

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, March 14, 2024 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jamie S. Koss
City Secretary
City of Fort Worth, Texas



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

March 20, 2024

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)

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

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r3b319a16ed50b15074a412679a79f29b>

Meeting/ Access Code: 2559 858 9999 (Registration Required)

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

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 March 16, 2024. 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 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:

Adrienne Holland _____
Tony Perez, _____
Chair Residential Board _____
Kenneth Jones _____
Joey Dixon, _____
Vice Chair Residential Board _____

Debra Brown Sturns _____
Myra Mills _____
Whit Wolman _____
Lucretia Powell _____
Jennifer Glass Renta _____
Janna Herrera _____
Melondy Doddy-Munoz _____

I. WORK SESSION 12:00 P.M.

A. Discussion of Today's Cases

I. PUBLIC HEARING 1:00 P.M.

A. Approval of Minutes of the February 21, 2024 Hearings

B. ANY CASES NOT HEARD WILL BE MOVED TO APRIL 17, 2024.

C. Continued Residential Translation Case

1. BAR-23-080 Address: 4425 Hardeman Street
Owner: Ernesto Dominguez Sotelo
Zoning: "A-5" One-Family within the Stop Six Overlay

a. Variance: Permit a second garage on a lot less than ½ acre

Maximum garages allowed: 1 garage

Garages Requested: 2 garages

D. Continued Residential Case

2. BAR-24-004 Address: 2745 Ryan Place Drive
Owner: Claire Lawrence by Michael Clark
Zoning: "A-7.5" One-Family standards

a. Variance: Permit the construction of a detached garage with habitable space that would encroach into the minimum side yard setback

Minimum setback required: 5 feet

Requested setback: 3 feet

b. Variance: Permit the encroachment of the front wall of the home into the established front yard setback

Established front yard: 38 feet

Requested setback: 32 feet 5 inches

c. Variance: Permit the construction of a detached garage with habitable space taller than the main residence

Main residence height: 16 feet

Requested height for detached garage: 26 feet

E. New Residential Cases

3. BAR-24-006 Address: 2412 Winton Terrace E
 Owner: Stephen & Carly Tatum by Purselley Pools
 Zoning: "A-5" One-Family within the TCU Overlay

- a. Variance:** Permit an accessory structure (in-ground pool) that is not at least 75 feet from the front property line or behind the rear wall of the home.

Minimum distance required: 75 feet
Requested distance: 39 feet 5 inches

4. BAR-24-011 Address: 6329 Klamath Road
 Owner: Camilla & Wade Chappell
 Zoning: "A-5" One-Family within the NASJRB Overlay

- a. Variance:** Permit the construction of a detached carport that would encroach into the minimum side yard setback

Minimum setback required: 5 feet
Requested setback: 1 foot 6 inches

5. BAR-24-014 Address: 14829 Cedar Gap Place
 Owner: Justin & Jennifer Rhinehart
 Zoning: "A-5" One-Family

- a. Variance:** Permit the lot coverage to exceed the maximum lot coverage allowed

Maximum lot coverage allowed by right: 50 percent
Requested lot coverage percentage: 51 percent

6. BAR-24-015 Address: 3330 Avenue K
 Owner: Moises Camacho & Claudia Hernandez
 Zoning: "A-5" One-Family

- a. Variance:** Permit the continued use of an accessory structure that exceeds the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet
Requested square footage: 400 square feet

7. BAR-24-016 Address: 2222 Stanley Ave
 Owner: Andrew & Lauren Teer by David Price
 Zoning: "A-5" One-Family within the TCU Overlay

- a. Variance:** Permit the construction of a detached garage with habitable space that would encroach into the minimum side yard setback

Minimum setback required: 5 feet
Requested setback: 1-foot 10 inches

- b. Variance:** Permit the construction of a detached garage with habitable space taller than the main residence

Main residence height: 16 feet
Requested height for detached garage: 21 feet

8. BAR-24-017 Address: 1017 E. Leuda Street
 Owner: Adrian Muniz by Cooper Conger
 Zoning: "A-5" One-Family

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

Minimum lot width required: 50 feet
 Requested lot coverage percentage: 33.33 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: 3,333 square feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

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

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

Executive Session:

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

Translation Case

BAR-23-080

Address: 4425 Hardeman Street
Owner: Heimy Dominguez by Ernesto Dominguez
Zoning: "A-5" Single Family within the Stop Six Overlay

a. Variance: Permit a second garage on a lot less than ½ acre

Maximum garages allowed: 1 garage

Garages requested: 2 garages

b. Variance: Permit a second garage to not have a hard-surfaced, dust free driveway

GENERAL INFORMATION

REGULATION:

5.300 General

a. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, garages (greater than a six foot door), guest houses, studios, carports, private workshops (six-foot door or less), play structures, swimming pools, pool houses, gazebos/cabanas/pergolas, boat docks, outdoor kitchen facilities, riding arena for the personal use of the resident owner, storage buildings, dumpsters (nonresidential) or similar uses.

5.301 Accessory Uses on Residential Lots

b. No more than one garage and one carport or porte cochere per residential unit on a single residential lot shall be permitted on lots less than one-half acre

6.202 Parking Lot Standards

All driveways must be hard-surfaced and dust free. Driveways for one- and two-family uses may, at a minimum, consist of compacted gravel base. Any base product must be contained within a border and maintained, including circular and ribbon drives

LOT HISTORY:

Development Services detached garage permit PB23-02739. Hold (9/1/2023).

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, Glen Park NA, Village Creek NA, Fairhaven NA, Eastland NA, Echo Heights NA, Echo Heights Stop Six Environmental Coalition, East Fort Worth, and Southeast Fort Worth, INC.

**EXISTING
CONDITIONS:**

The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. Total lot size is 12,000 square feet.

The property owner has applied for a variance to continue building a second garage on a lot that is less than half acre. The current lot size is 12,000 square feet and does not meet the ½ acre minimum by 9,780 square feet. The main residence contains an attached two-car garage. Because the door is wider than 6 feet, the storage building is classified as a garage. The partially built detached garage is 30 by 30 or 900 square feet. According to the site plan submitted, the garage has a proposed attached patio cover that is 10 feet long and 30 feet wide or 300 square feet.

The total square footage of the detached garage is 1,200 square feet, where the main home is 1,552 square feet, including the attached garage. The detached garage is proposed to be five (5) inches shorter than the main residence. A detached garage is allowed to be as tall as the main residence by right.

The property owner has applied for a second variance for the same detached garage. The variance is not to pour a second driveway to the second garage. According to the site plan submitted, the 13-foot distance between the side wall of the home to the property line on the eastern side of the lot, which would allow access to the rear yard. The access to the rear yard from the existing driveway would be to drive across the front yard to the eastern side of the house.

The case was continued from January 17, 2024 to the March 20 hearings so the applicant could provide a drive to the rear for the second garage. However, on February 22, 2024, the applicant submitted a letter to revise the building plans and formally withdraw his case.

Febrero 22. 2024

Buenos dias mi nombre es

Ernesto Dominguez

propietario del

4425 Hardeman St Fort Worth Tx 76119

escribo esta carta para aserles saber que no
estoy mas interesada de aser el storis

de las dimenciones de 30X30

Cambiamos medidas de 20X20 con puerta de

6 pies las alturas seran las misma

nadamas cambia el tamaño

eso es para proteccion de mi herramienta

ATM Ernesto Dominguez

February 22, 2024

Good morning, my name is Ernesto Dominguez.

Owner of 4425 Hardeman St Fort Worth TX 76119

I am writing this letter to let you know that I am no longer interested in the storage. The dimensions of 30X30, we changed measurements to 20X20 with a 6 foot door, the heights will be the same, just change the size, that is for the protection of my tools.

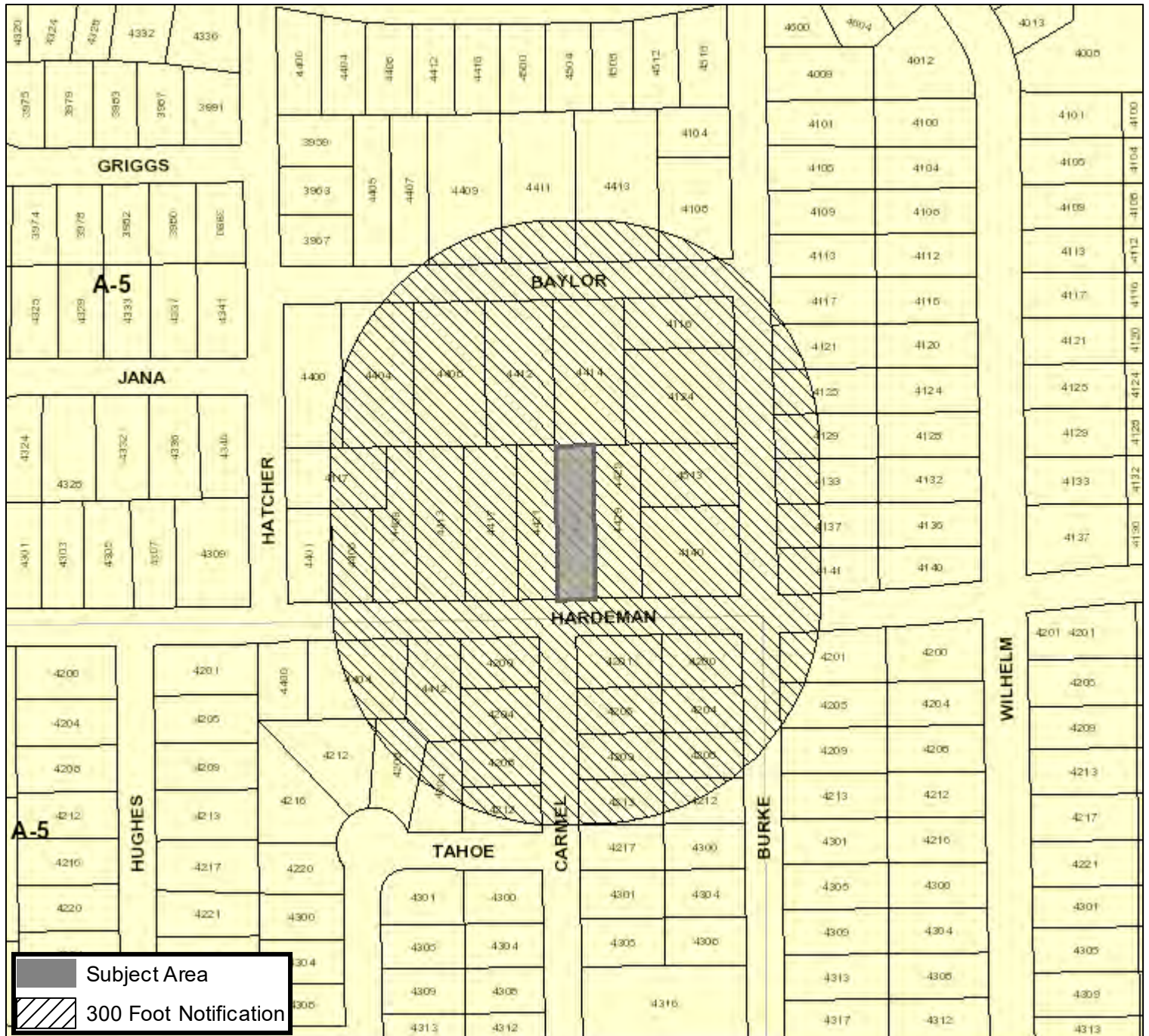
ATM/Sincerely Ernesto Dominguez



BAR-23-080

Area Zoning Map

Applicant: Ernesto Dominguez Sotelo
Mapsc0: 79W
Commission Date: 1/17/2024



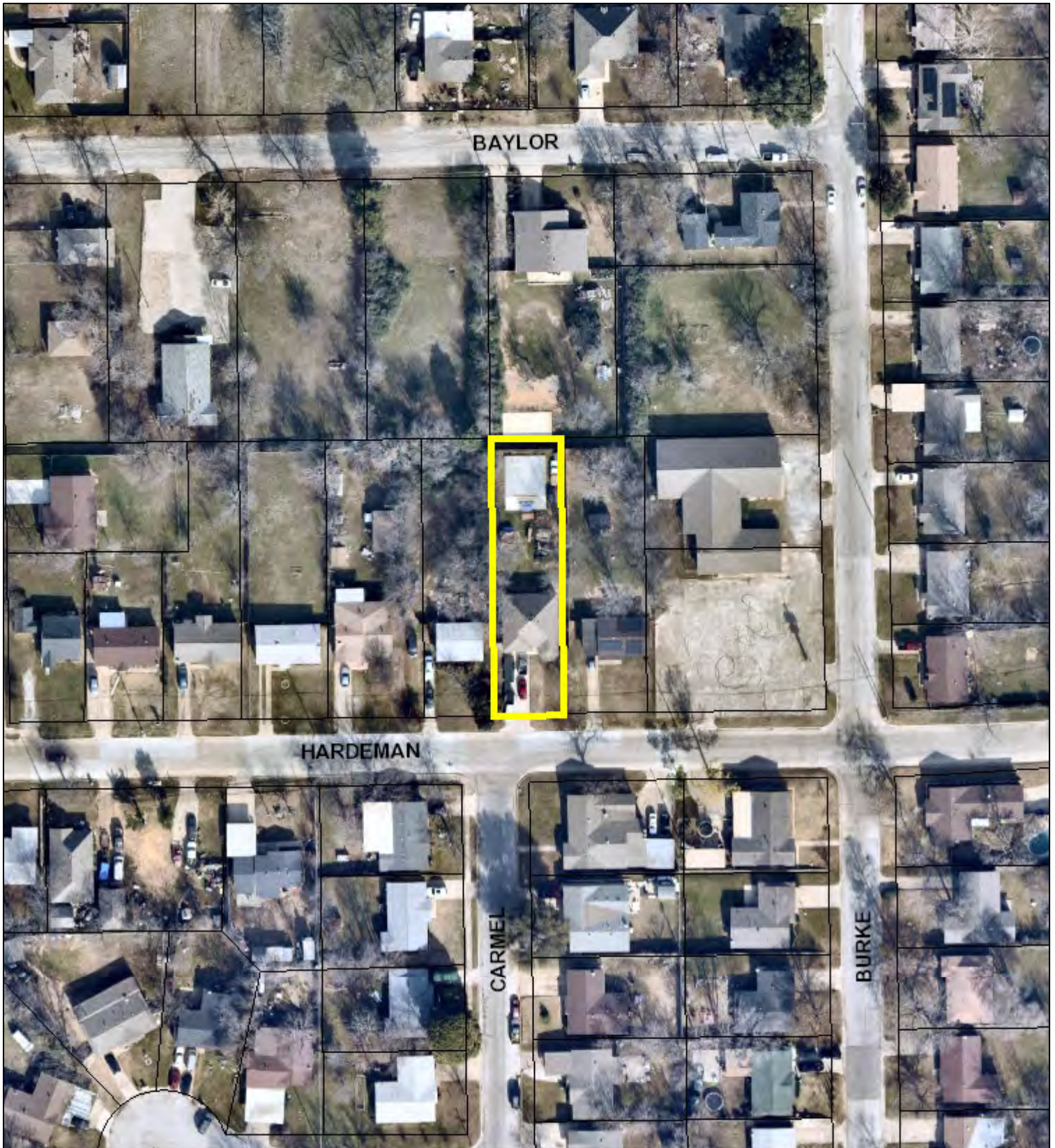
0 95 190 380 Feet

Created: 12/27/2023 3:15:47 PM

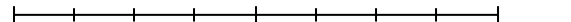


BAR-23-080

Aerial Photo Map



0 62.5 125 250 Feet

A horizontal scale bar with tick marks at 0, 62.5, 125, and 250 feet.

BAR-23-080
4425 Hardeman Street







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: 4425 Hardeman St

Lot/Tract: 3-C Block/Abstract: 1 of Midwest Est Lot Size: 1,186 sqft

Legal Description: Addition/Survey: _____

Owner's Name: Ernesto Dominguez Sotelo

Address: 4425 Hardeman St

City: Fort Worth State: Texas Zip: 76119

Tele: () 6824075154 E-Mail ernestodom41@icloud.com

Applicant's Name: Ernesto Dominguez Sotelo

Address: 4425 Hardeman St

City: Fort Worth State: Texas Zip: 76119

Tele: () 6824075154 E-Mail ernestodom41@icloud.com

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

The existing/proposed project will be a shed in the back area of the backyard. The structure will be used to store personal items. The dimensions of the shed; Height 17'-3" (peak of roof), Length 30'-0", Width 30'-0". Materials that will be used are attached to site plans sheet #6-10

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 A5

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____
☐ Special Exception for Section _____
☒ Variance for: a second garage and for no driveway.
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

12/21/23

FEE AMOUNT PAID :

\$750.00

OF REQUESTS:

2

RECEIVED BY:

MP.

CASE NO.

BAR-23-080

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 will not be a self-created hardship, it will benefit the owner of the property and used the property accordingly.

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 property where the variance is being sought has a unique circumstance existing, there is a slope in the back part of the home. This circumstance was not created by the property owner.

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 will only be used as stated, for storage use only. Everything will go based on the plan we have created

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

The shed will only be used for the sole purpose of storing personal items, this will not affect the health, safety, or welfare of the public.

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

We will not substantially or permanently injure the appropriate use of adjacent property. The space will be appropriately used for storage reasons, which will be useful for any other person who moves into the home after us.

