



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**October 19, 2022**

Work Session 12:00 p.m.

Public Hearing 1:00 p.m.

**In Person**

City Council Conference Room 2020 (Work Session)

City Council Chamber (Public Hearing)

2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed5f10ec9ff80f4294546f710e9b86ca2>

**Meeting/ Access Code:** 2559 452 4101, Registration Required

**Teleconference**

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

Meeting/ Access Code: 2559 452 4101

**Viewing Only**

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

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

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

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

**\*\*Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on October 17, 2022. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at [Karen.Moreno@fortworthtexas.gov](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

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**BOARD MEMBERS:**

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

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

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

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

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

**A. Approval of Minutes of the September 21, 2022 Hearings \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO NOVEMBER 16, 2022.**

**C. Translation Residential Case**

**1. BAR-22-078** Address: 4001 Village Creek Road  
Owner: Alejandro Lemus  
Zoning: "A-21" One-Family

a. **Special Exception:** Permit an existing solid fence up to four feet in height in a front yard

b. **Variance:** Permit a solid front yard fence taller than allowed by special exception

Allowed fence by special exception: 4 feet  
Requested fence height: 8 feet

c. **Variance:** Permit a second-floor addition that encroaches into the side yard setback

Minimum side yard setback: 10 feet  
Requested setback: 5 feet

d. **Variance:** Permit an existing garage/barn that encroaches into the side yard setback

Minimum side yard setback: 10 feet  
Requested setback: 4 feet

e. **Variance:** Permit an existing garage/barn that encroaches into the rear yard setback

Minimum rear yard setback: 10 feet  
Requested setback: 3 feet

f. **Variance:** Permit an existing patio cover taller than allowed

Maximum height allowed: 12 feet  
Requested height: 15 feet

- g. **Variance:** Permit accessory structures that exceed the maximum allowed square footage for the lot

Maximum square footage allowed: 1,014 square feet  
Requested square footage: 7,004 square feet

- h. **Variance:** Permit existing accessory structures to exceed the square footage of the main residence

Maximum square footage allowed: 4,304 square feet  
Requested square footage: 7,004 square feet

- i. **Variance:** Permit a large animal to be closer to a regulated structure than allowed

Minimum distance required from a regulated structure: 50 feet  
Requested distance: 0 feet

## D. New Residential Cases

2. **BAR-22-076** Address: 4317 Littlejohn Avenue  
Owner: Paola Borja & Leonel Duran Hernandez  
Zoning: "A-5" One-Family Within the Stop Six Overlay

- a. **Variance:** Permit the continued use of a storage shed area to exceed the allowable square footage

Square footage allowed by right: 200 square feet  
Requested height: 280 square feet

- b. **Variance:** Permit the continued use of a nine 12-foot storage shed encroaches into the rear yard setback

Minimum setback required: 9 feet  
Requested setback: 5 feet

3. **BAR-22-084** Address: 3001 James Avenue  
Owner: Vaquero Home Builder LLC by Chris Chavez  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the continued construction of a detached garage with habitable space in the side yard setback

Minimum required setback: 10 feet  
Requested setback: 0 feet

- b. **Variance:** Permit the continued construction of a detached garage with habitable space in the rear yard setback

Minimum required setback: 5 feet  
Requested setback: 1 foot

4. **BAR-22-085** Address: 3112 E. 12th Street  
Owner: Gaba Group by Aaron Galvan  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a single-family home in the established front yard setback

Established front yard setback: 35 feet  
Requested setback: 25 feet

5. **BAR-22-086** Address: 3800 Summercrest Drive  
Owner: George and Angela Huston  
Zoning: "A-10" One-Family

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

Minimum required setback: 10 feet  
Requested setback: 5 feet

6. **BAR-22-087** Address: 13100 Settlers Trail  
Owner: Jeffery & Debbie Hurst Bolster  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a storage shed into the side yard setback

Minimum required setback: 5 feet  
Requested setback: 3 feet

7. **BAR-22-094** Address: 8149 Cahoba Drive  
Owner: Jason Hartley  
Zoning: "A-5" One-Family within the NASJRB Overlay

- a. **Variance:** Permit the construction of a detached garage with habitable space in the platted front yard

Main residence setback: 30 feet  
Requested setback of garage: 19 feet

- b. **Variance:** Permit the construction of an accessory structure taller than the main residence

Height allowed by right: 12 feet  
Requested height: 28 feet

8. **BAR-22-096** Address: 226 block McGee Drive  
Owner: John & Carson Bennett  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a new single-family residence that would encroach into the front yard setback

Established front yard setback: 40 feet  
Requested setback: 25 feet

- b. Variance:** Permit the construction of a new single-family residence with a front facing attached garage that projects further from the house than allowed

Maximum garage projection into the front yard: 8 feet

Requested projection: 20 feet

## II. ADJOURNMENT:

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### **ASSISTANCE AT THE PUBLIC MEETINGS:**

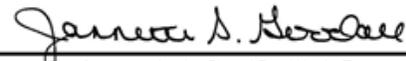
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov)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

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

### **Executive Session:**

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, October 14, 2022 at 3:45 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas