



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**April 20, 2022**

Work Session 12:00 p.m.

Public Hearing 1:00 p.m.

**In Person**

City Council Conference Room 2020 (Work Session)  
City Council Chamber (Public Hearing)  
2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e161eb1735d90000856e48afbac3e8f7d>

**Meeting/ Access Code:** 2554 288 4476, Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2554 288 4476

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99  
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

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

**To view this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>**

**The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Residential Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.**

**\*\*Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on April 18, 2022. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at [Karen.Moreno@fortworthtexas.gov](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

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**BOARD MEMBERS:**

Lauren Melton \_\_\_\_\_  
Tony Perez, \_\_\_\_\_  
Chair Residential Board \_\_\_\_\_  
Kenneth Jones \_\_\_\_\_  
Joey Dixson, \_\_\_\_\_  
Vice Chair Residential Board \_\_\_\_\_  
Torchy White \_\_\_\_\_

Tony DiNicola \_\_\_\_\_  
Courtney Holt \_\_\_\_\_  
Lucretia Powell \_\_\_\_\_  
Kay Duffy \_\_\_\_\_

**I. WORK SESSION 12:00 P.M.**

**A. Discussion of Today's Cases**

**II. PUBLIC HEARING 1:00 P.M.**

**A. Approval of Minutes of the March 16, 2022 Hearings \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO MAY 18, 2022.**

**C. TRANSLATION CASES WILL BE HEARD AT 1:00 P.M.**

**D. Continued Translation Case**

**1. BAR-22-001** Address: 2513 Tierney Road  
Owner: Hong Khiet Thi Tran by Cao Hang  
Zoning: "A-5" One Family

**a. Special Exception:** Permit an existing 5-foot open design fence in the front yard

**b. Variance:** Permit an existing open design fence taller than the 5 feet allowed by special exception

Allowed fence by right: 4 feet  
Requested fence: 6 feet

**c. Variance:** Permit existing front yard paving with more coverage than allowed

Maximum front yard paving: 50%  
Requested front yard paving: 66%

**E. Continued Residential Case**

2. **BAR-22-015** Address: 1617 E. Tucker Street  
Owner: Oliver Plant & Jessel Tee  
Zoning: "B" Two-Family

- a. **Special Exception:** Permit a 5-foot open design fence in the front yard  
b. **Variance:** Permit an open design fence taller than the 5 feet allowed by special exception

Allowed fence by right: 4 feet  
Requested fence: 6 feet

**F. New Residential Cases**

3. **BAR-21-096** Address: 1908 Amanda Avenue  
Owner: A and O Builders  
Zoning: "B" Two-Family

- a. **Variance:** Permit a one-family residence on a lot with less width than required

Minimum lot width required: 50 feet  
Requested lot width: 48 feet

4. **BAR-22-026** Address: 7324 Brightwater Road  
Owner: Sergei Demchuck  
Zoning: "C" Medium Density Multifamily under the "A-5" One-Family development standards

- a. **Variance:** Permit an attached pergola in the side yard setback

Required setback: 5 feet  
Requested setback: 2 feet

- b. **Variance:** Permit more lot coverage than allowed

Maximum lot coverage allowed by right: 50 %  
Requested lot coverage: 52 %

5. **BAR-22-027** Address: 409 Exeter Street  
Owner: Maxshield Services LLC by Olusoji Ojerinde  
Zoning: "B" Two-Family under the "A-5" One-Family development standards

- a. **Variance:** Permit a one-family home on a lot with less than the minimum square footage

Minimum lot square footage: 5,000 square feet  
Requested lot square footage: 3,000 square feet

6. **BAR-22-029** Address: 6208 Locke Avenue  
Owner: Dennis Bishop by Juan Rivera  
Zoning: "A-10" One-Family

a. **Variance:** Permit a storage shed that would encroach into the rear yard setback

Minimum setback required: 10 feet  
Requested setback: 4 feet

7. **BAR-22-032** Address: 3912 Kingston Court  
Owner: Joseph Fanning  
Zoning: "A-10" One-Family in the TCU Overlay

a. **Variance:** Permit an addition that would encroach in the rear yard setback

Minimum setback required: 10 feet  
Requested setback: 7 feet 6 inches

8. **BAR-22-033** Address: 2820 Harlanwood Drive  
Owner: Stonegate Metro Properties LLC by Sid Henggeler  
Zoning: "A-5" One-Family

a. **Variance:** Permit a new one-family home that would encroach in the established front yard setback

Minimum setback required: 40 feet  
Requested setback: 25 feet

b. **Variance:** Permit an accessory structure (deck) that would encroach into the projected front yard setback

Minimum setback required: 25 feet  
Requested setback: 17 feet

9. **BAR-22-034** Address: 3024 Dillard Street  
Owner: David Salgado by Ronnie Dean  
Zoning: "A-7.5" One-Family within the Stop Six Overlay

a. **Variance:** Permit a one-family home on a lot with less width than required

Minimum lot width required: 55 feet  
Requested lot width: 50 feet

b. **Variance:** Permit a one-family home on a lot with less than the minimum square footage

Minimum lot square footage: 7,500 square feet  
Requested lot square footage: 7,000 square feet

10. **BAR-22-035** Address: 1331 Elmwood Avenue  
Owner: Glenn's Real Estate Inv. LLC by Glenn Miller  
Zoning: "A-5" One-Family

a. **Variance:** Permit an addition (bathroom) that would encroach in the side yard setback

Minimum setback required: 5 feet  
Requested setback: 2 feet

11. **BAR-22-036** Address: 2551 Shirley Avenue (2549 Shirley Avenue)  
Owner: Custom Built Homesteads LLC by Delta Surveying  
Zoning: "A-5" One-Family Within the TCU Overlay

a. **Variance:** Permit the continued construction of a garage encroaching into the rear yard setback

Minimum setback required: 5 feet  
Requested setback: 0 feet

b. **Variance:** Permit the continued construction of a garage encroaching into the side yard setback

Minimum setback required: 5 feet  
Requested setback: 3 feet 8 inches

## II. ADJOURNMENT:

### ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

### Executive Session:

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Thursday, April 14, 2022 at 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas