



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

March 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/r7b0a62eb5f9ab345c11b9bf12ef50226>

Meeting/ Access Code: 2558 954 7492 (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/fwty>

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.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

1. **Virtual – Videoconference or teleconference must sign up to speak no later than 5:00 P.M. on March 17, 2025 using the following link:**
<https://fortworthtexas.webex.com/weblink/register/r7b0a62eb5f9ab345c11b9bf12ef50226>
2. **In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.**

****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 March 17, 2025.**

For questions or assistance with registration, please contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026.

Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.

Please note the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.

BOARD MEMBERS:

Adrienne Holland	_____	Myra Mills	_____
Sergio Garza	_____	Whit Wolman	_____
Kenneth Jones,	_____		
Vice Chair Residential Board		Lucretia Powell	_____
Joey Dixson,	_____	Jennifer Glass Renta	_____
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 Hearings**
- B. Approval of the Minutes of the February 19, 2025 Hearings**
- C. ANY CASES NOT HEARD WILL BE MOVED TO APRIL 16, 2025**
- D. New Cases**

1. **BAR-25-004** Address: 5473 Santa Marie
 Owner: Chad Reisner on behalf of Patrick O'Malley
 Zoning: "A-5" One Family District

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

<u>Number of Parking Spaces Required Behind Front Wall:</u>	2 spaces
<u>Number of Parking Spaces Provided Behind Front Wall:</u>	0 spaces

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

Number of Parking Spaces Required: 3 spaces
Number of Parking Spaced Provided: 1 space

- c. **Variance:** To permit an existing, detached non-habitable accessory structure to encroach into the required side-yard setback.

Minimum side yard setback required: 5 feet
Requested side yard setback: 2 feet 6 inches.

2. BAR-25-006

Address: 1713 Grand Ave
Owner: Federico Gonzales
Zoning: "A-5"- One Family District

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

Minimum side yard setback required: 5 feet
Requested side yard setback: 0 feet

3. BAR-25-014

Address: 5417 Byers Avenue
Owner: Jason Binzer on behalf of Louis Lambert
Zoning: "A-5" - One Family District

- a. **Special Exception:** To permit construction of a solid fence or wall up to 4 feet in height to be located in the front yard where none are allowed.

Minimum established front yard setback: 41 feet
Proposed front yard setback: 24 feet 4 inches

- b. **Variance:** To permit construction of a solid wall exceeding 4 feet to be located in the front yard.

Maximum height allowed by special exception: 4 feet
Requested height 6 feet

4. BAR-25-015

Address: 1201 Belle Place
Owner: Steve Blackwell on behalf of Richard Sukup
Zoning: "A-5" - One Family District

- a. **Special Exception:** To permit construction of a carport in the front yard.

Minimum required projected front yard setback: 20 feet
Proposed projected front yard setback: 2 feet

5. BAR-25-016

Address: 3556 Hedrick Street
Owner: Jodie Robnett
Zoning: "B" – Two-Family District

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

6. BAR-25-017 Address: 3201 Merida Ave
 Owner: Ravenwood Construction on behalf of Vista Pacific Properties
 Zoning: "A-5" One Family District in the TCU Residential Overlay

- a. **Variance:** To permit remodel of an existing one-story home that would encroach into the required side yard setback.

Minimum required side yard setback: 10 feet
Requested side yard setback: 5.3 feet

7. BAR-25-008 Address: 2350 Evans Ave
 Owner: NewPad Building Company LLC on behalf of Cultivated Holdings LLC
 – Byron Jones
 Zoning: "A-5" One Family District

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

Required projected front yard setback: 32 feet
Requested front yard setback: 12 feet 5 ½ inches

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

Required number of parking spaces behind the front wall: 2 spaces
Provided number of parking spaces behind the front wall: 1 space

- c. **Variance:** To permit parking for a single-family home in a location that is not allowed.

Required location of parking spaces Behind all front walls
Requested location of parking space In the projected front yard

8. BAR-25-010 Address: 510 Paradise Street
 Owner: Felix Wong on behalf of Trinity Phoenix LLC
 Zoning: "A-5" One Family District

- a. **Variance:** To permit construction of a new single-family home on a lot which has less width than the required 50 feet minimum at the building line.

Minimum lot width required: 50 feet
Requested lot width: 47.5 feet

9. BAR-25-011 Address: 909 Baurline Street
 Owner: Kevin Theppharaj
 Zoning: "A-5" One Family District

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

Minimum lot area: 5,000 square feet
Requested lot area: 4,235 square feet

10. **BAR-25-012** Address: 108 Westview
 Owner: Beau Davis
 Zoning: "A-10" One Family District

- a. **Variance:** To permit construction of a detached accessory structure that would exceed the maximum height permitted.

Maximum height: 10 feet, or 12 feet at (2:1) from setback
Requested height: 14 feet 3 3/8 inches

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

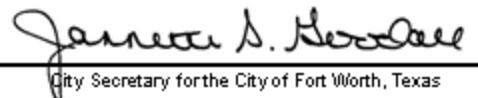
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 reunion para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the Board of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, March 14, 2025 at 11:00 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



BOARD OF ADJUSTMENT – RESIDENTIAL

BAR-25-004

Address: 5473 Santa Marie Avenue
Owner: Chad Reisner on behalf of Patrick O'Malley
Zoning: "A-5" - One Family Residential

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

Number of Spaces Required Behind Front Wall: 2 spaces

Number of Spaces Provided Behind Front Wall: 0 spaces

b. Variance: To permit fewer parking spaces than required for a single-family home with four bedrooms.

Minimum number of parking spaces required: 3 spaces

Number of parking spaces provided: 1 space

c. Variance: To permit an existing, detached non-habitable accessory structure to encroach into the required side-yard setback.

Minimum Side Yard Setback Required: 5 feet

Requested Side Yard Setback: 2 feet 6 inches

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

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

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

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

(c) Property Development Standards.

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

One-Family ("A-5") District

Side yard	5 feet minimum
-----------	----------------

(d) Other development standards.

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

LOT HISTORY:

PB24-17399, Residential Addition Permit, Awaiting Client Reply, 12/12/2024



BOARD OF ADJUSTMENT – RESIDENTIAL

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

West Side Alliance, FW River Heights HOA, Crestline Area NA, Indian Creek HOA, River District NA, Northcrest NA, Tarrant Regional Water District, Stream and Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Castleberry ISD

**EXISTING
CONDITIONS:**

The subject property is an interior lot located in an established residential neighborhood. The lot was platted in 1956 and does not contain alley access. The lot is approximately 8,199 square feet in size and does contain FEMA regulated floodplain located in the southern (rear) portion of the lot, but the floodplain boundaries were not indicated on the site plan. The southern property boundary abuts the Trinity River Levee. Tarrant County Appraisal District indicates that the primary structure was built in 1957. According to Google Street View, the garage was converted to habitable space prior to 2007, but there are no building permit records to indicate the specific date of conversion. Prior to the conversion, the garage was likely a 1 car garage.

The applicant submitted a building permit for a rear addition to the primary structure, which would result in a 4-bedroom home. While the floorplan provided only 3 identifies bedrooms, the portion of the new addition that is labeled as new living area is considered a bedroom because of the closet. A 4-bedroom home is required to have 2 parking spaces behind the front building wall, and one additional space either located behind the front building wall or in the driveway.

The property has only had parking provided in front of the building wall since the garage was converted. The site plan indicates that the primary structure has a 5.7-foot side yard setback on the eastern property boundary, a gas meter is also located on this side of the home. The western side yard setback for the primary structure is 5.1 feet. There is no ability for the applicant to provide parking behind the front wall due to the width of the existing side yard.

City regulations classify a standard parking space to be 9 feet wide x 18 feet long. The site plan indicates the driveway measures 12 feet wide x 35.1 feet long, which provides adequate parking for 1 vehicle. In order for 2 tandem parking spaces to be provided in the driveway, the driveway would need to measure at least 9 feet wide by 36 feet long.

The applicant is requesting a variance to permit zero parking spaces behind the front wall of the single-family home where two spaces are required per ordinance. The applicant is also requesting a variance to provide 1 parking space on site where a total of 3 parking spaces is required based on the number of bedrooms that would be provided with the addition.



BOARD OF ADJUSTMENT – RESIDENTIAL

The site plan that was submitted indicates that a non-habitable accessory structure is located 2.5 feet from the side yard setback, where a 5-foot side yard setback applies.

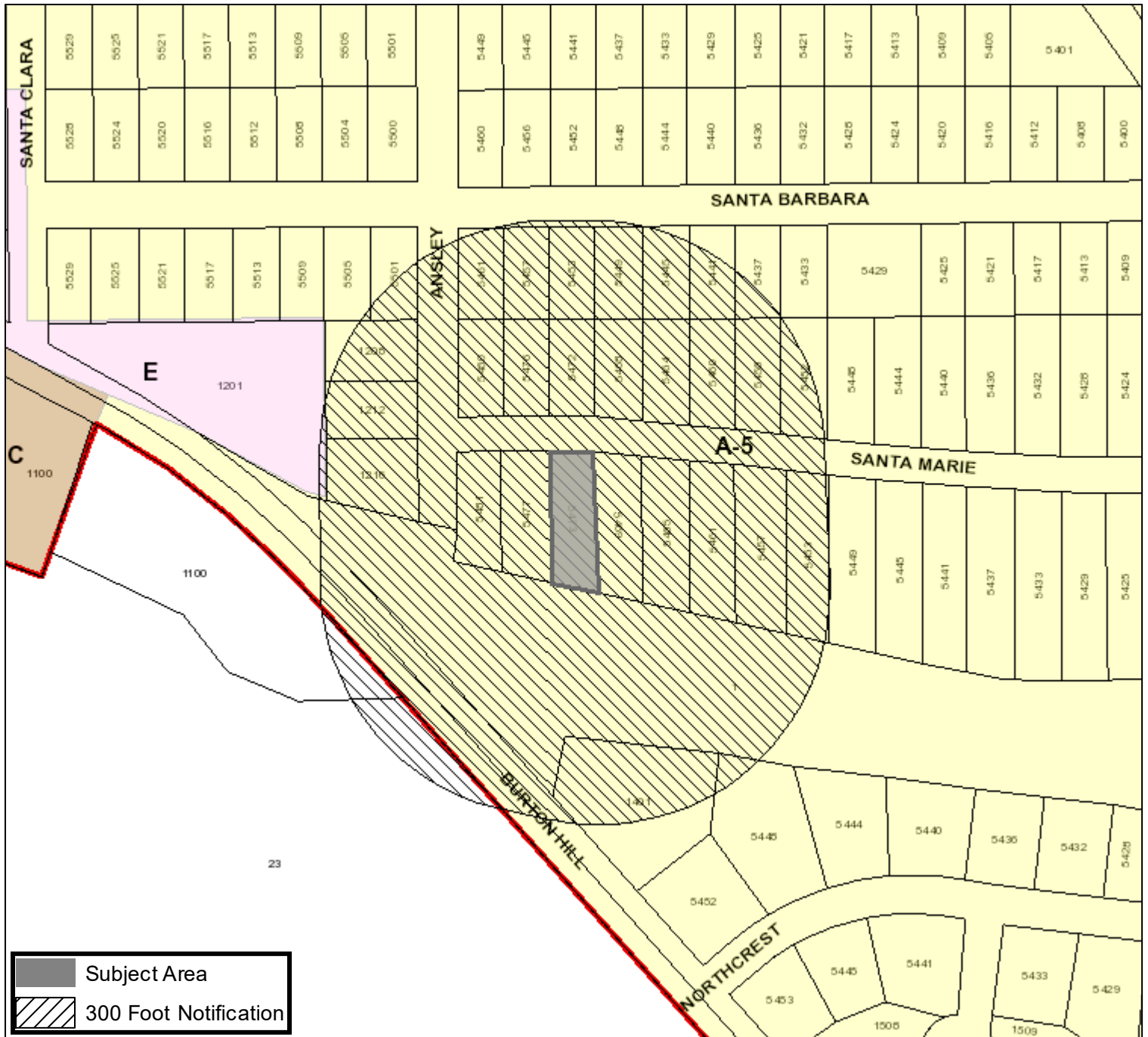
If the variance requests are approved, the applicant would be required to meet all other development standards.





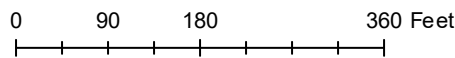
BAR-25-004

Area Zoning Map

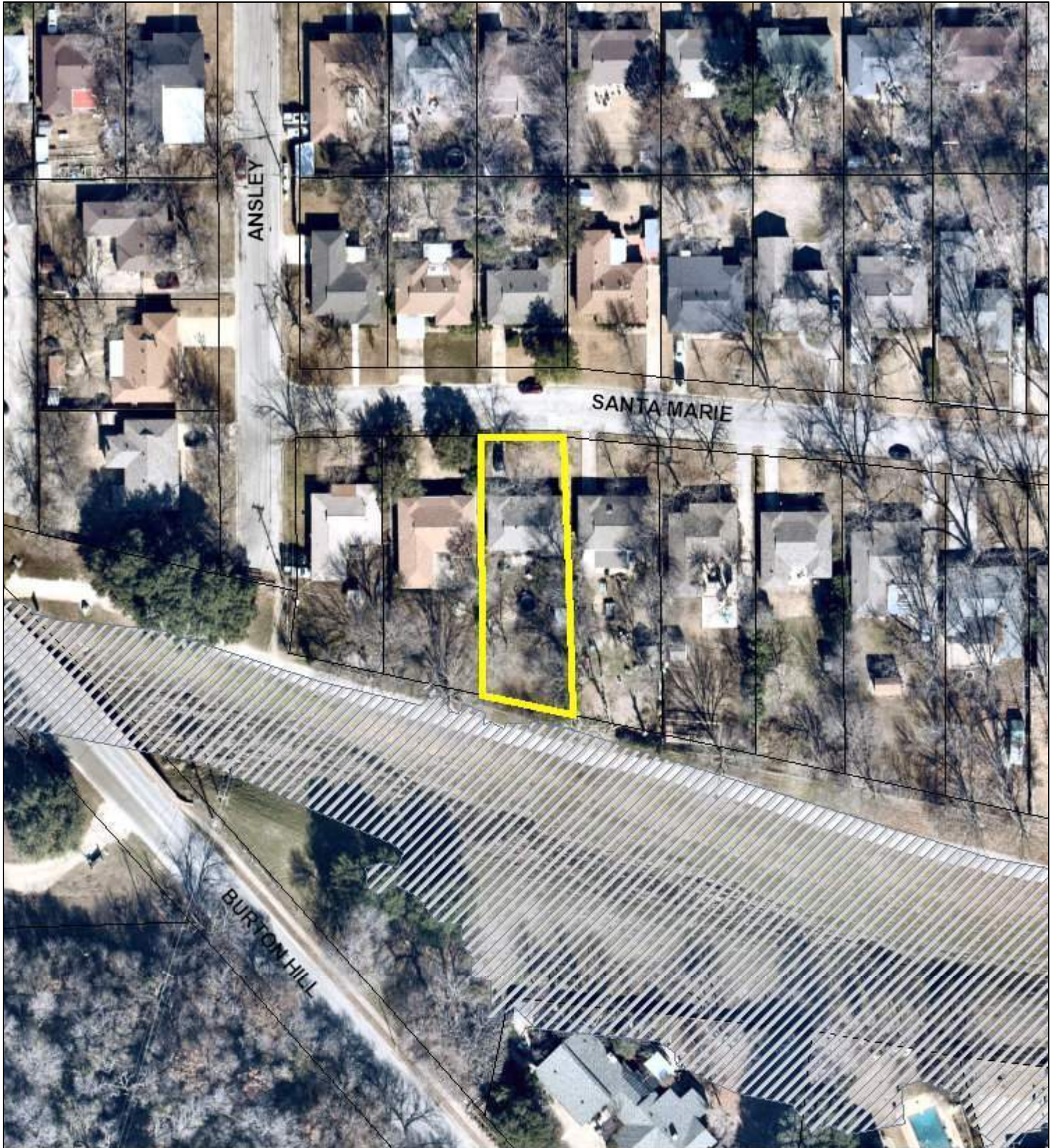
Applicant: Patrick O'Malley
MapSCO: 75A
Commission Date: 3/19/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



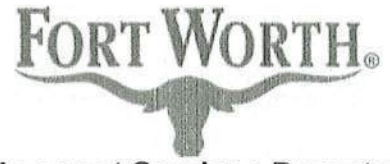
0 55 110 220 Feet



BAR-25-004
5473 Santa Marie



**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: 5473 Santa Marie Ave
 Lot/Tract: 3 Block/Abstract: U Lot Size: _____
 Legal Description: Addition/Survey: Sunset Acres Addition

Owner's Name: Patrick O'Malley
 Address: 4936 Bryce Ave
 City: Fort Worth State: TX Zip: 76107
 Tele: (817) 929-7847 E-Mail pomalley@swbell.net

Applicant's Name: Chad Reisner with Circle R Pro Renovations & Design
 Address: PO Box 330154
 City: Fort Worth State: TX Zip: 76163
 Tele: (817) 887-9164 E-Mail chad@circlepro.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Construct a (2) room addition of 523 sq. ft that will consist of an open area playroom with (1) bedroom with a closet.

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: parking
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
1/8/2025	1743.75	3	km	BAR-25-004

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. Home was purchased with existing garage conversion. Conversion does not allow for needed space of family.

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.

Home was built with only 1 car garage with no room for expansion on existing lot. Garage converted to office/laundry & pantry prior to current homeowners purchase

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

There are several homes with same addition that are similarly built in neighborhood. There are 2 offstreet parking spaces in driveway currently.

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

There are 2 offstreet parking spaces currently. No adverse affects.

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

There is no current or future impact on adjacent properties

Acknowledgement

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

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

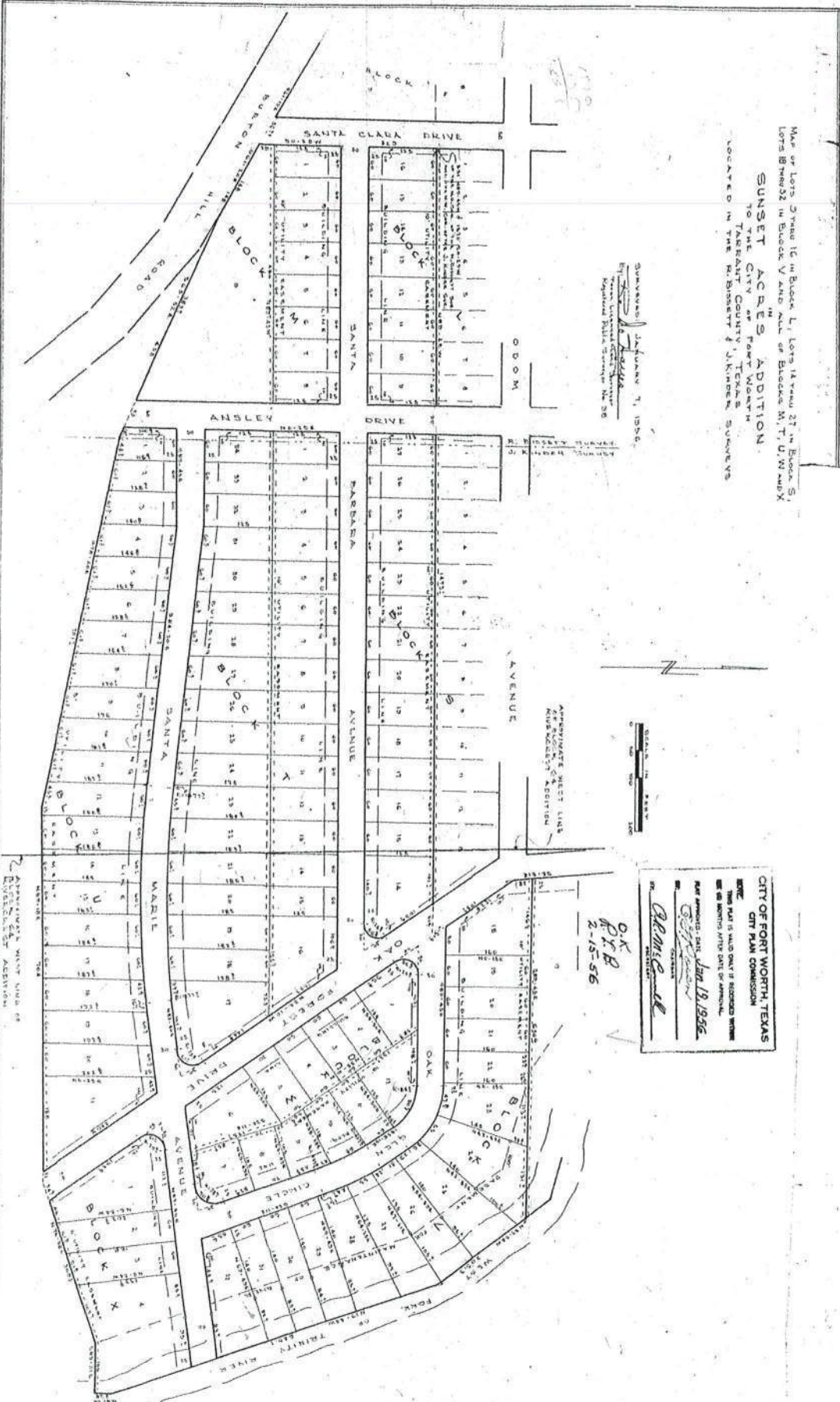
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: 

Date 12/30/24

Map of Lots 2 thru 16 in Block L, Lots 14 thru 27 in Block S,
 Lots 8 thru 22 in Block V and all of Block M, T, U, W and X,
SUNSET ACRES ADDITION
 TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 LOCATED IN THE R. BISSSETT & J. KIMBER SURVEYS

SURVEYED JANUARY 7, 1956
 BY *[Signature]*
 TARRANT COUNTY, TEXAS
 Registered Plat-Number No. 28



CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 THIS PLAN IS VALID ONLY IF RECORDED WITHIN
 90 DAYS AFTER DATE OF APPROVAL.
 DATE APPROVED: DATE Jan 19, 1956
[Signature]
 CITY CLERK

O.K.
 P.T.B.
 2-15-56



APPROXIMATE NEIGH LINE
 OF ADJACENT ADDITION

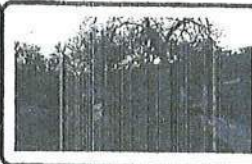
APPROXIMATE WATER NINE OF
 WILSON'S CREEK ADDITION



5473 Santa Marie Avenue

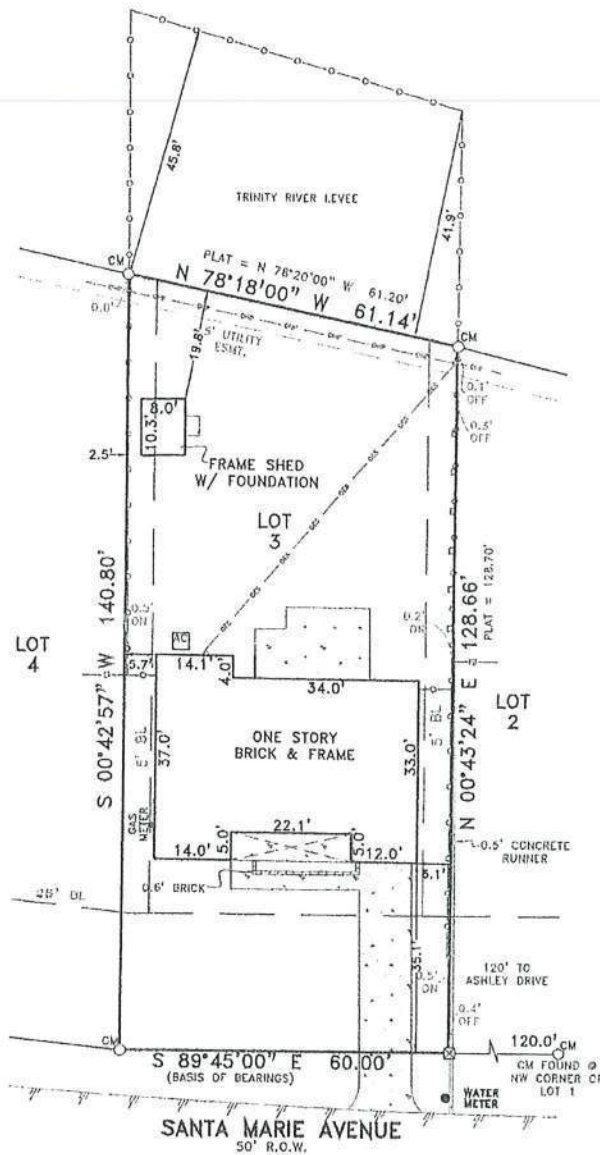
Being Lot 3, Block U, of Sunset Acres Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-6, Page 60, Plat Records, Tarrant County, Texas.

MCKNIGHT TITLE



LEGEND

- 1/2" ROD FOUND
- ⊙ 1/2" ROD SET
- 1" PIPE FOUND
- ⊙ "X" FOUND/SET
- ⊕ 60# NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- FE POOL EQUIPMENT
- TE TRANSFORMER PAD
- BRICK COLUMN
- ⊙ POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- A— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- ▭ CONCRETE
- ▭ COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 388-6, PG. 60

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0285K, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by McKnight Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from either use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the grounds of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: MARIA

Scale: 1" = 20'

Date: 12/28/16

CF No.:

18-12-9902

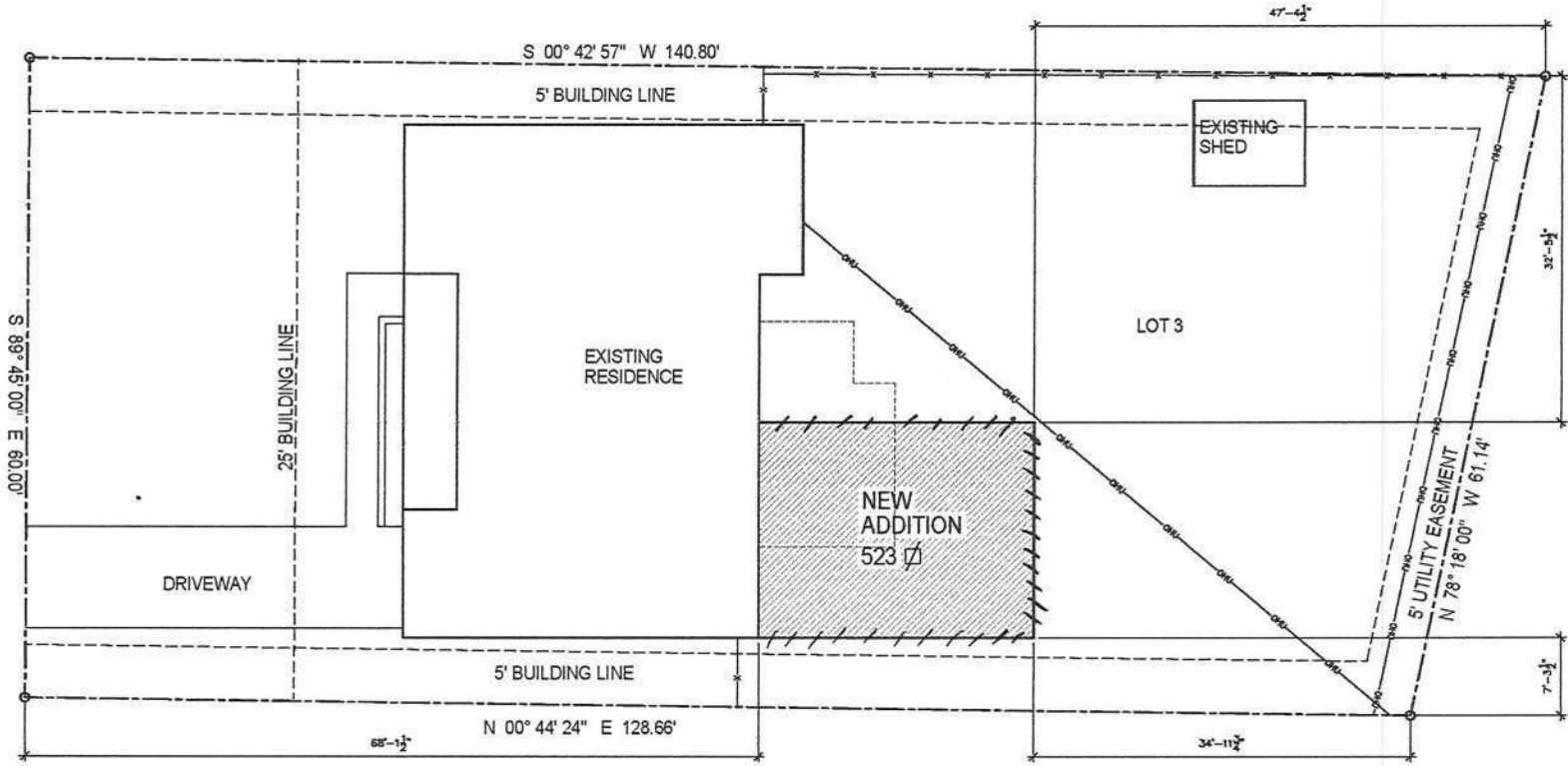
Job No. 1824800



12025 Shubb Road, Ste. 290
 Dallas, TX 75228
 P 972.229.9183
 F 972.229.2256
 Firm No. 10168800
 www.mcknighttitle.com

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

SANTA MARIE AVENUE



35.1' x 12.0'
 Driveway

EXISTING SITE PLAN SHOWING NEW ADDITION

1/8" = 1'-0"



----- INDICATES EXISTING WALL TO BE REMOVED

NOTE
 COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

FLOOR PLAN FOR:
 CIRCLE PRO
 5473 SANTA MARIE
 FORT WORTH, TEXAS

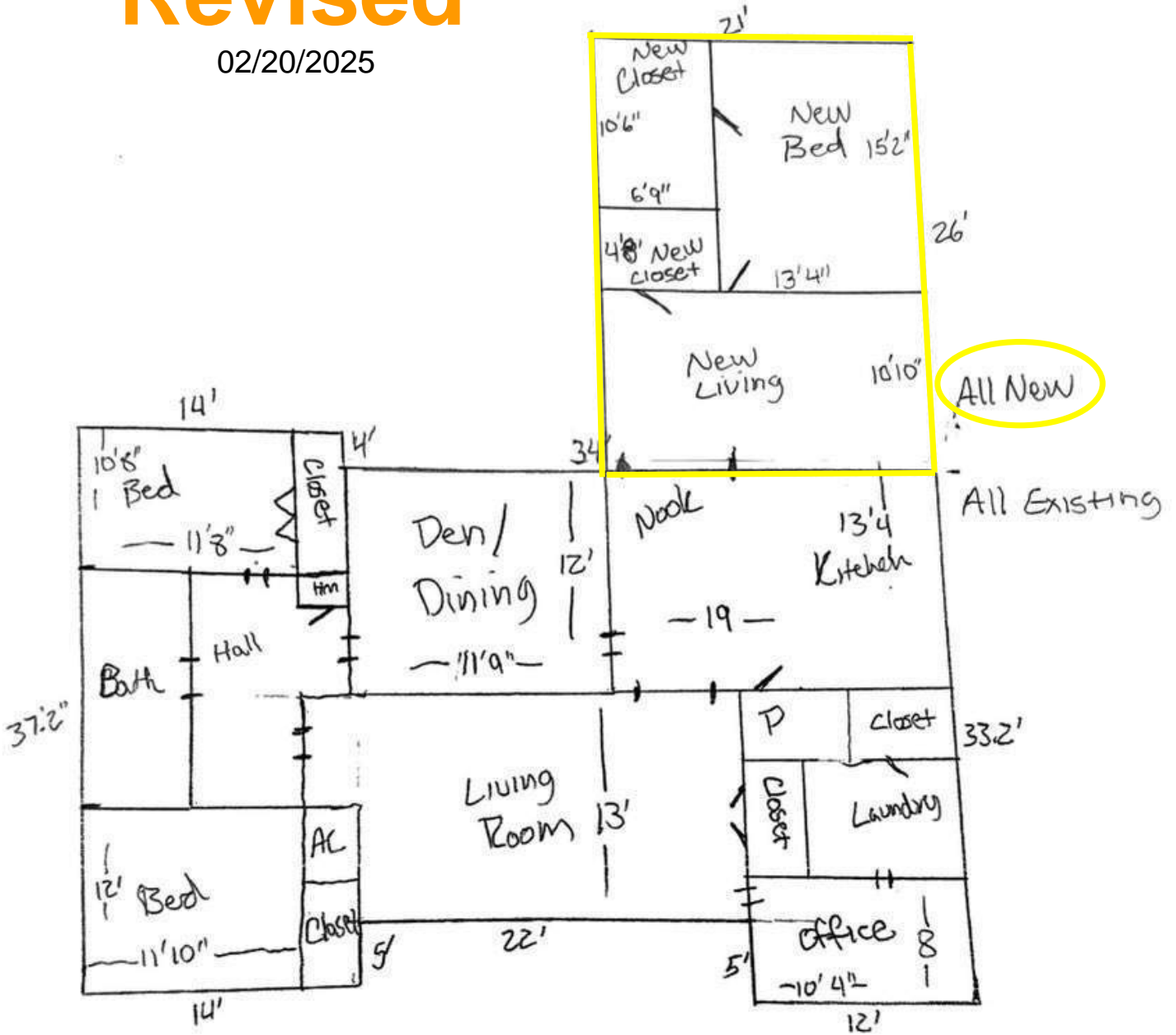
DESIGN BY
CAROLYN WILSON
 CUSTOM HOME & REMODEL DESIGN
 817.981.4073
 C@WILSONSDSIGN@YHOO.COM

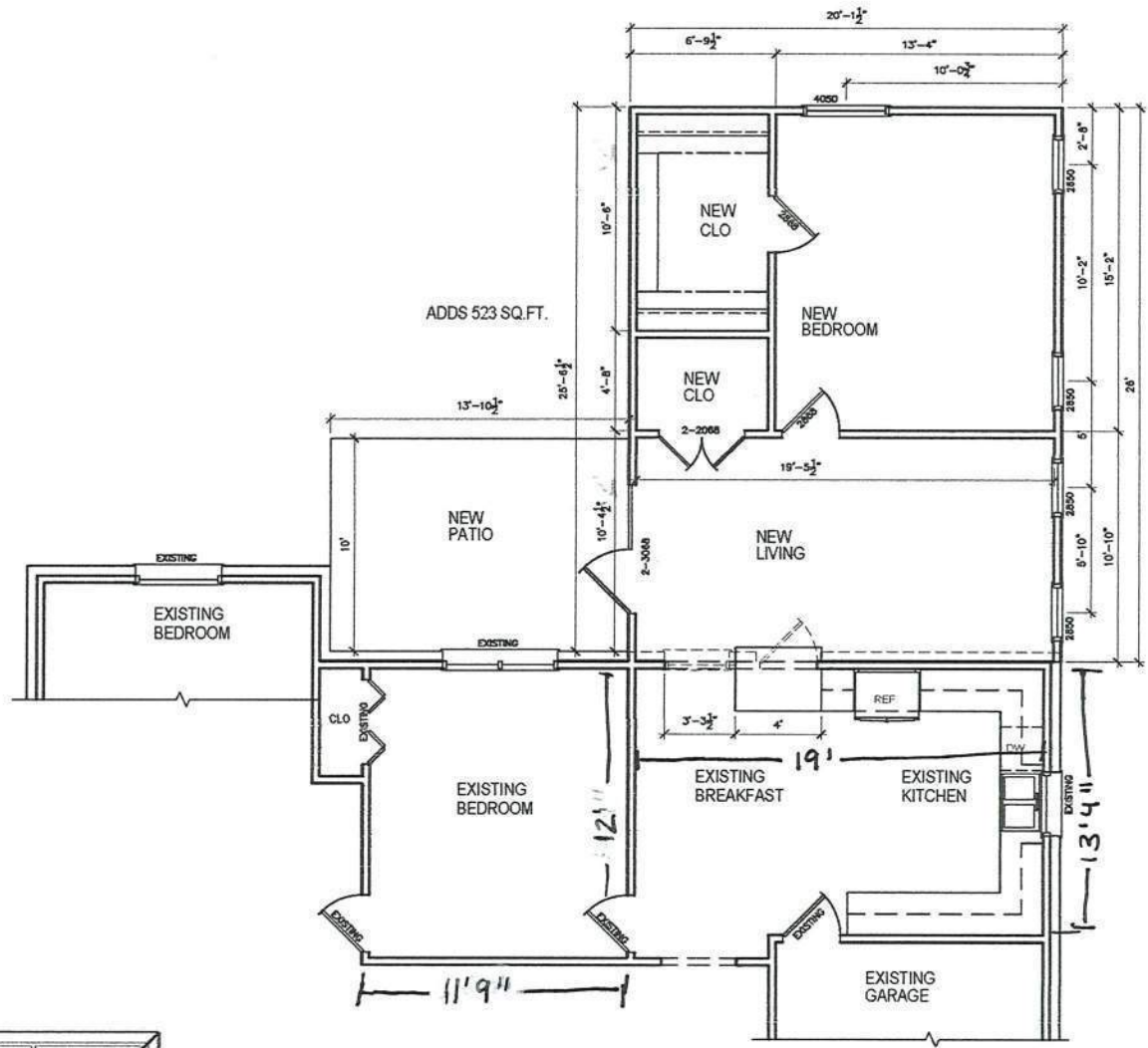
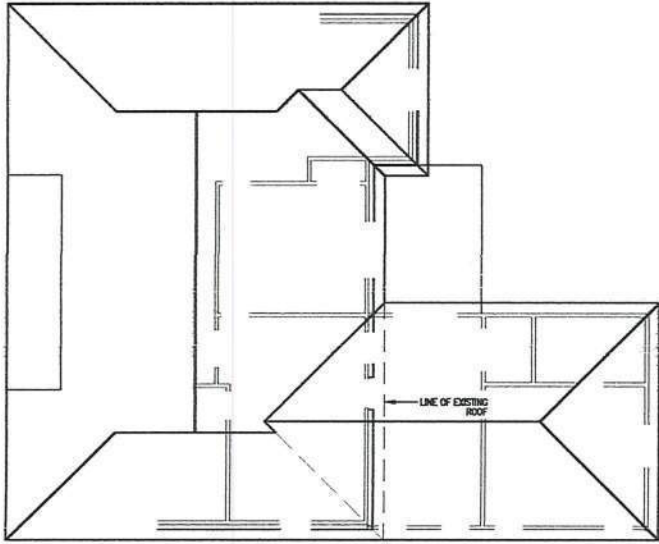
THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE CONTRACTORS DURING THE RESPECTIVE WORK. VERIFY BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

2024 ALL RIGHTS RESERVED
FINAL
 FOR CONSTRUCTION

Revised

02/20/2025





NEW FLOOR PLAN - WITH OLD WALLS

1/4"=1'-0"

--- INDICATES EXISTING WALL TO BE REMOVED
 = = = = INDICATES EXISTING WALL TO REMAIN

NOTE:

COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE RESPECTIVE WORK.

FLOOR PLAN FOR:
 CIRCLE PRO
 5473 SANTA MARIE
 FORT WORTH, TEXAS

DESIGN BY
 CAROLYN WILSON
 CUSTOM HOME & REMODEL DESIGN
 817.991.4073
 CFWILSONDESIGN@YAHOO.COM

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS IN COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE RESPECTIVE WORK.

COPYRIGHT 2024
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER, AND WILL BE USED ONLY FOR THE PROJECT AND PERMIT WITHOUT HER/AHER EXPRESS WRITTEN PERMISSION. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LIABILITY THAT MAY BE INCURRED BY THE USER TO WHOM DRAWINGS BEING FORWARDED BY THE DESIGNER.

2024 ALL RIGHTS RESERVED
 FINAL
 FOR CONSTRUCTION



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-006

Address: 1713 Grand Ave
Owner: Frederico Gonzales
Zoning: "A-5" - One Family Residential

a. Variance: To permit an existing, detached non-habitable accessory structure to encroach into the side-yard setback.

Minimum required side-yard setback 5 feet

Proposed 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.

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

(c) Property Development Standards.

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

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

LOT HISTORY:

CC24-01225, Code Compliance Complaint for construction of large carport in rear yard, Issued, 12/03/2024

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

North Side NA, Historic Northside Business Association, Fort Worth Stockyards Business Association, Inter-District 2 Alliance, Tarrant Regional Water District, Streams and Valleys, Inc., Trinity Habitat for Humanity, Fort Worth ISD, Castleberry ISD

**EXISTING
CONDITIONS:**

The subject property is an interior lot located in an established residential neighborhood and contains several mature trees. The subject property is classified as a through lot due to road frontage on two streets, with the front



BOARD OF ADJUSTMENT - RESIDENTIAL

property boundary being located along Grand Avenue and the rear property boundary being located along Jacksboro Hwy. The lot was platted in 1905 and does not contain alley access and is approximately 15,000 square feet in area. The lot does have an approximate 15.9% downward slope from the northern property boundary to the southern boundary. There is no presence of floodplain on the property.

The primary structure was constructed around 1920 according to Tarrant County Appraisal District records. There is an existing detached garage that is located on the side property line that has been in existence since at least 1970 according to Historic Aerials.

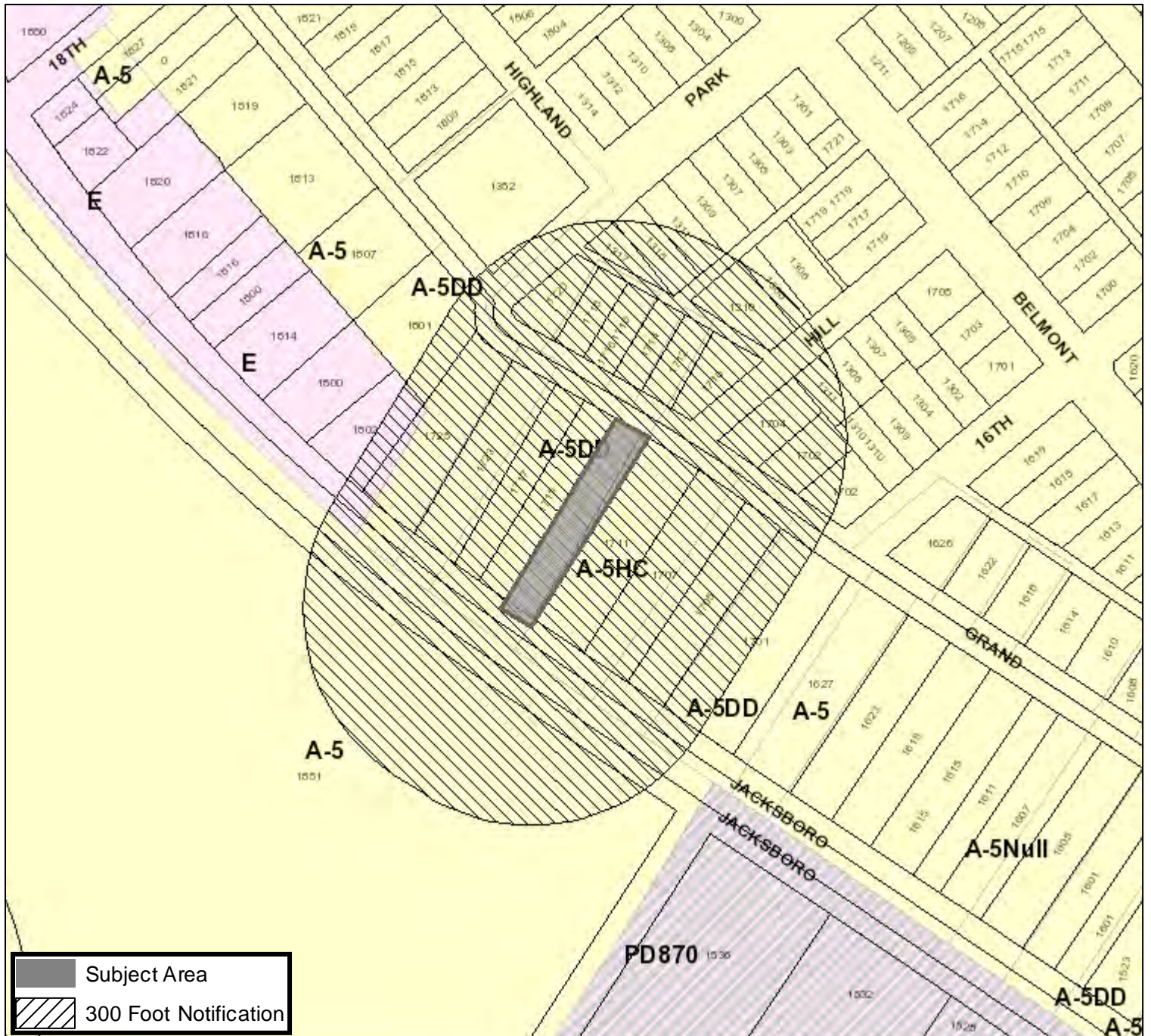
The applicant is requesting a variance to construct a metal carport measuring 20ft wide x 20 ft long x 12 feet high to be located on the western property line, as the location of the existing detached garage and the location of the primary structure make accessing the proposed structure from another area difficult.

If the variance requests are approved, the applicant would be required to meet all other development standards.

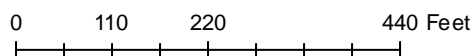


Area Zoning Map

Applicant: Frederico Gonzales
MapSCO: 62N
Commission Date: 3/19/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 95 190 380 Feet



BAR-25-006
1713 Grand Ave



APPLICATION TO THE
 PLANNING 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: 1713 GRAND AVE.
 Lot/Tract: 8 Block/Abstract: 130 Lot Size: 50 X 300
 Legal Description: Addition/Survey: _____

Owner's Name: Federico Gonzales
 Address: 1713 GRAND AVE.
 City: Ft. Worth State: TX Zip: 76164
 Tele: (817) 996 4055 E-Mail: Federico FWFD @ G-mail .COM

Applicant's Name: Federico Gonzales
 Address: 1713 GRAND AVE.
 City: Ft. Worth State: TX Zip: 76164
 Tele: (817) 996 4055 E-Mail: Federico FWFD @ G-mail .COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
20'X20'X12'H METAL CARPORT WITH "B" PANEL 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 A5
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: Set back
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>1-16-2025</u>	<u>562.50</u>	<u>1</u>	<u>MP.</u>	<u>Bar. 25-006</u>

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. it's 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.

The property's last 150' slopes ^{about 30' drop} consistently towards
Jackboro hwy.

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

4. The variance will not adversely affect the health, safety, or welfare of the public.
NO.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
NO.

Acknowledgement

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

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

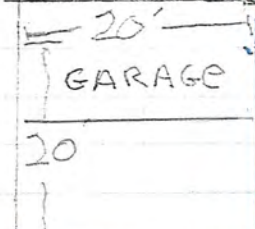
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Federico Amigh

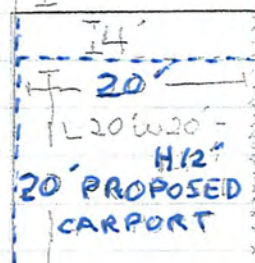
Date 01/16/2025

BACK YARD

- 300' -

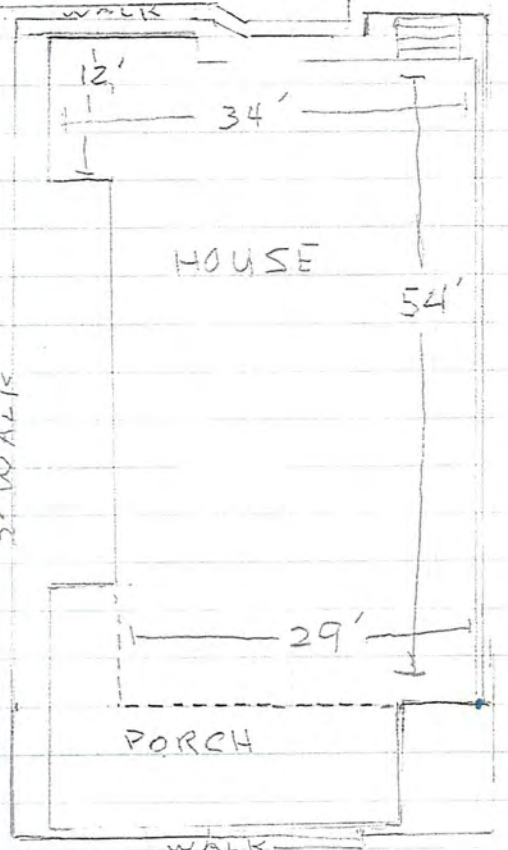
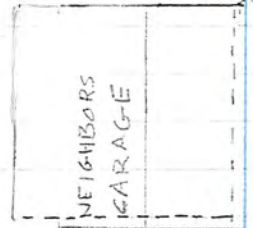


NEIGHBORS GARAGE



CHAIN LINK FENCE

CONCRETE DRIVE



160'

100' DRIVE

Neighbors CARPORT

1/4" = 4'
BELMONT TERRACE
BLK 130 LOT 8



1/4" = 4'

DRIVE

DRIVE

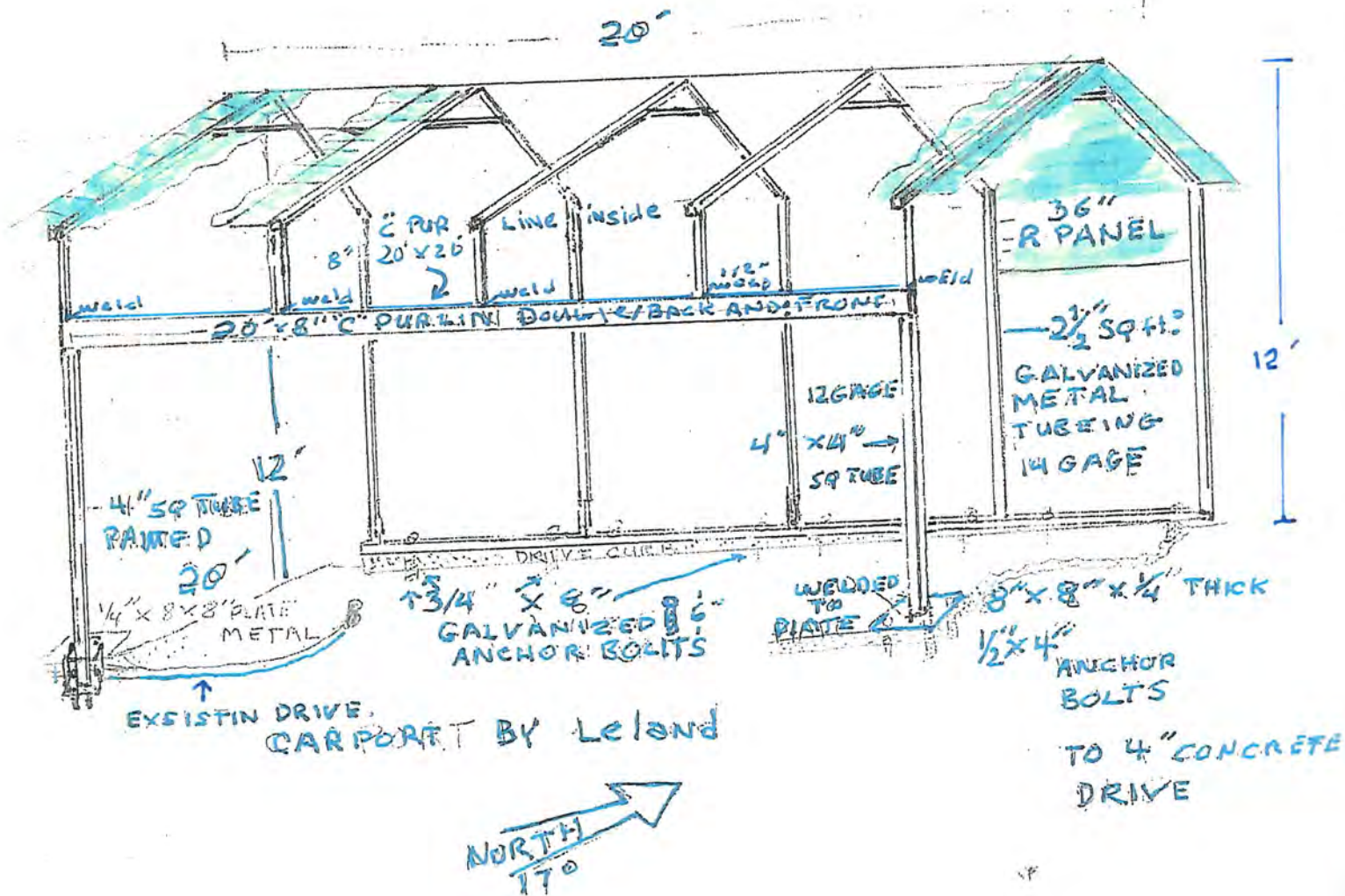
DRIVE 15'

- 50' -

1713 GRAND AVE

1713 GRAND AVE.
BLK. 130 LOT 8
BELMONT TERRACE

1/4" = 1'



9-10

EXHIBIT - A -

1-10
9-10

BELMONT TERRACE

SCALE 1" = 200 FT.

NORTH FORT WORTH TOWNSITE COMPANY | STATE OF TEXAS
TO | PLAT |
THE PUBLIC |

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the NORTH FORT WORTH TOWNSITE COMPANY, a corporation W.H. Sprinkle and John Condon, are the sole owners and proprietors of land included within the following boundaries in the city of North Fort Worth, County of Tarrant, State of Texas, viz:

Beginning at the point of intersection of the North West line of Park Street with the South West line of Homan Street. Said beginning point being the Southeast corner of Block No. One Hundred and Twenty Five (125), as shown by the North Fort Worth Townsite Company's Plat recorded in Vol. 106, page 91, of the Records of Deeds, for Tarrant County, Texas; Thence in a Southeasterly direction with the Southwest line of Homan Street to the South East corner of Lot No. Nine (9), in Block No. Eighty Nine (89), as shown by said Plat; Thence in a South westerly direction with the Southeast boundary line of said Lot No. Nine (9), in Block No. Eighty Nine (89) to the West line of an alley in said Block (89); Thence Southeasterly with the West line of said alley to the Southeast corner of Lot No. Twenty six (26), in said Block No. Eighty-Nine (89). Thence Westerly with the South Boundary line of said lot No. Twenty Six (26) in said Block No. Eighty Nine (89) to the South West corner of said lot No. Twenty Six (26) Continuing in a direct line Westerly to the Southwest line of Grand Avenue, Thence in a North Westerly direction with the South West line of Grand Avenue to the South East corner of Lot No. Nine (9) in Block No. One Hundred and Thirty Three (133) as shown by said Plat, Thence in a South Westerly direction with the South East line of said lot No. Nine (9) in Block (133) to the South West corner thereof, Thence in a South Easterly direction with the West line of said Lot No. Nine (9) to the South East corner of Lot No. Seventeen (17) in said Block No. One Hundred and Thirty Three (133). Thence in a South Westerly direction with the South line of said Lot No. Seventeen (17) to Terrace Avenue, Continuing in a direct line to the South West line of Terrace Avenue. Thence in a North Westerly direction with the South West line of Terrace Avenue to a point intersecting with the North West line of Park Street extended, Thence in a North Easterly direction with the North line of Park Street to the Beginning, and,

WHEREAS, the said North Fort Worth Townsite Company is the sole owner of all that part of the R.O. Reeves Survey of land lying East, South West and South of said Terrace Avenue; and

WHEREAS, the said North Fort Worth Townsite Company, W.H. Sprinkle and John Condon the sole owners and proprietors of land within said boundaries desire to revoke, vacate and annul the said plat recorded in Vol. 106, Page 91 of the said records of Deeds as aforesaid as to all that part of said plat affecting the land contained within the above boundaries and description and,

WHEREAS, they further desire to resubdivide and replat said land and provide streets and alleys through the same, and

WHEREAS, said plat recorded in Volume 106, Page 91 of the said records of Deeds has been vacated and annulled by the City Council of the City of North Fort Worth on petition of the parties hereto, and

WHEREAS, the said City Council has adopted in lieu of said plat the plat hereto attached, marked "Exhibit A" and made a part hereof and hereafter to be known and called "Belmont Terrace".

NOT THEREFORE, We, the said North Fort Worth Townsite Company in pursuance of a resolution passed by the Board of Directors of said Company, and W.H. Sprinkle and John Condon, hereby subdivide and plat the land included in said Boundary lines. And in said description according to the said plat hereto attached and marked "Exhibit A" and the said land as subdivided and platted on said plat hereto attached and marked "Exhibit A" shall be hereafter known, designated and called "Belmont Terrace".

And the streets and alleys shown on said plat hereto attached and marked Exhibit A are hereby dedicated to the public for the purposes of streets and alleys.

IN WITNESS WHEREOF, the said North Fort Worth Townsite Company hath caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed, and the said W.H. Sprinkle and John Condon have hereunto set their hands, this the 31st day of October, A.D. 1905.

(No seal)
STATE OF TEXAS
COUNTY OF TARRANT

NORTH FORT WORTH TOWNSITE COMPANY
By Joseph B. Goggins, its Vice President.
J. H. Condon
W.H. Sprinkle.

BEFORE ME, W.R. Moliere, a Notary Public in and for the County of Tarrant and State of Texas on this day personally appeared Joseph B. Goggins, as Vice President for the North Fort Worth Townsite Company, 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 consideration and in the capacity therein expressed, and as the act and deed of said Company.
GIVEN under my hand and seal of office this the 31st day of October, 1905.

W.R. Moliere
Notary Public in and for the County of Tarrant and State of Texas.

(L.S.)
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, W.R. Moliere, a Notary Public in and for the County of Tarrant and State of Texas, on this day personally appeared W.H. Sprinkle and J.H. Condon, both known to me to be the persons whose names are subscribed to the foregoing instrument, and each severally acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 31st day of October, A.D. 1905.
W.R. Moliere
Notary Public in and for Tarrant County, Texas.

(L.S.)
FILED FOR RECORD NOVEMBER 17th, 1905 at 12:15 P.M.
RECORDED NOVEMBER 24th, 1905 at 10:20 A.M.

E.L. ROGERS
COUNTY CLERK, TARRANT CO., TEXAS.



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.

A metal 20'x20'x12'H. carport adjacent to west Property line 100' ft from Grand Ave curb.

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 RICK DICKENSON	<i>Rick Dickenson</i>	1715 GRAND AVE.
² TOM NELSON	<i>Tom Nelson</i>	1711 GRAND AVE.
³ ELVIRA, MUNOZ Genaro Munoz	<i>Elvira Munoz</i> <i>Genaro Munoz</i>	1712 GRAND AVE.
⁴ FRANK CAGIGA	<i>Frank Cagiga</i>	1714 GRAND AVE
⁵		
⁶		BAR 25-006



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-014

Address: 5417 Byers Avenue
Owner: Jason Binzer on behalf of Louis Lambert
Zoning: "A-5" One Family Residential

a. Special Exception: To permit construction of a solid fence or wall up to 4 feet in height to be located in the front yard where none are allowed.

<u>Minimum established front yard setback:</u>	41 feet
<u>Proposed front yard setback:</u>	24 feet 4 inches

b. Variance: To permit construction of a solid wall exceeding 4 feet to be located in the front yard.

<u>Maximum height allowed by special exception:</u>	4 feet
<u>Requested height:</u>	6 feet

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

- (a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:
- (a) The use is specifically permitted under this ordinance;
 - (b) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
 - (c) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

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

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.*



BOARD OF ADJUSTMENT - RESIDENTIAL

- (2) One-family and two-family residential dwellings
- (b) No solid fences and walls are permitted in the required front yard, projected front yard, or platted front yard of one-family and two-family residential dwellings. The Board of Adjustment may grant a special exception to allow a solid fence or wall up to 4 feet in height in the front yard, platted front yard, or projected front yard in accordance with the requirements set forth for special exceptions in Chapter 3, Article 3.

6.101 Yards.

(d) *Front yard setbacks.*

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

LOT HISTORY:

PB25-00689, Residential Remodel Permit, Issued 02/12/2025
PB25-00561, Residential Addition Permit, Issued, 02/12/2025

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

West Side Alliance, Northcrest NA, Como NAC, Arlington Heights NA, West Byers NA, Crestline Area NA, Keep Lake Como Beautiful, Streams and Valleys Inc., Fort Worth ISD, Trinity Habitat for Humanity, Camp Bowie District Inc.

**EXISTING
CONDITIONS:**

The subject property is an interior lot located in an established residential neighborhood, contains several mature trees and does not contain floodplain. The property does have a 5.6% downward slope beginning at the southern property boundary and ending at the northern property boundary. The property was platted with alley access in 1908. According to Tarrant County Appraisal District records, the primary structure was constructed in 1934. The subject property is approximately 12,500 square feet in area.

The applicant is requesting a special exception and variance to construct a solid 6-foot stucco wall in the front yard of the property. The fence would be located 24 feet 4 inches from the front property line. Based on GIS aerials, the adjacent properties located to the east and west of the subject property have approximate established front yards of 41 feet.



BOARD OF ADJUSTMENT - RESIDENTIAL

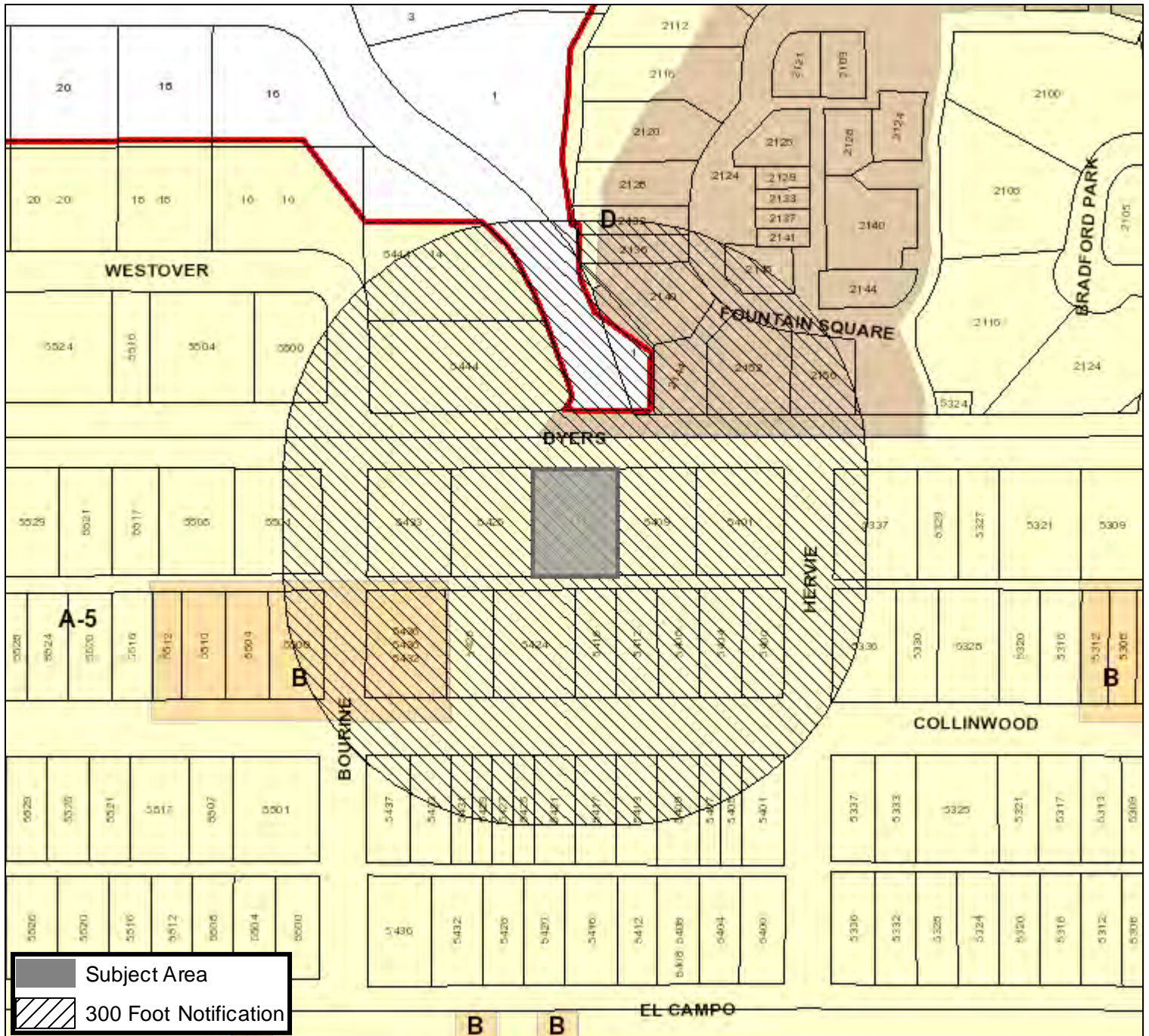
The property to the east, addressed as 5409 Byers Avenue has a solid wood fence that exceeds 4 feet in height located within the front yard setback, but staff research indicates that there was not a Board of Adjustment case nor were permits obtained for the construction of that fence. According to Google Street View, the fence located at 5409 Byers was constructed sometime between 2022 and 2024.



If the special exception and variance requests are approved, the applicant will be required to obtain the proper permits and meet all other development standards.

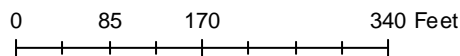


Area Zoning Map

Applicant: Louis Lambert by Jason Binzer
Mapsc0: 75E
Commission Date: 3/19/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 37.5 75 150 Feet



BAR-25-014
5417 Byers Ave



**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: 5417 BYERS AVE
 Lot/Tract: 7, 10, 11, 12 Block/Abstract: 5D Lot Size: 12,500 SF
 Legal Description: Addition/Survey: CHAMBERLAIN ARLINGTON HEIGHTS

Owner's Name: LOUIS LAMBERT
 Address: 5417 BYERS AVE
 City: FORT WORTH State: TX Zip: 76107
 Tele: () 817-422-0163 E-Mail: LOUIS@LRLAMBERT.COM

Applicant's Name: JASON BINZER
 Address: 4213 VALENTINE STREET
 City: FORT WORTH State: TX Zip: 76107
 Tele: () 714-226-5650 E-Mail: JASON@SPBFTW.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
ADD 6 STUCCO SCREEN WALL TO FRONT OF HOUSE TO DAMPER
SOUND FROM BUSY STREET SIMILAR TO OTHER HOMES

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

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning _____

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

Special Exception for Section _____

Variance for: _____

Interpretation of the Regulation \$400

DATE RECEIVED: <u>2/13/25</u>	FEE AMOUNT PAID : 1406.25	# OF REQUESTS: 2	RECEIVED BY: <u>KM</u>	CASE NO. <u>BAR-25-014</u>
----------------------------------	------------------------------	---------------------	---------------------------	-------------------------------

Variance Request Proposal Only

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

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

IT IS NOT

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.

TO SHIELD THE HOME FROM NOISE & FOR PRIVACY FROM THE @ BUSY STREET SIMILAR TO OTHER HOMES & NEIGHBORHOODS ON THE STREET

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

YES

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

NO EFFECTS ON THE PUBLIC

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

NO

Acknowledgement

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

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

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

Signature: _____



Date _____

2-5-25



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

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

4213 VALENTINE FORT WORTH TX 76107 214-226-5157
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) 5417 BYERS

(Legal Description) LOT 9,10,11,12 BLOCK 50, CHAMBERLIN ARLINGTON HEIGHTS

The Authority is granted only for the following specific request:

(Nature of Appeal) 6' ~~WOOD~~ STUCCO SCREEN WALL @ FRONT YARD

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: [Signature]

Owner - Print Name: Louis R. Lambert

Address: 5417 BYERS, FORT WORTH, TX 76107

Telephone: 512-422-0163

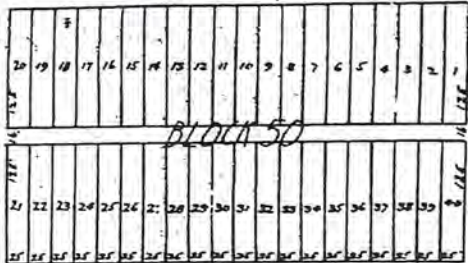
(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____

SIXTH AVENUE



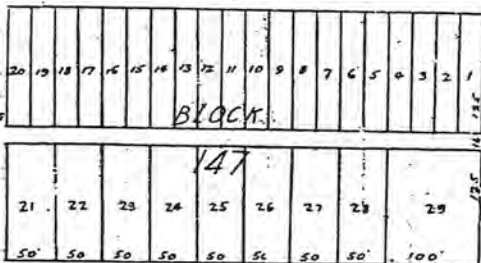
PLAN
OF
BLOCKS Nos. 50, 145 & 147
CHAMBERLIN ARLINGTON HEIGHTS
FIRST FILING

SCALE 1/4" = 100' CHANGED TO 1/4" = 100' MAR. 1908
C.E.M.

NOTE!

THE NORTHWEST CORNER OF BLOCK 50 IS SITUATED 2748 FEET FROM THE NORTHWEST CORNER OF BLOCK 145. BLOCK 50 AS SHOWN IN THIS MAP INCLUDES ALL OF BLOCK 5 AND PART OF BLOCK 6.

LOTS 21-25 BY EASY MEANS OWNERSHIP SHOWN. ALMOST ALL IN WHITE.



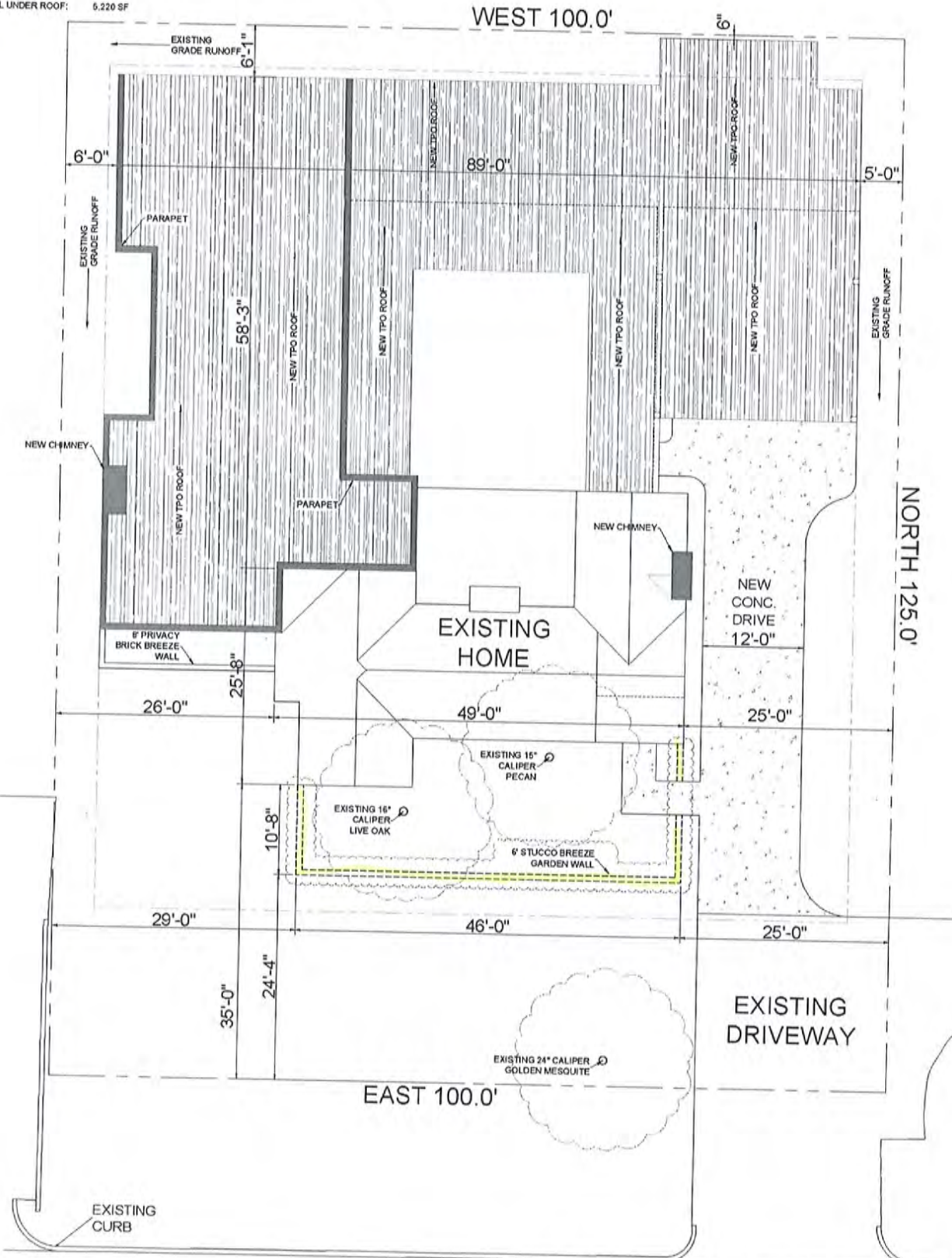
FOURTEENTH AVENUE IF EXTENDED

Minutes Commissioners' Court, Special Term April, A.D. 1908.
Tuesday the 16; Day of April A.D. 1908.
N 6524. Vacation of Streets Chamberlin Arlington Heights Addition
This day came on to be considered Application of Arlington Heights Realty Company for
Change and Closing of certain parts of Lake Street and Lake Avenue in Chamberlin Arlington
Heights Addition, said Application being as follows:
(The State of Texas) In the Commissioners Court of Tarrant County, Texas.
County of Tarrant) To the Honorable Commissioners Court of said County: Applicant would respectfully
represent to your Honorable body that the Arlington Heights Realty Company is the owner in fee
Simple of Blocks Nos. 6, Fifty (50), One hundred and forty five (145) and one hundred and forty seven (147)
of Chamberlin in Arlington Heights First Filing as shown by Map or plat thereof, Recorded in Book N 643,
page 21, and 32 of the Plat Records of Tarrant County, Texas, and that the said Arlington Heights Realty
Company is also the owner of all land adjoining said Blocks Designated and shown on said Map or
plat to be Streets or Avenues. That on & with the day of 18 said Map or Plat was filed for record by
the owner of said land, and the streets and Avenues shown on said Map or Plat were dedicated
for the use of the Public for Street purposes. But applicant says that the said Streets and Avenues
have never in any Manner been accepted by the said County, and that the said Streets and Avenues
never been used by the public and Applicant respectfully asks this Court to make the following changes
in said Streets and Avenues or parts, to wit: That Lake Street between block 6, and Block No fifty (50) be vacated,
abandoned and closed so that the said Arlington Heights Realty Company can embrace the lands
contained in both Blocks in Block No Fifty (50) and change the same into lots as shown on the Map
or Plat of said land which is hereto attached and made a part hereof.
And: That all that part of Lake Avenue lying north of the south line of Blocks Nos. One hundred
and forty five (145) and one hundred and forty seven (147) as shown on plat hereto attached and
north of the North line of fourteenth Avenue if extended and all that part of Lake Avenue
lying west of east line of lot No 17 and 24 in Block No 145 be vacated, abandoned and closed to
the public, and the said street or road be so changed that the north line of the said Lake
Street shall only extend to the south line of Blocks No: 145 and 147 as shown on the map or
plat hereto attached, and the west line of said Street where the same adjoins Block No 145 on
the east be so changed that the west line of said street or road shall only extend to the east
line of lot No 17 and 24 in said Block No 145 as shown on the map or plat hereto attached and all
that part of said original street or road which is embraced in said Block 145 and 147 according
to the Map or Plat hereto attached to be vacated, abandoned and closed and in lieu of that part of Lake
Street, a Road 50 feet wide to be dedicated for the use of the public on Block 145 and 147 running
through the center of each of said Blocks as shown on attached plat. Applicant says that the
changes asked for herein will be of great profit and advantage to the said Blocks of land and
is of no practical use or benefit to the public. Wherefore Applicant prays that this application
be granted.
Arlington Heights Realty Company
By J.S. Hanford Vice-Pres.
J.S. Hanford Applicant
A.D. Logo

State of Texas
County of Tarrant) Before me, a Notary Public in and for Tarrant County Texas on the
16th day of April A.D. 1908, J.S. Hanford, Vice-President of the Arlington Heights Realty Company
the person whose name is subscribed to the foregoing and certain other documents
inclosed the same for the purposes and considerations therein expressed, and
said Corporation.
Given under my hand and seal of office this the 16th day of April A.D. 1908.
M. E. Giddens
Notary Public Tarrant County Texas

It appearing to the Court that the statement made in the application of Arlington
Realty Company heretofore recorded, is true, and in the opinion of the Court said
application should be granted. It is therefore ordered and decreed by the Court that
the said application be and the same is hereby granted, and that all of the said
Blocks Nos. 6, and 50, as shown on original Map or plat of said Chamberlin
Heights, recorded in Book N 643, page 21, and 32 of the Plat Records of Tarrant County, Texas, be
hereby vacated, abandoned and closed to the Public, and the owner of said Blocks be
authorized to embrace both said Blocks in one Block 50 feet wide as shown
on attached plat. Applicant prays that this application be granted, and that the
plat attached in said application, and it is further ordered adjudged and decreed
that all that part of Lake Avenue lying north of the south line of Blocks Nos.
and forty five (145) and one hundred and forty seven (147) of Chamberlin
according to the map or plat attached to said Application, and north
of fourteenth Avenue if extended, and all that part of Lake Avenue
east line of lots 17 and 24 in said Block No 145, be and the same is hereby
abandoned and closed to the Public, and the said street or road be so
and altered that the north line of said Lake Avenue shall only
of said Blocks 145 and 147. And the west line of said Street where the
on the east shall only extend to the east line of lots 17 and 24 in
Map or Plat attached to said application and in lieu of all that part
Block No 50 and one hundred and forty five (145) and one hundred and
of which is hereby ordered vacated, abandoned and closed to the public,
running through the center of said Blocks as shown on said attached
and the said Map or Plat of said Blocks No fifty (50) and one hundred
and forty seven (147) attached to said application is hereby ordered
parts of land which the said Arlington Heights Realty Company is
in the Plat Records of Tarrant County Texas.
State of Texas
County of Tarrant) I, Jas. A. Key, Clerk of the County Court in and for said County
do hereby certify that the above and foregoing is a true
copy of the minutes of the Commissioners Court of said County, as shown on record
and the map or plat attached thereto is the original and same with copies
of the same are on file in the County Clerk's office.
Given under my hand and seal of office this the 16th day of April 1908.
Jas. A. Key, Clerk of the County Court
And J. E. Giddens, County Commissioner
M. E. Giddens, Deputy

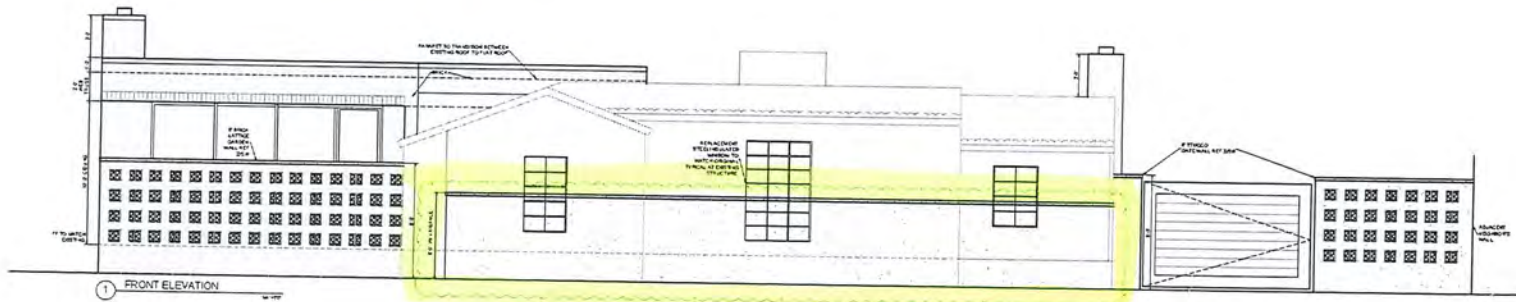
5417 BYERS
 EXISTING HVAC: 1063 SF
 EXISTING PORCH: 60 SF
 EXISTING PATIO: 250 SF
 EXISTING GARAGE: 343 SF
 NEW HVAC: 1812 SF
 NEW PORCHES: 941 SF
 NEW PATIOS: 155 SF
 NEW GARAGE ADD: 130 SF
 NEW CARPORT: 587 SF
 TOTAL UNDER ROOF: 6,220 SF



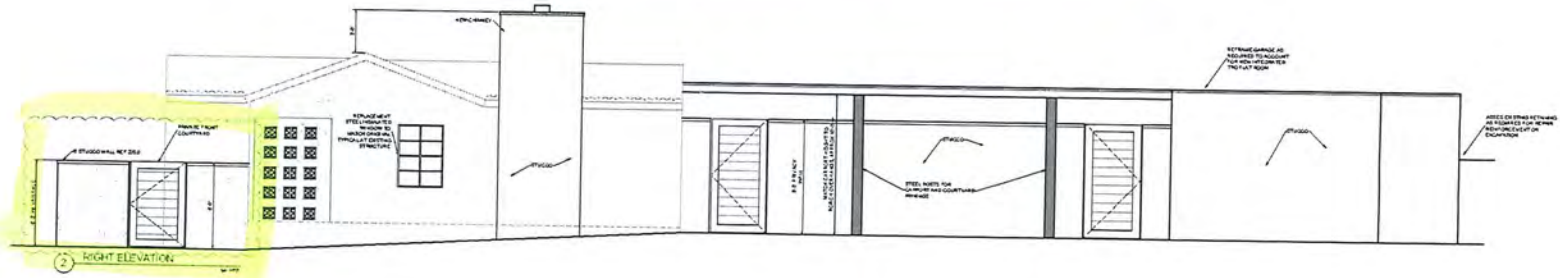
5417 BYERS AVE (PROPOSED)
 ASPHALT PAVEMENT
 SITE PLAN, SCALE: 3/16" = 1'-0"

5417 BYERS AVENUE IN THE CITY OF FORT WORTH, TEAS. BEING LOTS 9, 10, 11, AND 12, BLOCK 50, CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 309, PAGE 1, PLAT RECORDED, TARRANT COUNTY, TEXAS.

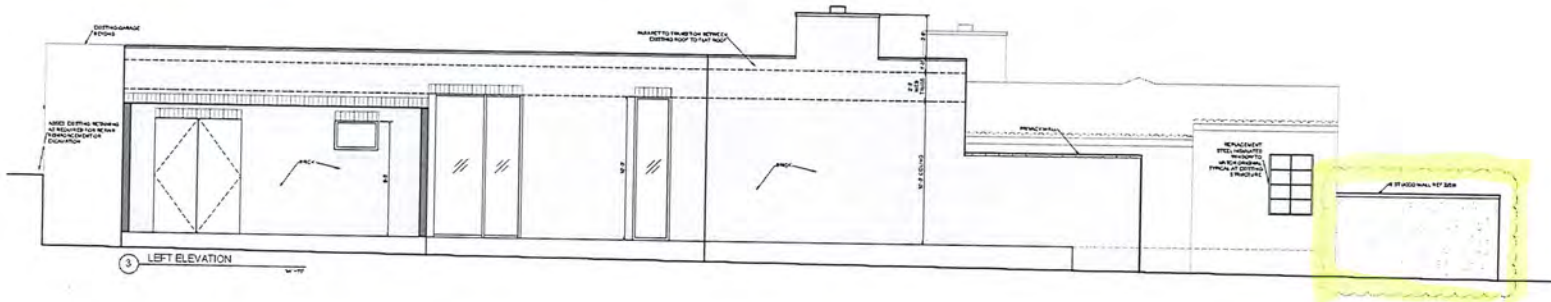




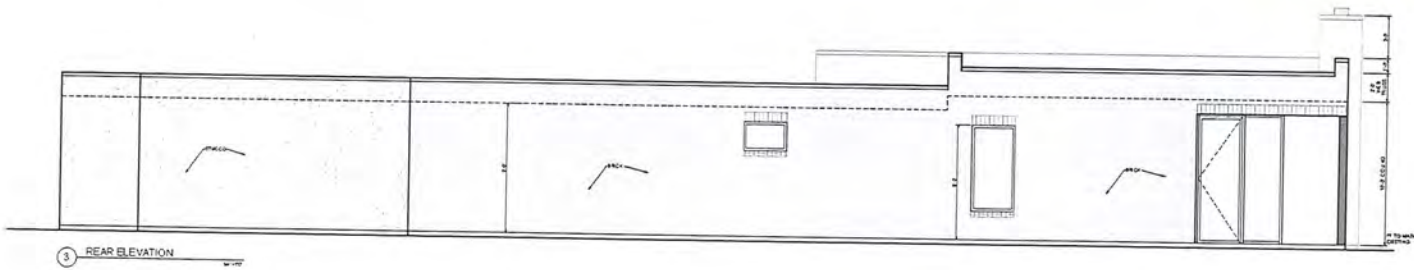
1 FRONT ELEVATION



2 RIGHT ELEVATION



3 LEFT ELEVATION



4 REAR ELEVATION

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.

6' STUCCO SCREEN WALL SIMILAR TO
NEIGHBORING WALLS & FENCES

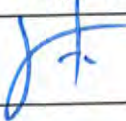

8' FROM FRONT OF HOUSE.

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	JAMES TAUBERT		5409 BYERS AVE
2	ALBERTA J TAUBERT		5409 BYERS AVE F.W. TX 76009
3			
4			
5			
6			

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.

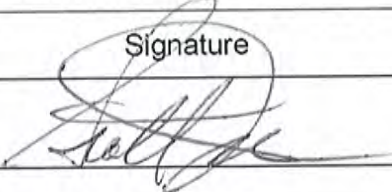
6' STUCCO SCREEN WALL SIMILAR TO
NEIGHBORING WALLS & FENCES

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 JONES		5425 BYERS
2		
3		
4		
5		
6		



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-015

Address: 1201 Belle Place
Owner: Steve Blackwell on behalf of Richard Sukup
Zoning: "A-5" Single Family Residential

a. Special Exception: To permit construction of a carport in the front yard.

Minimum required projected front yard setback: 20 feet

Proposed projected front yard setback: 2 feet

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

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

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

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

5.301 Accessory Uses on Residential Lots

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

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

No private carport or porte cochere shall be permitted within the minimum required front yard, platted front yard or projected front yard of residential dwellings except by special exception granted by the board of adjustment in accordance with the use tables in Chapter 4, Article 6. In reviewing a request for a private carport or porte cochere within the minimum required front yard, platted front yard or projected front yard, the board of adjustment shall consider the following:

- i. The presence and/or absence of a functional garage on the residential lot, parcel or tract;
 - ii. The viability of access to the side and rear yard;
 - iii. The size, height, and design of the carport or porte cochere and its impact on adjacent properties; and
1. The incidence of other carports or porte cocheres on the block face.

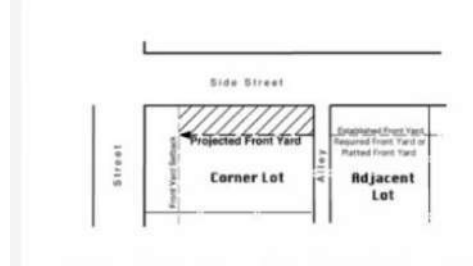


BOARD OF ADJUSTMENT - RESIDENTIAL

6.101 Yards.

(f) *Projected front yard setbacks.*

(1) *Corner lot.*



of a lot facing the other
side yard on the corner lot equal to
adjacent to the rear of the corner lot

LOT HISTORY:

BAR-07-150, Residential Board of Adjustment – To request a special exception and variance to permit a 6 ft stucco wall in the front yard, Approved, 10/05/2007 PB06-09963, New Single Family Residence, Finaled, 07/18/2006

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

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

**EXISTING
CONDITIONS:**

The subject property is located on a corner lot in an established neighborhood, containing several mature trees, and no presence of floodplain. The property was replatted in 2006 and does not contain alley access. The property is approximately 5,425 square feet in area and is relatively flat. The primary structure was constructed in 2006 and faces onto Belle Place, with driveway and garage access located off of Clarke Ave.

The applicant is requesting a special exception to construct a carport measuring 18.8 ft wide x 18 ft long x 10 feet high, that would be located within the projected front yard. The property located to the east, addressed as 3901 Clarke Avenue (constructed 2007), fronts onto Clarke Avenue, which creates a projected front yard for the subject property along the northern property boundary. The subject property site plan indicates that the build line is 20 feet along the northern property boundary. The proposed location of the carport is intended to provide cover of the existing concrete drive leading to the driveway. The applicant originally proposed to enclose the carport with a wrought iron fence but has since withdrawn that portion of the project from consideration.



BOARD OF ADJUSTMENT - RESIDENTIAL

The existing concrete drive measures 18.8 ft wide x 20 ft long and extends to the property line from the garage.

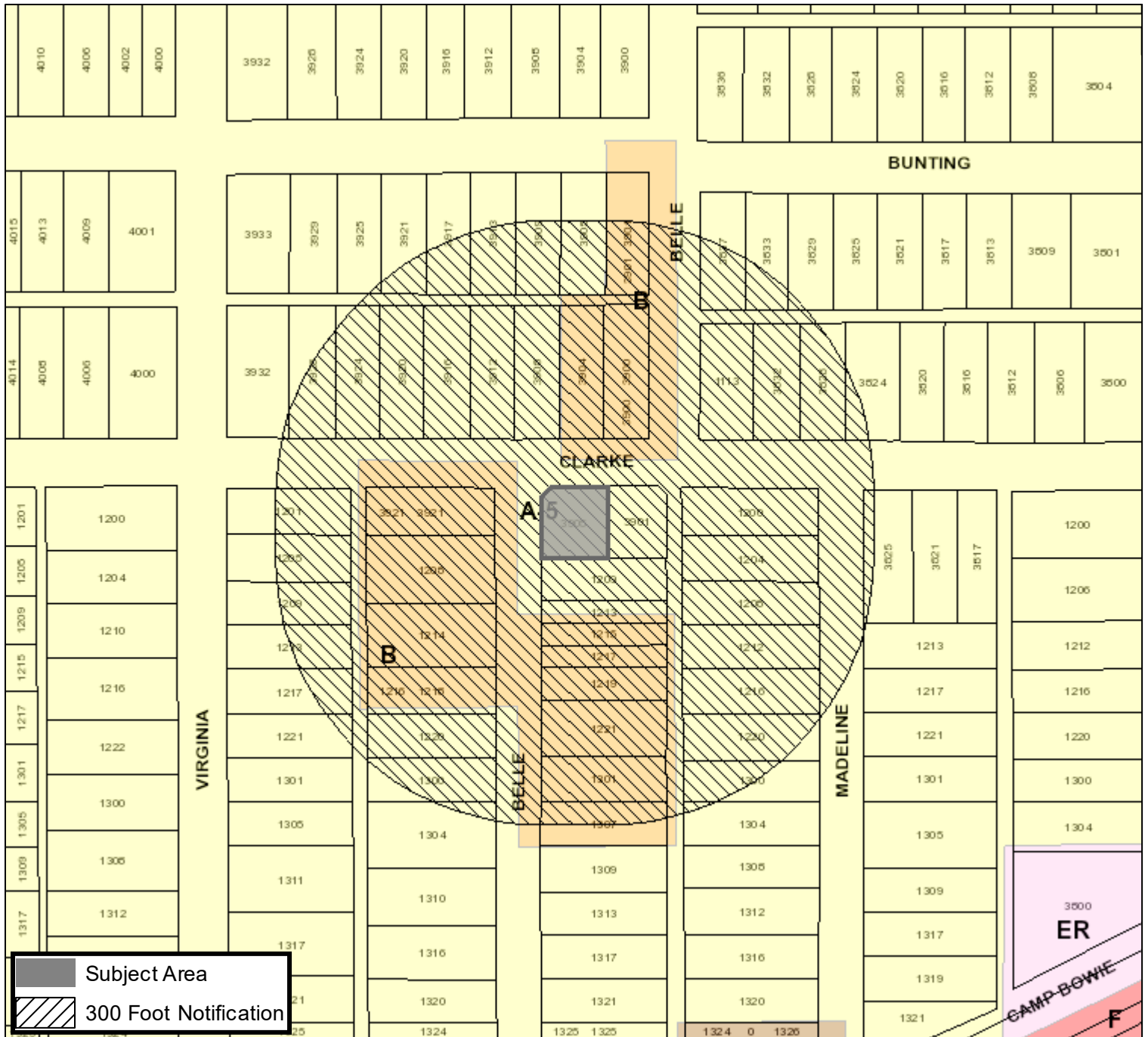
There is an attached porte cochere located at 1113 Clarke Avenue, however there are no others on the blockface.


If the special exception and variance requests are approved, the applicant will be required to obtain the proper permits and meet all other development standards.




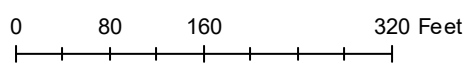
Area Zoning Map

Applicant: Richard & Linda Sukup
Mapsco: 75D
Commission Date: 3/19/2025

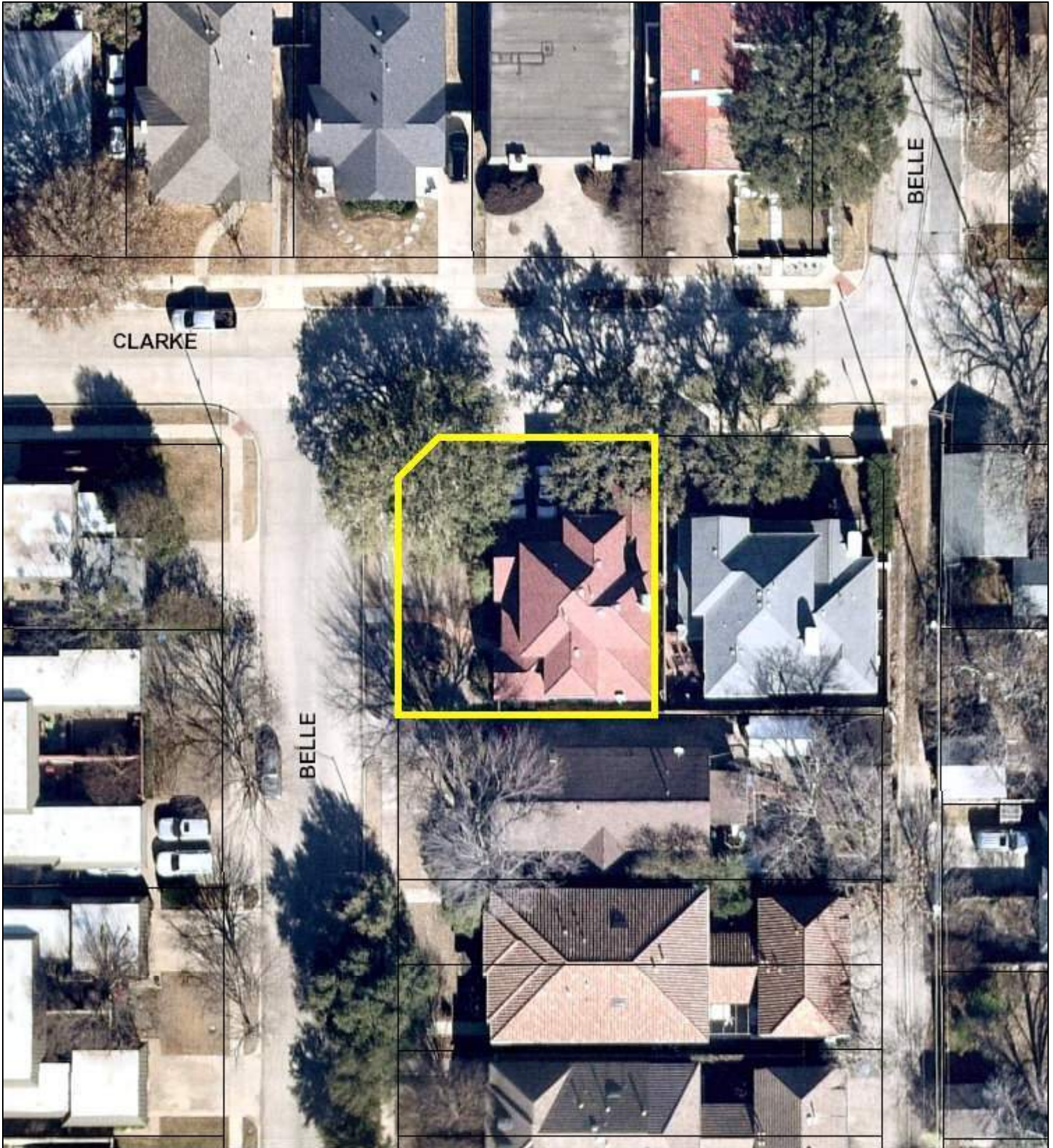


 Subject Area

 300 Foot Notification



Aerial Photo Map



0 25 50 100 Feet



BAR-25-015
1201 Belle Place



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



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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3905 CLARKE AVE (1201 BELLE PLACE)
 Lot/Tract: LOT 1R Block/Abstract: BLOCK 7 Lot Size: 65 FT X 63 FT
 Legal Description: ADDITION/SURVEY: LOT 1R, BLOCK 7, BUNTING'S ADDITION TO HI-MOUNT

Owner's Name: RICHARD A. and LINDA M. SUKUP
 Address: 3905 CLARKE AVE (1201 BELLE PLACE) TARRANT COUNTY TX
 City: FORT WORTH State: TEXAS Zip: 76107-3358
 Tele: (817) 271-2577 E-Mail: RICHARDA SUKUP@GMAIL.COM

Applicant's Name: RICHARD A. and LINDA M. SUKUP
 Address: 3905 CLARKE AVE (1201 BELLE PLACE) TARRANT COUNTY, TX
 City: FORT WORTH State: TEXAS Zip: 76107-3358
 Tele: (817) 271-2577 E-Mail: RICHARDA SUKUP@GMAIL.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
GARAGE CONCRETE PAD (EXISTING) COVER (I.E. PART-A-CHESE)
WOOD STRUCTURE, COMPOSITION ROOF/TILE TRIM (TO MATCH
EXISTING HOME), CONCRETE COLUMNS AND ARCHES, WITH
ARCHITECTURAL TRIM (TO MATCH EXISTING HOME) STUCCO,
PAINT EAVES, W=20FT, H=10FT SIDE/HIPPED 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 N/A Case Number(s) N/A

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

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

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

Have you informed your Home Owners Association YES NO 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 _____				
<input type="checkbox"/> Owner Occupied Variance (One and Two Family Homes) for Section _____				
<input type="checkbox"/> Special Exception for Section _____				
<input type="checkbox"/> Variance for: _____				
<input type="checkbox"/> Interpretation of the Regulation \$400				
DATE RECEIVED: <u>2/7/25</u>	FEE AMOUNT PAID : <u>843.75</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>KM</u>	CASE NO. <u>BAR-25-05</u>

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. WE HAVE HAD UNAUTHORIZED / PERSONS OF UNKNOWN TAMPERING WITH OUR CARS PARKED ON OUR DRIVEWAY.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. WE HAVE BEEN AWAKEN IN DEAD OF NIGHT BY OUR GARAGE CAMERA BY UNKNOWN PERSONS ATTEMPTING TO TAMPER WITH OUR CARS.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. A PORT-A-CHERE WITH A GATE AND FENCED (WROUGHT-IRON) WOULD DETER SUCH MISCHIEF AND POTENTIAL PROPERTY LOSS/DAMAGE

4. The variance will not adversely affect the health, safety, or welfare of the public. THE VARIANCE WILL NOT AFFECT THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. THE VARIANCE WILL NOT INJURE THE APPROPRIATE USE OF ADJACENT PROPERTIES.

Acknowledgement

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

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

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

Rahim G. Sufy

2/6/2025

Signature: _____

Date _____



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to BLACKWELL CONSTRUCTION / STEVE BLACKWELL
(Family Member, Friend, Company, etc, to represent you at the hearing)
Fort Worth TX (817) 269-4116
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) 3905 CLARK AVE, FT. WORTH, TX 76107
(Legal Description) Lot 7R, Block 7, Bunting's Addition to Hi-Mount

The Authority is granted only for the following specific request:

(Nature of Appeal) VARIANCE & PERMIT / BUILD PORT-A-CITHERE!

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: Richard A. Sukup
Owner - Print Name: RICHARD A. SUKUP
Address: 3905 CLARK AVE
FORT WORTH, TX 76107
Telephone: (817) 271-2577

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

Accepted for Case No. _____

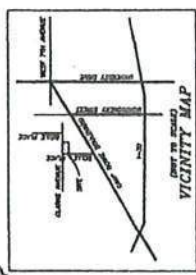
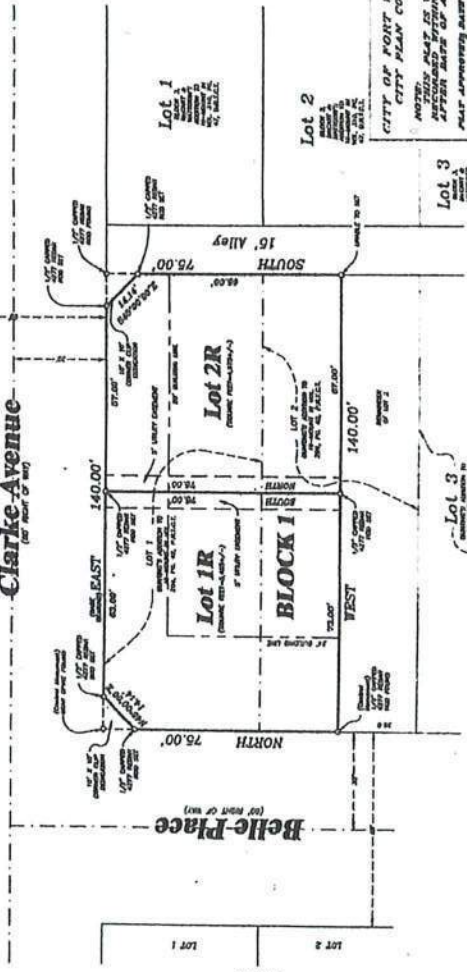
By _____

Date _____

Block 112
 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10
 Belle Place

D207022265

Clarke Avenue
 (at east of west)



CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTES: THIS PLAT WAS SUBMITTED FOR APPROVAL BY THE CITY PLAN COMMISSION ON 1-19-07
 PLAT APPROVED DATE 1-19-07
 BY: *[Signature]*
 ASSISTANT CITY CLERK

NORTH
 Scale 1" = 20 ft

Owner:
 Academy Investments LP
 Jerry Detwiler
 6300 Ridgela Place, Suite 418
 Fort Worth, Texas 76116

DETA SURVEYING
 4075 W. BRIDGES BLVD. SUITE 100
 FORT WORTH, TEXAS 76133
 817-341-9999
 817-341-9999 FAX 817-341-9999

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS MADE BY THE SURVEYOR.
[Signature]
 1-12-06
 EXPIRES 8-12-08



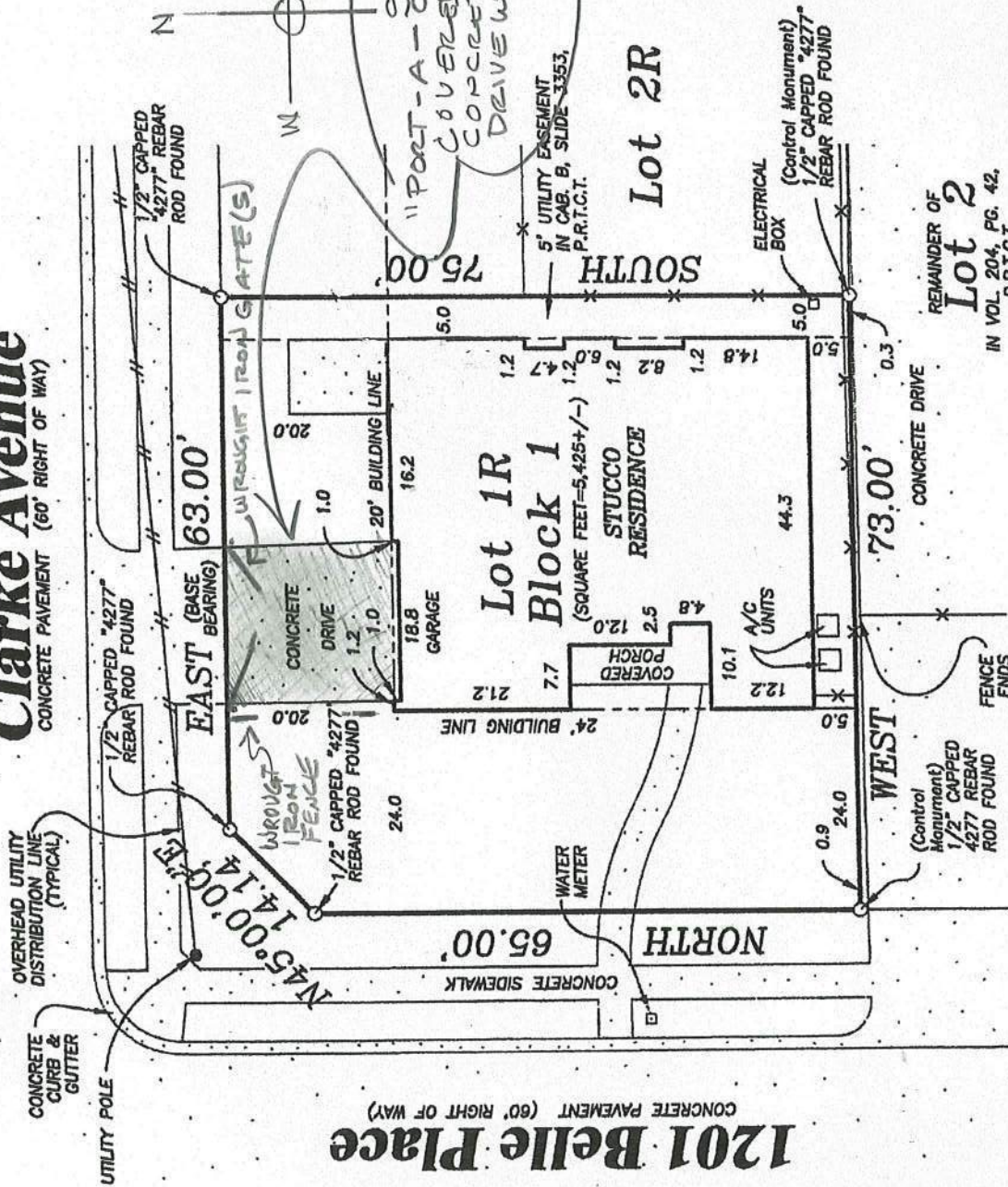
RE-PLAT SHOWING
 LOTS 1R AND 2R, BLOCK 1,
Bunting's Addition to Hi-Mount,
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A RE-PLAT OF LOT 1, AND THE NORTH 1/2 OF LOT 2, BLOCK 1, BUNTING'S ADDITION TO HI-MOUNT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 42, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET B SLIDE 3353 DATE _____

October 14th 07
[Signature]

Clarke Avenue

CONCRETE PAVEMENT (60' RIGHT OF WAY)



TA
INC
 STREET
 76020
 766
 -7767

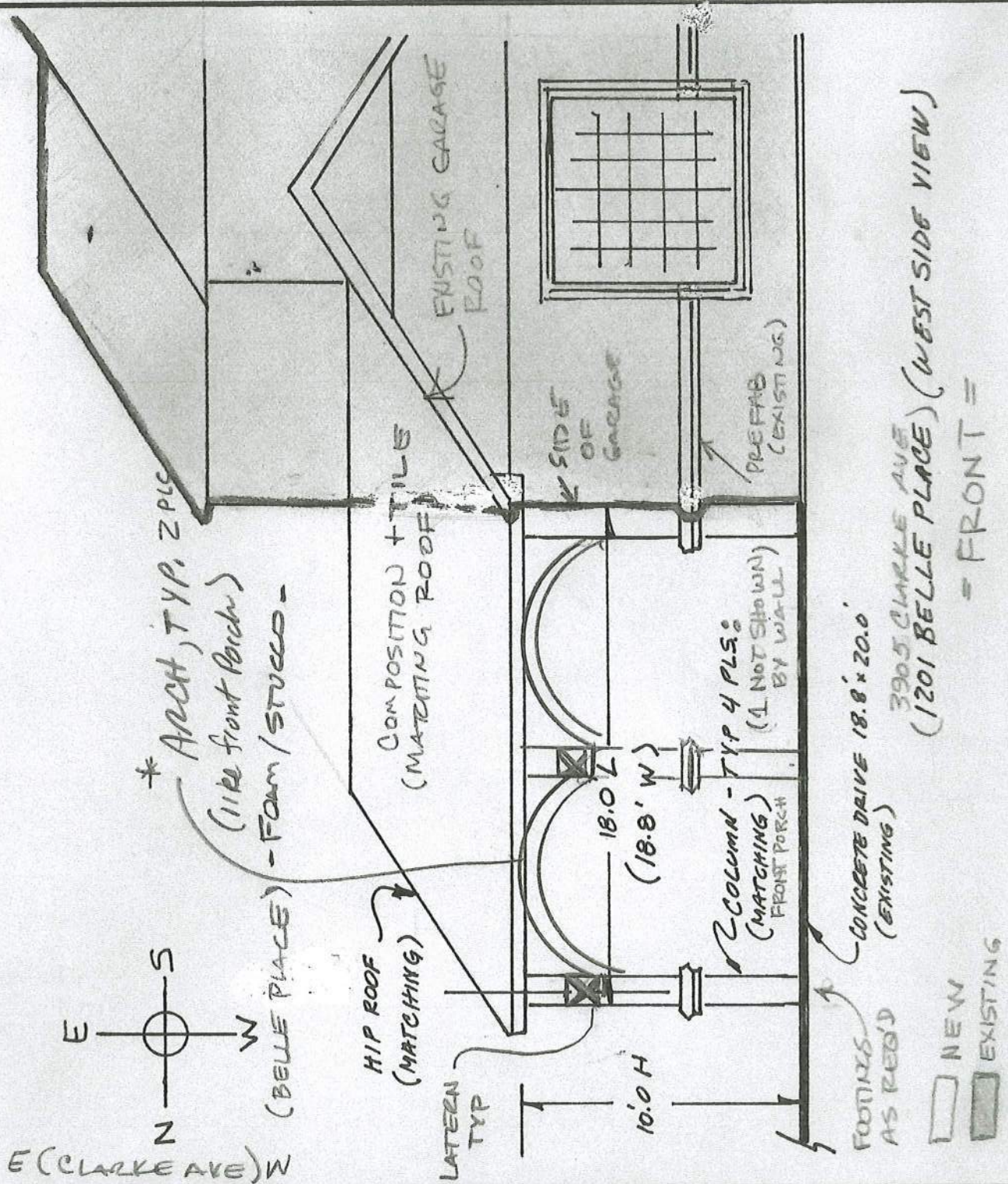
1201 Belle Place

CONCRETE PAVEMENT (60' RIGHT OF WAY)

RICHARD A. & LINDA M. SUKUP
 3305 CLARKE AVE, FT. WORTH, TX 76107
 PROPERTY OWNERS

SCALE: NTS	APPROVED BY: RICHARD A. SUKUP, P.E. TEXAS LIC. NO. 88078	DRAWN BY: R. A. SUKUP
DATE: JAN. 3, 2025		REVISED: N/A
SITE / PROPOSED PORT-A-SHERE / PLAN (COVERED CAR PORT)		
CONTRACTOR: BLACKWELL CONSTRUCTION LLC		DRAWING NUMBER: .010325 PC

6 0P11



RICHARD A. & LINDA M. SOKUP
3905 CLARKE AVE FORT WORTH, TX 76107
PROPERTY OWNERS

SCALE: 3/16" = 1 FT.

APPROVED BY:

Richard A. Sokup, P.E.

DRAWN BY

Richard A. Sokup, P.E.

DATE: JAN. 3, 2025

TEXAS LICENSE NO. 88078

REVISED

PROPOSED PORT-A-CHERE
(COVERED CAR PORT)

CONTRACTOR: BLACKWELL CONSTRUCTION LLC

DRAWING NUMBER

.01.24 PC

EXISTING
PRIVACY
STUCCO WALL

Clarke Av 3900

STOP

ALL
WAY

STOP
SIGN

B&B

2.) F. GRAMES

CLARKE AVE

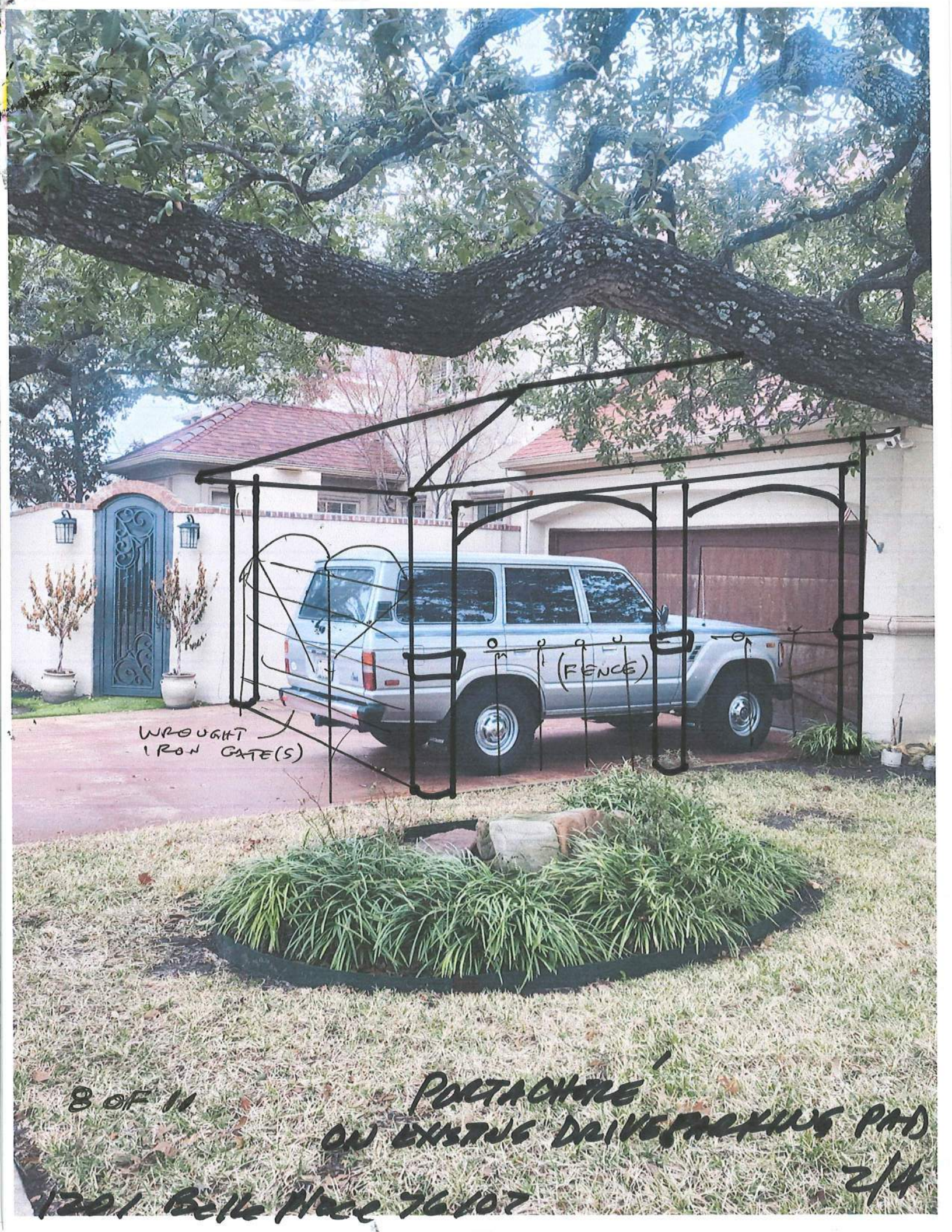
1.) DOUG
CONDIE

90F11

BELLE

4/4

1201 Belle Place 76107



WROUGHT
IRON GATE(S)

(FENCE)

8 OF 11

PORTACHIRE!
ON EXISTING DRIVEWAY PLUS PAD

1201 Belle Place 76107

2/4



SUV
3905 CLARKE AVE

Belle Pl

4)

PATRICK
BROPHY

3918 CLARKE AVE

CLARKE

11) DOUG CONNIE
3910 CLARKE AVE

10 OF 11

1201 Belle Place 76107

1/4



Clarke
Belle 1200

STOP

CLARK PL

Belle Place

1201 Belle Place 76107

11 OF 10

3/4

February 6, 2025
City of Fort Worth Texas
Development Department

RE: Follow-up from meeting Feb.4th

Pursuant to a meeting with Development Service Department personnel on February 4, 2025, please find the required Board of Adjustment (BOA) support documentation given to me (Richard A. Sukup) relative property owners appeal for a variance at 3905 Clarke Ave (1201 Belle Place) Fort Worth-Tarrant County-Texas 76107; to construct a Port-A-Chere over our existing garage driveway pad.

Mr. Steve Blackwell (Blackwell Construction LLC) of Tarrant County Texas is our preferred contractor and we have duly authorized him to represent us/file in our behalf the request for this variance; see attachment 'Letter of Authorization'. Mr. Blackwell and I are aware of the February 13, 2025 Application Filing Deadline and the up-coming BOA Hearing Date of March 19,2025.

As an aid BOA Support Petition, please find the following:

- 1.) Application;pg1 of 11
- 2.) Variance Request proposal; owners Signature. Page 2 of 11
- 3.) Letter of Authorization; owners signature. Pg 3 of 11.
- 4.) BOA-Support Petition; pages 1 of 2, 2of 2. Next Door Property owners. Pages 4,5 of 11
- 5.) Site Plan; pg 7 of 11
- 6.) Photographs pages 8-11.

Not only will this provided the vehicles protection we seek, but further beautify our residence and property.

We are hopeful in getting this permit to proceed with construction ASAP.

Regards,

Richard A. Sukup



3905 Clarke Ave (1201 Belle Place)
Fort Worth, Texas 76107
(817)271-2577

Linda M. Sukup



Richard A. Sukup, P.E.
Texas P.E. License 88078

BOA - SUPPORT PETITION 1 OF 2

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.

- CONSTRUCT A PORT-A-CHERE (COVER OVER PARTIAL DRIVEWAY PAD).
- ADD WROUGHT-IRON GATE ENCLOSURE OF PORT-A-CHERE
- ADD (FENCE) WROUGHT-IRON / PORT-A-CHERE' SIDE

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 Dong Condie	Dong Condie	3900 Clarke Ave 76107
2 Frank Grames	Frank Grames	3901 Clarke Ave 76107
3 Debra Wilson	Debra Wilson	1209 Belle Pl. 76107
4 Patrick Brophrey	Patrick Brophrey	3918 Clarke Ave. 76107
5		
6		

BOA - SUPPORT PETITION 2 OF 2

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.

1) A wrought-iron gate in front of Port-a-Chere'
(see dwg. no. 010325PC

2) A wrought-iron fence along the side of the Port-a-Chere'

NOTE: The gate and fence to protect property owner's two vehicles parked under Port-a-Chere'.

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		
2	NOTE: Provided on BOA-SUPPORT PETITION 1 OF 2	
3		
4		
5		
6		



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-016

Address: 3556 Hedrick

Owner: Jodie Robnett

Zoning: "B" Two Family Residential

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

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

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

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

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

5.301 Accessory Uses on Residential Lots

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

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

No private carport or porte cochere shall be permitted within the minimum required front yard, platted front yard or projected front yard of residential dwellings except by special exception granted by the board of adjustment in accordance with the use tables in Chapter 4, Article 6. In reviewing a request for a private carport or porte cochere within the minimum required front yard, platted front yard or projected front yard, the board of adjustment shall consider the following:

- i. The presence and/or absence of a functional garage on the residential lot, parcel or tract;
- ii. The viability of access to the side and rear yard;
- iii. The size, height, and design of the carport or porte cochere and its impact on adjacent properties; and
- iv. The incidence of other carports or porte cocheres on the block face.

LOT HISTORY:

CC25-00170, Code Compliance for carport without a permit, Issued 03/05/2025.

CC24-01282, Code Compliance for carport without permit, Issued, 12/19/2024.



BOARD OF ADJUSTMENT - RESIDENTIAL

COMPREHENSIVE

PLAN DESIGNATION: Single-Family Residential

REGISTERED

NEIGHBORHOOD

NOTIFICATION:

Riverside Alliance, Bonnie Brae NA, Oakhurst Alliance of Neighbors, Streams and Valleys Inc., Fort Worth ISD, Trinity Habitat for Humanity, Birdville ISD.

EXISTING

CONDITIONS:

The subject property is an interior lot located in an established residential neighborhood, contains several mature trees and does not contain floodplain and is mostly flat. The property was platted without alley access in 1958. According to Tarrant County Appraisal District records, the primary structure was constructed in 1967. The subject property is approximately 6,678 square feet in area and contains a single-family residential home with a two-car garage.

The applicant is requesting a special exception for the continued use of a metal carport that is attached to the primary structure and is located in front of the two-car garage. The metal carport measures 17 feet wide x 22 feet long. The concrete driveway measures 19.7 feet wide x 27.7 feet long based on the property survey. Based on Google Street View, the carport was constructed sometime between February 2021 and April 2022.

There are carports located in the front yard of the properties located at 3549 Hedrick Street, 3545 Hedrick Street, and 3540 Hedrick Street. Staff was unable to locate any board of adjustment cases or permits for any of those carports. Based on Google Street View, the carports mentioned above have been in existence since at least 2007.

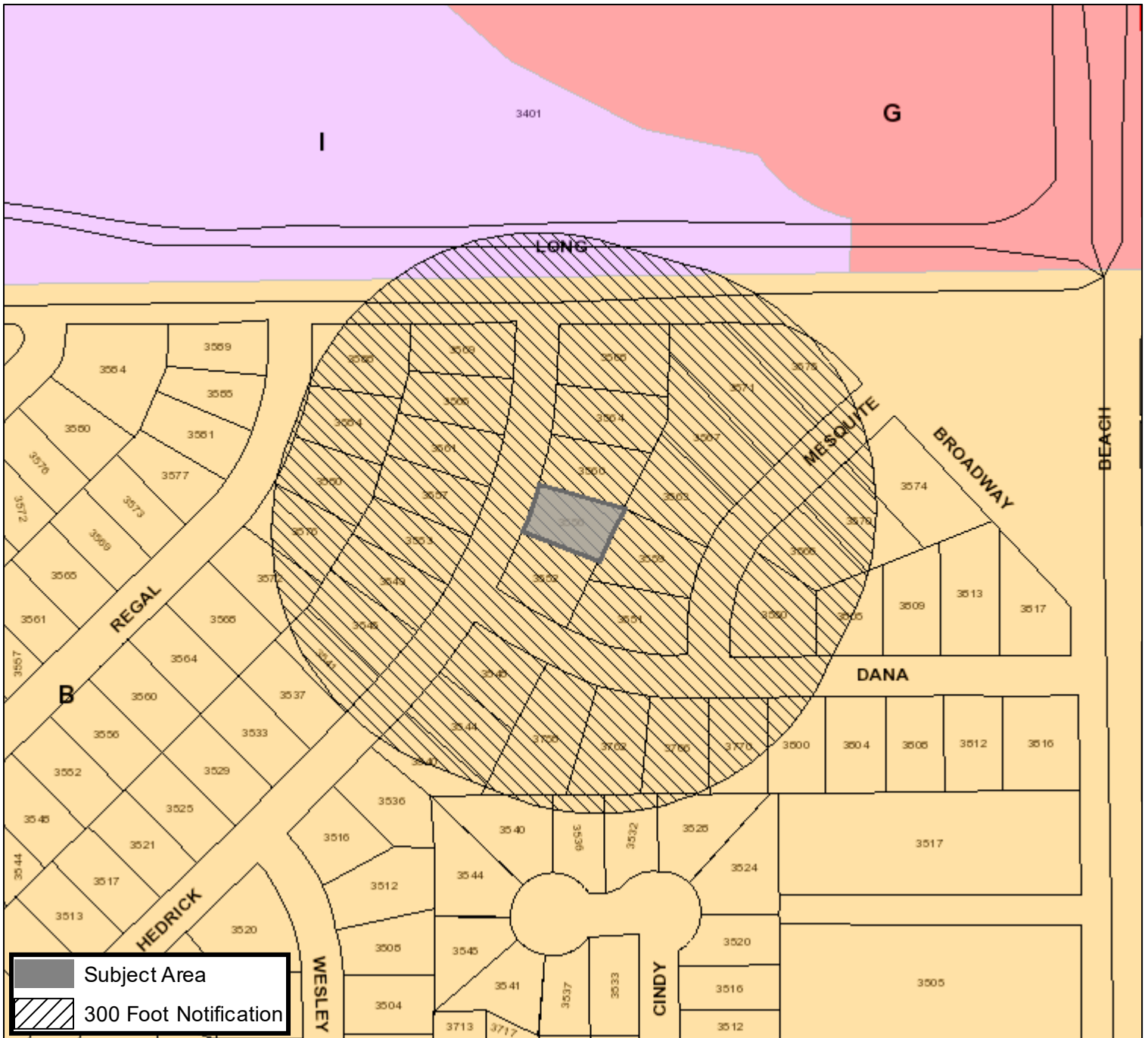
If the special exception request is approved, the applicant will be required to meet all other development standards.





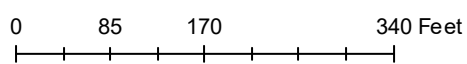
BAR-25-016

Area Zoning Map

Applicant: Jodie Robnett
Mapsc0: 50W
Commission Date: 3/19/2025



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 35 70 140 Feet



BAR-25-016
3556 Hedrick St



**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: 3556 HEDRICK ST, FTW, TX 76111
 Lot/Tract: 2 Block/Abstract: 23 Lot Size: 1.553 ACR
 Legal Description: Addition/Survey: NORTH RIVERSIDE ESTATES, SEE PHAT

Owner's Name: JODIE W. ROBNETT
 Address: 3556 HEDRICK STREET
 City: FT. WORTH, State: TEXAS Zip: 76111-6328
 Tele: () 817-917-7822 E-Mail: Jodie.robnett@YAHOO.COM

Applicant's Name: JODIE W. ROBNETT
 Address: 3556 HEDRICK STREET
 City: FT. WORTH, State: TEXAS Zip: 76111-6328
 Tele: () 817-917-7822 E-Mail: Jodie.robnett@YAHOO.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
FRONT CARPORT MADE WITH HEAVY METAL WITH ATTACHED METAL GUTTER, SEE THE
FOURTH REQUIRED DRAWING FOR DIMENSIONS, AND PHOTOS.

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning _____

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

Special Exception for Section _____

Variance for: _____

Interpretation of the Regulation \$400

DATE RECEIVED: 2/13/25	FEE AMOUNT PAID : 843.75	# OF REQUESTS: 1	RECEIVED BY: KM	CASE NO. BAR-25-016
----------------------------------	-----------------------------	---------------------	---------------------------	-------------------------------

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. TRUE, HARDSHIP CREATED BY DECEASED CONTRACTOR THAT FAILED TO OBTAIN PERMIT BEFORE PROJECT LIKE HE SAID HE DID.

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.

FRONTAL CARPORT IS HARMONIOUS WITH OTHER FRONT CARPORTS ON STREET AND NEIGHBORHOODS. SEE RELATED PHOTOS OF HOMES ON STREET WITH FRONT CARPORTS. SURROUNDING NEIGHBORS APPROVE FRONT CARPORT FOR GATHERINGS, SEE THEIR SIGNATURES.

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

NO IT WILL NOT.

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

NO IT WILL NOT.

Acknowledgement

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

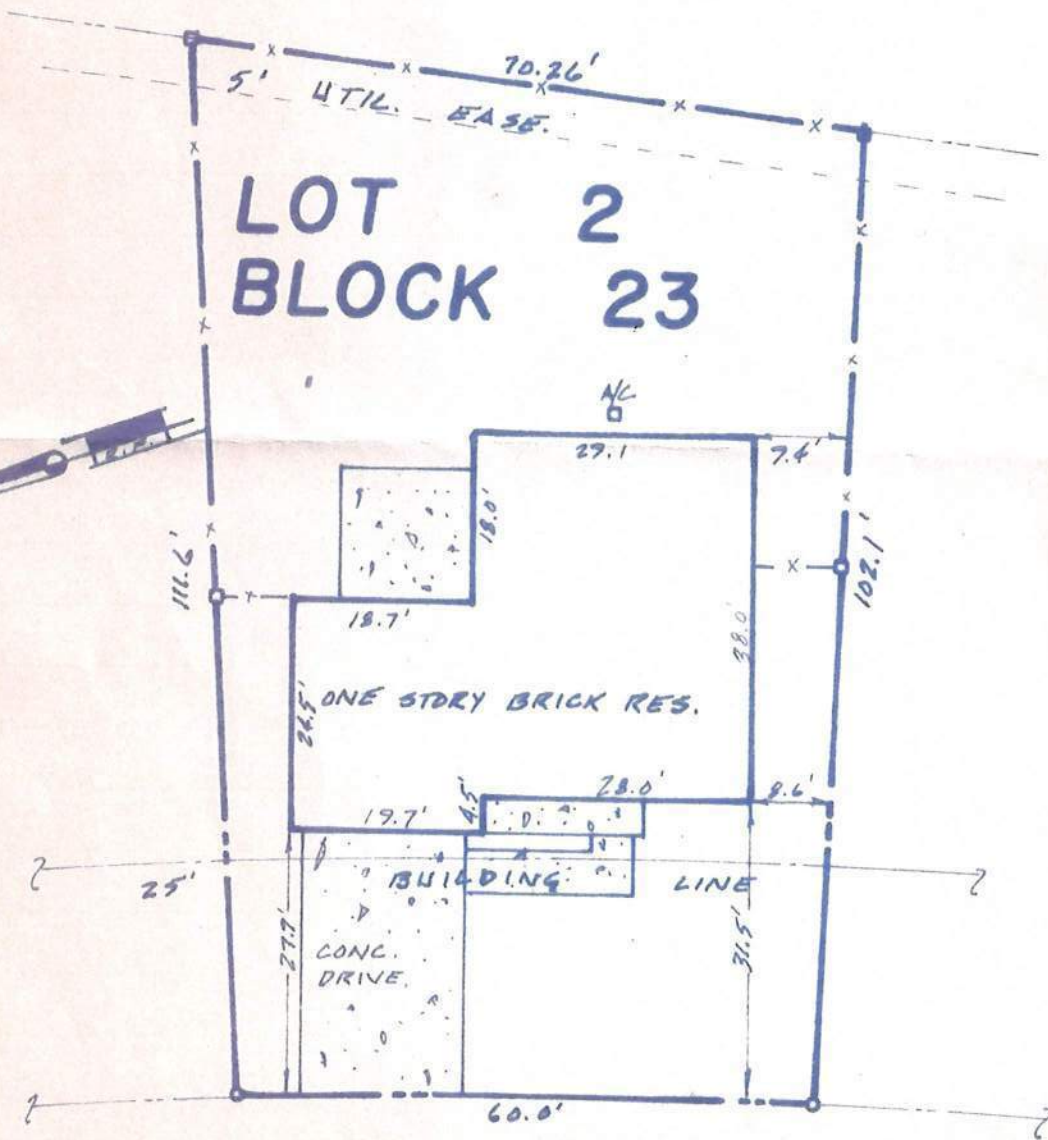
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: Jodie W. Kolmetz

Date 2/13/2025

LOT 2 BLOCK 23

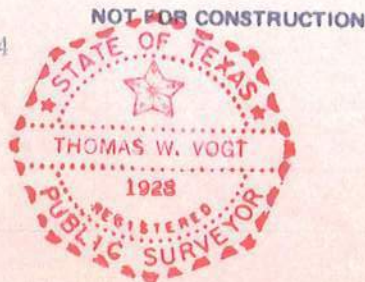


3556 HEDRICK STREET

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 indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated. There are no encroachments, conflicts or protrusions except as shown.

Date September 25, 1984
 G.F. No. RS 44020
 Scale 1 inch = 20 feet
 Drawn by T.W.V.

- Legend:
- Fence Corner
 - Steel Rod Found
 - Steel Rod Set
 - X— Chain Link Fence
 - Wood Fence
 - Property Line



By *Thomas W. Vogt*
 Registered Professional Engineer
 Registered Public Surveyor

Vogt Consulting Engineers
 Land Planning, Surveying and Design
 ENGINEERING, INC.
 1500 N. Norwood Dr.
 Bldg. C, Suite 303
 Hurst, Texas 76054

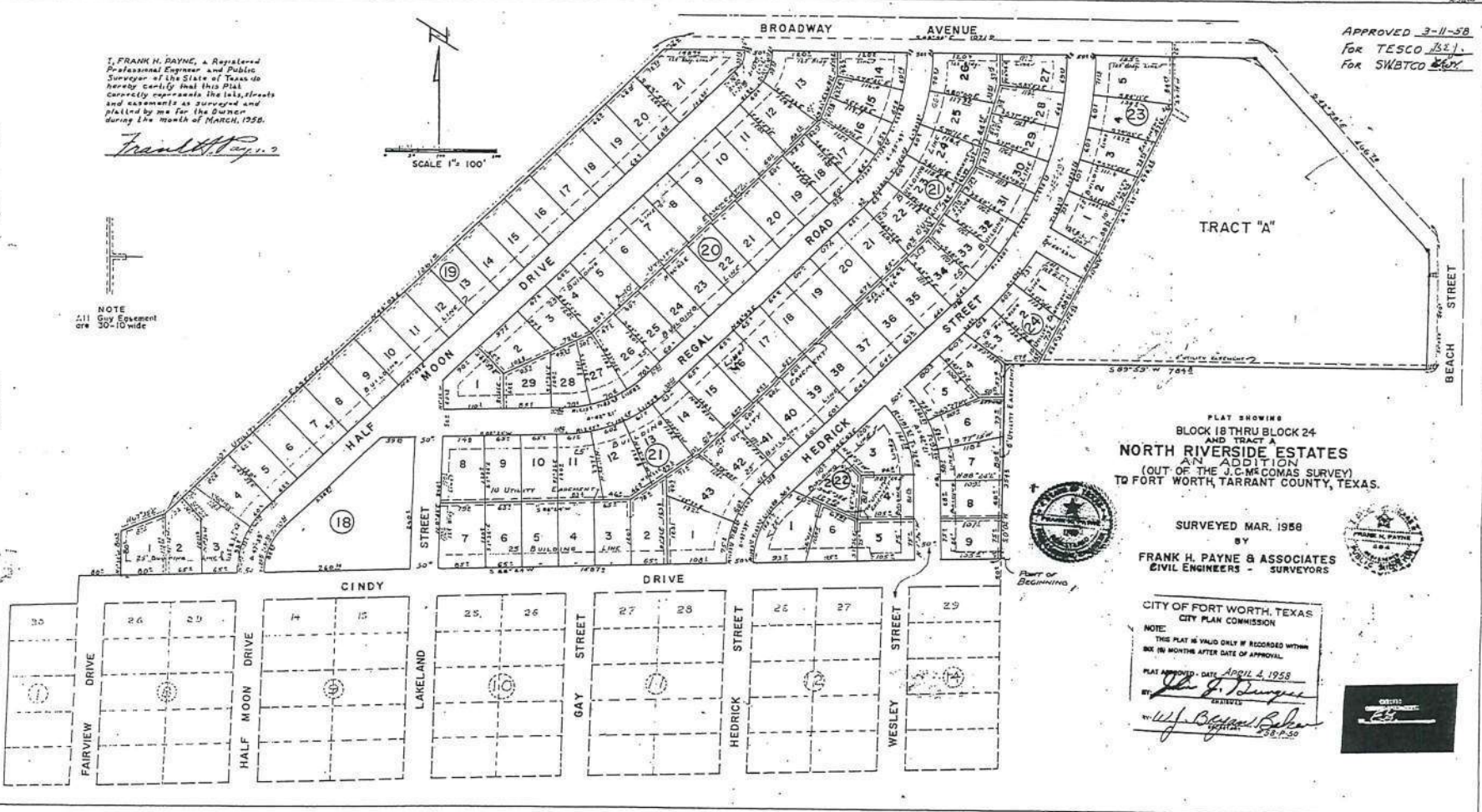
I, FRANK H. PAYNE, a Registered Professional Engineer and Public Surveyor of the State of Texas do hereby certify that this Plat correctly represents the lots, streets and easements as surveyed and plotted by me for the Owner during the month of MARCH, 1958.

Frank H. Payne



APPROVED 3-11-58
For TESCO *TEI*
For SWBTC *607*

NOTE
City Easement
are 30-10 wide



PLAT SHOWING
BLOCK 18 THRU BLOCK 24
AND TRACT A
NORTH RIVERSIDE ESTATES
AN ADDITION
TO FORT WORTH, TARRANT COUNTY, TEXAS.



SURVEYED MAR. 1958
BY
FRANK H. PAYNE & ASSOCIATES
CIVIL ENGINEERS - SURVEYORS



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 APRIL 2, 1958
BY *John S. [Signature]*
CITY CLERK
W. J. [Signature]
258 P. 50



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

70' 26"

WEST

PATIO

HOME

SIDEWALK

GARAGE

ROOF

OVERHANG 2'

SOUTH

HOSE TO EASEMENT
28' 10"

DRIVEWAY
17' ACROSS

CARPORT
17' ACROSS
22' FRONT TO BACK

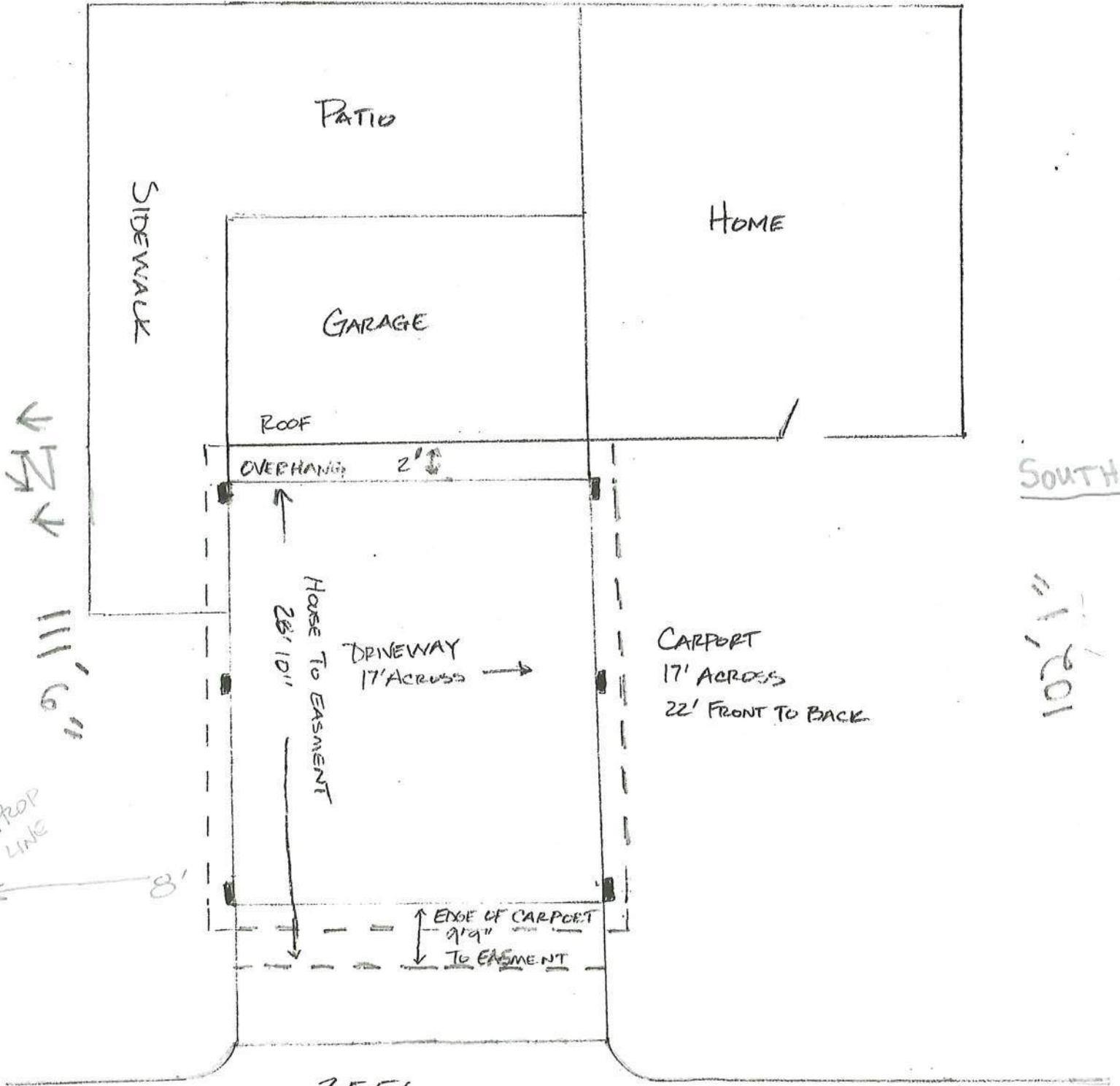
102' 1"

PROP LINE
8'

EDGE OF CARPORT
2' 4"
TO EASEMENT

3556
HEDRICK STREET

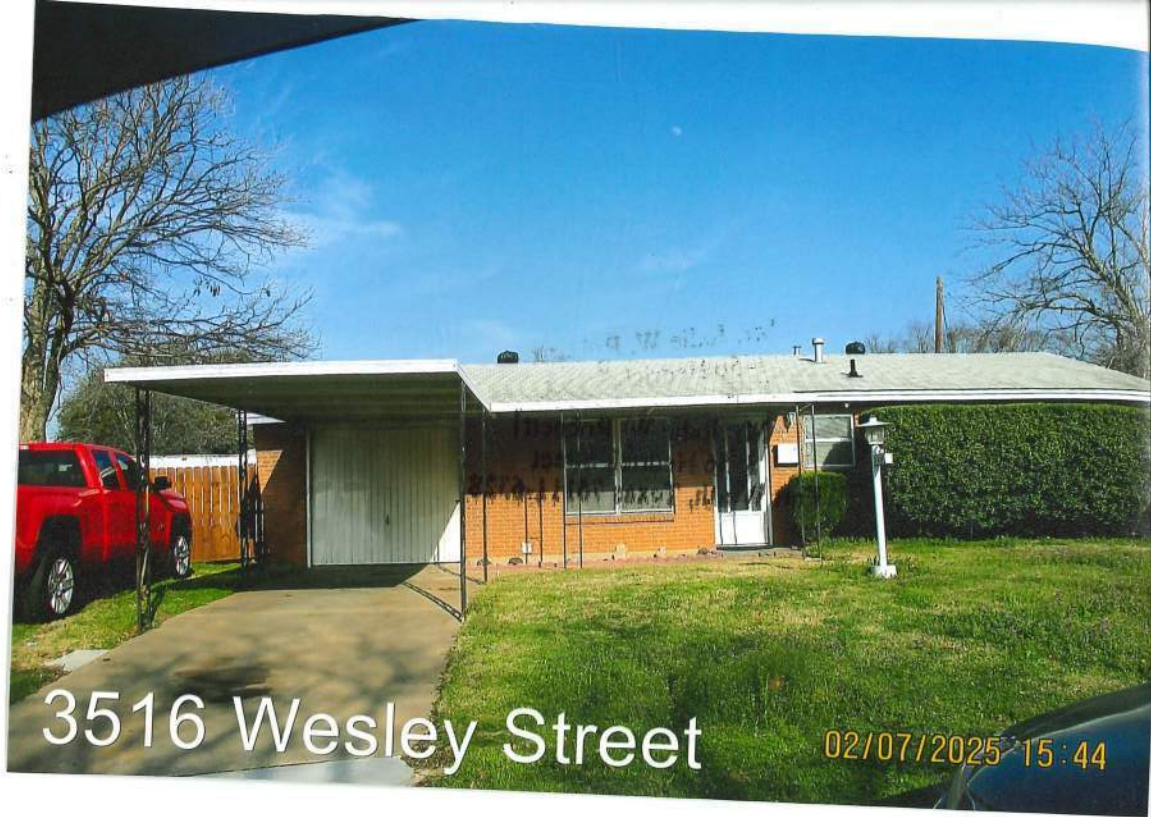
60' EAST





3308 Hedrick Street

02/07/2025 15:41





3517 Hedrick Street

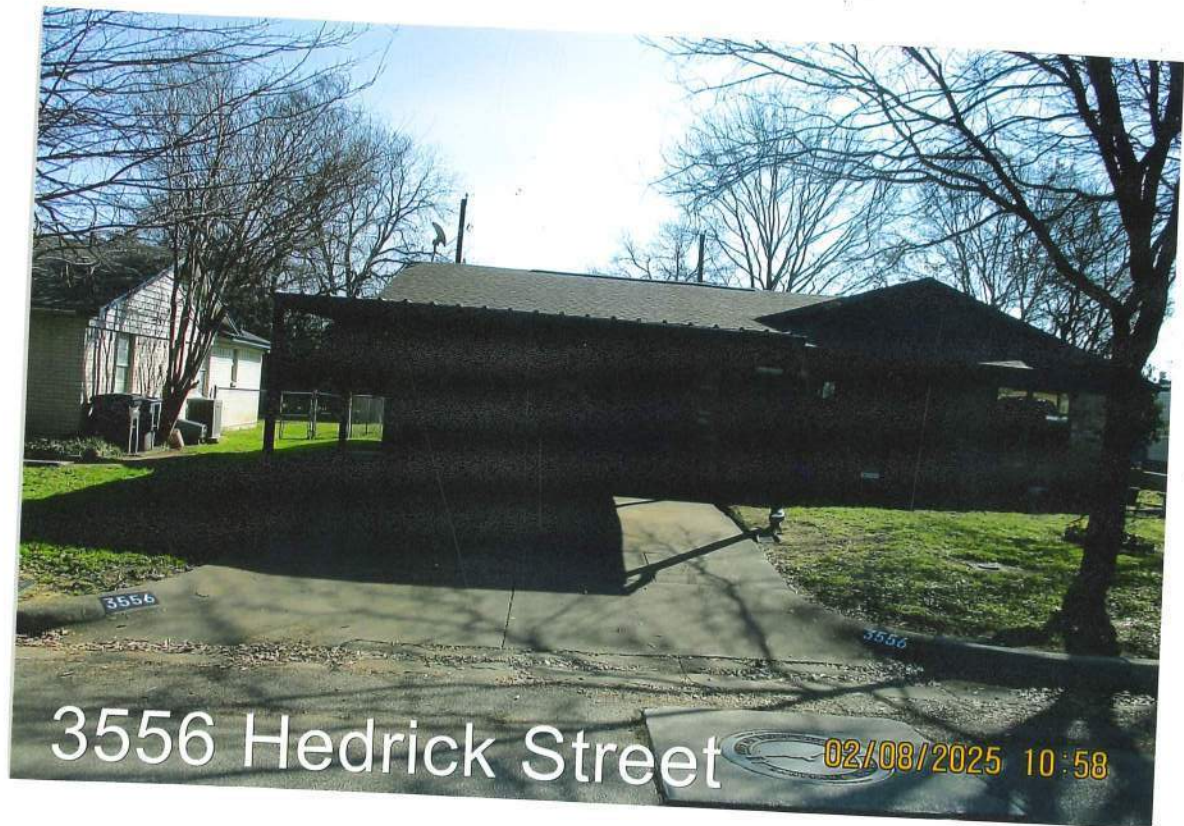
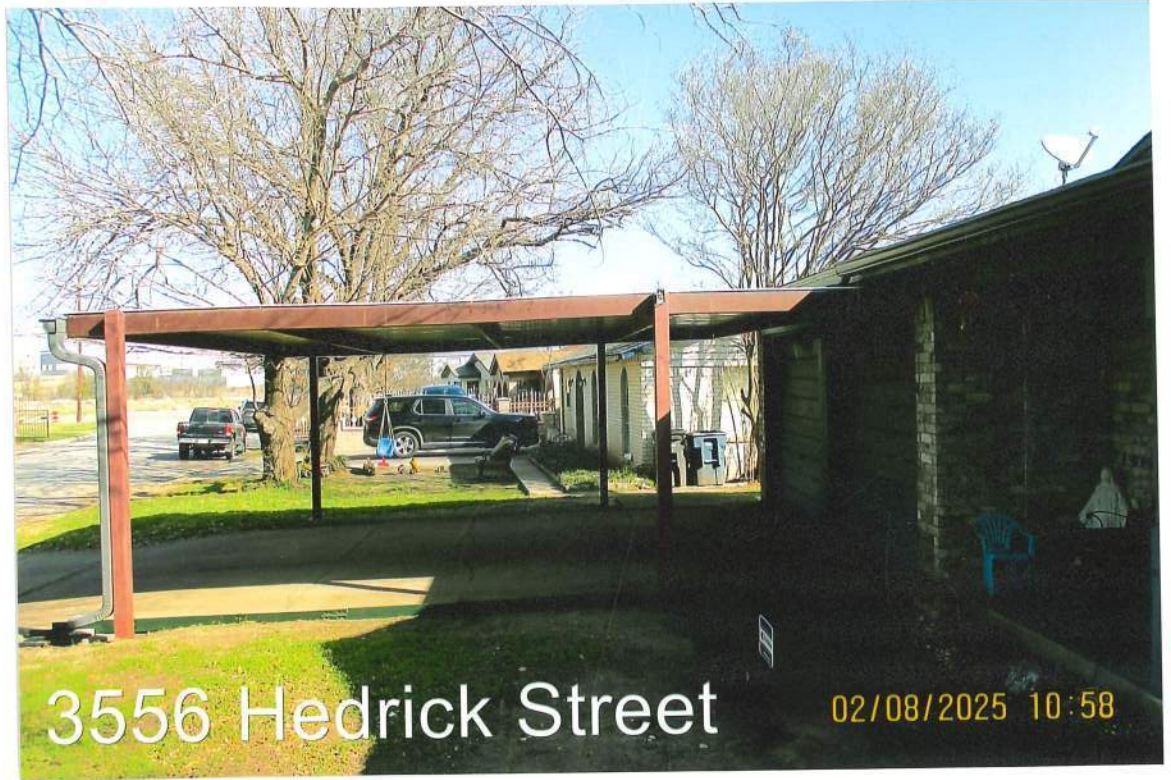
02/07/2025 15:39



3549 Hedrick Street

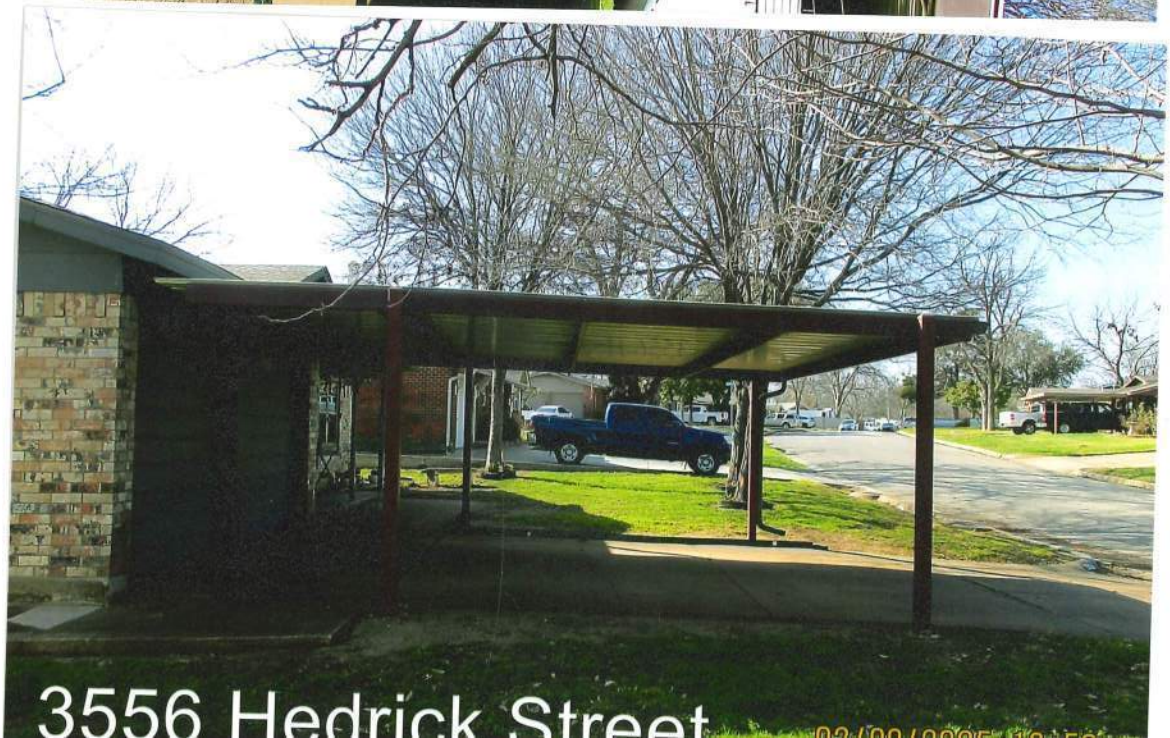
02/07/2025 15:38





Variance & Permit Photo's
for 3556 HEDRICK ST. front
carport approval request.
MY HOME PHOTO'S OF
CARPORT

(jodiebobnett@yahoo.com)
JODIE ROBBETT
817-917-7822



Photos of front carports
on my block Hedrick &
Wesley streets.
Some variance harmony
exists in my neighborhood
with front carports.



3137 Hedrick Street

02/07/2025 15:53



3512 Hedrick Street

02/07/2025 15:39

BOA - SUPPORT PETITION

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

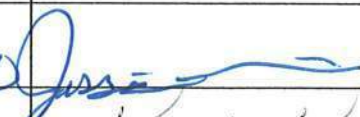
For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

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 Jessica Mauricio		3552 Hedrick St. Fort Worth TX 76111
2 KERRY TAYLOR	Kerry Taylor	3557 Hedrick St. 76111
3 Jesus Ojeda	Jesús Ojeda	3553 Hedrick 76111
4 CHERYL HEIDUSEK	Cheryl Heidusek	3549 Hedrick St. ^{Flw, TX} 76111
5 JOSE L BARAJAS	Jose L Barajas	3561 Hedrick St. 76111
6 CERRITO FALCON	Cerrito Falcon	3560 HEDRICK ST. 76111



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-017

Address: 3201 Merida Ave
Owner: Ravenwood Construction on behalf of Vista Pacific Properties
Zoning: "A-5" Single-Family Residential located in the TCU Residential Overlay

a. Variance: To permit remodel of an existing one-story home that would encroach into the required side yard setback.

Minimum required side yard setback: 10 feet
Requested side yard setback: 5.3 feet

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

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

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

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

(c) Property Development Standards.

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

One-Family ("A-5") District	
Side yard	10 feet minimum adjacent to side street

LOT HISTORY:

CC25-00117, Code Compliance for work exceeding permit, Issued 02/10/2025.
PB24-18401, Residential Remodel Construction Permit, Issued 01/09/2025
PB24-18402, Residential Addition Permit, Issued, 01/09/2025

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential



BOARD OF ADJUSTMENT - RESIDENTIAL

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Bluebonnet Hills NA, Paschal NA, Frisco Heights NA, Rosemont NA, Ryan Place Improvement Association, Berry Street Initiative, Streams and Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is a corner lot located in an established neighborhood with mature trees, contains no floodplain, is relatively flat, and was platted with an alley. According to Tarrant County Appraisal District records, the primary structure was constructed in approximately 1941 and the survey provided indicates that the side yard setback along the northern boundary of the property, located along Devitt Street, was 5.3 feet from the property line.

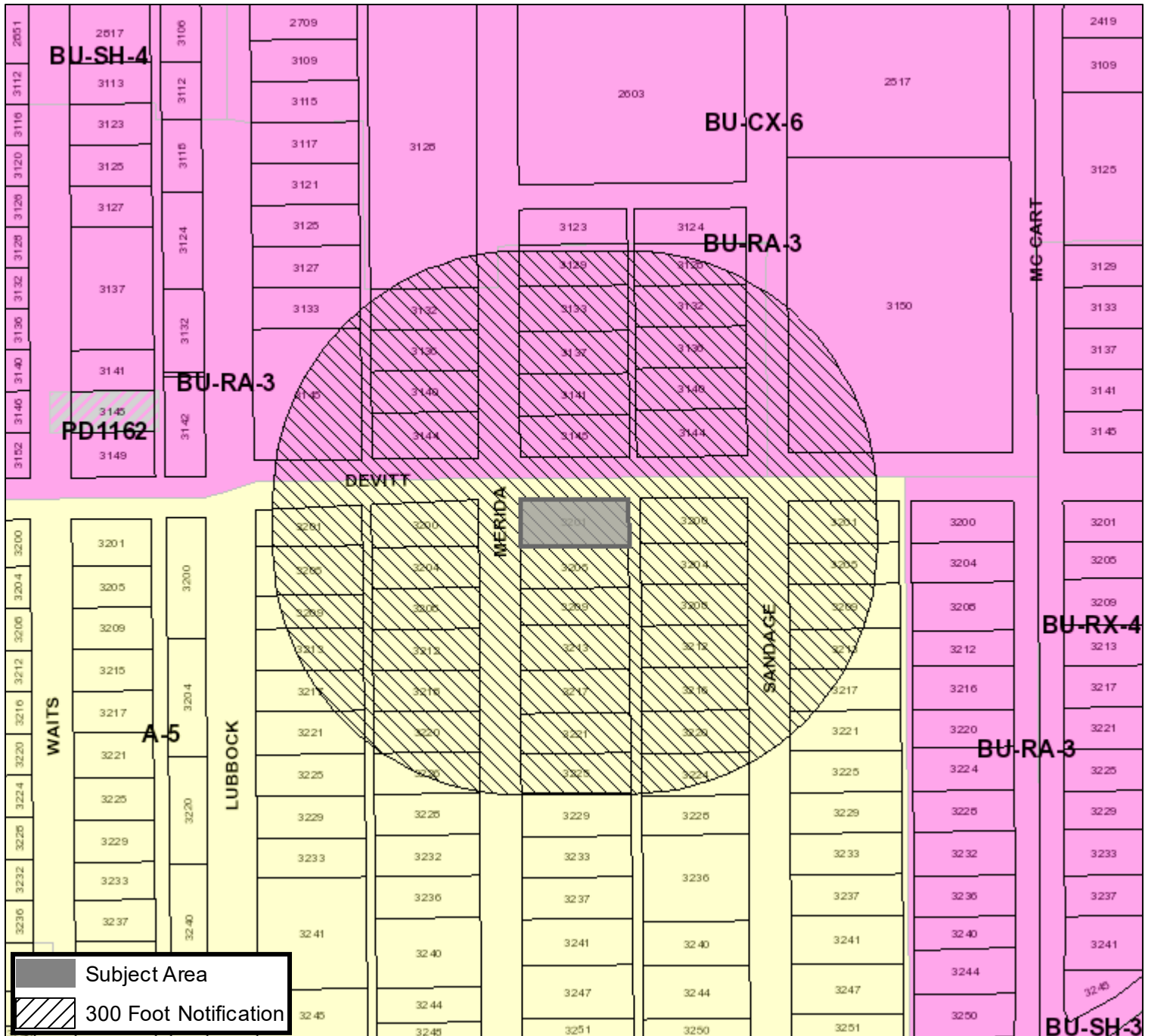
The applicant is requesting a variance to permit the remodel of the existing structure with a side yard setback of 5.3 feet where current ordinance requires a 10-foot side yard setback if a side yard is adjacent to a street. City ordinance does have provisions for properties that are considered legal non-conforming, but when the remodel began, the was unable to save the existing material due to rot and the materials had to be replaced. Due to the structure being taken down to the studs, it is classified as a new structure rather than a remodel. The project was placed on a stop work order until the Board of Adjustment Process could be completed.



If the variance request is approved, the applicant will be required to meet all other development standards.

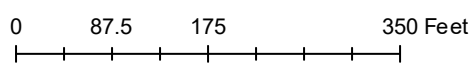


Area Zoning Map

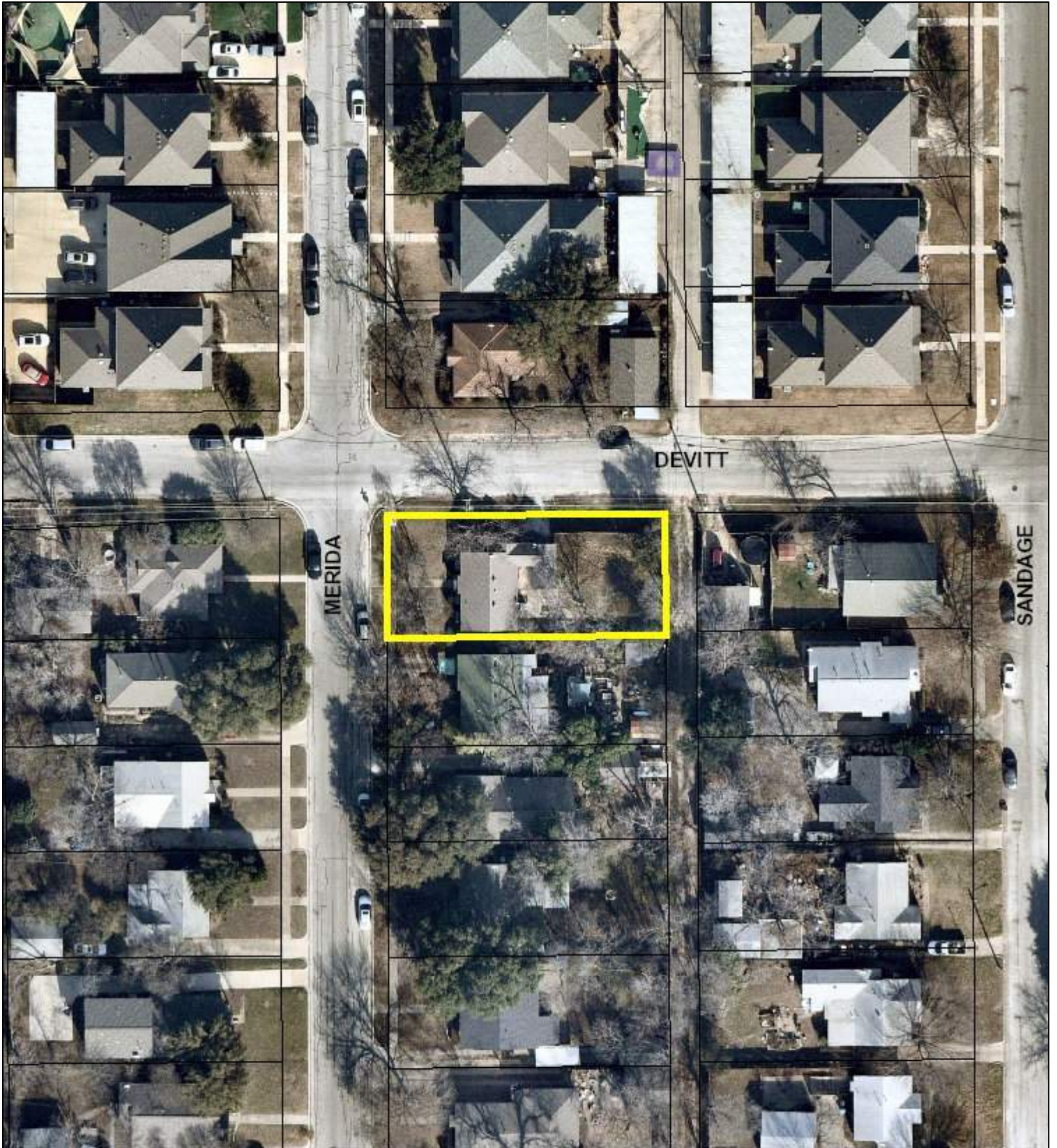
Applicant: Vista Pacific Properties LLC
Mapsc0: 76X
Commission Date: 3/19/2025



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 37.5 75 150 Feet



BAR-25-017
3201 Merida Ave





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: 3201 Merida
 Lot/Tract: 1 Block/Abstract: 12 Lot Size: 6250 sqft
 Legal Description: Addtion/Survey:

Owner's Name: Vista Pacific Properties
 Address: 6311 Allston St
 City: Carlsbad State: CA Zip: 92009
 Tele: () 619-922-1288 E-Mail pauldcolucci@hotmail.com

Applicant's Name: Vista Pacific Properties
 Address: 6311 Allston St
 City: Carlsbad State: CA Zip: 92009
 Tele: () 6199221288 E-Mail pauldcolucci@hotmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Existing house is a one story 2 bed 1 bath house. The total slab is 1273 Sqft. Proposed renovations include adding 1123 sqft to the total slab to make more total living space. Materials used will include treated and untreated lumber, hardie board siding, composition roof.

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

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

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

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

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

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

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

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

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

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
02/19/2025	843.75	1	AJ	BAR-25-017

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 intent was to remodel the house. When we uncovered the walls everything was rotten. We could not save the existing material.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. This is a 50 ft wide corner lot. The old side building line was 5 ft. Now the new building line is 10 ft. The house is set at 5ft and we are trying to keep the existing slab.

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

We are not trying to increase the encroachment. The walls on the existing slab were totally rotten, so we are trying to replace all walls on existing slab.

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

Correct.

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

Correct.

Acknowledgement

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

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

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

Signature:



Date

2-14-25



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

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

3301 W. Fry St. 100 TX 76107 817-706-6633
Address City State Zip (Telephone)
Fort Worth

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) 3201 Merida Ave.

(Legal Description) Lot 1 Block 12

The Authority is granted only for the following specific request:

(Nature of Appeal) 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: [Signature]

Owner - Print Name: Paul D. Colucci

Address: 6311 Allston St.

Telephone: 619-922-1288

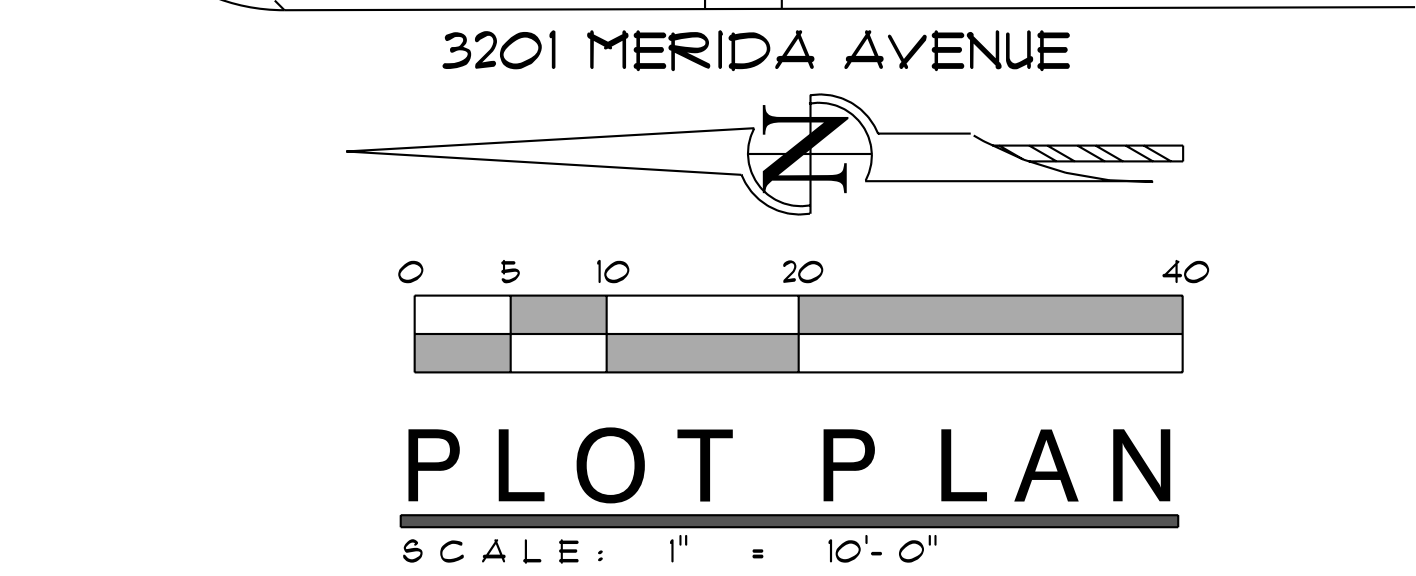
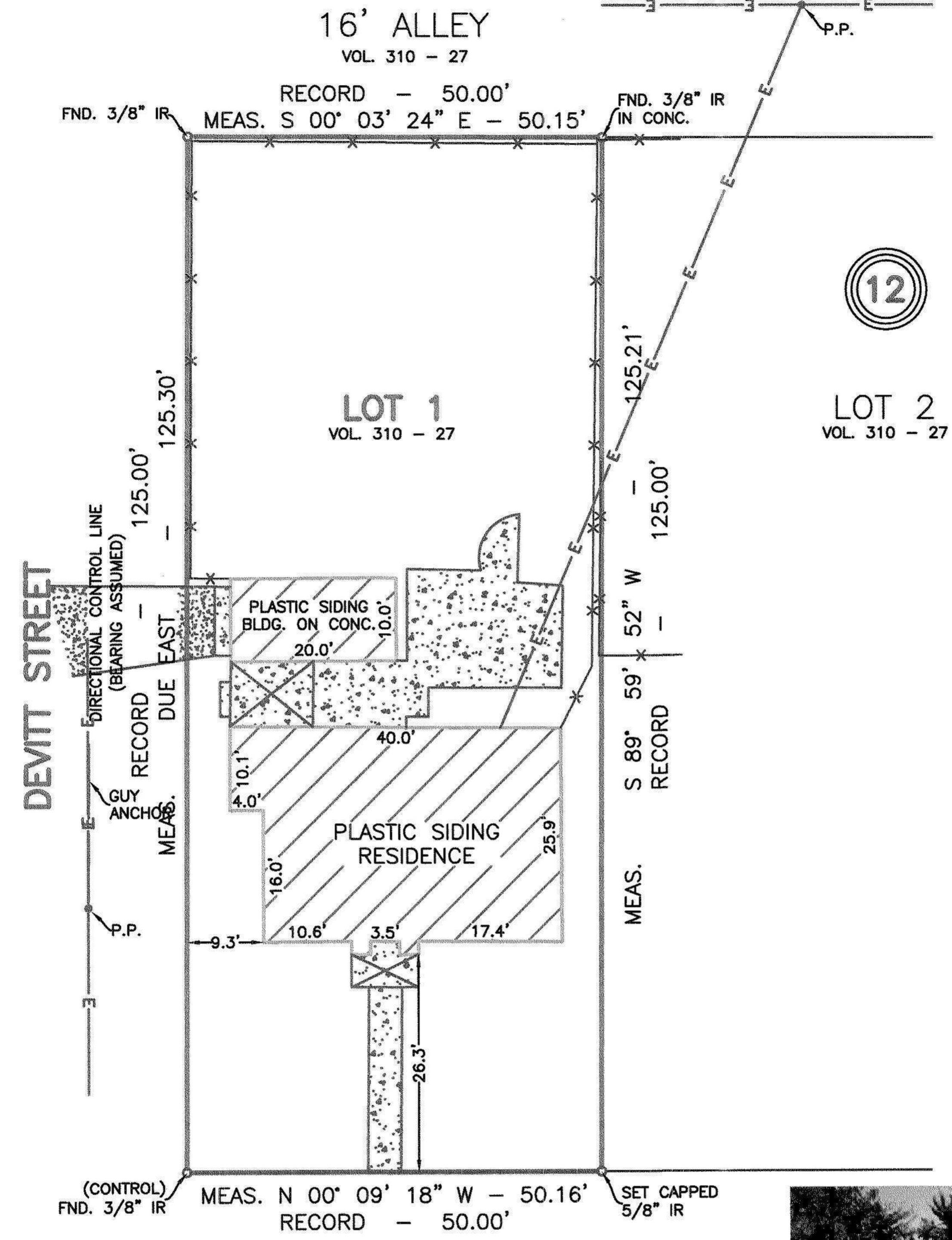
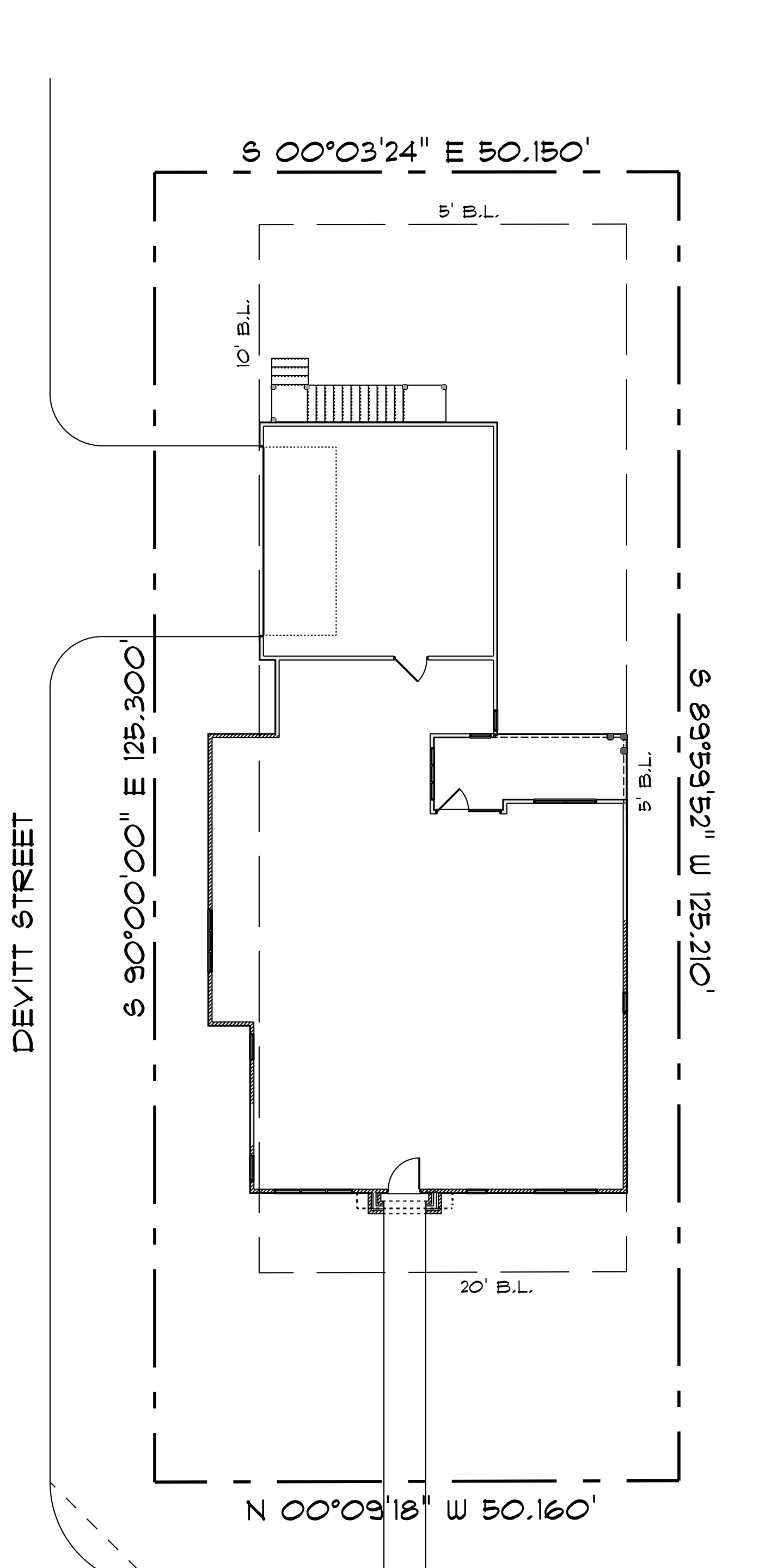
(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____

1. According to the City of Fort Worth sanitary sewer map page 2042-376, a sanitary sewer line exists in the 16 foot alley adjacent to subject property. Contact the City of Fort Worth Water Development Department for further information.



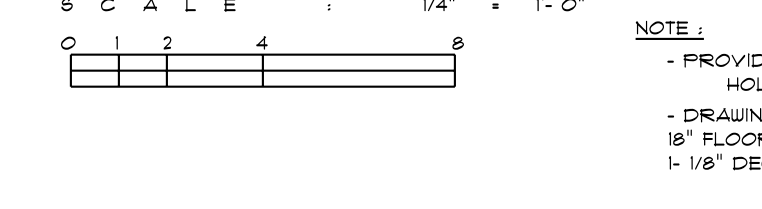
PLOT PLAN
SCALE: 1" = 10'-0"

LOT 1, BLOCK 12
BYERS AND MCCART ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

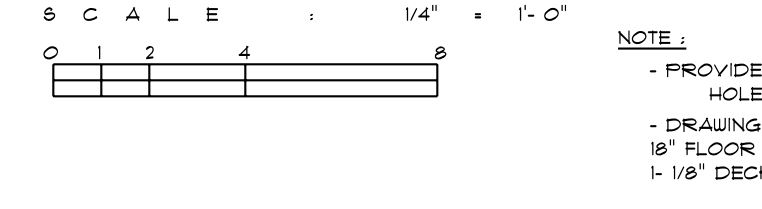
ZONING : A-5
FRONT BL. : 20'
REAR BL. : 5'
SIDE INT. BL. : 5'
SIDE CRNR. BL. 10' @ STRT.
TOTAL LOT AREA 6,282 SQ.FT.
TOTAL SLAB AREA 2,712 SQ.FT.
LOT COVERAGE 43%
50% MAX.



REAR ELEVATION



FRONT ELEVATION





BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-008

Address: 2350 Evans Ave
Owner: NewPad Building Company LLC on behalf of Cultivated Holdings LLC – Byron Jones
Zoning: “A-5” – One Family Residential District

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

Required projected front yard setback: 32 feet
Requested front yard setback: 12 feet 5 ½ inches

b. Variance: To permit fewer parking spaces than required behind the front wall of a single-family dwelling.

Required off-street parking spaces: 2 spaces
Requested off-street parking spaces: 1 space

c. Variance: To permit parking for a single-family home in a location that is not allowed.

Required location of parking spaces Behind all front walls
Requested location of parking spaces: In the projected front yard

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.

(f) *Projected front yard setbacks.*

(1) *Corner lot.*

- a. Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard



required on the lot adjacent to the rear of the corner lot or separated only by an alley.



Picture 6.3 Projected Front Yard Setback, Corner Lot

4.705 One-Family (“A-5”) District.

(d) *Other development standards.* Development in the one-family (“A-5”) district may be subject to a variety of general development standards in [Chapter 6](#), and the following provisions.

(2) *Parking.* Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three. For nonresidential uses, see [Chapter 6](#), Development Standards, [Article 2](#), Off-Street Parking and Loading, § [6.200](#).

LOT HISTORY: None.

COMPREHENSIVE PLAN

DESIGNATION: Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

Morningside NA, Near Southside, Inc., Streams and Valleys Inc., Southeast Fort Worth Inc., Fort Worth ISD, Trinity Habitat for Humanity, Hillside NA, United Communities Association of South Fort Worth

EXISTING CONDITIONS:

The subject property is a legal non-conforming vacant lot in an established neighborhood. The lot is a wedge-shaped corner lot, containing frontage on Evans Avenue and East Powell Avenue, and was platted without an alley. The lot is generally flat and is not located within a floodplain. The survey does not indicate the presence of easements.

The lot was originally platted in 1889 as the northern portion of lots 335 and 336, Block 12, Hyde Park Addition. These two lots were then replatted into three lots facing Evans Avenue in 1926 before the zoning ordinance had been created. The



subject property is therefore considered a legal non-conforming lot of record as to lot area and dimensions.

The subject property is a corner lot with road frontage along two local streets. The applicant is proposing to construct a single-family dwelling that will result in two front yard setbacks. The proposed orientation of the new single-family dwelling will face Evans Avenue. The proposed front yard setback from Evans Avenue is 25 feet where a 20 foot is required. However, a projected front yard setback will apply to the property boundary along E. Powell Avenue because the ordinance requires a side yard on the corner lot equal to the front yard required on the lot adjacent to the rear of the corner lot. The applicant is requesting a variance to allow a 12-foot 5 ½ inch setback from the property line along Powell Ave to the main structure where a 32-foot projected front yard setback is required, deficient from the requirement by 19 feet 6 ½ inches.

The proposed off-street parking configuration will require two variances. First, dwelling units in the One-Family ("A-5") District with three or fewer bedrooms require two spaces located behind the front building wall. The applicant is requesting one space behind the building wall line.

Secondly, off-street parking spaces are prohibited within the front yard setback. The proposed location of the parking space is partially located within the projected front yard setback. Section 6.202 of the Development Code requires a parking space to be at least 9 feet by 18 feet. The proposed parking space will be several feet within the projected front yard yet behind the building wall line.



The proposal is required to meet all other development regulations. The applicant must obtain a building permit within 180 days if the variance request is approved.



Area Zoning Map

Applicant: NewPad Building for Cultivated Holdings
 Mapsco: null
 Commission Date: 3/19/2025



 Subject Area
 300 Foot Notification

0 80 160 320 Feet

Aerial Photo Map



0 25 50 100 Feet



BAR-25-008
2350 Evans Ave
Source: Google Streetview – Jan 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: 2350 Evans Ave, Fort Worth, TX 76104

Lot/Tract: 3 Block/Abstract: 12 Lot Size: 13,717 sqft ±

Legal Description: Addition/Survey: Hyde Park Addition

Owner's Name: Cultivated Holdings - Byron Jones

Address: 1431 Evans Ave, Ste A

City: Fort Worth State: TX Zip: 76104

Tele: (214) 228-7066 E-Mail: andy@teamreconrealty.com

Applicant's Name: NewPad Building Company LLC

Address: 3001 Halloran St - Ste 111

City: Fort Worth State: TX Zip: 76107

Tele: (817) 888-9865 E-Mail: Kasie@congergroup.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
new construction home built within the protected front yard setback of the neighbor to the west.

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

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning _____

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

Special Exception for Section _____

Variance for: _____

Interpretation of the Regulation \$400

DATE RECEIVED: 01/16/2025	FEE AMOUNT PAID : 1743.75	# OF REQUESTS: 3	RECEIVED BY: MP	CASE NO. BAR-25-008
------------------------------	------------------------------	---------------------	--------------------	------------------------

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. This hardship was created due to prior platting of the lots, if the variance is not approved it would result in this being unbuildable.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. The unique circumstance is the way in which the lot was platted in 1924.

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, the comprehensive plan calls for infill development of single family homes.

4. The variance will not adversely affect the health, safety, or welfare of the public. Building this home would not harm anyone.

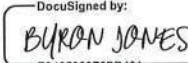
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The construction of a home will increase property values in the area around the property.

Acknowledgement

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

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

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

Signature:  BYRON JONES

Date 1/16/2025



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to New Pad Building Company LLC
(Family Member, Friend, Company, etc, to represent you at the hearing)
3001 Halloran St, Ste III Fort Worth TX 76107 (208) 866-0146
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) 2350 Evans Ave, Fort Worth TX 76104
(Legal Description) lot 3 Block 12 Hyde Park Addition

The Authority is granted only for the following specific request:
(Nature of Appeal) variance for construction of residential home

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

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

DocuSigned by:
Owner - Original Signature: BYRON JAMES
E3125388F6BD491...
Owner - Print Name: Cultivated Holdings
Address: 1431 Evans Ave Ste A, Fort Worth, TX 76104
Telephone: (214) 228-7066

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

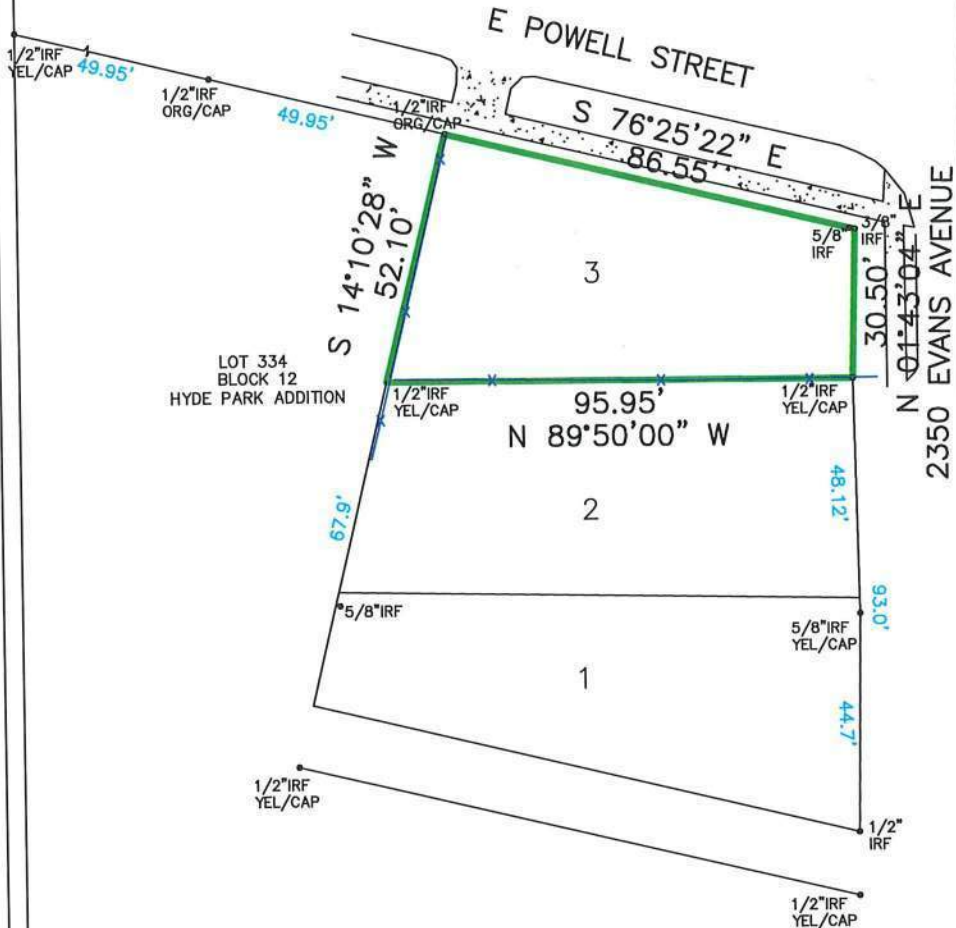
Accepted for Case No. _____
By _____

Date 1/14/25

SURVEY PLAT

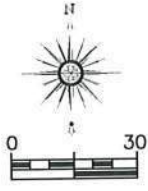
COPYRIGHT DATE 3-28-2022

BEING LOT THREE (3) OF REVISION OF LOTS 335 AND 336 IN BLOCK 12 OF HYDE PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 941 PAGE 37 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.



NOTES

BASIS OF BEARING
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
 3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.



LEGEND			
	POWER POLE		FENCE
	WOOD DECK		BUILDING LINE
	SEPTIC LIDS		EASEMENT LINE
	AC PAD		IRON ROD FOUND
	CONCRETE		IRON ROD SET
	GRAVEL		POWER LINE
	BRICK		NTS NOT TO SCALE
	COVERED AREA		UTILITY PEDESTAL
	GAS METER		ELECT. BOX
	FIRE HYDRANT		UTILITY EASEMENT
	BUTANE TANK		WATER METER
	PROPERTY LINE		BUILDINGS

JIMMY W. POGUE, INC.
 "Registered Professional Land Surveyors"
 FIRM NO. 101219-00

2106 N Highway 67 (214) 371-0666 Voice
 Midlothian, TX 76085 (214) 371-9900 Fax
 Jimmilyn D. Woodard R.P.L.S. No. 5398

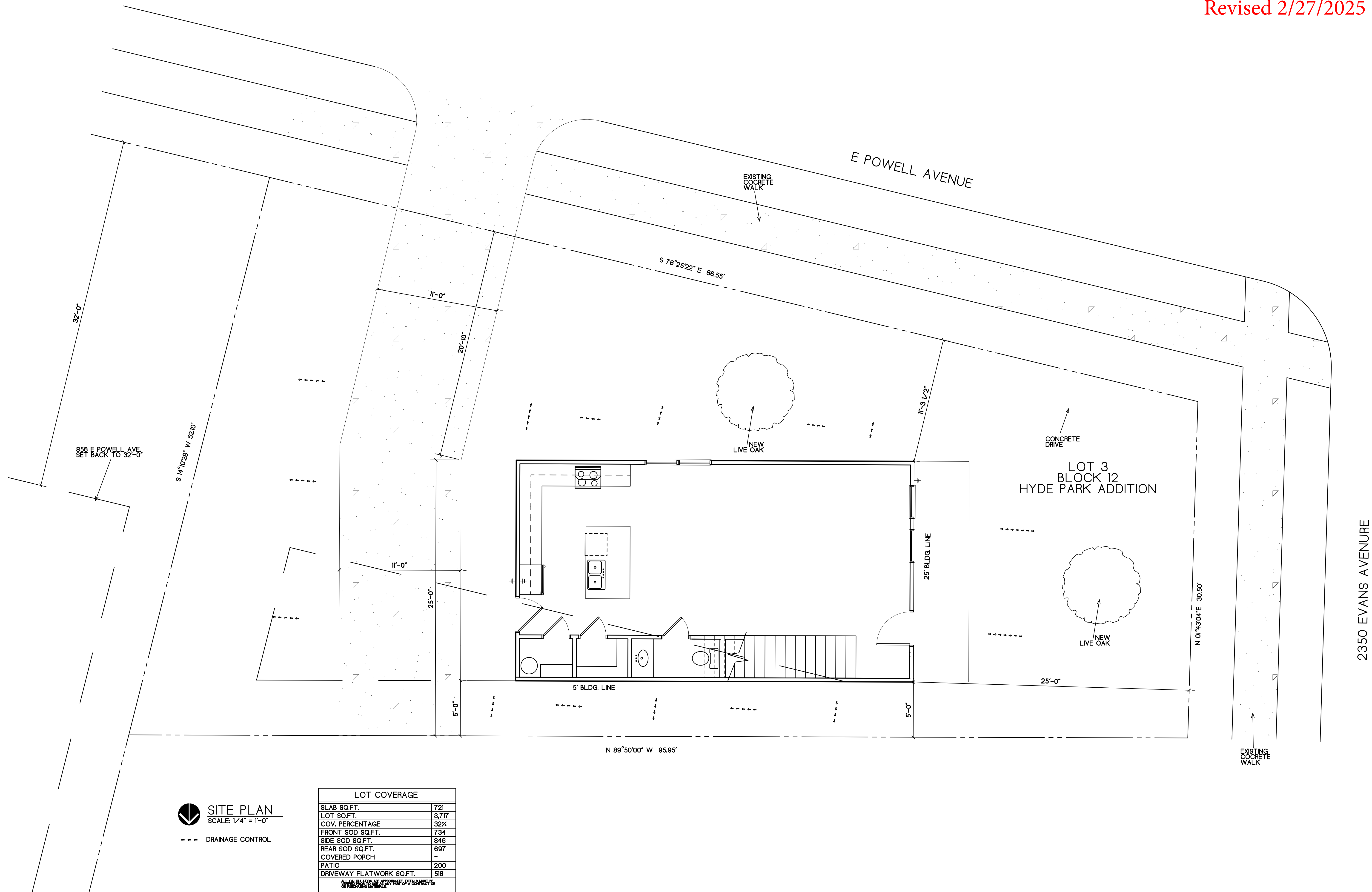
G.F. Number: WP220212	Title Company: LEGACY LAND
Certified to: VETERANS BUY AMERICA, LLC	
Job Number: 130022	Date: 3-28-2022

"A professional company operating in your best interest"

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat. The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS. This survey makes no judgment as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor. This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not take from this plat.

THIS SURVEY VALID WITH EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK

Revised 2/27/2025



SITE PLAN
SCALE: 1/4" = 1'-0"
--- DRAINAGE CONTROL

LOT COVERAGE	
SLAB SQ.FT.	721
LOT SQ.FT.	3,717
COV. PERCENTAGE	32%
FRONT SOD SQ.FT.	734
SIDE SOD SQ.FT.	846
REAR SOD SQ.FT.	697
COVERED PORCH	-
PATIO	200
DRIVEWAY FLATWORK SQ.FT.	518

DRAWINGS FOR:
The Valley
2350 EVANS DRIVE
FORT WORTH, TEXAS

COOPER CONGER
CCONGER@CONGERGROUP.COM
208-866-0166

BARXIDESIGN
Marianne Reed - Designer
903-624-0296 www.barxidesign.com

DATE: 4/8/2024
SITE
A0



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-010

Address: 510 Paradise St
 Owner: Felix Wong on behalf of Trinity Phoenix LLC
 Zoning: "A-5" – One Family Residential District

a. Variance: To permit construction of a new single-family home on a lot which has less width than the required 50 feet minimum at the building line.

Minimum lot width: 50 feet
Requested lot width: 47.5 feet

GENERAL INFORMATION

REGULATION: 3.403 Board of Adjustment Action

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

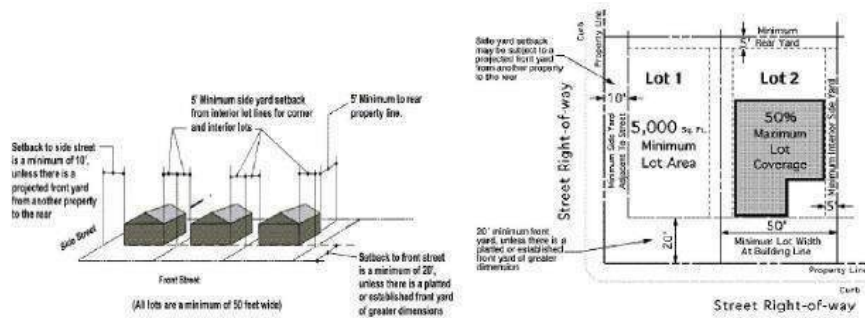
- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is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

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

(c) *Property development standards.*

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

One-Family ("A-5") District	
Lot area	5,000 square feet minimum see Chapter 6 , Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7 , Nonconformities, § 7.106 Nonconforming Lot of Record
Lot width	50 feet minimum at building line



Picture 4.9

LOT HISTORY: None.

COMPREHENSIVE PLAN

DESIGNATION: Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

Riverside Alliance, Vintage Riverside NA, United Riverside NA, Tarrant Regional Water District, Friends of Riverside Park, East Fort Worth, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, Oakhurst Alliance of Neighbors, United Riverside Rebuilding Corporation, Inc., East Fort Worth Business Association, Fort Worth ISD

EXISTING CONDITIONS:

The subject property is a vacant lot without alley access in an established residential neighborhood. The lot is flat, rectangular in shape, and located outside of the FEMA floodplain. Sanborn insurance maps indicate that the subject property was vacant in 1911 and 1926. Historical aerial photographs indicate a structure on the property from between 1952 through 1979, but that the property has been vacant since at least 2001.

The subject property has not been platted. The applicant has acknowledged and is aware that the subject property must be platted to obtain necessary permits.

The applicant has applied for two variances that would allow the construction of a one- or two-story single-family home. The first variance is for a deficiency in lot width, and the second is for a deficiency of total lot square footage. However, due to an omission in the legal notice, we can only proceed with the request for a variance for the lot width. The request for a variance for the lot area will be presented to the Board of Adjustment at their hearing next month.

The current (“A-5” One Family) zoning requires the lot to be a minimum of 50 feet in width. The lot width is 47.5 feet and is therefore deficient by 2.5 feet. The applicant is requesting a variance to construct a one-family home on a lot which has less width than the required 50 feet minimum at the building line.



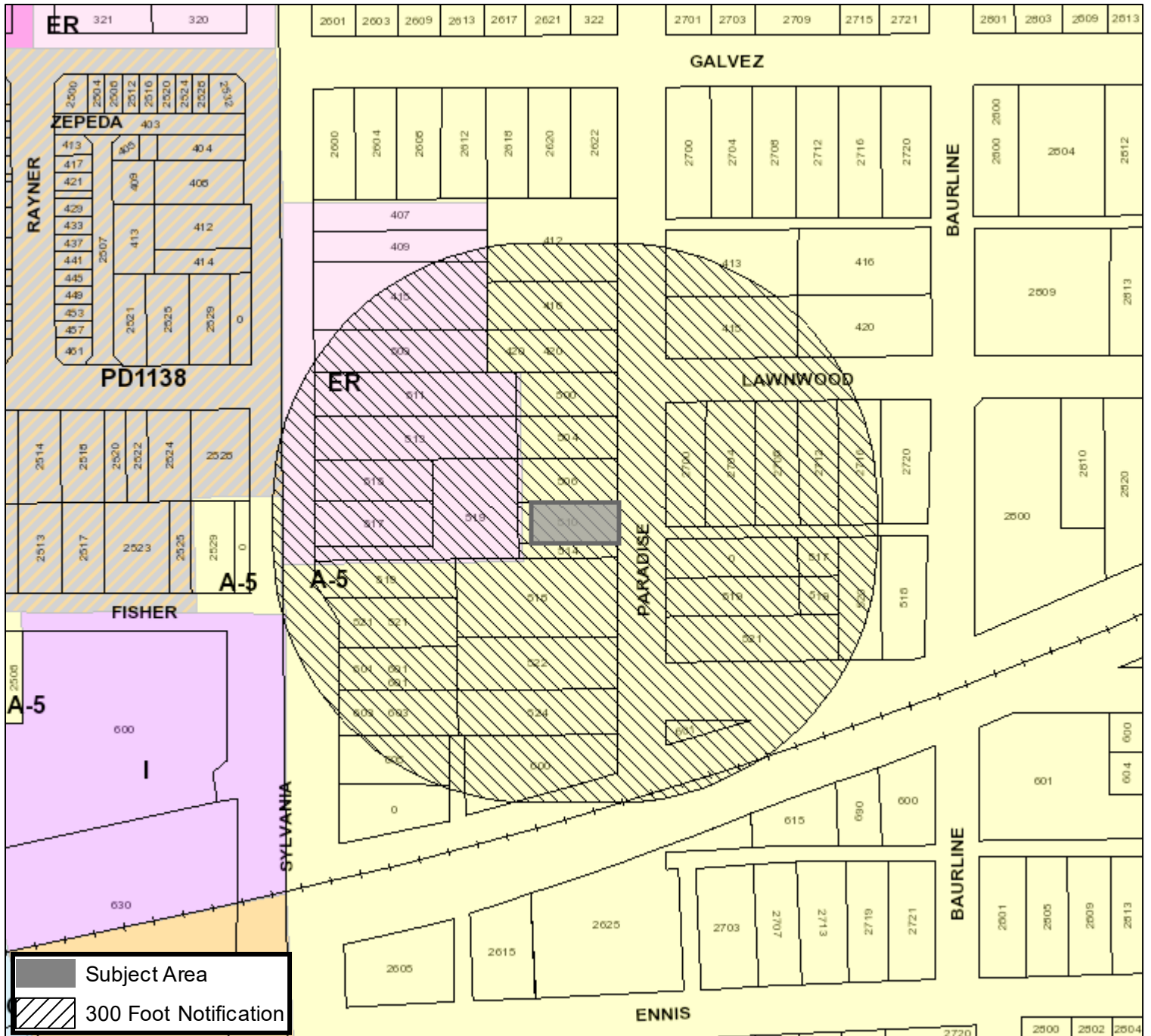
The proposed building footprint meets side, rear, and front yard required setbacks. The proposed two-car garage meets the parking requirements for a single-family home with three bedrooms or less.



The proposal is required to meet all other development regulations. The applicant must obtain a building permit within 180 days if the variance request is approved.

