IS TO ENSURE THAT FINISHES ARE ALIGNED FLUSH WITH EACH OTHER AND THAT ALL APPROPRIATE EDGE AND CORNER BEADS ARE USED AS APPLICABLE TO EACH CONDITION.
9. LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3
10. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

PROJECT INFORMATION:

SCOPE OF WORK:

- ADDITION OF CARPORT INTO EXISTING HOUSE



SITE MAP
SCALE: N.T.S

SHEET NO. **A-0**

DWG NO.: DWGNO REVISION: REVNO

SCALE: SCALE DATE: DATE

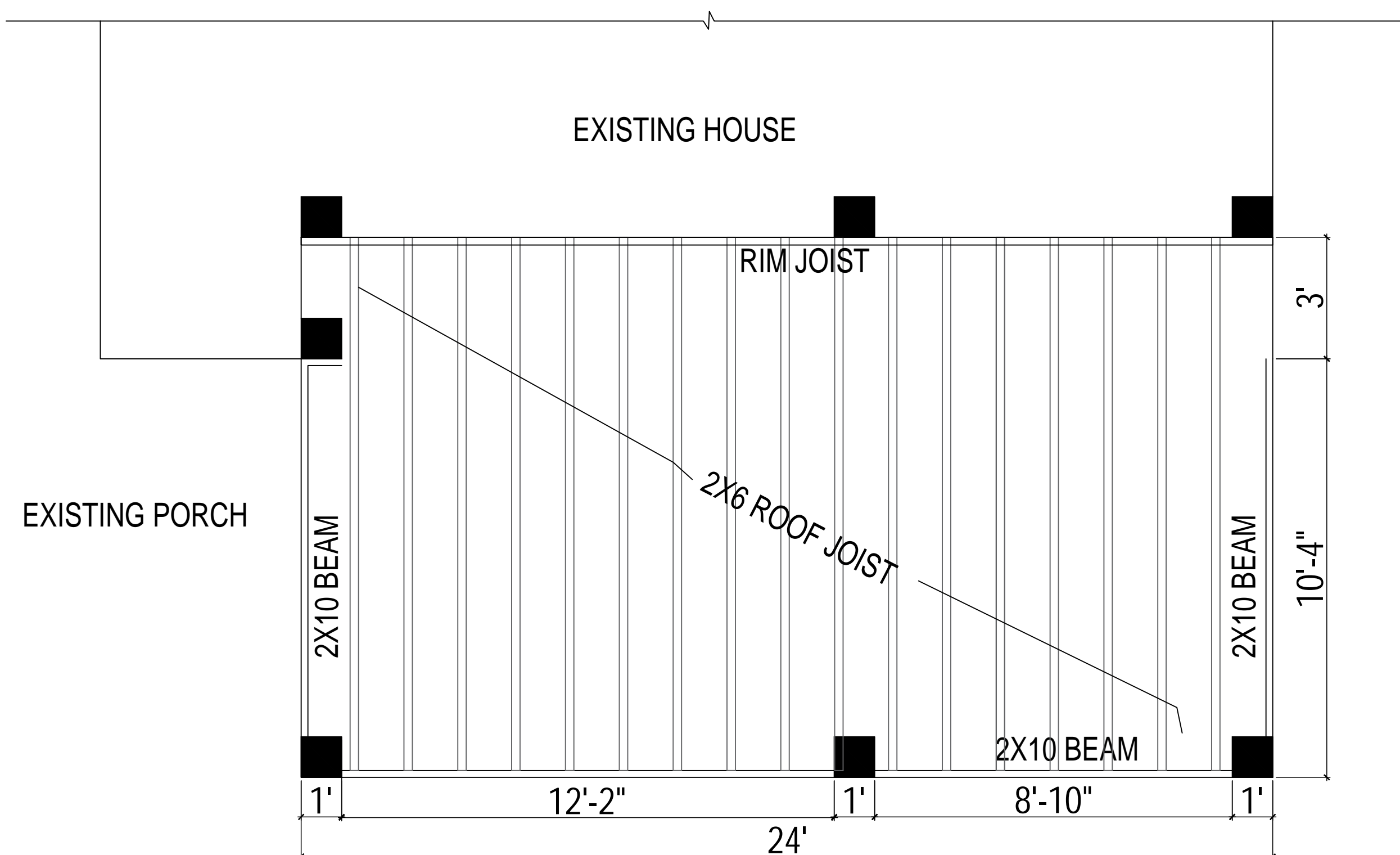
CLIENT NAME: LEWIS & HERLIN
PROJECT ADDRESS: Lot 7, Block 9, Berkeley, Tarrant County, Texas

DRAWING TITLE: TITLE PAGE

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME, THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS, INCLUDING STRUCTURAL FAILURES DUE TO ANY REFERENCES, OMISSIONS, OR ERRORS IN THE DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THAT THE BUILDING WILL BE FREE FROM DEFECTS OR THAT IT WILL BE FREE FROM DEFECTS FOR A PERIOD OF YEARS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THAT THE BUILDING WILL BE FREE FROM DEFECTS OR THAT IT WILL BE FREE FROM DEFECTS FOR A PERIOD OF YEARS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS.

STAMP

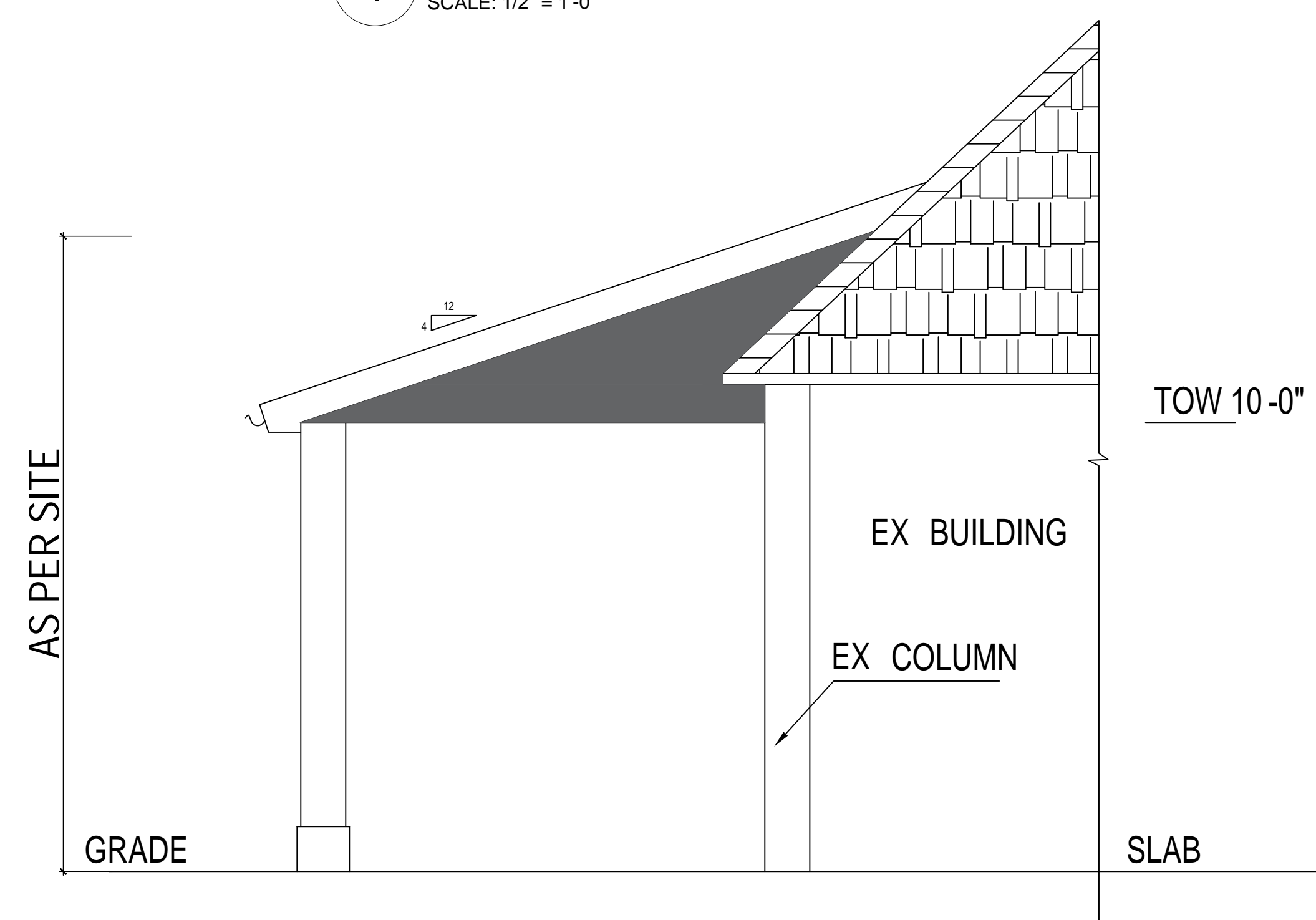
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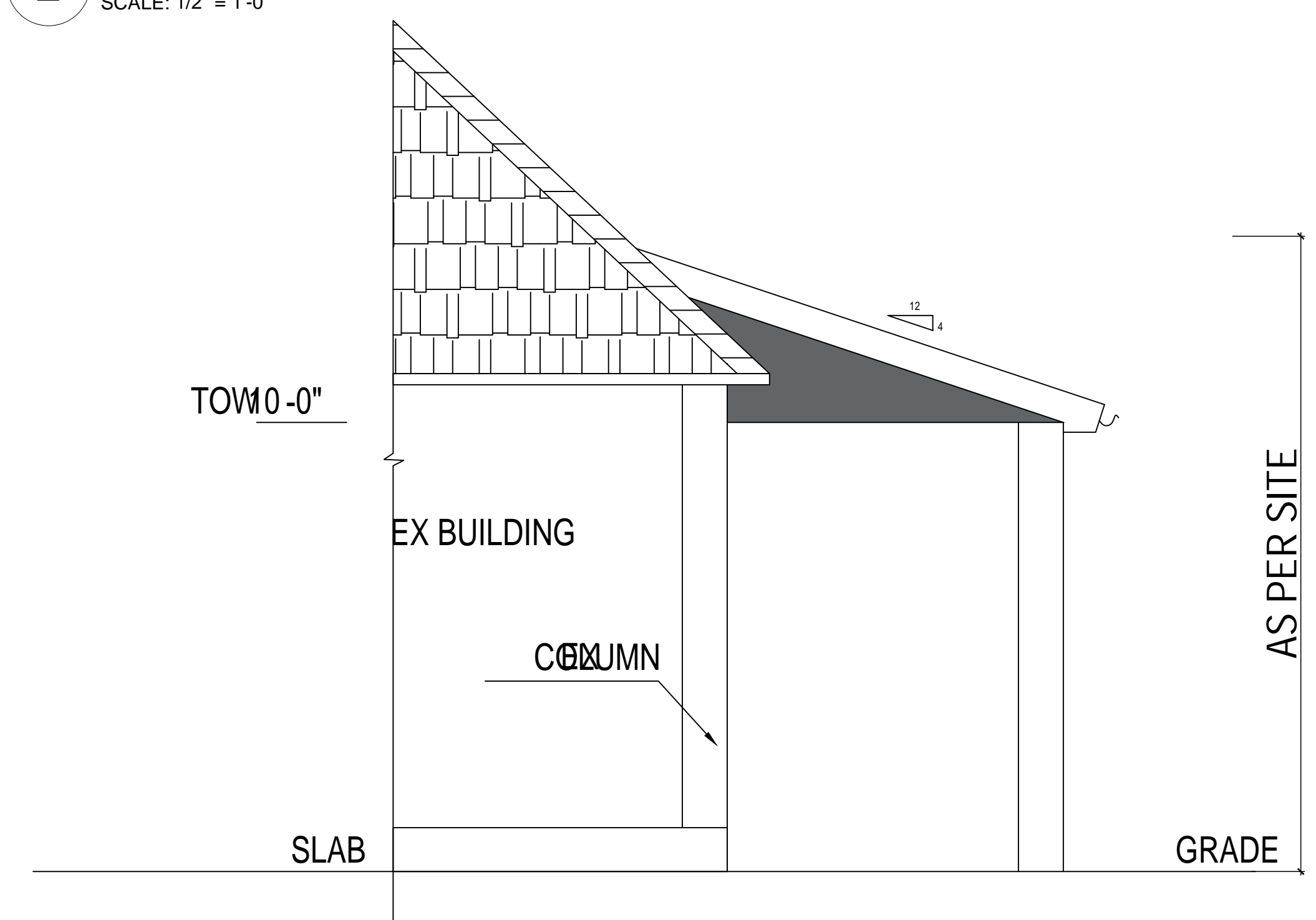
1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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



3 LEFT ELEVATION
SCALE: 1/2" = 1'-0"

GENERAL STRUCTURAL NOTES:

- THIS DESIGN SHALL NOT CONSIDERED TO BE VALID AND THE ENGINEER ACCEPTS NO RESPONSIBILITY, UNLESS PREPOUR AND FRAMING OBSERVATIONS ARE PERFORMED, AND THE WORK IS CERTIFIED BY ENGINEER OF RECORD. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE TO SCHEDULE STRUCTURAL OBSERVATIONS.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWING OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN STRUCTURAL WORK.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE PROJECT. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, ETC. TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK HAS BEEN COMPLETED.
- UNLESS OTHERWISE INDICATED ALL ITEMS NOTED TO BE DEMOLISHED SHALL BECOME THE CONTRACTOR'S PROPERTY AND BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SERVICES INCLUDING BUT NOT LIMITED TO POWER, WATER, TOILET FACILITIES, TRASH REMOVAL UNLESS OTHERWISE AGREED ELSEWHERE.
- IT IS THE EXPRESS INTENT OF THE PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES WILL EXCULPATE THE ARCHITECT, THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS, FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.
- VERIFY THE LOCATION OF CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS, AND WALL OPENINGS.
- DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
- EXISTING BUILDING AND RETAINING WALL SHALL BE INVESTIGATED FOR NEW LOADS BY REGISTERED PROFESSIONAL ENGINEER. IT IS NOT IN SCOPE OF WORK OF TEXAS STRUCTURAL ENGINEERS.
- DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEER OF CONFLICT REGARDING APPLICABILITY OF "TYPICAL DETAILS".
- DO NOT LOAD THE SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR REINFORCEMENT OBTAIN A/E APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO COMMENCING WORK.
- DO NOT STORE OR STACK CONSTRUCTION MATERIALS ON POURED OR ERECTED FLOORS/ROOFS IN EXCESS OF 80 PERCENT LIVE LOAD. GENERAL CONTRACTOR WILL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF LOADING RESTRICTIONS. AVOID IMPACT WHEN PLACING MATERIALS ON POURED OR ERECTED FLOORS OR ROOF.
- THE CONTRACT STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES REQUIRED TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS, DURING CONSTRUCTION; INCLUDING BRACING, SHORING FOR CONSTRUCTION, EQUIPMENT, SHORING FOR THE BUILDING, FORMS AND SCAFFOLDING, SHORING OF RETAINING WALLS AND OTHER TEMPORARY SUPPORTS AS REQUIRED.
- DO NOT CUT OR DRILL THROUGH EXISTING REINFORCING OR CABLE TENDONS X-RAY TO LOCATE REINFORCING OR CABLE TENDONS AT LOCATIONS REQUIRING CUTTING AND CORING PRIOR TO START OF CONSTRUCTION.

DESIGN CRITERIA NOTES:

- THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL	INTERNATIONAL BUILDING CODE IBC 2015 & IRC 2018.
CONCRETE	ACI 318
MASONRY	ACI 530
STRUCTURAL STEEL	AISC
STEEL JOISTS/GIRDERS	SJI
COLD FORMED METAL	ASI
WOOD	AITC
WOOD TRUSSES	TPI
- DESIGN LOADS:

DEAD LOADS	
ROOF	15 PSF
LIVE LOADS	
FLOORS	40 PSF
ROOF	20 PSF
CEILING JOIST	10 PSF
SNOW LOAD : 0 PSF	
WIND LOAD : V(ultimate)=145 MPH APPLIED PER ASCE 7-16, I = 1.0 EXPOSURE "B"	
SEISMIC : SEISMIC CATEGORY "A"	
- MATERIALS – UNLESS OTHERWISE INDICATED ON THE PLANS OR SPECIFICATIONS MATERIALS SHALL BE AS FOLLOWS:

CONCRETE FOUNDATIONS AND SLABS	f'c = 4,000 PSI AT 28 DAYS
REINFORCEMENT	60 KSI
WELDED WIRE FABRIC	
PRE-STRESSED TENDON	
MASONRY UNITS	1,900 PSI
MORTAR	1,800 PSI TYPE "S"
MASONRY ASSEMBLAGE	f'm = 1500 PSI
ALL STRUCTURAL SHAPES	A572
PLATES ANGLES	A36
STRUCTURAL STEEL TUBING	A500 GRADE B
STRUCTURAL PIPE	A53 GRADE B
STRUCTURAL BOLTS	A325F
ANCHOR BOLTS	ASTM F1554 GR36
WOOD	NO 2 SPF OR BETTER
TRUSSES	NO 2 SPF OR BETTER

CONCRETE:

- STANDARDS.
 - COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
 - ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
 - ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
 - ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - ACI 614, "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE".
 - ACI 311, "RECOMMENDED PRACTICE FOR CONCRETE INSTALLATION".
 - AWS 012.1, "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS" AND "CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION".
 - CRSI MANUAL OF STANDARD PRACTICE.
- MATERIALS.
 - DEFORMED BARS – ASTM A615, GRADE 60.
 - WELDABLE REINFORCEMENT – ASTM 706 GRADE 60.
 - COLUMN SPIRALS – PLAIN, COLD DRAWN WIRE, ASTM A82 OR HOT ROLLED RODS, ASTM A615.
 - WELDED WIRE FABRIC – ASTM A185.
 - BAR SUPPORT ACCESSORIES – COMPLY WITH CRSI MANUAL OF STANDARD PRACTICE. USE WIRE TYPE SUPPORTS WITH SAND PLATES OR PLASTIC CHAIRS WITH BEARING PLATES. NO BRICK, CLAY TILE, LIGHTWEIGHT CONCRETE BLOCK, NATURAL ROCK, ETC., MAY BE USED TO SUPPORT REINFORCING BARS.
 - PORTLAND CEMENT – ASTM C150, TYPE 1. ONE BRAND OF CEMENT SHALL BE USED THROUGHOUT THE WORK FOR STRUCTURAL PURPOSES.
 - AGGREGATES – ASTM C33. MAXIMUM SIZE 1-1/8" TYPICAL AND 3/4" FOR SLABS.
 - WATER REDUCING ADMIXTURES – ASTM C494, CHEMICAL ADMIXTURES FOR CONCRETE. WHEN CLIMATIC CONDITIONS INDICATE THAT THE TEMPERATURE OF THE CONCRETE MAY EXCEED 80F.
 - NON-SHRINKING CEMENT GROUT – CRD C588 FACTORY PRE-MIXED GROUT, TYPE D, NON-METALLIC; MASTERFLOW 713 BY MASTER BUILDERS, OR EQUAL.
 - EXPANSION JOINT MATERIAL – ASTM D1751, PRE-MOLDED ASPHALT IMPREGNATED FIBERBOARD.
 - MOISTURE BARRIER – 6 MIL CLEAR POLYETHYLENE FILM, TYPE RECOMMENDED FOR BELOW GRADE APPLICATION.
 - FIBEROUS REINFORCEMENT – COLLATED, FIBRILATED, 100% POLYPROPYLENE OLEFIN FIBERS FOR SECONDARY REINFORCEMENT OF MEZZANINE SLABS PLACED ON METAL DECK SHALL BE "FIBERMESH" OR APPROVED EQUIVALENT. ADD TO CONCRETE MIX IN ACCORDANCE WITH ASTM C1116 AND MANUFACTURERS RECOMMENDATIONS.
- TESTING.
 - SAMPLING: ASTM C172.
 - SLUMP: ASTM C143, ONE TEST WITH EACH SET OF CYLINDERS.
 - TEMPERATURE: RECORD TEMPERATURE OF CONCRETE WITH EACH SET OF CYLINDERS.
 - COMPRESSIVE STRENGTH: ASTM C39, ONE SET FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF OF EACH CLASS OF CONCRETE; 2 SPECIMENS TESTED AT 7 DAYS, 2 SPECIMENS TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED.
 - WHEN THE TOTAL QUANTITY OF A GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS., STRENGTH TESTS MAY BE WAIVED BY ENGINEER.
 - TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER AND CONTRACTOR.
- PLACEMENT.
 - REINFORCEMENT SHALL BE ACCURATELY PLACED AND SECURELY TIED AT INTERSECTIONS WITH 16 GAUGE BLACK ANNEALED WIRE AND SHALL BE MAINTAINED IN PROPER POSITION BY CHAIRS, BOLSTERS, OR OTHER APPROVED DEVICES.
 - CLEAR DISTANCE BETWEEN PARALLEL BARS, EXCEPT IN COLUMNS, SHALL BE ONE TIMES THE BAR DIAMETER OR 1" MINIMUM.
 - FOR COLUMN VERTICALS, CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL BE 1-1/2 TIMES THE BAR DIAMETER.
 - SLAB ON FILL REINFORCING – REINFORCING AS CALLED FOR ON THE PLANS SHALL BE SECURELY SUPPORTED WITH 1" COVER FROM THE TOP OF THE SLAB. REINFORCING SHALL BE TIED AT INTERSECTIONS AND SUPPORTED ON HIGH CHAIRS OR CONCRETE BLOCKS SPACED 4' ON CENTERS IN OPPOSITE DIRECTIONS AND STAGGERED. NO BRICK OR CMU SHALL BE USED TO SUPPORT REINFORCING.
 - CONCRETE PROTECTION – CONCRETE PROTECTION OF REINFORCING SHALL BE NOT LESS THAN THE FOLLOWING:
 - 3" WHERE CONCRETE IS POURED AGAINST GROUND.
 - 2" WHERE CONCRETE IS POURED AGAINST FORMS BUT WILL BE IN CONTACT WITH GROUND.
 - 1-1/2" MINIMUM IN EXTERIOR FACES OF EXTERIOR WALLS.
 - 3/4" MINIMUM IN INTERIOR WALLS AND INTERIOR FACE OF EXTERIOR WALLS.
 - 1-1/2" IN BEAMS, GIRDERS, AND COLUMNS.
 - 3/4" IN SLABS.
- HOT WEATHER PLACING.
 - COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 900F (320C). MIXING WATER MAY BE CHILLED, OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE PROVIDED WATER.
 - COVER REINFORCING STEEL WITH WATER-SOAKED BURLAP IF IT BECOMES TOO HOT, SO THAT STEEL TEMPERATURE WILL NOT EXCEED THE AMBIENT AIR TEMPERATURE IMMEDIATELY BEFORE EMBEDMENT IN CONCRETE.
 - FOG SPRAY FORMS, REINFORCING STEEL AND SUBGRADE JUST BEFORE CONCRETE IS PLACED.
 - USE WATER-REDUCING RETARDING ADMIXTURE WHEN REQUIRED BY HIGH TEMPERATURES OR LOW HUMIDITY.
- SPICES – BAR LAPS AND SPICES FOR #6 AND SMALLER BARS SHALL BE A LENGTH EQUAL TO AT LEAST 40 BAR DIAMETERS.
- REMOVAL OF FORMS.
 - WALL AND SIDE FORMS OF BEAMS AND COLUMNS MAY BE REMOVED 48 HOURS AFTER CONCRETE PLACEMENT. BOTTOM OF SLABS AND JOISTS AND SOFFIT FORMS OF BEAMS AND RIBS MAY BE REMOVED WHEN ULTIMATE STRENGTH OF THE CONCRETE SHOWN BY THE STANDARD TEST CYLINDER BREAK HAS REACHED 75% OF THE DESIGN STRENGTH, BUT NOT LESS THAN THREE (3) DAYS AFTER CONCRETE PLACEMENT.
- PROTECTION AND CURING.
 - PROTECT SLABS AND EXPOSED CORNERS OF CONCRETE FROM DAMAGE TO CONSTRUCTION, TRAFFIC, OR ANY OTHER SOURCE. IMMEDIATELY AS FINISHING OPERATIONS OF SLABS ARE COMPLETED, APPLY MEMBRANE FORMING CURING COMPOUND OR MOISTURE RETAINING COVER. PROVIDE CURING FOR ALL CONCRETE BY KEEPING CONSTANTLY MOIST FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
 - SHOULD FORMS BE REMOVED FROM VERTICAL SURFACES PRIOR TO 15 DAYS, THE SPECIFIED CURING MATERIAL SHALL BE APPLIED TO PREVENT LOSS OF MOISTURE FROM THE CONCRETE SURFACE.
- FINISHING CONCRETE.
 - MONOLITHIC FLOOR FINISHING – CONCRETE FLOOR SHALL BE TAMPED WITH SUITABLE TOOLS TO SMOOTH AND EMBED COARSE AGGREGATE, AFTER WHICH THE SURFACE SHALL BE SCREEDED AND FLOATED TO REQUIRED LEVELS. WHEN GREEN CONCRETE WILL SUPPORT A MAN'S WEIGHT, IT SHALL BE FLOATED TO A TRUE AND EVEN PLANE, TO BRING EXCESS MOISTURE TO THE SURFACE AFTER WHICH IT SHALL BE HAND TROWELED TO A SUITABLE SURFACE FINISH. NO MIXTURE OF SAND AND CEMENT SHALL BE ALLOWED ON FLOOR SLABS TO ABSORB EXCESS WATER, OR USED AS AN AID FOR FINISHING. EXCESS WATER SHALL BE REMOVED BY BLOTTING MATS ONLY. THEREFORE, IT WILL BE REQUIRED OF THE CONTRACTOR THAT CARE SHALL BE EXERCISED TO MAINTAIN LOW SLUMP CONCRETE AND PREVENT BLEEDING OF EXCESS WATER AND DEVELOPMENT OF LAITANCE.
 - FINISHED FLOOR SURFACES:
 - COMPOSITE FLATNESS (Ff) = 25.
 - COMPOSITE LEVELNESS (Fl) = 20.
 - FLOORS MUST SLOPE TO DRAINS. OTHERWISE, THEY WILL BE REPLACED.
 - PARTICULAR CARE SHALL BE EXERCISED IN MAKING GOOD JOINTS AT DOORWAYS, ETC., AND WHERE DIFFERENT KINDS OF FLOORS OR DIFFERENT RUNS OF CONCRETE FLOOR JOIN. CAREFULLY FINISH AROUND ALL PIPES, FLOOR DRAINS, SLEEVES, OPENINGS, ETC. ALL EXPOSED EDGES SHALL BE CAREFULLY TOOLED TO A RADIUS, AND DUMMY JOINT MARKINGS SHALL BE MADE ON SLABS AS INDICATED, USING APPROVED TOOLS. EDGES AND CORNERS IN WALLS AND COLUMNS SHALL BE CHAMFERED 3/4".

ROUGH CARPENTRY:

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO 2 SPF OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLY GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTRACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUIVALENT.
- PREFABRICATED LVL'S, GLULAMS, AND PSL'S HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

PROPERTIES	LVL's	PSL's	GLULAMS
FLEXURAL Fb (PSI)	2,600	2,900	2,400
COMPRESSION FcL (PSI)	750	650	740
SHEAR Fv (PSI)	285	290	270
MODULUS OF ELASTICITY E (KSI)	1,900	2,000	1,800

- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES. GYPSUM WALLBOARD, CABINERY, CURTAIN RODS, RAILINGS. GRAB BARS, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE OR AS THE DESIGN DOCUMENTS.
- INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL LINTELS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JAMB SUPPORT STUDS.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.
- THE CONTRACTOR SHALL ENSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS. ALL ROOF SHEATHING SHALL HAVE A 24" SPAN RATING
- TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.
- NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL LUMBER AND PLYWOOD DESIGNATED TO BE FIRE RETARDANT TREATED SHALL BE PRESSURE IMPREGNATED WITH CHEMICALS AND SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E-84, STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.? ALSO, WHEN TEST CONDITIONS ARE EXTENDED TO 30 MINUTES, THE FLAME SPREAD SHOULD NOT PROGRESS MORE THAN 10 1/2 FEET BEYOND THE CENTERLINE OF THE BURNERS, WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION.
- ALL EXTERIOR STUD WALLS TO BE 2X6 @ 16" O.C.

FOUNDATION GENERAL NOTES:

- GENERAL:
 - THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
 - CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
 - CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
 - THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OR RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
 - CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
 - CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.
- FOUNDATION SITE PREPARATION & FINISH:
 - AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
 - PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
 - POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5- FEET.
 - ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
 - ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5- FEET FROM THE PERIMETER OF THE FOUNDATION.
- CONCRETE:
 - CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
 - CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
 - PLACE 1/2" X 7" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4'-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT CLOSER THAN 12-INCHES FROM WALL ENDS.
- GRADE BEAMS:
 - ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
 - FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8- FEET IN DEPTH.
- REINFORCING STEEL:
 - REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
 - LAPS AND SPICES: MINIMUM 40 BAR DIAMETERS.
 - ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
 - ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
 - CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 7, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 8.
- CONSTRUCTION:
 - FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5- FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
 - ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2- FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
 - INTERIOR GRADE BEAMS MAY BE DEEPENED TO MAINTAIN 2- FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
 - IF BEARING ON SOLID ROCK – 14-INCHES DIA. PIERS, FORMED WITH SONG-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY.
 - IF EARTH SUPPORTED – SELECT FILL EQUAL TO TxDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM 0-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
 - ALTERNATIVELY, IF EARTH SUPPORTED – CRUSHED LIMESTONE BASE FILL WITH 100K PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE. CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
 - WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
 - CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

STRUCTURAL SHEET INDEX:

- | | |
|----|------------------------|
| S1 | GENERAL NOTES |
| S2 | FOUNDATION LAYOUT PLAN |
| S3 | FOUNDATION DETAILS |
| S4 | FRAMING PLAN |
| S5 | DECK FRAMING PLAN |
| S6 | CONNECTION DETAIL |
| S7 | SWIMMING POOL DETAIL |
| S8 | TYPICAL DETAILS |

SHEET NO.

A-2

DWG NO.: DWGNO
 REVISION: REVNO

SCALE: 3/16"=1'-0"
 DATE: 10/12/2024

CLIENT NAME: LEWIS & HERLIN
 PROJECT ADDRESS: Lot 7, Block 9, Berkeley, Tarrant County, Texas

DRAWING TITLE: STRUCTURAL NOTES

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS DRAWING, THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS THAT MAY BE MADE BY THE CONTRACTOR OR OTHER LOCAL SUBCONTRACTORS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER DEFECTS THAT MAY BE CAUSED BY THE CONTRACTOR OR OTHER LOCAL SUBCONTRACTORS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER DEFECTS THAT MAY BE CAUSED BY THE CONTRACTOR OR OTHER LOCAL SUBCONTRACTORS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER DEFECTS THAT MAY BE CAUSED BY THE CONTRACTOR OR OTHER LOCAL SUBCONTRACTORS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER DEFECTS THAT MAY BE CAUSED BY THE CONTRACTOR OR OTHER LOCAL SUBCONTRACTORS.

STAMP

DRAWINGS PROVIDED BY:
 IAC ARCHITECTS & CONSULTANTS
 www.ifvett.com/kami_filler



**Driveway location for the
Port Cochère**

Front of home



Driveway location for the Port Cochère





John Lewis <johncopelandlewis@gmail.com>

BAR-25-007: 2009 Hawthorne Ave

Hughes, Cody <Cody.Hughes@fortworthtexas.gov>
To: John Lewis <johncopelandlewis@gmail.com>

Thu, Feb 6, 2025 at 12:14 PM

Sounds good! Thank you sir.

Please note: Development fees will increase on 10/1/24

Cody Hughes, CBO

Assistant Building Official

Development Services

100 Fort Worth Trl

Fort Worth, Texas 76102

817-392-2867

Cody.Hughes@fortworthtexas.gov

Helpful Links:

Fort Worth Online Permitting System [here](#)

Fort Worth CFW Permit Assist [here](#)

Fort Worth Code Amendments [here](#)

City of Fort Worth — Working together to build a strong community



How am I doing? Please contact my manager at: Evan.Roberts@fortworthtexas.gov

From: John Lewis <johncopelandlewis@gmail.com>
Sent: Thursday, February 6, 2025 12:09 PM
To: Hughes, Cody <Cody.Hughes@fortworthtexas.gov>
Subject: Re: BAR-25-007: 2009 Hawthorne Ave

Hi Cody,

Not a problem and thank you. Yes, our questions have been answered!

We plan to remove projections and construct the porte cochère out of approved materials to ensure that the structure meets all requirements. We will work with an architect and submit a proposal that reflects this when we apply for a permit if our variance request is approved.

Thank you and Don for your help!

Best,

John

On Thu, Feb 6, 2025 at 9:43 AM Hughes, Cody <Cody.Hughes@fortworthtexas.gov> wrote:

John,

I am sorry, I have been out some. Di you get your questions answered?

****Please note: Development fees will increase on 10/1/24****

Cody Hughes, CBO

Assistant Building Official

Development Services

100 Fort Worth Trl

Fort Worth, Texas 76102

817-392-2867

Cody.Hughes@fortworthtexas.gov

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City of Fort Worth — Working together to build a strong community



How am I doing? Please contact my manager at: Evan.Roberts@fortworthtexas.gov

From: John Lewis <johncopelandlewis@gmail.com>

Sent: Tuesday, February 4, 2025 3:28 PM

To: Hughes, Cody <Cody.Hughes@fortworthtexas.gov>

Cc: Tolliver Jones, Ashlie D <Ashlie.TolliverJones@fortworthtexas.gov>; Pena, Michelle <Michelle.Pena@fortworthtexas.gov>; Juliette Herlin-Giret <jherlingiret@gmail.com>

Subject: Re: BAR-25-007: 2009 Hawthorne Ave

Hi Cody,

Thank you for this, it is helpful context! I just called and left you a voicemail. Any chance we could discuss via phone at some point this week? Whenever works best for you. Just want to make sure I fully understand.

My cell is (650) 200-5117.

Thanks as always!

John

On Tue, Feb 4, 2025 at 9:03 AM Hughes, Cody <Cody.Hughes@fortworthtexas.gov> wrote:

Mr. Lewis,

What Don was telling you is correct. Since your port cochere is directly on the property lines a 1 hour exterior wall is required, and you would not be able to have any type of projections being on the property line. If you can or which to you could construct the port cochere out of metal and the wall would not longer be required but still could not have projects over the property line.

****Please note: Development fees will increase on 10/1/24****

Cody Hughes, CBO

Assistant Building Official

Development Services

100 Fort Worth Trl

Fort Worth, Texas 76102

817-392-2867

Cody.Hughes@fortworthtexas.gov

Helpful Links:

Fort Worth Online Permitting System [here](#)

Fort Worth CFW Permit Assist [here](#)

Fort Worth Code Amendments [here](#)

City of Fort Worth — Working together to build a strong community



How am I doing? Please contact my manager at: Evan.Roberts@fortworthtexas.gov

From: John Lewis <johncopelandlewis@gmail.com>
Sent: Monday, February 3, 2025 12:07 PM
To: Hughes, Cody <Cody.Hughes@fortworthtexas.gov>
Cc: Guy, Don E <Don.Guy@fortworthtexas.gov>; Tolliver Jones, Ashlie D <Ashlie.TolliverJones@fortworthtexas.gov>; Pena, Michelle <Michelle.Pena@fortworthtexas.gov>; Juliette Herlin-Giret <jherlingiret@gmail.com>
Subject: Fwd: BAR-25-007: 2009 Hawthorne Ave

Hi Cody,

Nice to meet you and I hope that you had a great weekend! I am reaching out because Don Guy is out of office and his automatic reply mentioned your name. My wife, Juliette, and I are applying to the Fort Worth Zoning Board of Adjustment for a variance to build a porte cochère on our property (see attached for the application). Per the chain below, Don cited potential building code difficulties related to IRC Section R302.1. Specifically he mentioned that we may need to plan to exclude a soffit and build a solid wall parallel to the property line when we build the structure.

We can plan to remove the soffit, but regarding the wall opening, would we be excepted from this requirement in our case given that the porte cochère would be an accessory structure located on the same lot as our dwelling unit (see [exceptions list for R302.1](#) attached; #2 is the exception that seems to apply). I ask because adding a closed wall to the accessory structure would prevent us from opening doors to our vehicle.

We hope to build the porte cochère due to hardship as the home does not have covered parking. The porte cochère would protect our vehicle from severe weather (i.e., hail). Creating a closed wall would defeat the purpose as we would not be able to enter / exit our vehicle. The home has 4 bedrooms with just the one (uncovered) parking spot, so we are hoping to at least add coverage to this spot. Our neighbors and HOA are supportive, and there are other similar structures throughout our neighborhood.

Let me know if you think the exception I mentioned above could apply in our case, or if there is anything else we could consider. Happy to discuss via phone if easier.

Thank you for your help!

John

R302.1 Exterior walls.

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with [Table R302.1\(1\)](#); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with [Section P2904](#) shall comply with [Table R302.1\(2\)](#).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwelling units and their accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

----- Forwarded message -----

From: **John Lewis** <johncopelandlewis@gmail.com>

Date: Mon, Feb 3, 2025 at 11:39 AM

Subject: Re: BAR-25-007: 2009 Hawthorne Ave

To: Guy, Don E <Don.Guy@fortworthtexas.gov>

Cc: Juliette Herlin <jherlingiret@gmail.com>, Tolliver Jones, Ashlie D <Ashlie.TolliverJones@fortworthtexas.gov>, Pena, Michelle <Michelle.Pena@fortworthtexas.gov>

Hi Don,

Thank you for providing this information and understood. We can plan to remove the soffit.

Regarding the wall opening, would we be excepted from this requirement in our case given that the porte cochère would be an accessory structure located on the same lot as our dwelling unit (see [exceptions list for R302.1](#) attached; #2 is the exception that seems to apply). I ask because adding a closed wall to the accessory structure would prevent us from opening doors to our vehicle.

We hope to build the porte cochère due to hardship as the home does not have covered parking. The porte cochère would protect our vehicle from severe weather (i.e., hail). Creating a closed wall would defeat the purpose as we would not be able to enter / exit our vehicle. The home has 4 bedrooms with just the one (uncovered) parking spot, so we are hoping to at least add coverage to this spot. Our neighbors and HOA are supportive, and there are other similar structures throughout our neighborhood.

Let me know if you think the exception I mentioned above could apply in our case, or if there is anything else we could consider.

Thank you for your help!

John

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4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

On Fri, Jan 31, 2025 at 12:12 PM Guy, Don E <Don.Guy@fortworthtexas.gov> wrote:

John and Juliette,

Good afternoon. The building code issues are from the 2021 International Residential Building Code (IRC), Section R302.1(amended), Table R302.1(1). The opening parallel to the property line will not be allowed it will need to be a solid wall and be of 1-hour rated construction. The soffit will not be allowed, [Table R302.1(1) Projections].

Don Guy

Plans Exam Supervisor

Development Services

P:817.392.2590

don.guy@fortworthtexas.gov





From: Juliette Herlin <jherlingiret@gmail.com>

Sent: Thursday, January 30, 2025 5:20 PM

To: Guy, Don E <Don.Guy@fortworthtexas.gov>; John Lewis <johncopelandlewis@gmail.com>; Tolliver Jones, Ashlie D <Ashlie.TolliverJones@fortworthtexas.gov>; Pena, Michelle <Michelle.Pena@fortworthtexas.gov>

Subject: Fwd: BAR-25-007: 2009 Hawthorne Ave

Hi Don,

Nice to e-meet you and I hope that all is well!

We received the below email from Ashlie Tolliver regarding our variance application for a port cochère we would like to build on our property at [2009 Hawthorne Ave](#). in Fort Worth. When you get a chance, can you share what your concerns were regarding materials and fire code compliance? We would love to learn more in case there is anything we can address proactively.

Happy to discuss on a quick phone call if that would be easier for you.

Thank you in advance for your help!

Best,
John & Juliette

----- Forwarded message -----

From: Tolliver Jones, Ashlie D <Ashlie.TolliverJones@fortworthtexas.gov>

Date: Thu, Jan 30, 2025 at 3:12 PM

Subject: RE: BAR-25-007: [2009 Hawthorne Ave](#)

To: Juliette Herlin <jherlingiret@gmail.com>

Cc: johncopelandlewis@gmail.com <johncopelandlewis@gmail.com>, Pena, Michelle <Michelle.Pena@fortworthtexas.gov>

Good afternoon Juliette,

As part of staff preparation for the Board of Adjustment meeting, we meet with other areas of

development services to determine if they have any concerns about projects. Don Guy attended this meeting and he is the building code plans exam supervisor. He mentioned that there will be building code difficulties with the proposed carport due to materials and fire code concerns. We are still able to move this case forward for the variance process, but I did want to make you aware of his comments so that you are prepared for any questions the Board of Adjustment Members may have as well as being prepared for the next steps of your project if the variance request is approved.

Please let me know if you have any questions. Don Guy can be reached via email at Don.Guy@fortworthtexas.gov or via phone 817-392-2950.

Thank you,

Please note: Development fees will increase on 10/1/24

Ashlie Tolliver, AICP

Planner II

Development Services

100 Fort Worth Trl

Fort Worth, Texas 76102

817-392-2397

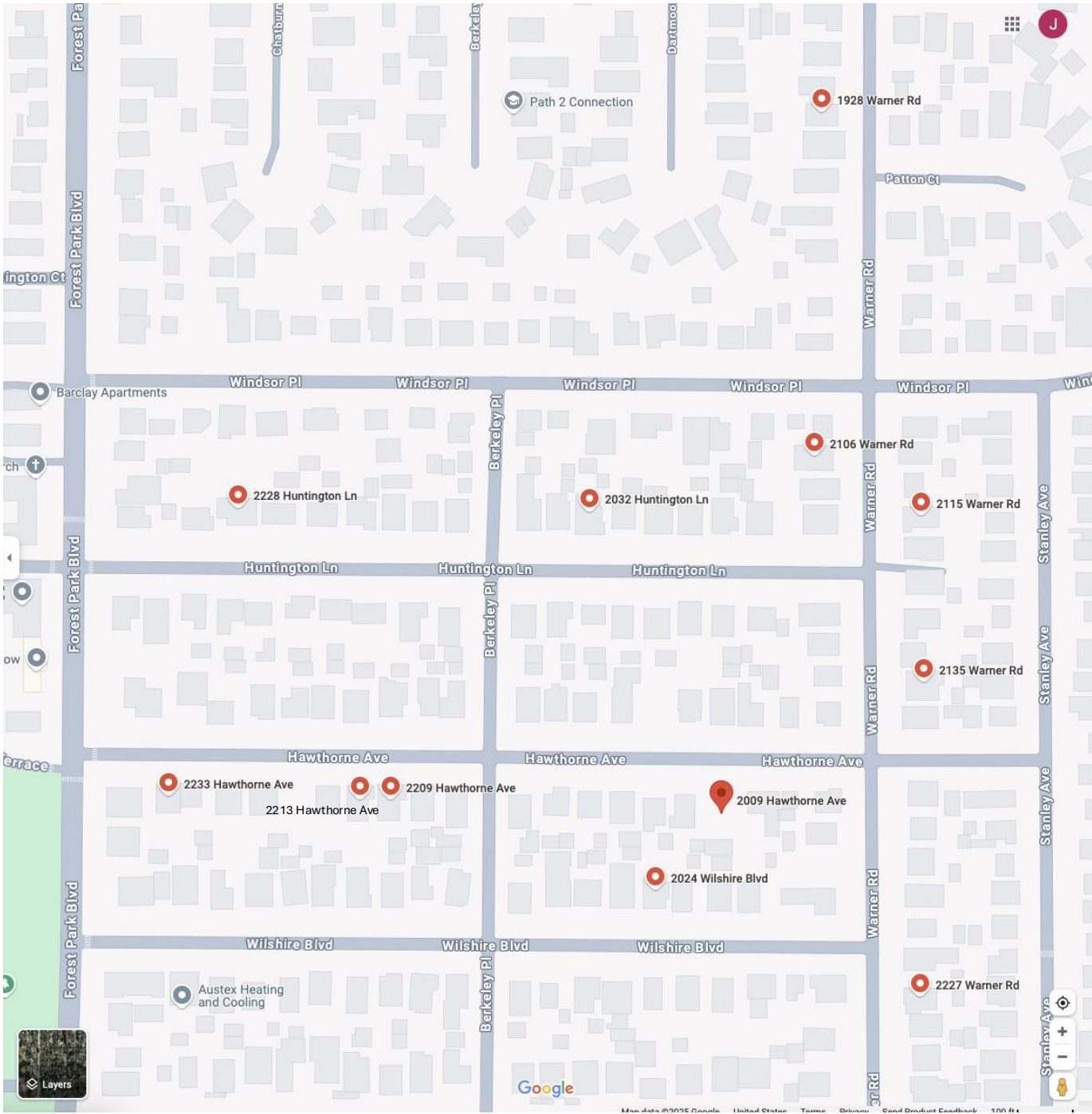
ashlie.tolliverjones@fortworthtexas.gov

The Development Services Department **has moved** to the new City Hall located at **100 Fort Worth Trail**, Fort Worth, Texas 76102.

*El Departamento de Servicios de Desarrollo se ha trasladado al nuevo Edificio del Ayuntamiento situado en **100 Fort Worth Trail**, Fort Worth, Texas 76102)*

City of Fort Worth — Working together to build a strong community





Homes around 2009
Hawthorne Ave. that have a
Porte Cochère

2213 Hawthorne Ave.



2032 Huntington Ln.



2228 Huntington Ln.



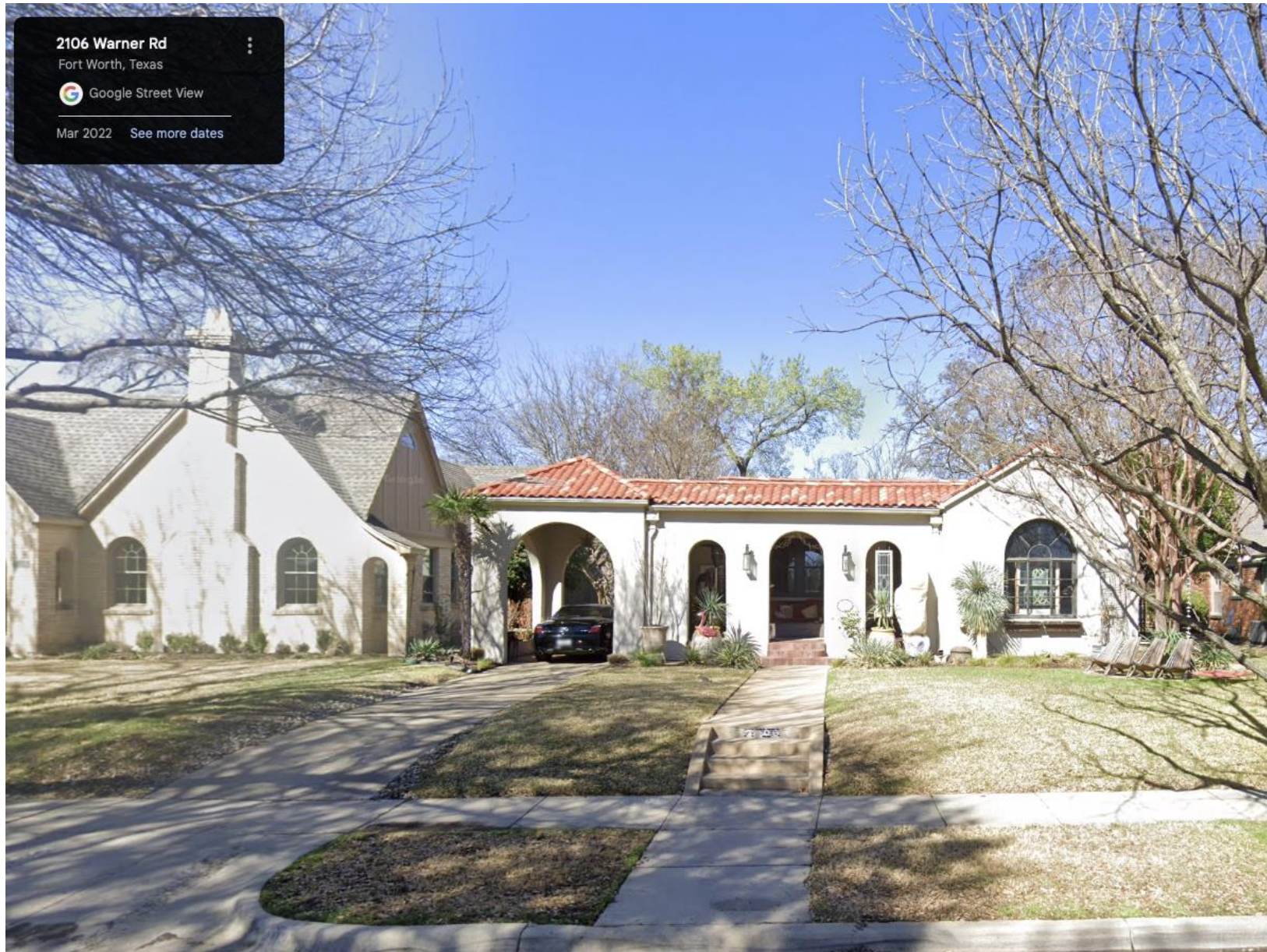
2227 Warner Rd.



2135 Warner Rd.



2106 Warner Rd.



2024 Wilshire Blvd.



2233 Hawthorne Ave.



1928 Warner Rd.



2115 Warner Rd.



2209 Hawthorne Ave.





John Lewis <johncopelandlewis@gmail.com>

Notification of application to build Port Cochère

John Lewis <johncopelandlewis@gmail.com>

Sat, Jan 18, 2025 at 12:47 PM

To: Ross Douglass <ross.douglass13@gmail.com>

Cc: Juliette Herlin-Giret <jherlingiret@gmail.com>, Thomas Hanes BPA <Hanestx3@gmail.com>

Thank you, Ross! This is helpful context and we appreciate it.

Look forward to seeing you around the neighborhood soon!

Have a great weekend,
John

On Sat, Jan 18, 2025 at 10:37 AM Ross Douglass <ross.douglass13@gmail.com> wrote:

Hi John

Happy New Year. I hope y'all had a great Holiday season. Sorry for the delayed response. A lot of travel this week for me.

Thank you for the drawing on the Port Cochère. Sounds like you've covered all your bases with neighbors and the city.

I'm assuming by sending your drawing you might be wondering if BPA needs to approve anything. BPA doesn't have an architectural committee to approve improvements or additions to your house and property. From the BPA Board perspective as long as you pull the permits (if needed) and work with your neighbors (as needed) BPA Board doesn't have an opinion. The BPA doesn't have a say if you will.

Good luck with everything and I look forward to seeing you guys out and about in the neighborhood.

Call me if you need to further discuss.

Thank you for reaching out.

Ross

Ross Douglass

817-564-4484

ross.douglass13@gmail.com

****PLEASE MAKE A NOTE OF MY NEW EMAIL ADDRESS****

Sent from my iPhone

On Jan 16, 2025, at 11:43 AM, John Lewis <johncopelandlewis@gmail.com> wrote:

Hi Ross,

Happy new year and I hope that you had a nice holiday! Juliette and I are residents of 2009 Hawthorne Avenue and we are writing to inform you that we are applying to the zoning board of adjustment in order to build a Port Cochère over the back of our driveway (closest to the house). We have neither a garage nor covered parking, hence the need.

The structure will be relatively small at ~17.5' in length and ~10.2' in width and will be designed such that the roofline of the structure blends seamlessly with the roofline of our home to preserve the home's aesthetic. Our neighbor Carol at 2005 Hawthorne Avenue is aware and has agreed to us building the Port Cochère. We have also notified and received approval signatures from other neighbors surrounding our home on both sides of the street.

I have attached a site plan for your reference. Please let me know if you have any questions. We would be happy to discuss further via phone if helpful.

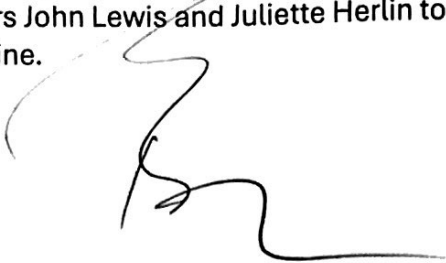
Thank you,
John

--

John Lewis
Cell: (650) 200-5117

<SITE PLAN.pdf>

I, Patton Thurman, residing at 2016 Hawthorne Ave in Fort Worth, support the variance petition of my neighbors John Lewis and Juliette Herlin to build a Porte Cochere up to the edge of their property line.

A handwritten signature in black ink, appearing to be 'Patton Thurman', written over the text. The signature is stylized and cursive, with a long horizontal line extending to the right.

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.

Construction of a Pate Cochise / Carport for 1 parking space.
 It would be built up to own property line. Dimensions:
 19.0' in length
 10.4' in width
 10ft in height

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 MRS. DIXIE McINTYRE	Mrs. Dixie McIntyre	2021 HAWTHORNE AVE.
2 Carol Hartell	Carol Hartell	2005 Hawthorne Ave
3 Johnny Garcia	JGarcia	2012 Hawthorne ave.
4 J. PATTON THURMAN	JT	2016 HAWTHORNE AVE
5		
6		



BOARD OF ADJUSTMENT – RESIDENTIAL

BAR-25-009

Address: 4316 Ridgheaven 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 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 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.

BAR-241-064 – Residential Board of Adjustment for setback variance for a carport, Denied 01/15/2025.

**COMPREHENSIVE
PLAN DESIGNATION:**

Suburban Residential



BOARD OF ADJUSTMENT – 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% downward slope from the north to the south. The lot contains several mature trees and is not located within a floodplain.

The main house is approximately 5,797 square feet in size, contains an attached garage that provides parking for two vehicles, and was constructed in 1954. There is an existing 377 square foot pool house that is partially located within the required rear yard setback, however Historic Aerial images indicate that the structure was constructed sometime between 1954 when the primary residence was built and 1956. An existing 91 square foot green house, also partially located within the required rear setback was constructed around the same period as the pool house. The location of both accessory structures conformed with development standards prior to the 2006 zoning change from “B” to “A-43” which resulted in increased setbacks.

The driveway of the property connects to approximately 7,646 square feet of pavement, with this area being measured from the northern corner of the attached garage. This area does include an existing pool.

In January, the Board of Adjustment heard variance requests for this property; however, it was determined that the applicant is permitted to submit a new application. This is due to the fact that the applicant provided new information that was not like in nature from the previous request, in accordance with Zoning Ordinance § 3.406, which outlines limitations on reapplication. As per § 3.406(a), no new applications of like nature shall be accepted or scheduled for a hearing within 24 months following the denial or withdrawal of a proposal. However, the ordinance allows for an exception if the original applicant submits a request detailing substantially changed conditions in the community since the prior consideration, justifying an earlier review of the matter. In this case, the applicant has met the criteria for waiving the mandatory delay period, allowing the new application to proceed. What distinguishes this application from the previous one is the inclusion of conceptual drawings that illustrate the design scheme of the proposed accessory structure. Additionally, the applicant has submitted an aerial view showing the perspective of the subject property from the abutting rear neighbor, as well as another aerial highlighting the location of other



BOARD OF ADJUSTMENT – RESIDENTIAL

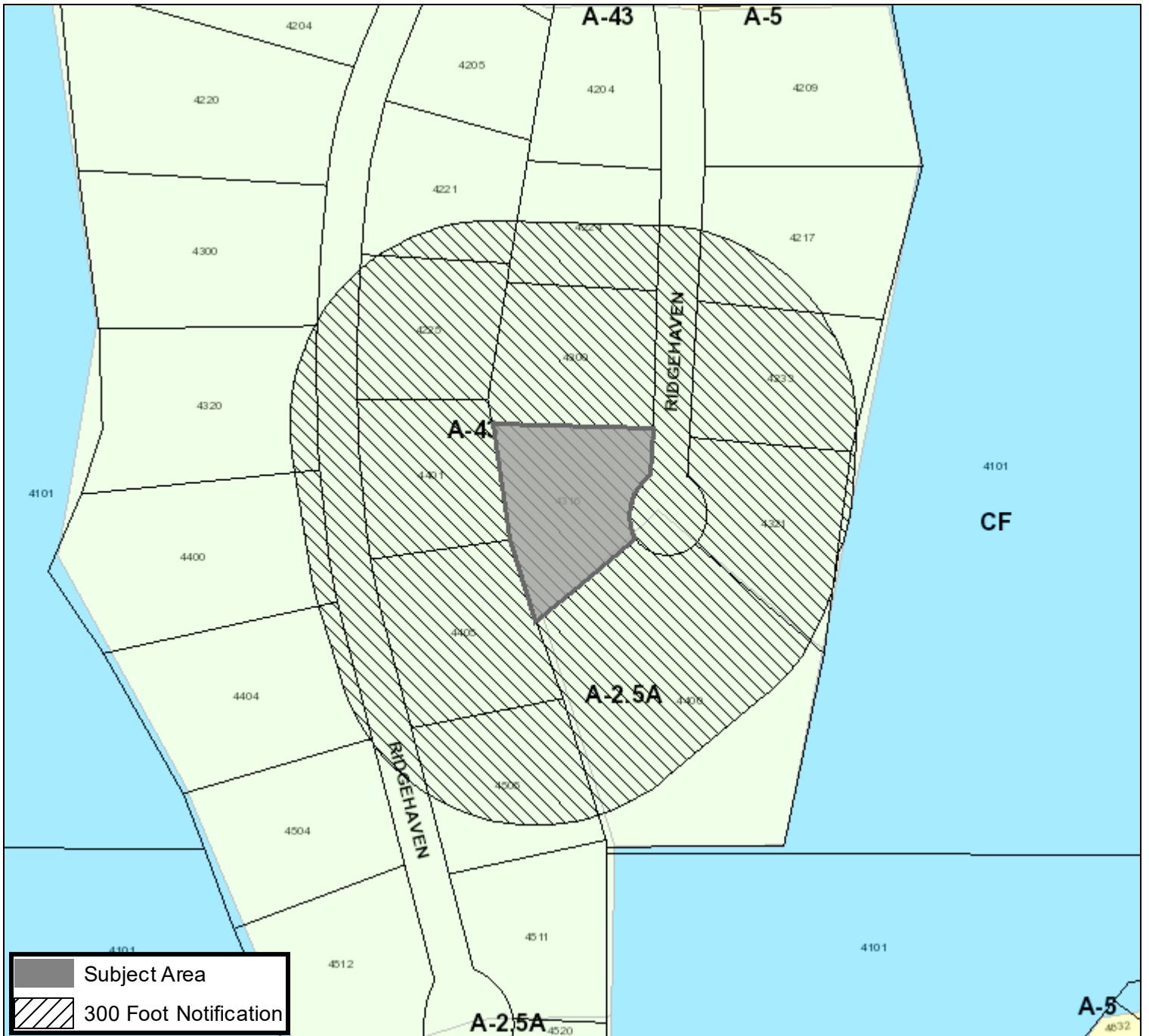
accessory parking structures within the neighborhood. These updated materials offer valuable context and a more comprehensive understanding of the proposal for the Board's consideration.

The applicant is proposing to construct a 1,376 square foot detached accessory structure 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.

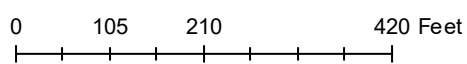


Area Zoning Map

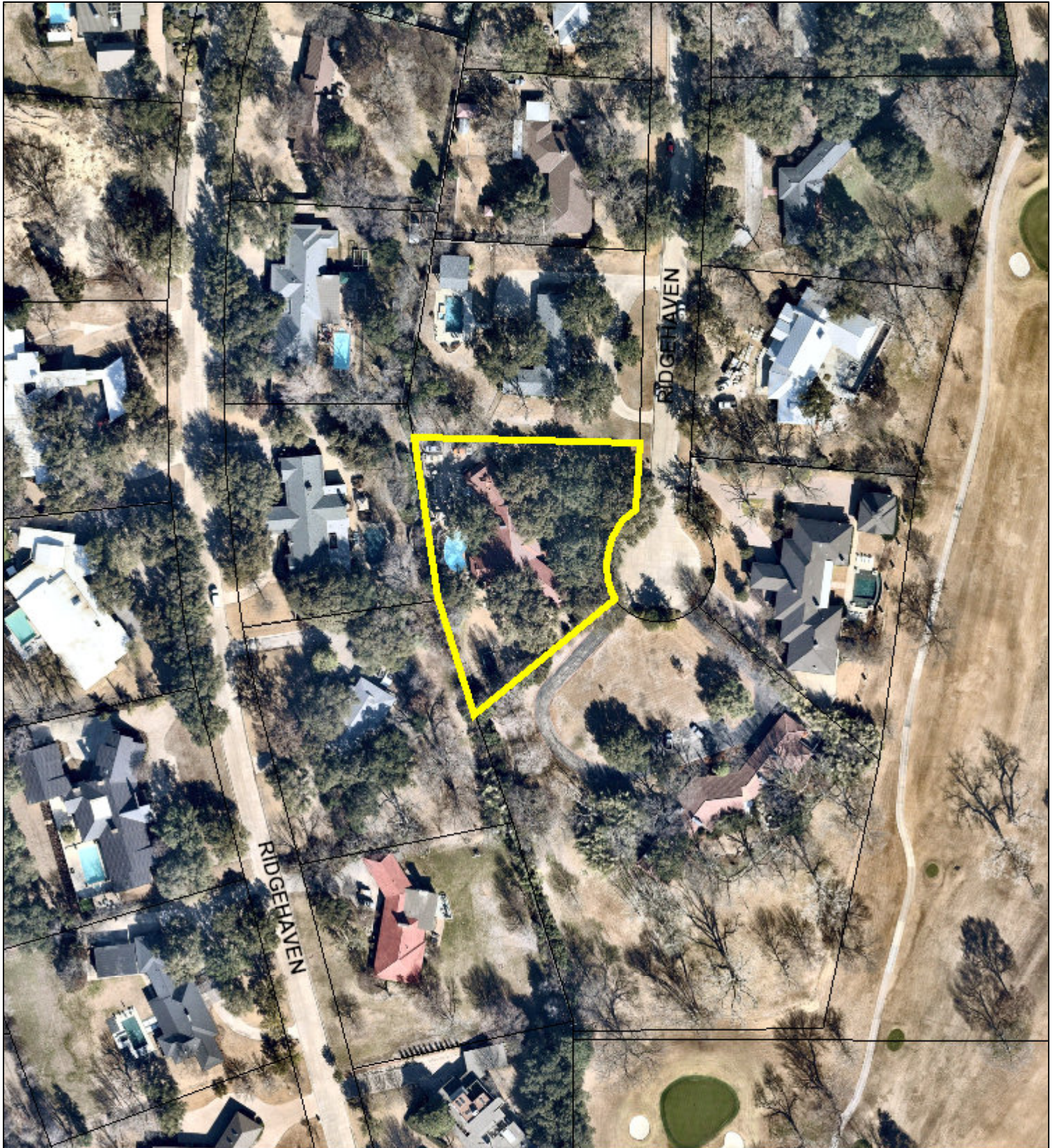
Applicant: Jeff & Lisa Schuessler by Ryan McGuire
Mapsc0: 74U
Commission Date: 2/19/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 87.5 175 350 Feet



BAR-25-009



BAR-25-009



**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 Ridgehaven 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 Ridgehaven 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 yard setback.
 Interpretation of the Regulation \$400

DATE RECEIVED: 1/17/2025	FEE AMOUNT PAID : \$843.75	# OF REQUESTS: 2	RECEIVED BY: KM	CASE NO. BAR-25-009
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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 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 01/17/2025



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Ryan McGuire of m3 studio
 (Family Member, Friend, Company, etc, to represent you at the hearing)

<u>3800 Hulen Street Suite 630</u>	<u>Fort Worth</u>	<u>Texas</u>	<u>76107</u>	<u>817.733.3513</u>
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) 4316 Ridgheaven Court . Fort Worth . Texas . 76116

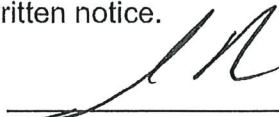
(Legal Description) Lot 32 / Block 49 of the Ridglea Addition to the City of Fort Worth

The Authority is granted only for the following specific request:

(Nature of Appeal) Side + Rear Yard Variance Request

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:  Jeff Schuessler 

Owner - Print Name: Jeff Schuessler

Address: 4316 Ridgheaven Court . Fort Worth . Texas . 76116

Telephone: 817.243.7747

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

Accepted for Case No. _____

By _____

Date _____

Map of lots 10 to 40 incl. of block 40,
"RIDGLEA"

AN ADDITION
 TO
FORT WORTH TEXAS.

September, 1945. Brookes Baker.
 Scale: 1 inch = 100 feet.

Approved: 9-22-45
 CITY PLAN COMMISSION
 FORT WORTH, TEXAS.
 By Robert G. Hays
 Secretary

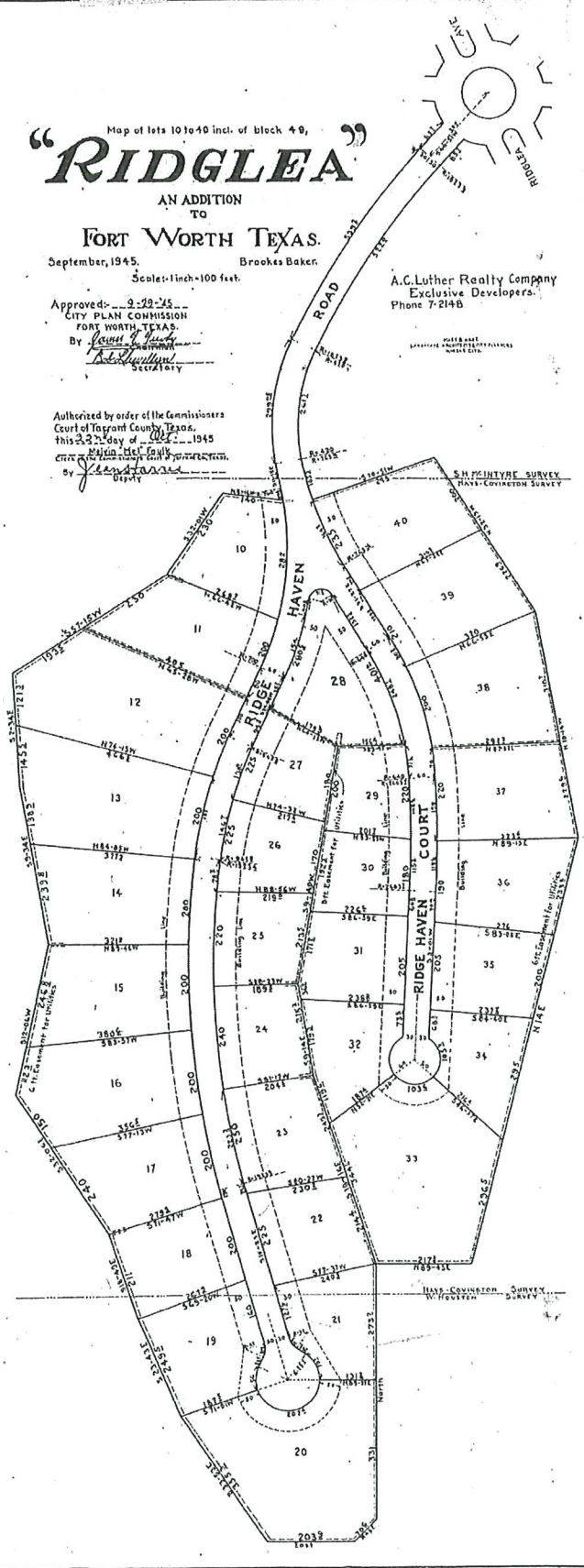
Authorized by order of the Commissioners
 Court of Tarrant County, Texas,
 this 22nd day of September, 1945
 at Fort Worth, Texas.
 By J. M. ...
 Deputy

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

PLAT NAME
 SURVEYOR'S NAME
 DATE



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



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



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

38355

Andrew Penny Kelly
By: [Signature]
H. Kelly

Plat Records - Tarrant County, Texas
Volume 388-B - Page 224

The County Clerk, Tarrant County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record filed in the office of the County Clerk, Tarrant County, Texas, on the 11th day of [Month], 19[Year].

ARTICLE I. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

ARTICLE II. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

ARTICLE III. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

ARTICLE IV. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

ARTICLE V. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

ARTICLE VI. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

ARTICLE VII. The title shall be that of the private profession proposed, and shall be as follows: [Text describing the profession]

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.

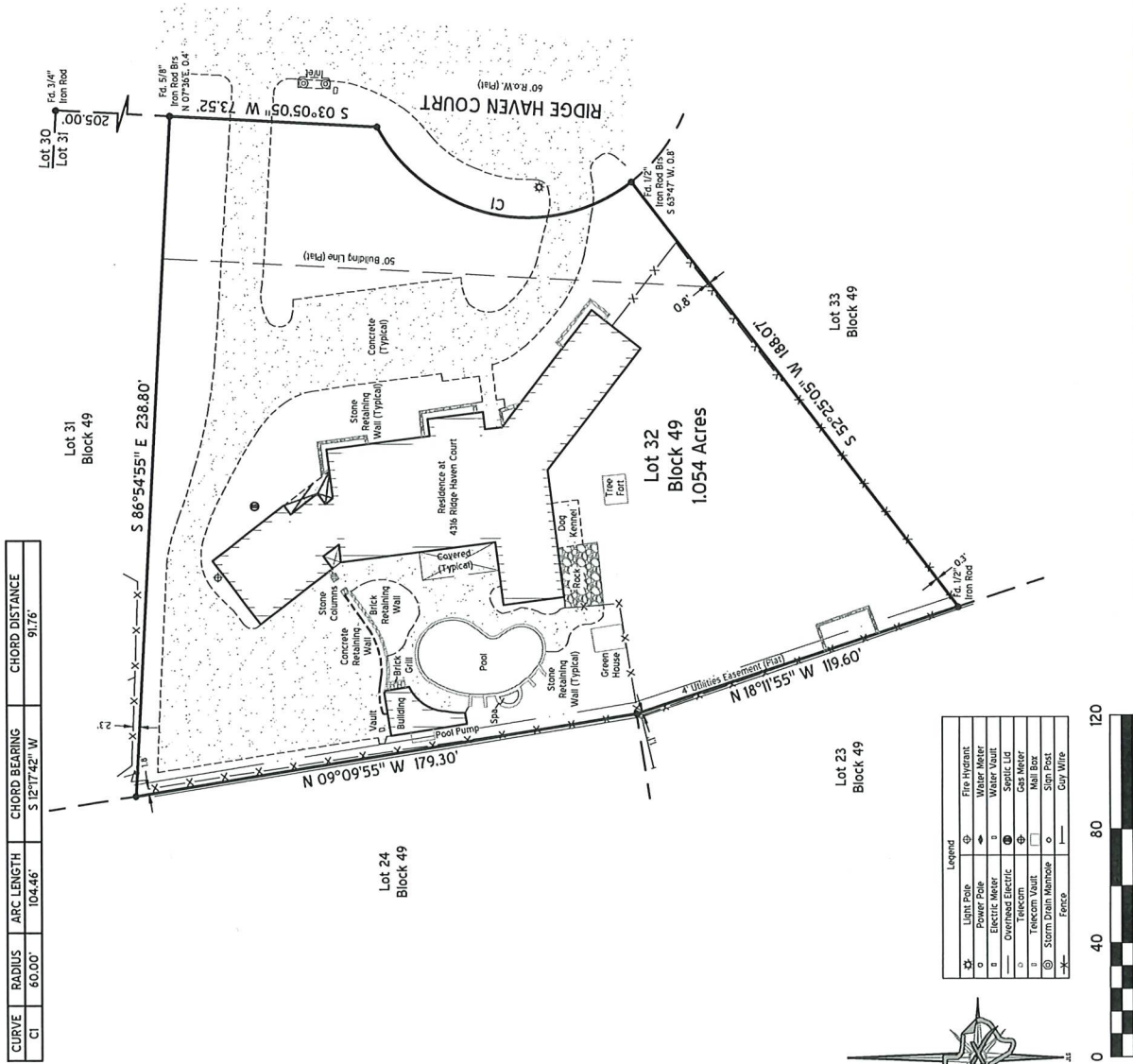
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground by me or under my direct supervision; visible conflicts, encroachments, and overlaps as shown on this plat or map attached hereto; the area & boundary 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 encloser and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the encloser and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the survey. No part of this survey shall be used 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. Savoriy, Registered Professional Land Surveyor No. 5966
 Texas Surveying, Inc. - Aledo Branch
 288 S. Earth Street, Aledo TX 76008
 aledo@txsurveying.com • 817-441-5263(LAND)
 AND44102 - December 15, 2020

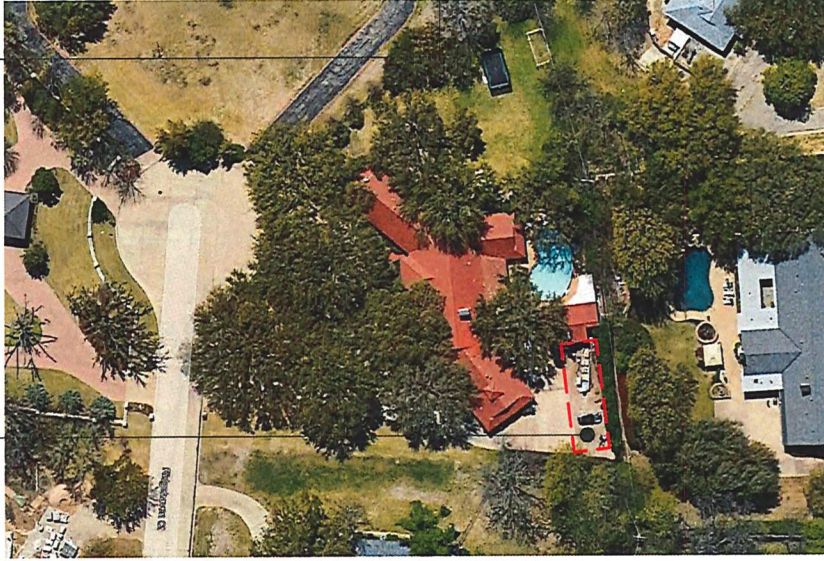
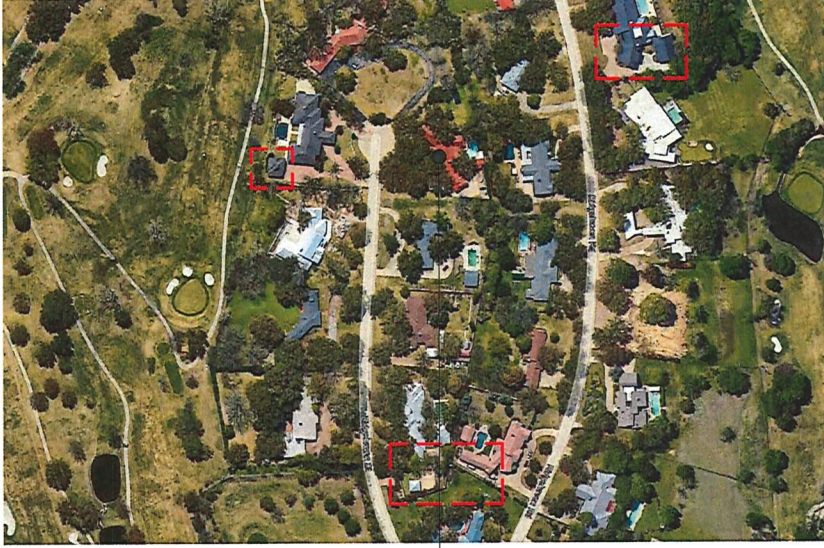


TEXAS SURVEYING, INC.
 ALEDO BRANCH - 817-441-5263
 FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

- (Notes)
- 1) With respect to the documents listed in Title Commitment No. 205-9001 the following easements and/or restrictions were reviewed for this survey:
 - Subject to the restrictions recorded in: Vol. 388-B, Pg. 223 P.A.P.C.T.
 - 2) 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 (Treasbill) and the surveyor's professional opinion.
 - 3) 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 FEMA website at (www.flood.gov).
 - 4) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4622. (Grid)
 - 5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 6) Please consult all applicable governing entities regarding rules & regulations that may affect construction on this property.
 - 7) All corners are set 1/2" iron rods with orange plastic caps stamped Texas Surveying, Inc. unless otherwise noted.

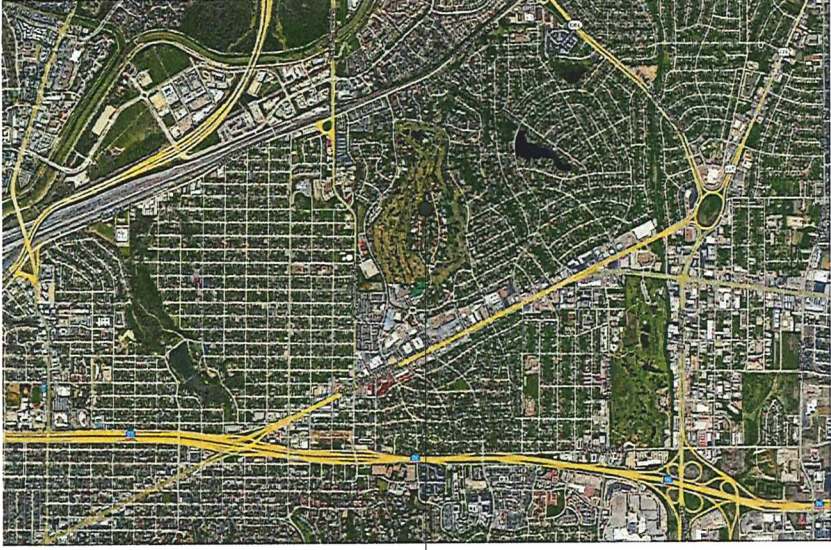


*Indicates accessory parking structures w/ in neighborhood
visible from aerial photography



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

PROPOSED CARPORT

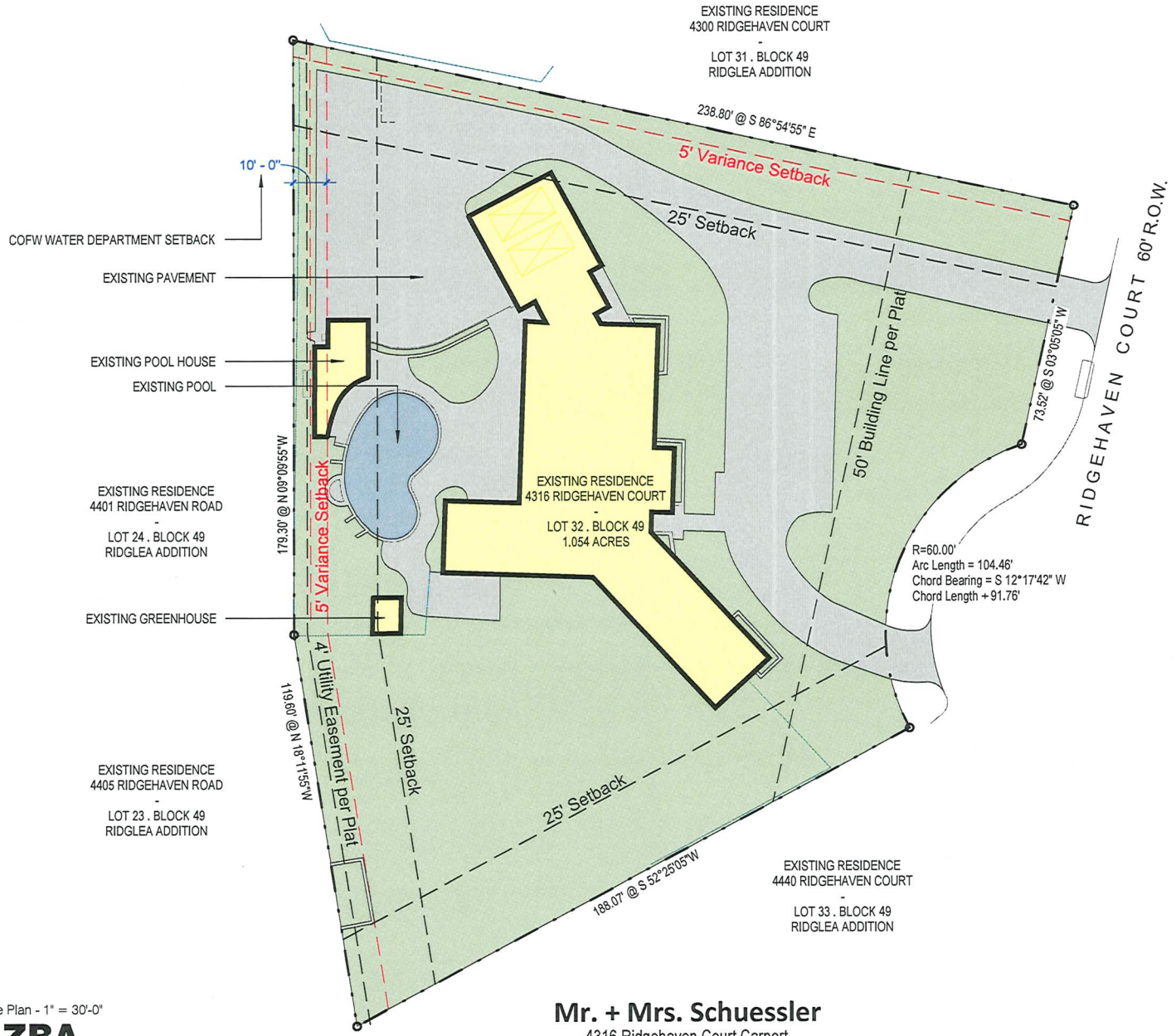


PROJECT LOCATION



m3 studio

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



Existing Architectural Site Plan - 1" = 30'-0"

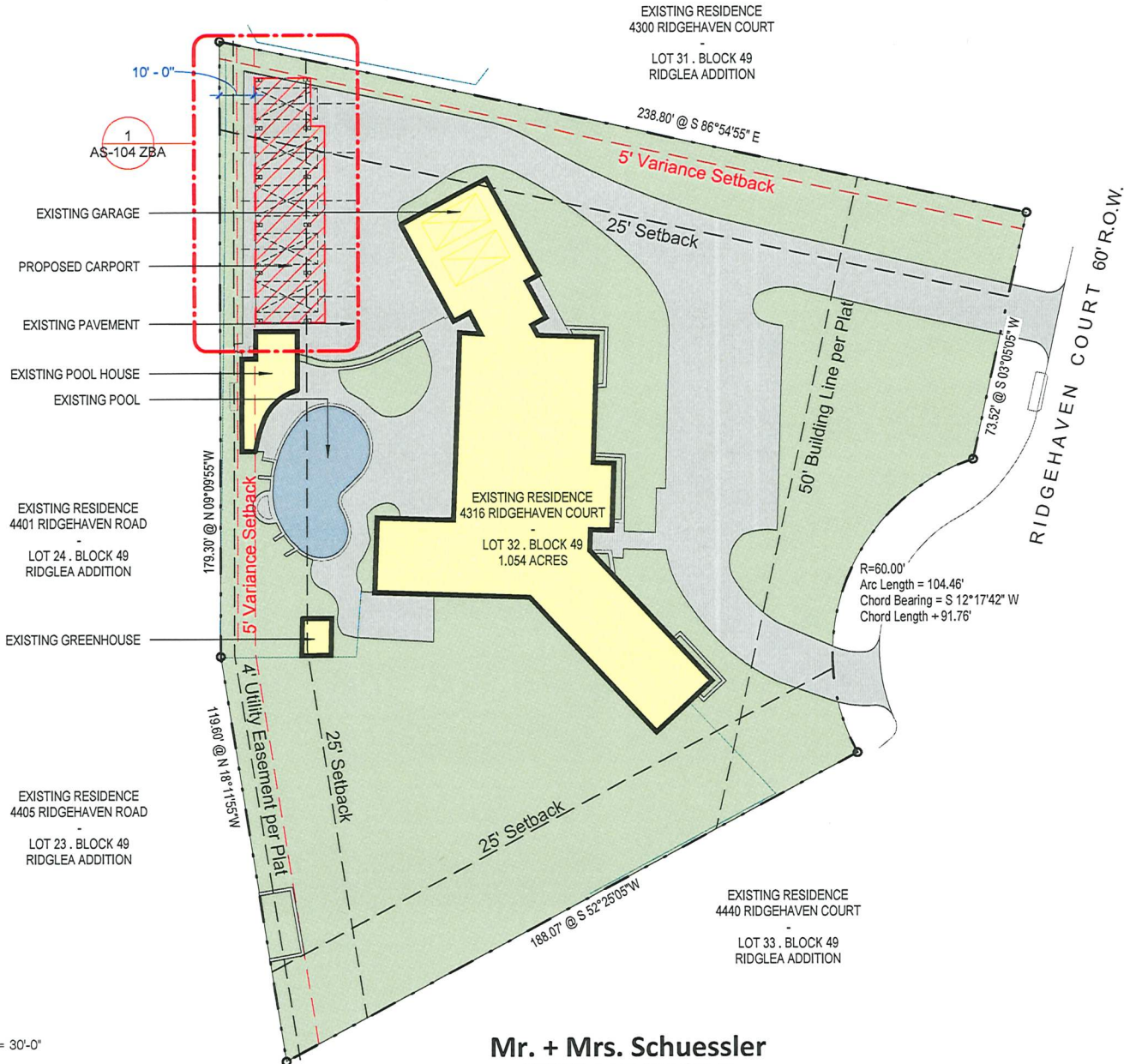
AS-101 ZBA

2025.01.17

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.works



PARKING PROVIDED

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

Renovated Architectural Site Plan - 1" = 30'-0"

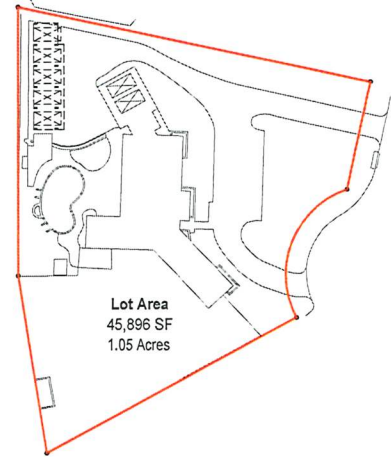
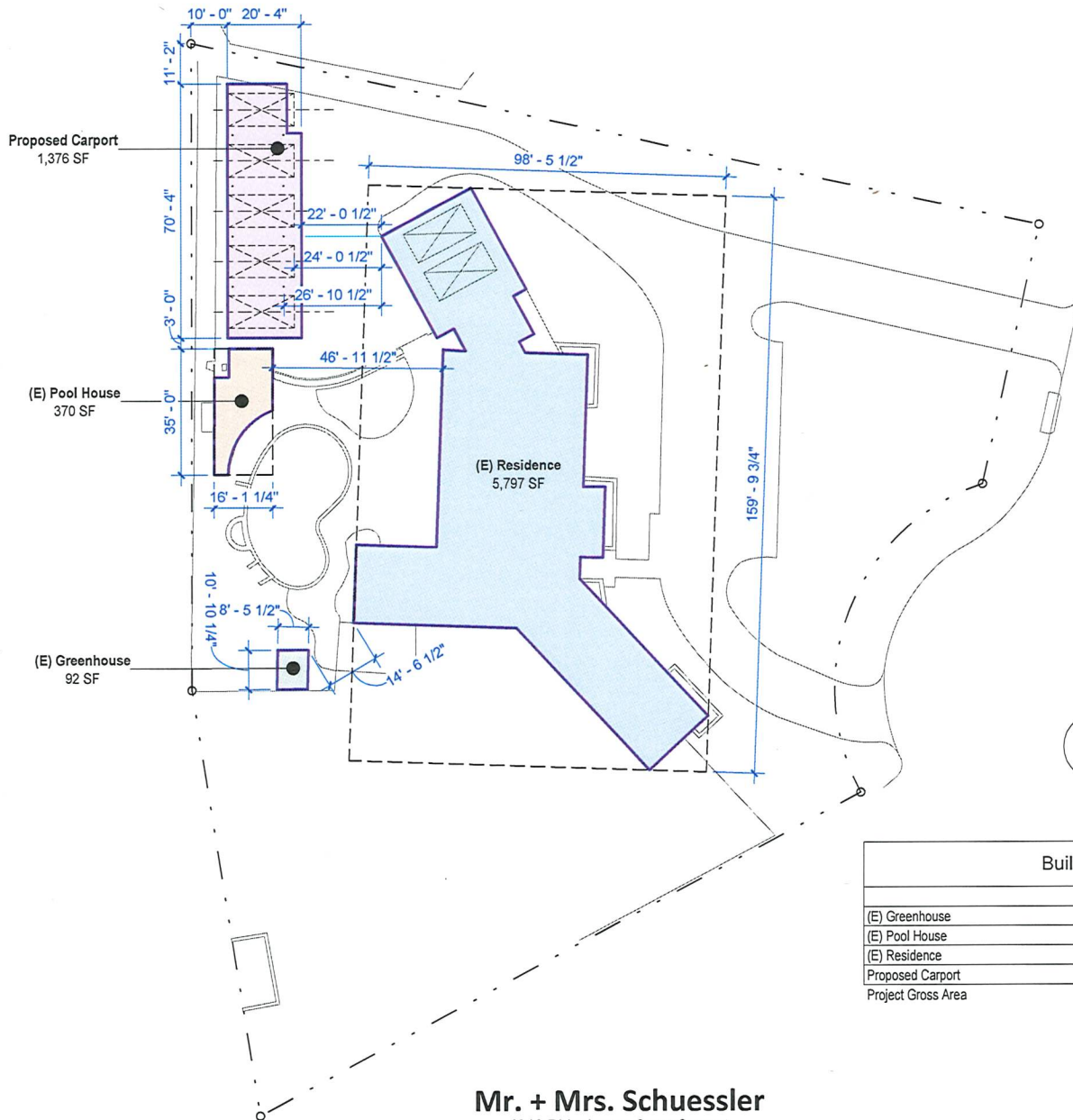
AS-102 ZBA

2025.01.17

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



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



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

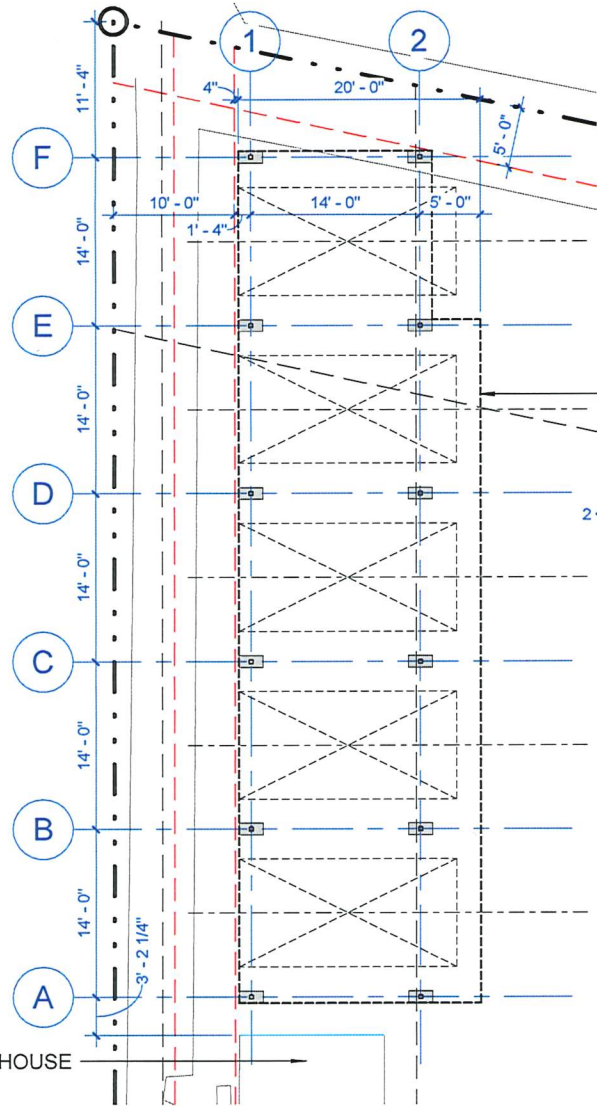
Building Gross Area Schedule	
Name	Area
(E) Greenhouse	92 SF
(E) Pool House	370 SF
(E) Residence	5,797 SF
Proposed Carport	1,376 SF
Project Gross Area	7,635 SF 16.75% of Lot Size

Site Area Data
AS-103 ZBA
2025.01.17

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



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817.733.3513 | ryan.mcguire@m3studio.works

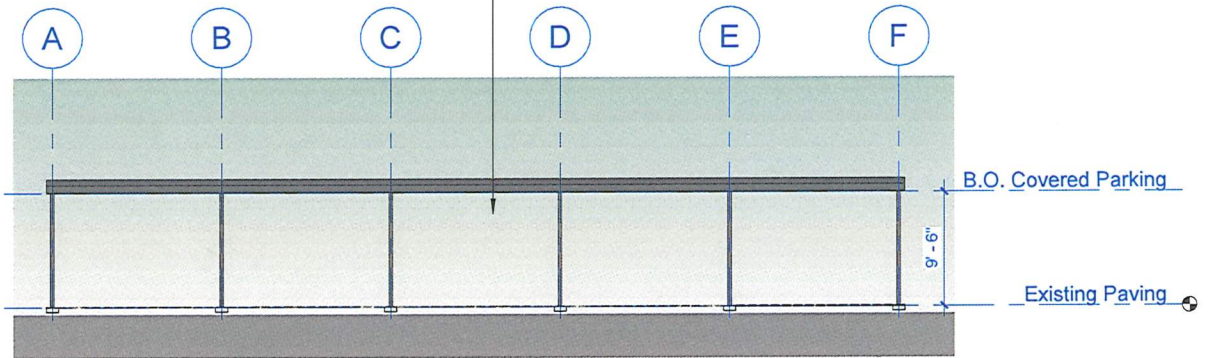


PARKING PROVIDED

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

PROPOSED CARPORT
 Design pending Setback Variance
 Request Approval

AS-104
 ZBA



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

2 Proposed Elevation
 1" = 10'-0"

Proposed Carport Floor Plan + Elevation

AS-104 ZBA

2025.01.17

Mr. + Mrs. Schuessler

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



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 Ryan McGuire AIA CSI CD1
 817.733.3513 | ryan.mcguire@m3studio.works

Existing Neighboring Hedgerow
 Existing Neighboring Trees
 Neighboring View Corridor
 Existing Evergreen Hedgerow
 Existing Parking



Proposed Accessory Structure dependent on Setback Variance Request does not infringe on neighboring properties

Existing Trees Prohibiting Additional Site Access

Enlarged Aerial Photograph
AS-105 ZBA

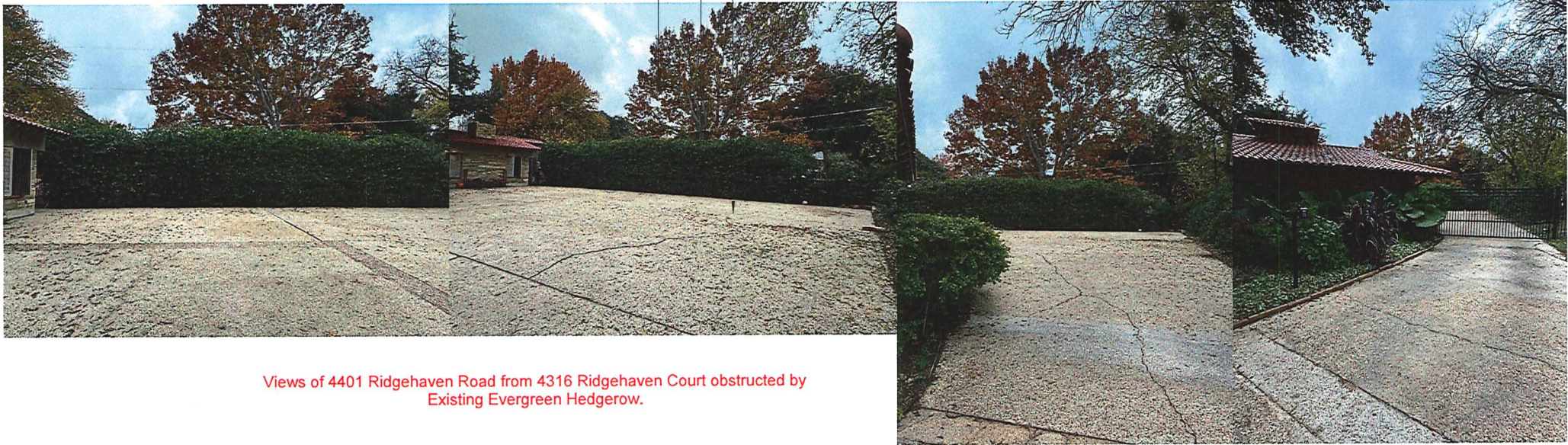
2025.01.17

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



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 817.733.3513 | ryan.mcguire@m3studio.works

Existing Neighboring Trees
Existing Evergreen Hedgerow
Existing Parking

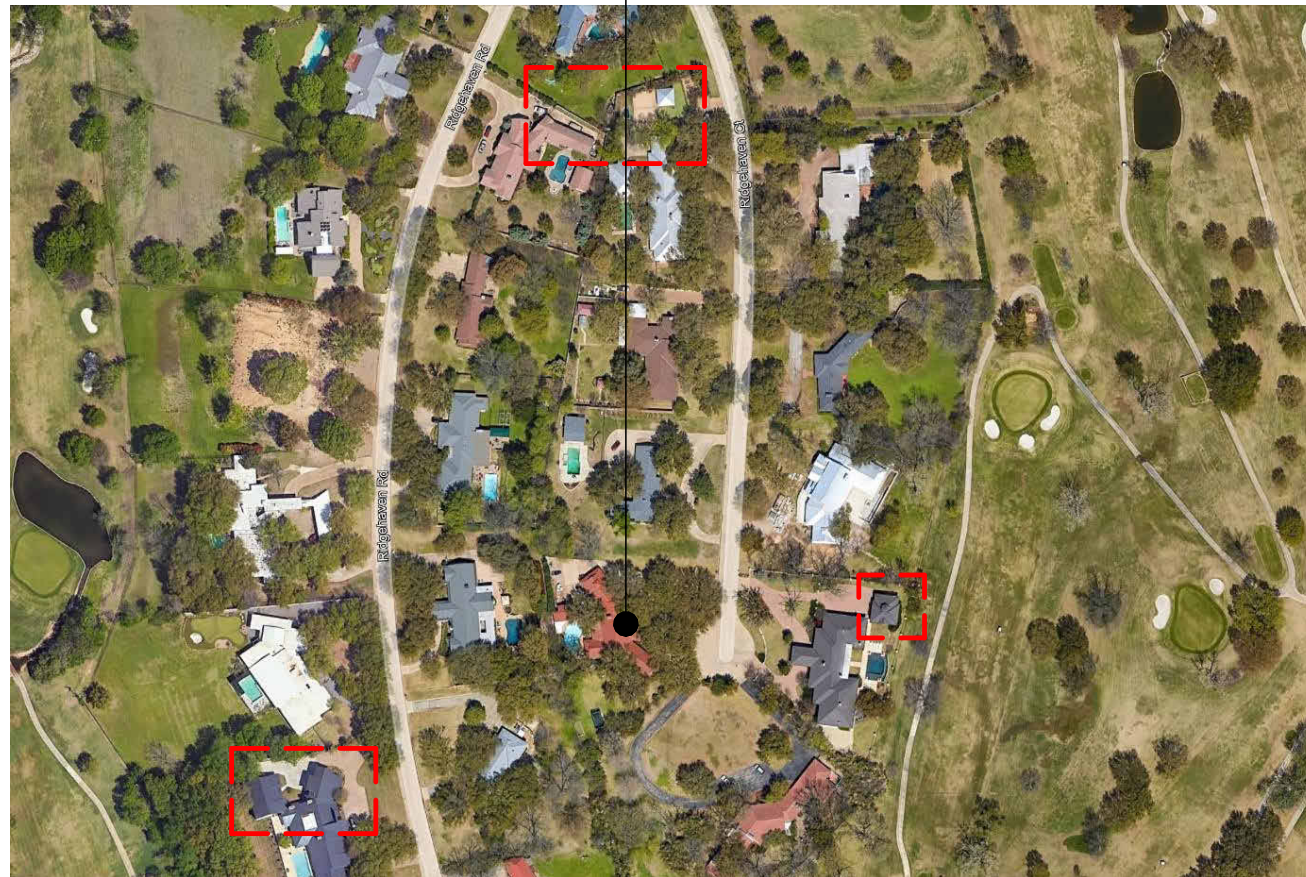


Views of 4401 Ridgeway Road from 4316 Ridgeway Court obstructed by Existing Evergreen Hedgerow.

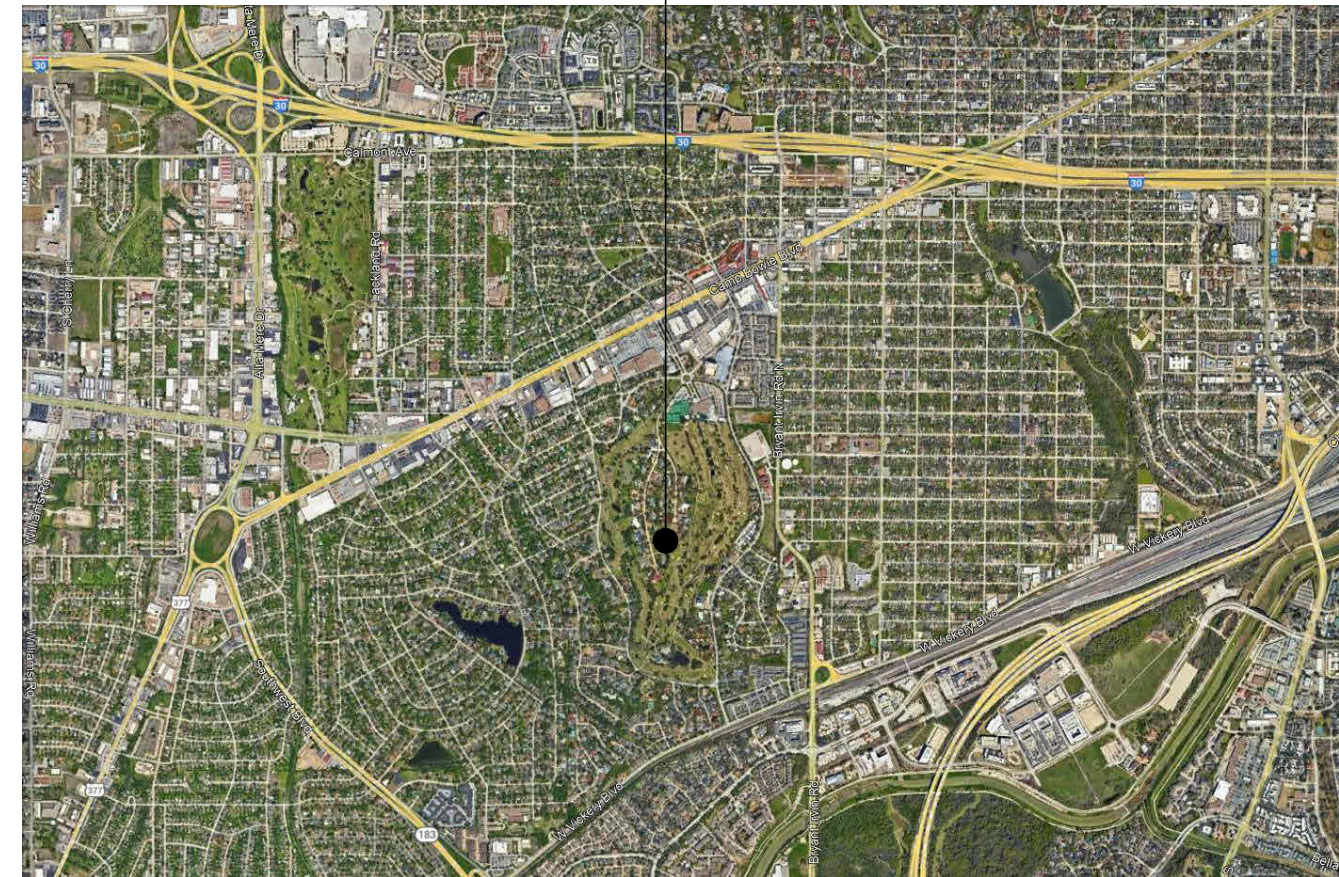




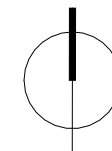
PROPOSED CARPORT

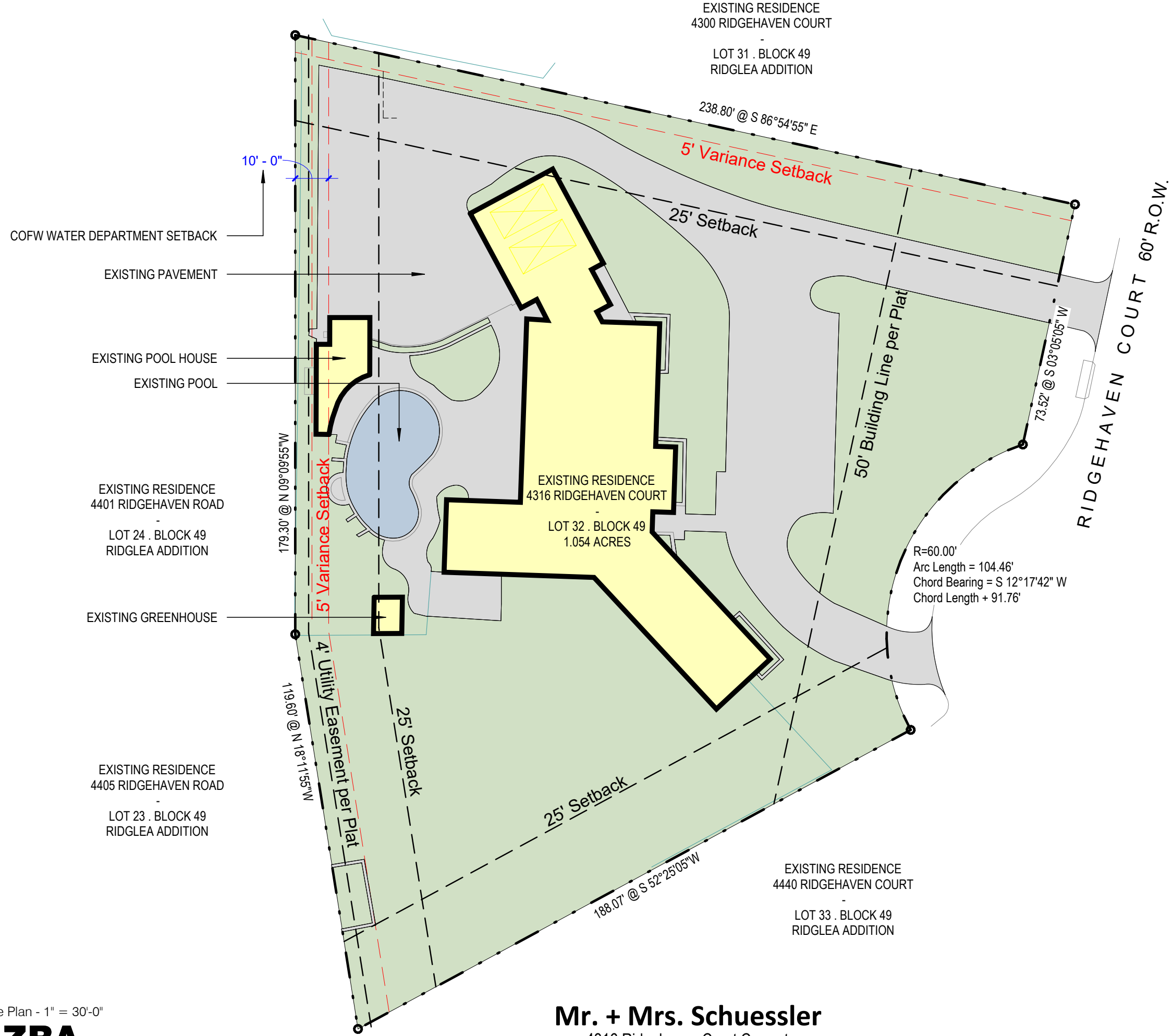


PROJECT LOCATION



*Indicates accessory parking structures w/ in neighborhood visible from aerial photography



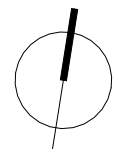


Existing Architectural Site Plan - 1" = 30'-0"

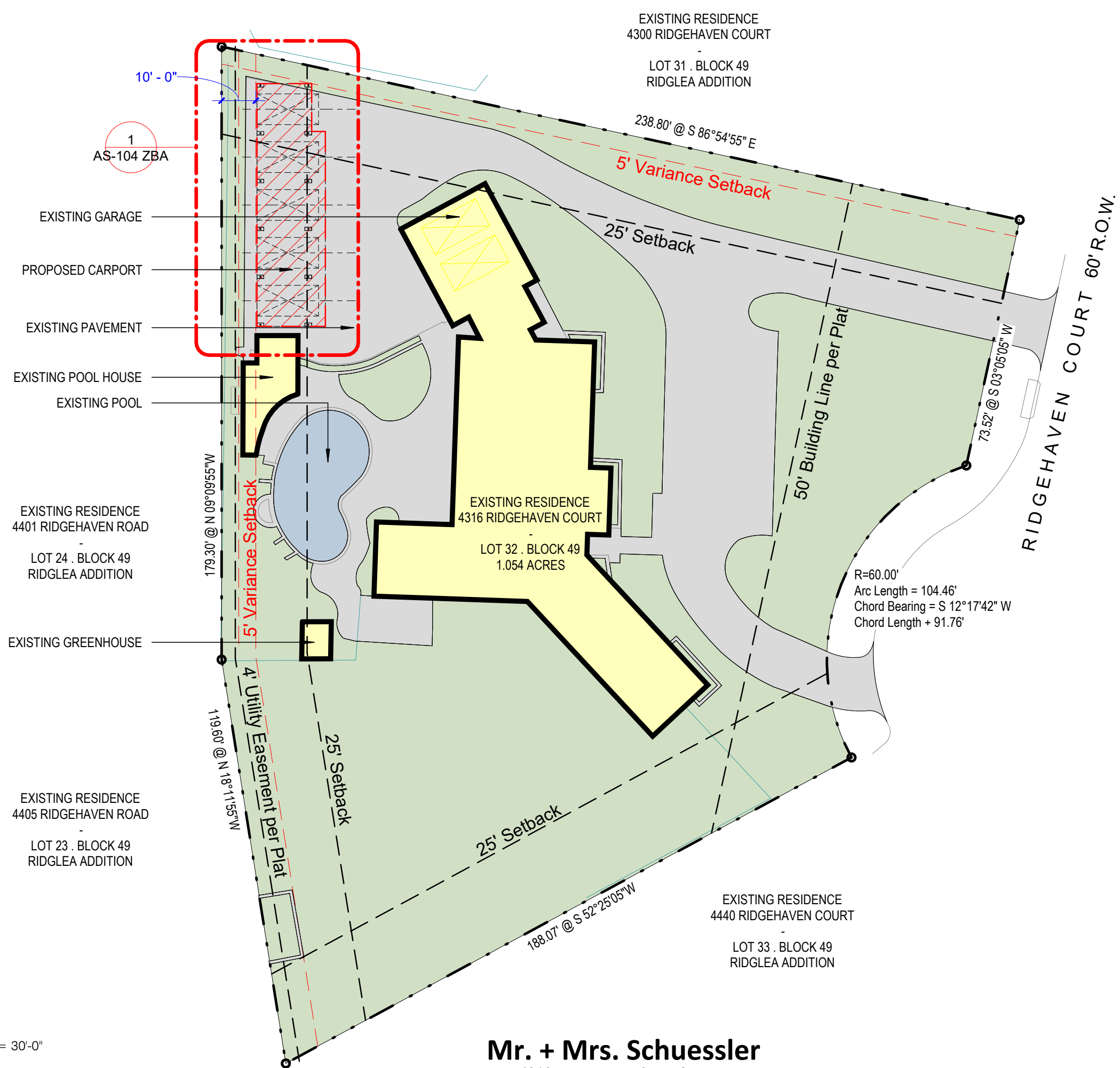
AS-101 ZBA

2025.01.24

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

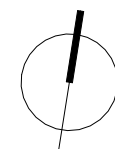


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Ryan McGuire AIA CSI CDT
817.733.3513 | ryan.mcguire@m3studio.works



PARKING PROVIDED

Existing Garage	: 2 spaces
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Total Parking Proposed	7 spaces



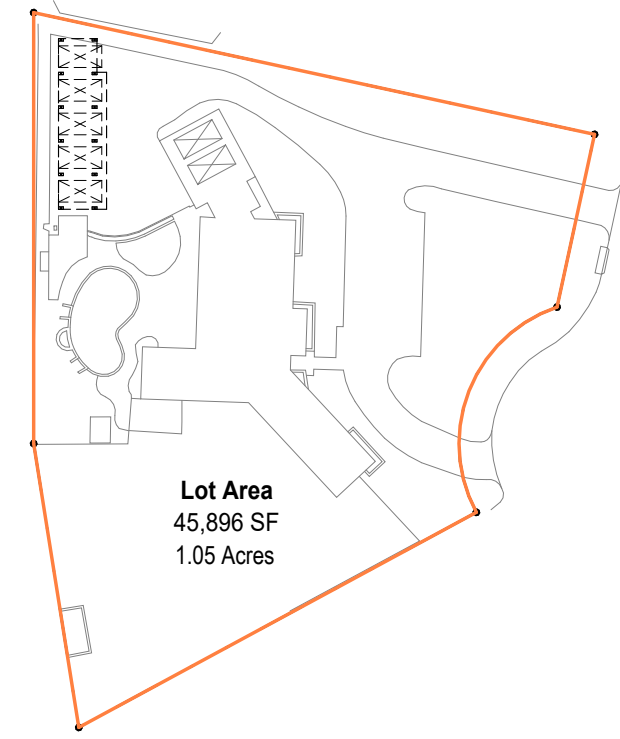
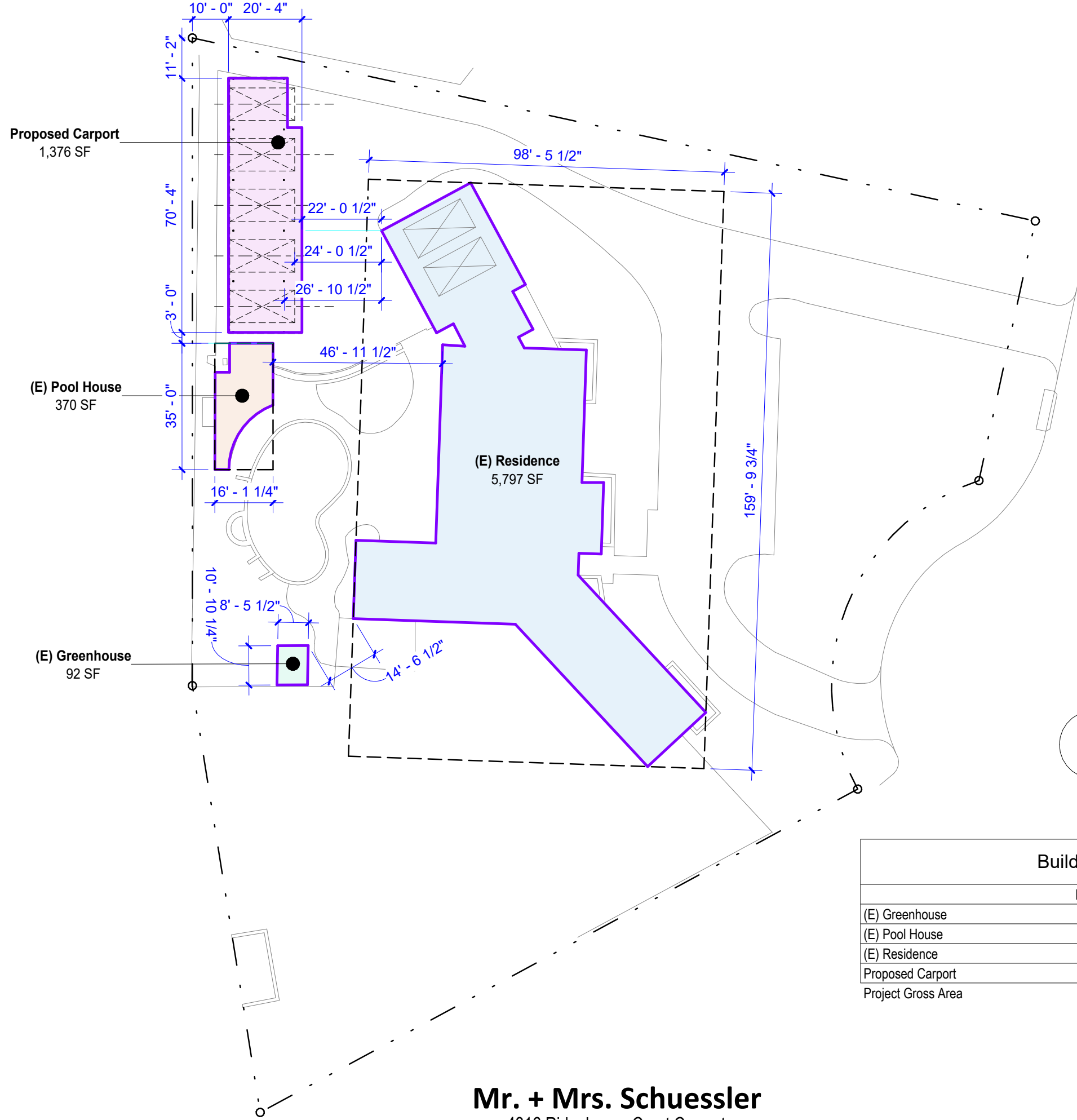
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Ryan McGuire AIA CSI CDT
817.733.3513 | ryan.mcguire@m3studio.works

Renovated Architectural Site Plan - 1" = 30'-0"

AS-102 ZBA

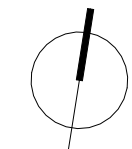
2025.01.24

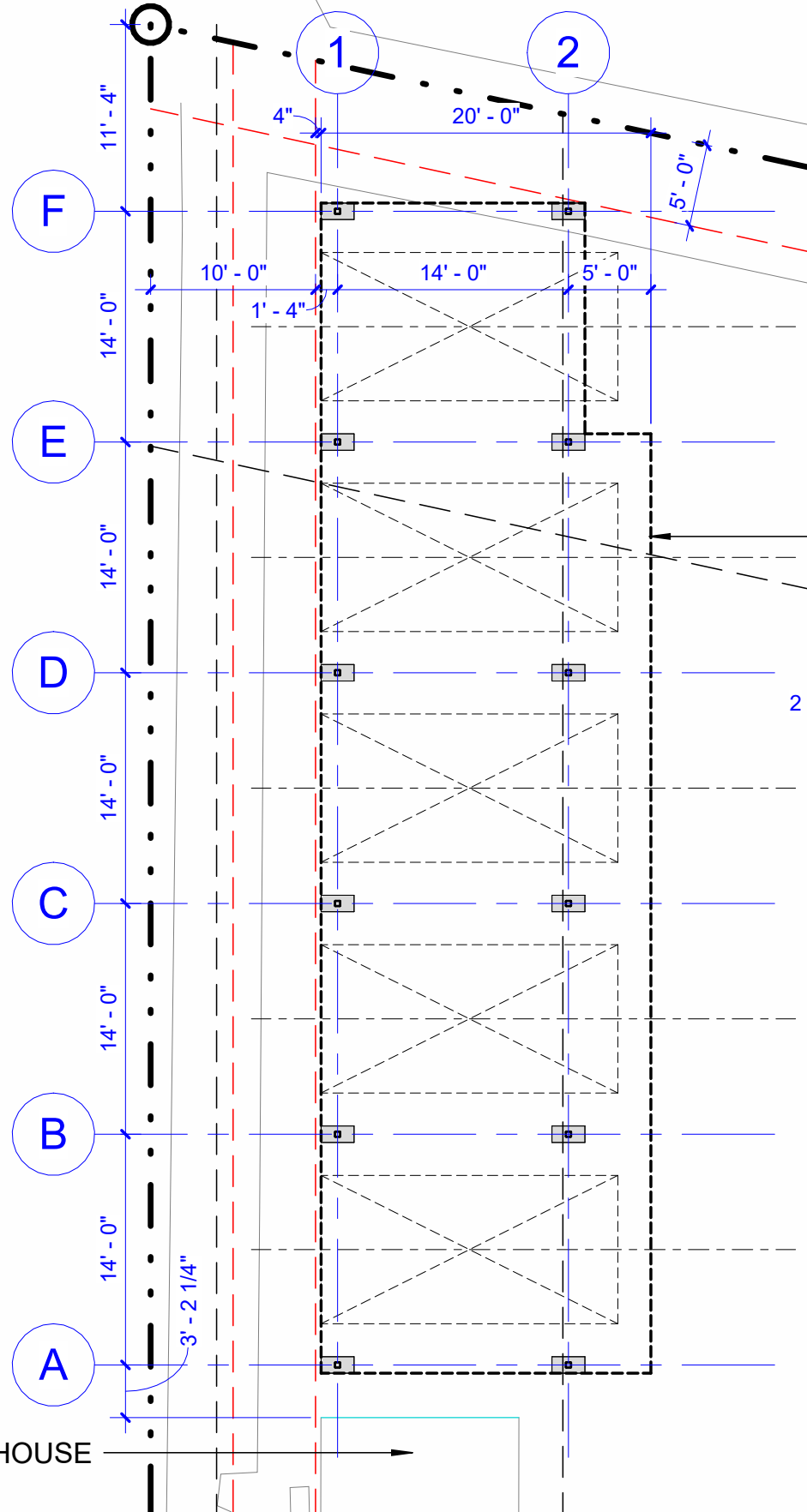
Mr. + Mrs. Schuessler
4316 Ridgehaven Court Carport
4316 Ridgehaven Court . Fort Worth . Texas . 76116



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

Building Gross Area Schedule	
Name	Area
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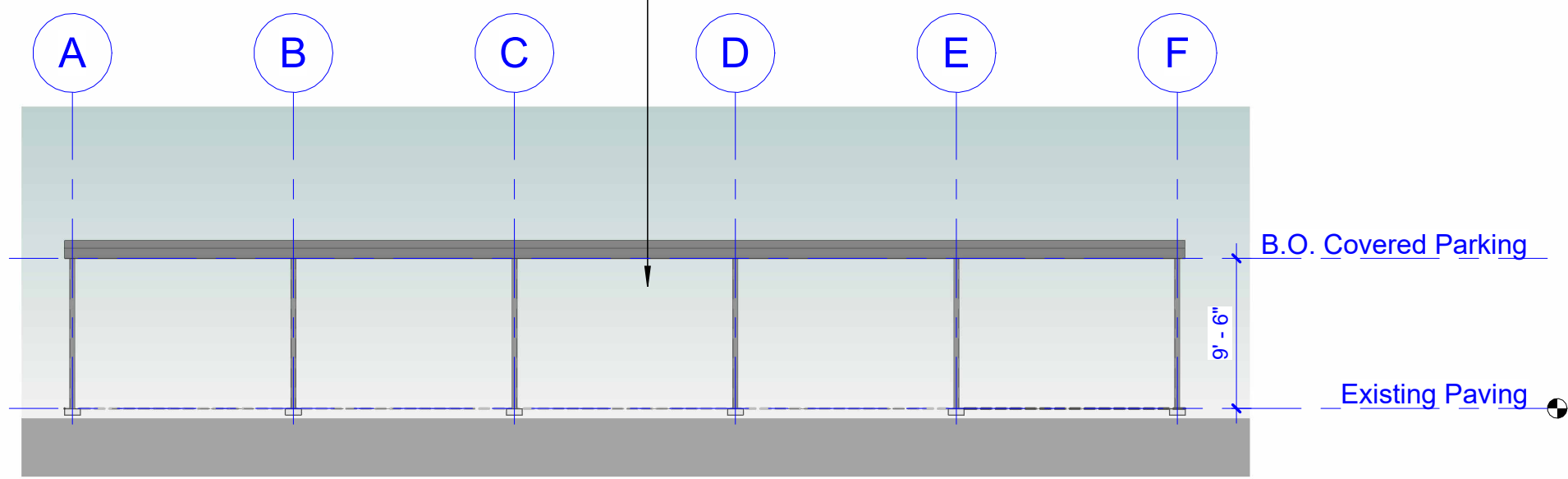


PARKING PROVIDED

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

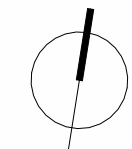
PROPOSED CARPORT
 Design pending Setback Variance Request Approval
 Reference AS-104 for current Design Studies

2 AS-104 ZBA



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

2 Proposed Elevation
 1" = 10'-0"



Existing Neighboring Hedgerow

Existing Neighboring Trees

Neighboring View Corridor

Existing Evergreen Hedgerow

Existing Parking

Proposed Accessory Structure dependent on Setback Variance Request does not infringe on neighboring properties

Existing Trees Prohibiting Additional Site Access

4316 Ridgehaven Ct

Ridgehaven Rd

Enlarged Aerial Photograph

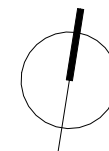
AS-105 ZBA

2025.01.24

Mr. + Mrs. Schuessler

4316 Ridgehaven Court Carport

4316 Ridgehaven Court . Fort Worth . Texas . 76116



m3 studio

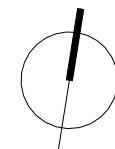
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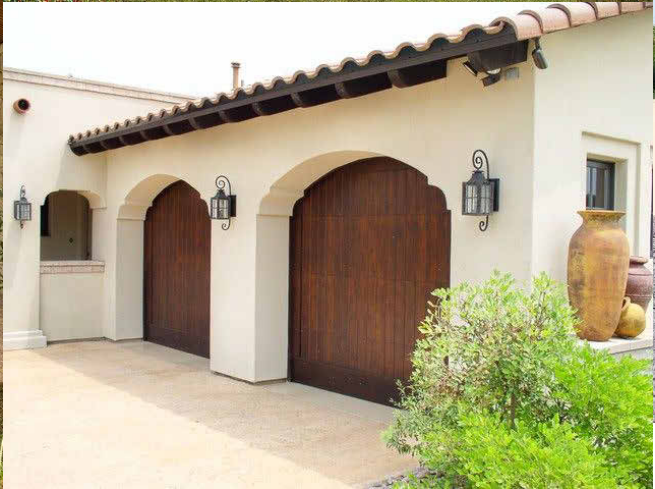
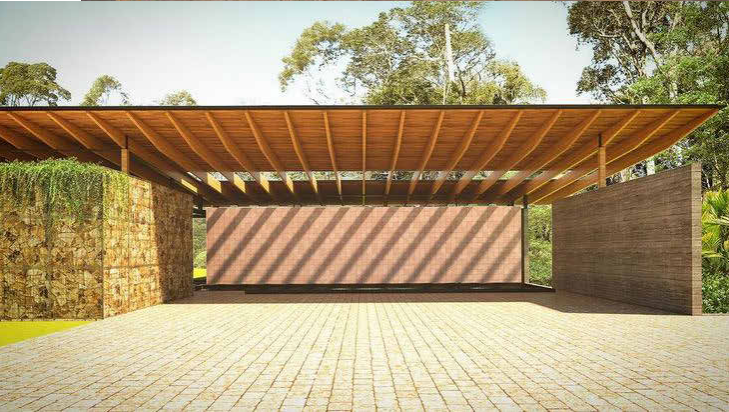
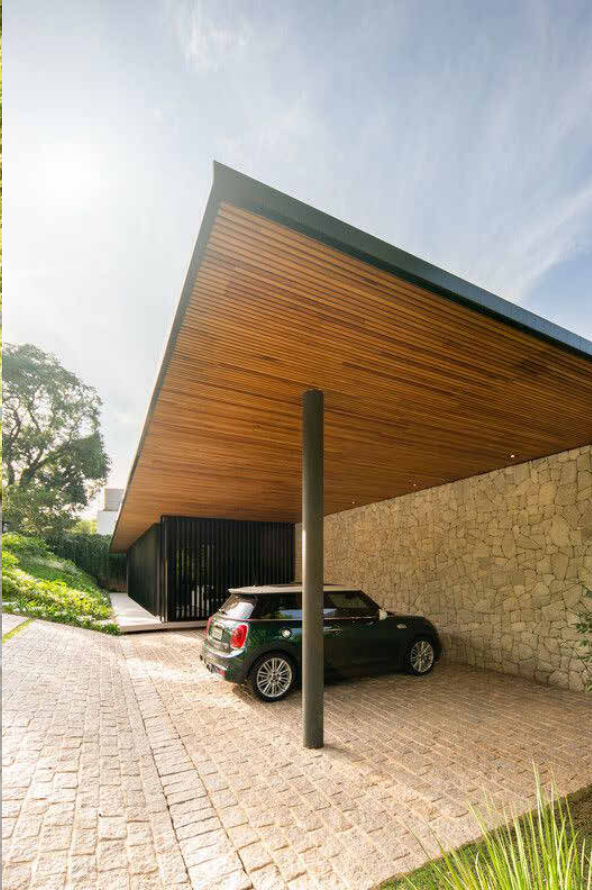
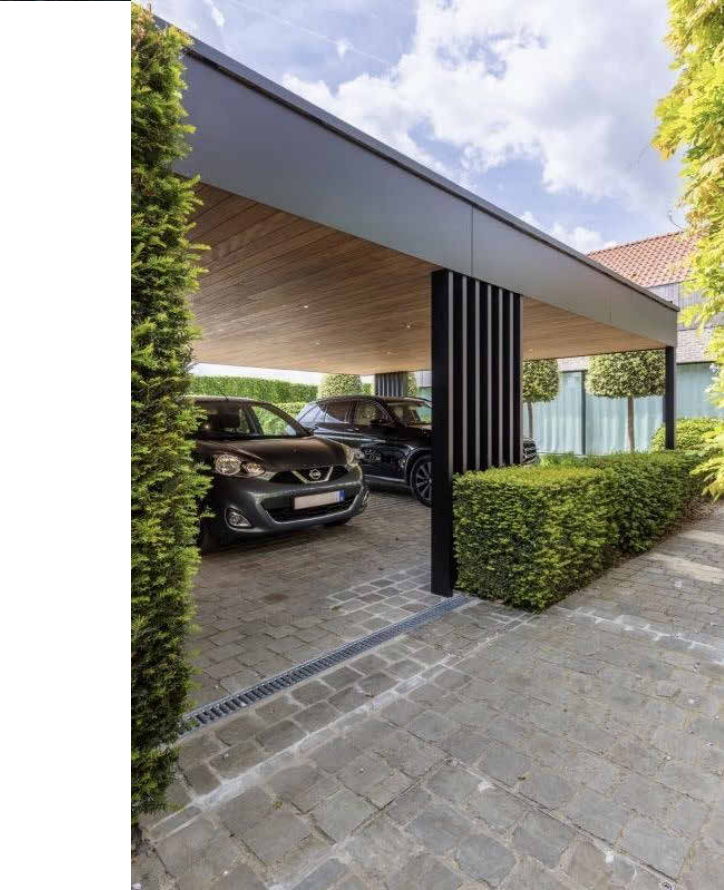
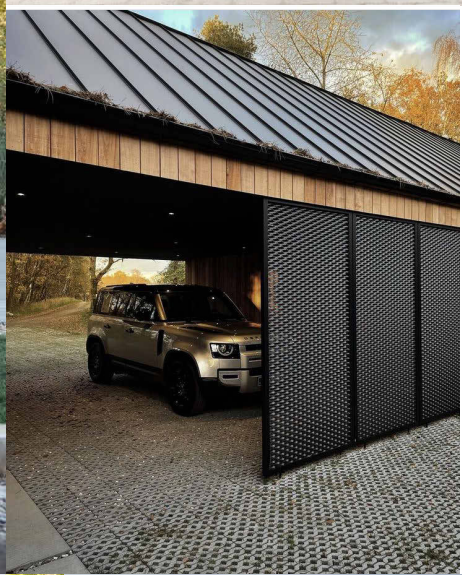
Ryan McGuire AIA CSI CDT
817.733.3513 | ryan.mcguire@m3studio.works

Existing Neighboring Trees
Existing Evergreen Hedgerow
Existing Parking



Views of 4401 Ridgehaven Road from 4316 Ridgehaven Court obstructed by Existing Evergreen Hedgerow.



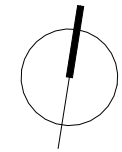


Design Studies

AS-107 ZBA

2025.01.24

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



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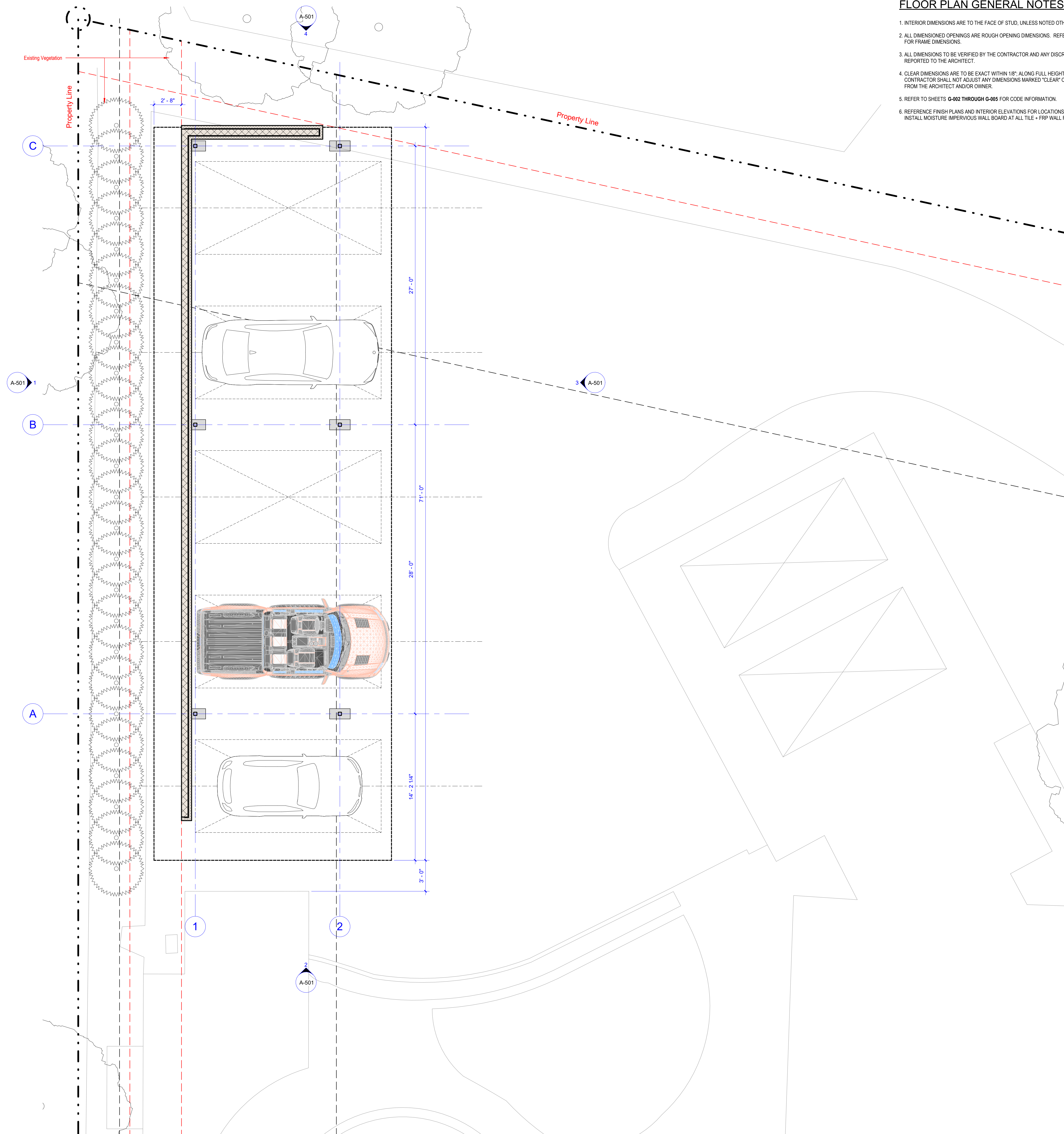
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FLOOR PLAN GENERAL NOTES

1. INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONED OPENINGS ARE ROUGH OPENING DIMENSIONS. REFER TO WINDOW AND DOOR SCHEDULES FOR FRAME DIMENSIONS.
3. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
4. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLF" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
5. REFER TO SHEETS G-002 THROUGH G-005 FOR CODE INFORMATION.
6. REFERENCE FINISH PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE WAINSCOT. PROVIDE AND INSTALL MOISTURE IMPERVIOUS WALL BOARD AT ALL TILE + FRP WALL FINISH LOCATIONS.

FINISH GENERAL NOTES

1. MITER CORNERS OF ALL MATERIALS UNLESS NOTED OTHERWISE.
2. COORDINATE LOCATION OF FLOOR MOUNTED POWER / DATA / PHONE RECEPTACLE WITH ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PREPARE ALL SURFACES TO RECEIVE FINISHES AS SCHEDULED ACCORDING TO MANUFACTURER SPECIFICATIONS.
4. FLOORING SHALL BE PROTECTED AGAINST DUST, DIRT, AND TRAFFIC RELATED TO CONSTRUCTION AFTER INSTALLATION AND PRIOR TO OCCUPANCY.
5. MAINTAIN A FLOOR TOLERANCE OF NO MORE THAN 1" IN 12'-0" LEVEL FLOOR AS REQUIRED USING APPROVED LEVELING COMPOUND.
6. PAINT INSTALLED CEILING AND / OR WALL ACCESS PANELS TO MATCH ADJACENT FINISH.
7. INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER THE CENTER OF THE DOOR.
8. PAINT EXPOSED SURFACES INCLUDING GRILLES, PERIMETER WALL TREATMENT POCKETS, SILLS, EXPOSED PIPING TO MATCH ADJACENT UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY TIMES OF FINISH MATERIALS WITHIN THE CONSTRUCTION SCHEDULE. DELIVERY TIMES MUST BE CONFIRMED AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SELECTION IF NECESSARY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING AND FOLLOWING MANUFACTURER'S INSTRUCTIONS, PREPARATION RECOMMENDATIONS AND REQUIREMENTS FOR ALL FINISH MATERIALS SPECIFIED.
11. CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
12. ALIGN FLOOR TILE GROUT LINES WITH GROUT LINES ON VERTICAL SURFACES.
13. PROVIDE AND INSTALL 1/2" GYPSUM INTERIOR WALL BOARD AT ALL WALLS EXCEPT FIRE RATED PARTITIONS. REFERENCE CODE SUMMARY SHEETS FOR FIRE RATED PARTITIONS.
14. REFERENCE PLUMBING FIXTURE SCHEDULE FOR FIXTURE SELECTIONS. ARCHITECTURAL LOCATIONS OF PLUMBING FIXTURE TO MEET CODE REQUIREMENTS. REFERENCE SLAB EDGE PLAN FOR PLUMBING FIXTURE LOCATION.



1 Overall Noted Floor Plan
1/4" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION

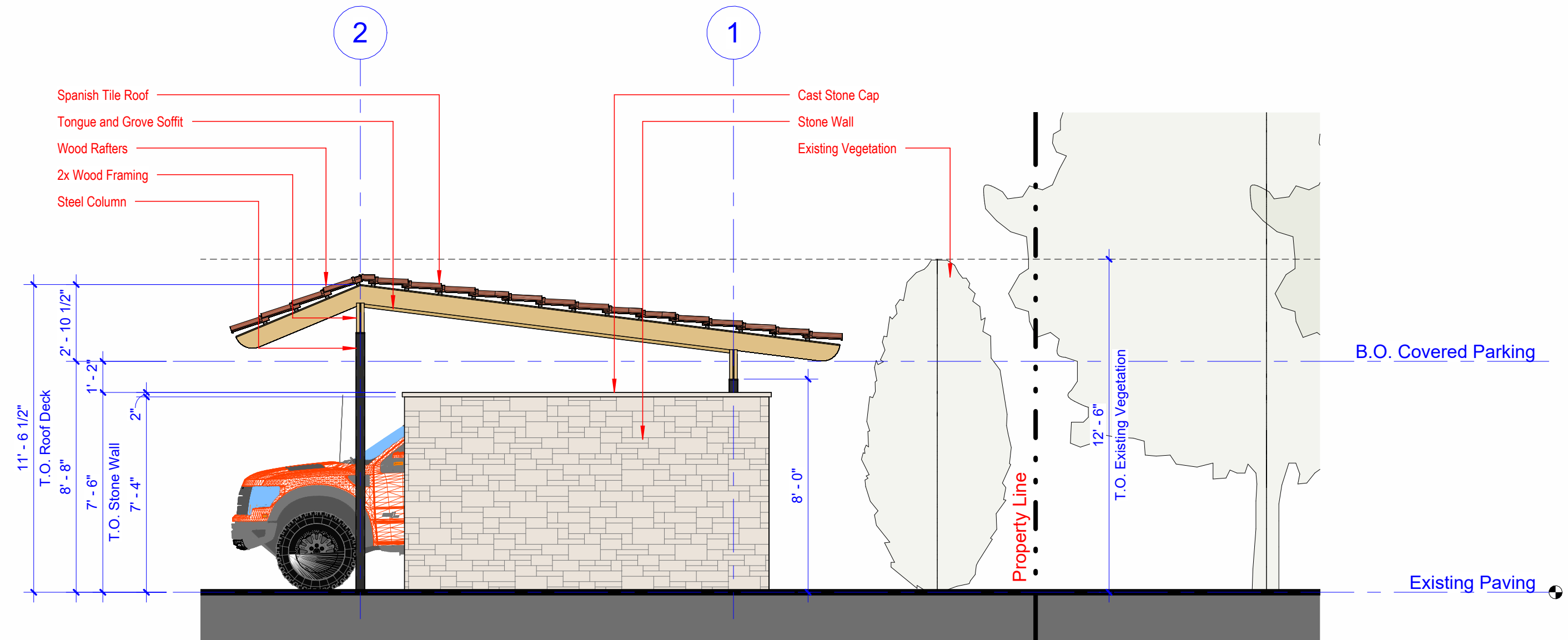
Overall Noted Floor Plan

DATE
2025.02.14

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

EXTERIOR ENVELOPE GENERAL NOTES

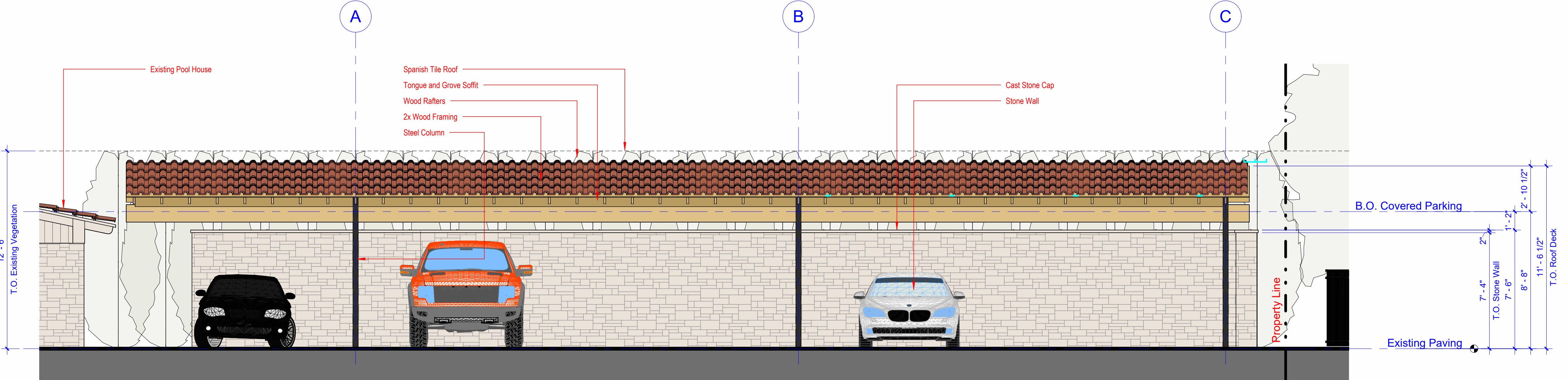
1. GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
2. INSTALL VAPOR PERMEABLE, AIR AND WATER RESISTIVE WALL SHEATHING WITH SITE FLUID APPLIED VAPOR PERMEABLE AIR AND WATER BARRIER FLASHING AND ACCESSORIES PER MANUFACTURER'S INSTRUCTIONS. EXTEND VAPOR PERMEABLE AIR AND WATER BARRIER FLASHING AND ACCESSORIES INTO ROUGH OPENINGS, AROUND THROUGH WALL PENETRATIONS, AND OVER JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT ALL CORNERS.
3. PROVIDE STAINLESS STEEL SCREWS WITH NEOPRENE WASHERS FOR ALL MASONRY ANCHORS.
4. PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
5. ALL MEP CONDUIT SHALL ENTER IN TO THE BUILDING LOW TO THE SURROUNDING GRADE AND SHALL NOT RUN VERTICALLY ON THE EXTERIOR OF THE BUILDING.
6. ALL EXTERIOR DOOR THRESHOLDS SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS SECTION 303 CHANGES IN LEVEL. REFERENCE G-002 FOR GRAPHIC DEPICTIONS.
7. CONFIRM ALL LOUVER LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO VENEER INSTALLATION.
8. PROVIDE AND INSTALL VENEER PANEL JOINTS AS SHOWN GRAPHICALLY. ALL CONTROL JOINTS SHOWN SHOULD BE WITHIN THE MANUFACTURER'S MAXIMUM PANEL LENGTH. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES. NO CONTROL JOINTS SHOULD BE ADDED NOT SHOWN ON THE ELEVATIONS.
9. CONSTRUCTION MANAGEMENT TO SUBMIT PHYSICAL SAMPLES OF ALL EXTERIOR MATERIALS FOR VERIFICATION PRIOR TO PROCUREMENT.
10. VENEER JOINTS TO BE REVIEWED AND APPROVED DURING SHOP DRAWING REVIEW. JOINTS MAY NOT BE INSTALLED ON SITE WITHOUT ARCHITECT'S APPROVAL.
11. ALL EXTERIOR VENEER FINISHES ARE BASIS OF DESIGN SELECTED BY ARCHITECT. CONSTRUCTION MANAGER AND ASSOCIATED SUBCONTRACTOR MAY SUBMIT ALTERNATES FOR REVIEW BY ARCHITECT.



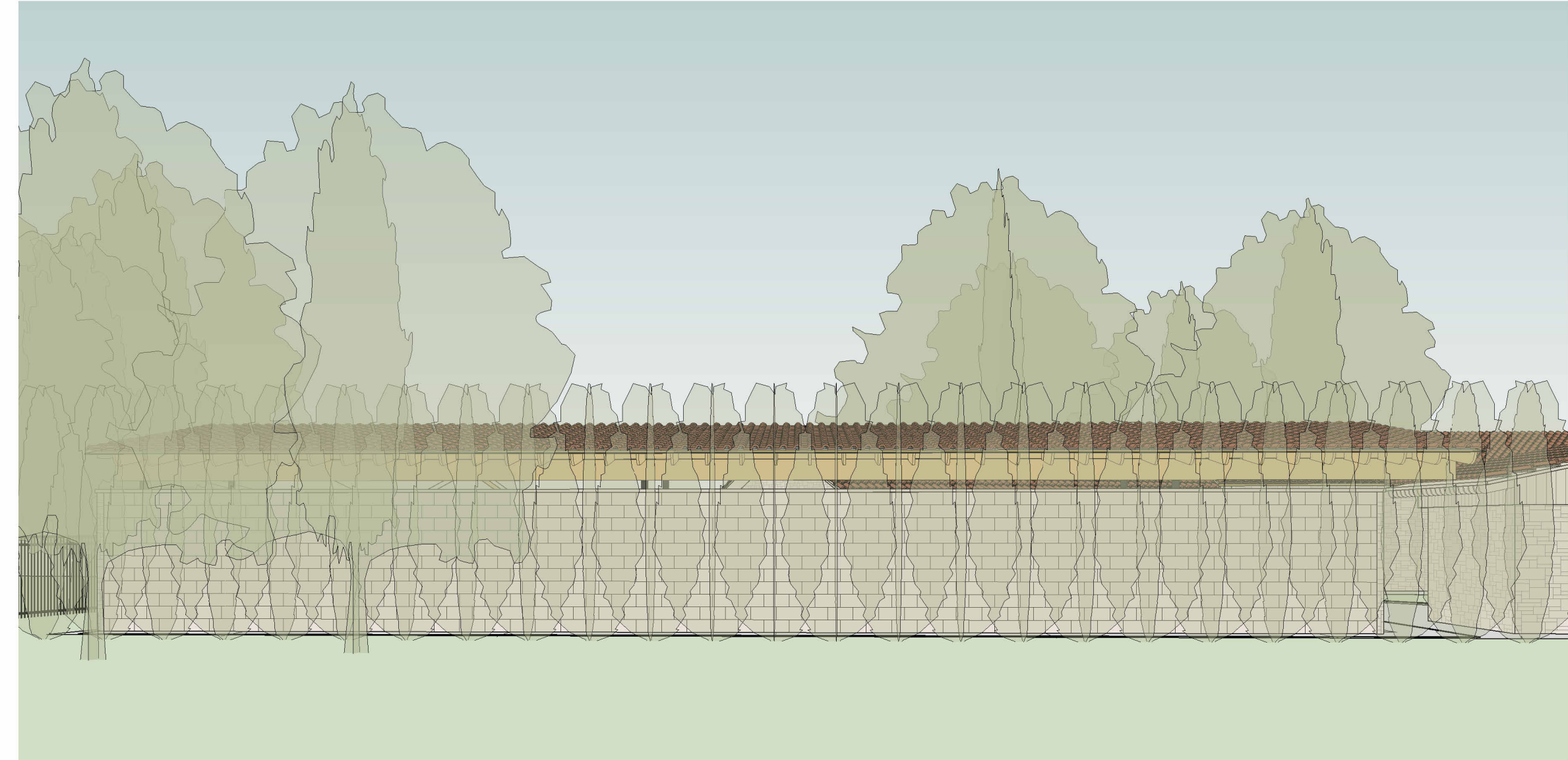
4 Overall North Elevation
1/4" = 1'-0"



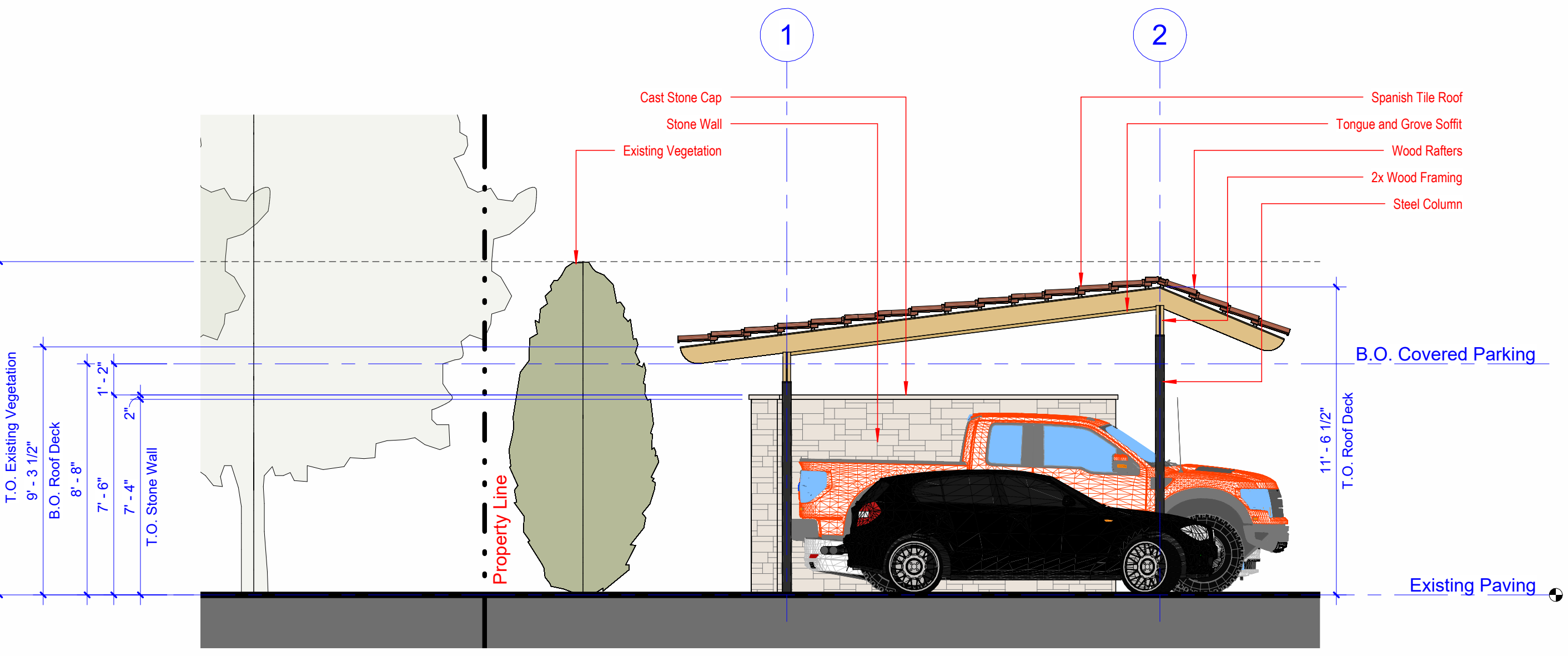
5 Exterior Perspective 01



3 Overall East Elevation
1/4" = 1'-0"



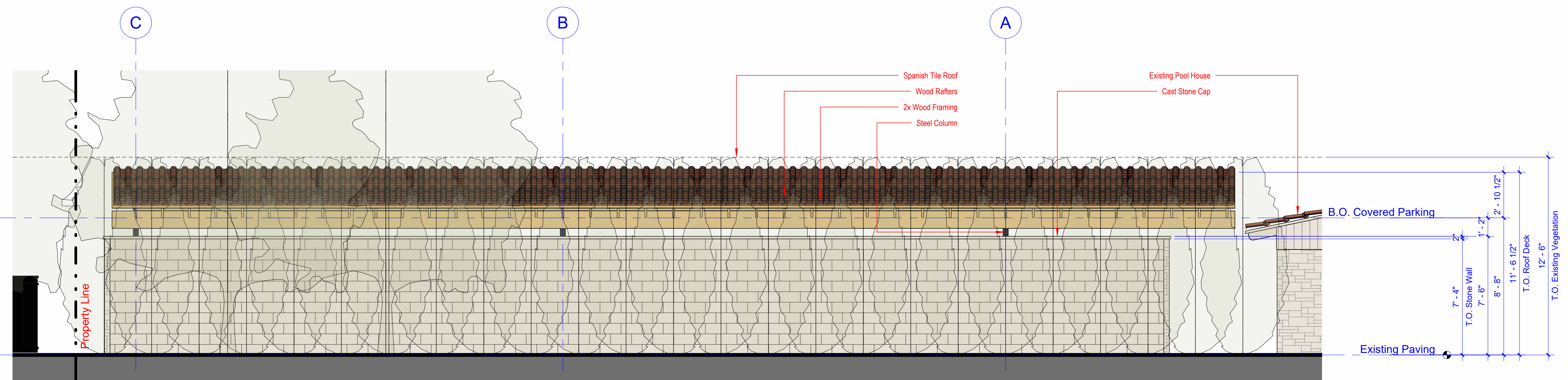
6 Exterior Perspective 02



2 Overall South Elevation
1/4" = 1'-0"



7 Exterior Perspective 03



1 Overall West Elevation
1/4" = 1'-0"



8 Exterior Perspective 04

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

REVISIONS

No.	DATE	DESCRIPTION

DATE
2025.02.14

A-501







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	SCOTT L. SUMMERS	<i>[Handwritten Signature]</i>	4300 RIDGEWAY FW, TX 76116
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