



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**January 18, 2023**

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=e035a884c976ee97c97ee2b804d5f56b8>

**Meeting/ Access Code:** 2550 088 0618, Registration Required

**Teleconference**

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

Meeting/ Access Code: 2550 088 0618

**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 January 16, 2023. 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.**

---

**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. Election of Chair and Vice-Chair**

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

**C. Roles and Responsibilities of the Board of Adjustment**

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

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

**B. ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 15, 2023.**

**C. Continued Residential Cases**

1. **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

2. **BAR-22-110** Address: 3601 Dryden Road  
Owner: Holly Fain by David Slaughter  
Zoning: "A-5" One-Family

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

b. **Variance:** Permit a solid front yard fence taller than allowed by Special Exception

Allowed fence by Special Exception: 4 feet  
Requested height: 8 feet

**D. New Residential Cases**

3. **BAR-22-109** Address: 4201 Avenue M  
Owner: Lyn Builders LLC  
Zoning: "A-5" One-Family within the Stop Six Overlay

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

Required setback: 20 feet  
Requested setback: 11 feet 10 inches

4. **BAR-23-001** Address: 713 Ridgewater Trail  
Owner: Andre Purifoy  
Zoning: "A-5" One-Family

a. **Variance:** Permit an accessory structure (in-ground 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: 41 feet

5. **BAR-23-002** Address: 2059 W. Lotus Avenue  
Owner: Brett & Sarah Bowden by Purselley Pools  
Zoning: "A-21" One-Family

a. **Variance:** Permit an accessory structure (in-ground pool) to encroach into the side yard setback

Minimum setback required: 10 feet  
Requested setback: 2 feet

6. **BAR-23-003** Address: 2201 Warner Road  
Owner: David Garrison & Jamie Qualls by Metro Code  
Zoning: "A-5" One-Family within the TCU Overlay

a. **Variance:** Permit an accessory structure (in-ground 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: 50 feet 6 inches

7. **BAR-23-004** Address: 216 Verna Trail North  
Owner: Jerre Payton  
Zoning: "A-21" One-Family

a. **Variance:** Permit an accessory structure that encroaches into the side yard setback

Minimum setback required: 10 feet  
Requested setback: 6 feet

8. **BAR-23-005** Address: 3709 E. Fairfax  
Owner: Julian Arriaga by Mitzy Rolon  
Zoning: "C" Medium Density Multifamily built to "A-5" Standards

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

Minimum lot width required: 50 feet  
Requested lot width: 45 feet

9. **BAR-23-006** Address: 1517 Avenue D  
Owner: MDR Direct Investments by Darryl Brewer  
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: 40 feet

b. **Variance:** Permit a residence on a lot with less lot area than required

Minimum lot area required: 5,000 square feet  
Requested lot area: 4,400 square feet

## II. ADJOURNMENT:

---

### ASSISTANCE AT THE PUBLIC MEETINGS:

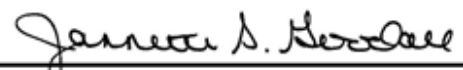
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

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

### Executive Session:

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, January 13, 2023 at 10:20 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas