



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**November 16, 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=e22fc05f3e4bee910cfe50b6c1f7796a7>

**Meeting/ Access Code:** 2552 278 9005, Registration Required

**Teleconference**

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

Meeting/ Access Code: 2552 278 9005

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

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

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

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

**\*\*Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on November 14, 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 October 19, 2022 Hearings \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 21, 2022.**

**C. Continued 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 Translation Residential Case**

2. **BAR-22-097** Address: 1925 Fiddleneck Street  
Owner: Mark Nerios by Omar Sanchez  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a patio cover taller than allowed

Maximum height allowed: 12 feet  
Requested height: 15 feet

- b. **Variance:** Permit the construction of a 15-foot tall patio cover that encroaches into the side yard

Minimum setback required: 9 feet  
Requested setback: 6 feet

- c. **Variance:** Permit the construction of a patio cover that exceeds the maximum allowed square footage for the lot

Square footage allowed by right: 200 square feet  
Requested square footage: 574 square feet

#### **E. New Residential Cases**

3. **BAR-22-074** Address: 2809 6th Avenue  
Owner: Maltese Energy & Transport LLC by Alvar Centers  
Zoning: "A-5" One-Family

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

Minimum required setback: 5 feet  
Requested setback: 0 feet

4. **BAR-22-092** Address: 8132 Rambler Rose Street  
Owner: Ziad Mustafa  
Zoning: "A-5" One-Family
- a. **Variance:** Permit the continued use of a detached pergola in the front yard where none are allowed  
Allowed accessory structure in the platted front yard: None  
Requested accessory structure: One (1)
- b. **Variance:** Permit the continued use of two existing pergolas that encroaches into the side yard  
Minimum setback required: 5 feet  
Requested setback: Zero (0) feet
- c. **Variance:** Permit existing front yard driveway coverage that exceeds the maximum allowed  
Maximum percentage allowed by right: 50 percent  
Requested percentage: 69 square feet
5. **BAR-22-093** Address: 726 Woodrow Avenue  
Owner: Angelica Lopez  
Zoning: "A-5" One-Family
- a. **Variance:** Permit a residence on a lot with less width than required  
Minimum lot width required: 50 feet  
Requested lot width: 41 feet
6. **BAR-22-095** Address: 717 Verna Trail North  
Owner: Cole Durham by Extreme Exteriors  
Zoning: "A-21" One-Family
- a. **Variance:** Permit the continued use of a patio cover taller than allowed  
Maximum height allowed: 12 feet  
Requested height: 17 feet
- b. **Variance:** Permit the continued use of an existing storage shed that encroaches into the side yard  
Minimum setback required: 10 feet  
Requested setback: 5 feet
7. **BAR-22-098** Address: 429 Bronzewood Lane  
Owner: Jimmie R. (JR) & Caprice Bohr  
Zoning: "A-7.5" One-Family
- a. **Variance:** Permit the continued construction of a pool waterfall into the side yard setback

Minimum setback required: 5 feet

Requested setback: 2 feet

8. **BAR-22-099** Address: 1821 Quiet Oak Place  
Owner: Jason and Courtney Sartain  
Zoning: "PD 522" for single family uses in "A-43" thru "R-2" in Walsh Ranch

- a. **Variance:** Permit an accessory structure (pool) not 75 feet from the front property line or behind the rear wall of the residential structure

Minimum setback required: 75 feet

Requested setback: 36 feet

9. **BAR-22-101** Address: 2941 Travis Avenue  
Owner: Patrick Wells  
Zoning: "A-5" One-Family

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

Minimum setback required: 5 feet

Requested setback: 6 inches

10. **BAR-22-102** Address: 2616 Janice Lane  
Owner: Kenneth Stanley  
Zoning: "A-5" One-Family

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

Maximum square footage allowed: 3,488 square feet

Requested square footage: 3,632 square feet

11. **BAR-22-103** Address: 3709 Hilltop Road  
Owner: James Cushman by Mary Nell Poole  
Zoning: "A-5" One-Family within the TCU Overlay

- a. **Variance:** Permit the continued use of a detached garage with an storage space that encroaches into the side yard setback

Minimum setback required: 5 feet

Requested setback: 6 inches

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

Maximum square footage allowed: 400 square feet

Requested square footage: 434 square feet

12. **BAR-22-104** Address: 4001 Wilbarger Street  
Owner: Setty Estates DBA Gil Estates by Ezra-Ron City  
Zoning: "A-5" One-Family

a. **Variance:** Permit zero (0) parking spaces behind the front building wall

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

b. **Variance:** Permit fewer parking spaces than required for four (4) bedrooms

Required parking spaces: 3 spaces  
Requested parking: One (1) space

## II. ADJOURNMENT:

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

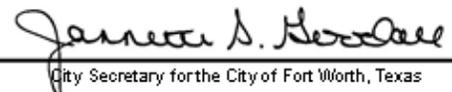
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) 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, November 11, 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