



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Revised

Wednesday, November 20, 2019

Work Session 12:30 PM

Public Hearing 1:30 PM

200 Texas Street

City Council Conference Room 290 /

City Council Chamber 2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases>

BOARD MEMBERS:

J.R. Martinez	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixon, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290

A. Election of Chair and Vice-Chair

B. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of October 16, 2019 Hearing _____



B. Translation Case

1. **BAR-19-092** Address: 1204 Hamsted Street
 Owner: Francisco Fuentes by Manuel Hermosillo
 Zoning: "A-5" One-Family

- a. **VARIANCE:** allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces
Requested Parking: Zero (0) spaces

- b. **VARIANCE:** allow 3 existing accessory structures the exceed the total square footage for the lot

Maximum total square footage for lot: 200 square feet
Requested square feet: 333 square feet

2. **BAR-19-112** Address: 3410 Avenue J
 Owner: Rosa F. Escalera
 Zoning: "A-5" One-Family

- a. **SPECIAL EXCEPTION:** permit an existing 5-foot open design fence in the front yard.

- b. **VARIANCE:** permit a 6-foot, open design fence when 5 feet is allowed by special exception, excessive by 1 foot.

Allowed fence by right: 5 foot open design fence
Requested Fence: 6 foot open design fence

- c. **SPECIAL EXCEPTION:** permit an existing 4-foot solid fence in the front yard.

- d. **VARIANCE:** permit an existing for a 5 foot solid fence when 4 feet is allowed by special exception, excessive by one foot

Not allowed: 4 foot solid fence in the front yard
Requested Fence: 5 foot solid fence in the front yard

3. **BAR-19-115** Address: 1832 N. Edgewood Terrace
 Owner: Maria Reyna Barrios
 Zoning: "A-7.5" One-Family

- a. **SPECIAL EXCEPTION:** permit the construction of a carport in the front yard, where none are allowed.

- b. **VARIANCE:** to allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces
Requested Parking: Zero (0) spaces



4. **BAR-19-118** Address: 1618 Belmont Avenue
Owner: Ramon Muzquiz
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit an existing residential lot with a 45-foot lot width

Required lot width: 50 feet

Requested width: 45 feet

- b. **VARIANCE:** permit an existing carport within the side yard

Required Setback: 5 foot side yard setback

Requested Setback: 0 foot side yard setback

C. Continued Cases

5. **BAR-19-106** Address: 6954 Tamarack Road
Owner: Scott Hamilton
Zoning: "A-5" One-Family

- a. **SPECIAL EXCEPTION:** permit an existing 4-foot solid wood fence in the established projected front yard

- b. **VARIANCE:** permit an existing 6-foot solid fence in the projected front yard, when 4 feet is allowed by special exception, excessive by 2 feet

Not allowed: 4 foot solid fence in the front yard

Requested Fence: 6 foot solid fence

- c. **SPECIAL EXCEPTION:** permit an existing 5-foot open design fence in the front yard.

- d. **VARIANCE:** permit a 6-foot, open design fence when 5 feet is allowed by special exception, excessive by 1 foot.

Allowed fence by right: 5 foot open design fence

Requested Fence: 6 foot open design fence

D. New Cases

6. **BAR-19-113** Address: 13108 Willow Crossing Drive
Owner: Scott L. and Betty M. Holloway by Jeremy Cozart
Zoning: "A-43" One-Family

- a. **VARIANCE:** permit the construction of a detached garage in the side-yard setback

Required Setback: 25 foot side yard setback

Requested Setback: 15 foot side yard setback



7. BAR-19-116

Address: 5825 Dennis Avenue
Owner: Eduardo Meza
Zoning: "A-5" One-Family

- a. **VARIANCE:** allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces
Requested Parking: 0 spaces

8. BAR-19-117

Address: 4810 Dexter Avenue
Owner: Kurtis and Lindsey Miller
Zoning: "A-5" Single Family

- a. **VARIANCE:** permit the expansion of an existing detached garage in the side yard setback

Required setback: 5 foot setback
Requested setback: 0 foot setback

- b. **VARIANCE:** allow the construction of unconditioned storage space atop a detached garage

Maximum total square footage for lot: 200 square feet
Requested square feet: 484 square feet

9. BAR-19-119

Address: 3913 Driskell Boulevard
Owner: Combined Relocation Services, Inc.
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a new residence within the front yard setback

Minimum front yard setback: 29 feet
Requested front yard setback: 14 feet

10. BAR-19-120

Address: 3617 Garrett Street
Owner: Sasha Veloz by Rosie Rosalez
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the continued construction of a new residence within the front yard setback

Required front yard setback: 21 feet, 4-inch minimum
Requested front yard setback: 13 feet

11. BAR-19-121

Address: 8506 Fairway Drive
Owner: ML Construction by Lee McFaul
Zoning: "R-2" Townhouse/Cluster

- a. **VARIANCE:** the established lot pattern



Lot pattern established: Zero lot line

Requested lot pattern: 12 feet from the property line to the south

12. BAR-19-122 Address: 100 block N. Westview Avenue (4100 Hazelwood Blvd.)
Owner: Heidi Cox by Bruce Duncan
Zoning: "A-5" One-Family

a. **VARIANCE:** permit the construction of a new residence within the front yard setback

Minimum front yard setback: 25 feet minimum

Requested front yard setback: 8 feet, 4 inches

13. BAR-19-123 Address: 2601 6th Avenue
Owner: June Walker Lake
Zoning: "A-5" One-Family

a. **VARIANCE:** permit the construction of detached garage expansion within the rear yard setback

Minimum Rear Yard Setback: 5 foot rear yard setback

Requested Rear Yard Setback: 0 foot rear yard setback

IV. 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

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/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 hagan 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 Commission 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 website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, November 15, 2019 at 11:00 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

Translation

BAR-19-092 Address: 1204 Hamsted Street
Owner: Francisco Fuentes by Manuel Hermosillo
Zoning: "A-5" One-Family

a. **VARIANCE:** to allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces
Requested Parking: Zero (0) spaces

b. **VARIANCE:** to allow the continued use of 3 accessory structures total 333 square feet

Maximum total square footage for lot: 200 square feet
Requested square feet: 333 square feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family

D. Other Development Standards

2. Parking. Two spaces per dwelling unit, 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.

5.301.B Accessory Uses on Residential Lots

B. Non-Habitable Accessory Structures

1. All accessory structures except private garages, private carports, or private porte cocheres:

a. Allowable Square Footage

Non-habitable accessory buildings shall not exceed the maximum square footage for each residential lot size as depicted in the following table:

Lot Size	Maximum Total Square Feet For Accessory Buildings
Less than 5,000 square feet	120 square feet
5,000 to 9,999 square feet	200 square feet
10,000 to 21,779 square feet	400 square feet
21,780 square feet to 43,559 square feet	400 square feet
43,560 square feet or larger	2% of the total area of the lot

LOT HISTORY:

Code Compliance Complaint CC19-00457 addition with no permit (6/24/2019).
Planning and Development building permit PB19-08002 Residential addition. Enclosing attached carport to create a bedroom and extend kitchen. On hold for BOA (7/19/2019).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth, I.S.D., North Greenbrier NA, Hemphill Corridor Task Force, and Crowley ISD.

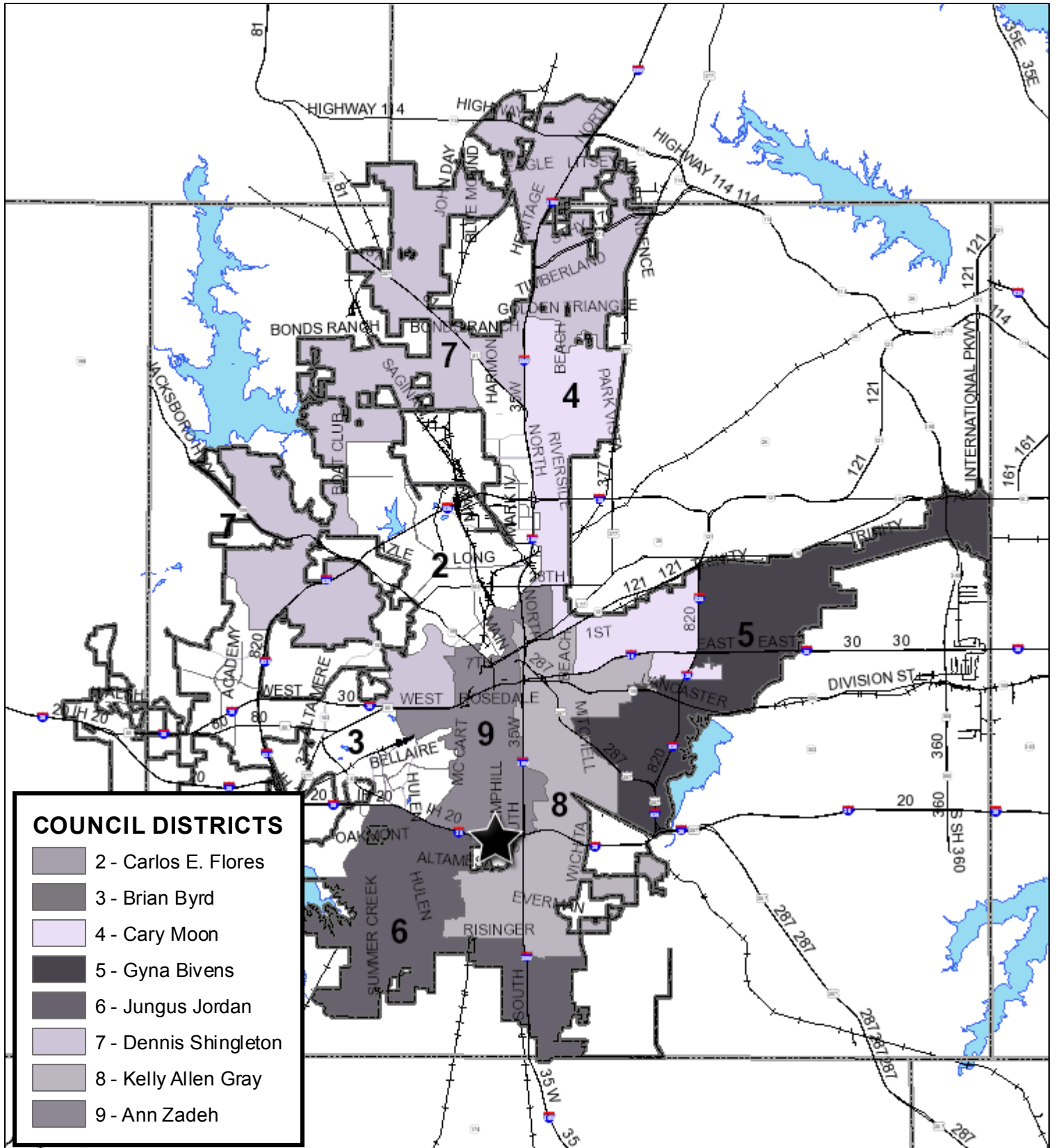
**EXISTING
CONDITIONS:**

The subject property contains a residence in the rear of the lot in an established neighborhood, built without an alley. The lot is flat, rectangular, and without any floodplain, slope, or other environmental constraints.


The residence, constructed in 1952 with an attached carport and was converted into an addition this year without permits. The applicant enclosed the attached carport on or before June of 2019. The enclosure is for a new bedroom and the expansion of the kitchen and dining room areas. The enclosure brings a total of 4 bedroom for the household. The applicant has submitted a parking variance for 0 parking spaces behind the rear wall of the house, where 2 spaces are required. The current parking requirements call for a parking space be 9 x 18. The current driveway measures approximately 18 x 25 and can accommodate two vehicles side by side in the front yard. A third parking space in the front yard would not increase the hard surface by 50% as the lot width is 60 feet.

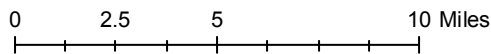
The applicant has also submitted a variance request for 3 accessory structures, with an aggregate total of 333 square feet, where only 200 square feet is allowed for a size lot of 5,000 to 9,999 square feet. Our aerials show an existing patio cover that measures 12' x 15' or 180 square feet before 2001. Our aerials also show a storage shed located on the northern corner of the lot that measures 9 x 7 or 63 square feet, that was installed after 2003. During our site visits, an accessory structure was discovered that was not noted on the site plan. This structure measures 9' x 10' or 90 square feet. All three accessory structures meet current setbacks for "A-5" Single Family. The carport enclosure and accessory structures were constructed without permits or BOA approval.

Location Map



COUNCIL DISTRICTS

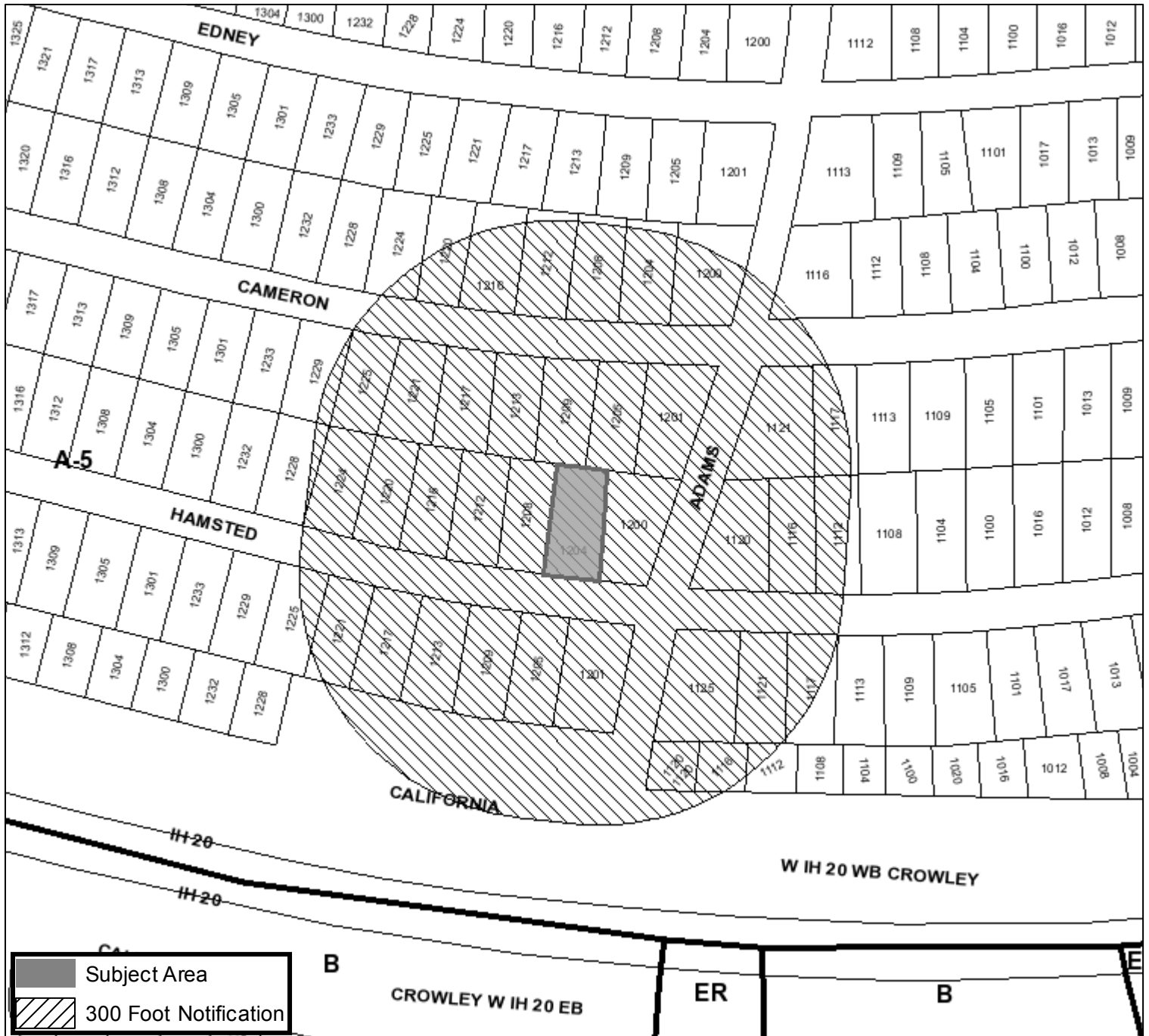
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh





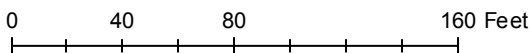
Area Zoning Map

Applicant: Francisco Fuentes by Manuel Hermsillo
Mapsko: 90V
Commission Date: 9/18/2019



0 87.5 175 350 Feet

Aerial Photo Map



BAR-19-092
1204 Hamsted Street



APPLICATION TO THE ZONING BOARD OF ADJUSTMENT BAR-19-092 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: 1204 Hamsted St. Fort Worth TX 76115
 Lot/Tract: 17 Block/Abstract: 17/8 Lot Size: 1,005 square feet
 Legal Description: Addition/Survey: _____

Owner's Name: Francisco Fuentes
 Address: 1204 Hamsted St.
 City: Fort Worth State: TX Zip: 76115
 Tele: (817) 879-7105 E-Mail: manuelhermosillo@gmail.com

Applicant's Name: Manuel Hermosillo
 Address: 1204 Hamsted St
 City: Fort Worth State: TX Zip: 76115
 Tele: (817) 879-7105 E-Mail: manuelhermosillo@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
We are closing the existing car pool with wooden walls for use as a bedroom with the dimensions 11 by 8 ft in the front, 29 by 8 ft in the side and 11 by 8 ft in the back.

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

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

Previous Board of Adjustment Case filed on this property: Yes No
 Date 7/09/19 Case Number(s) PB19-08002

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

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning _____ HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>8/16/19</u>	FEE AMOUNT PAID: <u>300.00</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>D.L.</u>	CASE NO. <u>BAR19-092</u>
----------------------------------	-----------------------------------	----------------------------	-----------------------------	------------------------------

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. The variance is not a self-created as it is following the the car pool structure that was already in place, no added area was made, the structure is just being closed.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. The variance being sought is meant to close the car pool structure that was already in place, it was not created by the property owner, rather closing off a wall of an original 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 variance would be in harmony with the intent and purpose of the comprehensive plan and zoning ordinance as it is unique to the property and not common to other properties.

4. The variance will not adversely affect the health, safety, or welfare of the public. The variance does not adversely affect the health, safety or welfare of the public as it is for private use, a bedroom.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The variance does not affect the appropriate use of adjacent property as it follows the car pool structure that was already there.

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity) Manuel K Date 8-11-19

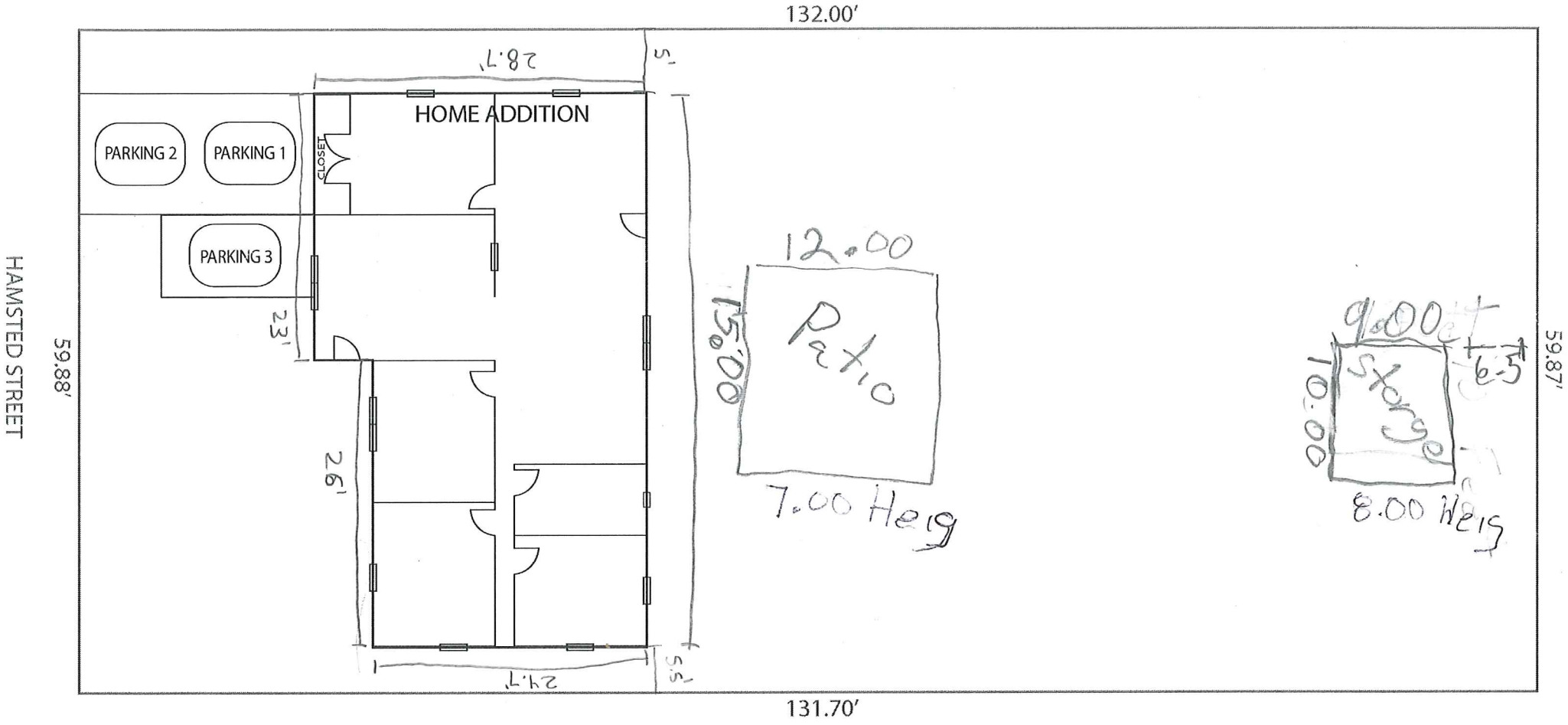
BAR-19-092

SITE PLAN

W/ HOME ADDITON

REVISED
09/06/19

3/4 INCH = 10 FEET



LOT 21, BLOCK 8
GREENBRIAR ADDITION
VOLUME 388-N, PAGE 1

TITLE COMPANY: NORTH AMERICAN TITLE, 7th
G.F. NO.: TX047710252
ADDRESS: 1204 HAMSTED STREET
BUYER:
SELLER:

LOT 20, BLOCK 8
GREENBRIAR ADDITION
VOLUME 388-N, PAGE 1

BAR-19-092

LOT 16, BLOCK 8
GREENBRIAR ADDITION
VOLUME 388-N, PAGE 1

LOT 17, BLOCK 8
GREENBRIAR ADDITION
VOLUME 388-N, PAGE 1

LOT 18, BLOCK 8
GREENBRIAR ADDITION
VOLUME 388-N, PAGE 1

BASIS FOR BEARINGS
IS PLAT CALL ALONG
THIS LINE.

THE UNDERSIGNED HAS REVIEWED AND
RECEIVED A COPY OF THE SURVEY
James J. Jentel

DATE: _____

N08°14'00"E 132.00'

S08°14'00"W 131.70'

S81°46'00"E 59.87'

R=2141.21'
L=59.88'
CH=N82°03'11"W
CL=59.87'

- MAIL BOX
- AC
- ET
- CONC DRIVE
- CONC CARPORT
- WOOD DECK
- COVERED PATIO
- COVERED PORCH
- COVERED PORCH
- PATIO
- POOL
- RETAINING WALL
- PLANTER
- POOL EQUIP
- STAIRS
- SIGN
- POOL EQUIP
- GRAVEL DRIVE
- MAIL BOX
- AC
- ET
- CONC WALK
- CONC
- WOOD DECK
- COVERED PATIO
- COVERED PORCH
- COVERED PORCH
- PATIO
- POOL
- RETAINING WALL
- PLANTER
- POOL EQUIP
- STAIRS
- SIGN
- POOL EQUIP
- GRAVEL DRIVE

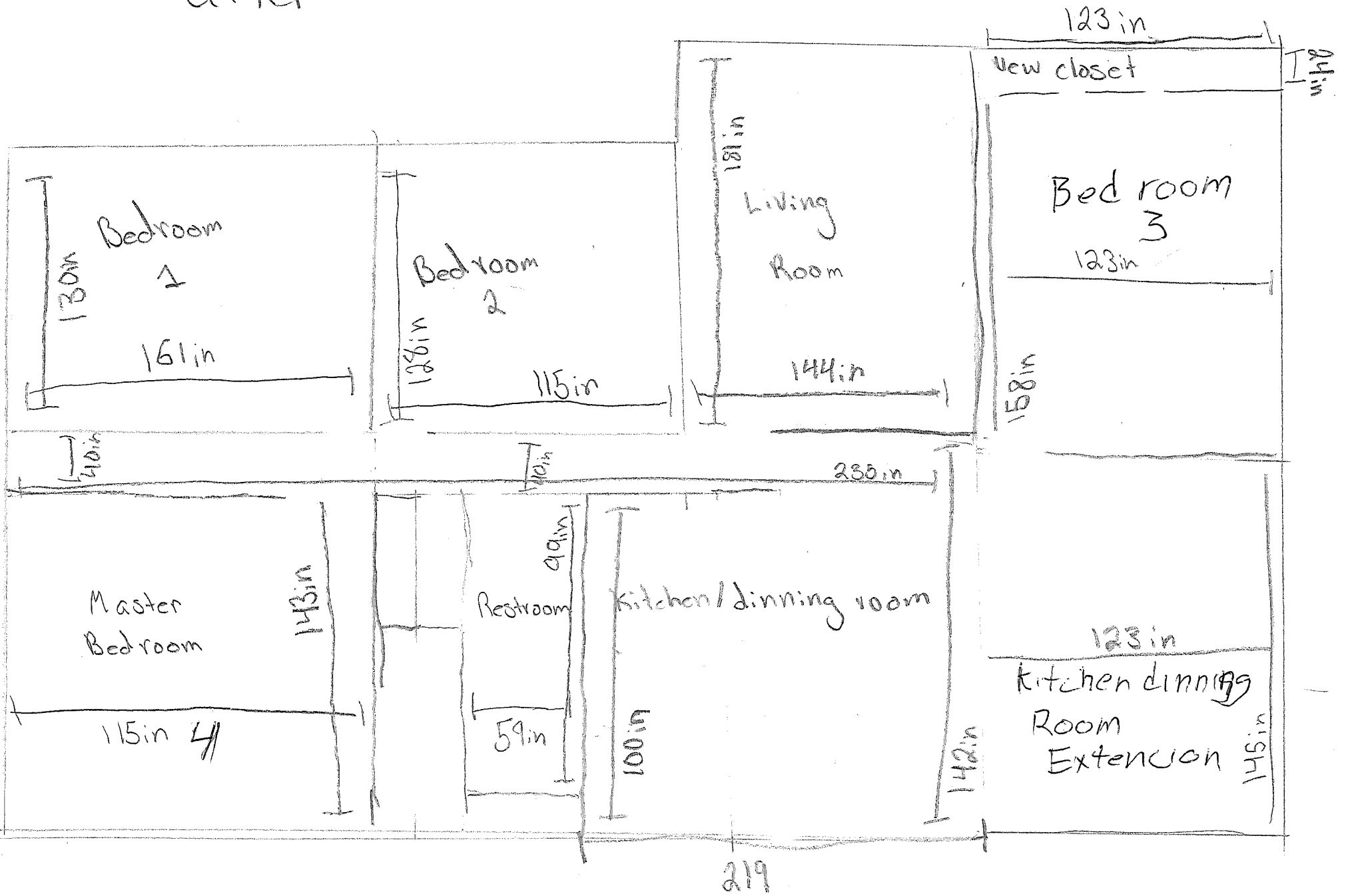
HAMSTED STREET
50' RIGHT OF WAY
31.0' BACK TO BACK
ASPHALT PAVEMENT



The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown: (b) shows all visible and apparent easements, encroachments and protrusions: (c) I have examined the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Area Map No. 480596 0415H Effective date August 2, 1995 and it appears that the property lies within Zone X, and is NOT located within a 100 year flood zone.

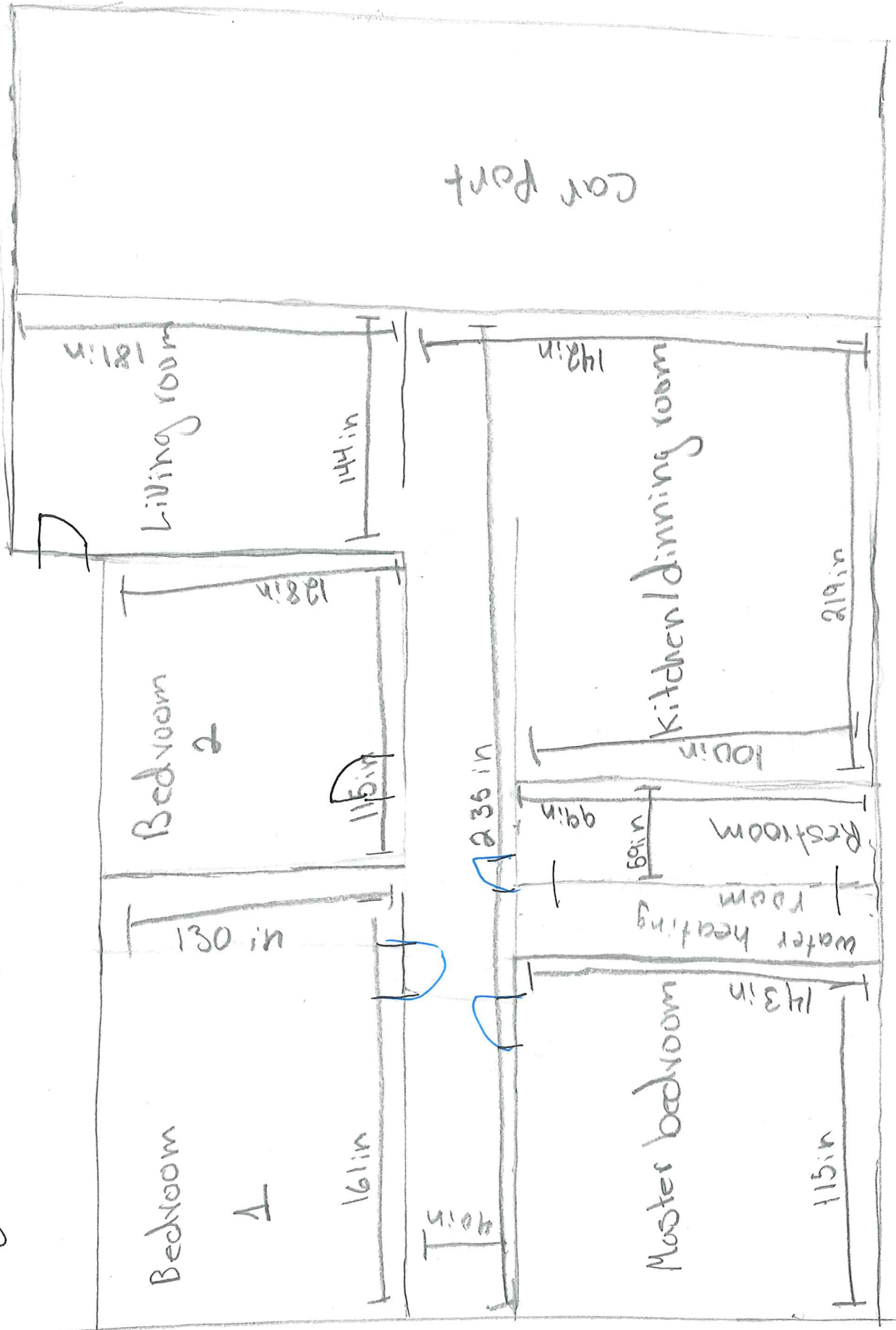
004 1:25:18 PM, 4-20

after



BAR-19-092

Existing





**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-112

Address: 3410 Avenue J
Owner: Rosa F. Escalera
Zoning: "A-5" One-Family

- a. **SPECIAL EXCEPTION:** permit an existing 5-foot open design fence in the front yard.
- b. **VARIANCE:** permit a 6-foot, open design fence when 5 feet is allowed by special exception, excessive by 1 foot.

Allowed fence by right: 5 foot open design fence
Requested Fence: 6 foot open design fence

- c. **SPECIAL EXCEPTION:** permit an existing 4-foot solid fence in the front yard.
- d. **VARIANCE:** permit an existing for a 5 foot solid fence when 4 feet is allowed by special exception, excessive by one foot

Not allowed: 4 foot solid fence in the front yard
Requested Fence: 5 foot solid fence in the front yard

GENERAL INFORMATION

REGULATION:

5.305 Fences

B. 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 four 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.
- c. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluded chain link) that does not obscure visibility and is no greater than 50 percent in density may be permitted within the minimum required front yard, platted front yard, or projected front yard of one-family and two-family residential dwellings as a special exception by the Board of Adjustment provided the following are met:
 - I. The fence will be compatible with the existing use and permitted development of the adjacent properties;
 - II. The applicant obtains the consent of the property owners of the properties adjacent to the applicant's property and property owners of the property located directly across the street from the applicant's property. Fence designs may include columns to a maximum height of five feet, six inches (5'6").

LOT HISTORY:

None

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

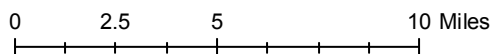
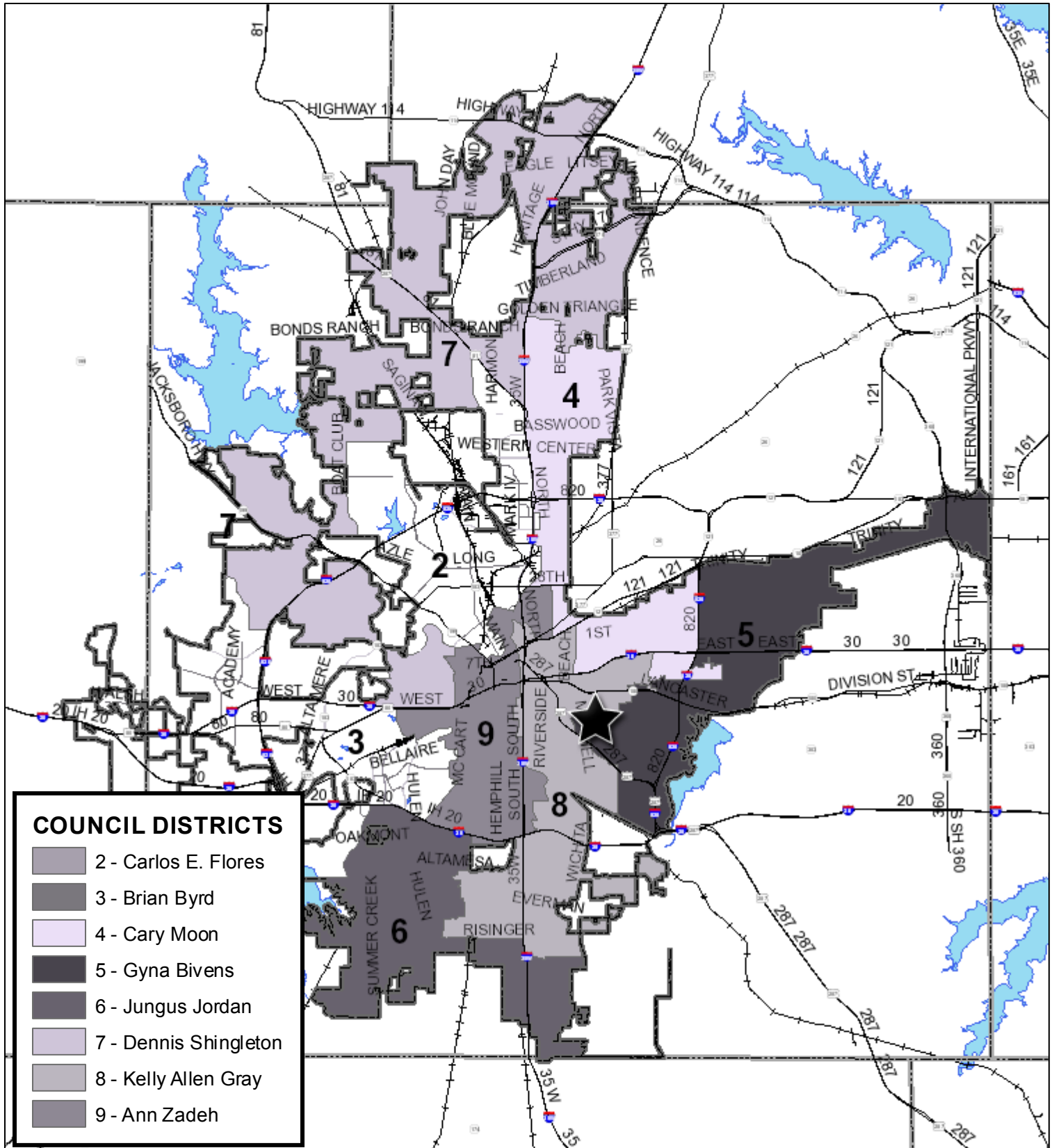
The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth, ISD, Polytechnic Heights NA, East Fort Worth, INC., Southeast Fort Worth INC., and East Fort Worth Business Association.

**EXISTING
CONDITIONS:**

The subject property contains a single-family residence in an established neighborhood, built with an alley. The lot is flat with a rectangular shape, and without any floodplain, slope, or other environmental constraints.

A Special Exception and Variance have been requested for a 6 foot, open design fence where 5 is allowed by special exception. According to Google Street View, the fence was installed between January 2013 and June 2014. Although the fence is taller than five feet, the tallest point of the fence is located at the gate for the driveway at 6 feet. A second special exception has been requested for two portions of the fence that are 5 feet and solid, where a 4 foot solid fence is allowed with a special exception. The first solid portion is located on the eastern side of the lot and the other on the western side. According to our aerials the solid portions of the fence were installed in 2014. There are a few homes on the block face that have approximately 4 to 5 foot open design fences in the front yard. No homes on the block face have solid fences in the front or projected front yard. The open design fence only, **is compatible** with the neighborhood.

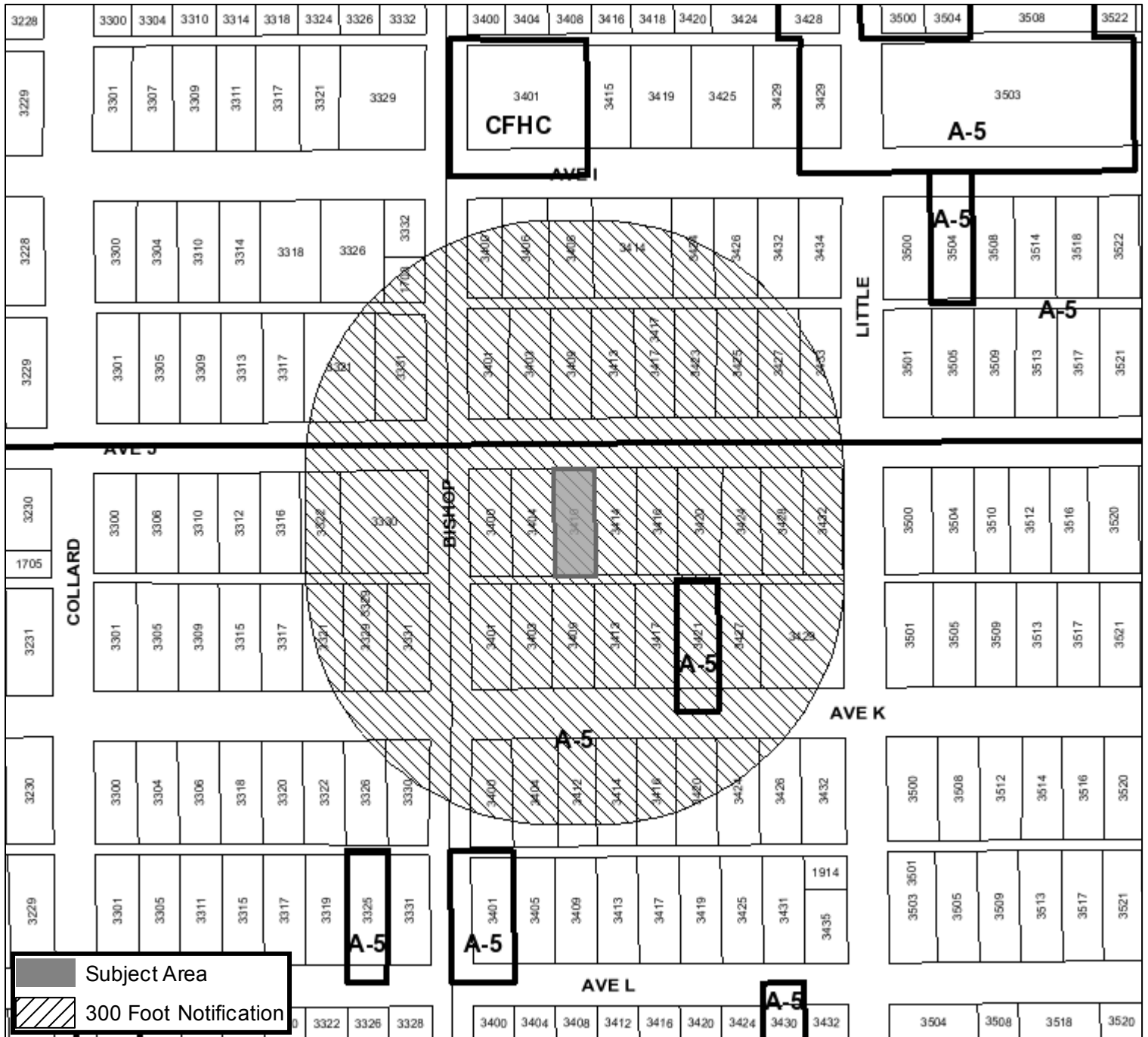
Location Map





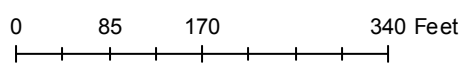


Area Zoning Map

Applicant: Rosa Escolera
MapSCO: 78Q
Commission Date: 11/20/2019



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 37.5 75 150 Feet



BAR-19-112
3410 Ave J



BAR-19-112
3410 Ave J



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

FORT WORTH®

BAR-19-112

Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3410 Ave J
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: _____

Owner's Name: Rosa Escalera
 Address: 3410 Ave J
 City: Fort Worth State: Tx Zip: 76105
 Tele: (817) 347-0839 E-Mail: rosa.escalera81@yahoo.com

Applicant's Name: Rosa F Escalera
 Address: 3410 A J
 City: Fort Worth State: Tx Zip: 76105
 Tele: (817) 347-0839 E-Mail: rosa.escalera81@yahoo.com

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

Material: Metal
 Structure: Fence

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

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section 6 foot open design fence in front yard
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning A-5 HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>9/25/19</u>	FEE AMOUNT PAID : <u>\$950</u>	# OF REQUESTS: <u>3</u>	RECEIVED BY: <u>Aide</u>	CASE NO. <u>BAR 19-112</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. yes we have created it ourselves.

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.

According too the circumstances I really do need my fence the way it IS, According too how things are arand my neighborhood?

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

Our intention is to just live peaceful and in order, with our neighbors.

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

No, it helps my kids safety my 1-year old and 2 year old. My neighbors sell drugs and there's always alot of people around I have to be locked.

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

No in no way, instead I'll give us safety.

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.**

Certificacion

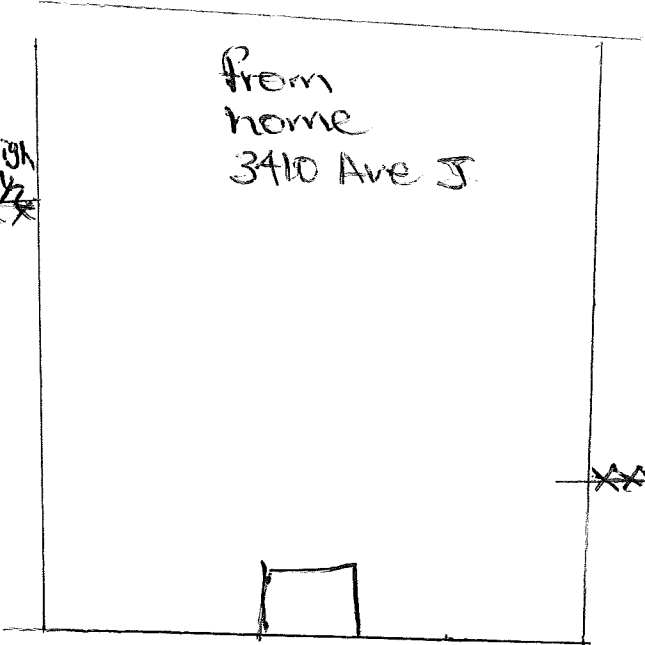
Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity) Rosa E Escalera Date 7-15-19

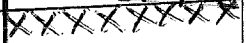


BAR-19-112

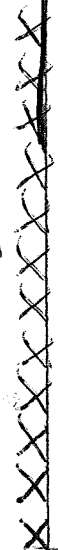


From home
3410 Ave J.

Crane high
Door 7 1/2



4 ft high



5.3 high

Drawway

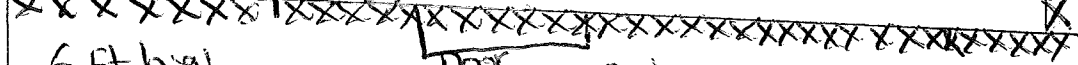


6 FT



4 ft high

Door



6 ft high



Door 5.3 high



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-115 Address: 1832 N. Edgewood Terrace
 Owner: Maria Reyna Barrios
 Zoning: “A-7.5” One-Family

- a. **SPECIAL EXCEPTION:** to permit the construction of a carport in the front yard, where none are allowed.
- b. **VARIANCE:** to allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces
Requested Parking: Zero (0) spaces

GENERAL INFORMATION

REGULATION:

4.705 “A-5” One-Family

C. Property Development Standards

Side Yard: Interior lot 5 feet minimum

D. Other Development Standards

- 2. Parking.** Two spaces per dwelling unit, 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.

5.301 Accessory Uses on Residential Lots

B. Non-Habitable Accessory Structures

2. Private garages, private carports, or private porte-cocheres

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

LOT HISTORY:

Code Compliance complaint CC19-00681 building carport without permit (9/24/2019).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth ISD, Neighborhoods of East Fort Worth, Central Meadowbrook NA, West Meadowbrook NA, East Fort Worth, Southeast Fort Worth INC., and East Fort Worth Business Association.

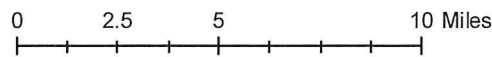
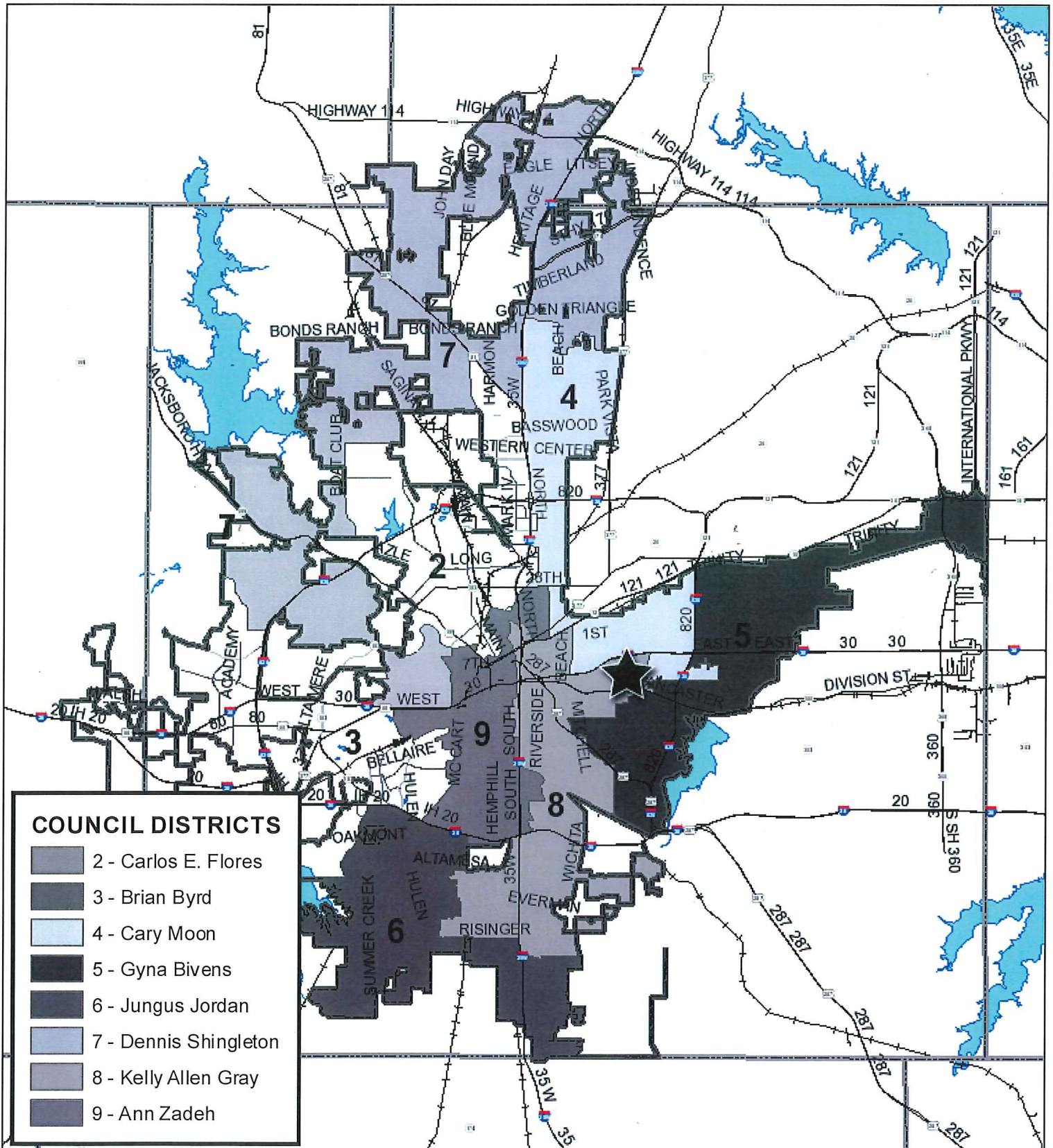
**EXISTING
CONDITIONS:**

The subject property contains a single-family residence in an established neighborhood, built without an alley. The lot is flat, rectangular, and without any floodplain, slope, or other environmental constraints.

The applicant has submitted a parking variance for 0 parking spaces behind the front wall of the house, where 2 spaces are required. The house was originally constructed with an attached garage in 1953. According to Google street view, the garage shows to be enclosed before 2007. It is unclear when the garage was converted into habitable space. The current parking requirements for a parking space is 9' x 18'. The current driveway measures approximately 18' x 42' and can accommodate two vehicles side by side in the front yard.

The proposed carport will be 20' x 20' and 9 feet in height and is shorter than the main house. Our aerials show a carport just north of the subject property and another directly across the street. Both carports existed before 2001. Although front yard carports are not common on the block face, the proposed special exception **is compatible** with surrounding land uses.

Location Map

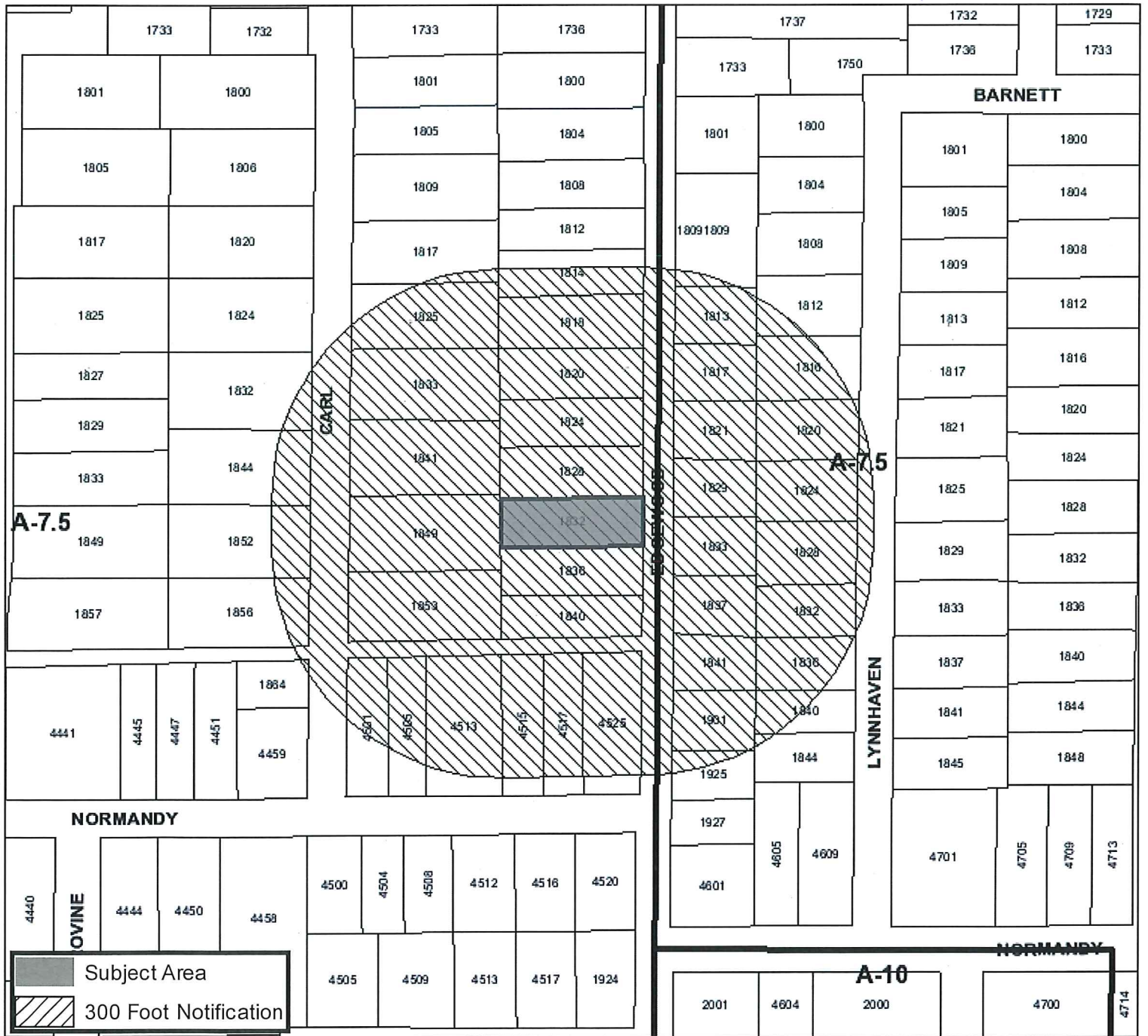




BAR-19-115

Area Zoning Map

Applicant: Maria Reyna Barrios
Mapsc0: 79A
Commission Date: 11/20/2019



A-7.5

A-7.5

LYNNHAVEN

BARNETT

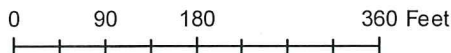
NORMANDY

OVINE

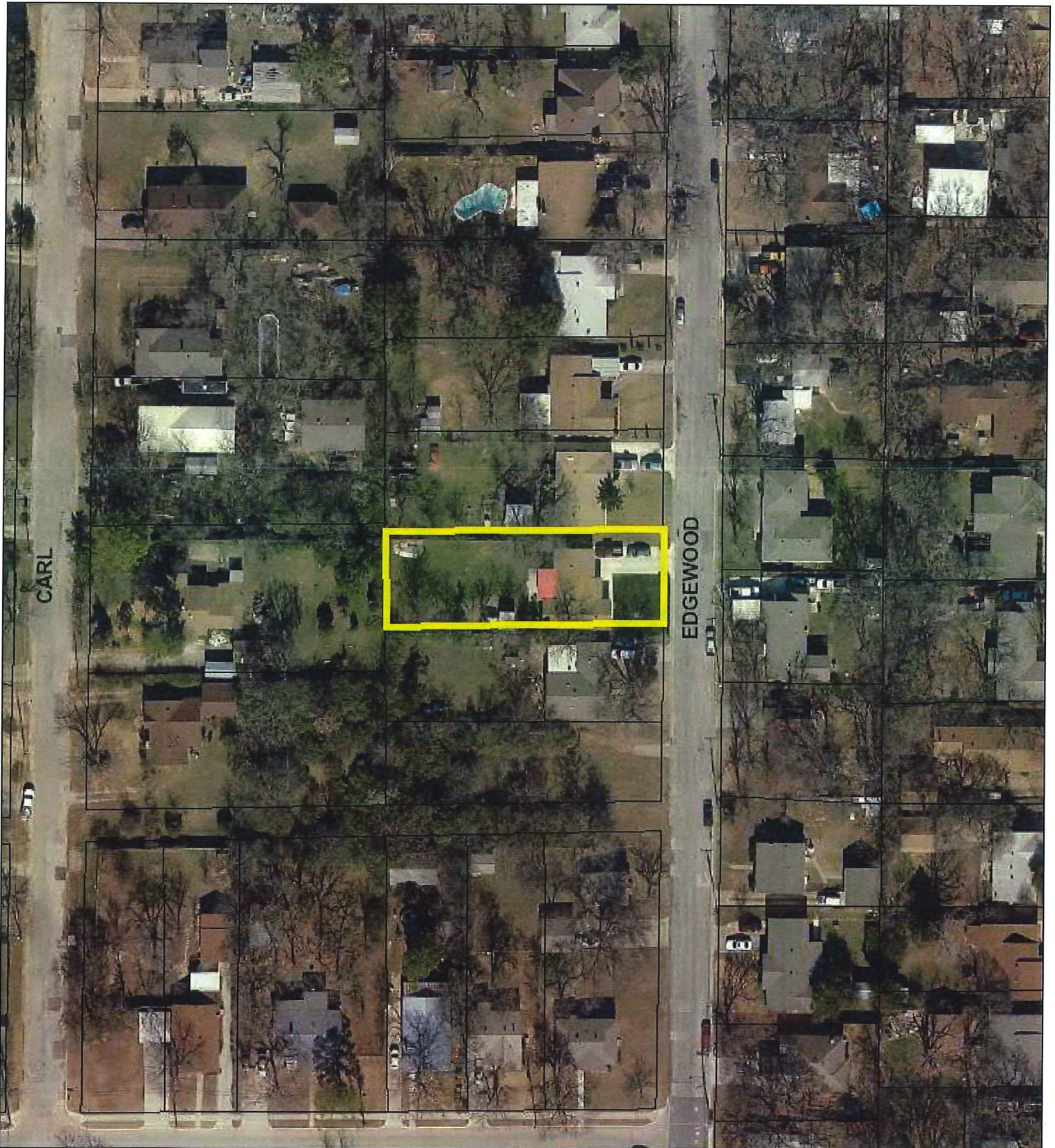
NORMANDY

A-10

Subject Area
 300 Foot Notification



Aerial Photo Map



0 55 110 220 Feet



BAR-19-115
1832 N. Edgewood Ter



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



Planning and Development

BAR-19-115

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: 1832 N. Edgewood Ter. Ft. Worth. TX 76103
 Lot/Tract: 7 B Block/Abstract: 3 Lot Size: 184 Ft.
 Legal Description: Addition/Survey: _____

Owner's Name: Maria Reyna Barrios
 Address: 1832 N. Edgewood Terrace
 City: Fort Worth State: TX Zip: 76103
 Tele: (817) 566-6319 E-Mail: reynar168@gmail.com

Applicant's Name: Maria Reyna Barrios
 Address: 1832 N. Edgewood Terrace
 City: Fort worth State: TX Zip: 76103
 Tele: (817) 566-6319 E-Mail: reynar168@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Metal carport the use is to cover the vehicles 20x20 ft. and 9 ft. height. Materials: 8x8 plates with 4 1/2 anchor bolts, 4x4 square tubing 11 ga., 2x6 rectangle tubing 11 ga., 2x6 C purlings PBR panels 16 ga.

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

Owner Occupied Variance (One and Two Family Homes) for Section S19 Front Yard Carport/Existing
 Special Exception for Section S.30A.3
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning A-7.5 HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>10/16/19</u>	FEE AMOUNT PAID: <u>800.00</u>	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>A.P.</u>	CASE NO. <u>BAR-19-115</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. yes, we start to build the structure only.

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. not in any way is for convenience or financial reasons.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. No

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity) Maria Reyna Baniños Date 10-17-19

PROPERTY LINE
64.66'

LOT 7-B
BLOCK 3

PROPERTY LINE



METAL SHED

PROPERTY LINE

BAR-19-115

114.3'

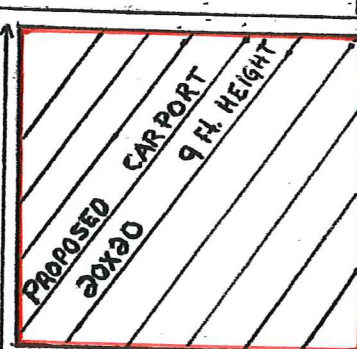
5.3'

EXISTING RESIDENCE

Height

15 ft.
7.6'

184.00'



3"

4.75'

33.8'

42.10'

28.67'

PROPERTY LINE

CUAD LINE

N. EDGEWOOD TERRACE



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-118 Address: 1618 Belmont Avenue
Owner: Ramon Muzquiz
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the continued use of a residential lot with a 45-foot lot width

Required lot width: 50 foot lot width
Requested width: 45 foot of lot width

- b. **VARIANCE:** permit the continued use of a carport encroaching into the side yard

Required Setback: 5 foot side yard setback
Requested Setback: 0 foot side yard setback

GENERAL INFORMATION

REGULATION:

4.704 "A-5" One-Family

C. Property Development Standards

Lot Width: 50 Feet minimum at building line
Side Yard: Interior lot 5 Feet minimum

LOT HISTORY:

None

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth ISD, Inter-District 2 Alliance, North Side NA, and Tarrant Regional Water District.