Acknowledgement

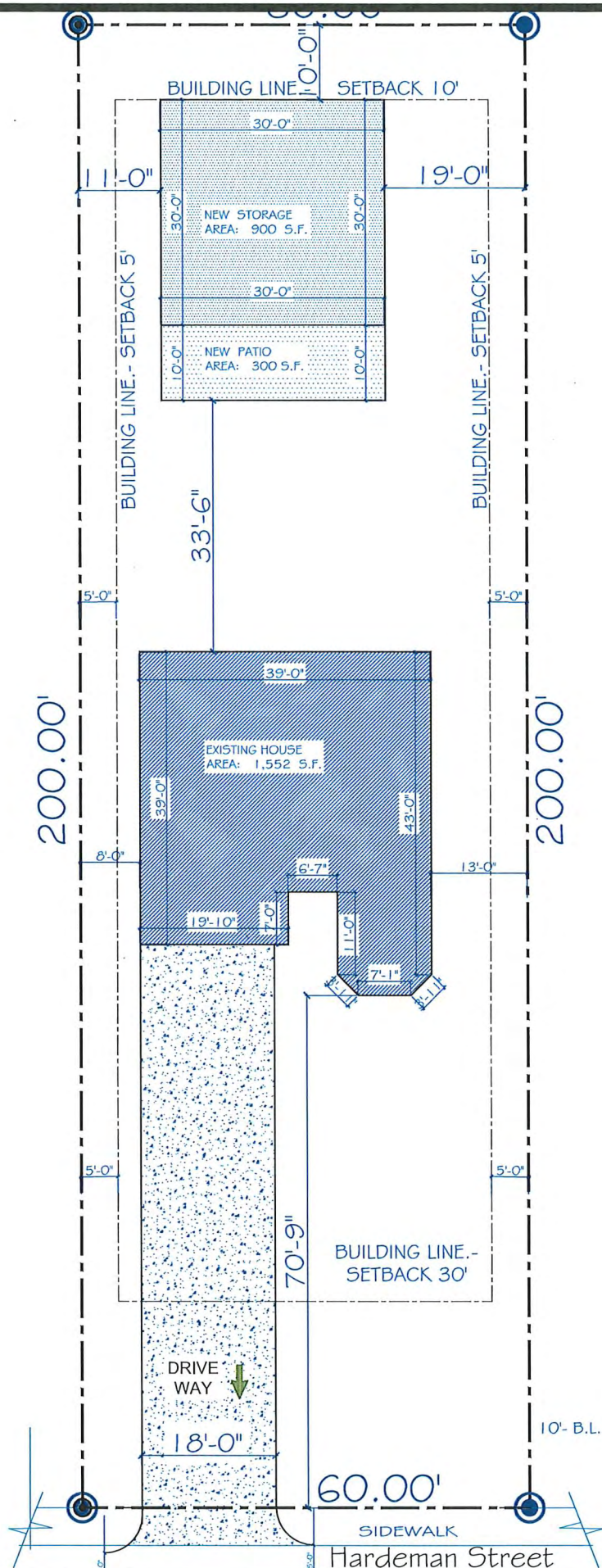
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate 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.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Ernesto Dominguez
Digitally signed by Ernesto Dominguez
Date: 2023.12.18 13:56:34 -06'00'

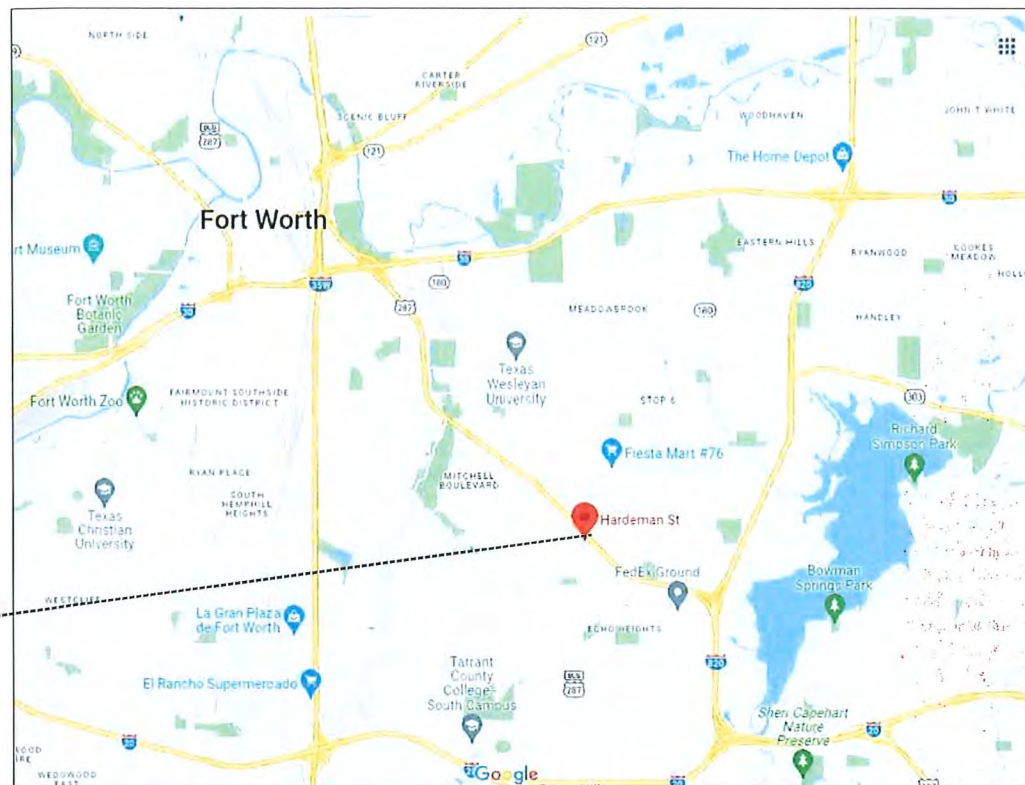
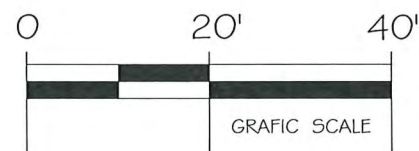
Date _____



SITE LOCATION
VICINITY MAP

LEGEND:

- (N) DRIVE WAY
- (N) NEW HOUSE
- (N) GRASS
- (N) CONCRETE



AREAS SUMMARY

EXISTING HOUSE AREA.-:	1,552 S.F.
NEW STORAGE AREA:	900 S.F.
NEW PATIO AREA:	300 S.F.
TOTAL AREA :	2,796 S.F.

SITE PLAN

SCALE: 1/24 = 1'-0"

Sheet #

1

Sheet Name

SITE PLAN

Date: 08 - 10 - 2023

Scale: 1/16" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME
AND ADDRESS

PROJECT OF
NEW STORAGE

4425 Hardeman Street,
Fort Worth, Texas 76119

GENERAL NOTES:-

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. THE OWNER/OWNER-BUILDER MUST VERIFY AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION TO ANY KIND.

NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUILDER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

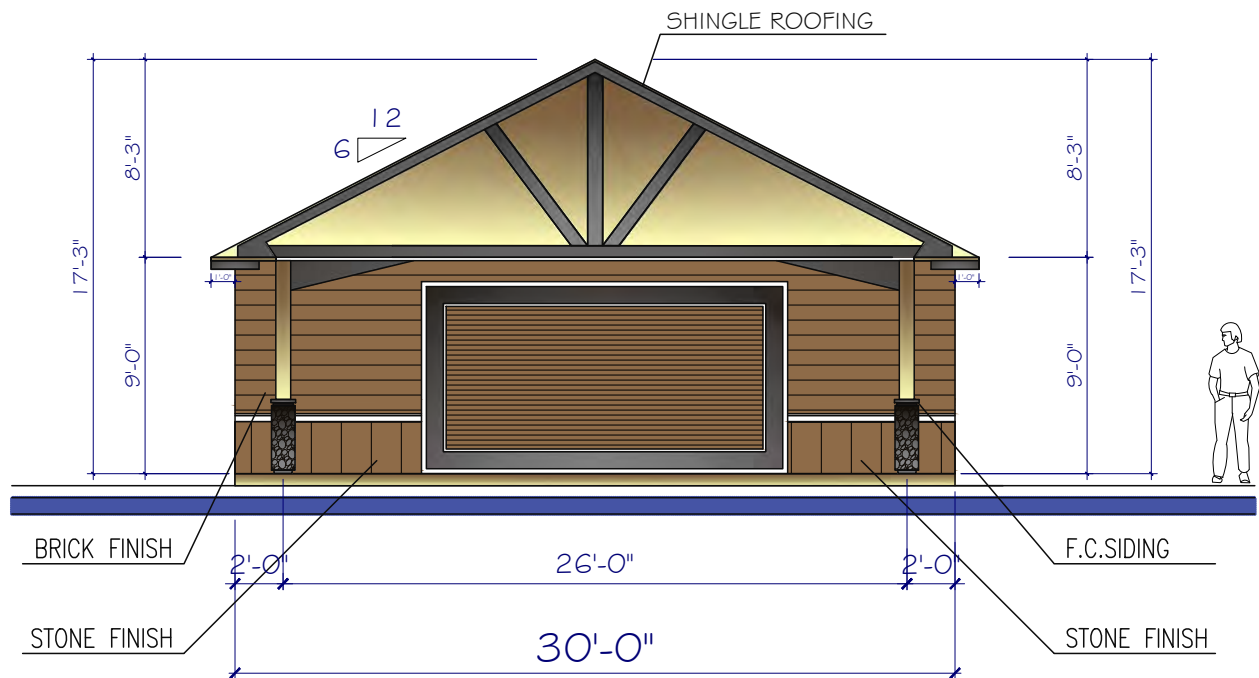
PLANS AND
PERMITS DALLAS

5430 Iby Freeway,
Dallas, Texas,
75254.

J.lainez@sbcbglobal.net
TELF: 214-2131418
972-3850736

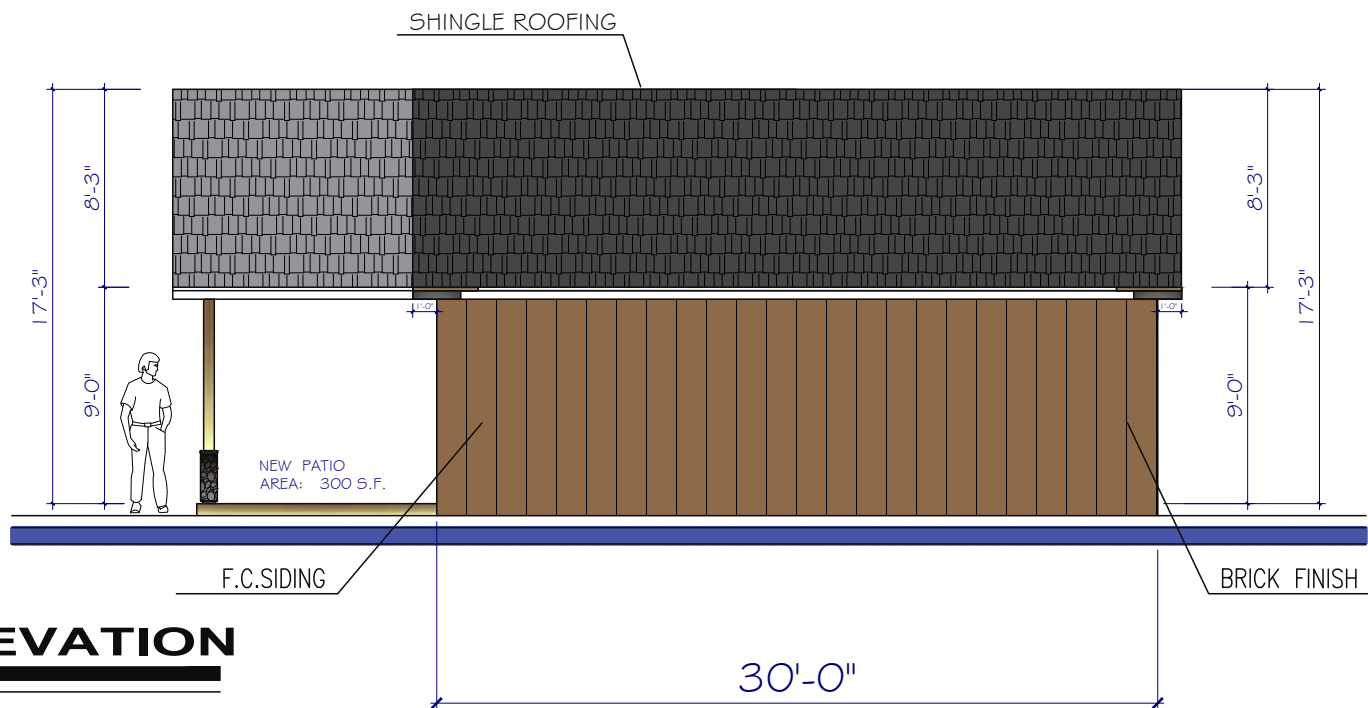


Main residence is approximately 18 feet.



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Sheet #

3

Sheet Name

FRONT - RIGHT
ELEVATIONS

Date: 08 - 10 - 2023

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME
AND ADDRESS

PROJECT OF
NEW STORAGE

4425 Hardeman Street,
Fort Worth, Texas 76119

GENERAL NOTES:-

THESE PLANS ARE INTENDED TO PROVIDE BASIC
CONSTRUCTION INFORMATION.
NECESSARY TO SUBSTANTIALLY BUILD THIS
STRUCTURE. THESE PLANS MUST BE
VERIFIED AND CHECKED BY THE BUILDER,
HOMEOWNER, AND ALL CONTRACTORS OF
THIS JOB PRIOR TO CONSTRUCTION. BUILDER
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SERVICES, HVAC, AND STRUCTURAL BEFORE
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CREATION OF THESE BLUEPRINTS.
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PROSECUTION UNDER COPYRIGHT LAWS.

PLANS AND
PERMITS DALLAS

5430 Ibj Freeway,
Dallas, Texas,
75254.

J.lainez@sbcglobal.net
TELF: 214-2131418
972-3850736



BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

Continued Cases

BAR-24-004

Address: 2745 Ryan Place Drive
Owner: Claire Lawrence by Michael Clark
Zoning: "A-7.5" One-Family

- a. Variance:** Permit the construction of a detached garage with habitable space that would encroach into the minimum side yard setback.

Minimum required setback: 5 feet
Requested setback: 3 feet

- b. Variance:** Permit the encroachment of the front wall of the home into the established front yard

Established front yard: 38 feet
Requested setback: 32 feet 5 inches

- c. Variance:** Permit the construction of a detached garage with habitable space that is taller than the main residence.

Main residence height: 16 feet
Requested height for detached garage: 26 feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family

C. Property Development Standards

Side Yard: 5 feet minimum

5.301 Accessory Uses in 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.

C. Habitable accessory structures. In addition to the requirements set out in subsection (a) above, habitable accessory buildings must comply with the following requirements:

- (2) May not exceed the height of the primary; and
- (3) May be used only as an accessory dwelling unit and may not be used as a separate independent residence for one-family districts.

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; (**N/A**)
- b. The setback for the applicable zoning district; or (**20**)
- c. The setback of the nearest building on either side (**38**) that is the closest to the street, up to a maximum setback of fifty feet, provided that said setback is not the

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

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 blockface.

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., and Fort Worth ISD, Rosemont NA, Paschal NA, Jennings May St Louis NA, South Hemphill Heights NA, Ryan Place Improvement Assn, Shaw Clarke NA, Berkeley Place NA, Hemphill Corridor Task Force, and Berry Street Initiative.

**EXISTING
CONDITIONS:** The subject property is located in an established neighborhood platted with an alley. The lot is rectangularly shaped, without any floodplain, and no other environmental constraints.

The main residence was built with a detached garage in 1948. A variance has been applied to rebuild a 2-story detached garage 3 feet from the side property line to the south, where a minimum of 5 feet is required, for a detached garage with habitable space. The floor and site plan submitted, show the proposed detached garage is 37 feet wide and 24 feet long or 888 square feet. City of Fort Worth parking requirements are 9 feet by 18 feet. The proposed detached garage can accommodate 2 vehicles and meets the rear yard setback.

According to the floor plans submitted, the detached garage will have a 2-car garage with an enclosed cabana space that contains a dishwasher, sink, and refrigerator. The submitted plans for the second floor show a media room with 2 storage spaces. The proposed second floor will also contain a full bath. Although its labeled as a media room, the living space contains a closet as one of the storage rooms, and is considered a bedroom. Habitable accessory structures may be used only as an extra living space and may not be used as a separate independent residence in one-family districts.

The property owner has applied for a second variance for the same detached garage to be taller than the main residence. The second-floor habitable space will increase the total height of the proposed project to 26 feet to the peak of the detached garage. The increase in height would be 10 feet taller than the main home.

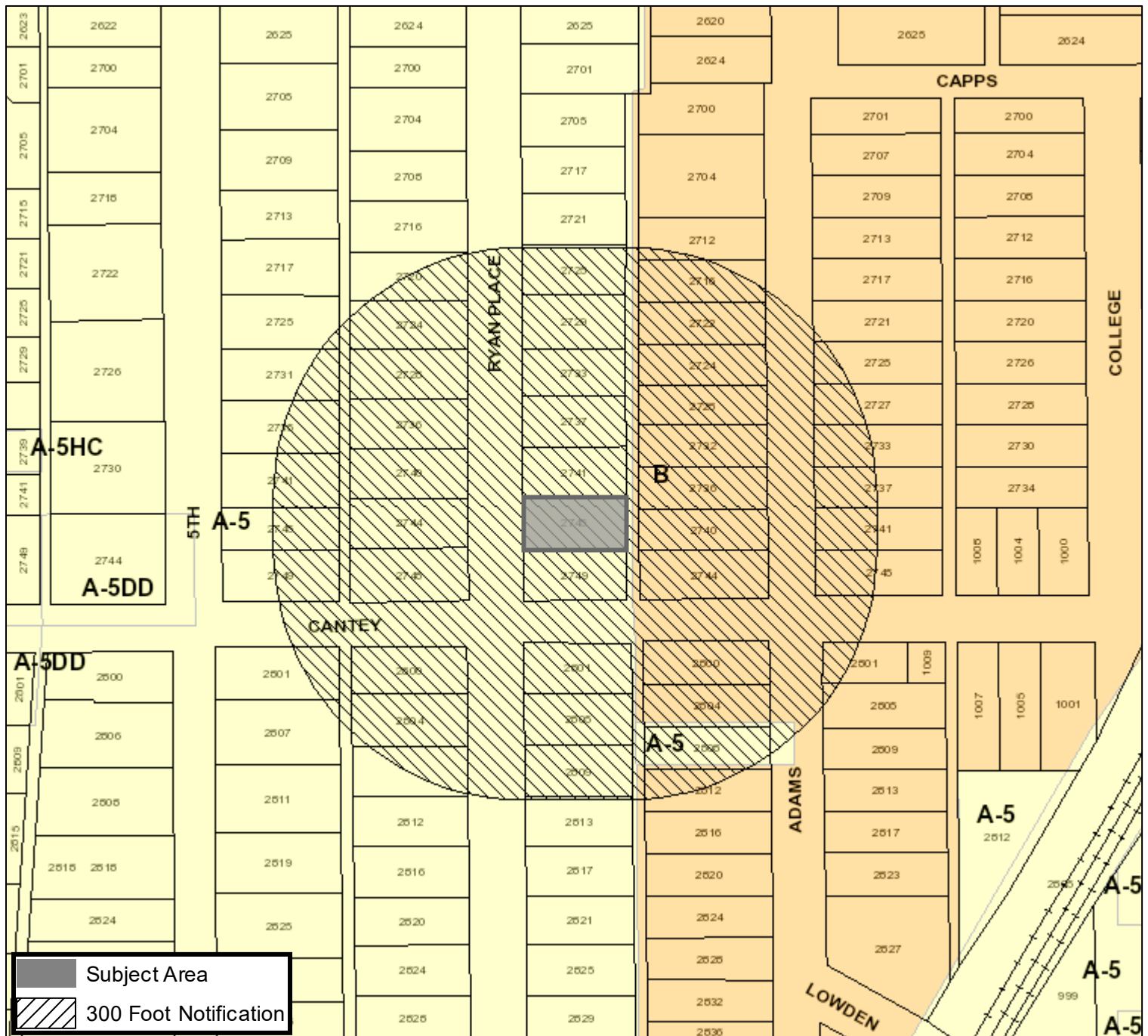
A third variance has been applied for the same property. The subject property is subject to the front yard established by a home constructed closer to the street. The applicant has applied for a front yard setback of 32 feet 5 inches. The site plan submitted does not note the distance from the residence to the south, however, staff measured the front wall of the home to the front property to be approximately 38 feet.

The case was continued do the applicant could provide an accurate height measurement of the proposed detached garage and the main home.

Area Zoning Map

BAR-24-004

Applicant: Claire Lawrence by Michael Clark
 Mapsco: 76V
 Commission Date: 2/21/2024



0 85 170 340 Feet

Created: 1/25/2024 2:49:22 PM



BAR-24-004

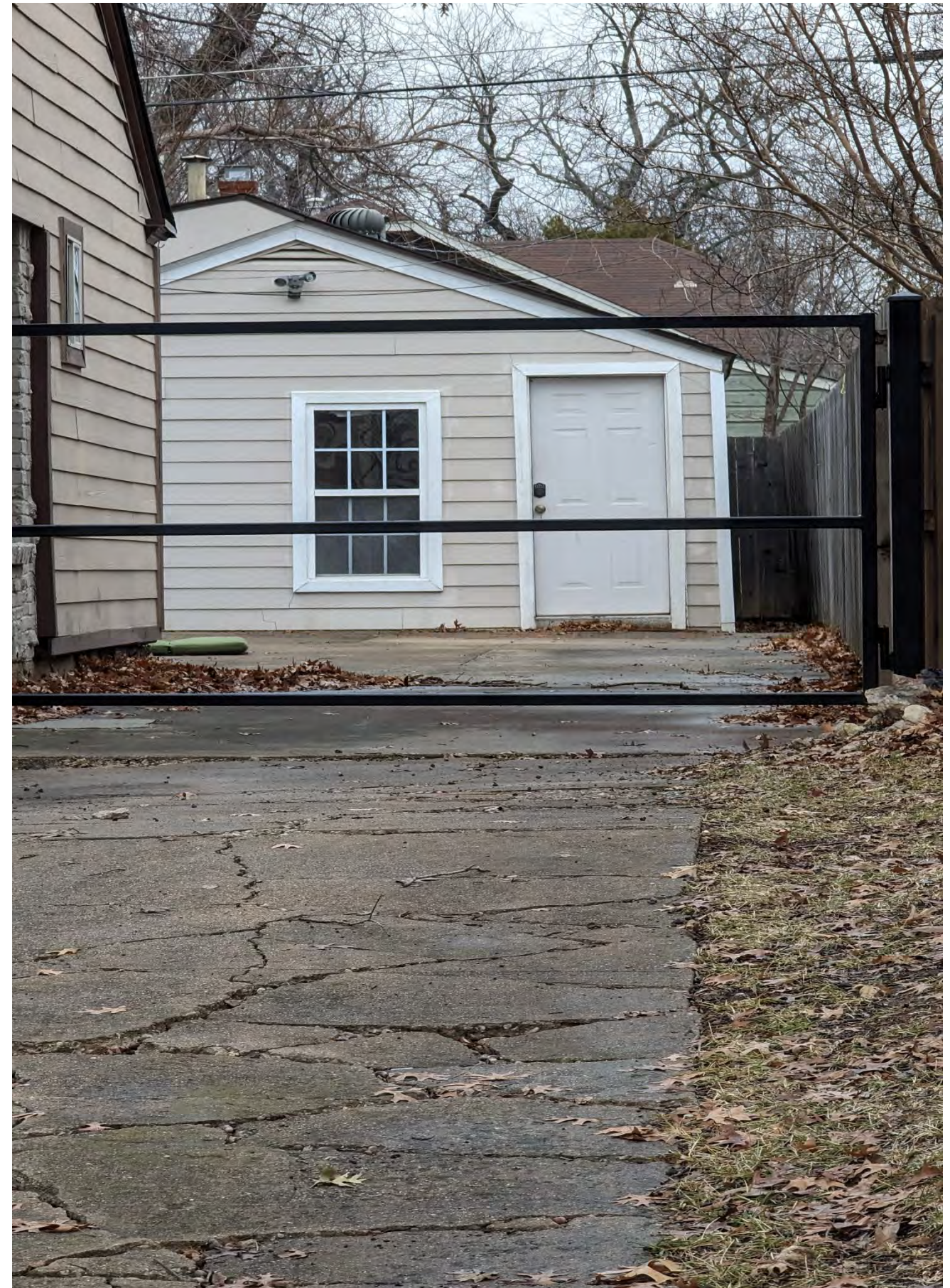
Aerial Photo Map



0 35 70 140 Feet



BAR-24-004



BAR-24-084

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: 2745 RYAN PLACE DRIVE
 Lot/Tract: LOT 12 Block/Abstract: 22 Lot Size: 7770 SF ±
 Legal Description: Addition/Survey: RYAN PLACE ADDITION

Owner's Name: CLAIRE M. LAWRENCE
 Address: 2745 RYAN PLACE
 City: FORT WORTH State: TX Zip: 76110
 Tele: (682) 334 4372 E-Mail: CLAIRELAWRENCE07@gmail.com

Applicant's Name: MICHAEL CLARK
 Address: 3619 WOODED CREEK LN
 City: IRVING State: TX Zip: 76014
 Tele: (214) 801 7216 E-Mail: mclarkwa@yahoo.com

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

Request #1: Allow for continue side yard setback variance for reconstruction of rear building
 Request #2: Allow for existing front entry to encroach into front building setback. No changes are proposed.

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 H5

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____
☐ Special Exception for Section _____
☒ Variance for: Side Setback for garage + front yard setback for patio.
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

1/12/24

FEE AMOUNT PAID:

\$750-

OF REQUESTS:

2

RECEIVED BY:

MP.

CASE NO.

~~BAR-24-084~~
 BAR-24-004

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 BUILDINGS WERE EXISTING
WHEN PROPERTY WAS PURCHASED.
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. AGAIN - EXISTING CONDITION WITH PURCHASE
NUMEROUS SIMILAR CONDITIONS IN THE 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.
THE VARIANCES, IF GRANTED, WOULD BE IN KEEPING WITH
NEIGHBORHOOD & NOT IN ANY CONFLICT WITH THE
COMPREHENSIVE PLAN
4. The variance will not adversely affect the health, safety, or welfare of the public.
THE VARIANCES, IF GRANTED, SHOULD HAVE NO ADVERSE
IMPACT
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
AS NOTED, THESE CONDITIONS EXIST THROUGHOUT THE
NEIGHBORHOOD.

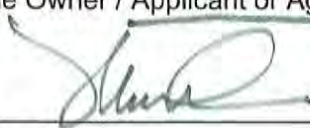
Acknowledgement

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.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: _____








Date

12.17.23

Reference No: 1510232745 G.F. No: 15-04282
Title Co: RATTIKIN TITLE COMPANY
Purchaser: O'CONNELL

Lot 12 and the South 10 feet of Lot 11, Block 22, RYAN PLACE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204-A, Page 168, Deed Records, Tarrant County, Texas. SAVE AND EXCEPT the west 2.50 feet of this property reserved for street purposes.



	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

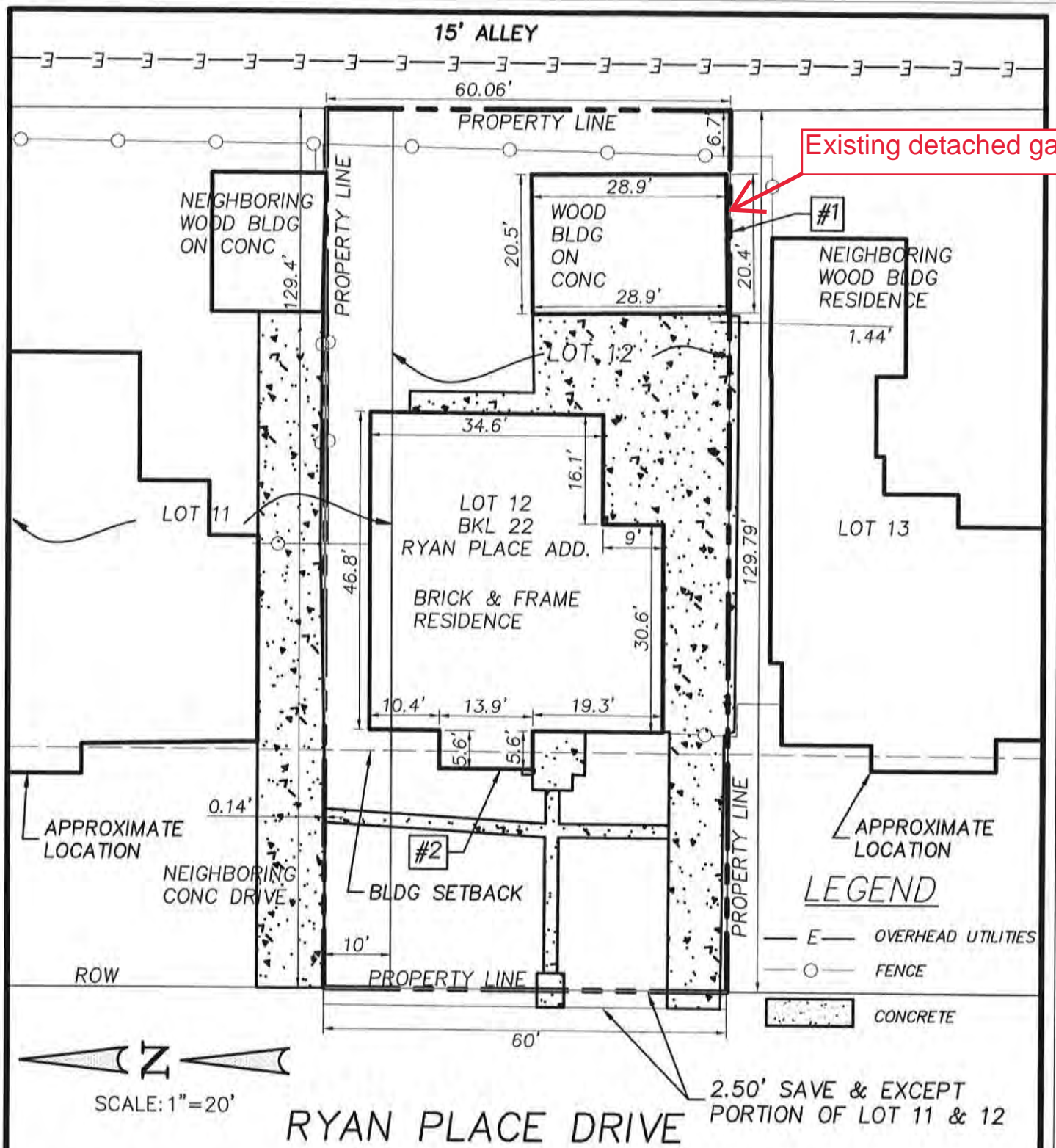
Date _____

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.



SURVEY ONLY VALID WITH ORIGINAL SIGNATURE



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX

Texas Engineers Registration No. 69
Texas Surveyors No. 100866-00
COPYRIGHT © 2024, Winkelmann & Associates, Inc.

Scale : 1:20 Date : 01.09.2024

Dwg. File : LEAKE-SP

Project No. : BD-LEAKE

OWNER:

CLAIRE M. LAWRENCE
2745 RYAN PLACE
FORT WORTH, TX 76110

SITE PLAN

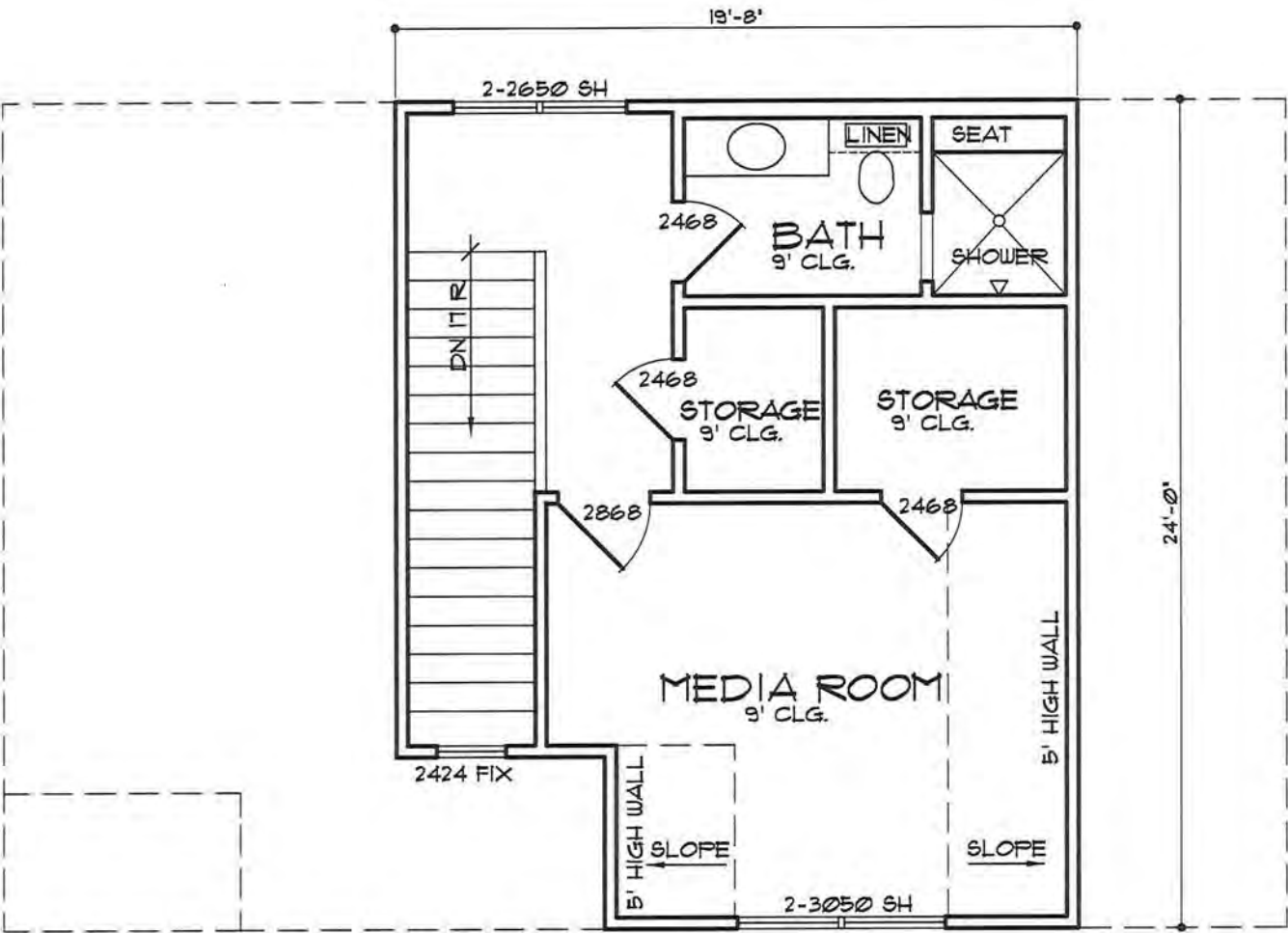
**RYAN PLACE ADDITION
LOTS 12, BLOCK 22**

FORT WORTH, TEXAS

SURVEY ~ ABSTRACT NO.
XX TARRANT COUNTY,
TEXAS

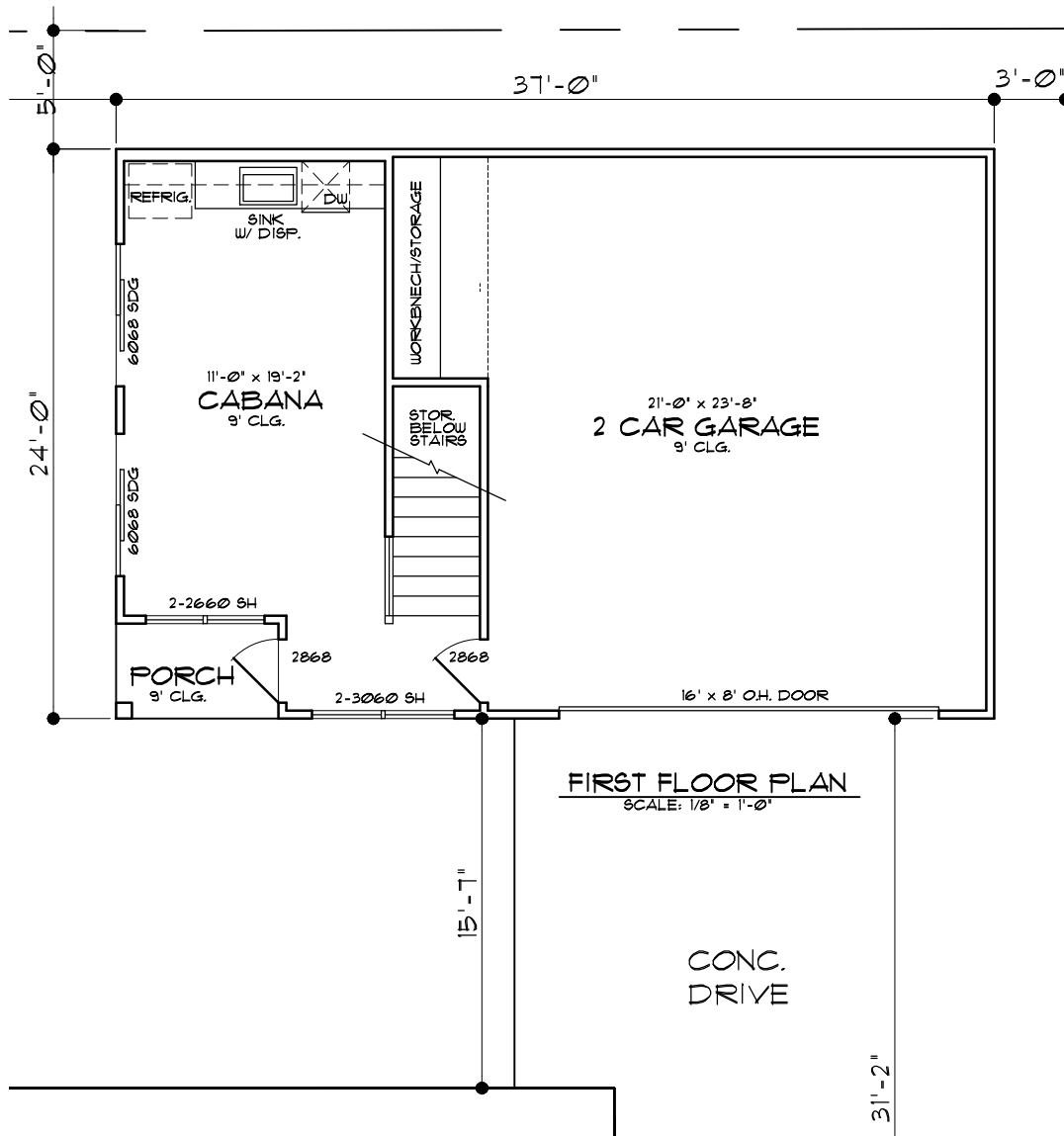
1

REVISED
3/5/24



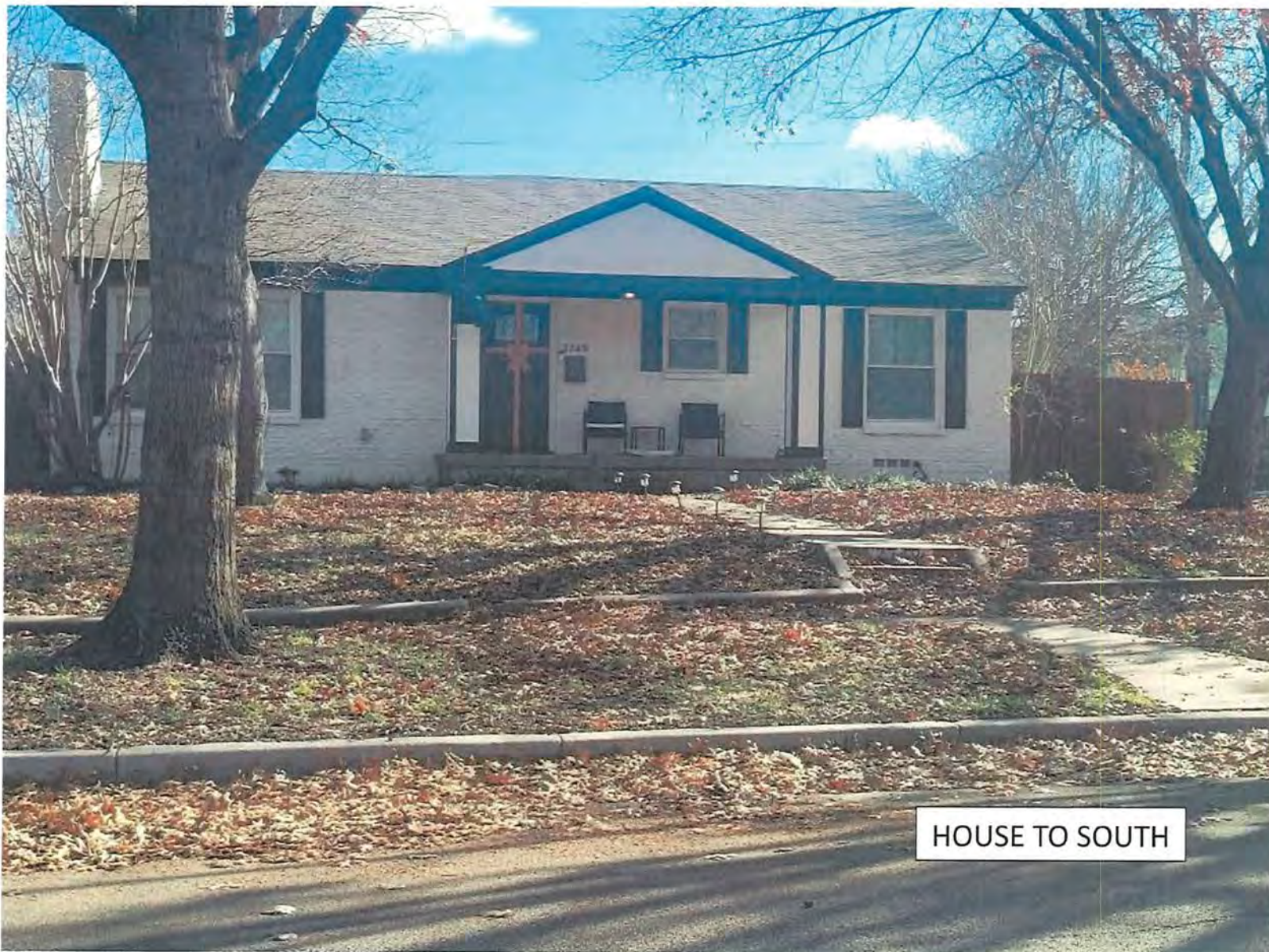
UPPER LEVEL
SCALE: 1/8" = 1'-0"

15' ALLEY



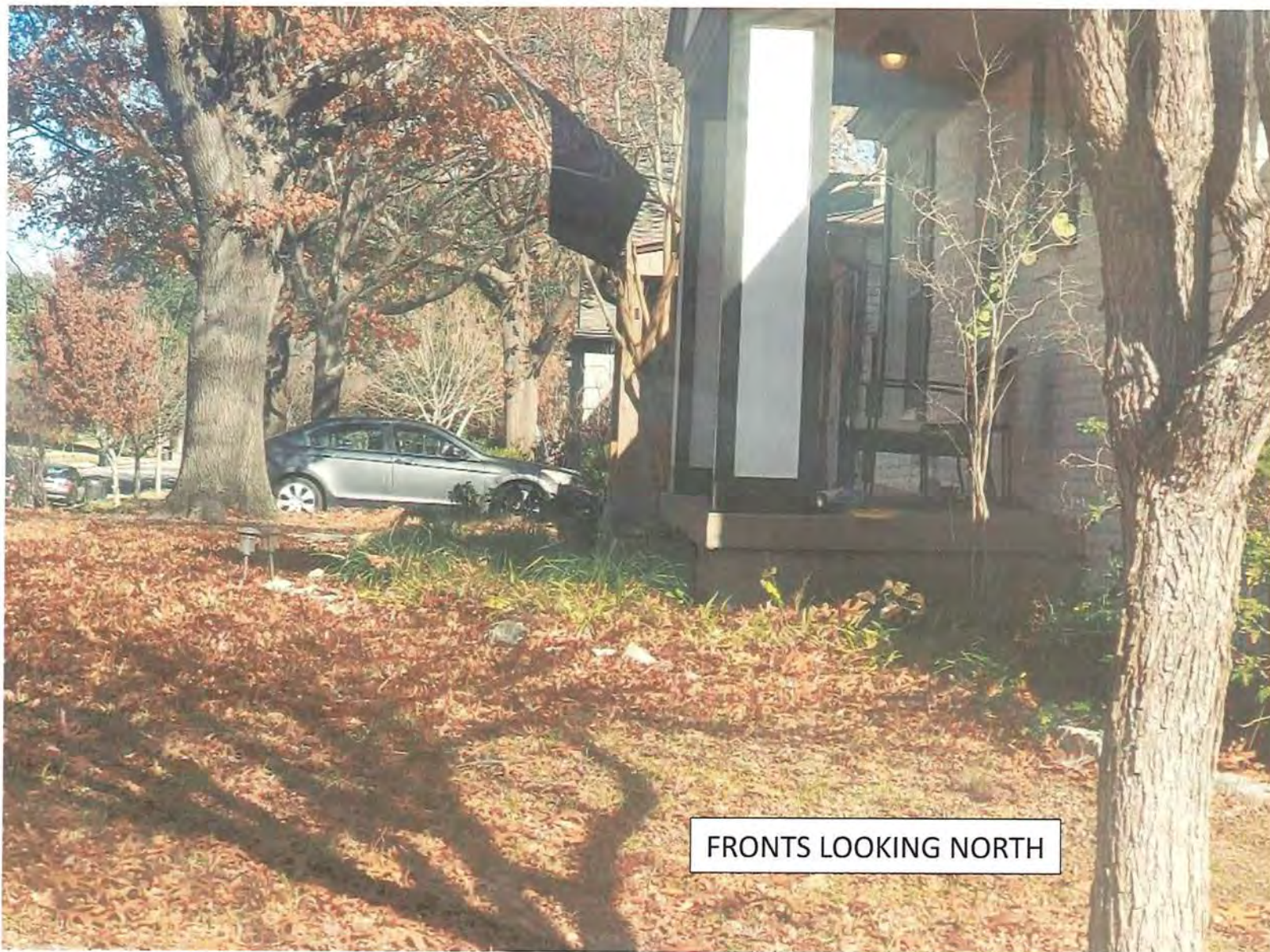


6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600





6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600



FRONTS LOOKING NORTH



**Winkelmann
& Associates, Inc.**

6750 Hillcrest Plaza Dr., Ste. 215

Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099

TEXAS ENGINEERING FIRM REGISTRATION No. 89

TEXAS SURVEYOR FIRM REGISTRATION No. 10086600



ALLEY



6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600



HOUSE TO NORTH



**Winkelmann
& Associates, Inc.**

6750 Hillcrest Plaza Dr., Ste. 215

Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099

TEXAS ENGINEERING FIRM REGISTRATION No. 89

TEXAS SURVEYOR FIRM REGISTRATION No. 10086600



HOUSE TO NORTH



6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600



BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

BAR-24-006

Address: 2412 Winton Terrace East
Owner: Stephen and Carly Tatum by Purselley Pools
Zoning: "A-5" Single-Family within the TCU Overlay

- a. Variance:** Permit accessory structure (in-ground pool) that is not at least 75 feet from the front property line or behind the rear wall of the home

Minimum distance required: 75 feet

Requested distance: 39 feet 5 inches

GENERAL INFORMATION

REGULATION:

5.301 Accessory Uses on Residential Lots

- c. All non-habitable accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front of the property line, whichever is the least restrictive.

LOT HISTORY:

Development Services in-ground pool permit PB224-00752. Hold (1/22/2024).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD., Rosemont NA, Paschal NA, Jennings May St. Louis NA, South Hemphill Heights NA, Ryan Place Improvement Assn., Shaw Clark NA, Berkeley Place NA, Hemphill Corridor Task force, and Berry Street Initiative.

**EXISTING
CONDITIONS:**

The subject property is in an established neighborhood, built without an alley. The lot is flat, square shaped, and without any floodplain or other environmental constraints. The lot contains an 87 percent slope from the rear to the front. The lot also contains a 7-foot 5-inch sewer easement in the front of the lot and a 3-foot utility easement in the rear yard.

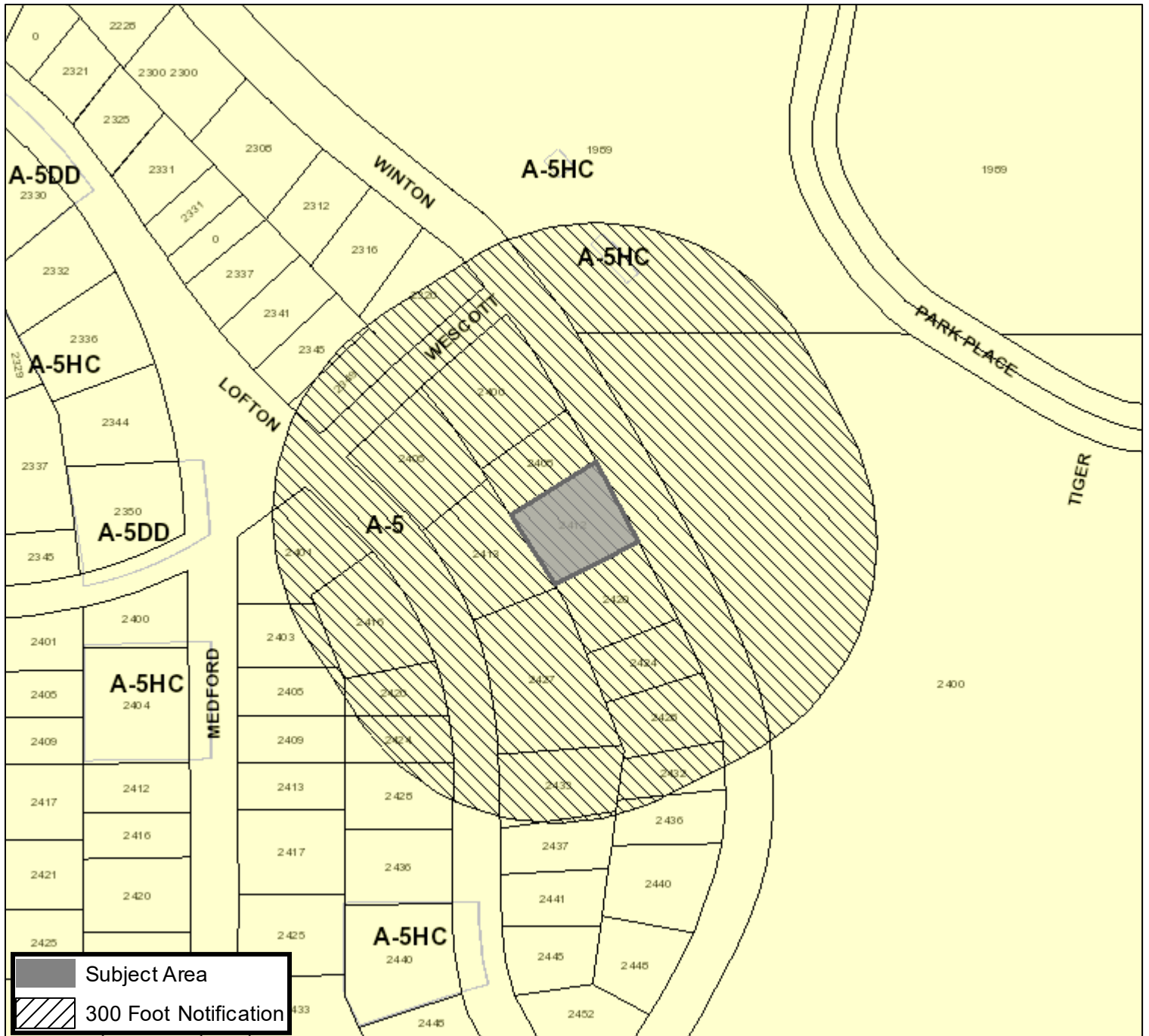
The applicant has applied for a variance for an in-ground pool in the side yard. The proposed location of the pool is 39 feet 5 inches from the front property line, where 75 feet is required or behind the rear wall of the home. According to the documentation submitted to the new residential permit, the rear wall of the home is noted as being approximately 35 feet from the rear property line and where the platted out building line is located. The pool is eight 16 feet wide and 35 feet long or approximately 560 square feet. The pool meets the rear and side yard setbacks.



BAR-24-006

Area Zoning Map

Applicant: Stephen & Carly Tatum by Purselley Pools
Mapsc0: 76T
Commission Date: 3/20/2024



0 90 180 360 Feet



BAR-24-006

Aerial Photo Map



0 45 90 180 Feet



BAR-24-006



BAR-24-006



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: 2412 Winton Terrace E

Lot/Tract: 23R Block/Abstract: 8 Lot Size: 13,510 sqft area

Legal Description: Addition/Survey: PARKHILL ADDITION (FT WORTH) - Parkhill Addition Block 8, Lot 23, R

Owner's Name: Stephen and Carly Tatum

Address: 2412 Winton Terrace E

City: Fort Worth State: TX Zip: 76109

Tele: () 817-372-6433 E-Mail: emilie@purselleypools.com

Applicant's Name: John Purselley/ Purselley Pools

Address: 3317 Worth Hills Dr

City: Fort Worth State: TX Zip: 76109

Tele: () 817-372-6433 E-Mail: emilie@purselleypools.com

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

1. Construction of a new swimming pool in the sideyard of 2412 Winton Terrace E. It does not meet the 75 foot away from the front property line code. It is 38' 5" from the front.

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 A5

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____
☐ Special Exception for Section _____
☒ Variance for: Pool NOT 75 ft from ^{Front} Property line.
☐ Interpretation of the Regulation \$400

DATE RECEIVED: <u>11/27/24</u>	FEE AMOUNT PAID : <u>\$500 -</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-006</u>
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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. _____
 This isn't a self created hardship. There isn't room to put a pool in the proper backyard.

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. For this specific property, the usable yard that would normally be in the backyard is on the side of the house. The backyard has a covered patio, driveway and garage. The property used to be two different lots ~~so the side yard is large enough (for example) to even have a second dwelling on the property so there is~~ plenty of room to have a pool in the side yard.

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 the specific ~~chapter of the zoning ordinance.~~

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

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

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

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

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.**

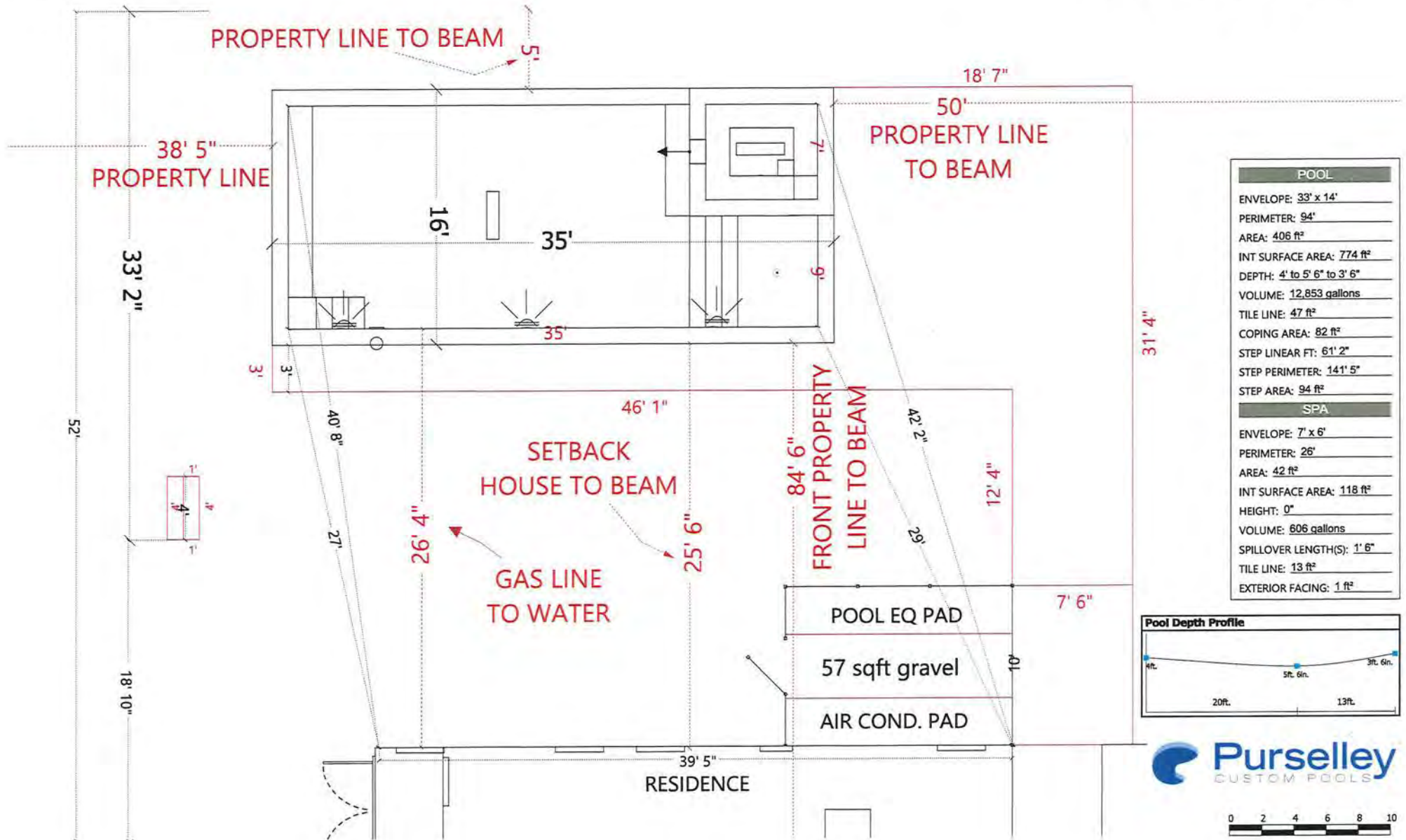
(All applications submitted via email must be signed using a digital ID or certificate.)

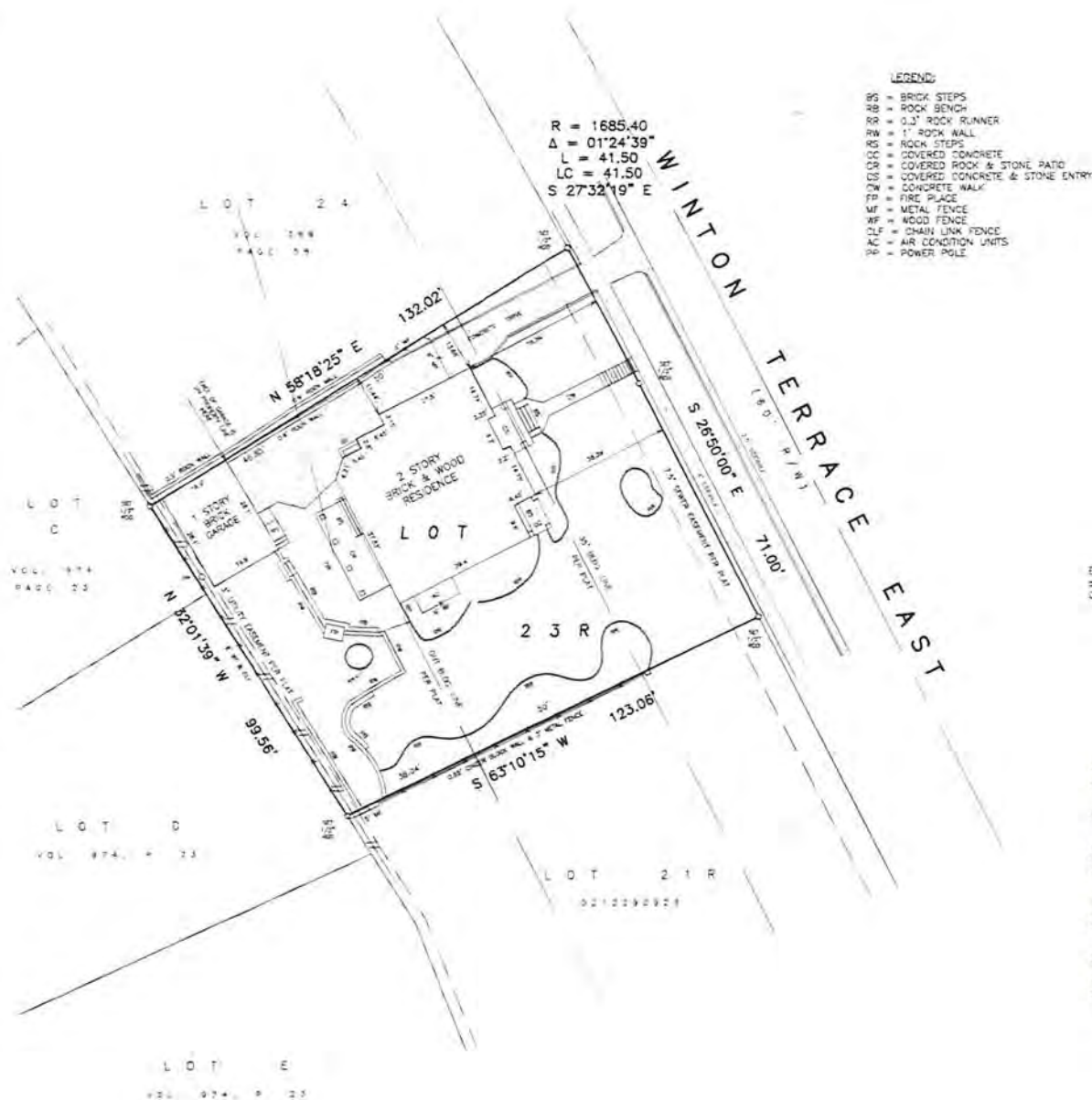
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature:



Date 1/29/2024



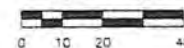


LEGEND:

BS = BRICK STEPS
RB = ROCK BENCH
RR = 0.3' ROCK RUNNER
RW = 1' ROCK WALL
RS = ROCK STEPS
CC = COVERED CONCRETE
CR = COVERED ROCK & STONE PATIO
CS = COVERED CONCRETE & STONE ENTRY
CW = CONCRETE WALK
FP = FIRE PLACE
MF = METAL FENCE
WF = WOOD FENCE
CLF = CHAIN LINK FENCE
AC = AIR CONDITION UNITS
PP = POWER POLE



SCALE: 1" = 20'



THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS
THE PLAT RECORDED UNDER CLERK'S FILE NO. D212292929,
REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
5/8" STEEL ROD AT NORTH CORNER OF LOT 26, BLOCK #
1/2" STEEL PIPE AT NE CORNER OF LOT 18, BLOCK #

Easements and Building lines shown herein and denoted "Per Plot" refer to the plot recorded under Clerk's File No. 0212292929, Real Property Records, Tarrant County, Texas. (Schedule B, Item 10.b)

LEGAL DESCRIPTION

Lot 23R, Block B, Park Hill, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded under Clerk's File No. 0212292929, Real Property Records, Tarrant County, Texas.

Street Address: 2412 Winton Terrace East Fort Worth, Texas 76109

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
 Zone X Community 480596 Panel 0305-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: April 6, 2018
Job No. 10113-18
F.B. 385, P. 85
CF No. DW181678

JOHN A. GRANT, III
Registered Professional Land Surveyor 4151



TRACT AREA
13,513 Square Feet
0.3102 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration No. 100919-00

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

BAR-24-011

Address: 6329 Klamath Road

Owner: Camilla Chappell by Wade G. Chappell

Zoning: "A-5" One-Family within the NASJRB Overlay

a. Variance: Permit the construction of a detached carport that encroaches into the minimum side yard setback

Required setback: 5 feet

Requested setback: 1 foot 6 inches

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family

C. Property Development Standards

Side Yard: 5 feet minimum

LOT HISTORY:

Development Services carport permit PB23-13539. Hold (2/14/2024).

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, Ridglea Area Neighborhood Alliance, Ridgmar NA, and NAS Fort Worth JRB RCC.

**EXISTING
CONDITIONS:**

The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is flat, square shaped and without any floodplain. The lot contains a 7 percent slope down from the eastern side to the western side. The total lot square footage is 16,536 square feet.

The applicant has requested a variance to construct of a detached carport in the side yard setback. The site plan submitted notes the proposed carport to be 1-foot 6 inches from the side property line on the western side, where a minimum of 5 feet is required. According to the documentation containing the scope of work submitted, the detached carport measures 20 feet wide by 20 feet long or 400 square feet. City of Fort Worth parking space requirements are measured at 9 feet wide and 18 feet deep.

The proposed carport can accommodate 2 vehicles. Staff measured the distance from main residence to the fence line is approximately 24 feet. The proposed detached carport is 20 feet wide and would be 4 feet from the main home. If the carport were to be connected to the home, the side yard encroachment would be 1-foot. With a difference of elevation, the carport would look down on the neighbor's lot to the west. Fort Worth International Residential Code (IRC) Code Amendments section 302.1 exception number four, notes that all overhands that are within 2 feet of a lot line are permitted to have roof eave projection not to exceed 4 inches.

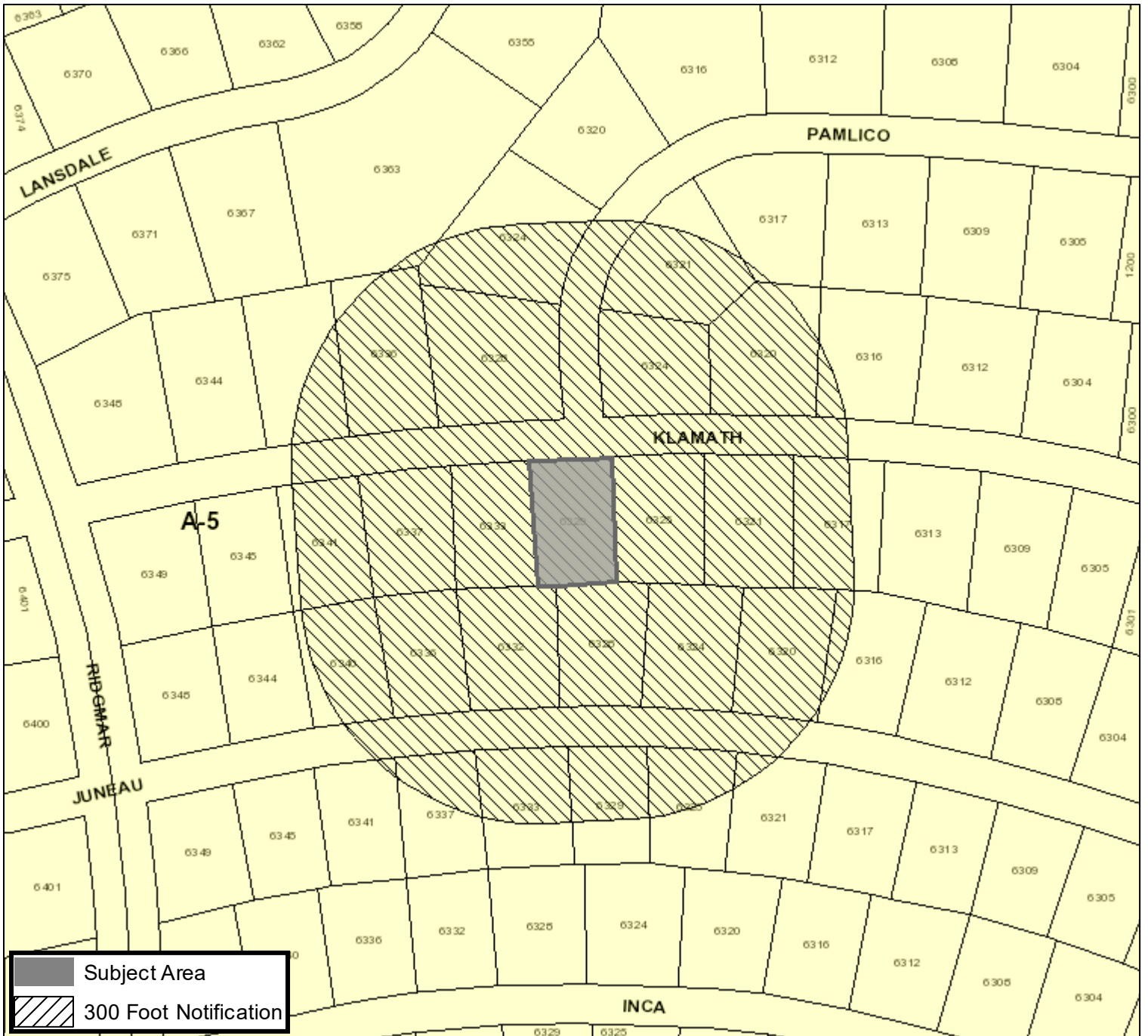
The document submitted note the attached garage of the home was converted to living space. Historical aerials show the subject property had a circular drive installed between 1963 and 1968. The total height of the proposed carport is 16 feet and is 8 feet shorter than the main residence.



BAR-24-011

Area Zoning Map

Applicant: Camilla & Wade Chappell
Mapsc0: 74B
Commission Date: 3/20/2024

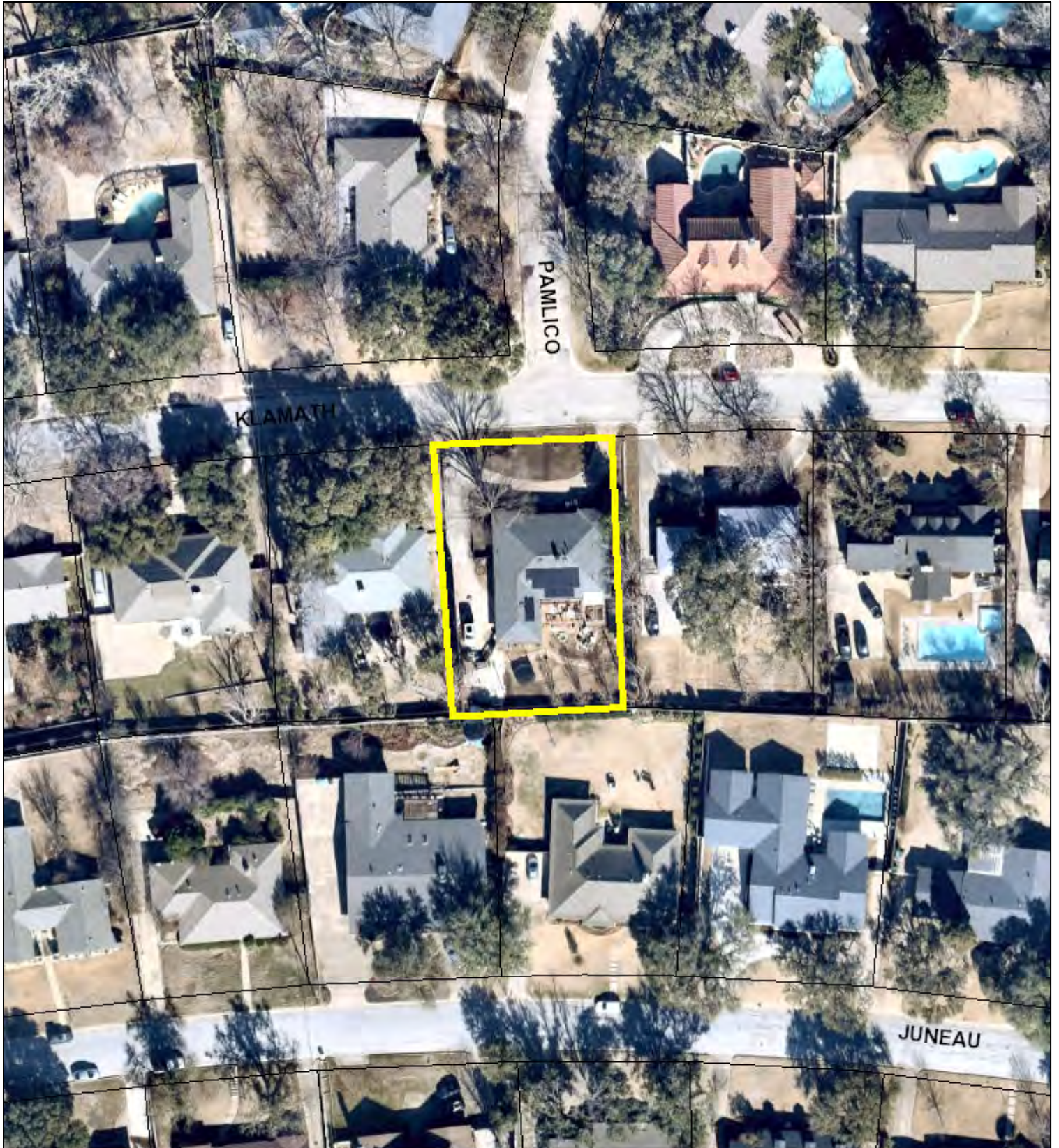


0 90 180 360 Feet



BAR-24-011

Aerial Photo Map



0 50 100 200 Feet



BAR-24-011



BAR-24-011

Proposed carport location



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: 6329 Klamath Road, Fort Worth, Texas 76116

Lot/Tract: 6 Block/Abstract: 37 Lot Size: _____

Legal Description: Addition/Survey: Ridgmar Addition

Owner's Name: Camilla Chappell

Address: 6329 Klamath Road

City: Fort Worth State: Texas Zip: 76116

Tele: () 817-965-3524 E-Mail wade.chappell@gmail.com

Applicant's Name: Wade G. Chappell

Address: 6329 Klamath Road

City: Fort Worth State: Texas Zip: 76116

Tele: () 817-965-3524 E-Mail wade.chappell@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
New Residential Detached Accessory Structure for Covered Parking in the form of a 400 sqft Portocoché in the Side Yard.

Wood and Smart Board Facia (1/6") materials. Headers 16" Double Level; Rafters 2x6; 6x6 Cedar Posts Anchored in Ground
30"; Soffit Smart Ply 3/8 4x8 Sheets. Dimensions post to post 18'6". Header Height off Drive to Match home 82" East Side
and West Side subject to slope of drive.

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 A5

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

☐ Special Exception for Section _____

☒ Variance for: Side yard setback

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

2-8-2024

FEE AMOUNT PAID :

\$500.00

OF REQUESTS:

1

RECEIVED BY:

D.G

CASE NO.

BAR-24-011

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. _____

We purchased the home with the Garage Enclosed for living space. The corner posts of any new parking structure will pose a significant risk of being struck if constructed to Code.

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 Rear yard would be a convenient location for covered parking, however, our children utilize the Basketball Court.

The new parking structure will have the added benefit of relieving pressure from our Westerly

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, there will continue to be ample space for fire code concerns. Additionally, we have removed the Storage Shed that is noted on the East Property Line of the Plat.

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.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: _____

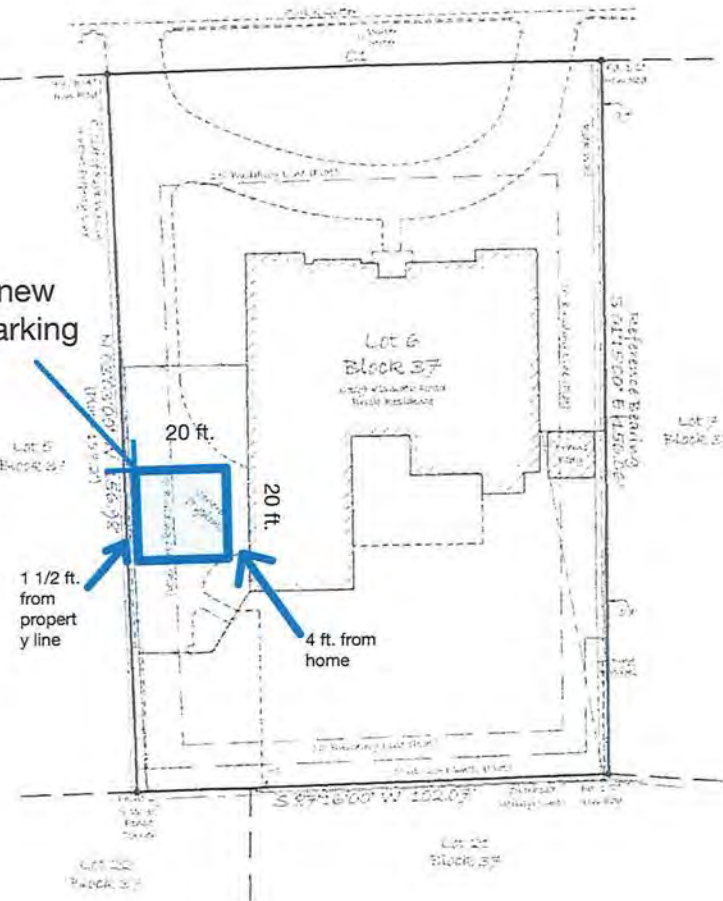
Date

2/6/2024

DATE: 09/24/2024
 SURVEY: 24-011
 BY: PATRICK CARTER

Klamath Road
 20' Right of Way

Proposed new
 covered parking



SURVEY WITH IMPROVEMENTS

OF LOT 6, BLOCK 37, RIDGEMAR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

ACCORDING TO THE PLAT AS RECORDED IN VOLUME 388-18, PAGE 5, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

I, PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5715, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IN THE PRESENCE OF TWO QUALIFIED WITNESSES, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND ORDINANCES OF THE BOARD OF SURVEYING AND MAPPING, TARRANT COUNTY, TEXAS. THE AREA AND BOUNDARY WERE DETERMINED WITH RESPECT TO RECORDED METEERENCES AS SHOWN, AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, I AM NOT INTENDING TO EXPRESS ANY WARRANTY OR GUARANTEE OF OWNERSHIP AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS AVAILABLE IN ORIGINAL AND E-COPY FORMS. THE DATE OF THIS SURVEY IS 09/24/2024.

Patrick Carter

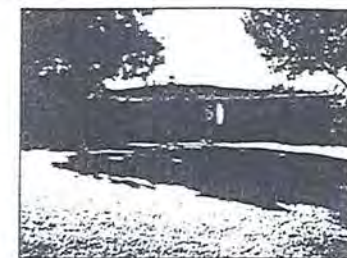
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5715
 CARTER SURVEYING & MAPPING, 2024 FRONT STREET, ALLEN, TEXAS
 7501224 - SEPTEMBER 24, 2024

I, PATRICK CARTER, THE SURVEYOR, HAVE BEEN ADVISED BY THE SURVEYOR'S RECORDS THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND ORDINANCES OF THE BOARD OF SURVEYING AND MAPPING, TARRANT COUNTY, TEXAS. THE AREA AND BOUNDARY WERE DETERMINED WITH RESPECT TO RECORDED METEERENCES AS SHOWN, AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, I AM NOT INTENDING TO EXPRESS ANY WARRANTY OR GUARANTEE OF OWNERSHIP AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS AVAILABLE IN ORIGINAL AND E-COPY FORMS. THE DATE OF THIS SURVEY IS 09/24/2024.

OFFICIAL PUBLIC RECORD INFORMATION HAS NOT BEEN REVIEWED BY THE BOARD OF SURVEYING AND MAPPING, TARRANT COUNTY, TEXAS. INFORMATION PLEASE VISIT THE OFFICIAL RECORDS WEBSITE AT WWW.PATCARTER.COM

UNDESIGNED AND UNLINED SURVEYING, LOCATED INSIDE THIS SURVEY, SHALL BE CONSIDERED AS PRIVATELY KEPT RECORDS AND NOT BE CONSIDERED AS PART OF THE SURVEY.

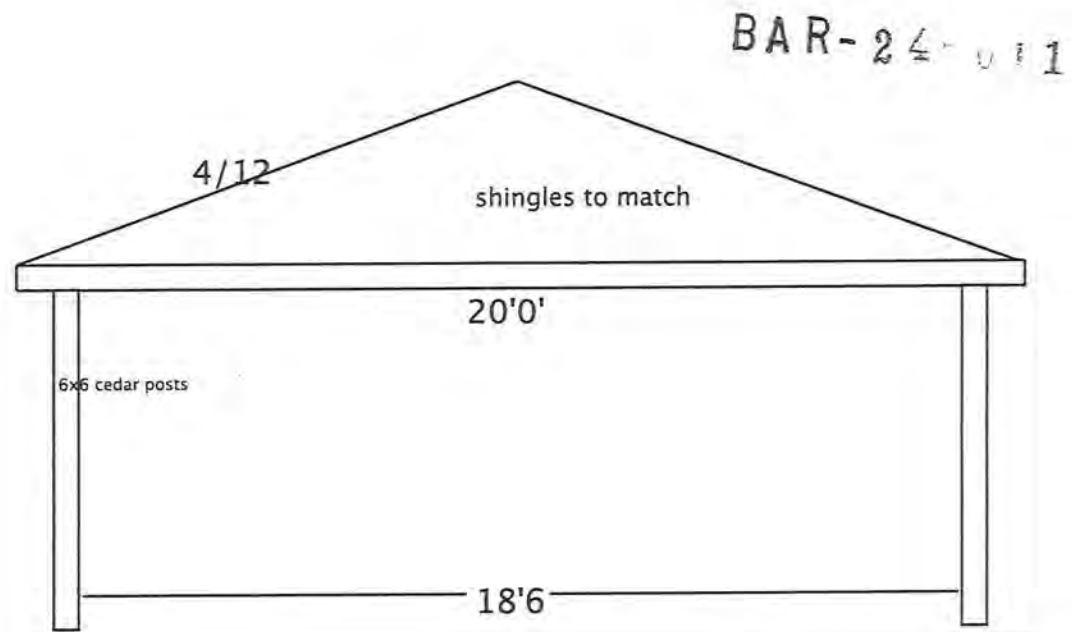
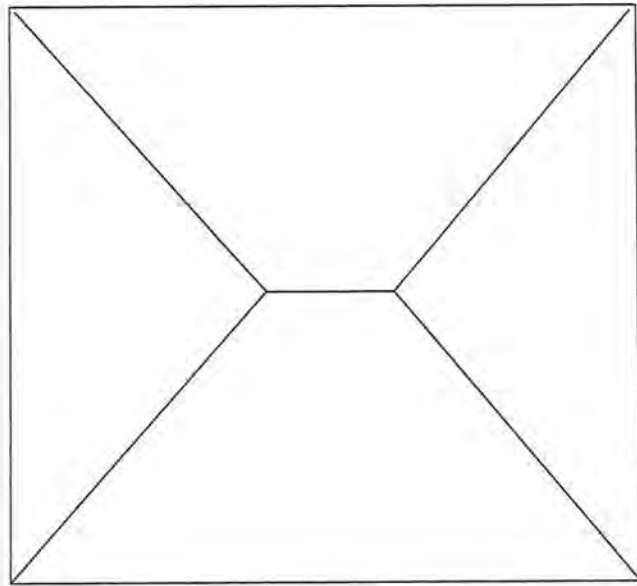
BY THE SURVEYOR, I, PATRICK CARTER, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND ORDINANCES OF THE BOARD OF SURVEYING AND MAPPING, TARRANT COUNTY, TEXAS. THE AREA AND BOUNDARY WERE DETERMINED WITH RESPECT TO RECORDED METEERENCES AS SHOWN, AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, I AM NOT INTENDING TO EXPRESS ANY WARRANTY OR GUARANTEE OF OWNERSHIP AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS AVAILABLE IN ORIGINAL AND E-COPY FORMS. THE DATE OF THIS SURVEY IS 09/24/2024.



CARTER SURVEYING
 & MAPPING, INC. LLC

2024 FRONT STREET - ALLEN, TEXAS 7501224
 (714) 217-4411 LAND (800) 417-2177 E-COPY

Patrick Carter



Headers 16" Double Level
 Rafter 2x6"
 Ceiling Joists 2x10"
 Facia 1x6" Smartboard
 6x6" Cedar Posts, Anchored 30" in Ground
 Soffit Smart Ply 3/8" (4x8' Sheets)
 Header Height off drive to match home 82", east side
 West side subject to slope of drive.

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

BAR-24-014

Address: 14829 Cedar Gap Place
Owner: Justin Micheal Rhinehart
Zoning: "A-5" Single Family

a. **Variance:** Permit the lot coverage to exceed the maximum lot coverage allowed

Maximum lot coverage allowed by right: 50 percent

Requested lot coverage percentage: 51 percent

GENERAL INFORMATION

REGULATION:

4.702 "A-5" One-Family
C. Property Development Standards
Lot coverage: 50 percent

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 Valley, Northwest ISD., North Fort Worth Alliance, and Seventeen lakes HOA.

**EXISTING
CONDITONS:**

The subject property is single-family home in a new subdivision, platted without an alley. The lot is rectangle, flat, and without any floodplain or other environmental constraints. The home was constructed in 2019.

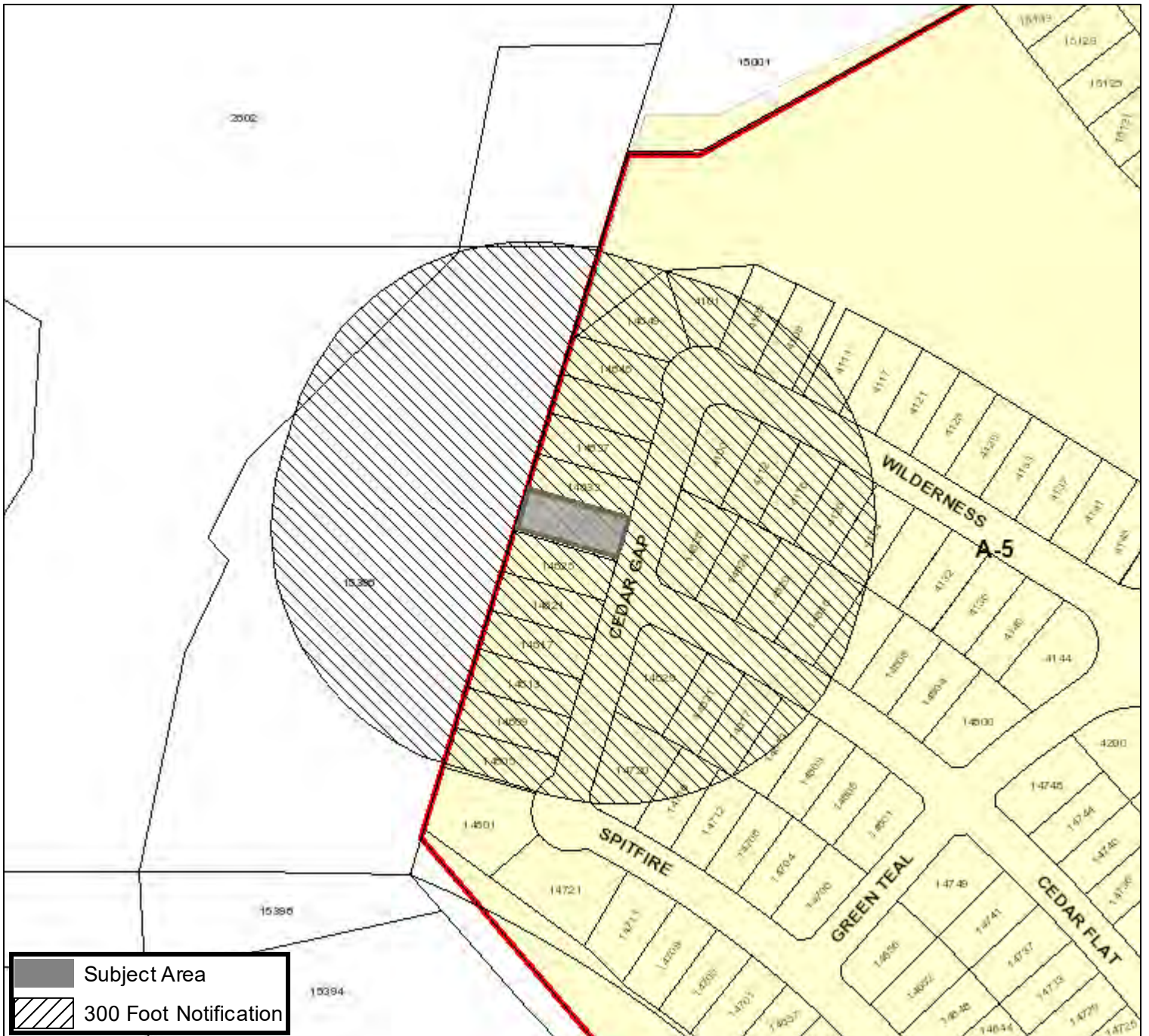
The applicant has applied for a variance for an increase of lot coverage to 51 percent, where 50 percent is allowed by right. Documentation submitted by the third-party company notes the original square footage calculated for the home is 2,855 square feet. The square footage amount is 45.5 percent of the lot coverage, on a lot that is 6,279 square feet. The home was built with an attached patio cover that is approximately 198 square feet. The addition of a second patio cover that is 24 feet long and 14 feet wide, or 336 square feet, would increased the lot coverage to 51 percent.



BAR-24-014

Area Zoning Map

Applicant: Justin & Jennifer Rhinehart
Mapsko: 8D
Commission Date: 3/20/2024



0 87.5 175 350 Feet

Created: 2/27/2024 10:05:01 AM



BAR-24-014

Aerial Photo Map



0 40 80 160 Feet



BAR-24-014





BAR-24-014



BAR-24-014





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: 14829 Cedar Gap Place, Roanoke, TX 76262

Lot/Tract: 31 Block/Abstract: 25 Lot Size: 6279 sqft (0.144 acre)

Legal Description: Addition/Survey: Addition

Owner's Name: Justin Michael Rhinehart

Address: 14829 Cedar Gap Place

City: Roanoke State: TX Zip: 76262

Tele: () 717-372-4369 E-Mail justin.m.rhinehart@gmail.com

Applicant's Name: Justin Michael Rhinehart

Address: 14829 Cedar Gap Place

City: Roanoke State: TX Zip: 76262

Tele: () 717-372-4369 E-Mail justin.m.rhinehart@gmail.com

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

Outdoor kitchen and patio cover. The existing patio will be extended by 320 sq. ft. (11'9" x 23'0") to include an outdoor kitchen. The L-shape kitchen will then be covered, with an extended/adjacent roof structure to existing roof. Construction of kitchen will be stone. Construction of patio cover will be wooden support posts with hardie board and siding. Shingles on cover will match shingles/cover on existing house roof. Height of new patio cover is 13'11", in line with existing back roof.

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 2018 Case Number(s) BAC-16-036

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 A5

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

☐ Special Exception for Section _____

☒ Variance for: More than 50% Lot Coverage.

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

2-12-2024

FEE AMOUNT PAID:

\$500.00

OF REQUESTS:

1

RECEIVED BY:

MP.

CASE NO.

BAR.24.014

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 house was built with 53.78% impervious coverage. The regulation prevents any further modifications for reasonable use of the property.

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 rear of the house faces west, which makes being outdoors for gatherings/cooking during large portions of the year unbearable. The outdoor kitchen, which is of modest size (less than 5% lot coverage) is also in alignment with other improvements made within the community (in-ground pools, patio coverings, etc).

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 not alter the character or visual appearance of the community. The impervious coverage addition is not significantly large and is planned to represent the least modification possible to the regulation while improving the land for the intended use.

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

The planned project has no foreseeable impact on the the safety, health or welfare of the public as it is simply to increase the impervious coverage by 5% for a covered patio and outdoor kitchen

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

The requested variance is in the rear of the property and is in line with similar projects already completed within the Seventeen Lakes community. Neighboring property owners are in support of the project as it does not alter the use or function of their 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.**

(All applications submitted via email must be signed using a digital ID or certificate.)

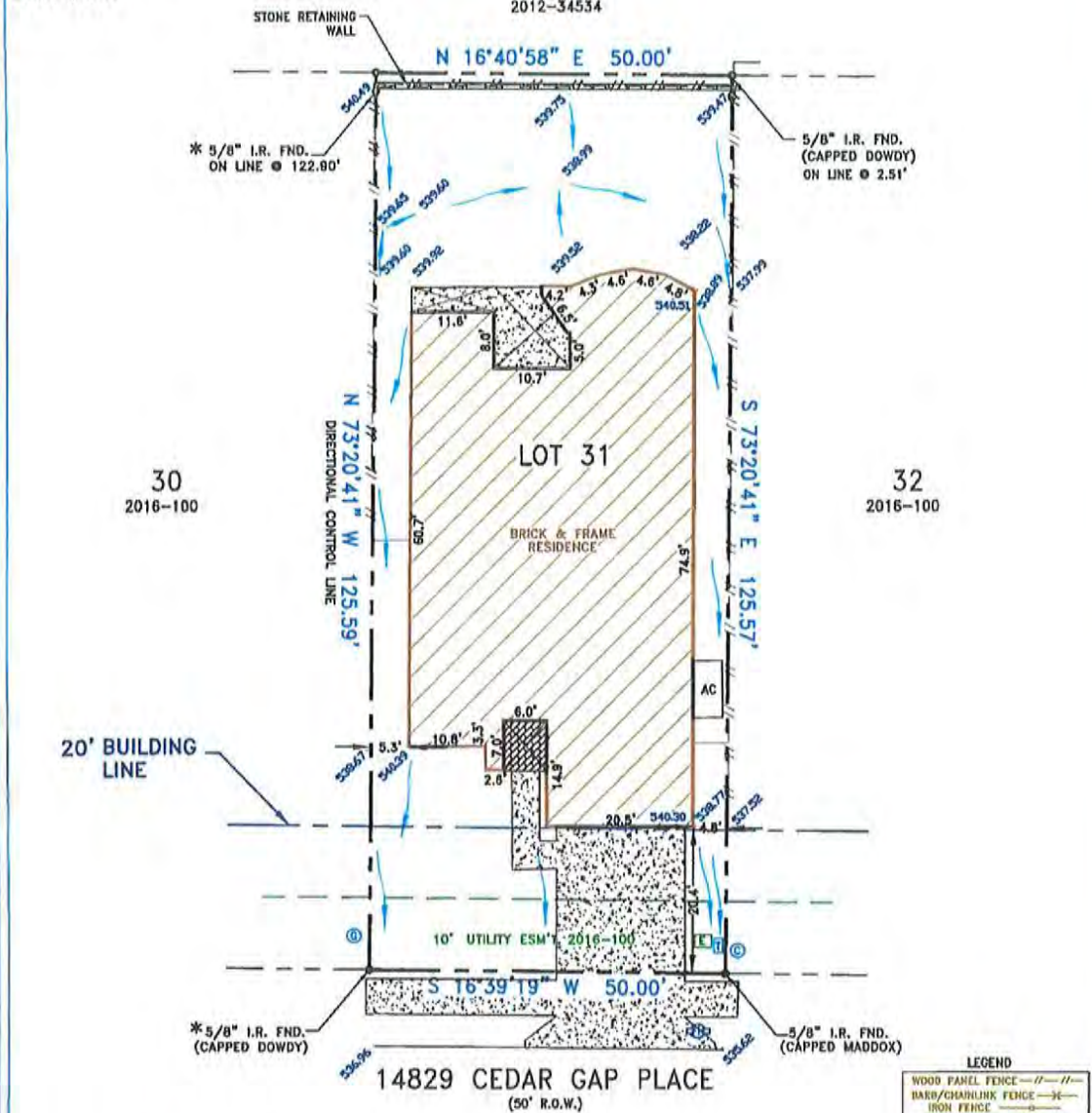
Signed by the Owner Applicant or Agent (Circle appropriate entity)

Signature: Just in RL

Date 12/5/2023

REFERENCE NO: 160418008
 TITLE CO: STEWART GF01128-64146
 BUILDER: MHI HOMES
 DATE: 4/1/19

RUBY DAY
 2012-34534



SCALE: 1"=20'

UTILITY LEGEND	
GAS METER	CABLE BOX
TEL. PED.	ELEC. BOX
FIRE HYDRANT	TRANSFORMER
LIGHT POLE	SIGN
WATER METER	MANHOLE
WATER VALVE	AREA DRAIN

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE D, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

NOTE: HORIZONTAL CONTROL FOR THIS SUBDIVISION WAS ESTABLISHED BY DATA PROVIDED BY THE PLATTING SURVEYOR AND VERIFIED BY DOWDY LAND SURVEYORS TO BE WITHIN TOLERANCE. MISSING LOT CORNERS WILL BE REPLACED USING ESTABLISHED CONTROL.

LEGEND	
WOOD PANEL FENCE	--- ---
BARB/CHAINLINK FENCE	---X---
IRON FENCE	---o---
TELEPHONE	---T---
ELECTRIC	---E---
W= CONTROL MONUMENT	W=
WOOD	[Pattern]
CONCRETE	[Pattern]
ASPHALT	[Pattern]

PROPERTY DESCRIPTION: Lot 31, in Block 25, of Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2016-100, Map/Plat Records, Denton County, Texas.

SURVEYOR'S STATEMENT: The Undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named Home Builder and Title Company only. The Undersigned acknowledges that; this Survey was conducted by the Surveyor or under his supervision on the date shown hereon; this plat of Survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the User's own risk and any loss resulting there from shall not be the responsibility of the Undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.



Eugene D. Abbey
 EUGENE D. ABBEY, R.P.L.S. No. 4886
 DOWDY LAND SURVEYORS, INC.
 6850 MANHATTAN BLVD. SUITE 310
 FORT WORTH, TEXAS 76120
 (817) 429-9898
 T.B.P.L.S. FIRM NO. 100463-00



CHECKED BY: EA

DRAWN BY: PA

COPYRIGHT © 2019 DOWDY LAND SURVEYORS, INC. ALL RIGHTS RESERVED.

BAR-24-014



Third Party

The front yard setback shall be the greatest of the platted

No person shall remove any protected tree equal to

Plan & Review

Setback, the zoning setback, or the setback of the building on

Or greater than six inches (6") in diameter on acre or

Either side that is closest to the street, unless the structure

Greater size parcel of land without a permit from

Inspections

Located closest to the street was the result of a variance

The city Forester. The city Forester can be reached

At 817-871-5738. Failure to obtain a tree permit

Prior to tree removal could result in both

Civil and criminal penalties.

Driveway Approaches shall

Meet city of Ft Worth standard

Drawing and separate permit

From T&PW construction division

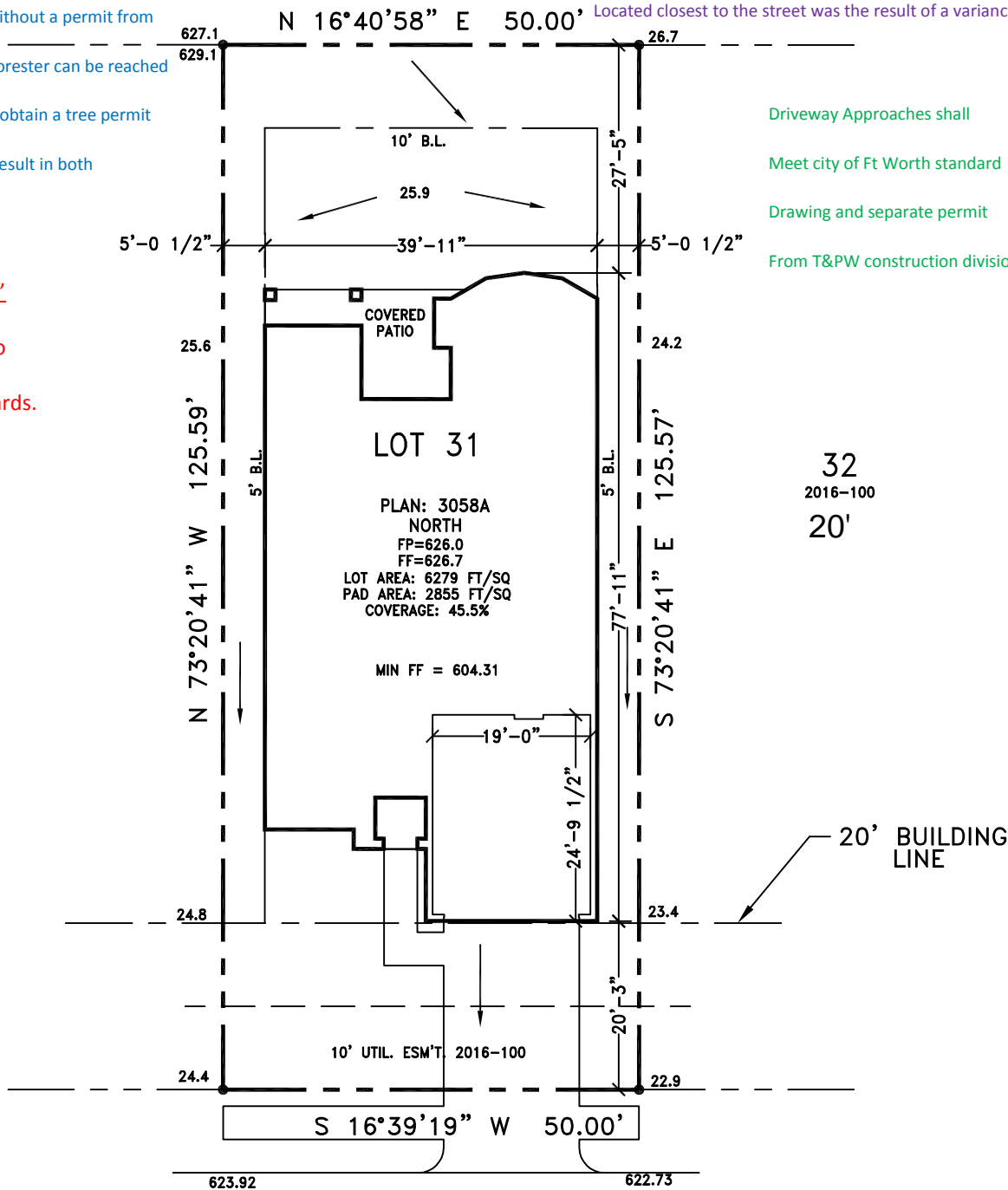
Property zoned "A-5"

Builder has chosen to

Build to "A-5" standards.

30
2016-100
20'

32
2016-100
20'



14829 CEDAR GAP PLACE

Lot 31, Block 25, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, according to the map or plat thereof recorded in Volume 2016, Page 100, Plat Records, Denton County, Texas.

SOD: 358 YRD/SQ
CONC: 701 FT/SQ

REFERENCE NO. 160418008
GF# NO TITLE WORK
JOB# DAH127
9/5/18

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all federal, state and local codes, ordinances and restrictions. Street, alley and sidewalk locations are for illustrative purposes only, refer to development plans for construction, builder should confirm that this layout has no conflicts with inlets, transformers, topography or other structures.

NOTES:

NOT FOR CONSTRUCTION WITHOUT CITY APPROVAL.
ALL TIES MUST BE FIELD CHECKED.

HOUSE DRAWN FROM FOUNDATION PLAN ONLY.
CHECK OVERALL DIMENSIONS.

DO NOT BUILD IN EASEMENTS WITHOUT SPECIFIC INSTRUCTIONS.

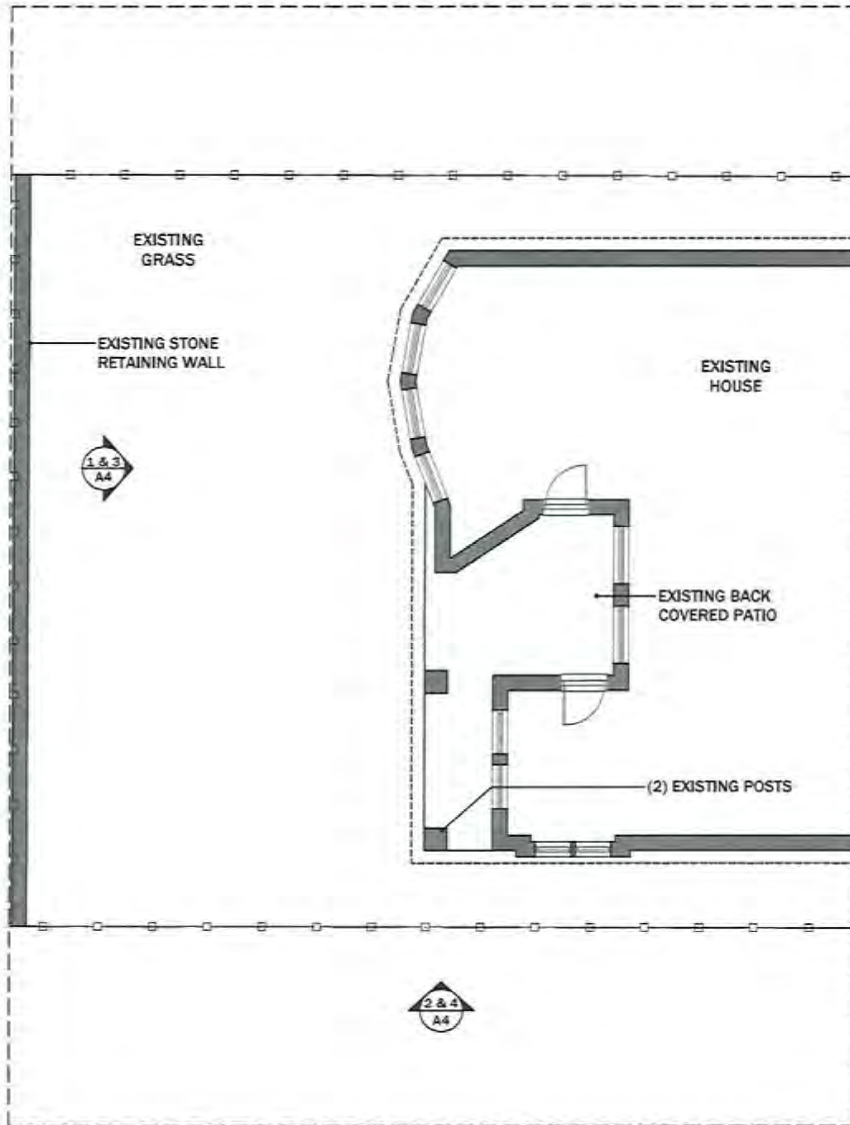
ALL ELEVATIONS, PROPOSED OR OTHERWISE, BY GRADING PLAN DATED: _____

THIS PLOT PLAN IS NOT A SUBSTITUTE FOR A GRADING PLAN.

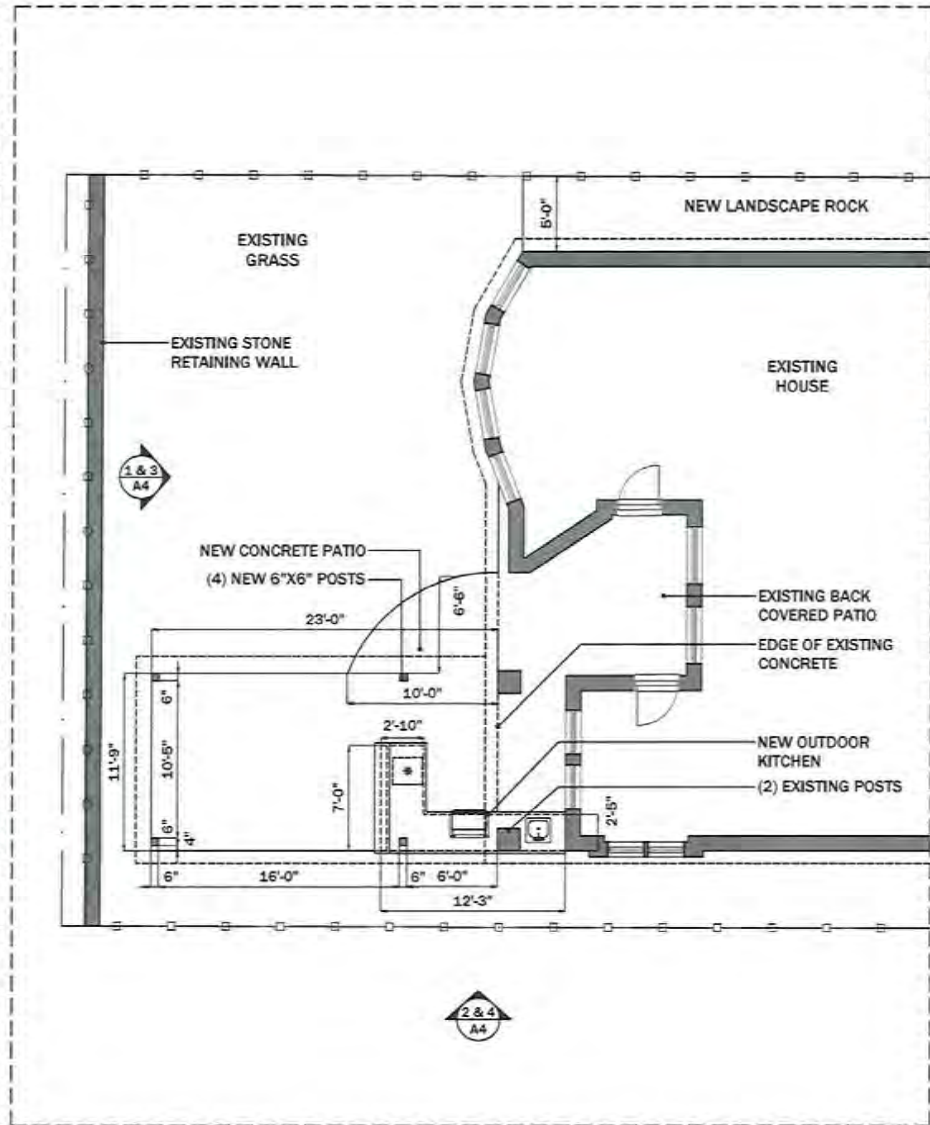
ASSUMES SLAB OF GRADE AND SLAB THICKNESS OF 8.5 INCHES AND ASSUMES FINISHED GRADE TO MATCH EXISTING GRADE AT PROPERTY CORNERS.



BAR-24-014



1 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

ALLIED OUTDOOR SOLUTIONS
FULLY DIFFERENT

Address: 1552 W East Houston Pkwy R. Suite
100 Houston, Texas 77032
Phone: (832) 465-5432
Website: www.alliedoutdoorsolutions.com

Novitech
VISUAL

Website: www.novitechvisual.com
Email: help@novitechvisual.com

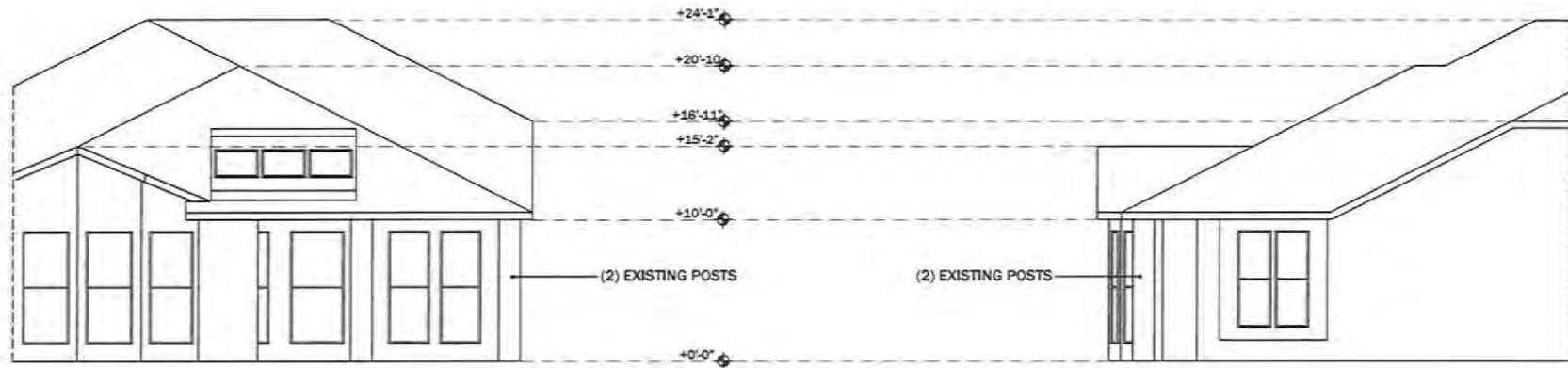
DATE: 11/10/2023
PROJECT NO.: 188
REVISION: 1
1
2
3
4
5

PATIO COVER
RHINEHART RESIDENCE
14829 CHRYSLER PL.
HOUSTON, TX 77042
ISSUED FOR REVIEW

EXISTING AND
PROPOSED
FLOOR PLAN

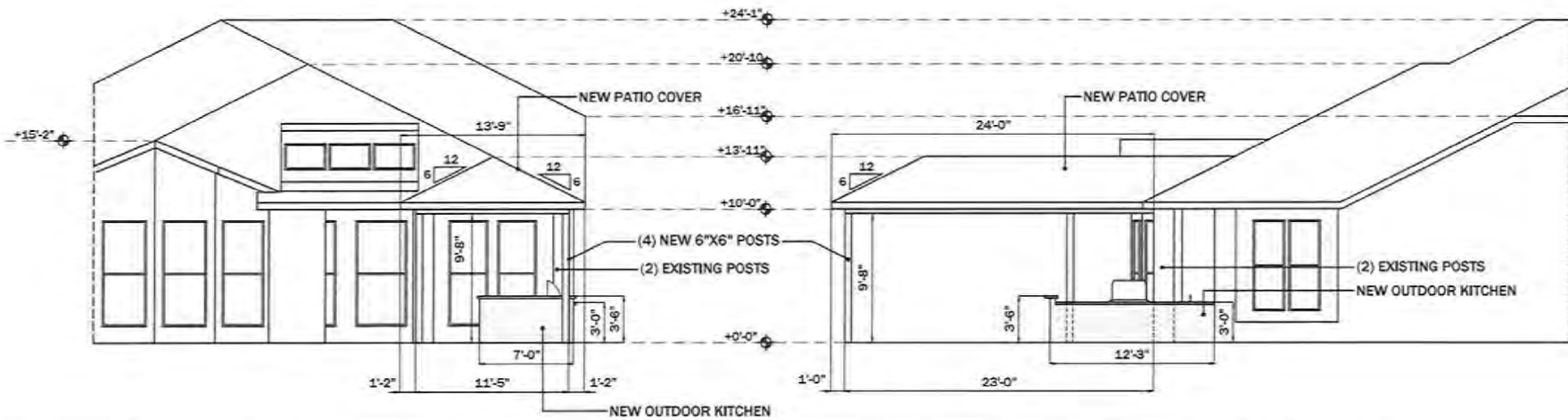
A2

SCALE: 1/8"=1'-0"
DRAWN BY: Novitech Visual
PROJECT: 11/10/23



1 EXISTING NORTHWEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

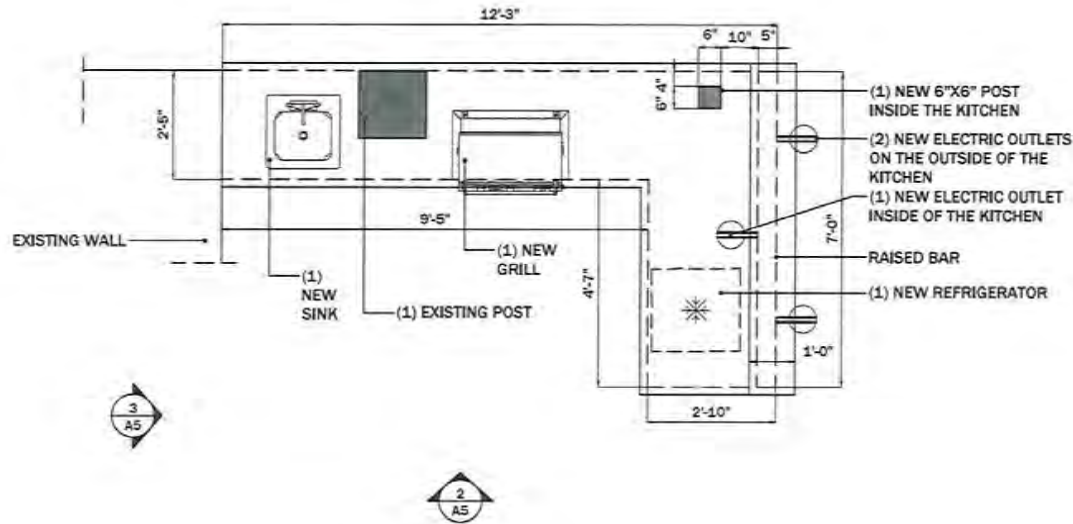
2 EXISTING SOUTHWEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



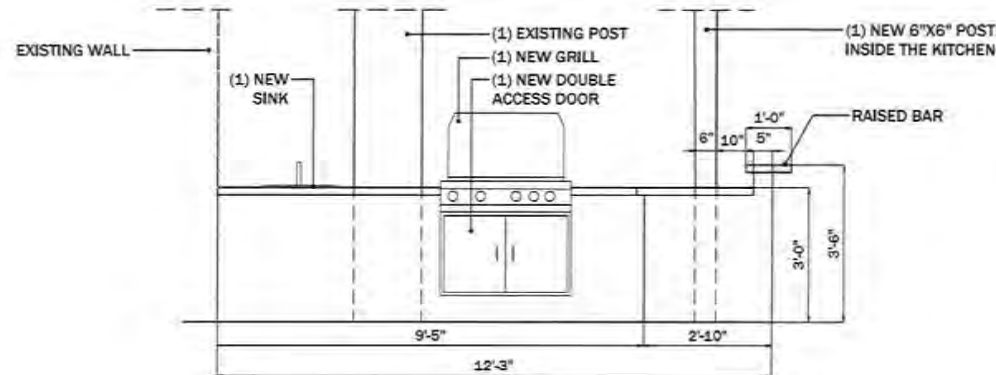
3 PROPOSED NORTHWEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

4 PROPOSED SOUTHWEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

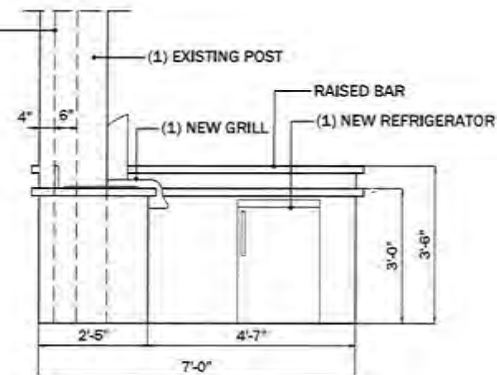
BAR-24-014



1 PROPOSED OUTDOOR KITCHEN PLAN
SCALE: 3/8"=1'-0"



2 PROPOSED OUTDOOR KITCHEN ELEVATION 1
SCALE: 3/8"=1'-0"



3 PROPOSED OUTDOOR KITCHEN ELEVATION 2
SCALE: 3/8"=1'-0"

NEW OUTDOOR KITCHEN:

- NEW 19.2 LF L SHAPED OUTDOOR KITCHEN WITH RAISED BAR
- (1) NEW GRILL
- (1) NEW REFRIGERATOR
- (1) NEW SINK
- (1) NEW DOUBLE ACCESS DOOR
- (1) NEW 6"x6" POST INSIDE THE KITCHEN
- (1) EXISTING POST
- (3) NEW ELECTRIC OUTLETS

ALLIED OUTDOOR SOLUTIONS
BUILT DIFFERENT

Address: 1657 W. 15th Street, Suite 100
Houston, Texas 77013
Phone: (713) 415-5023
Website: www.alliedoutdoorsolutions.com

Novitech
V I R T U A L

Website: www.novitechvirtual.com
Email: info@novitechvirtual.com

DATE: 11/18/2022
PROJECT NO.: 108
REVISION: 01/17

PATIO COVER
RHINEHART RESIDENCE
1422 CLON OAK PL.
HOUSTON, TX 77067

ISSUED FOR REVIEW

PROPOSED
OUTDOOR KITCHEN
PLAN & ELEVATIONS

A5

SCALE: 3/8"=1'-0"
DRAWN BY: Novitech Virtual
PROJECT: 108

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

BAR-24-015

Address: 3330 Ave K

Owner: Moises Camacho and Claudia Hernandez

Zoning: "A-5" One Family

- a. **VARIANCE:** Permit the use of an accessory structure that exceeds the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet

Requested square footage: 400 square feet

GENERAL INFORMATION

REGULATION:

5.301 Accessory Uses on Residential Lots

B. Non-habitable accessory structures.

- 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:

Development Services complaint CC23-00038. Accessory added to primary building with no permit (1/26/2023).

Development Services patio cover permit PB23-01114. Expired (7/26/2023).

Development Services patio cover permit PB24-02149. Hold (2/14/2024).

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, Polytechnic Heights South NA, Polytechnic Heights NA, East Fort Worth, INC., Southeast Fort Worth INC., and East Fort Worth Business Association.

EXISTING

CONDITIONS:

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

While the photos appear to show the patio cover attached to the house, a gap exists between the house and the patio cover.

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

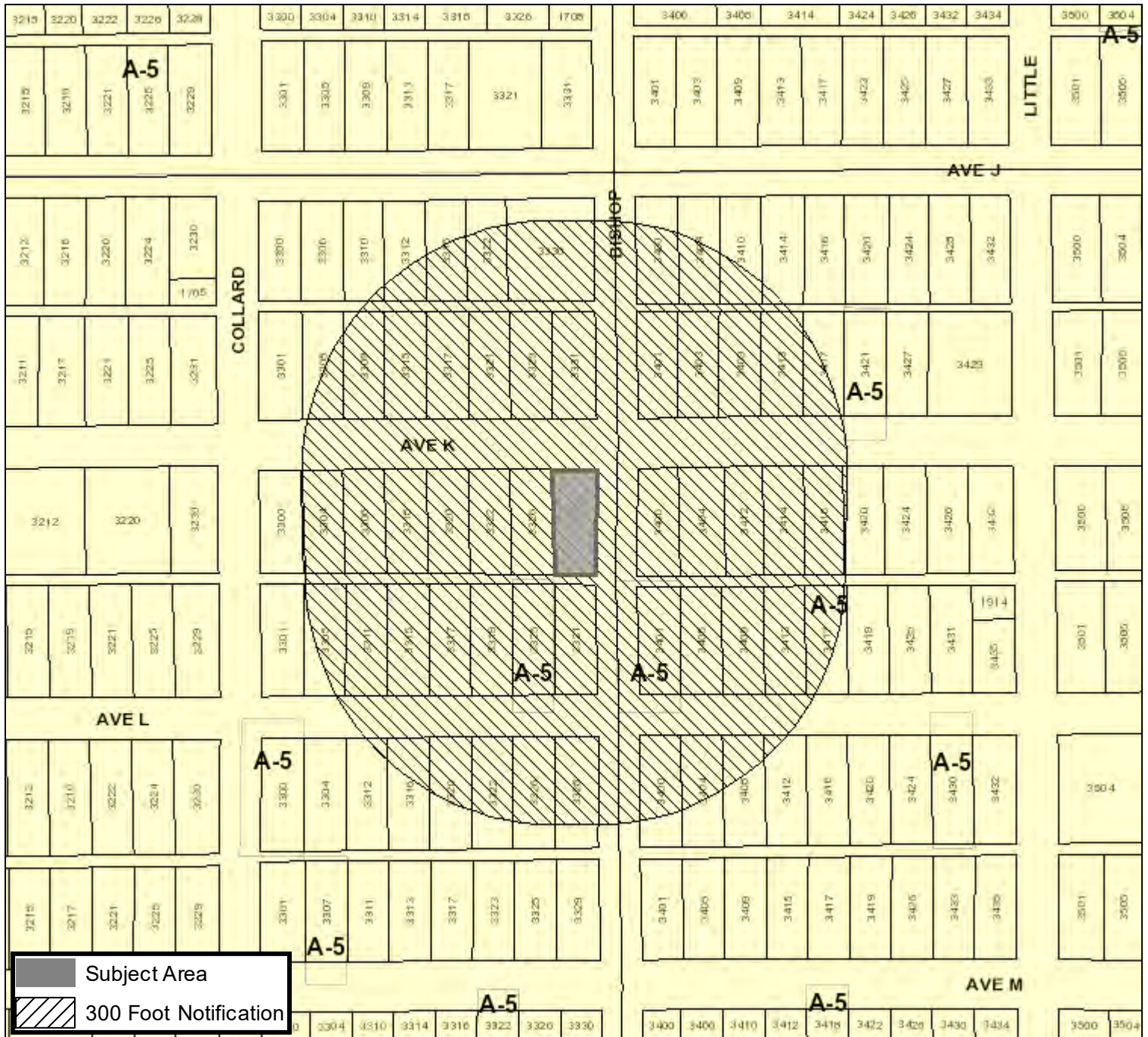
The applicant has applied for a variance for an existing patio cover to be greater than the square footage allowed for their size lot, where the maximum allowed is 200 square feet. According to the site plan submitted, the patio cover is 20 feet wide and 20 feet long or 400 square feet. Due to the lot size of 6,250 square feet, the subject property is allowed a combined total of 200 square feet for accessory nonhabitable structures. The proposed 400 square foot storage shed is 200 square feet over the maximum 200 square feet allowed. No permits or BOA approvals were found.