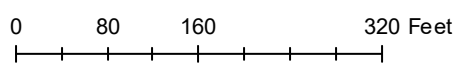


Area Zoning Map

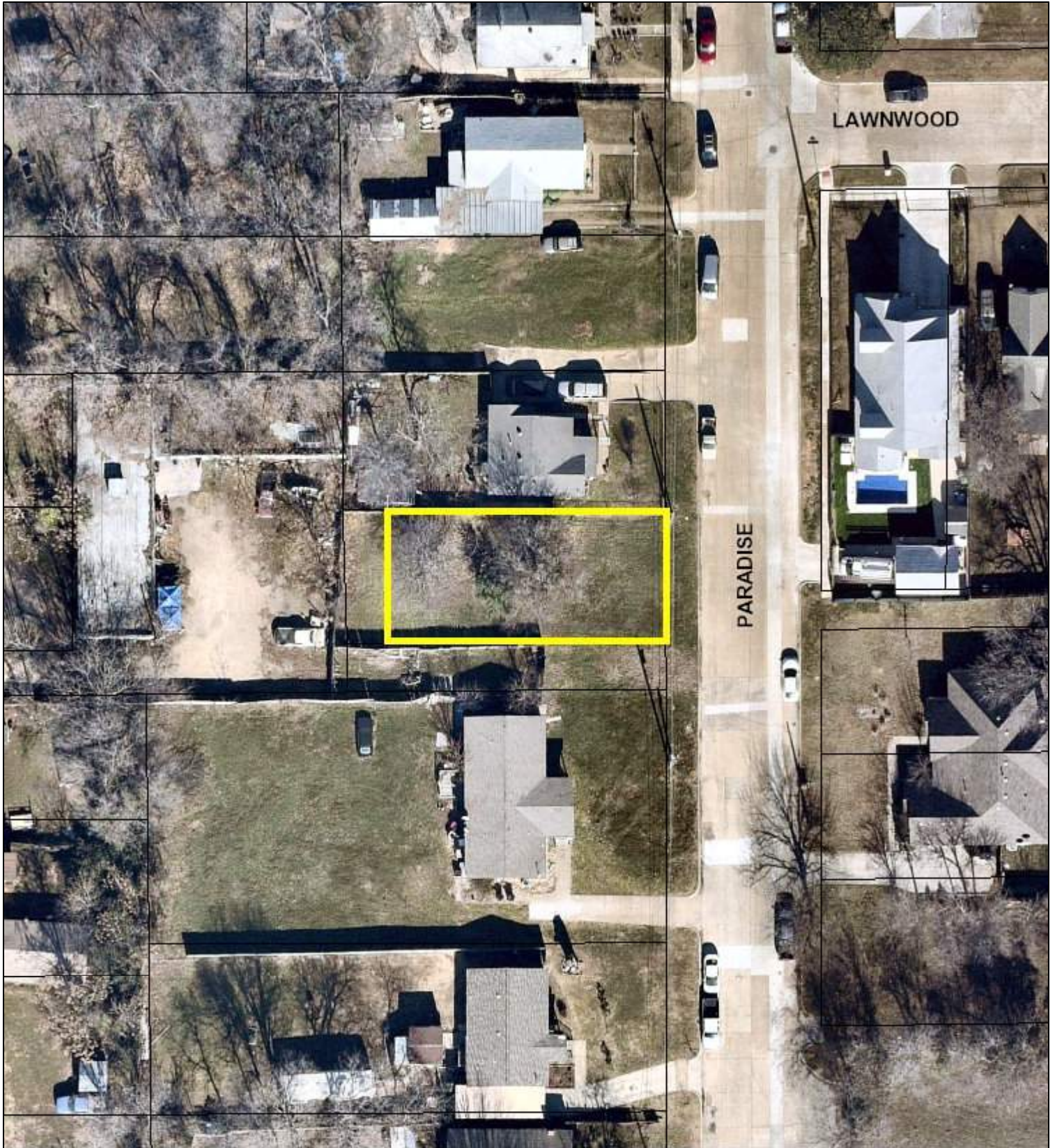
Applicant: Trinity Phoenix LLC by Felix Wong
Mapsc0: 63Y
Commission Date: 3/19/2025



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 30 60 120 Feet



BAR-25-010
510 Paradise



**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: 510 Paradise St

Lot/Tract: 3E2A Block/Abstract: 1659 Lot Size: 4750

Legal Description: Addition/Survey: Benjamin E Waller Survey

Owner's Name: Trinity Phoenix LLC

Address: 309 E Broad St

City: Mansfield State: TX Zip: 76063

Tele: () 214-455-8834 E-Mail chiptabortx@gmail.com

Applicant's Name: Felix Wong

Address: 2604 Aberdeen Dr

City: Arlington State: TX Zip: 76015

Tele: () 817-800-9976 E-Mail felix.wong.11@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Construct one single-family house of approximately 1200-1400 sq ft, one- or two- story in height TBD with exterior sidings

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

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

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

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

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

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

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

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

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

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
1/23/25	1293.75	2	MP	BAR-25-010

Variance Request Proposal Only

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

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

The variance request is based on existing condition resulted from previous subdivision and development of surrounding properties by others. It is not a self-created hardship by the current owner.

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 4,750 sq ft area of this property is created by previous subdivision of properties within this block and it is not a circumstance created by the current new owner for financial or convenience reasons. The property is abutted on front, side and rear by existing developments, houses and other structures - a condition that will not allow the owner to expand the property to the 5,000 sq ft minimum lot area required by the A-5 zoning.

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

The variance for the 5,000 sq ft minimum lot area of A-5 will be in harmony with the city's plan, specially the 2023 Fort Worth Neighborhood Conservation Plan & Housing Affordability Strategy to provide more housing and to encourage development of market rate housing. The proposed use is a single family house in compliance all other requirement of the A-5 zoning (except for the min. lot area).

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

The variance for the 5,000 sq ft minimum lot area of A-5 will not adversely affect the health, safety or welfare of the public. The small 250 sq ft reduction in lot area will have no negative impact on neighbors or the general public.

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

The variance for the minimum lot area of A-5 will not substantially injure the appropriate use of adjacent properties. The proposed use is in an already developed area, surrounded by existing houses and the railroad.

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: **Felix Wong** Digitally signed by Felix Wong
Date: 2025.01.22 16:20:19 -06'00'

Date 1/22/2025



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

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

2604 Aberdeen Dr, Arlington TX 76015 (817) 800-9976
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) 510 Paradise Street

(Legal Description) Tract 3E2A, Benjamin E Waller Survey, Abstract No. 1659

The Authority is granted only for the following specific request:

(Nature of Appeal) Variance to minimum lot area requirement of A-5, One-Family Residential zoning

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: David Cook  Digitally signed by David Cook
Date: 2025.01.22 16:29:19 -09'00'

Owner - Print Name: David Cook

Address: 309 E Broad St, Mansfield TX 76063

Telephone: (817) 473-3332

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

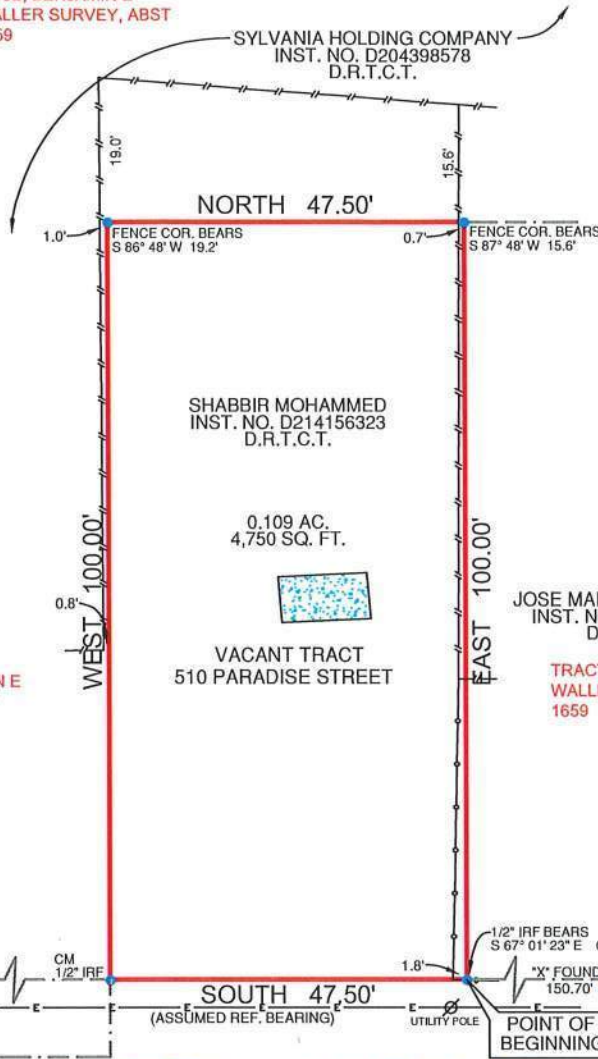
Accepted for Case No. _____

By _____

Date _____

TR 3B, BENJAMIN E
WALLER SURVEY, ABST
1659

SYLVANIA HOLDING COMPANY
INST. NO. D204398578
D.R.T.C.T.



TRACT 3E2A1, BENJAMIN E
WALLER SURVEY, ABST
1659

SHABIR MOHAMMED
INST. NO. D214156323
D.R.T.C.T.

0.109 AC.
4,750 SQ. FT.

VACANT TRACT
510 PARADISE STREET

JOSE MARCOS CARRILLO
INST. NO. D206158727
D.R.T.C.T.

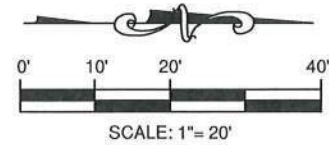
TRACT 2A, BENJAMIN E
WALLER SURVEY, ABST
1659

PARADISE STREET

LEGEND:

—*—*—	WIRE FENCE	ASPHALT	[Pattern]
—o—o—	CHAINLINK FENCE	CONCRETE	[Pattern]
—o—o—	WROUGHT IRON FENCE	GRAVEL	[Pattern]
—#—#—	WOOD FENCE	TILE	[Pattern]
—v—v—	VINYL FENCE	WOOD	[Pattern]
—E—E—	ELECTRIC LINE	BRICK	[Pattern]
—G—G—	GAS METER	STONE	[Pattern]
—EM—EM—	ELECTRIC METER	(WOOD) RAILROAD TIE	[Pattern]
—IPF—IPF—	IRON PIPE FOUND		
—IRF—IRF—	IRON ROD FOUND		
—IRS—IRS—	IRON ROD SET		
—CM—CM—	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE ASSUMED.



LEGAL DESCRIPTION:

BEING A 0.109 ACRE TRACT OF LAND SITUATED IN THE B. E. WALLER SURVEY, ABSTRACT NO. 1659, TARRANT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHABIR MOHAMMED, AS RECORDED IN INSTRUMENT NO. D214156323, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	117002382
BORROWER	FOURTH & SYLVANIA, INC.
TECH	MSP
FIELD	SM

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48439C0195 K, DATED SEPTEMBER 25, 2009.

DATE: 05/11/16 JOB NO.: 16-03068
FIELD: 05/09/16

510 PARADISE STREET, FORT WORTH, TX 76111
0.109 AC., B. E. WALLER SURVEY, ABSTRACT NO. 1659



Robert T. Paul, Jr.
Registered Professional Land Surveyor

PROVIDENCE
TITLE

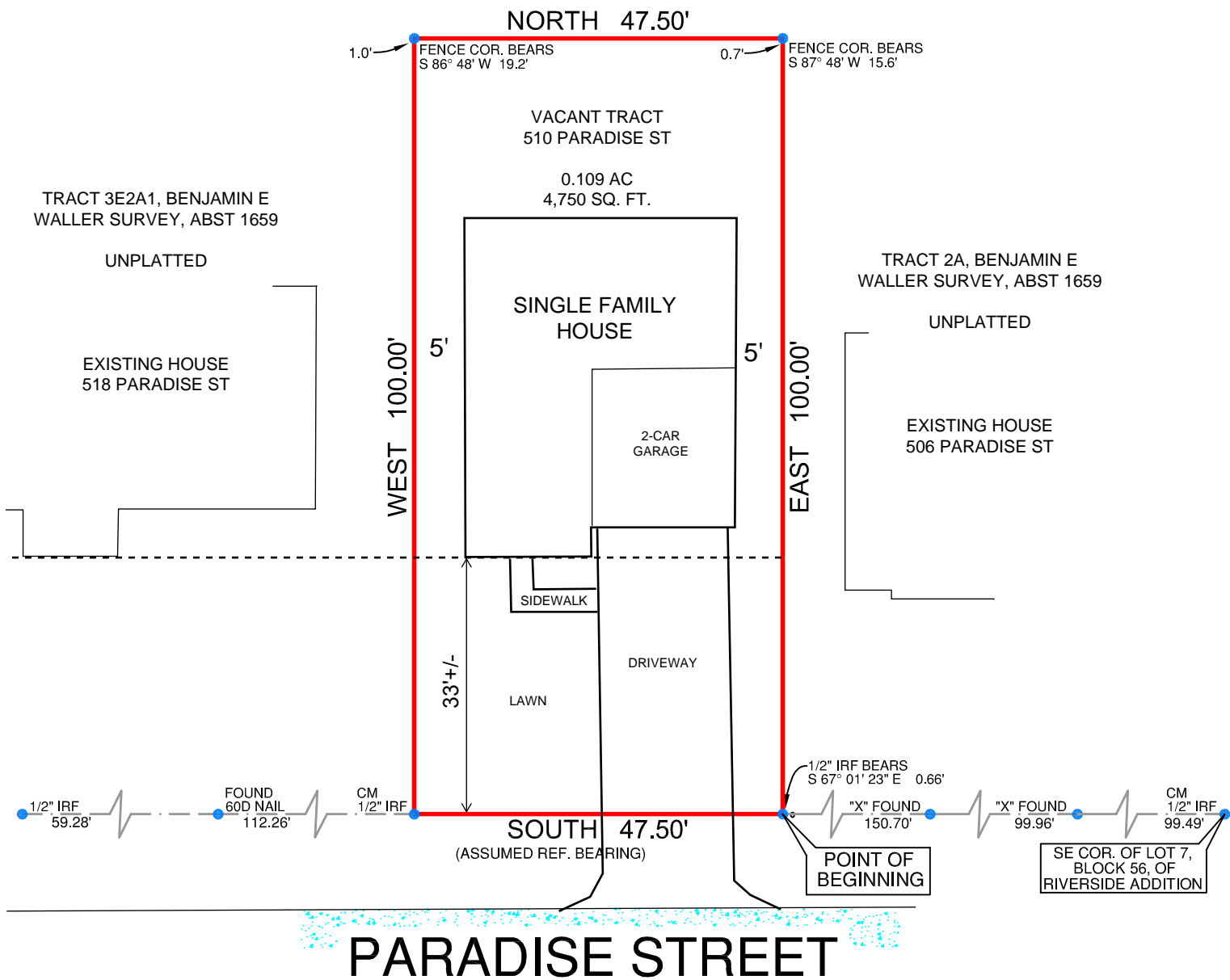
DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

Revised

02/24/2025

TR 3B, BENJAMIN E WALLER SURVEY, ABST 1659
519 S SYLVANIA AVE

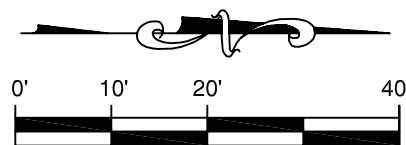


PARADISE STREET

LEGEND:

—x—x— WIRE FENCE	ASPHALT	
—o—o— CHAINLINK FENCE	CONCRETE	
—□—□— WROUGHT IRON FENCE	GRAVEL	
—//—//— WOOD FENCE	TILE	
—v—v— VINYL FENCE	WOOD	
—E—E— ELECTRIC LINE	BRICK	
GM = GAS METER	STONE	
EM = ELECTRIC METER	(WOOD) RAILROAD TIE	
IPF = IRON PIPE FOUND		
IRF = IRON ROD FOUND		
IRS = IRON ROD SET		
CM = CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE ASSUMED.



SCALE: 1" = 20'

LEGAL DESCRIPTION:
BEING A 0.109 ACRE TRACT OF LAND SITUATED IN THE B. E. WALLER SURVEY, ABSTRACT NO. 1659, TARRANT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHABBIH MOHAMMED, AS RECORDED IN INSTRUMENT NO. D214156323, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	117002382
BORROWER	FOURTH & SYLVANIA, INC.
TECH	MSP
FIELD	SM

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48439C0195 K, DATED SEPTEMBER 25, 2009.

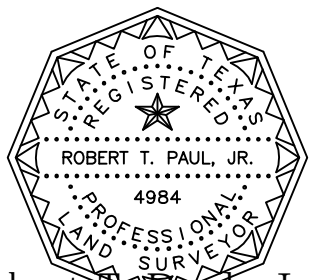
DATE: 05/11/16 JOB NO.: 16-03068
FIELD: 05/09/16

510 PARADISE STREET, FORT WORTH, TX 76111
0.109 AC., B. E. WALLER SURVEY, ABSTRACT NO. 1659

PROVIDENCE
TITLE

DATE: _____

ACCEPTED BY: _____



Robert T. Paul, Jr.
Registered Professional Land Surveyor

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

Paradise St

Paradise St

Paradise St

Paradise St

506

5'

SINGLE FAMILY HOUSE



510

DRIVEWAY

33'+/-

5'

514

518



BOARD OF ADJUSTMENT - RESIDENTIAL

BAR-25-011

Address: 909 Baurline Street
Owner: Kevin Theppharaj
Zoning: "A-5" – One Family Residential District

a. Variance: To permit construction of a single-family home on a lot smaller than the minimum size required.

Minimum lot square footage: 5,000 square feet
Requested lot square footage: 4,235 square feet

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

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

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

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

(c) *Property development standards.*

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

Lot area	5,000 square feet minimum see Chapter 6 , Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7 , Nonconformities, § 7.106 Nonconforming Lot of Record
Lot width	50 feet minimum at building line

LOT HISTORY:

ZC-19-057 – Council Initiated Rezoning from "B" to "A-5", Approved.
BAR-21-102 – Board of Adjustment case for lot size variance, Approved, 12/15/2021



**COMPREHENSIVE
PLAN**

DESIGNATION: Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Riverside Alliance, United Riverside NA, Tarrant Regional Water District, Friends of Riverside Park, East Fort Worth, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, United Riverside Rebuilding Corporation, Inc., East Fort Worth Business Association, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is a vacant lot in an established neighborhood and was platted without alley. The lot is flat, square shaped and is not located within the FEMA floodplain. The lot was platted in 1947 with "B" Two-Family zoning that would have allowed a smaller lot size. The 2017 rezoning case to "A-5" One-Family now requires a minimum of a 5,000 square foot sized lot.

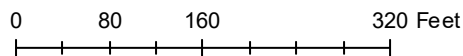
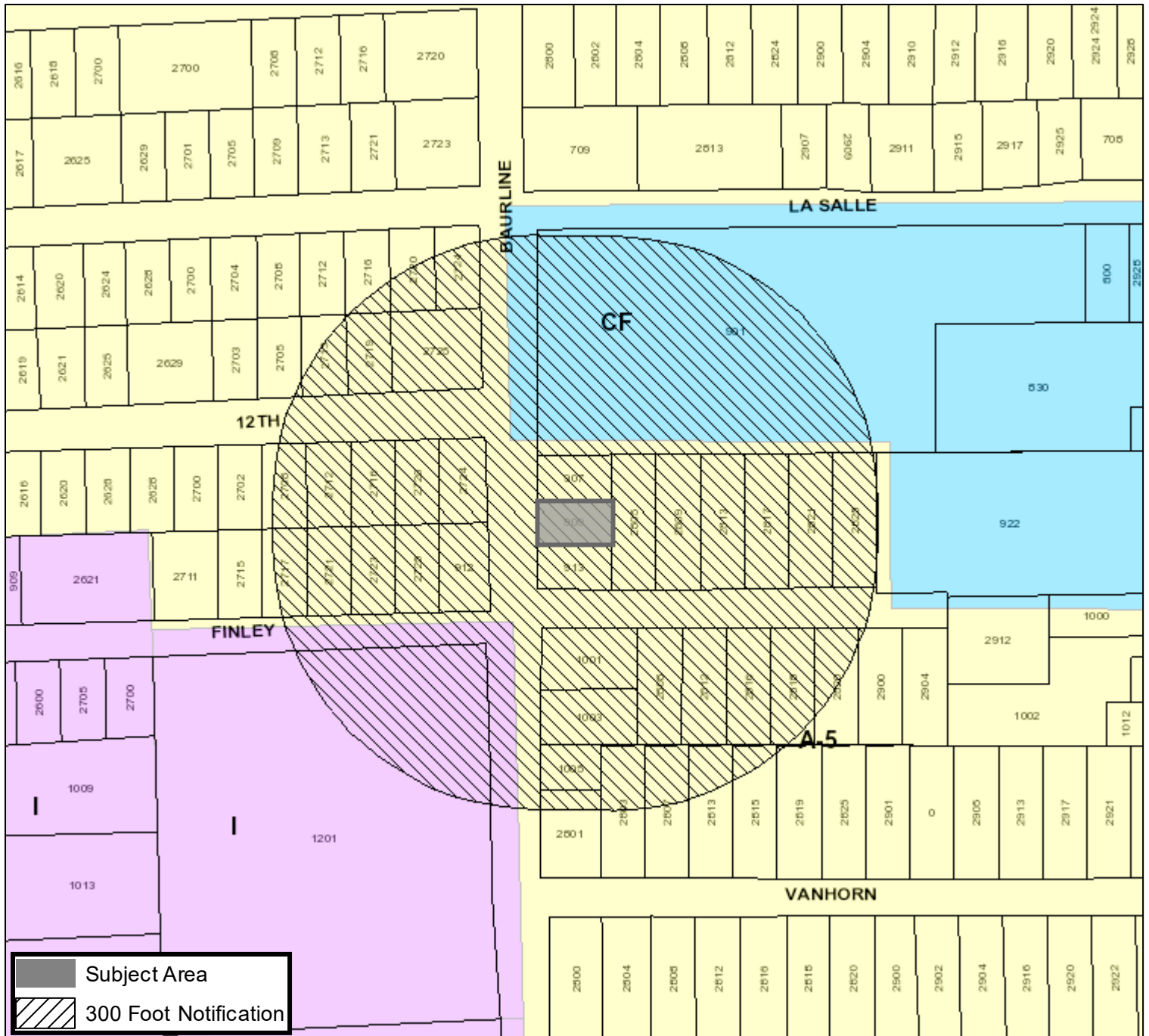
The applicant has applied for a variance to permit the construction of a one-family home. The variance is for total lot square footage. The current zoning requires the lot have a minimum of 5,000 total square feet, where the current parcel is only 4,235 square feet, deficient by 765 square feet. The lot does meet the required minimum 50-foot lot width, and the proposed one-family dwelling meets all side, rear, and front yard setbacks. The proposed home meets the parking requirements for a three (3) bedroom home.

This request was heard by the Board of Adjustment initially in December 2021. It was approved, but the building permits were not obtained prior to the expiration date of the approval, thus requiring the applicant to obtain a new variance.



Area Zoning Map

Applicant: Kevin Theppharaj
Mapsco: 63Y
Commission Date: 3/19/2025



Aerial Photo Map



0 25 50 100 Feet



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



Development Services Department

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 909 Bawline St Ft. Worth Tx 76111
 Lot/Tract: 2 Block/Abstract: _____ Lot Size: 4,235
 Legal Description: Addition/Survey: Pace Re-Subdivision of West

Owner's Name: Kevin Theppharaj
 Address: 7209 Sam Cantey Rd
 City: Ft. Worth State: TX Zip: 76179
 Tele: (214) 846-7858 E-Mail: Kevin@gg-ambient.com

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

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Build single level, single family home on empty lot.
Fully brick house

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 12-16-21 Case Number(s) BAR-21-102

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

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

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

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

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

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
1/30/2025	\$843.75	1	MP	BAR-25-011

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. correct, it will / is not
self created

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. Correct, variance was previously approved
but lapsed due to covid 19 and funding
from bank.

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 - new build - fully bricked, single family home.

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

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

Acknowledgement

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

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

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

Signature: [Handwritten Signature]

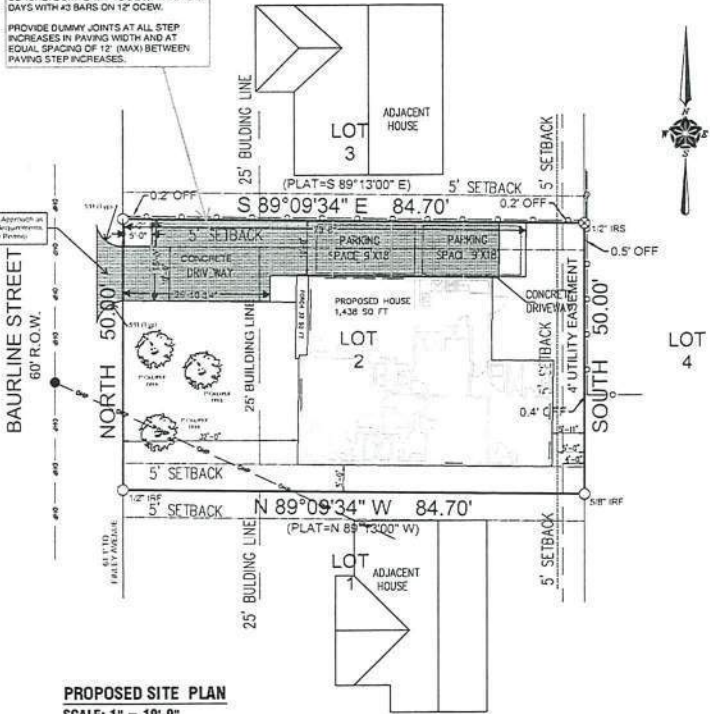
Date 1-30-25

GREAT CARE AND EFFORT HAVE BEEN MADE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF FORT WORTH AND THE ADJACENT PROPERTY OWNERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF FORT WORTH AND THE ADJACENT PROPERTY OWNERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF FORT WORTH AND THE ADJACENT PROPERTY OWNERS.

This Plan also incorporates and references the City Plan Review Notes and is VOID without them.

CONCRETE DRIVEWAY TO BE 3,000 PSI @ 28 DAYS WITH #3 BARS ON 12" O.C.W.
 PROVIDE DUMMY JOINTS AT ALL STEP INCREASES IN PAVING WIDTH AND AT EQUAL SPACING OF 12' (MAX) BETWEEN PAVING STEP INCREASES.

Observe Approvals as per City Requirements (Separate Permit)



PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

PROPOSED SQUARE FOOTAGE

PROPOSED HOUSE	1,438 S.F.
FRONT PORCH	32 S.F.
TOTAL AREA	1,470 S.F.
LOT SIZE	4,233 S.F.
% PROPOSED COVERAGE	34.73 %

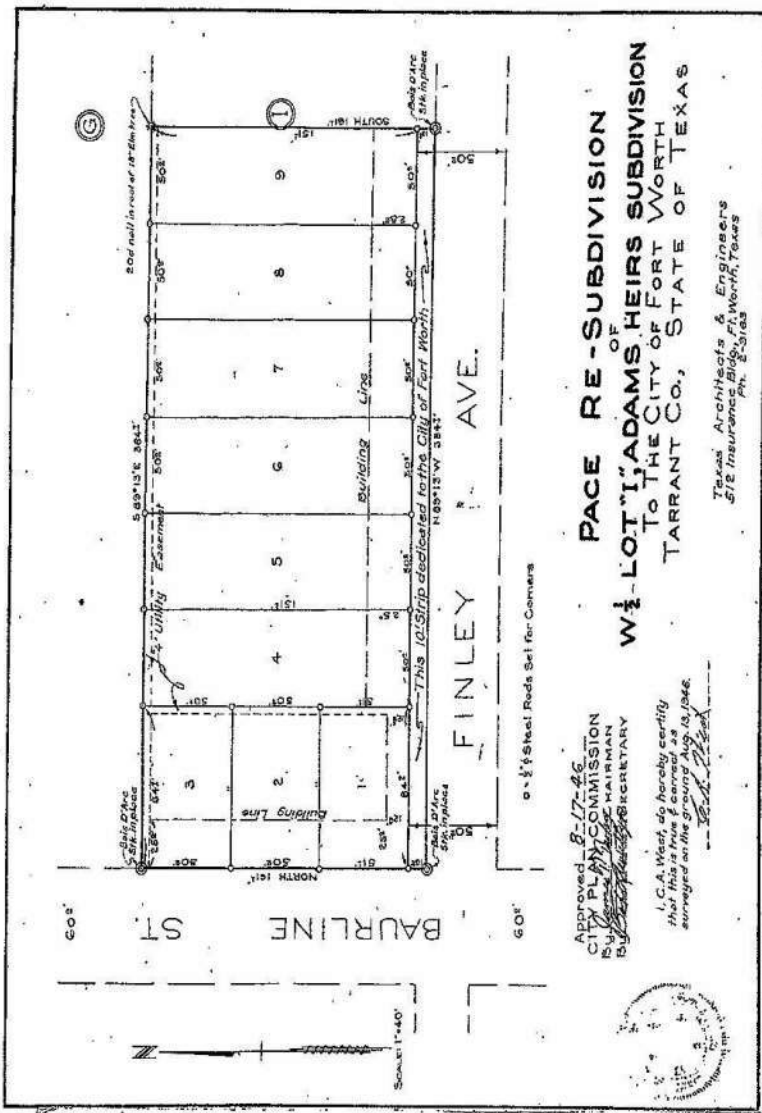
- MISCELLANEOUS NOTES**
- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING 5.7 SQ.FT. WITH A MINIMUM WIDTH OF 20 IN AND A STILT LESS THAN 4" ABOVE FIN. F.R.
 - ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
 - ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 8 SQUARE FEET ARE TO HAVE SAFETY GLAZING.
 - SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 35 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
 - ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
 - ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING.
 - PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. VERTICAL OF GRADE.
 - PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE.
 - POWER AND INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
 - BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
 - RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
 - ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, AND GARAGES SHALL BE G.F.I. OR G.F.C.E. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - INSULATION ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.
 - ATTIC R-38
 - WALLS R-20
 - FLOORS R-19 (Unless computer Generated Energy report is provided to show compliance)
 - PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODES.
 - PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES IN ACCORDANCE TO THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODES.
 - SPECIAL INSPECTION QUALIFICATIONS: DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION.
 - PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.
 - DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AND BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR OR BUILDING OFFICIAL.
 - FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
 - DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: 1. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. 2. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL. 3. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOBS SITE. 4. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR. 5. DEFINITIONS: CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES. PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.



VICINITY MAP
 LEGAL DESCRIPTION:
 PACE RE-SUBDIVISION LOT 2

- The City of Fort Worth adopted building codes.**
- 2021 International Building Code (IBC)
 - 2021 International Residential Code (IRC)
 - 2021 International Mechanical Code (IMC)
 - 2021 International Fire Code (IFC)
 - 2015 International Energy Conservation Code (IECC)
 - 2021 International Fuel Gas Code (IFGC)
 - 2021 International Existing Building Code (IEBC)
 - 2018 International Swimming Pool and Spa Code (ISPSA)
 - 2021 International Plumbing Code (IPC)
 - 2023 National Electrical Code
 - 2015 IECC Compliance

	ADDRESS:	909 Baurline Street Fort Worth, TX 76111	STAMP:	FILE NAME	SITE PLAN
	SCALE DATE SHEET		1"=10"	02/04/2023	1



PACE RE-SUBDIVISION
 OF
LOT 1, ADAMS HEIRS SUBDIVISION
 TO THE CITY OF FORT WORTH
 TARRANT CO., STATE OF TEXAS

Texas Architects & Engineers
 512 Insurance Bldg., Ft. Worth, Texas
 Ph. 2-3163

Approved 8-17-46
 CITY PLAN COMMISSION
 S. J. [Signature] CHAIRMAN
 [Signature] SECRETARY

I, C. A. West, do hereby certify
 that this is a true and correct
 survey of the ground Aug. 13, 1946.
 [Signature]



CHALLENGER NEEB FREDRICK JOE
 CHALLENGER SILEX ED SHOLINGER
 CHALLENGER OWEN S. BERTHO KERRICK

Filed for Record MAR - 3 1947 at 4:42 P.M.
 And Recorded MAR - 4 1947 at 2:40 P.M.
 Instrument No. 8940
 MELVIN "MEL" FAULK County Clerk,
 Tarrant County, Texas
 [Signature] Deputy



A CERTIFIED COPY,
 ATTEST: November 7, 1947
 MARY LOUISE NICHOLSON, County Clerk
 Tarrant County, Texas
 BY: [Signature] Deputy

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.

Building a bricked, single story, single family home.

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	<i>Jesse Castillo</i>	<i>Jesse Castillo</i>	<i>907 Burlingame St. 76111</i>
2			
3			
4			
5			
6			



BOARD OF ADJUSTMENT – RESIDENTIAL

BAR-25-012

Address: 108 Westview Ave
Owner: Beau Davis
Zoning: "A-10" – One-Family Residential District

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

Maximum height: 10 feet, or 12 feet at (2:1) from setback
Requested height: 14 feet 3 3/8 inches

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

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

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

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

(c) *Property development standards.*

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

One-Family ("A-10") District	
Rear yard	10 feet minimum

5.301 Accessory Uses on Residential Lots.

(b) *Non-habitable accessory structures.*

(1) *All accessory structures except private garages, private carports or private porte cocheres.*

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



BOARD OF ADJUSTMENT – RESIDENTIAL

LOT HISTORY:

ZC-22-078 – Zoning Change, Council Initiated Zoning Change from “A-5” to “A-10”, Approved, 06/13/2022

BA2000318 - "APPROVED REQUEST FOR A VARIANCE IN AN ""A-5"" ONE-FAMILY DISTRICT TO PERMIT CONSTRUCTION OF AN ADDITION TO A RESIDENCE ENCROACHING THREE (3) FEET INTO THE FRONT YARD, CREATING AN APPROXIMATE TWENTY-TWO (22) FOOT FRONT YARD INSTEAD OF THE MINIMUM ESTABLISHED TWENTY-FIVE (25) FOOT FRONT YARD SETBACK APPROVED REQUEST OF A VARIANCE IN AN ""A-5"" ONE-FAMILY DISTRICT TO PERMIT THE CONTINUED USE OF AN APPROXIMATE SIX (6) FOOT HIGH WOODEN FENCE IN THE ESTABLISHED FRONT YARD INSTEAD OF THE MAXIMUM PERMITTED FOUR (4) FEET IN HEIGHT." Approved 11/30/2000.

PB25-01686 - REMODEL EXISTING SFR AS INDICATED ON PLANS AND IN PREPARATION FOR ADDITION. Issued 02/20/2025, Inspections Pending

PB25-01687 - ADDITION TO EXISTING SFR IN ASSOC. WITH REMODEL PERMIT PB25-01686/ 3RD PTY PLAN REVIEW AND INSPECTIONS - ROSS INSPECTION SERVICES. Issued 02/21/2025, Inspections Pending

PB23-02860 - 600 sf addition, 359 sf remodel. Expired 07/27/2024

PB23-02864 - Outdoor Kitchen. Expired 07/27/2024

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

West Side Alliance, North Hi Mount NA, Monticello NA, Crestwood NA, Crestline Area NA, Tarrant Regional Water District, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, Castleberry ISD

**EXISTING
CONDITIONS:**

The subject property is a slightly irregular square-shaped lot with the front yard frontage along Westview Avenue that was platted on April 28, 1938 with no alley access. The lot is located in an established neighborhood containing mature trees. The subject property is not located within the FEMA floodplain, but there is a slight 4.7% downward slope from the southeastern corner of the lot toward the northwestern corner of the lot.

The applicant is requesting a height variance for a proposed accessory structure. Ord. 5.301(b)(1)(d) allows for a maximum of ten feet in height with an allowance for an additional one foot of height for each two feet of distance from the required setback up to a maximum of twelve feet in height. The rear



BOARD OF ADJUSTMENT – RESIDENTIAL

yard setback for this property is 10 feet minimum. The proposed location of the accessory structure is 14 feet from the rear property line which would allow a maximum of 12 feet in height. The proposed height of 14 feet 3 3/8 inches exceeds that extra height allowance by an additional 2 feet 3 3/8 inches.

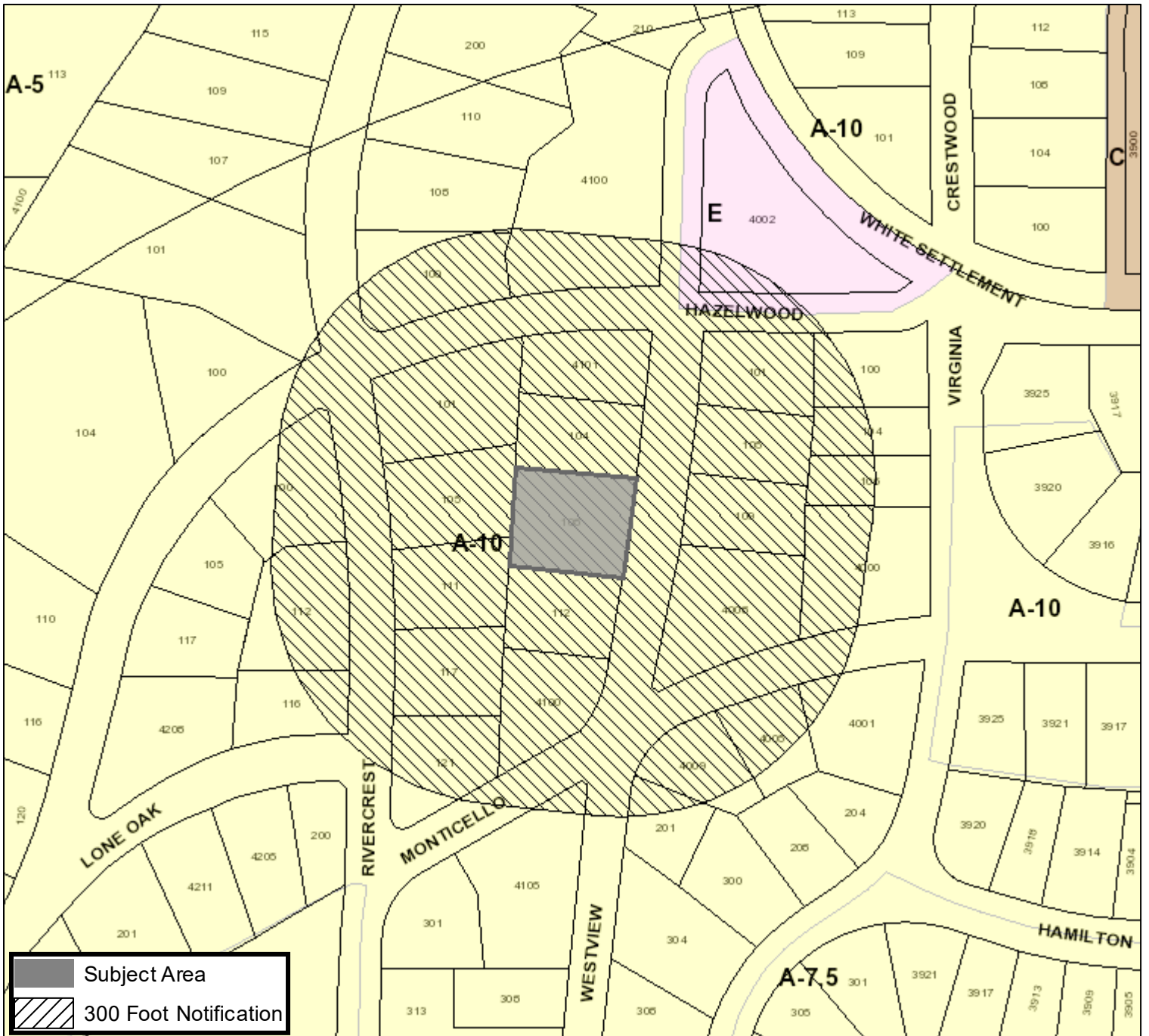
The site plan indicates that the applicant will not exceed the 40% lot coverage maximum as the proposed lot coverage is approximately 31.8%.

The proposal is required to meet all other development regulations. The applicant must obtain a building permit within 180 days if the variance request is approved.

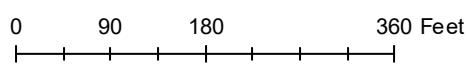


Area Zoning Map

Applicant: Blue Cypress Design Build for Beau Davis
Mapsc0: 61Z
Commission Date: 3/19/2025



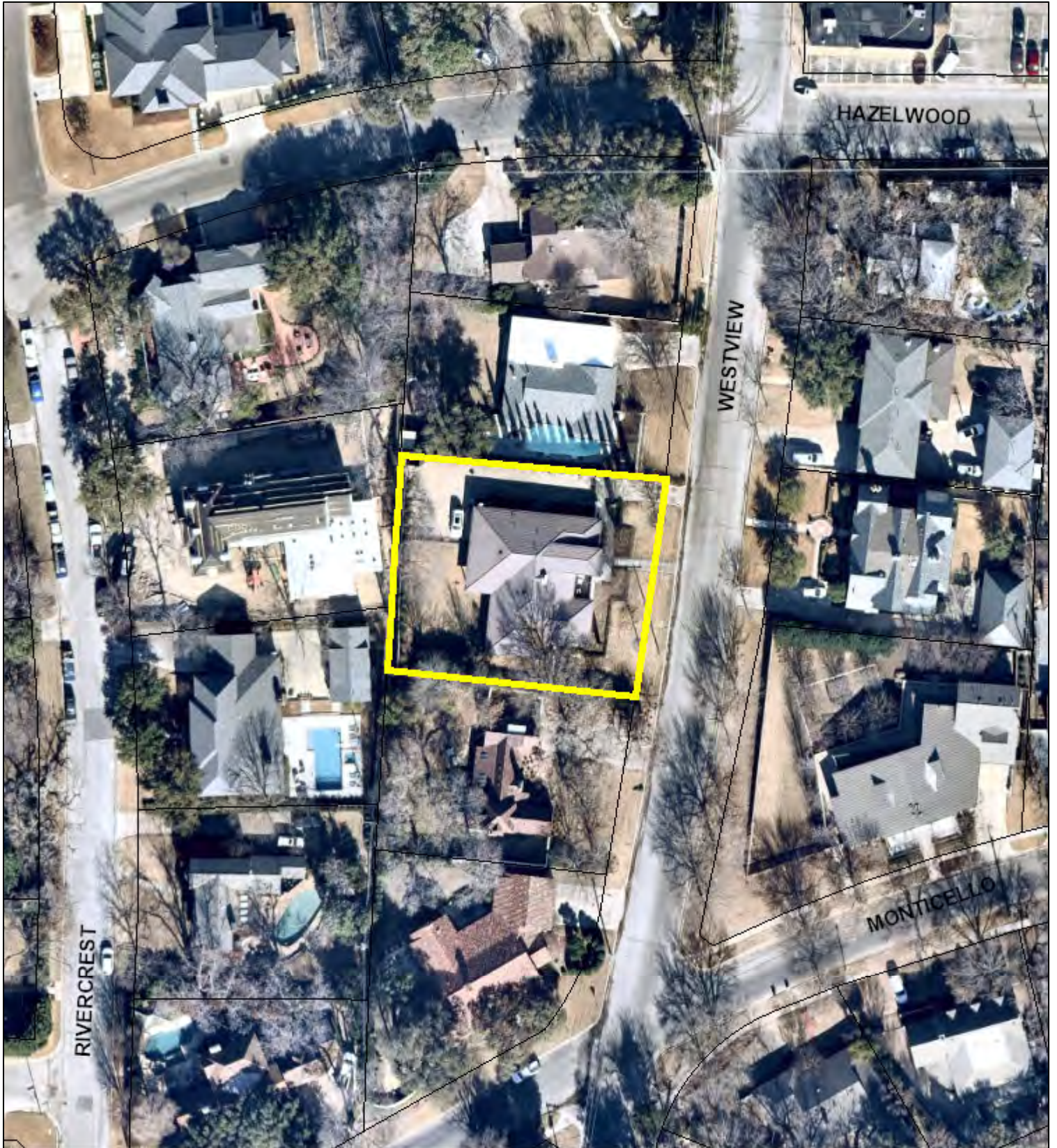
	Subject Area
	300 Foot Notification





BAR-25-012

Aerial Photo Map



0 45 90 180 Feet



BAR-25-012
108 Westview Ave



**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: 108 Westview Ave
 Lot/Tract: 3&2A Block/Abstract: 2 Lot Size: 0.45 acres
 Legal Description: Addition/Survey: Riverview Estates Addition

Owner's Name: Beau Davis
 Address: 108 Westview Ave
 City: _____ State: _____ Zip: _____
 Tele: () _____ E-Mail _____

Applicant's Name: Blue Cypress Design Build
 Address: 401 N FM RD 1187
 City: Aledo State: Texas Zip: 76008
 Tele: () 425-698-3465 E-Mail nate@bluecypressdesignbuild.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 We are applying to build a covered area in the backyard to match the eave height of the existing structure. It will exceed the 12' allowed by building code. It will not exceed the existing roof height of 18'6". The building will consist of a foundation, wood framing, Stucco, and roof tile. The dimensions will be 23'11 by 16'8 by 16'. It will be a covered outdoor seating area with a fireplace.

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

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning A-10

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

Special Exception for Section _____

Variance for: HEIGHT

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>2/4/25</u>	<u>562.50</u>	<u>1</u>	<u>SJ</u>	<u>BAR-25-012</u>

Variance Request Proposal Only

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

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

We are simply requesting a variance pre construction. The structure being a few feet higher will cost us money, not save us.

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 surrounding lots view of the new structure will be obstructed by existing elevation or their residence's elevation will be higher than the new structure

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

The new structure's height will be lower than the existing structure and will not negatively affect the views of any of the neighbors.

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

The proposed height of this structure will not affect the views of any of the adjacent properties.

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

This structure will not affect the properties to the right or the left, and will provide more privacy for the house behind it.

Acknowledgement

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

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

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

Signed by: Nate Dean Nate Dean
Signature: _____
22765155D4974CF

Date 1/30/2025



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Blue Cypress Design Build
 (Family Member, Friend, Company, etc, to represent you at the hearing)

<u>401 N FM #100</u>	<u>Aledo</u>	<u>TX</u>	<u>76008</u>	<u>425-698-3465</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) 108 Westview Ave, Fort Worth

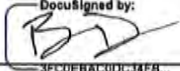
(Legal Description) Accessory Structure

The Authority is granted only for the following specific request:

(Nature of Appeal) Zoning Variance for Accessory Structure

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:  1/21/2025
DocuSigned by: 3FC0EBAC0DC31F8...

Owner - Print Name: Beau Davis

Address: 108 Westview Ave, Fort Worth, TX, 76107

Telephone: 325-370-1375

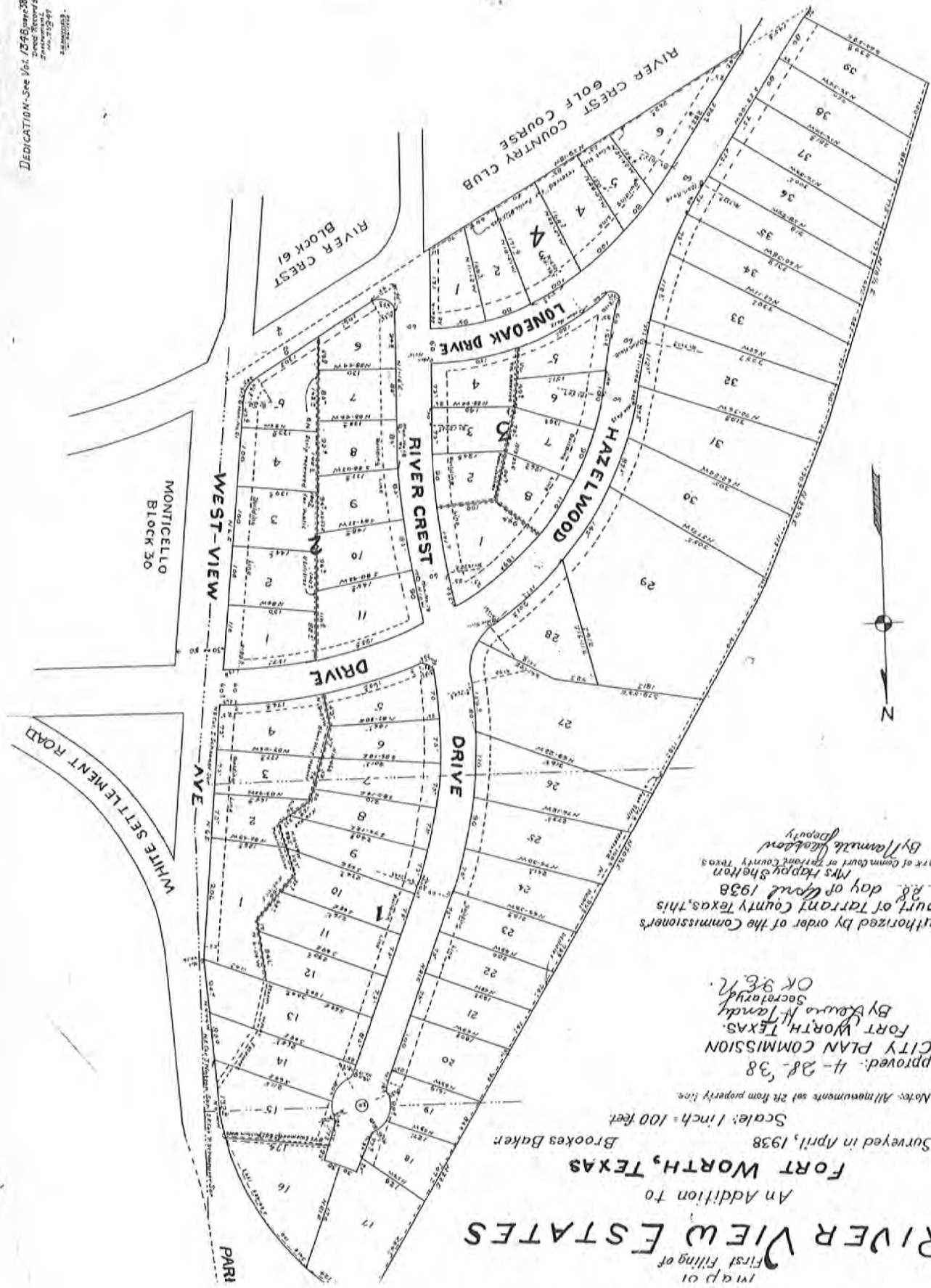
(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____

DEDICATION-See Vol. 1348 page 281
Tract Records
Page 21249
5/11/38



MAP 01
First Filing of
RIVER VIEW ESTATES

An Addition to
FORT WORTH, TEXAS

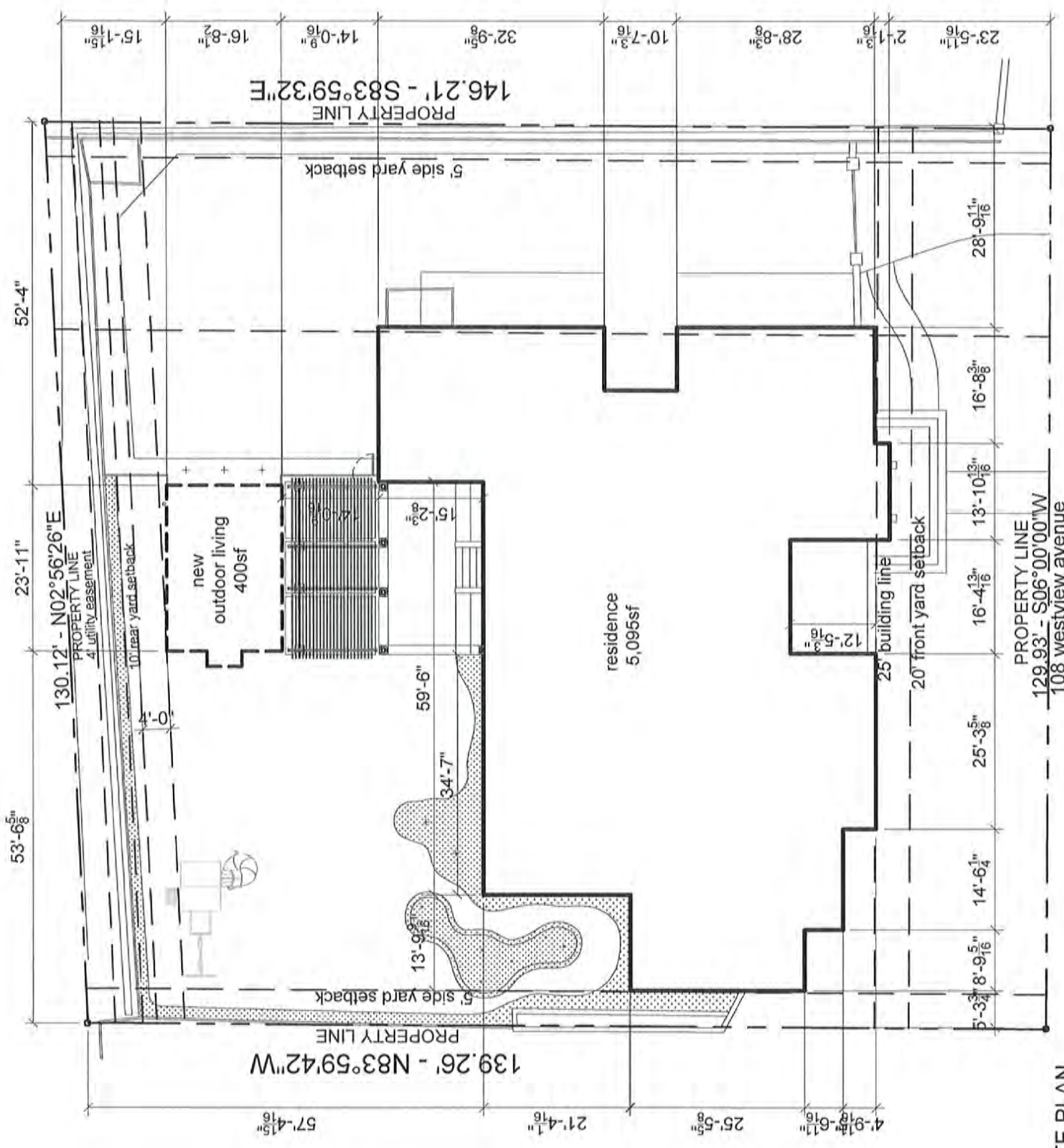
Surveyed in April, 1938
Brookes Baker

Scale: 1 inch = 100 feet

Note: All measurements set 2ft from property line.

Approved: 4-28-'38
CITY PLAN COMMISSION
FORT WORTH, TEXAS.
By *Edward H. Land*
Secretary
OK 9.6.38

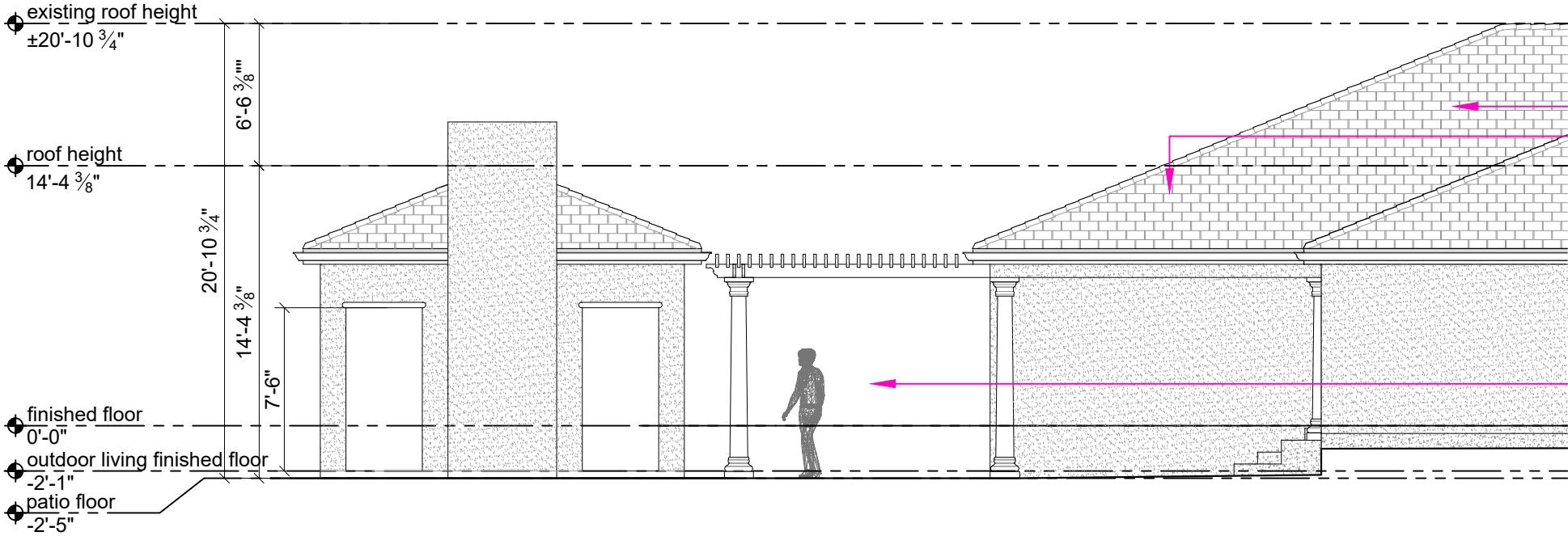
Authorized by order of the Commissioners
Court, of Tarrant County Texas, this
... day of April 1938
Mrs. *Happay Shenton*
Clerk of Court of Tarrant County Texas.
By *Wannick Jackson*
Deputy



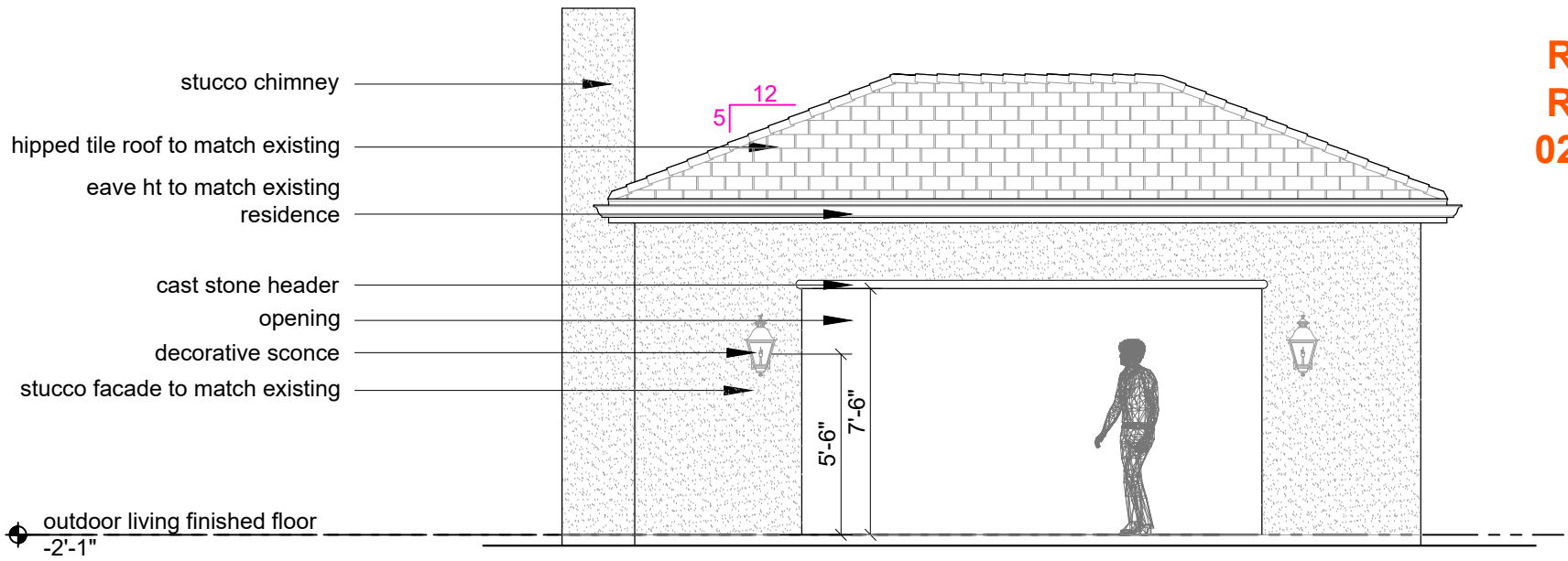
SITE PLAN

1" = 20'

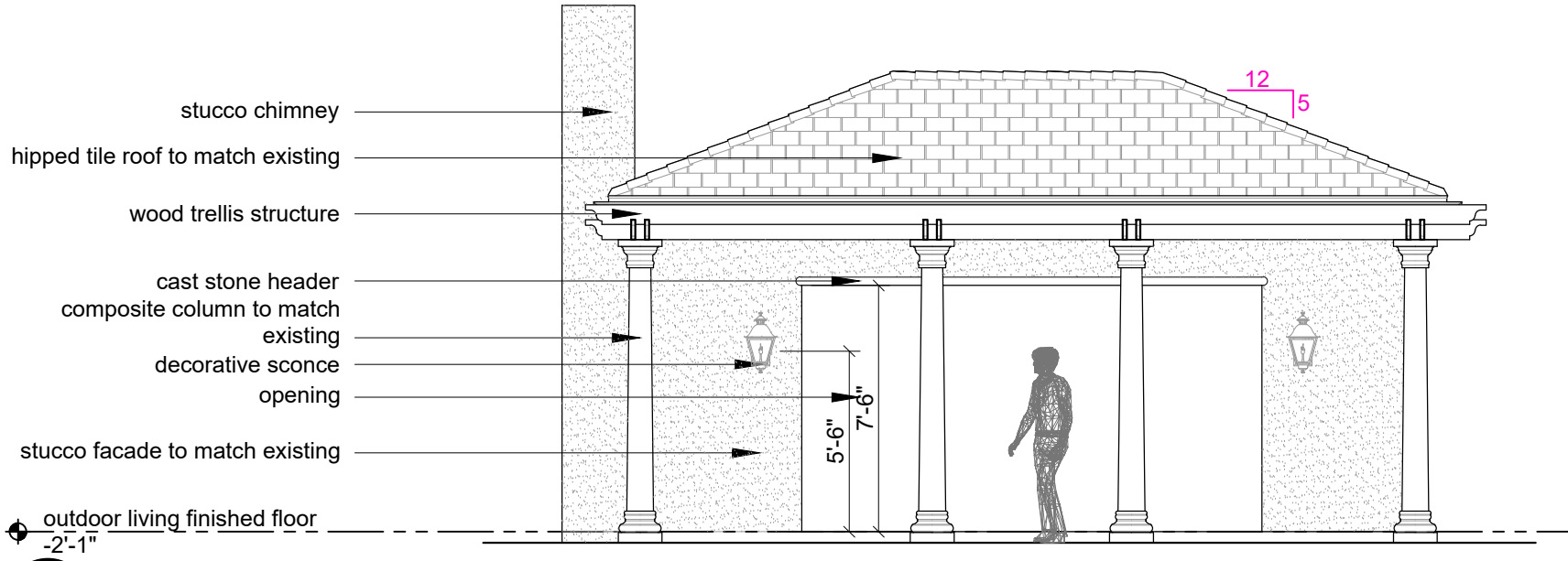
REVISED
Received
02/21/2025



REVISED
Received
02/21/2025

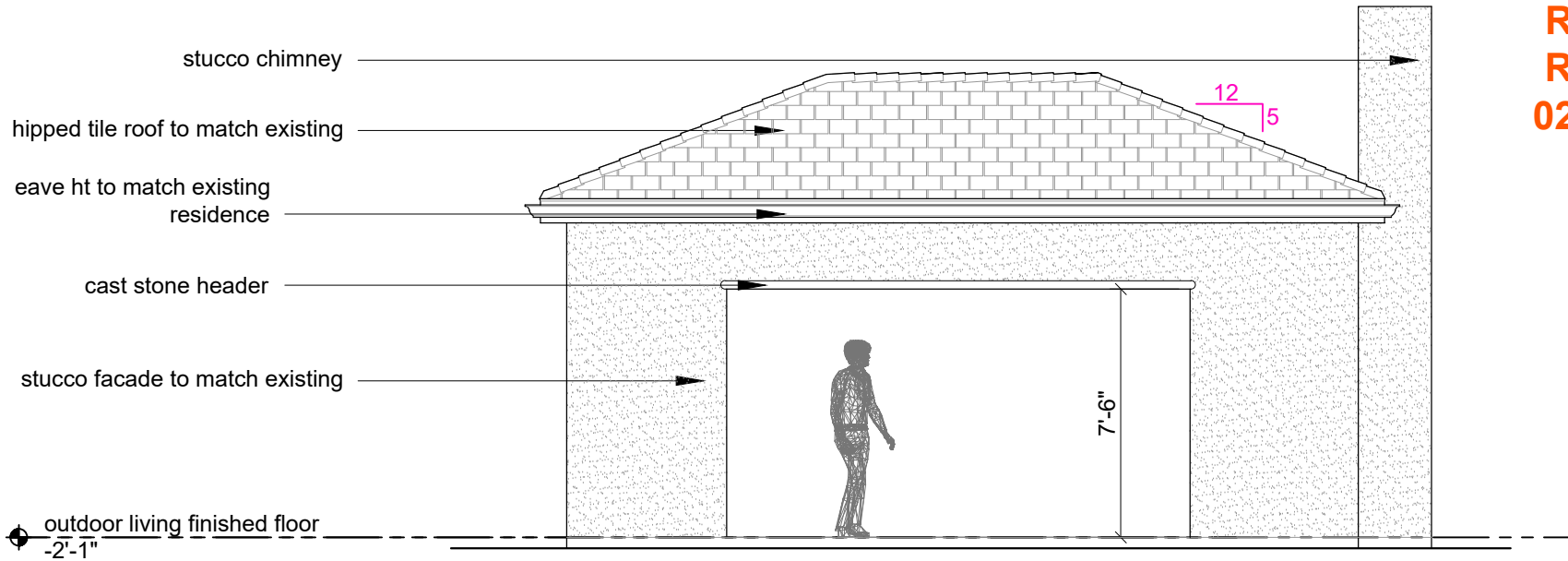


2 OUTDOOR LIVING - FRONT ELEVATION
A2.02

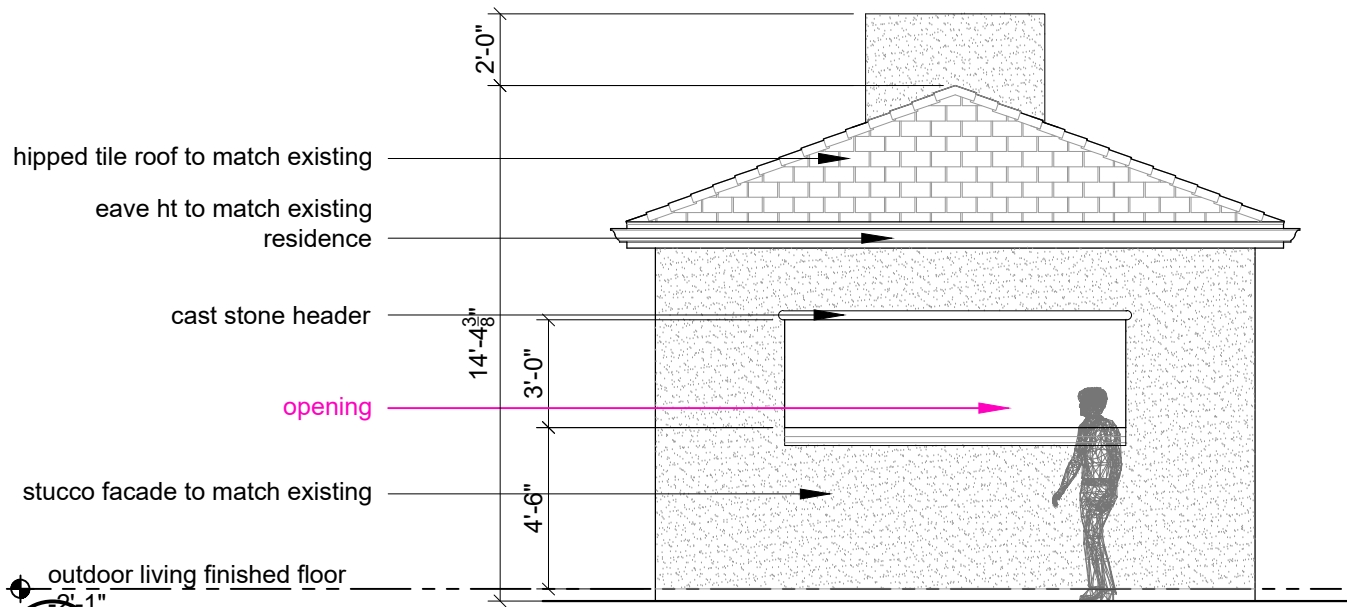


5 OUTDOOR LIVING - FRONT ELEVATION THROUGH TRELLIS
A2.02

REVISED
Received
02/21/2025



3 OUTDOOR LIVING - BACK ELEVATION
A2.02



4 OUTDOOR LIVING - RIGHT ELEVATION
A2.02