**EXISTING
CONDITIONS:**

The subject property contains a single family house in an established neighborhood. The corner lot is rectangular, generally flat, and without any floodplain, or other environmental constraints. The applicant has submitted a variance request in order to build a new garage on the lot with a 45-foot lot width, where a 50-foot is required, deficient by 5 feet. The lot exceeds the minimum 5,000 lot square foot area requirement. The lot was originally platted with two adjacent lots to face NW 16th Street approximately 100 years ago with 50-foot wide lots that were 140 feet deep. However, the three lots were informally subdivided to face Belmont Avenue prior to the house's construction in 1926. When the three lots were divided among the 140-foot depth, only the lot at the corner of NW 16th Street and Belmont met the 50-foot minimum lot width.

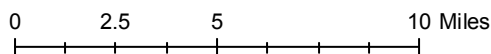
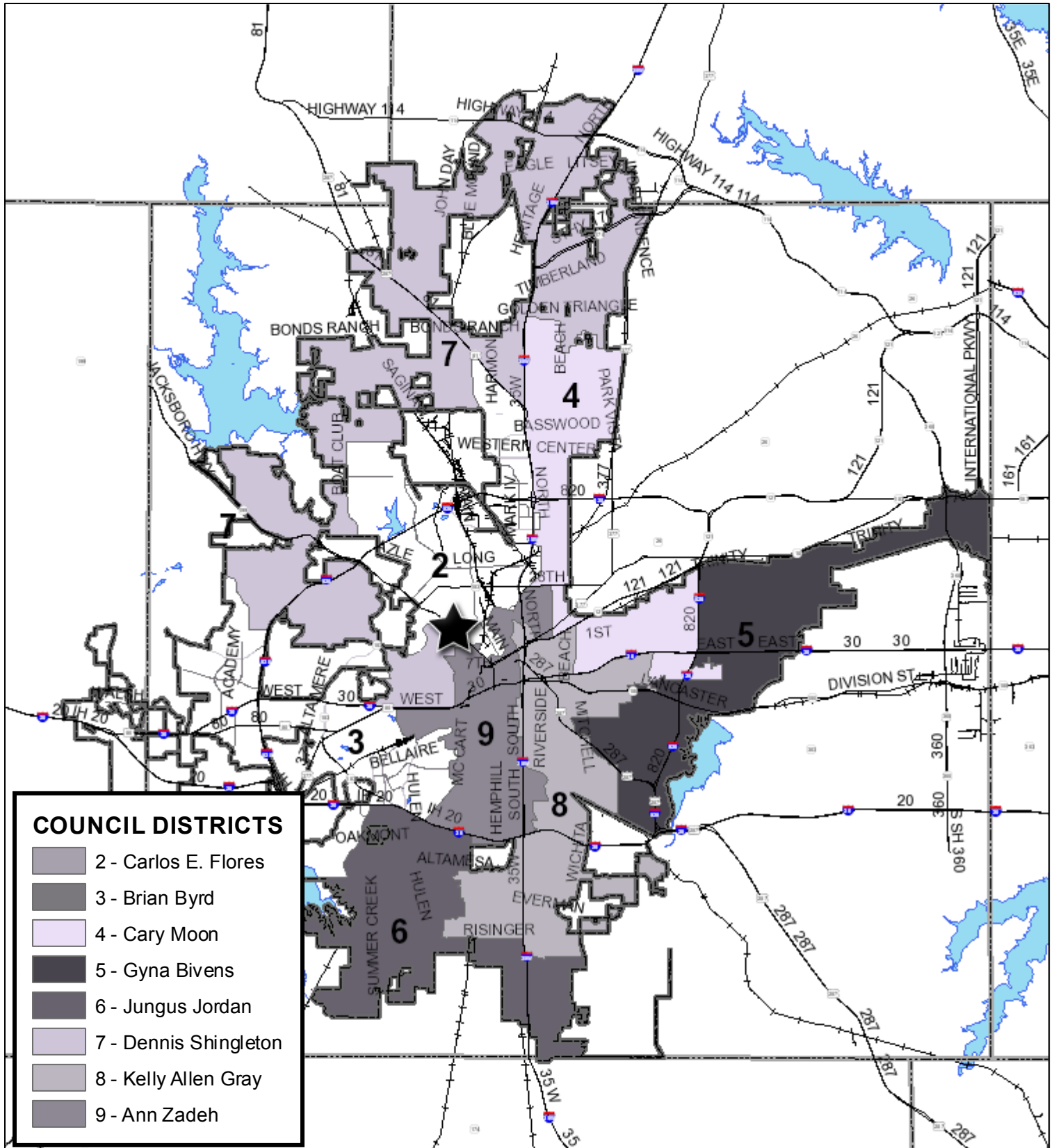
The applicant has submitted for a variance to permit the continued use of a carport that encroaches 5 feet into the required 5-foot side yard setback, leaving no side-yard setback. The carport is 11 wide by 52 feet long that will fully cover 2 vehicles along the northern side of the house. According to historical aerials, the carport was constructed between 1990 and 2001. No building permit or prior BOA approval was



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

found. The neighboring house to the north is approximately 10 feet away from the common property line. Both variances are for the lot as shown on the proposed plat, instead of the original platted lot lines.

Location Map





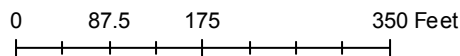


Area Zoning Map

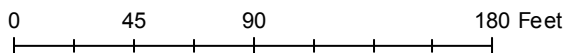
Applicant: Ramon Muzquiz
Mapsko: 62N
Commission Date: 11/20/2019



 Subject Area
 300 Foot Notification



Aerial Photo Map



BAR-19-118
1618 Belmont Avenue



**SOLICITUD A LA
MESA DIRECTIVA DE AJUSTE DE ZONIFICACION
CIUDAD DE FORT WORTH, TEXAS**



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

POR FAVOR ENTREGUE UN PLANO DE SITIO DETALLADO

Dirección de local afectada: 1618 Belmont Ave. Ft Worth TX 76164
 Lote/Tracto: _____ Bloque/Abstracto: _____ Tamaño de Lote: _____
 Descripción Legal: Adición/Topografo: _____

Nombre de Propietario: Ramon A. Mozquiz Telefono: (817)626-5059
 Dirección: 1618 Belmont Ave.
 Ciudad: Ft. Worth Estado: TX Código Postal: 76164
 Correo Electronico: armandomozquiz3@hotmail.com

Nombre de Solicitante: Ramon A. Mozquiz Telefono: 8176265059
 Dirección: 1618 Belmont Ave.
 Ciudad: Ft. Worth Estado: TX Código Postal: 76164
 Correo Electronico: armandomozquiz3@hotmail

Provee una descripción del Proyecto existente/propuesta, con tipo/uso de la estructura, dimensiones, altura, y materiales:
 ① El terreno así fue comprado de ese ancho
 (The land was purchased with that width)
 ② El terreno es de 10 Ft x 42 Ft. y la estructura es de metal
 (The carport is 10 feet x 42 feet and the structure is made out of metal)

Documentos adicionales pueden ser sometidos para apoyar su caso, si suministran fotos, por favor etiqüete cada imagen.

Estado de Proyecto: Existente Bajo Construcción Propuesto
 Status of Property: Ocupado por Propietario Terreno vacío No Ocupado por el Propietario

Caso anterior de la Mesa Directiva presentado en esta propiedad: Si No
 Fecha: _____ Numero(s) de Caso: _____

¿El propósito de esta solicitud es proporcionar adaptaciones razonables para una(s) persona(s) con discapacidades? Si No

En caso afirmativo, la solicitud se dirigirá al Director de Planificación y Desarrollo o al Administrador de Zonificación para su revisión de Conformidad con la Ordenanza No 22098-03-2016, "Alojamiento razonable o Modificación para Usos Residenciales." Las solicitudes bajo una revisión de la Ordenanza de Adaptación Razonable no serán escuchadas por la Mesa Directiva de Ajuste. Consulte la Ordenanza No 22098-03-2016 (Capítulo 17, División V) para obtener más información.

NOTA AL PERSONAL: En caso afirmativo, envíe una copia de esta aplicación y de los archivos adjuntos al Administrador de Zonificación.

¿Ha informado a su Asociación de Propietarios de Viviendas Si No o Vecinos Si No de la solicitud?

Para ver las audiencias: <http://www.fortworthtexas.gov/>, haga clic en "Ver en línea ahora" y "Tablero de ajuste de vídeo".

SOLAMENTE PARA EL USO DEL PERSONAL: ZONIFICACIÓN

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

FECHA RECIBIDA: <u>10/18/19</u>	CUOTA PAGADA: <u>\$450⁰⁰</u>	# DE SOLUCITUDES: <u>2</u>	RECIBIDO POR: <u>[Signature]</u>	NUMERO DE CASO: <u>BAR-19-118</u>
------------------------------------	--	-------------------------------	-------------------------------------	--------------------------------------

Propuesta de Solicitud, Solamente para Varianza

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

1. La varianza no es una dificultad auto-impuesta. SI - el Terjaban (Yes, the carport is)
NO el terreno ASI estaba (No, the land was already like that)

2. La propiedad donde se busca la varianza tiene circunstancias únicas existentes en la propiedad, como el área, la forma, o inclinación de terrano; que las circunstancias únicas no fueron creadas por el propietario de la propiedad; que la solicitud no es meramente financiera o por conveniencia; y que la circunstancia no se debe a las condiciones generales del distrito de zonificación de la propiedad.
SI ASI estaba plater el terreno
(yes, the land was platted that way)

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

4. La varianza no afectará negativamente la salud, la seguridad o el bienestar del público.
NO AL CONTRARIO ALLUDAR AL AREA
(No on the contrary, it will help the are)

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

Reconocimiento

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

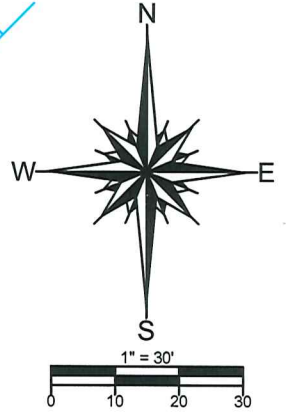
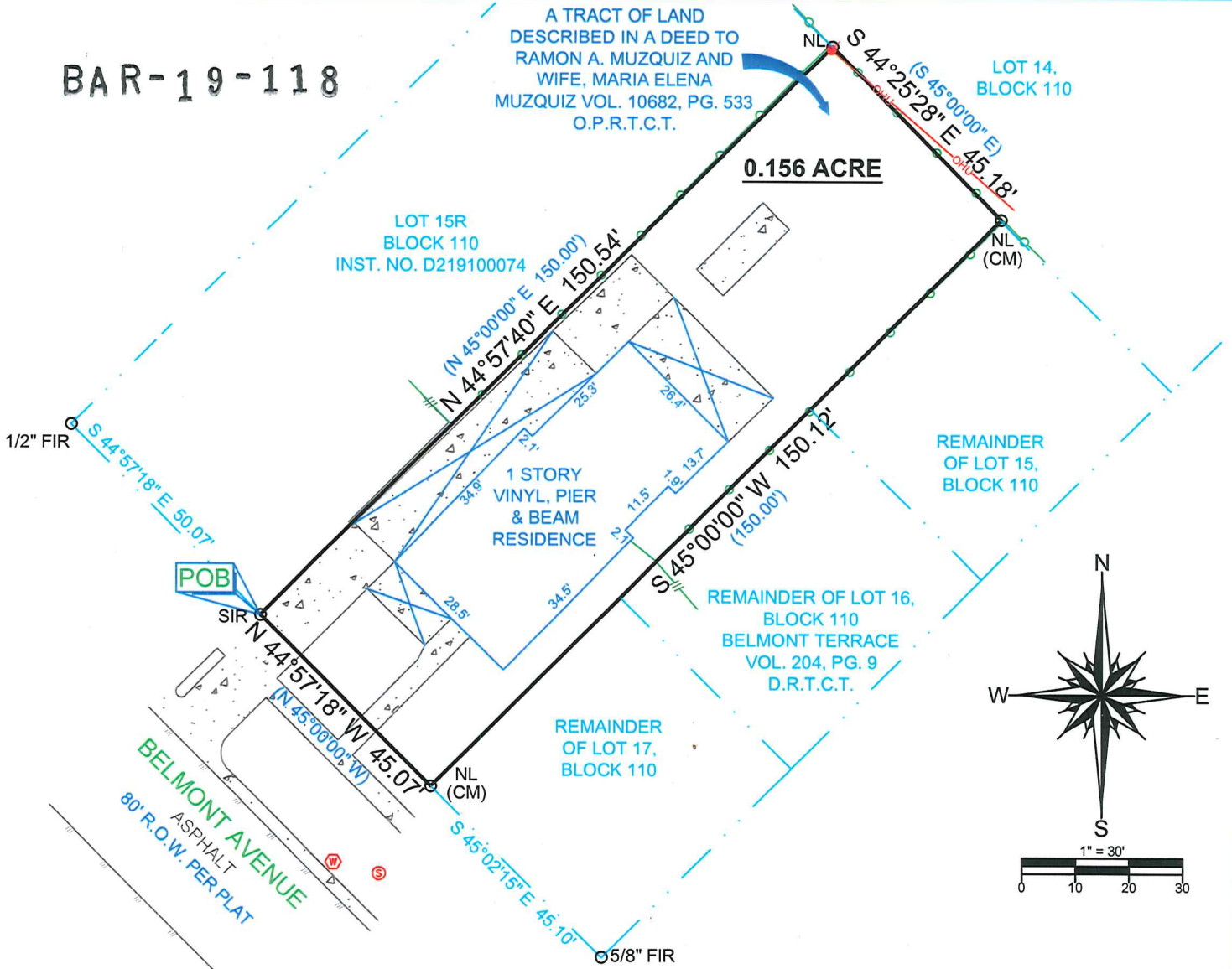
Firmado por: El Propietario Solicitante o Agente

Ramón González

Fecha: 10-18-19

BAR-19-118

A TRACT OF LAND DESCRIBED IN A DEED TO RAMON A. MUZQUIZ AND WIFE, MARIA ELENA MUZQUIZ VOL. 10682, PG. 533 O.P.R.T.C.T.



All that certain lot, tract or parcel of land lying and being situated in the City of Fort Worth, Tarrant County, Texas and being part of Lots 15, 16 and 17, Block 110, Belmont Terrace Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 204 Page 9, Plat Records, Tarrant County, Texas and also being all of that called 6,750 square feet of land described in deed to Ramon A. Muzquiz and wife, Maria Elena Muzquiz recorded in Volume 10682, Page 533, Official Public Records, Tarrant County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod set stamped "KAZ" for the South corner of Lot 15R, Block 110, Belmont Terrace, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Instrument Number D219100074, Plat Records, Tarrant County, Texas and being in the Northeasterly line of Belmont Avenue;

THENCE along the common line of said Lot 15R and this tract, North 44 degrees 57 minutes 40 seconds East, 150.54 feet to a 60D nail found for the East corner of said Lot 15R;

THENCE South 44 degrees 25 minutes 28 seconds East, 45.18 feet to a 60D nail found;

THENCE South 45 degrees 00 minutes 00 seconds West, 150.12 feet to a 60D nail found, from which a 5/8 inch iron rod found for the Southwest corner of Lot 17, Block 110, of Belmont Terrace Addition, bears South 45 degrees 02 minutes 15 seconds East, a distance of 45.10 feet and being in the Northeasterly line of said Belmont Avenue;

THENCE along said Northeasterly line, North 44 degrees 57 minutes 18 seconds West, 45.07 feet to the POINT OF BEGINNING and containing 0.156 of an acre of land, more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Fort Worth, Community Number 480596 effective date 3-21-2019 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 190 L of said map.

SURVEYORS CERTIFICATION

Certified to Armando Muzquiz.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 07-10-2019, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

LEGEND

	= POWER POLE
	= WATER METER
	= SEWER MANHOLE
	= RIGHT-OF-WAY
	= FOUND IRON ROD
	= 60D NAIL
	= SET IRON ROD W/CAPPED
	= CHAIN LINK FENCE
	= WOOD FENCE
	= OVER-HEAD UTILITIES
	= ASPHALT
	= CONCRETE





TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 190598

DRAWN BY: MLB

DATE: 07-15-2019

R.P.L.S.

MICHAEL R. KERSTEN

2

AVE

23

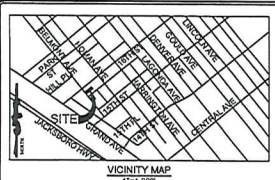
GOULD

340

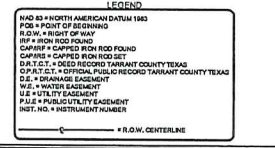


BAR-19-118

BAR-19-118

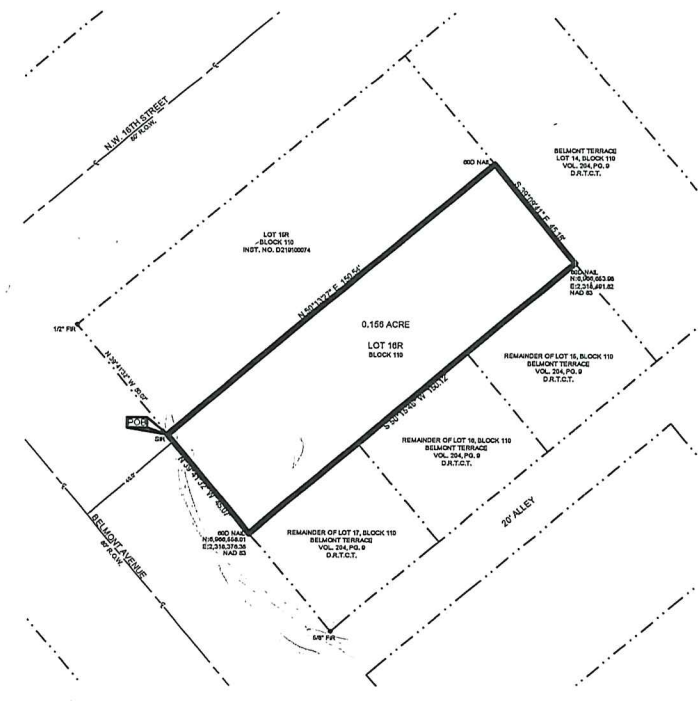


- GENERAL NOTES:
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 - FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, COMMUNITY NUMBER 40599 EFFECTIVE DATE 5-21-2010 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" FLOOD AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 190 L OF SAID MAP.
 - WATER DEBT:**
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECDICATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
 - WATER SERVICE:**
WATER IS SUPPLIED BY CITY OF FORT WORTH WATER SERVICE.
 - SEWER SERVICE:**
SEWER IS SERVED BY CITY OF FORT WORTH
 - ELECTRIC SERVICE:**
ELECTRIC SERVICE PROVIDED BY TXU/ENCORE
 - TRANSPORTATION IMPACT FEES:**
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
 - PRIVATE COMMON AREAS AND FACILITIES:**
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION CLUB/HOUSE/EXERCISE BUILDINGS AND FACILITIES.
 - THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.**
 - BUILDING PERMITS:**
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
 - UTILITY EASEMENTS:**
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 - CONSTRUCTION PROHIBITED OVER EASEMENTS:**
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.
 - PRIVATE MAINTENANCE NOTE:**
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
 - URBAN FORESTRY COMPLIANCE WITH ORDINANCE 16816-05-2009 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.**
 - SITE DRAINAGE STUDY NOTE:**
A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE DRAINAGE PLAN IN SOME CASES MAY BE NECESSARY TO SHOW CONFORMANCE). IF THIS SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.
 - FLOODPLAIN RESTRICTION NOTE:**
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND JOB STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) INTENDING TO CONSTRUCT WITHIN THE FLOODPLAIN WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
 - FLOODPLAIN/FLOODWAY/RAINWAY/EMERGENCY AND PUBLIC ACCESS EASEMENT MAINTENANCE NOTE:**
THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL, TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTURATED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTIES CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAYS CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76206
PHONE: (846) 282-6646
TOLL-FREE: 800-233-1100

OWNER:
RAMON A. MUZQUIZ AND MARIA ELENA MUZQUIZ
1618 BELMONT AVE.
FORT WORTH, TX 76104
PHONE: (817) 828-6656



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Ramon A. Muzquiz and Maria Elena Muzquiz are the owners of all that certain lot, tract or parcel of land lying and being situated in the City of Fort Worth, Tarrant County, Texas and being part of Lots 15, 16 and 17, Block 110, Belmont Terrace Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 204 Page 8, Plat Records, Tarrant County, Texas and also being all of that called 0.158 acre of land described in deed to Ramon A. Muzquiz and wife, Maria Elena Muzquiz recorded in Volume 10002, Page 033, Official Public Records, Tarrant County, Texas and being more fully described by reference to said deeds;

BEGINNING at a capped iron rod stamped "KAZ" for the South corner of Lot 16R, Block 110, Belmont Terrace, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Instrument Number D219100074, Plat Records, Tarrant County, Texas and being in the Northwesterly line of Belmont Avenue;

THENCE along the common line of said Lot 15R and this tract, North 44 degrees 57 minutes 40 seconds East, 150.54 feet to a 600 nail found for the East corner of said Lot 15R;

THENCE South 44 degrees 25 minutes 20 seconds East, 45.18 feet to a 600 nail found;

THENCE South 45 degrees 02 minutes 00 seconds West, 150.12 feet to a 600 nail found, from which a 5/8 inch iron rod found for the Southwest corner of Lot 17, Block 110, of Belmont Terrace Addition, bears South 45 degrees 02 minutes 16 seconds East, a distance of 45.10 feet and being in the Northwesterly line of said Belmont Avenue;

THENCE along said Northwesterly line, North 44 degrees 57 minutes 18 seconds West, 45.07 feet to the POINT OF BEGINNING and containing 0.158 of an acre of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT RAMON A. MUZQUIZ AND MARIA ELENA MUZQUIZ DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 16R, BLOCK 110, BELMONT TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: RAMON A. MUZQUIZ _____ / 2010 DATE
BY: MARIA ELENA MUZQUIZ _____ / 2010 DATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAMON A. MUZQUIZ AND MARIA ELENA MUZQUIZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ COUNTY
MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, MICHAEL R. KERSTEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

MICHAEL R. KERSTEN R.P.L.S. # 6977 DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC, DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES _____

CITY OF FORT WORTH CASE NUMBER: FS-168_

COUNTY RECORDING / FILE DATA BLOCK

PLAT NUMBER BY DOCUMENT ID: _____

DATE _____

REPLAT
LOT 16R, BLOCK 110
BELMONT TERRACE

BEING 0.158 OF AN ACRE SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ACCORDING TO A DEED RECORDED IN INST. NO. D219100074 P.R.T.C.T.



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

Continued Cases

BAR-19-106

Address: 6954 Tamarack Road
Owner: Scott Hamilton
Zoning: "A-5" One-Family

- a. **SPECIAL EXCEPTION:** permit an existing 4-foot solid wood fence in the established projected front yard
- b. **VARIANCE:** permit an existing 6-foot solid fence in the projected front yard, when 4 feet is allowed by special exception, excessive by 2 feet

Allowed fence by right: no solid fence allowed

Requested Fence: 6 foot solid fence

- c. **SPECIAL EXCEPTION:** permit an existing 5-foot open design fence in the front yard.
- d. **VARIANCE:** permit a 6-foot, open design fence when 5 feet is allowed by special exception, excessive by 1 foot.

Allowed fence by right: 5 foot open design fence

Requested Fence: 6 foot open design fence

GENERAL INFORMATION

REGULATION:

5.305 Fences

B. 2 One-Family and Two-Family Residential Dwellings.

2. 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 four 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 the following prescribed setbacks:

- a. The platted building line; **(25)**
- b. The setback for the applicable zoning district; or **(20)**
- c. The setback of the nearest building on either side that is the closest to the street, up to a maximum setback of fifty **(50)** feet, provided that said setback is not the result of a variance granted by the Board of Adjustment.

F. Projected Front Yard Setbacks

1. Corner lot.

- a. Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard required on the lot adjacent to the rear of the corner lot or separated only by an alley.
- d. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluded chain link) that does not obscure visibility and is no greater than 50 percent in density may be permitted within the minimum required front yard, platted front yard, or projected front yard of one-family and two-family residential dwellings as



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

a special exception by the Board of Adjustment provided the following are met:

- III. The fence will be compatible with the existing use and permitted development of the adjacent properties;
- IV. The applicant obtains the consent of the property owners of the properties adjacent to the applicant's property and property owners of the property located directly across the street from the applicant's property. Fence designs may include columns to a maximum height of five feet, six inches (5'6").

LOT HISTORY: Code Enforcement Case 19-532971, 8' fence in projected front yard, 9/4/19.

**COMPREHENSIVE
PLAN DESIGNATION:** Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:** The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth ISD, Ridglea Area Neighborhood Alliance, Bomber Heights NA, Ridglea Hills Addition, NA, Ridglea Hills NA, Ridglea Country Club Estates HA, Tarrant Regional Water District, and NAS Fort Worth JRB RCC.

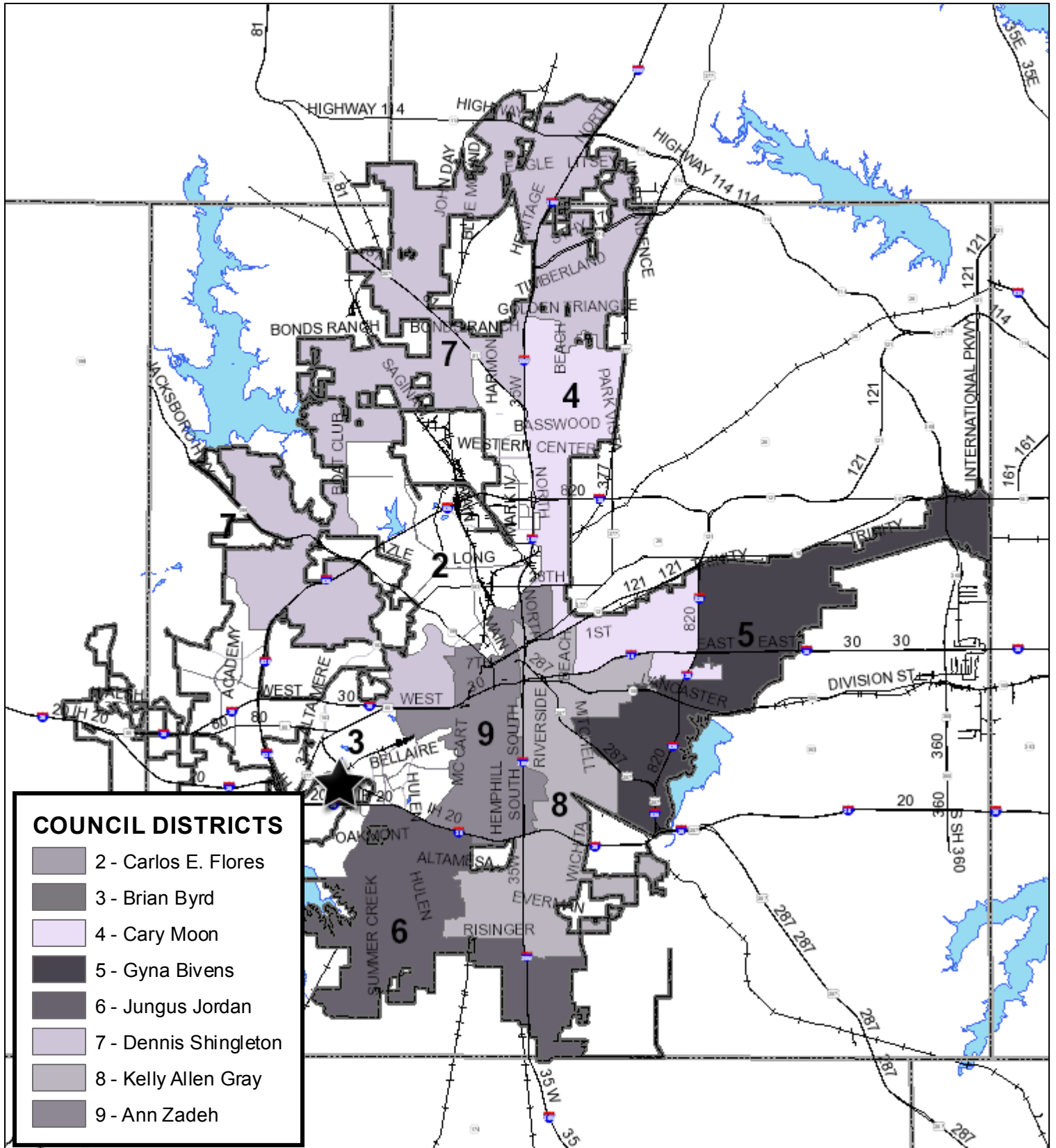
**EXISTING
CONDITIONS:** The subject property contains a single-family residence in an established neighborhood, built without an alley. The lot is flat with a square shape, and without any floodplain, slope, or other environmental constraints.

A Special Exception has been requested for an existing solid design fence located in the projected front yard along the western side of the property. The depth of the projected front yard is established by the house to the north, which is approximately 60 feet from their front property line. Since the adjacent house is more than 50 feet to the property line, a maximum of 50 feet is established as the projected front yard. Since the projected front yard requirements were adopted in 2004, but do not apply to the houses because they were built before that date and are grandfathered as legal non-conforming structures.


However, the solid fence constructed in 2019 is subject to the Special Exception standards for a fence in the projected front yard and extends 34 feet in front neighbors' house to the north. No other solid fences in the front yard or projected front yard on this block face are noted and the neighbor's driveway is immediately adjacent to the common property line. Therefore, the Special Exception **is not compatible** with surrounding land uses. A variance for the solid fence in the projected front yard has been submitted to leave the fence at 8 feet in height, where 4 feet is the maximum allowed with a Special Exception.

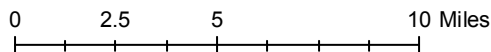
The case was continued from the October 16, 2016 meeting to correct an agenda error. The applicant has reportedly cut his solid fence to 6 feet and has formally requested the request now be a 6 foot solid fence with the gate to the drive entrance be a 6 foot open design fence. The support petition that was submitted in the October 2019 notes an 8 foot solid fence which is more intensive than a 6 foot fence.

Location Map



COUNCIL DISTRICTS

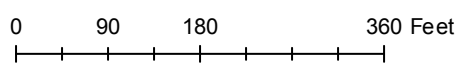
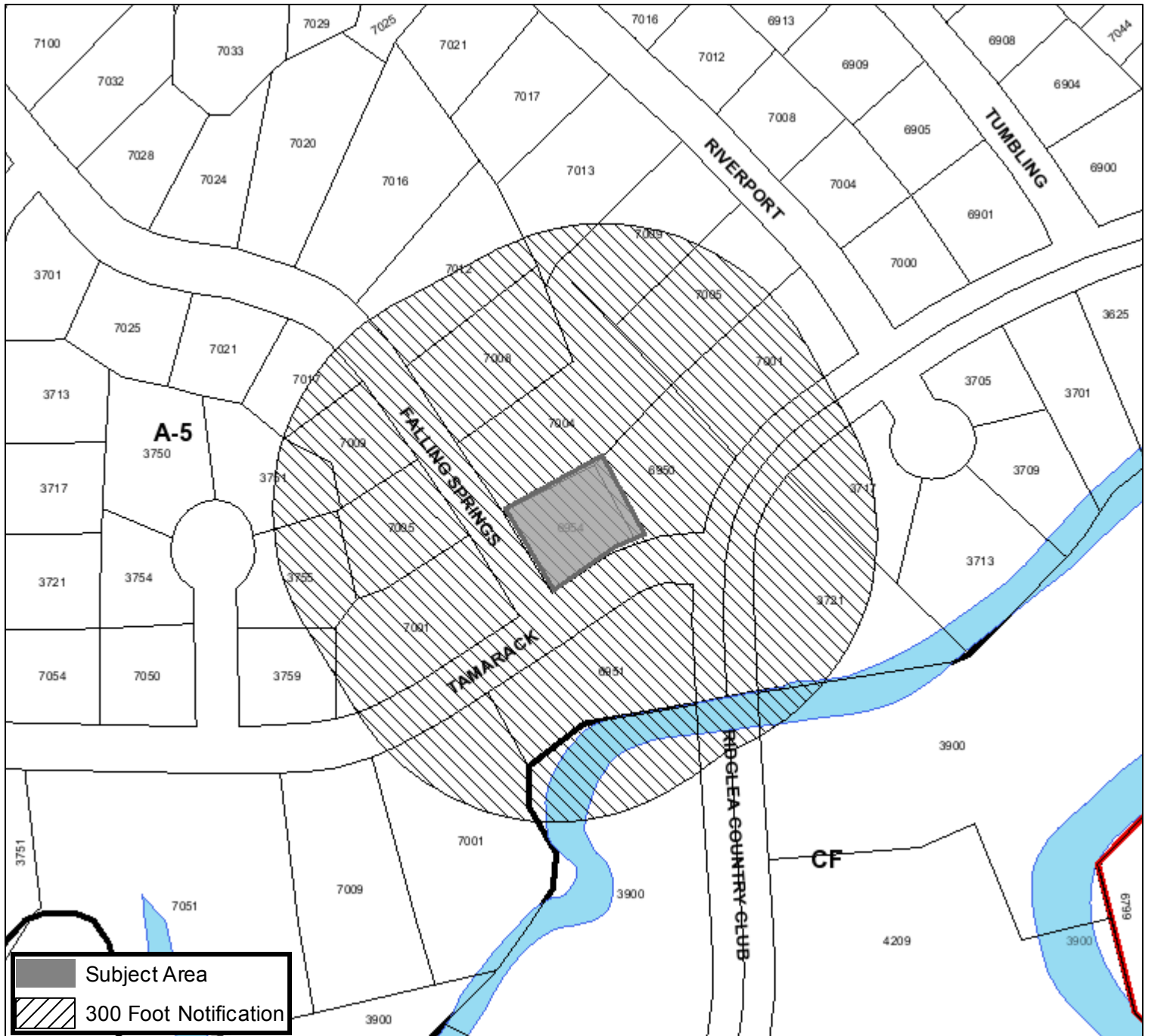
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh





Area Zoning Map

Applicant: Scott Hamilton
MapSCO: 88B
Commission Date: 10/16/2019



Aerial Photo Map



0 55 110 220 Feet



BAR-19-106
6954 Tamarack Road



BAR-19-106



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

Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 6954 TAMARACK RD FT WORTH 76116
Lot/Tract: Block/Abstract: Lot Size:
Legal Description: Addition/Survey:

Owner's Name: SCOTT HAMILTON
Address: 6954 TAMARACK RD
City: FT WORTH State: TX Zip: 76116
Tele: (817) 705-7105 E-Mail: SCOTT@LONSMITH.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:
8' FENCE AND GATE IN BACK YARD AND ACCRO ACROSS DRIVEWAY CEDAR BOARD ON BOARD CAPPED

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

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

Previous Board of Adjustment Case filed on this property: [] Yes [X] 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

[] Owner Occupied Variance (One and Two Family Homes) for Section
[] Special Exception for Section
[] Non-Owner Occupied Case for Section [] Interpretation of the Regulation \$400

Zoning HCLC Approval/Applied NEZ Approval /Applied Urban Village []

Table with 5 columns: DATE RECEIVED (09/16/2019), FEE AMOUNT PAID (\$800.00), # OF REQUESTS (2), RECEIVED BY (Sperry), CASE NO. (Bar-19-106)

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. YES I BUILT IT.

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.

FENCE IS FOR PRIVACY: SECURITY CLEARLY IN BACK AND SIDE NOT FRONT 4' ISN'T SAFE FOR CHILDREN POOL OR PETS

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity)  Date 9-9-19



BAR-19-106

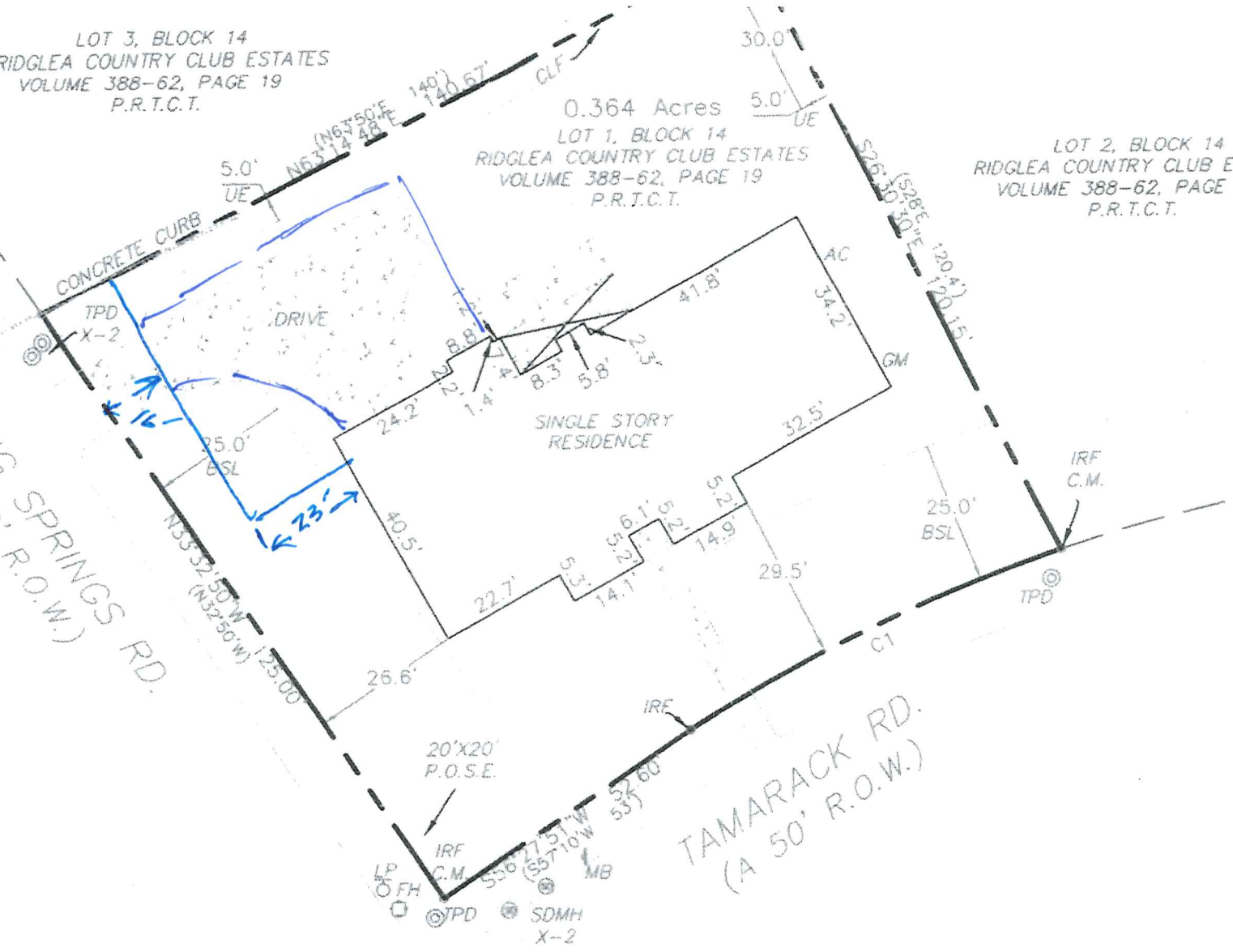
LOT 3, BLOCK 14
RIDGLEA COUNTRY CLUB ESTATES
VOLUME 388-62, PAGE 19
P.R.T.C.T.

0.364 Acres
LOT 1, BLOCK 14
RIDGLEA COUNTRY CLUB ESTATES
VOLUME 388-62, PAGE 19
P.R.T.C.T.

LOT 2, BLOCK 14
RIDGLEA COUNTRY CLUB E.
VOLUME 388-62, PAGE
P.R.T.C.T.

FALLING SPRINGS RD.
(A 50' R.O.W.)

TAMARACK RD.
(A 50' R.O.W.)



BAR-19-106



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-113

Address: 13108 Willow Crossing Drive
Owner: Scott L. and Betty M. Holloway by Jeremy Cozart
Zoning: "A-43" One-Family

- a. **VARIANCE:** permit the construction of a detached garage into side-yard setback

Required Setback: 25 foot side yard setback
Requested Setback: 15 foot side yard setback

GENERAL INFORMATION

REGULATION:

4.701 "A-43" One-Family
C. Property Development Standards
Side Yard: Interior lot 25 feet minimum

LOT HISTORY:

ZC-06-194 Council initiated zoning change from "AG" to "A-43" approved (8/15/2006)
Planning and Development building permit PB19-11226 Permit for residential
accessory structure. Hold (10/2/2019)
Planning and Development building permit PB18-014435 Single family residential.
Finalized (3/11/2019)

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

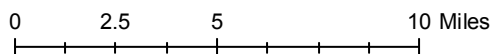
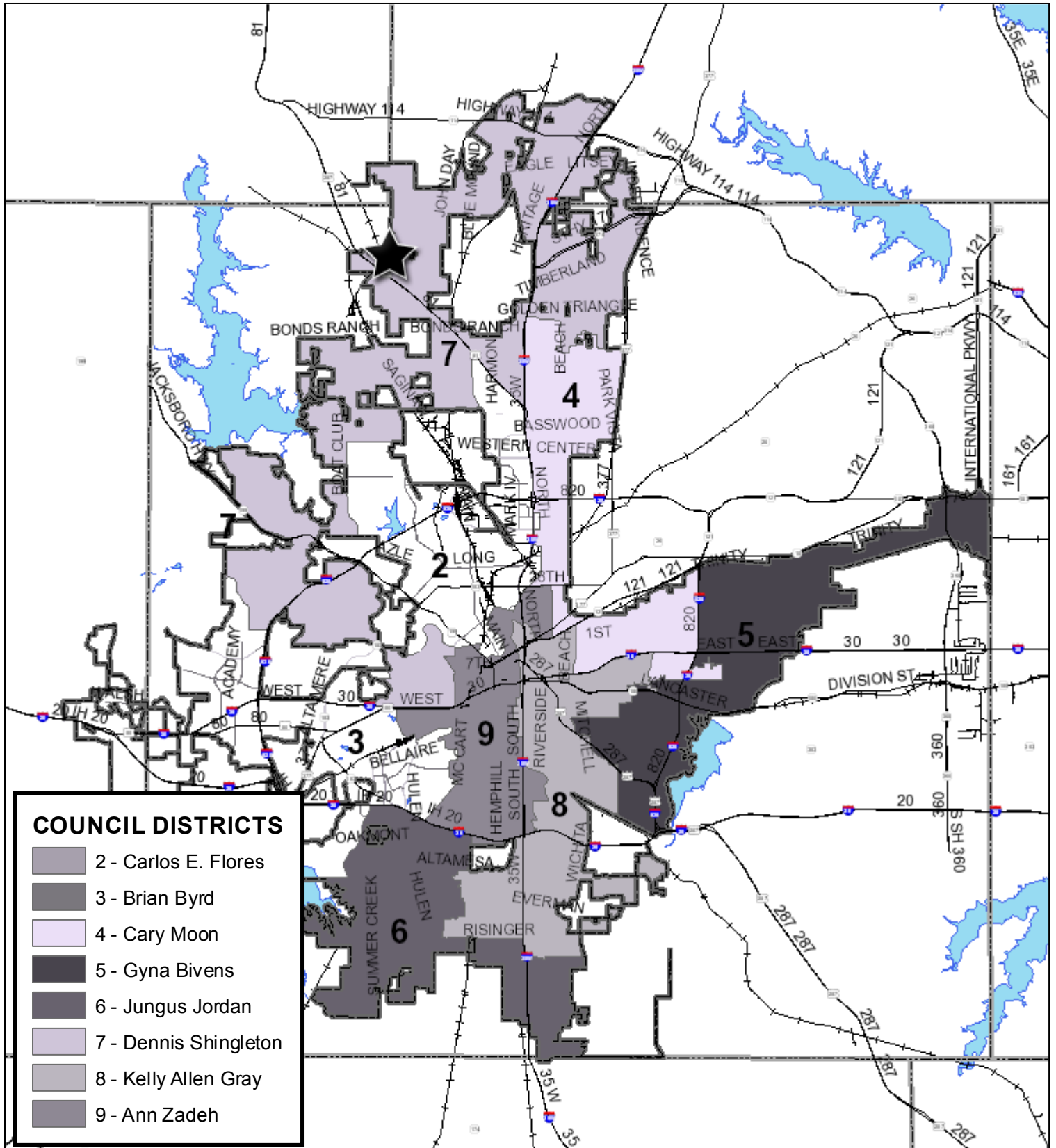
The following registered associations were sent early notification: Trinity
Habitat for Humanity, Streams And Valleys, Inc., North Fort Worth Alliance,
Spring Ranch HOA, and Northwest ISD.

**EXISTING
CONDITIONS:**

The subject property contains a recently constructed single-family residence in an
established neighborhood, built without an alley. The lot is flat, square shaped, and
without any floodplain, slope, or other environmental constraints.

The property contains a three-car garage attached to the house, and a variance
request has been submitted to permit the construction of a detached garage that
would encroach 10 feet into the required 25-foot side-yard setback, creating a 15-foot
side-yard setback. The new structure is 30' x 40' or 1,200 square feet, and is 21 feet
tall. The proposed structure will be 6 feet shorter than the main house. The detached
garage will have windows on the northern and south side of the structure. The
proposed windows on the northern side will face an empty lot. The proposed windows
of the southern side will be approximately 130 feet from the neighbor's property line to
the south. No windows will be installed on the side that faces the neighbor's to the
east. The detached garage is shown to have a porch extension that measures 10' x
40' on the southern side of the proposed detached garage.

Location Map





Area Zoning Map

Applicant: Scott Holloway by Jeremy Cozart
Mapsc0: 5T
Commission Date: 11/20/2019



0 95 190 380 Feet

Aerial Photo Map



0 65 130 260 Feet



BAR-19-113
13108 WILLOW CROSSING DR



**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: 13108 Willow Crossing DR
 Lot/Tract: 10 Block/Abstract: 1 Lot Size: 1 ACRE
 Legal Description: Addition/Survey: Willow Springs Ranch

Owner's Name: Scott Holloway
 Address: 13108 Willow Crossing DR
 City: NADET State: TX Zip: 76052
 Tele: (214) 316-9080 E-Mail: sh1a@scdglobal.net

Applicant's Name: Jeremy Cozart
 Address: 428 Nine Mile Bridge Rd
 City: Fort Worth State: TX Zip: 76135
 Tele: (817) 737-2282 E-Mail: jeremy.cozart@aol.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Accessory building 30x40x16 w/ 10x40 porch All metal
construction on foundation MAX height 21'

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?
 N/A

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

STAFF USE ONLY: Zoning A-43

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: side yard setback for second garage on lot.
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>10-4-19</u>	FEE AMOUNT PAID : <u>300</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>Aide</u>	CASE NO. <u>BAR-19-113</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. THERE IS NO MODIFICATIONS
to the ORIGINAL SITE PLANS

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.

IN ORDER TO MAINTAIN STRAIGHT LINE DRIVEWAY
the VARIANCE from 25' FT to 15' IS NEEDED. IT IS A 30' x 40'
BUILDING w/ 10' OVERHANG. MAJORITY of HOMES IN WILLOW SPRINGS RANCH
HAVE 15' VARIANCES.

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

YES THIS VARIANCE WOULD BE IN HARMONY - APPROVED
by the NEIGHBORHOOD ARCHITECTURAL COMMITTEE - AS IT
IS IN LINE WITH OTHER VARIANCES IN THE NEIGHBORHOOD

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

IT WILL NOT AFFECT THE HEALTH, SAFETY OR WELFARE

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

IT WILL NOT INJURE THE ADJACENT PROPERTY. THE VARIANCE
STILL HAS 15' FROM MY PROPERTY EDGE - NON-BUILDABLE LOT
NEXT TO VARIANCE

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.

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. ENTENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.

Signed by the Owner / Applicant or Agent

(Circle appropriate entity)

Date 10/14/19

B & D SURVEYING, INC.
FIRM NO. 101247-00



P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com

DATE: 03/13/2019
B & D JOB #: 1807087
TECH: LA/MRD

LEGEND

	CONCRETE		WROUGHT IRON FENCE
	BRICK		R.R. TIE RETAINING WALL
	ASPHALT		BRICK WALL
	WOOD		STONE WALL
	STONE		OVERHEAD ELECTRIC LINE
	GRAVEL		IRF(S) = IRON ROD FOUND (SET)
	"B&D" = RED CAP STAMPED		CM = CONTROLLING MONUMENT
	"B&D SURVEYING" = YELLOW CAP STAMPED		FD = FOUND MON.
	"2437" = YELLOW CAP STAMPED		W/YC = WITH YELLOW CAP
			"LBS" = YELLOW CAP STAMPED

TITLE SURVEY

COPYRIGHT © 2019 B & D SURVEYING INC. ALL RIGHTS RESERVED

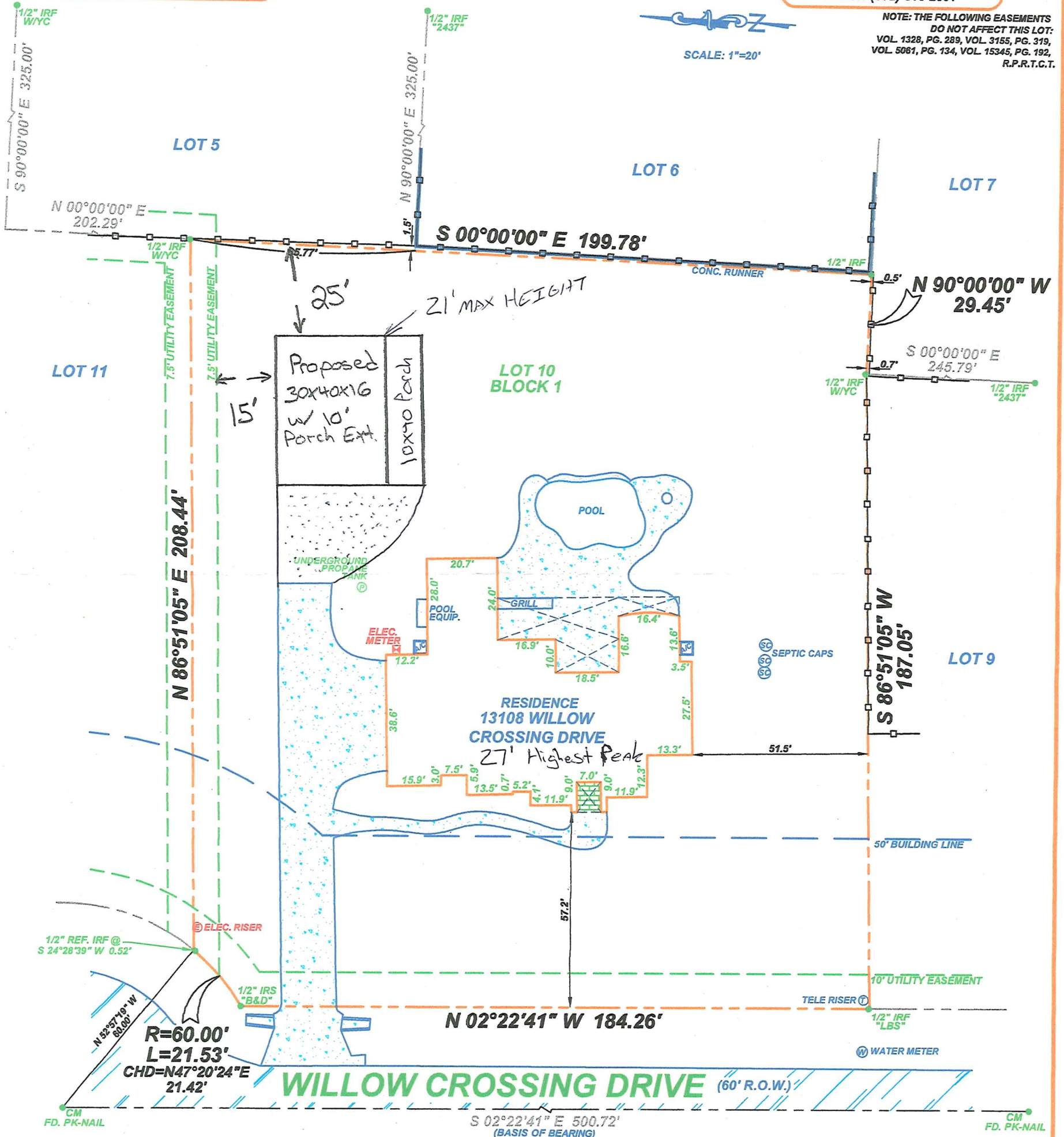


GF#: 25980DFW

Trinity Title of Texas - Coppell
230 North Denton Tap Road
Suite 102
Coppell, TX 75019
Phone: (972)-318-2881

NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS LOT:
VOL. 1328, PG. 289, VOL. 3155, PG. 319,
VOL. 5061, PG. 134, VOL. 15345, PG. 192,
R.P.R.T.C.T.

SCALE: 1"=20'



13108 WILLOW CROSSING DRIVE, LOT 10, BLOCK 1, WILLOW SPRINGS RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8425, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS.

PROPERTY DESCRIPTION

SURVEYORS CERTIFICATION
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0035K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER, IF ANY, LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) BEFORE STARTING ANY CONSTRUCTION, CALL DIGTESS TO LOCATE ANY POSSIBLE UNDERGROUND LINES. "CALL 811 BEFORE YOU DIG, ITS THE LAW."
- 6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

FIELD SURVEY DATE: 3/12/2019
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-116

Address: 5825 Dennis Avenue
Owner: Edwardo Meza
Zoning: "A-5" One-Family

- a. **VARIANCE:** allow 0 parking spaces behind the front building wall
- Required Parking: 2 spaces
Requested Parking: 0 spaces

GENERAL INFORMATION

REGULATION:

4.705 One-Family "A-5" District.

D. Other Development Standards

2. Parking. Two spaces per dwelling unit, 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:

Planning and Development, Residential Remodel Construction Permit, PB19-12053, Convert Existing Carport into Bedroom w/ Bathroom, submitted 10/11/2019 & on hold "No parking provided behind front wall of house for bedrooms. Must have 2 parking spaces behind the front wall of the house. Must have variance to move permit forward", 10/16/2019.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

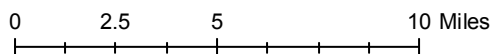
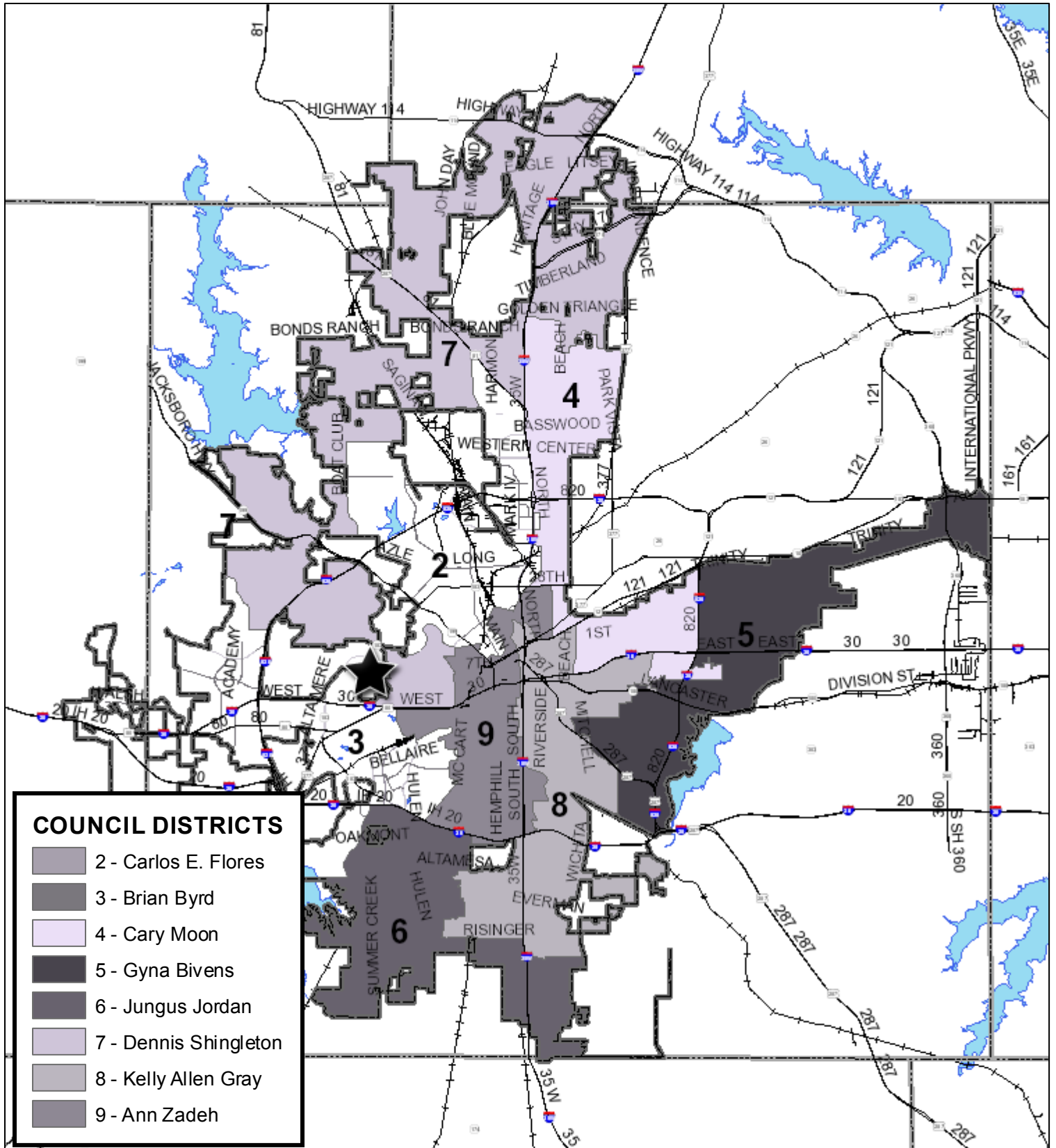
The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Burton Hill Trinity Trails NA, Indian Creek HOA, Ridglea Area Neighborhood Alliance, Ridgmar NA, Tarrant Regional Water District, NAS Fort Worth JRB RCC, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property contains a single-family residence in an established neighborhood, developed with an alley. While not improved, the alley is being used. The lot is flat, rectangular, and without any floodplain, slope, or other environmental constraints. The house was originally constructed in 1952 with an attached single car carport. The applicant is requesting a variance to have zero parking spaces behind the front wall of the house.

The building permit was submitted as if the work had not been started yet. The residence is being remodeled, and the carport has been enclosed before the current building permit had been approved. No prior permits or BOA approvals were found for the conversion. According to Code Compliance photos, the carport existed in late August 2019. The residence contains 3 bedrooms, which requires 2 parking spaces behind the front wall. The driveway is proposed to be widened to accommodate 2 parking spaces in the driveway. The side yard setbacks are not wide enough to access the rear yard, but the rear yard could be accessed from the alley.

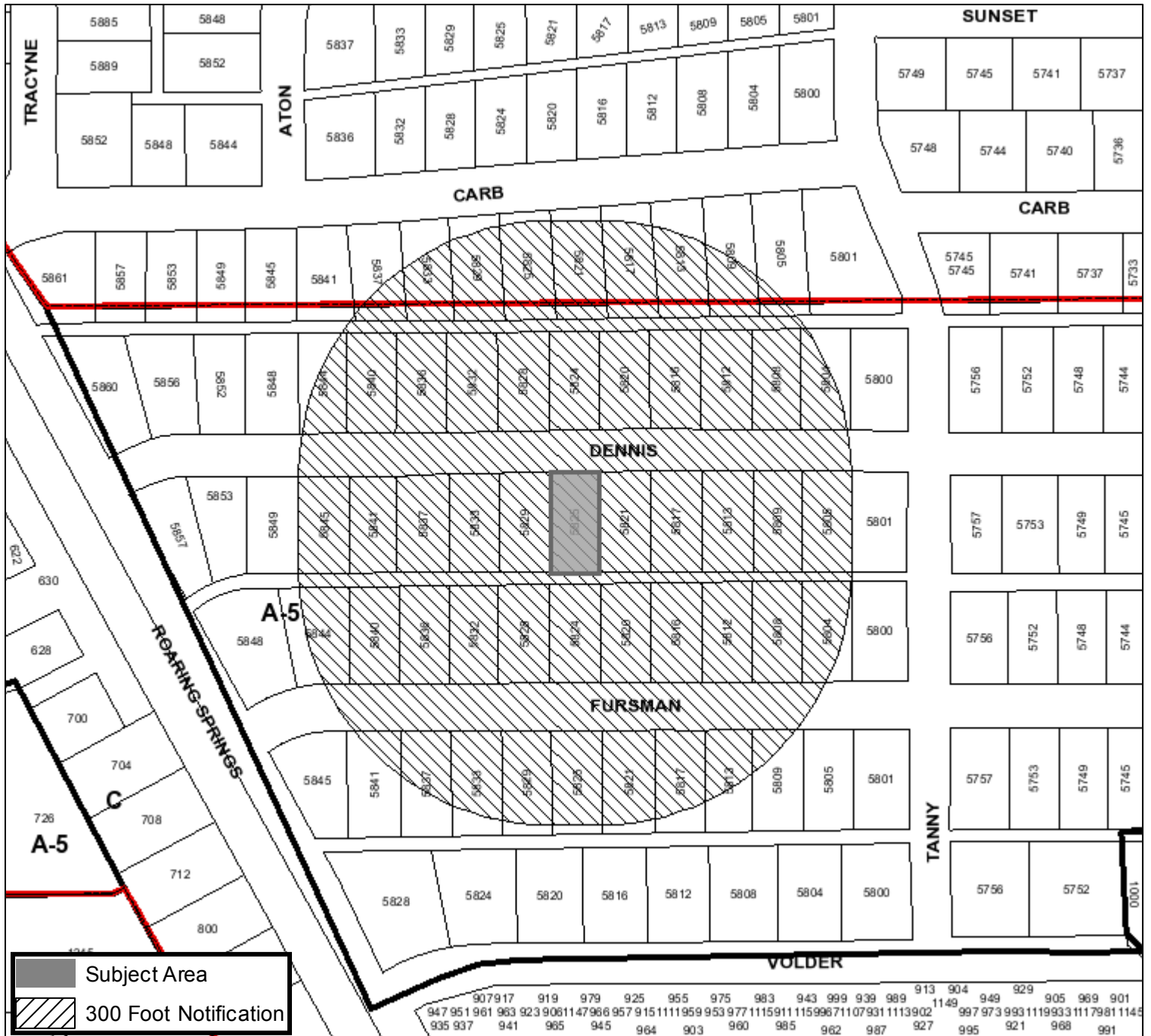
Location Map



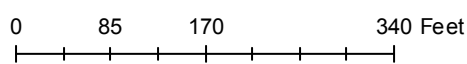


Area Zoning Map

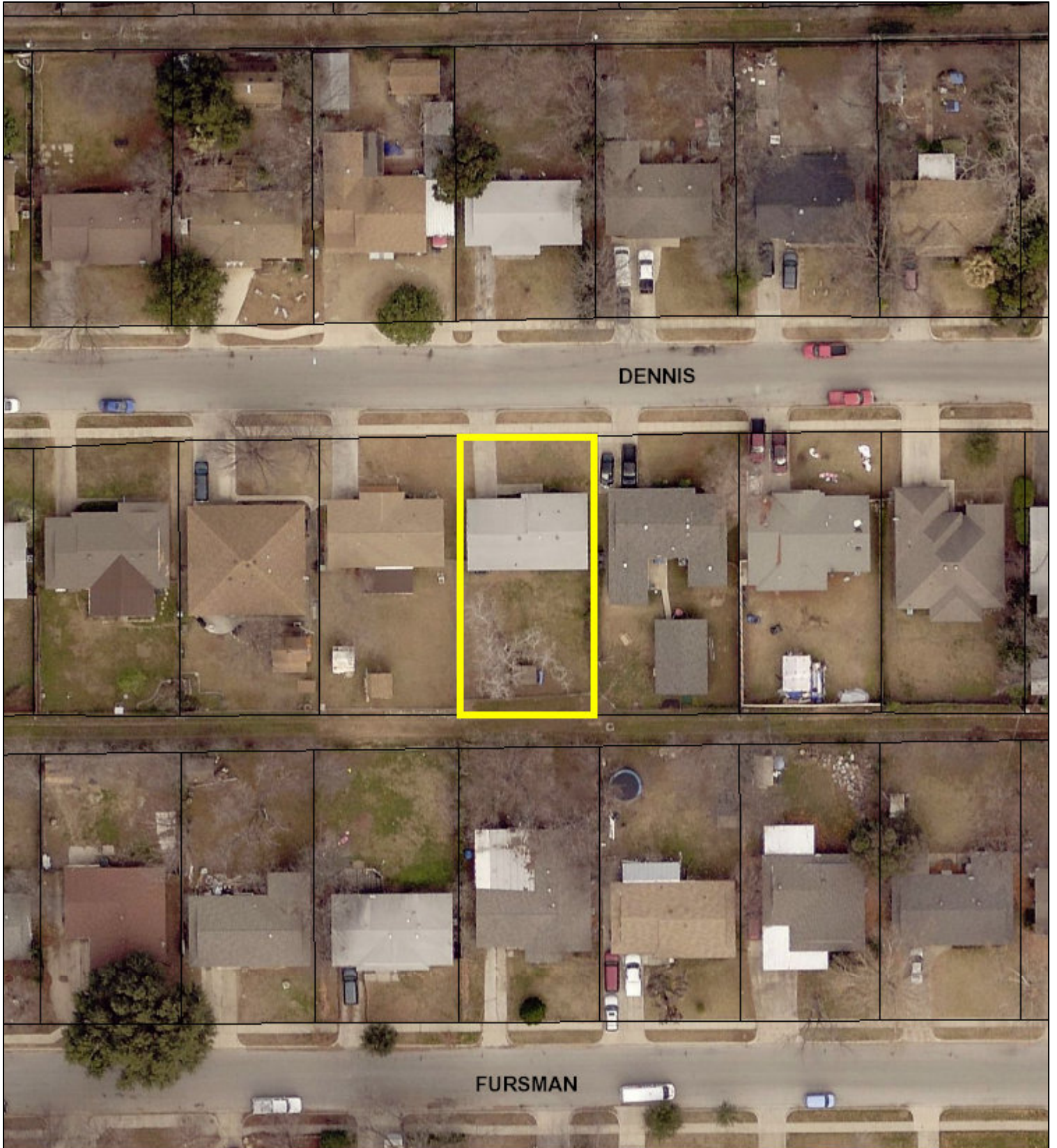
Applicant: Edwardo Meza
Mapsc0: 74D
Commission Date: 11/20/2019



Subject Area
 300 Foot Notification



Aerial Photo Map



0 35 70 140 Feet



BAR-19-116
5825 Dennis Avenue



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



Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 5825 DENNIS AVE
 Lot/Tract: 9 Block/Abstract: 2 Lot Size: .162 AC
 Legal Description: Addition/Survey: WESTOVER ACRES

Owner's Name: EDUARDO R. MEZA
 Address: 8200 SHADY VALLEY DR.
 City: BENBROOK State: TX Zip: 76116
 Tele: (817) 845-4980 E-Mail: MEZALAWTEXAS@YAHOO.COM

Applicant's Name: EDUARDO R. MEZA
 Address: 8200 SHADY VALLEY DR.
 City: BENBROOK State: TX Zip: 76116
 Tele: (817) 845-4980 E-Mail: MEZALAWTEXAS@YAHOO.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
EXTEND WIDTH OF EXISTING PARKING IN FRONT OF HOME WITH CONCRETE. VARIANCE REQUESTED WOULD ALLOW FOR TWO PARKING SPOTS IN FRONT OF BUILDING WALL INSTEAD OF TWO PARKING SPOTS BEHIND FRONT WALL. PARKING SPOT WILL BE WIDENED TO 13 FEET.

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 4.705. D
 Special Exception for Section _____
 Variance for: Zero spaces behind the front wall. Applicant is converting existing carport of home to a bedroom.
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
10/17/19	\$500 ⁰⁰	1	S. Perez	BAR-19-116

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. YES, IT IS A SELF-CREATED HARDSHIP.
HOWEVER, ENFORCEMENT OF THE ORDINANCE WOULD LIMIT MY ABILITY TO MODERNIZE THE HOME TO CREATE A MASTER BEDROOM WITH FULL SIZE BATHROOM AND CLOSET. THIS WOULD LIMIT MY ABILITY TO SALE OR RENT THE HOME IN FUTURE.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.
NO.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
IT'S IN HARMONY WITH NEIGHBORHOOD. SEVERAL HOMES IN THE NEIGHBORHOOD HAVE DONE SIMILAR UPDATES.

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity) [Signature] Date 10/17/2019

LEGAL DESCRIPTION

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

Lot 9, Block 2, Westover Acres, First Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-R, Page 7, Deed Records of Tarrant County, Texas.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0170 L, dated March 21, 2019, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20'

Tech: JD
Field: MW

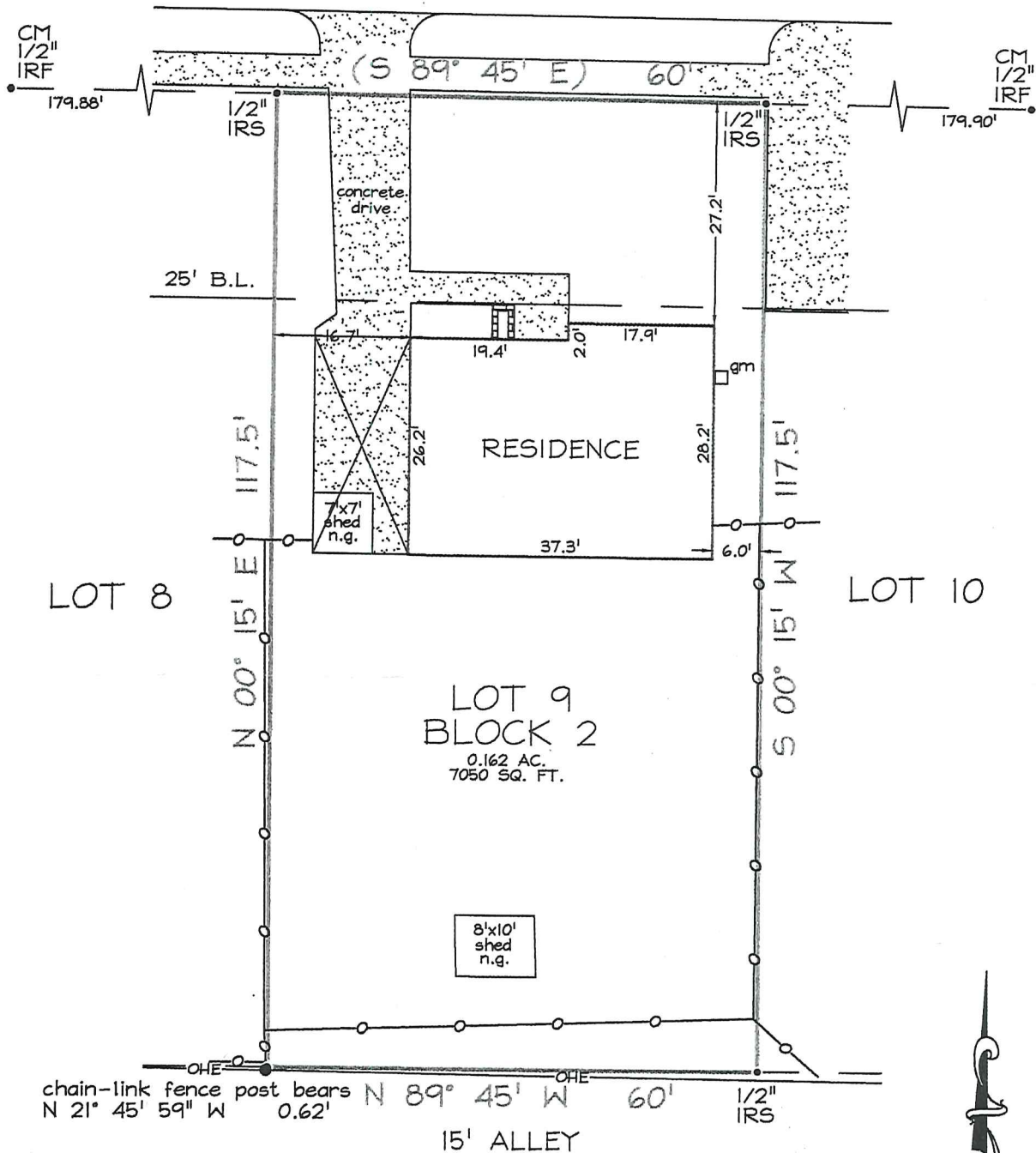
Job No: 1907LC14

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED

DENNIS AVENUE

(50' R.O.W.)



Address: 5825 DENNIS AVENUE
G.F. No.: LT-2064-2000641900432-RT

Date: 07/24/2019

[Signature]
Purchaser

DATE: _____
ACCEPTED BY: _____

Purchaser

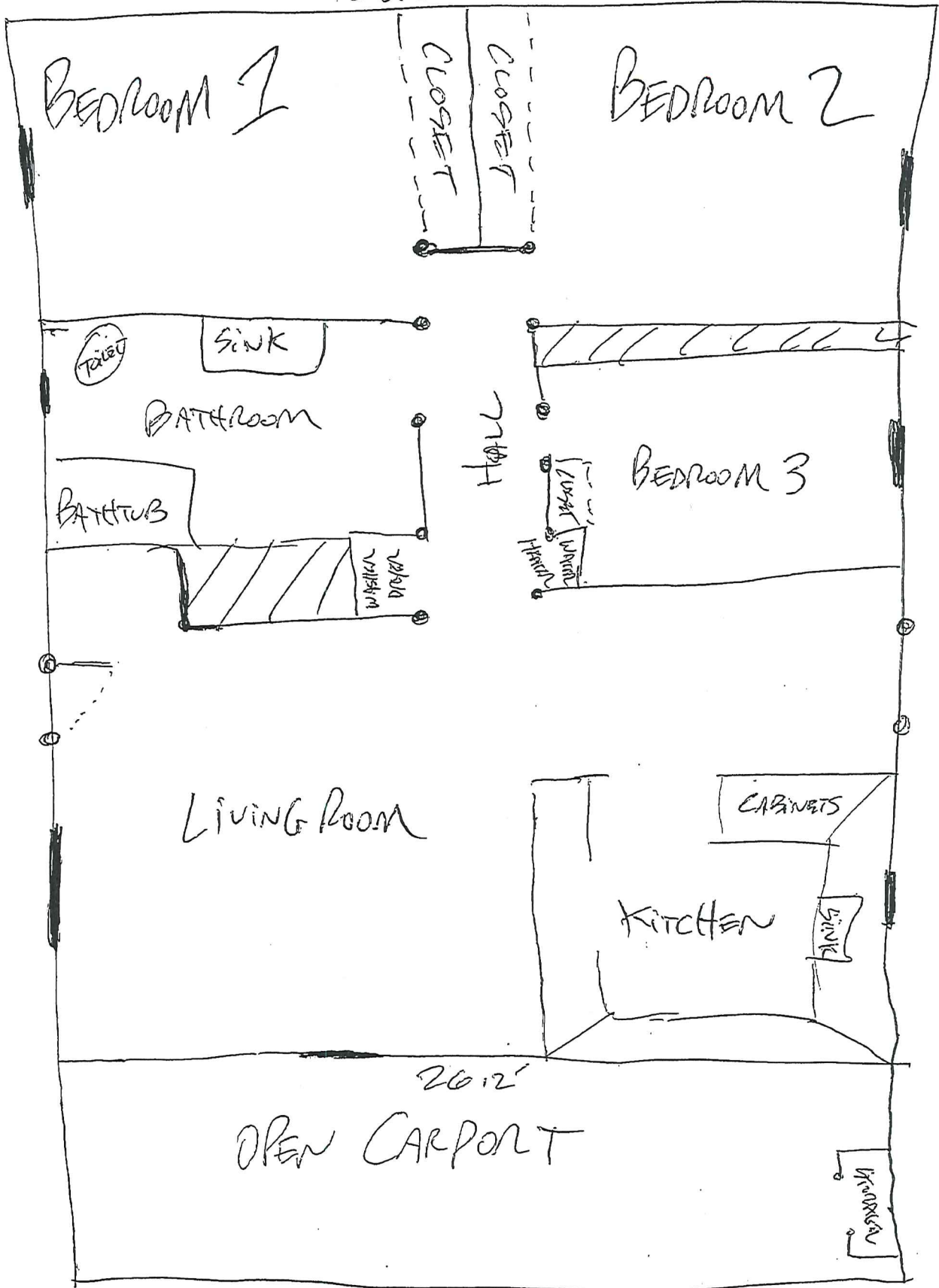
FULLER ENGINEERING & LAND SURVEYING, INC.

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

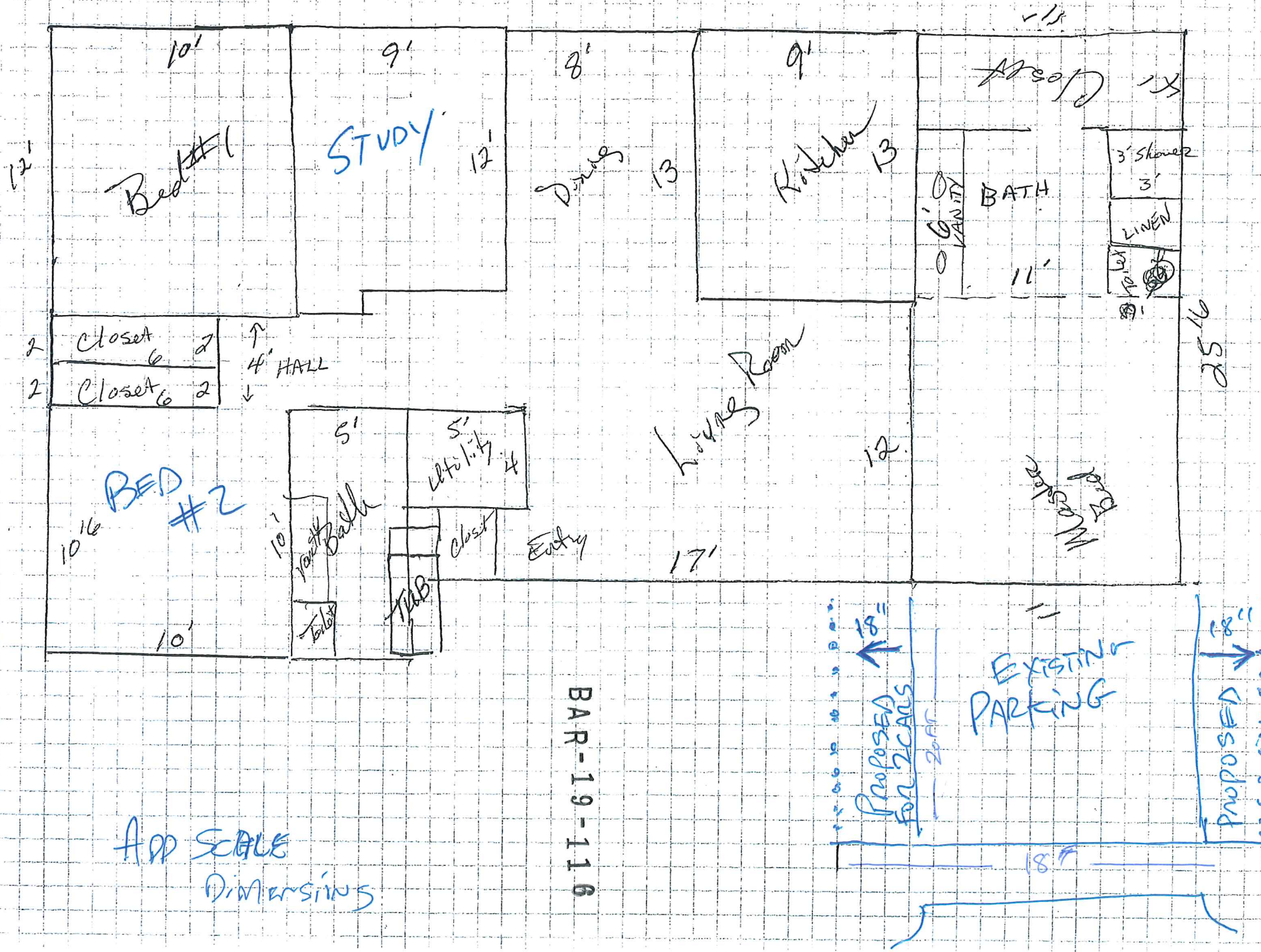
LEGEND OF ABBREVIATIONS AND SYMBOLS

- | | | | |
|--------------------------------------|------------------------------|---------------------------------------|------------------------|
| B.L. = Building Line | I.P.F. = Iron Pipe Found | ● = Power Pole | —//— = Wood Fence |
| C.M. = Control Monument | I.R.F. = Iron Rod Found | P.O.S.E. = Public Open Space Easement | —○— = Chain Link Fence |
| D.E. = Drainage Easement | I.R.S. = Capped Iron Rod Set | R.O.W. = Right of Way | —□— = Iron Fence |
| D.U.E. = Drainage & Utility Easement | O.H.E. = Overhead Electric | ⊙ = Water Meter | —X— = Wire Fence |
| M.E. = Maintenance Easement () | Record Data | U.E. = Utility Easement | —em— = Electric Meter |
| ET = Electric Transformer () | = Bearing Basis | □ ^{gm} = Gas Meter | |

BAR-19-116825 DENNIS AVE, FTW, TX. 76114
28.2'



BAR-19-116



APP SCALE
DIMENSIONS

BAR-19-116



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-117

Address: 4810 Dexter Avenue
Owner: Kurtis and Lindsey Miller
Zoning: "A-5" Single Family

- a. **VARIANCE:** permit the expansion of an existing detached garage in the side yard setback

Required setback: 5 foot setback
Requested setback: 0 foot setback

- b. **VARIANCE:** allow the construction of unconditioned storage space atop a detached garage

Maximum total square footage for lot: 200 square feet
Requested square feet: 484 square feet

GENERAL INFORMATION

REGULATION:

**4.705 "A-5" One-Family
C. Property Development Standards
Side Yard: 5 feet minimum**

**5.301.B Accessory Uses on Residential Lots
B. Non-Habitable Accessory Structures**

1. All accessory structures except private garages, private carports, or private porte cocheres:

- a. Allowable Square Footage

Non-habitable accessory buildings shall not exceed the maximum square footage for each residential lot size as depicted in the following table:

Lot Size	Maximum Total Square Feet For Accessory Buildings
Less than 5,000 square feet	120 square feet
5,000 to 9,999 square feet	200 square feet
10,000 to 21,779 square feet	400 square feet
21,780 square feet to 43,559 square feet	400 square feet
43,560 square feet or larger	2% of the total area of the lot

LOT HISTORY: None

**COMPREHENSIVE
PLAN DESIGNATION:** Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:** The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth ISD, West Alliance, Arlington heights NA, West Byers NA, Crestline Area NA, Tarrant Regional Water District, and Camp Bowie District, INC.



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

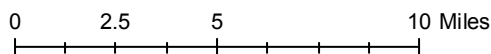
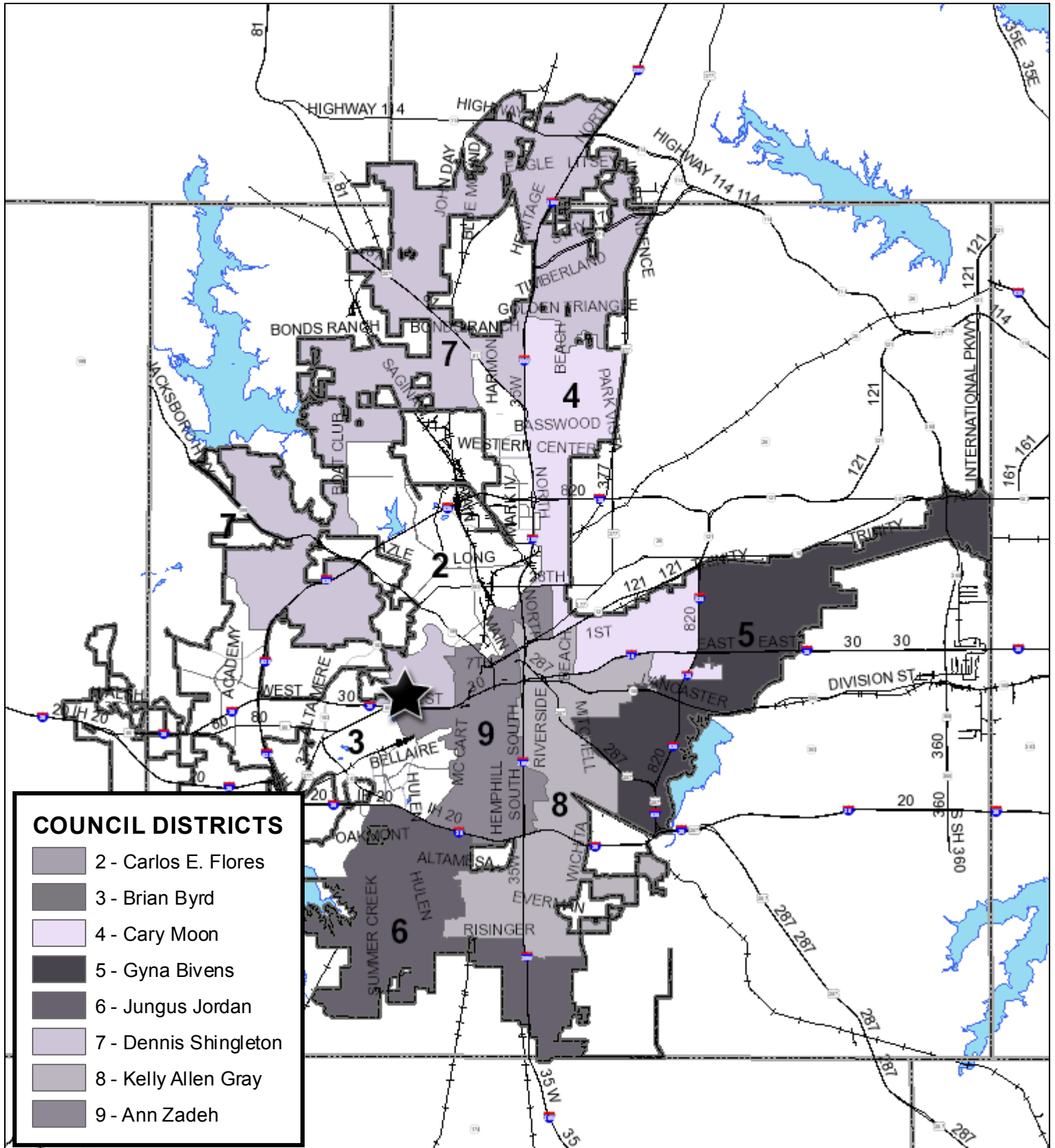
**EXISTING
CONDITIONS:**

The lot is generally flat with a rectangular shape, without an alley, and with no environmental constraints.

The subject property has had a detached garage since the home was built in 1927. The garage was built along the side property line. The proposed expansion to the existing garage is approximately 4 feet towards the front of the garage and 8 feet towards the inside of the backyard. The new dimensions of the garage would be 26' x 22' or 572 square feet. The detached garage currently meets the rear yard setback.

The applicant has also submitted a variance for storage space atop the existing detached garage. The proposed unconditioned space will be will be 22' x 22', or 484 square feet, excessive by 284 square feet for a size lot of 5,000 to 9,999 square feet.

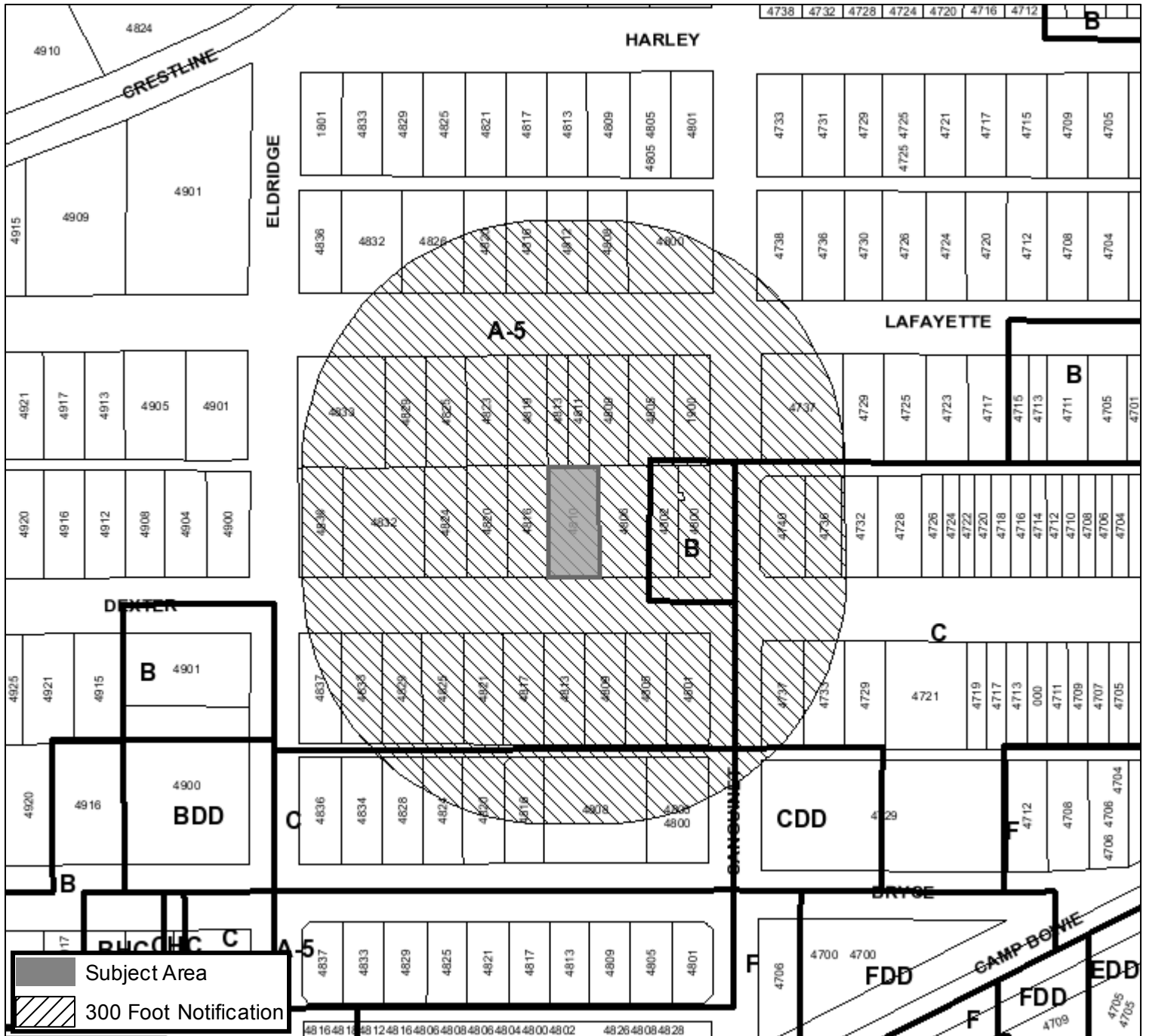
Location Map





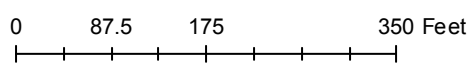


Area Zoning Map

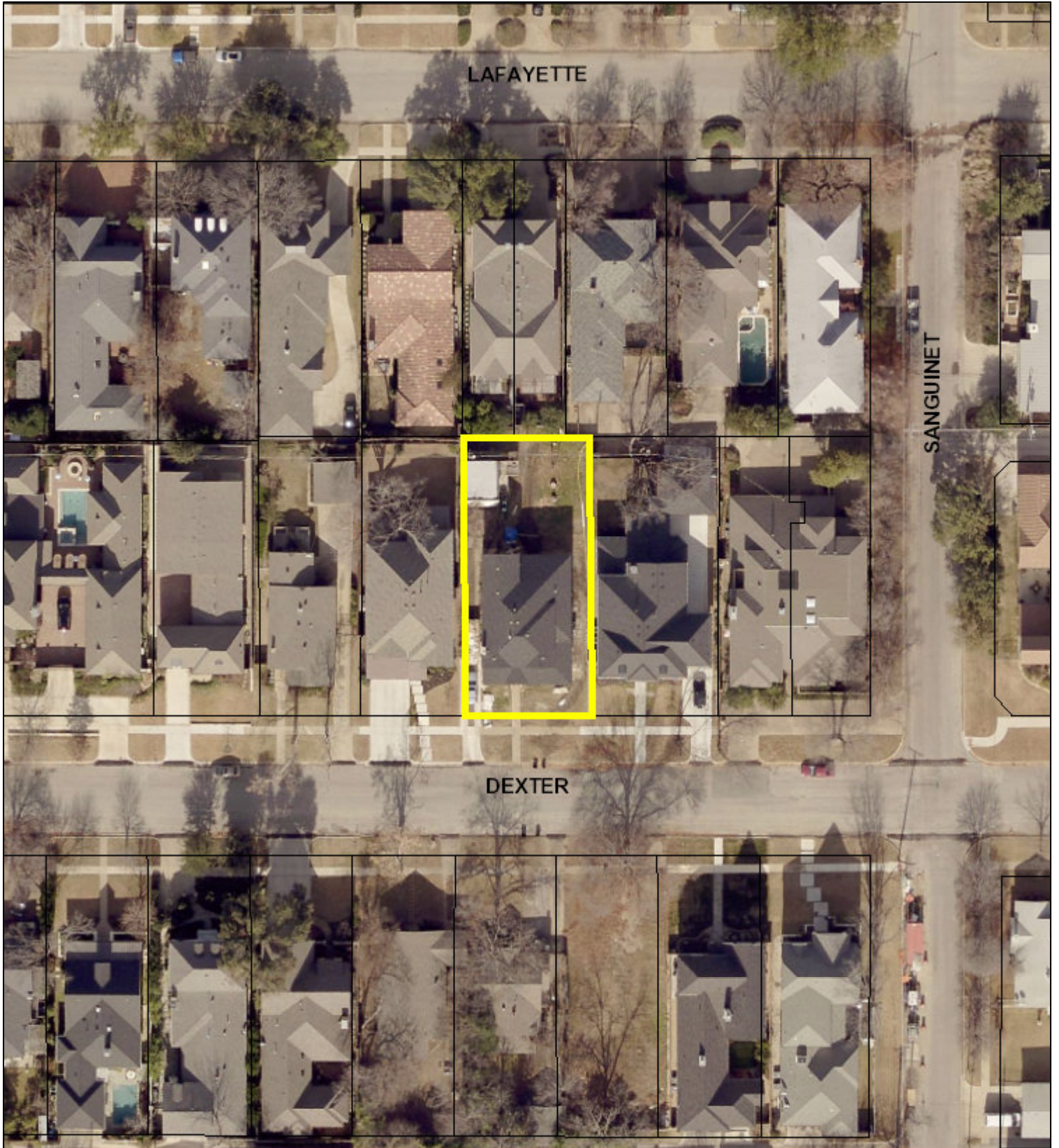
Applicant: Kurtis & Lindsey Miller
MapSCO: 75F
Commission Date: 11/20/2019



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



BAR-19-117
4810 Dexter Avenue



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



Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 4810 Dexter Ave, Fort Worth, TX 76107
 Lot/Tract: 33 34 + 1/2 35 + PT Alley Block/Abstract: 16 Lot Size: 8,188 sq.ft.
 Legal Description: Addition/Survey: Chamberlain Arlington Hts 1st

Owner's Name: Kurtis and Lindsey Miller
 Address: 4810 Dexter Ave
 City: Fort Worth State: TX Zip: 76107
 Tele: (817) 456-5450 E-Mail: kmiller2425@gmail.com

Applicant's Name: Kurtis Miller
 Address: 4810 Dexter Ave
 City: Fort Worth State: TX Zip: 76107
 Tele: (817) 456-5450 E-Mail: kmiller2425@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Existing garage structure is 20' deep x 18' wide and it encroaches on the 5' setback required for 1st story code. Our variance request is needed to add on to the east side of the garage to allow 1000 cars to park in the garage. The new overall size of the garage will be 22' deep x 26' wide. The west side of the garage would remain at its current location, and just updated with new siding and roof to match the rest of the garage. Overall height of the new garage will be 24' 6 1/2".
 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

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400
Rear and side yard set backs + accessory storage
 Zoning _____ HCLC Approval/Applied _____ NEZ Approval/Applied _____ Urban Village

DATE RECEIVED: <u>10/18/2019</u>	FEE AMOUNT PAID : <u>\$600⁰⁰</u>	# OF REQUESTS: <u>3</u>	RECEIVED BY: <u>[Signature]</u>	CASE NO. <u>BAR-19-117</u>
-------------------------------------	--	----------------------------	------------------------------------	-------------------------------

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. The request is to do an addition on to an existing garage structure that is currently not large enough for two cars. The existing structure has been there for many years and we are updating it.

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 current garage structure is being extended eight feet to the east in order to allow for two garage spaces. We are requesting to leave ~~the~~ a portion of the current structure and add on to the east side, to allow for sufficient driveway access.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. This garage has been at its current location for many years, and there are other garages in the neighborhood with similar setback locations. It will not take away from the integrity of the neighborhood.

4. The variance will not adversely affect the health, safety, or welfare of the public. Extending the garage further into our own yard will not negatively affect any one else.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The variance request is in line with other garages in the same neighborhood. There are other garages with the same setback as ours.

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

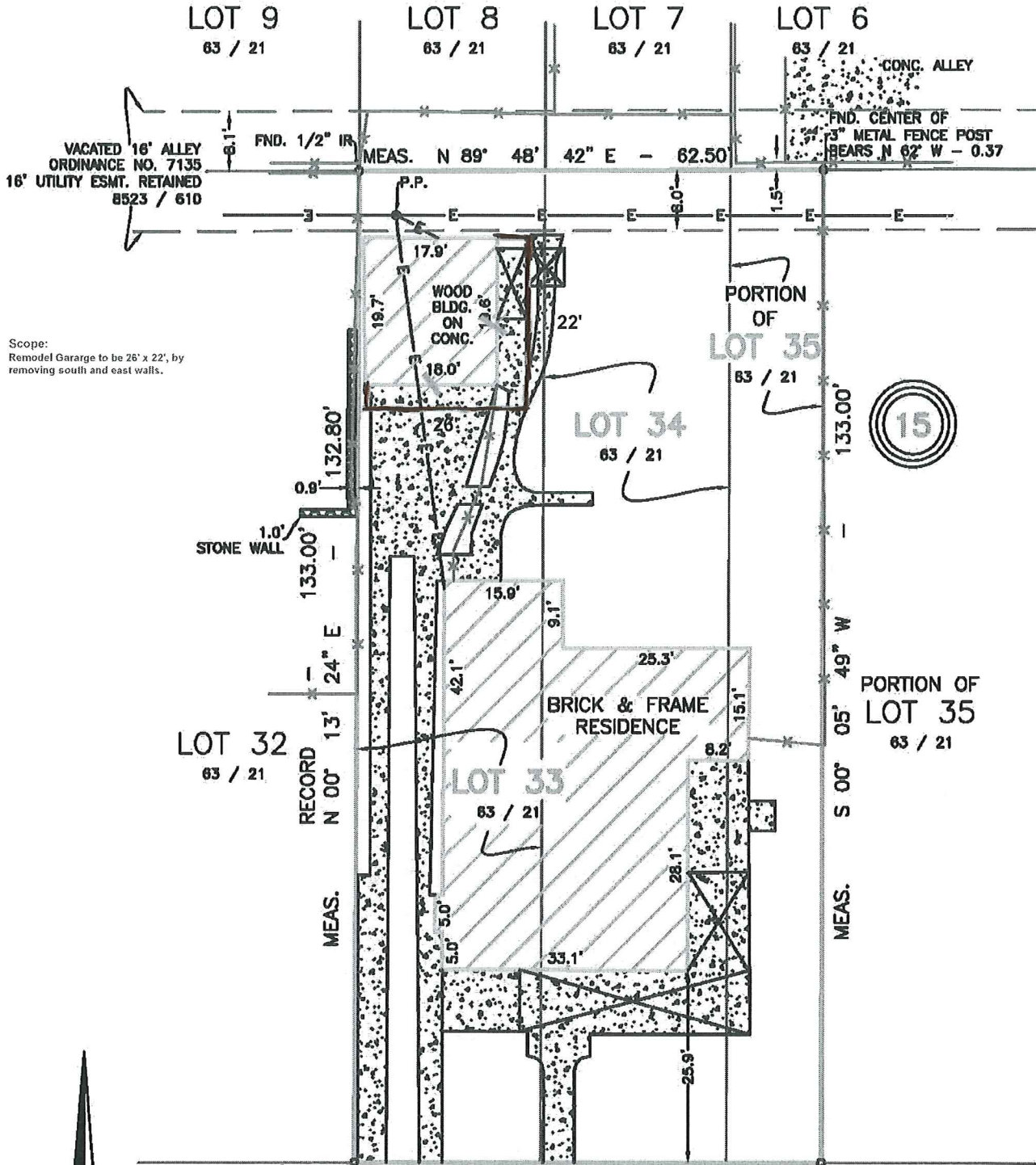
(Circle appropriate entity)  Date 10/9/2019



Reference No: 1601194810 G.F. No: 1128-33176
 Title Co: STEWART TITLE COMPANY
 Purchaser: MILLER

PROPERTY DESCRIPTION

Lots 33, 34 and the West 1/2 of Lot 35, in block 16 of Chamberlin Arlington Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 63, Page 21, Map/Plat Records, Tarrant County, Texas.



Scope:
Remodel Garage to be 26' x 22', by removing south and east walls.



SCALE: 1" = 20'

SURVEYORS CERTIFICATION



— E —	OVERHEAD UTILITIES
*	FENCE
[Brick pattern]	BRICK
[Wood deck pattern]	WOOD DECK
[Concrete pattern]	CONCRETE

This survey is hereby accepted and approved.

Purchaser

Purchaser



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-119 Address: 3913 Driskell Boulevard
Owner: Combined Relocation Services, Inc.
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a new residence with a 14-foot front yard setback

Required front yard setback: 29 feet minimum
Requested front yard setback: 14 feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family

C. Property Development Standards

Front Yard: 20 feet minimum

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 (25');
 - b. The setback for the applicable zoning district (20'); or
 - c. The setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the block face (29').

LOT HISTORY: None

**COMPREHENSIVE
PLAN DESIGNATION:** Single-Family Residential

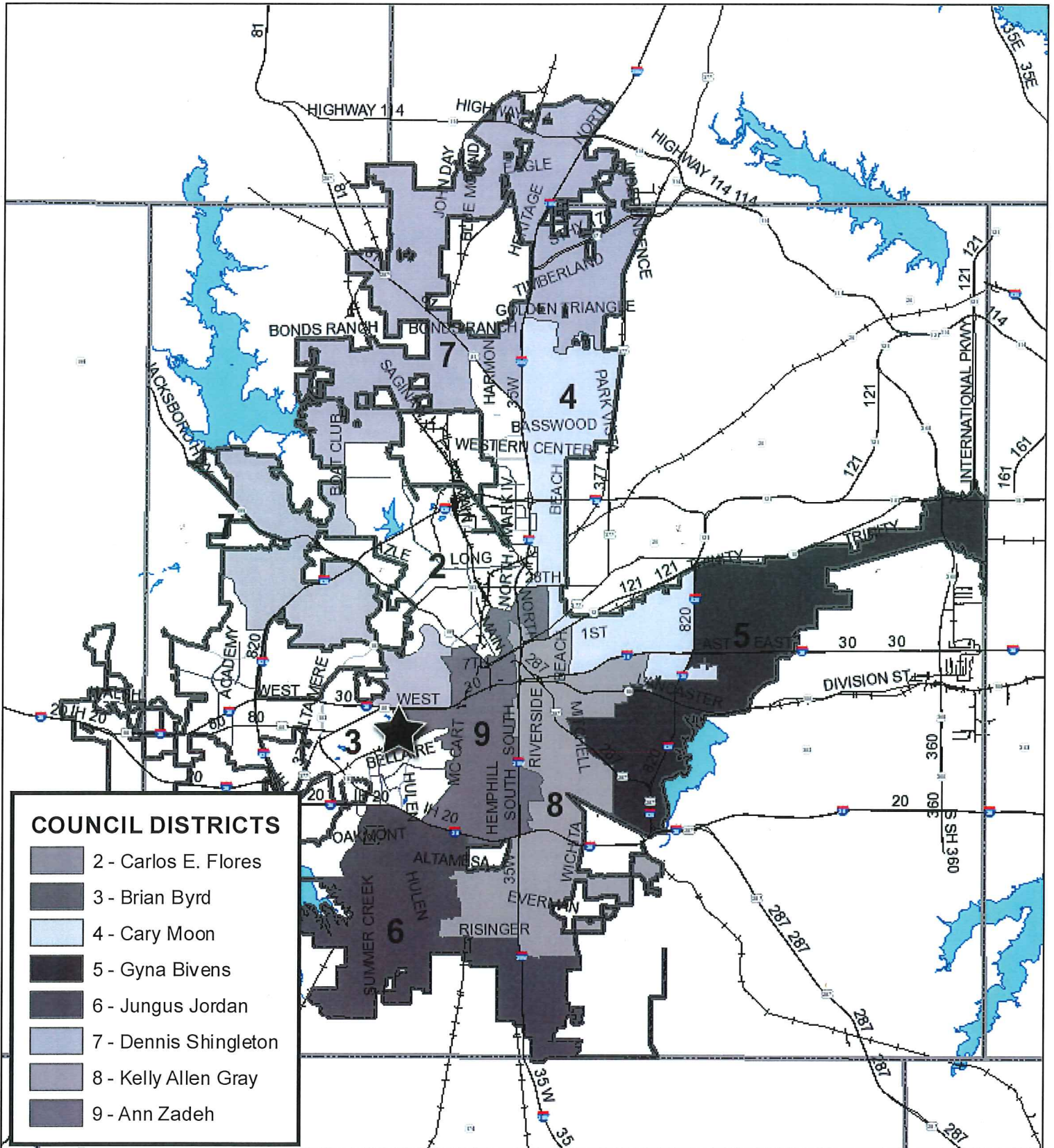
**REGISTERED
NEIGHBORHOOD
NOTIFICATION:** The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth ISD, Sunset Heights NA, Como NAC, Alamo Heights NA, and Clearfork.

**EXISTING
CONDITIONS:**

The subject property is a vacant lot in an established neighborhood without an alley. The lot is rectangular and without any floodplain, but contains a 25 percent slope which drops from the back of the property to the front. The back 50 feet of the 111-foot deep lot contains the steepest slopes. The applicant has requested a variance in order to build a residence within the minimum 29-foot front yard setback.

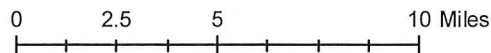
The closest residence to the south was constructed in 1968 at approximately 29 feet from the front property line. This front yard is larger than the 20 minimum setback required for "A-5" One-Family zoning or the platted 25-foot front yard setback. Although the application form notes an 8-foot setback for the house to the north, this smaller setback applies to the garage recessed into the slope, instead of the house. Terrace garages are allowed by right in the front yard with a 5-foot minimum setback.

Location Map



COUNCIL DISTRICTS

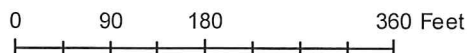
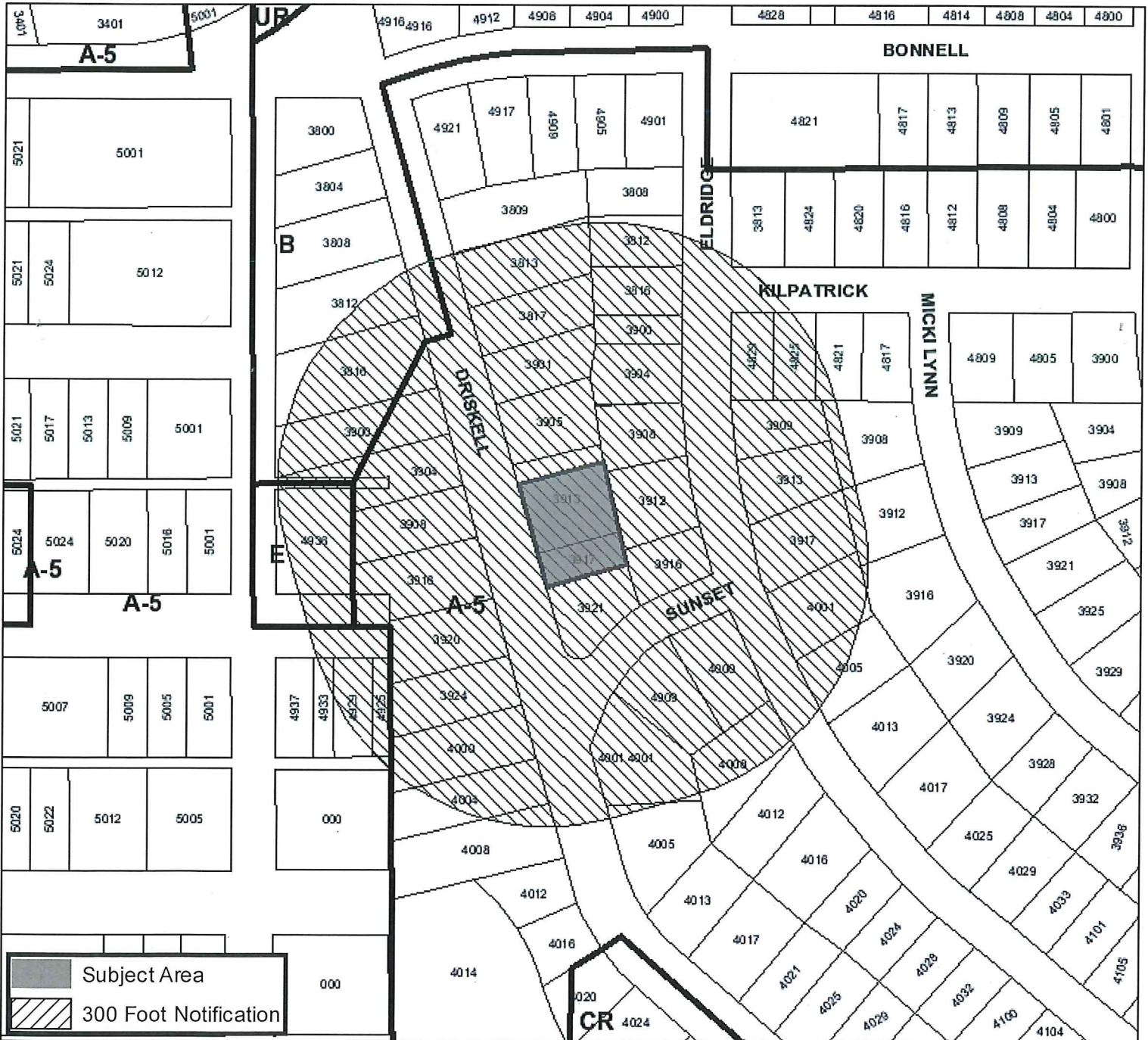
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh



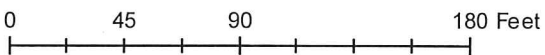


Area Zoning Map

Applicant: Combined Relocation Services, Inc.
MapSCO: 75P
Commission Date: 11/20/2019



Aerial Photo Map



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT BAR-19-119
CITY OF FORT WORTH, TEXAS**

FORT WORTH®



Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3913 DRISKELL BLVD
 Lot/Tract: 17A-R Block/Abstract: 1 Lot Size: 90'x111.3' 10,017 SQ FT
 Legal Description: Addition/Survey: SUNSET HEIGHTS SOUTH

Owner's Name: COMBINED RELOCATION SERVICES, INC
 Address: 4117 TRAILS END DR # 1722
 City: FORT WORTH State: TX Zip: 76116
 Tele: (817) 771-9555 E-Mail: BLDRMATT@AIRMAIL.NET

Applicant's Name: MATT PATTERSON, PRESIDENT OF COMBINED RELOCATION SERVICES, INC
 Address: 4117 TRAILS END DR # 1722
 City: FORT WORTH State: TX Zip: 76116
 Tele: (817) 771-9555 E-Mail: BLDRMATT@AIRMAIL.NET

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
PROPOSED SINGLE FAMILY RESIDENCE. 3966 SQ FT UNDER ROOF 2839 SQ FT LIVING
79' W X 51'-3" D X 19'-8" H

REQUEST A FRONT SETBACK OF 14'

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

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning A-5 HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>10/18/19</u>	FEE AMOUNT PAID : <u>\$500</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>Ade p</u>	CASE NO. <u>BAR-19-119</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.

THERE IS A LARGE HILL ON THE BACK OF THE PROPERTY THAT ADVERSELY AFFECTS HOUSE PLACEMENT AND DRAINAGE. THE NEIGHBOR TO THE NORTH HAS HAD CONSTANT TROUBLE WITH FLOODING. WHEN GRADING THIS LOT THE NEIGHBOR'S DRAINAGE ISSUES WILL BE CORRECTED AS WELL

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 THIS IS A VERY NICE HOME AND WILL BE AN ASSET TO THE COMMUNITY.

NEIGHBORING HOMES HAVE SETBACKS AS LITTLE AS 8'

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

IT WILL NOT

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

TO THE CONTRARY, THIS WILL HELP THE NEIGHBORS DRAINAGE PROBLEM

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity)

[Handwritten Signature]

Date

10/18/2019

PROPERTY LINE 90'

5' UTILITY EASEMENT

36'-4"

79'-0"

5'-1"

5'-1"

5' SIDE SETBACK

PROPERTY LINE 111.3'

PROPERTY LINE 111.3'

5' SIDE SETBACK

PROPOSED RESIDENCE
3966 SQ FT UNDER ROOF
2839 SQ FT LIVING
79' W X 51'-3" D

51'-3"

CURRENT 25' SETBACK

PROPOSED 14' SETBACK

PROPOSED
DRIVE/WALK
31' W X 24' D

PROPERTY LINE 90'

CURB

CURB

3913 DRISKELL BLVD



SCALE 1/4" = 2.93"

BAR-19-119



3908 Driskell
22' Setback

3916 Driskell
21' Setback

3905 Driskell
8' Setback

© 2018 Google

3913 and 3917 Driskell Blvd setback precedence's. Large hill that affects building and drainage

BAR-10-119



LARGE HILL THAT AFFECTS HOUSE
PLACEMENT & DRAINAGE





**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-120 Address: 3617 Garrett Street
Owner: Sasha Veloz by Rosie Rosalez
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the continued construction of a new residence with a 13-foot, 5-inch front yard setback

Required front yard setback: 21 feet, 4-inch minimum
Requested front yard setback: 13 feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family
C. Property Development Standards
Front Yard: 20 feet minimum

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 (0');
 - b. The setback for the applicable zoning district (20');
 - c. The setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the block face (21' 4").

LOT HISTORY:

Planning and Development zoning case ZC-18-126, from AG to A-5, approved 9/12/2018.

Planning and Development building permit PB18-12986, remodeling permit, issued 11/26/2018 and withdrawn 7/2/2019.

Planning and Development building permit PB18-12988, addition permit, issued 1/9/2019 and withdrawn 7/30/2019.

Planning and Development building permit OB19-07675, new residence, plan notes "Front (yard): 20' minimum (Provided 23'2")", submitted 7/1/2019, issued 7/30/2019 and on hold because plumbing has changed since rough inspection, 9/20/2019.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., East Fort Worth, Inc., and Hurst Euless Bedford ISD.

**EXISTING
CONDITIONS:**

The subject property is in a newly established neighborhood developed without an alley. The lot is generally square and without any floodplain, slope, or other environmental impacts. The lot had previously contained a house built in 1945, prior

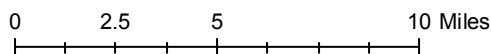
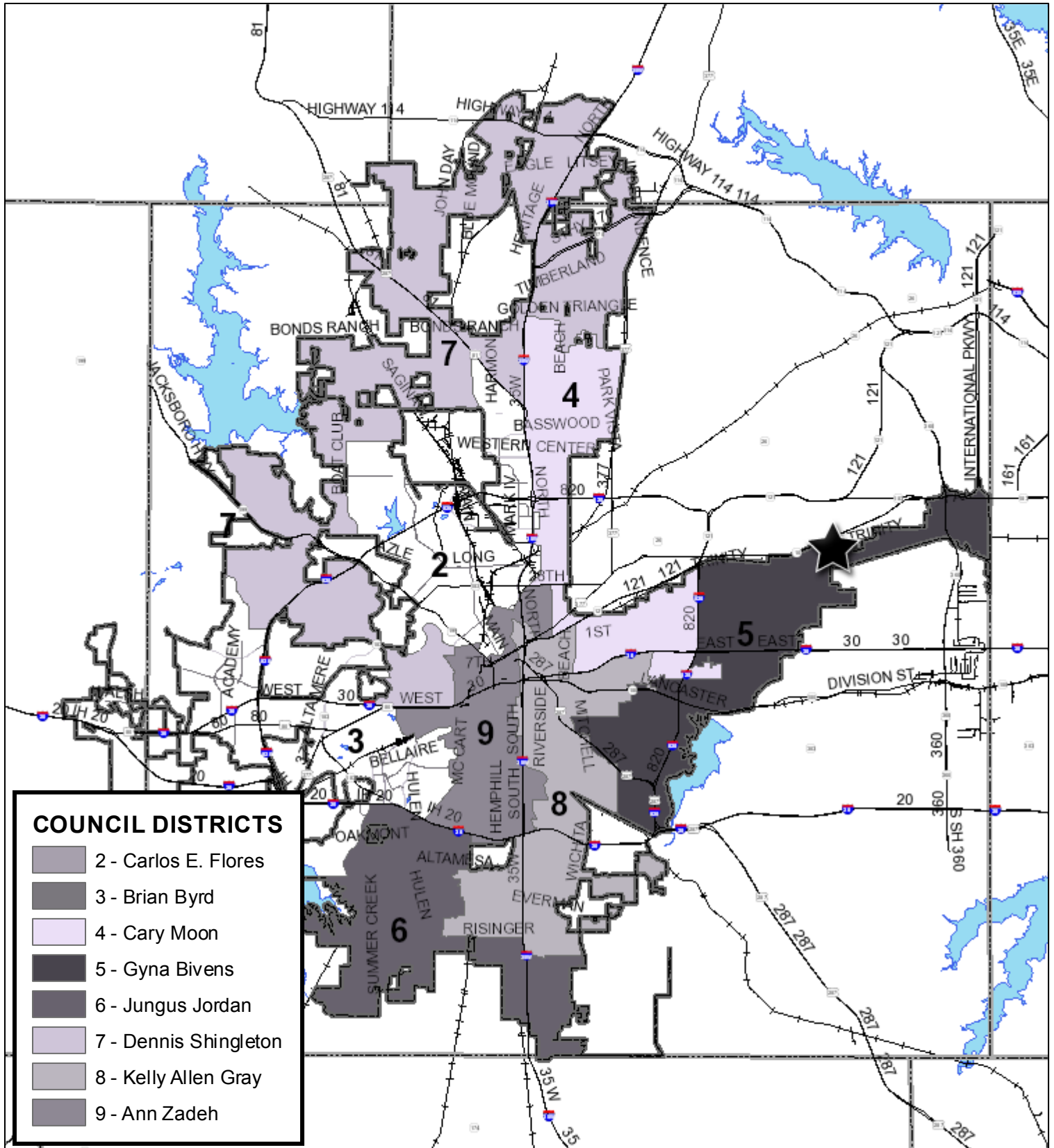


**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

to annexation in 1957. The applicant has requested a variance in order to continue building a residence within the minimum 20-foot front yard setback.

When the lot was formally platted in 2018, approximately 11 feet was dedicated to the City for right-of-way, which caused the house to be closer to the front property line. After a series of permits to expand and remodel the house were issued, the existing house was demolished and had permits submitted to be rebuilt in the same location. Structures that are completely removed have the grandfathering status removed with it. While the site plans show 23-feet, 2-inches in front of the house, this distance is from the house to the street curb, instead of the property line. The front yard depth is not labeled on the site plans.

Location Map

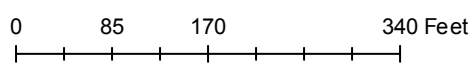
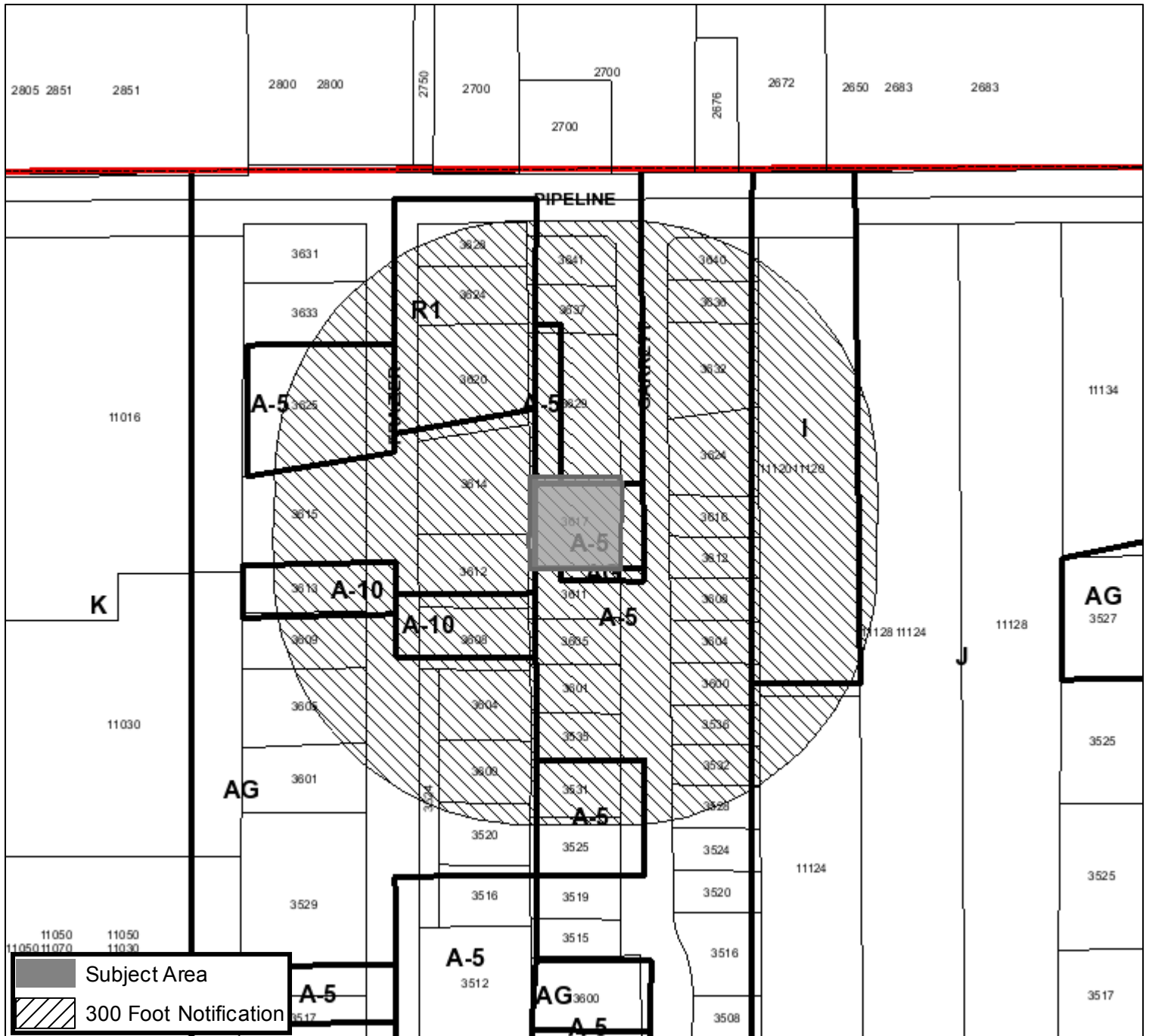




BAR-19-120

Area Zoning Map

Applicant: Sasha Veloz by Rosie Rosalez
Mapsko: 54Y
Commission Date: 11/20/2019



Aerial Photo Map



0 30 60 120 Feet



BAR-19-120

3617 Garrett



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

BAR-19-120



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: 3617 Garrett
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: _____

Owner's Name: Sasha Veloz
 Address: 3617 GARRETT
 City: FT. WORTH State: TX Zip: 76040
 Tele: (817) 896-6255 E-Mail: _____

Applicant's Name: Rosalba Rosalez (Rosie)
 Address: 3517 N Elm St
 City: FORT WORTH State: TX Zip: 76106
 Tele: (817) 553 9071 E-Mail: rosieveloz@yahoo.com

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

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

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

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

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

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

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

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

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

STAFF USE ONLY: Zoning A-5
 Owner Occupied Variance (One and Two Family Homes) for Section 4.705
 Special Exception for Section _____
 Variance for: Front yard setback
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>10/2/11 9</u>	FEE AMOUNT PAID : <u>Waived</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>Arae</u>	CASE NO. <u>BAR-19 120</u>
------------------------------------	------------------------------------	----------------------------	-----------------------------	-----------------------------------

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. No, the city approved construction plans and the stake out inspections

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. No.

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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity)

Russell Reilly (Rose)

Date 10/21/19

3601

3605

3611

3617

EMPTY

3629

3637

3641

SUBJECT
PROPERTY

LOT

21' 0"

24' 4"

27' 8"

13' 4 1/2"

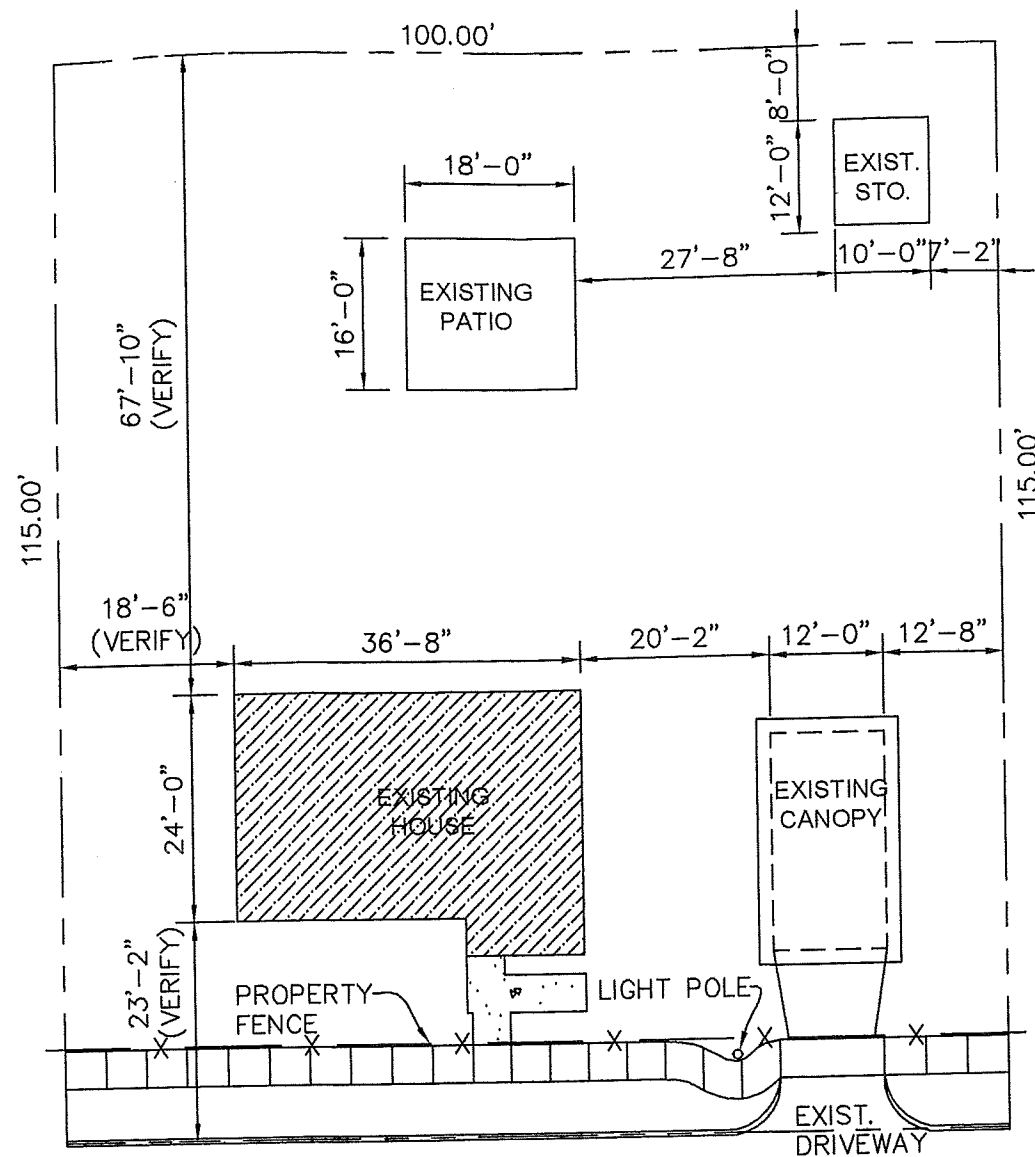
20' 4"

29' 4"

29' 6"

GARRETT ST.

BAR-19-120



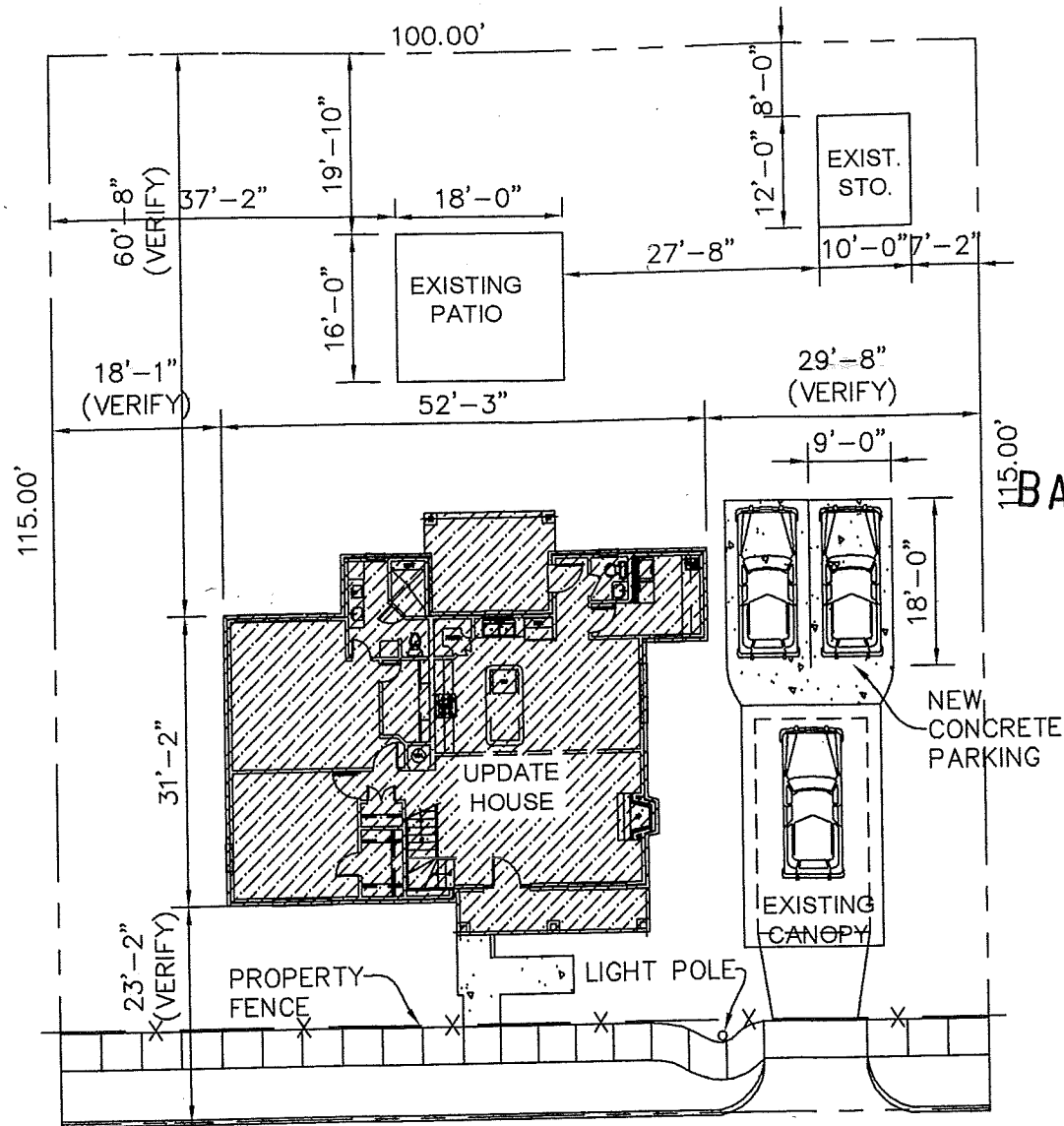
3617 GARRETT STREET



SITE PLAN (AS BUILT)

1" = 20'-0"

Veloz Estate, Lot 1, being a 0.264 acre tract in the William Anderson Survey. Abstract 22, Tarrant County, Texas, and being that land as described in document D216303210, Deed Records of Tarrant County, Texas.



3617 GARRETT STREET



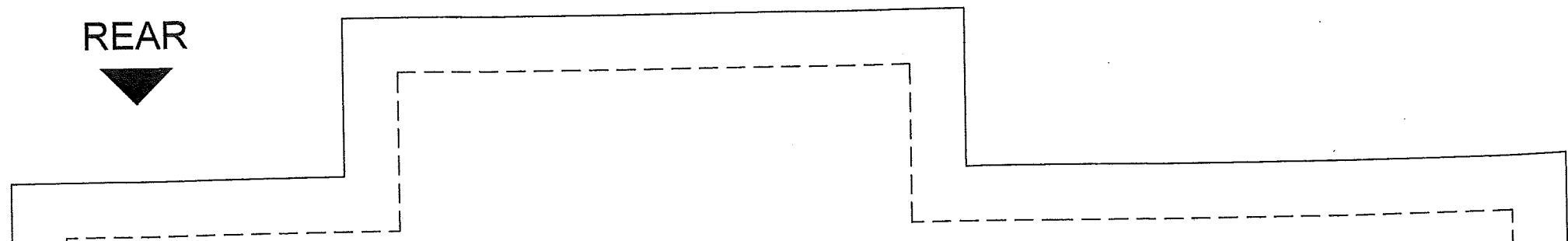
SITE PLAN (UPDATE)

1" = 20'-0"

Veloz Estate, Lot 1, being a 0.264 acre tract in the William Anderson Survey. Abstract 22, Tarrant County, Texas, and being that land as described in document D216303210, Deed Records of Tarrant County, Texas.

BAR-19-120

REAR



LEFT



41'-1"

Permit No. PB19-07675



3617 GARRETT ST Address

Occupant Load

07/30/2019

Issue Date

INSPECTION CARD

Project Description: ROLLED PLANS

Replacement

Table with columns: OTHER DEPTS., DATE, INSPECTOR, BUILDING, DATE, INSPECTOR, MECHANICAL, DATE, INSPECTOR, ORDINANCE, DATE, INSPECTOR, ELECTRICAL, DATE, INSPECTOR, PLUMBING, DATE, INSPECTOR. Includes handwritten entries for Fire, Foundation, Insulation/Energy, Framing, Other Stake Out, Final, Building, Mechanical, Plumbing, Electrical, Other, Rough, Top-out, Gas, Other Under ground, Final.

www.FortWorthTexas.gov Inspections 817-392-6370 • www.FortWorthTexas.gov • Information 817-392-2222
How are we doing? Please take our Customer Service Survey @ www.FortWorthTexas.gov/Development

SEISMIC USE GROUP = 1
SEISMIC DESIGN CATEGORY =

BAR-19-120



Residential New Building Permit
Plan Review Comments

Application: PB19-07675
Status: Approved
Address: 3617 GARRETT ST
Parcel: 43733
Subdivision: VELOZ ESTATE
Description of Work: ERECT NEW SINGLE FAMILY RESIDENCES/ REFERENCE PB18-12988 & PB18-12986/ ROLLED PLANS
ADA TDLR:
Applicant: RICARDO NAVA
2720 MARYGOLD AVE
FORT WORTH, TX 76111
8177397109
Date Submitted: 07/01/2019
Date Issued:
Zoning: A-5
Lot/Block: 1/
Owner: VELOZ, SASHA
3512 N ELM ST
FORT WORTH, TX 76106

CONCR

- 1. ALL STRUCTURAL CONCRET WEIGHT CONCRETE WITH A I MEMBERS SHALL NOT BE LO STRENGTH HAS BEEN ACHIEV
2. MINIMUM CONCRETE 28 DAY STRENGTH
a. GRADE BEAMS
b. SLABS ON GRADE
c. ALL OTHER CONCRETE
3. CONCRETE MIX DESIGNS SHA
4. FLY ASH AND OR BLAST FURN IN ANY CONCRETE.
5. ALL CAST-IN-PLACE CONCRET WITH ACI 301.
6. ALL DETAILING, FABRICATION REINFORCEMENT SHALL BE IN 318, LATEST ADDITION.
7. CONCRETE REINFORCING: REI ASTM A615, GRADE 60 BARS.
8. MINIMUM COVERAGE OF REIN
a. CONCRETE CAST AGAINST
b. CONCRETE CAST AGAINST
c. GRADE BEAMS
9. GRADE BEAMS: GRADE BEAMS REINFORCEMENT AS INDICATE TRENCH FORMED BUT CARE SH TRENCH BEAMS TO WIDTHS AN SHALL BE KEPT CLEAN AND CA SLOUGHING OF TRENCH SIDES. INTO TRENCH TO WITHIN TWO REINFORCING AND CORNER BA DETAILS.
10. BEAM TRENCHES SHALL BE CI FOUNDED IN AT LEAST 6" OF UN COMPACTED FILL. BEAMS MAY FULFILL THIS REQUIREMENT.



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-121

Address: 8506 Fairway Drive
Owner: ML Construction by Lee McFaul
Zoning: "R-2" Townhouse/Cluster

a. **VARIANCE:** the established lot pattern

Lot pattern established: Zero lot line
Requested lot pattern: 12 feet from the property line to the south

GENERAL INFORMATION

REGULATION:

4.709 Townhouse/Cluster ("R2") District

C. Property Development Standards

Bldg. Separation: 10 feet minimum

4.708 Zero Lot Line/Cluster ("R1") District

5. Residential Design Standards.

ii. Pattern of Yards. The first dwelling unit on a lot within a block shall set the zero lot line pattern of yards for the remaining lots within a block.

LOT HISTORY:

AX-99-007. Annexed Ordinance 14047 (1/4/2000)
Replatted from ROW to residential lot, February 14, 1991

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Northwest Fort Worth neighborhood Alliance, Boswell Ranch Estates HOA, Gleneagles HOA, Eagle Ranch POA, lake Country POA, Highlands POA, and Eagle Mountain-Saginaw ISD.

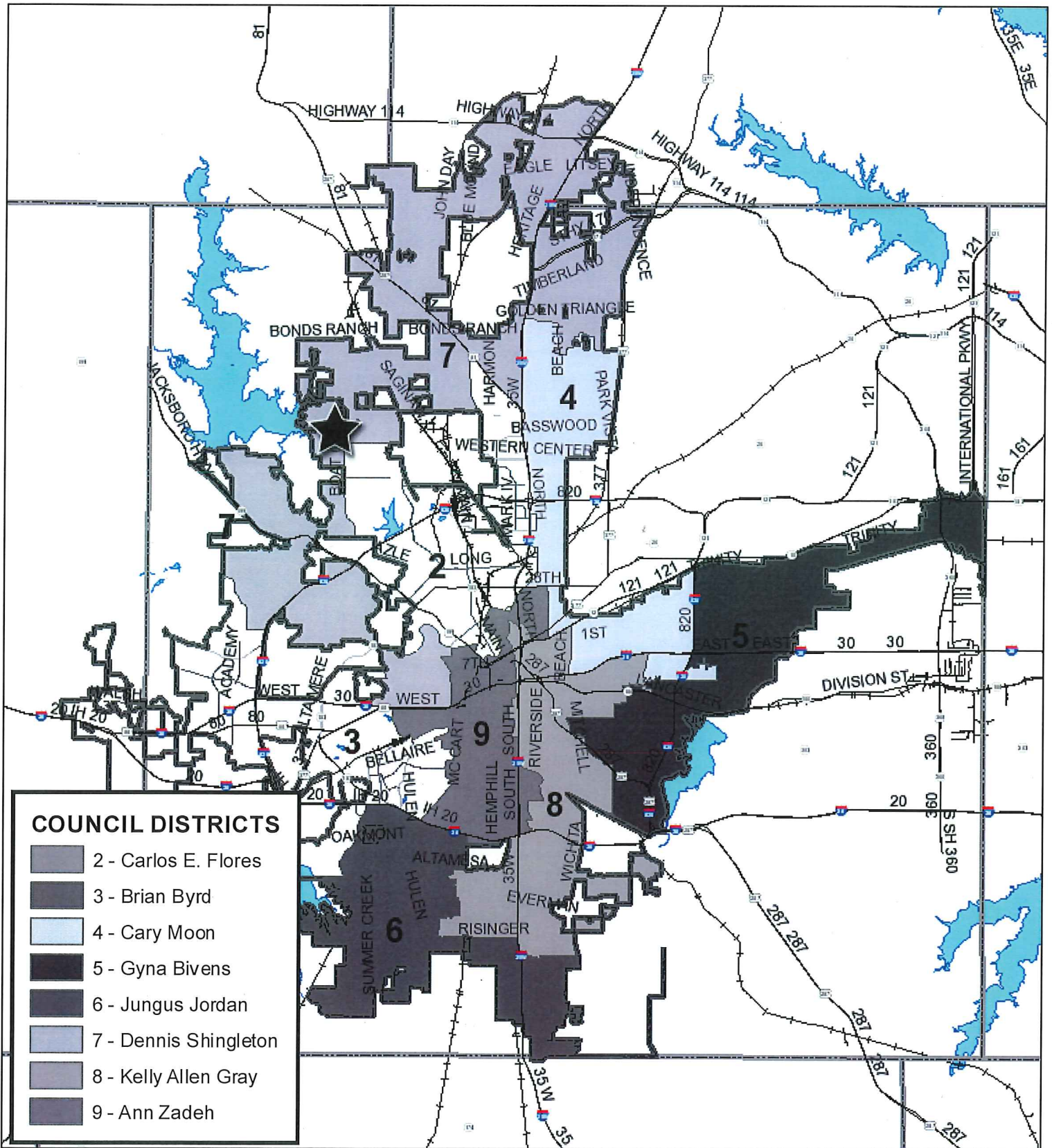
EXISTING

CONDITIONS:

The lot is generally flat with a rectangular shape, without an alley, and with no environmental constraints.

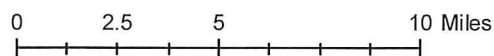
Under "R2" zoning but building to "R1" standards, the applicant has requested a variance from the existing lot pattern. The block face was already established before annexation was approved in 2000. The lots to the north were developed with a zero foot side yard on the southern property line. However, the lots to the south were built as town rowhomes, and the lot closest to the subject property is seven feet from the common property line. The proposed home would not meet the required building separation of 10 feet on either side of the lot lines. The applicant's original site plan showed the building in an electrical easement. The revised site plan shows the proposed building would meet the 10 foot building separation on both adjacent homes but no longer meets the established lot pattern.

Location Map



COUNCIL DISTRICTS

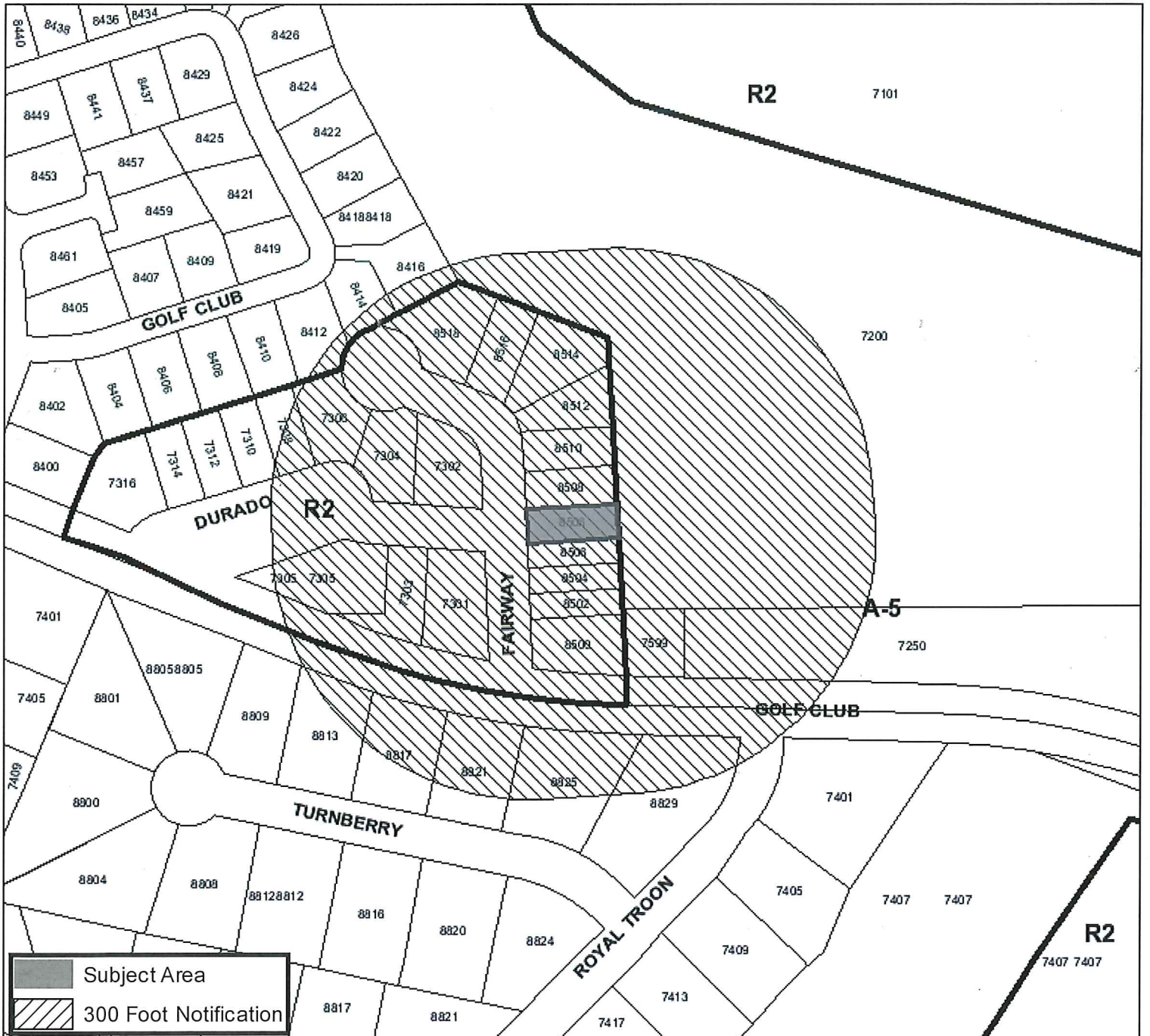
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh





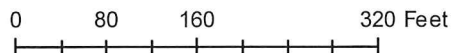


Area Zoning Map

Applicant: ML Construction by Lee McFaul
Mapsc0: 32P
Commission Date: 11/20/2019



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 30 60 120 Feet



BAR-19-121 Fairway Drive



Image capture: Aug 2018 © 2019 Google

Fort Worth, Texas

Google

Street View - Aug 2018



APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT BAR-19-121
CITY OF FORT WORTH, TEXAS

FORT WORTH®



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: 8506 Fairway Dr.
 Lot/Tract: 78R1 Block/Abstract: 1 Lot Size: 105' x 40'
 Legal Description: Addition/Survey: Eagle Mountain Lake Estate

Owner's Name: ML Construction
 Address: 121 Joyce Dr.
 City: Argyle State: TX Zip: 76226
 Tele: (817) 271-6608 E-Mail: lee@mlconstructionservices.com

Applicant's Name: Lee McFaul
 Address: 121 Joyce Dr.
 City: Argyle State: TX Zip: 76226
 Tele: (817) 271-6608 E-Mail: lee@mlconstructionservices.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
VBR3 Home, 25' wide by 54' 5" deep. From Finish Floor to the highest peak is 25' 11"
The home will be wood frame with Thermo Ply sheathing. Asphalt shingle roof with ~~brick~~
siding exterior. Post Tension slab, 2 car garage

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

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning R2 HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>10/21/19</u>	FEE AMOUNT PAID: <u>\$500</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>ADP</u>	CASE NO. <u>BAR19-121</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. ML Construction purchased lot after the lot was annexed into the City of Fort Worth. Home on the right was not built to meet the zero lot line requirement.

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

No unique Circumstances.

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 neighbor on the South side built incorrectly.

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

In no way will the house we are building affect any of these areas.

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

The house will not affect the 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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

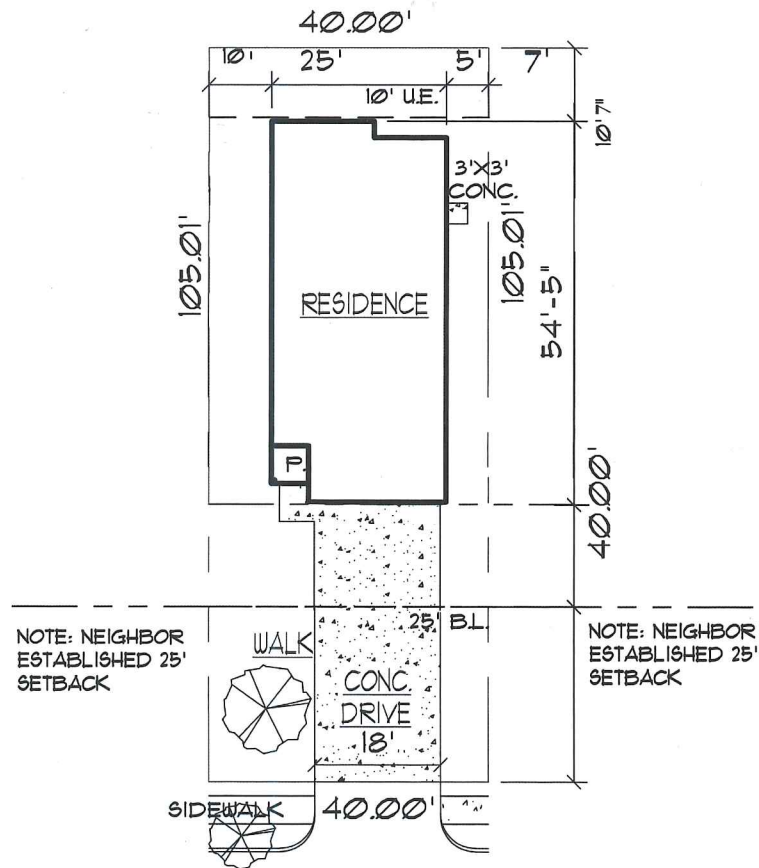
(Circle appropriate entity)  Date 10/18/19

BAR-19-121


REVISED
11/05/19

SP

RECEIVED
NOV 05 2019
BY: *Sperry*

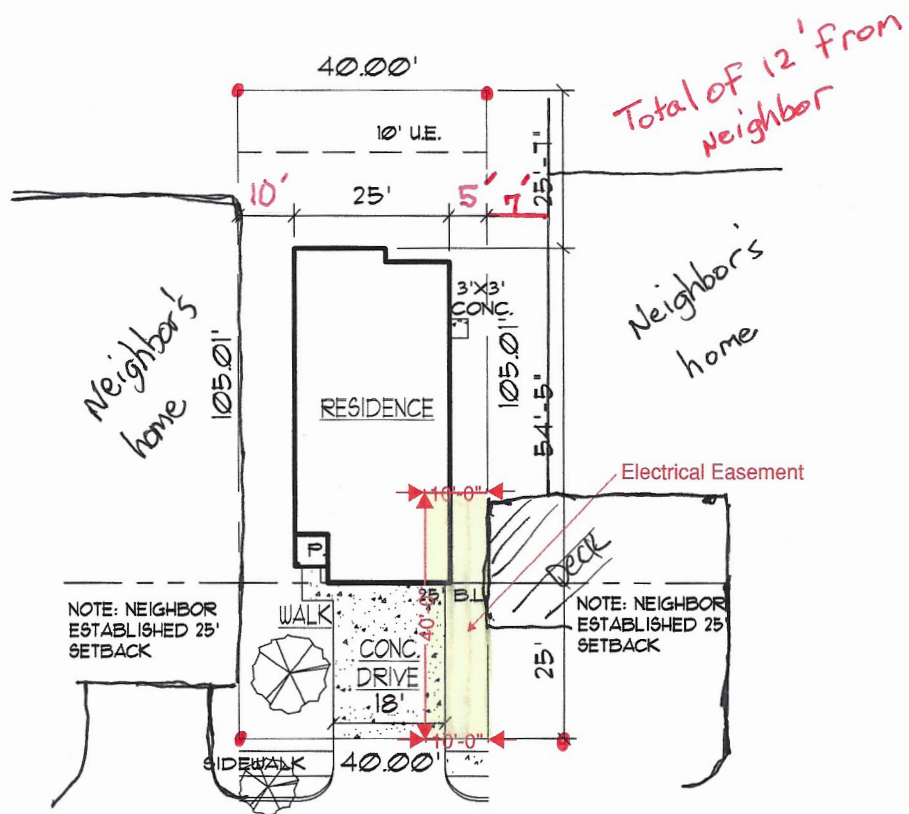


NOTE: CITY SIDEWALK PER SUBDIVISION


PLOT PLAN SCALE: 1"=20' LOT 78R1 BLOCK 1 8506 FAIRWAY DRIVE EAGLE MOUNTAIN LAKE EST. FORT WORTH TARRANT COUNTY, TEXAS JOB: 7856 PLAN: 1628 DATE: JUL. 22, 2019		 NORTH THE PLAN FACTORY
---	--	---

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED

Received revision 10/31/19



NOTE: CITY SIDEWALK PER SUBDIVISION

<p>PLOT PLAN SCALE: 1"=20' LOT 78R1 BLOCK 1 8506 FAIRWAY DRIVE EAGLE MOUNTAIN LAKE EST. FORT WORTH TARRANT COUNTY, TEXAS JOB: 7856 PLAN: 1628 DATE: JUL. 22, 2019</p>	 <p>NORTH</p> <p>THE PLAN FACTORY</p>
--	---

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED



**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-122 Address: 100 block N. Westview Avenue (4100 Hazelwood Blvd.)
Owner: Heidi Cox by Bruce Duncan
Zoning: “A-5” One-Family

- a. **VARIANCE:** permit the construction of a new residence with a 8-foot, 4-inch front yard setback

Required front yard setback: 25 feet minimum
Requested front yard setback: 8 feet, 4 inches

GENERAL INFORMATION

REGULATION:

4.705 “A-5” One-Family

C. Property Development Standards

Front Yard: 20 feet minimum

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; (25’)
 - b. The setback for the applicable zoning district; or (20’)
 - c. The setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 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 block face (NA – no houses built on this block face).

LOT HISTORY:

None.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

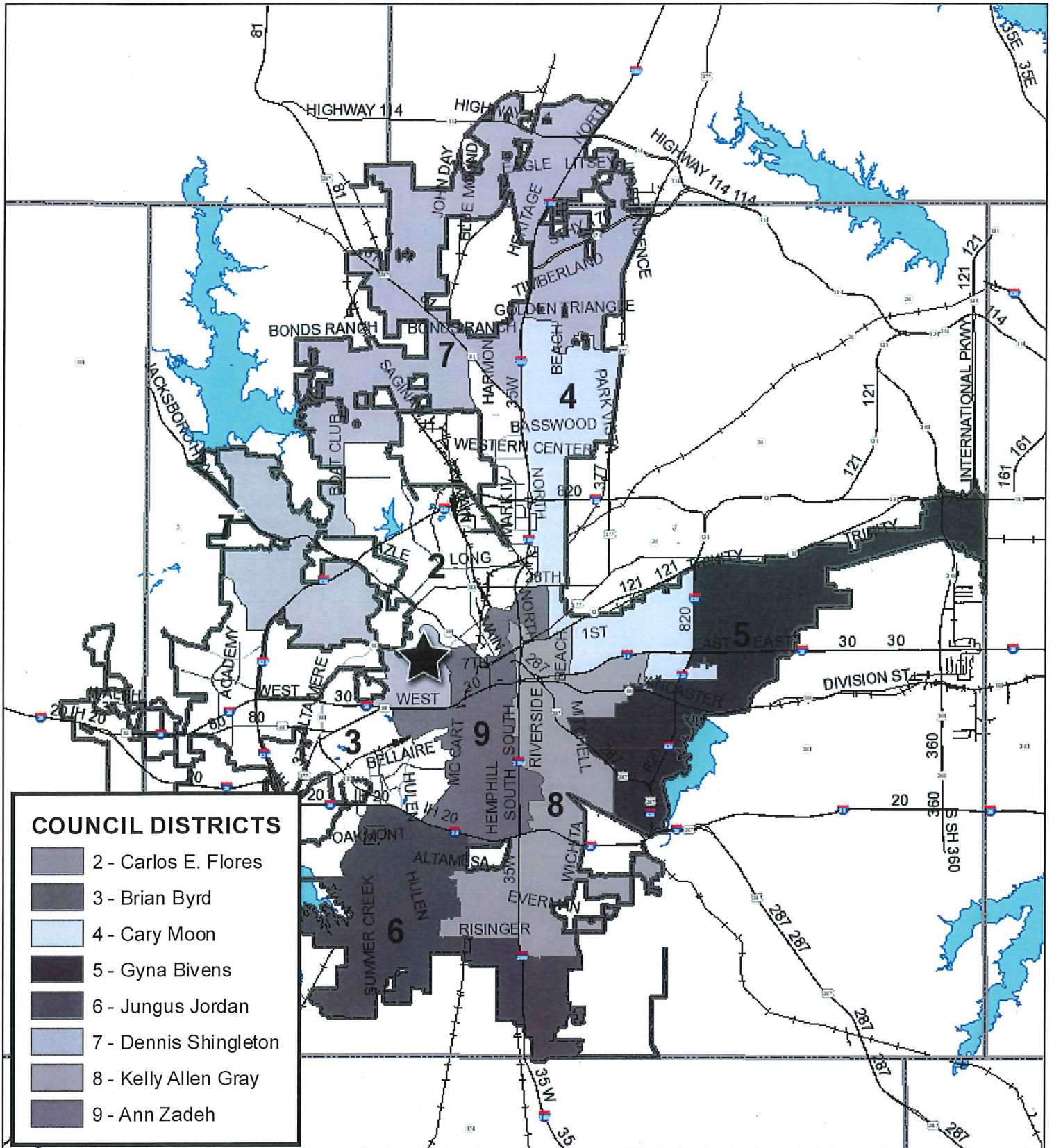
The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Westside Alliance, Monticello NA, Crestwood NA, Crestline Area NA, North Side NA, Tarrant Regional Water District, Fort Worth ISD, and Castleberry ISD

**EXISTING
CONDITIONS:**

The subject property is a vacant lot in in a partially established neighborhood developed without an alley. The lot is irregularly shaped, having an angled rear property line that follows the topographic contours of the area. The lot does not have any floodplain, but contains a 14 percent slope which drops from the front of the property to the rear. The back half of the lot contains the steepest slopes and is heavily treed. The applicant has requested a variance in order to build a residence within the minimum 25-foot front yard setback.

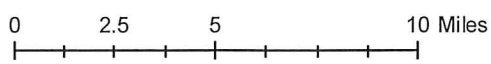
Most of the originally platted lots have been combined with lots facing other streets, leaving one other vacant lot, and no houses have been built on this block face. While the application notes a 15-foot front yard setback on the plat, this dimension refers to the setback along Hazelwood Boulevard, instead of Westview Avenue. In this block, Westview Avenue has a 50-foot right-of-way and has a 65-foot right-of-way in the next block to the south.

Location Map



COUNCIL DISTRICTS

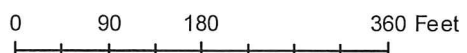
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh





Area Zoning Map

Applicant: Heidi Cox by Bruce Duncan
Mapsc0: 61Z
Commission Date: 11/20/2019



Aerial Photo Map



0 50 100 200 Feet



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

BAR-19-122



Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 4100 HAZELWOOD BLVD

Lot/Tract: 2A Block/Abstract: 1 Lot Size: 75'7"X147'-7" IRREG 9006 SQ FT

Legal Description: Addition/Survey: RIVERVIEW ESTATES ADDITION BLOCK 1 LOT 1A 2A 3A & 4

Owner's Name: HEIDI B COX

Address: 4100 HAZELWOOD DR

City: Fort Worth

State: TX

Zip: 76116

Tele: (817) 313-8924

E-Mail heidi.cox@gladney.org

Applicant's Name: BRUCE DUNCAN

Address: 6704 BRANTS LANE

City: Fort Worth

State: TX

Zip: 76116

Tele: (469) 475-4724

E-Mail wbduncan@outlook.com

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

PROPOSED SINGLE FAMILY HOME. 2739 SQ FT UNDER ROOF 2195 SQ FT LIVING

65'-6" W x 40'-9" D x 24'-8" H

ON LOT 3A ONLY

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

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

Special Exception for Section _____

Non-Owner Occupied Case for Section _____

Interpretation of the Regulation \$400

Zoning _____

HCLC Approval/Applied _____

NEZ Approval /Applied _____

Urban Village

DATE RECEIVED:

10/21/19

FEE AMOUNT PAID :

\$500.00

OF REQUESTS:

1

RECEIVED BY:

AG

CASE NO.

BAR-19-122

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. There is a severe drop off approximately 74' back from the street.

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. There is a severe drop off approximately 74' back from the street. A setback of 25' only allows for 26' of depth for the proposed residence which is unfeasible.

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 proposed residence will face Westview Avenue and will have a Westview address. The property line is located 21'-8" back from the street which is an inordinately long distance. A variance is requested to change the setback to 8'-4". That would yield a front yard 30' from the curb which is usual in this area. If that is too much of a variance, a variance is requested to change the setback to 13'-4". That would yield a front yard 35' from the curb.

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

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

Certificacion

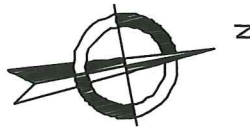
Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent [Signature] Date 10/21/19
(Circle appropriate entity)

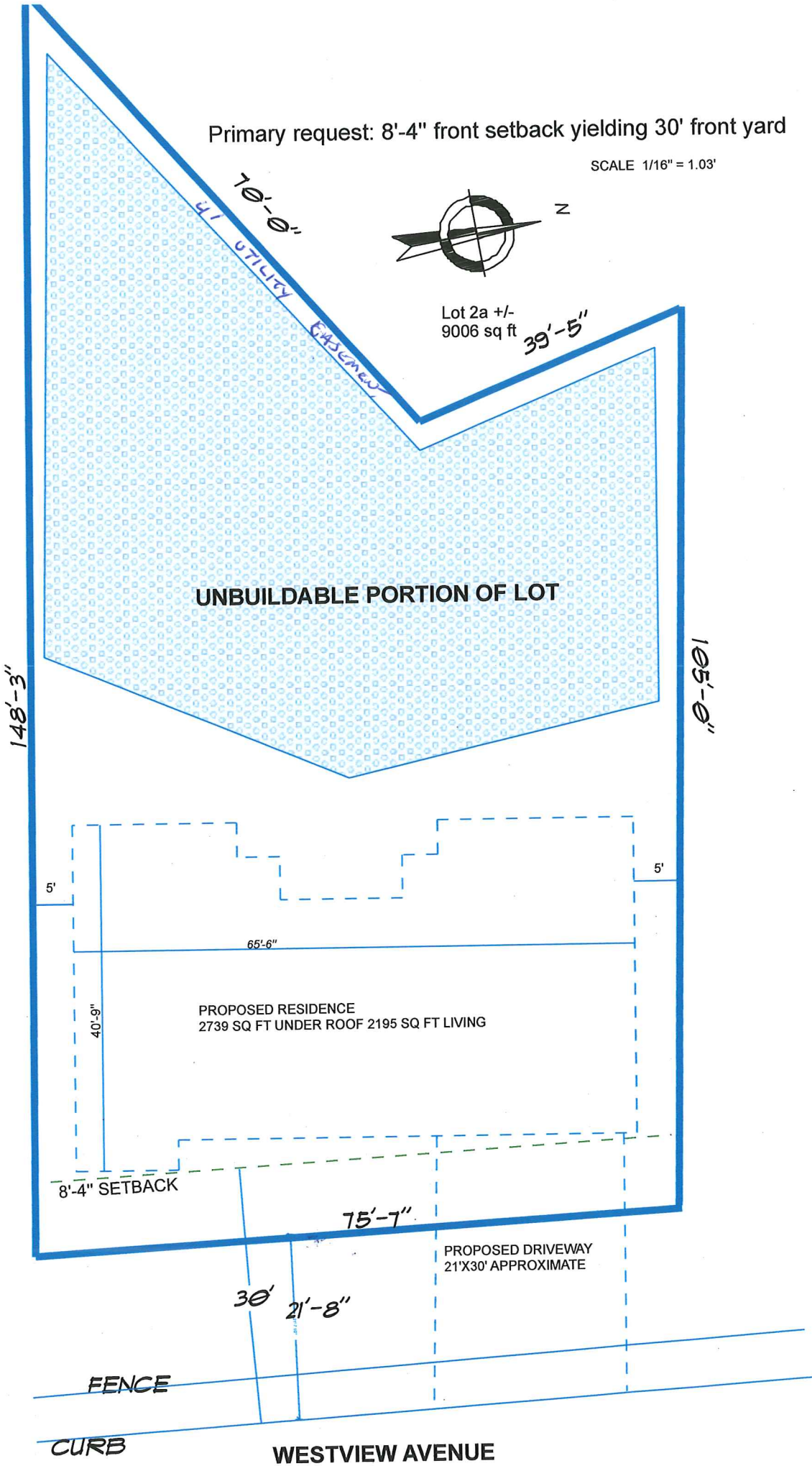
BAR-19-122

Primary request: 8'-4" front setback yielding 30' front yard

SCALE 1/16" = 1.03'



Lot 2a +/-
9006 sq ft





**BOARD OF ADJUSTMENT – RESIDENTIAL, 11/20/2019
INFORMATION REPORT**

BAR-19-123 Address: 2601 6th Avenue
 Owner: June Walker Lake
 Zoning: “A-5” One-Family

- a. **VARIANCE:** to permit the construction of detached garage expansion that would encroach 5 feet into the required 5-foot rear-yard setback

Required Setback: 5 foot rear yard setback
Requested Setback: 0 foot rear yard setback

GENERAL INFORMATION

REGULATION:

4.705 “A-5” One-Family
C. Property Development Standards
Rear Yard: 5 feet minimum

5.301 Accessory Uses on Residential Lots

A. General Provisions.

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

LOT HISTORY:

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

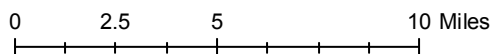
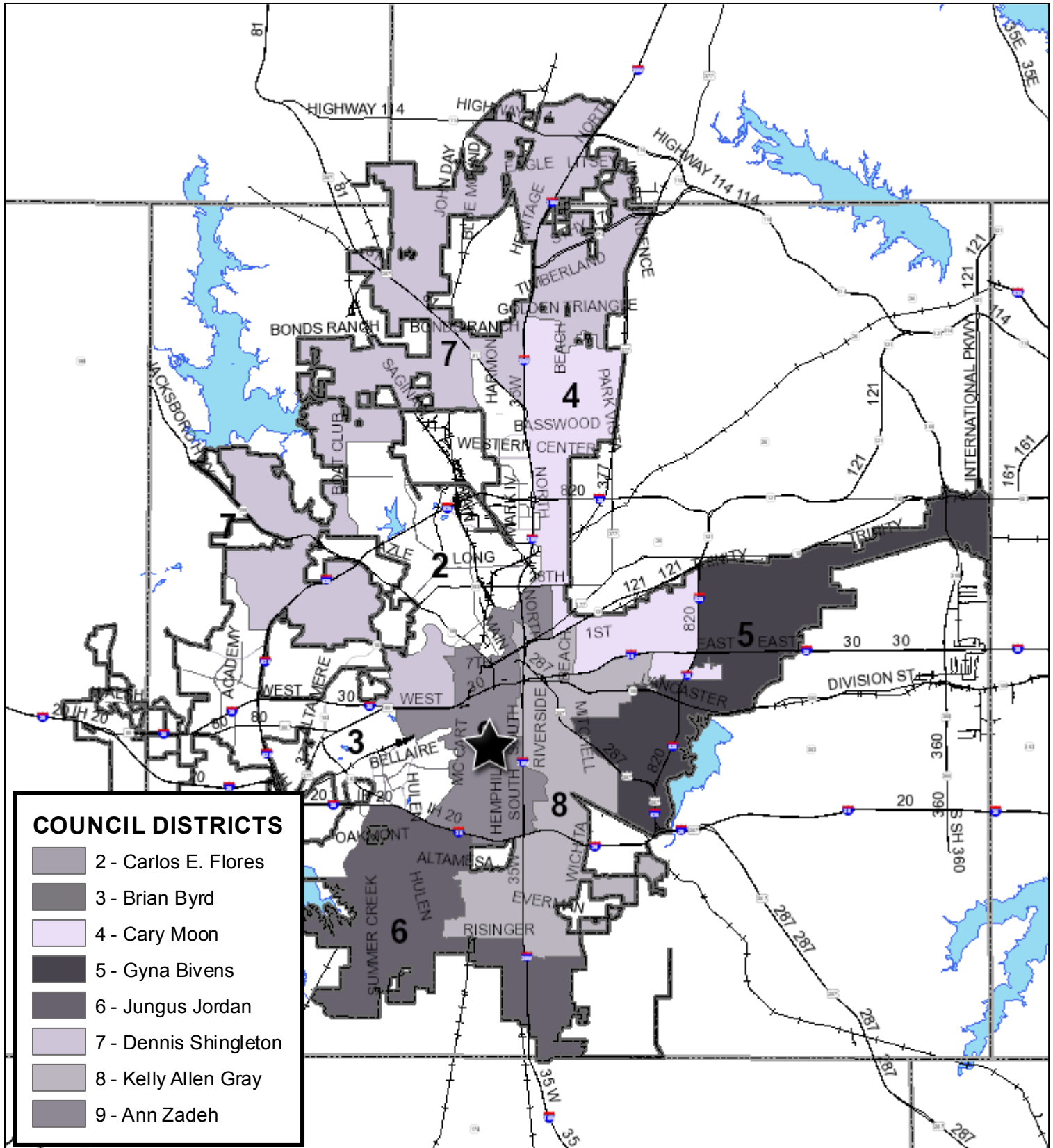
The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth ISD,

**EXISTING
CONDITIONS:**

The subject property contains a single-family residence in an established neighborhood, built with an alley. The lot is relatively flat, rectangular, and without any floodplain, or other environmental constraints.

The subject property has had a detached garage since the home was built in 1950. The garage was built along the rear property line. The applicant has submitted for a variance to attach a carport onto the existing detached garage with a zero foot setback on the rear portion of the lot where a 5 foot setback is required. The detached garage measures 24' x 20' and the proposed carport expansion is 20' by 20'. Both structures combined will be 880 square feet. The carport will have a height of approximately 11 feet tall, which is less than the main residence at approximately 18 feet tall.

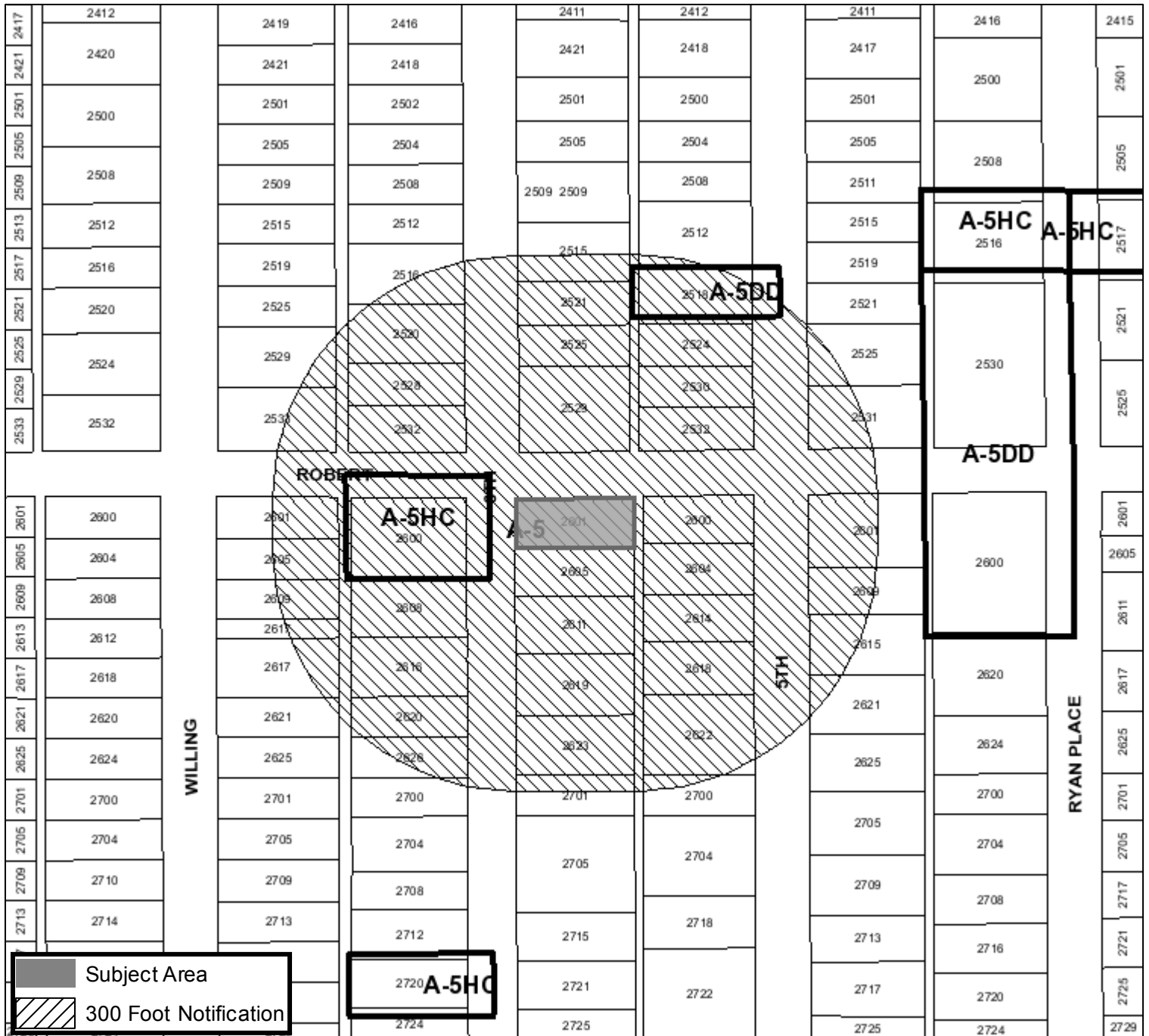
Location Map







Area Zoning Map

Applicant: June Lake
Mapsc0: 76V
Commission Date: 11/20/2019

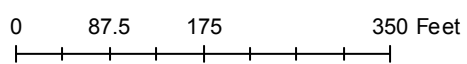


 Subject Area
 300 Foot Notification

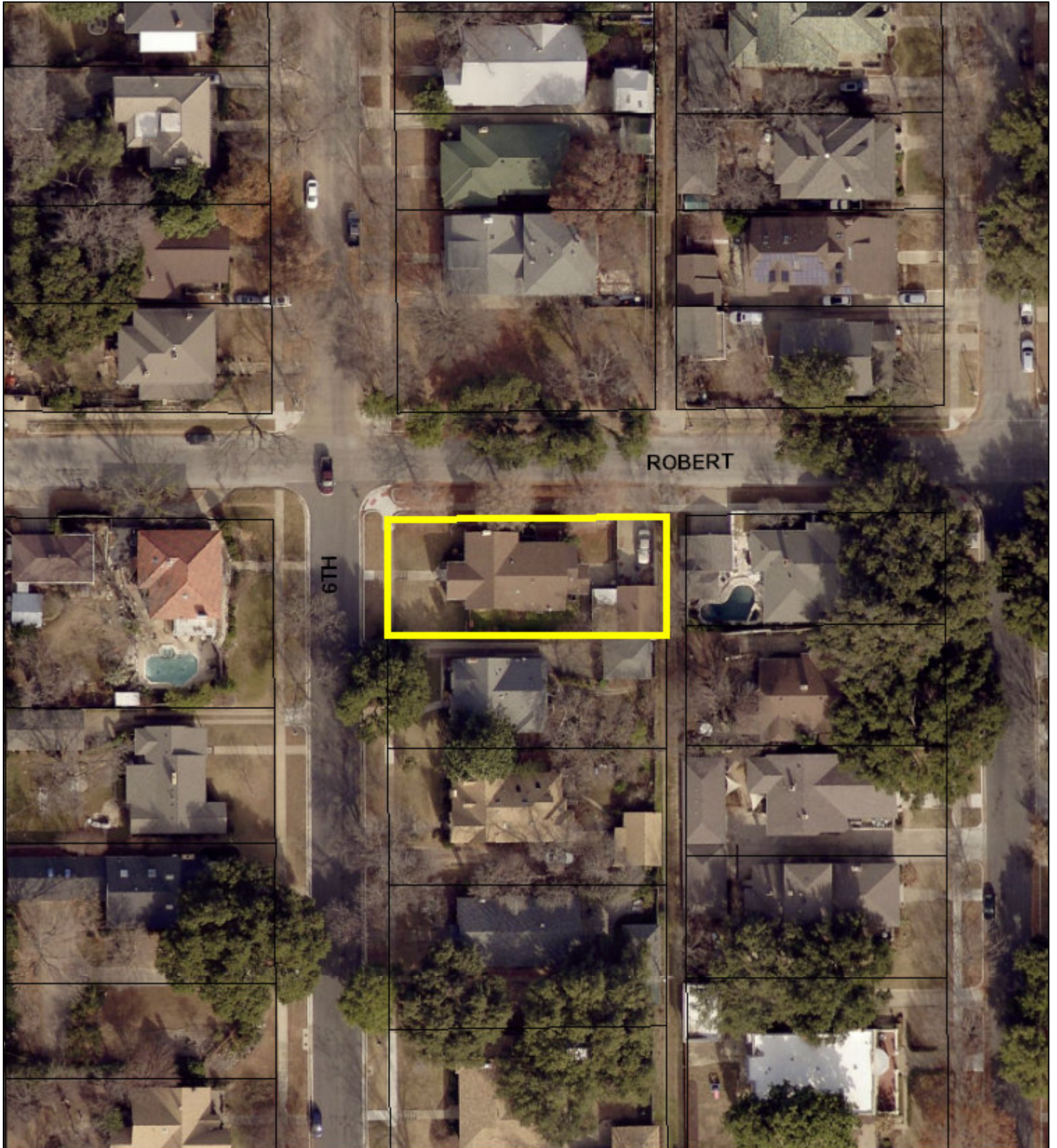
2720 **A-5HC**

2518 **A-5DD**

A-5HC
 2516 **A-5HC**
A-5DD
 2530
A-5DD
 2600



Aerial Photo Map



0 40 80 160 Feet



BAR-19-123
2601 6th Avenue



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

BAR-19-123



Planning and Development

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

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 2601 6th Avenue Fort Worth, TX 76110
 Lot/Tract: Lot 14 + N 15' Lot 13 Block/Abstract: 18 Lot Size: .2014 Acres 8775 Sq Ft
 Legal Description: Addition/Survey: Ryan Place Addition

Owner's Name: June Walker Lake
 Address: 2601 6th Avenue
 City: Fort Worth State: Texas Zip: 76110
 Tele: (817) 734-3410 E-Mail lakejune.fw@gmail.com

Applicant's Name: June Walker Lake
 Address: 2601 6th Avenue
 City: Fort Worth State: Texas Zip: 76110
 Tele: (817) 734-3420 E-Mail lakejune.fw@gmail.com

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

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

Owner Occupied Variance (One and Two Family Homes) for Section 4.705 rear yard for detached garage
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning A-5 HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>10/21/19</u>	FEE AMOUNT PAID : <u>\$300</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>Aide.</u>	CASE NO. <u>BAR-19-123</u>
-----------------------------------	-----------------------------------	----------------------------	------------------------------	-------------------------------

Variance Request Proposal Only

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

1. The variance is not a self-created hardship. The existing garage was built on the rear property line prior to the 5 ft setback zoning ordinance and is grandfathered. I have made no alterations to the property in anticipation of this project and my variance request does not result from 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. Due to the location of the house and existing garage, it is not practical nor is there sufficient space to site the proposed structure anywhere else on the lot. Ryan Place Addition is zoned A5 and allows accessory structures. The existing and proposed structures are all one story and will not exceed the maximum rooftop coverage of 50% of the lot area.

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. Ryan Place Addition is zoned A5 and most garages adjacent to the alley are built on the property line and do not conform to the existing set-back zoning requirements.

4. The variance will not adversely affect the health, safety, or welfare of the public. My property is located on a corner and the rear property line is adjacent to the alley. The location of the garage extension will not impact or obstruct any sidewalks, alley or street access.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. My property is located on a corner and adjacent to an alley. The variance requested will not affect any neighbor's 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.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity) June W Lake

Date 10/19/19

From the workbench of:
Date:

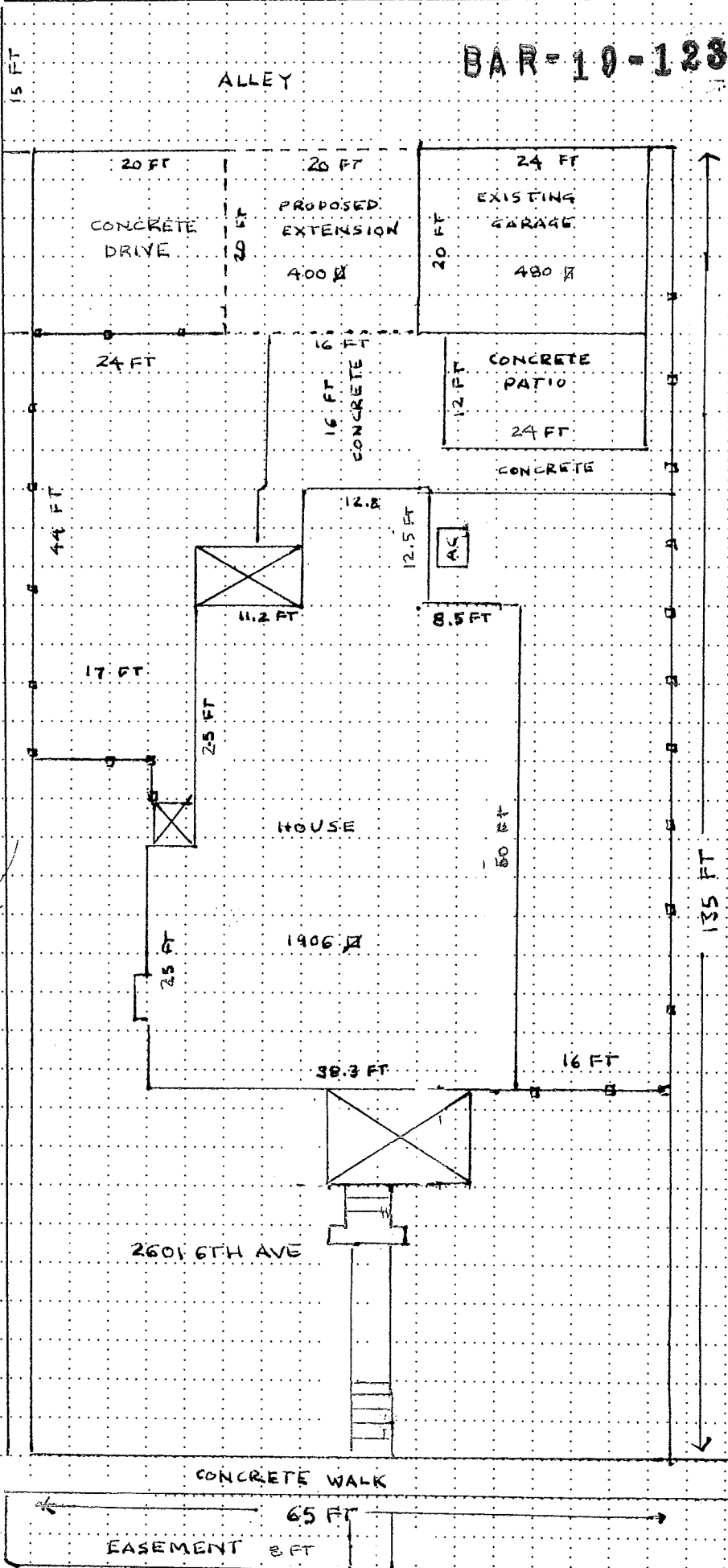
PROPERTY: 2601 6TH AVE
OWNER: JUNE LAKE

BAR-19-128

ROBERT STREET

EASEMENT 10 FT

CONCRETE WALK 4 FT



1/4" = 4 FT