BAR-24-015

Area Zoning Map

Applicant: Moises Camacho & Claudia Hernandez
Mapsko: 78Q
Commission Date: 3/20/2024

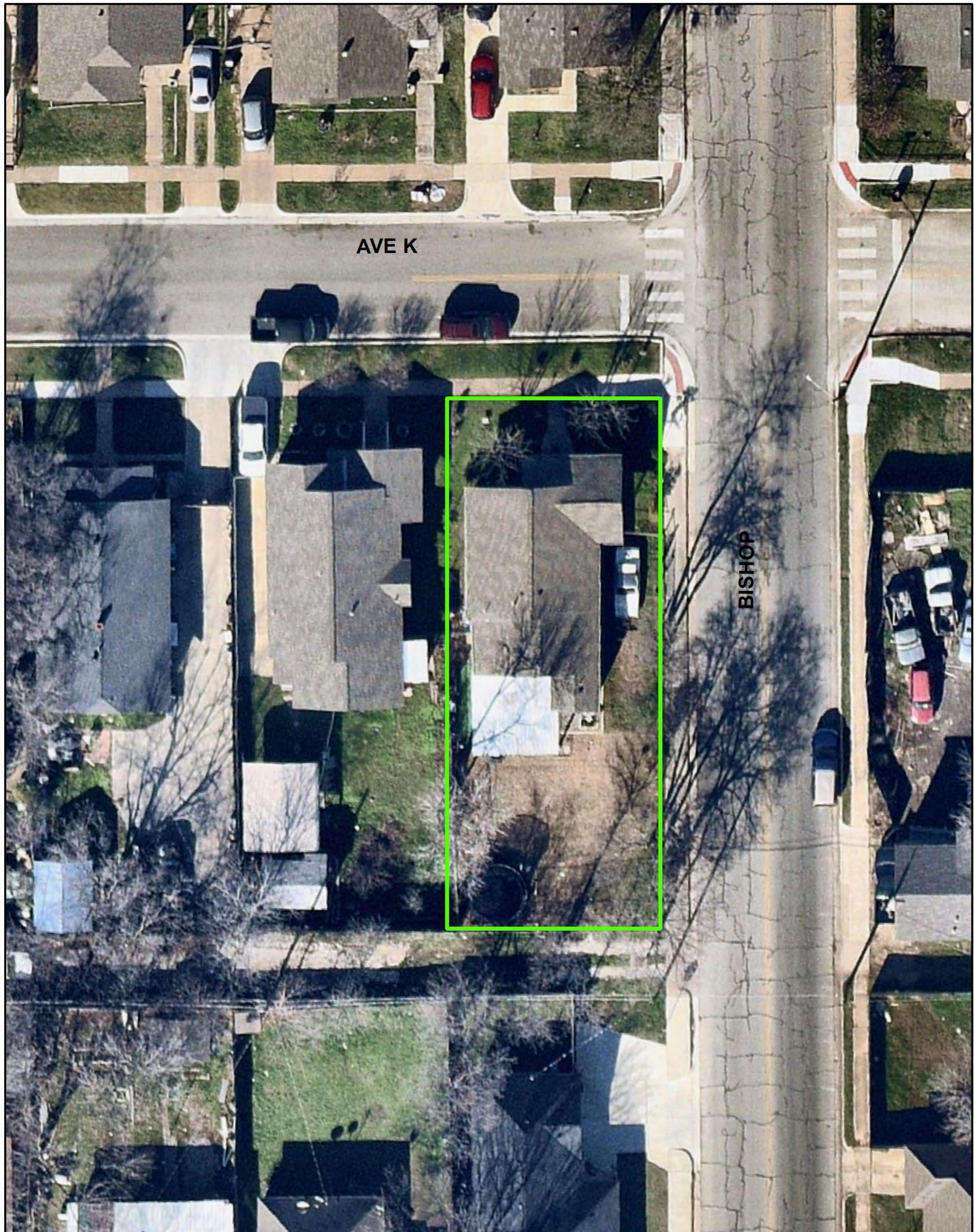


0 85 170 340 Feet

Created: 2/27/2024 10:17:06 AM



3330 Ave K



Copyright 2011 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.

BAR-24-015



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: 3330 Avenue K, Fort Worth, TX 76105
 Lot/Tract: 1 Block/Abstract: 98 Lot Size: 6,229
 Legal Description: Addition/Survey: Polytechnic Heights Addition

Owner's Name: Moises Camacho & Claudia Hernandez
 Address: 3330 Avenue K
 City: Fort Worth State: TX Zip: 76105
 Tele: (214) 584-7335 E-Mail: camachomois.mc@gmail.com

Applicant's Name: Claudia Hernandez
 Address: 3330 Avenue K
 City: Fort Worth State: TX Zip: 76105
 Tele: (817) 694-7157 E-Mail: camachomois.mc@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
This is an existing metal patio cover. It is a Residential Accessory. Size is 19'8" X 20' and 10'6" tall. It is made out of steel metal and sheet metal.

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 A5

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____
☐ Special Exception for Section _____
☒ Variance for: Accessory Structure Square Footage.
☐ Interpretation of the Regulation \$400

DATE RECEIVED: <u>2-15-2024</u>	FEE AMOUNT PAID : <u>\$500</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-015</u>
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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. We built this metal patio cover without knowing about permits. We are now going through every step needed to comply with codes and permits needed. We already have a permit in place. this variance is our last step to complete the permit.
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 existing metal patio is 386 sq ft. Bigger than allowed. We are getting this variance to allow us to keep this patio cover as it is already built and we enjoy it as a family
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 variance would affect~~ The only difference on the structure built is that it is not attached to the primary structure (home).
4. The variance will not adversely affect the health, safety, or welfare of the public. This variance will not affect the health, safety or welfare of the public as it is only a metal patio cover. There is no hazardous conditions for anyone.
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The variance will not injure any property at all.

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.**

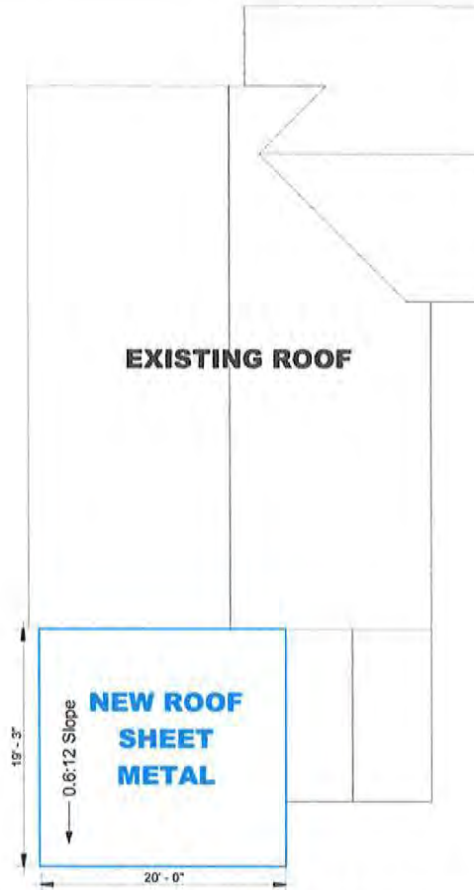
(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

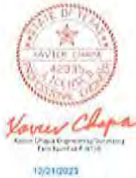
Signature: Chedia Vernon

Date 02-14-2024

1 Roof
1/8" = 1'-0"



NOTE: THE PATIO COVER IS NOT ATTACHED TO THE HOUSE, SINCE BOTH STRUCTURES ARE SEPARATE



Note: The roof slope of the Patio Cover is different from that of the existing house.



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTAL TO THE CITY OF FORT WORTH. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE LOCAL JURISDICTION AND ALL CONSTRUCTION OF THE JOB PRIOR TO CONSTRUCTION. OWNER SHALL OBTAIN COMPLETE ENGINEERING, ARCHITECTURAL, AND MECHANICAL BEFORE BEGINNING CONSTRUCTION OF THE JOB. NO FIELD, DATE, AND LOCAL CODES AND MEASUREMENTS THE PRESENTING OVER ANY PART OF THESE PLANS.

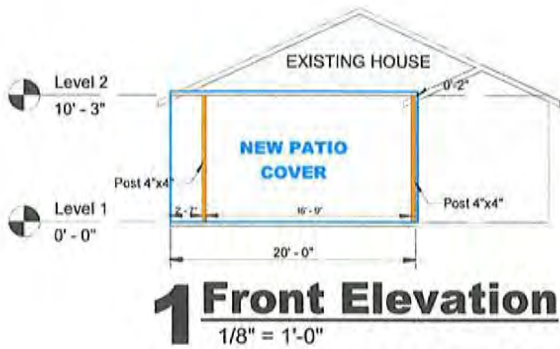
THESE PLANS AND EXISTING PLANS INTO THE CREATION OF THESE BLUEPRINTS. UNLESS OTHERWISE NOTED, THE PLANS ARE SUBJECT TO THE CITY OF FORT WORTH. ALL NOTATIONS AND NOTES FOR ANY PARTS OF THE PLANS. OWNER/BLADE MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PLANS OF THESE PLANS TO THE CITY OF FORT WORTH. THE PLANS WILL ONLY BE USED FOR CONSTRUCTION. NO OTHER USES OF THESE PLANS IS NOT PERMITTED. NO OTHERS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
3330 AVENUE K, FORT WORTH
TX 76105

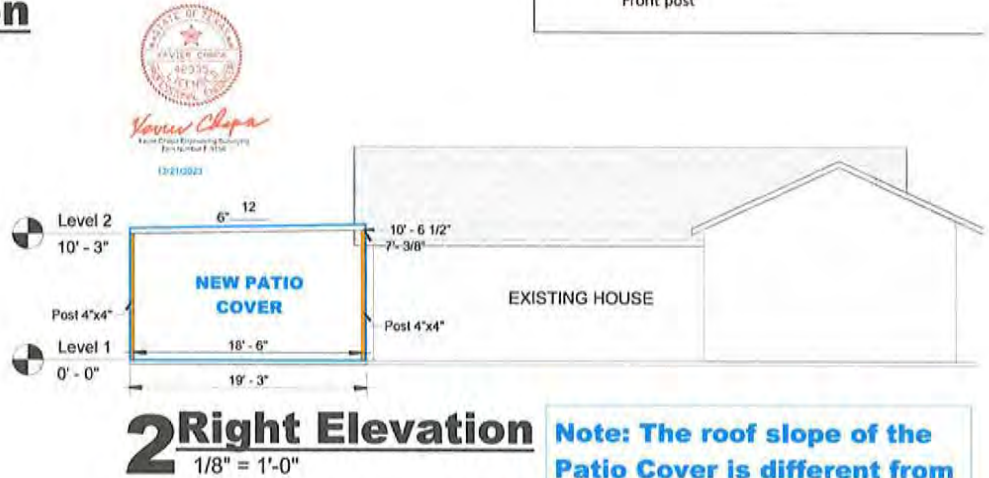
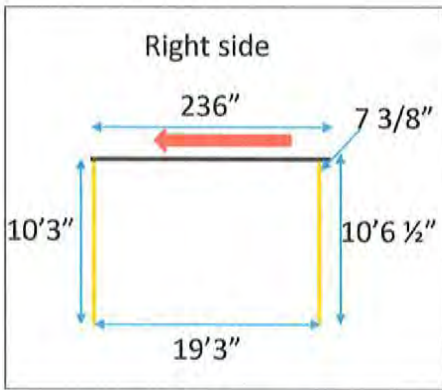
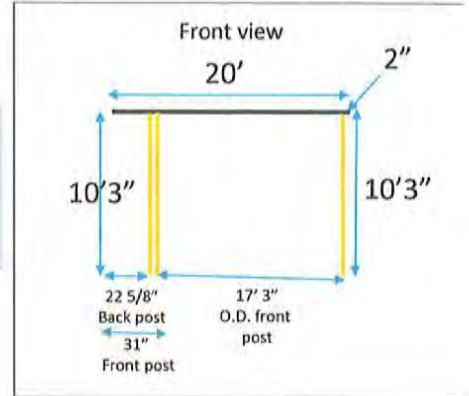
ROOF

Project number:
Date: 12/10/2023 Scale: 1/8" = 1'-0"
Drawn by: Projects & Construction Araque

3



NOTE: THE PATIO COVER IS NOT ATTACHED TO THE HOUSE, SINCE BOTH STRUCTURES ARE SEPARATE



Note: The roof slope of the Patio Cover is different from that of the existing house.



THESE PLANS ARE A-1000'S TO PROVIDE BASIC CONSTRUCTION INFORMATION. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

Project Name & Address
3330 AVENUE K, FORT WORTH
TX 76105

ELEVATIONS

Project number:
Date: 12/10/2023 Scale: Como se indica
Drawn by: Projects & Construction Araque

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

BAR-24-016

Address: 2222 Stanley Ave
Owner: Andrew and Lauren Teer by Price Custom Homes
Zoning: "A-5" One-Family within the TCU Overlay

- a. **Variance:** Permit the construction of a detached garage with habitable space that would encroach into the minimum side yard setback.

Minimum setback required: 5 feet
Requested setback: 1-foot 10 inches

- b. **Variance:** Permit the construction of a detached garage with habitable space that is taller than the main residence

Main residence height: 16 feet
Requested accessory height: 21 feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family

C. Property Development Standards

Side Yard: 5 feet minimum
Rear yard: 5 feet minimum

5.301 Accessory Uses in 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.

C. Habitable accessory structures. In addition to the requirements set out in subsection (a) above, habitable accessory buildings must comply with the following requirements:

- (2) May not exceed the height of the primary; and
- (3) May be used only as an accessory dwelling unit and may not be used as a separate independent residence for one-family districts.

LOT HISTORY:

None.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single family

**REGISTERED
NEIGHBORHOOD:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Paschal NA, Frisco Heights NA, Ryan Place Improvement Assn, Park Hill NA, Mistletoe Heights NA, Berkeley Place NA, and Near Southside.

**EXISTING
CONDITIONS:**

The subject property is in an established neighborhood, built without an alley. The lot is flat, rectangularly shaped, and without any floodplain, slope, or other environmental constraints. The lot contains a 7 foot utility easement in the rear yard.

The home was built in 1945 with the detached garage generally 1.5 feet from both the side and rear property lines. The current detached garage is approximately 528 square feet and anticipated to be demolished. According to

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

the site plan, the proposed new detached garage would be 545 square feet and reconstructed in the southwestern corner. The property owner has applied for a variance to allow the construction of a detached garage, with habitable space, that encroaches into the side yard setback. The site plan shows the proposed detached garage would be 1-foot 10 inches from the side property line, where a 5-foot setback is required for a garage with habitable space.

The property owner has applied for a second variance for the same detached garage to be taller than the main residence. The second-floor habitable space will increase the total height of the proposed project to 21 feet to the peak of the detached garage. The increase in height would be 5 feet taller than the main home.

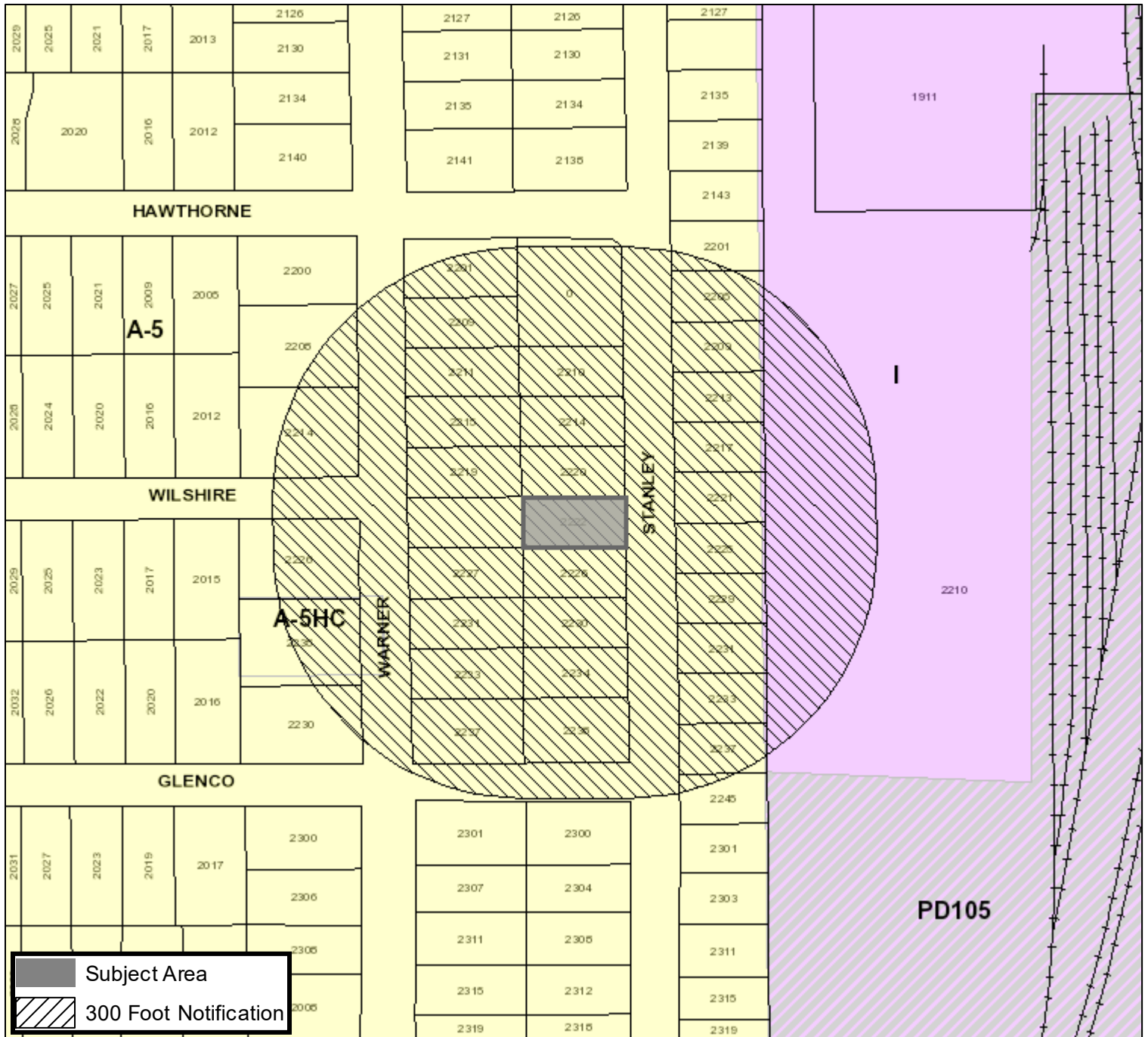
The floor plan submitted shows the proposed detached garage will have 2 parking spaces, as well as living space with a full bathroom. Although labeled as a new office, the living space contains a closet and is considered a bedroom. The proposed floor plan does not show a kitchen. Habitable accessory structures may be used only as an extra living space and may not be used as a separate independent residence in one-family districts.



BAR-24-016

Area Zoning Map

Applicant: Andrew & Lauren Teer by David Price
Mapsc0: 76U
Commission Date: 3/20/2024

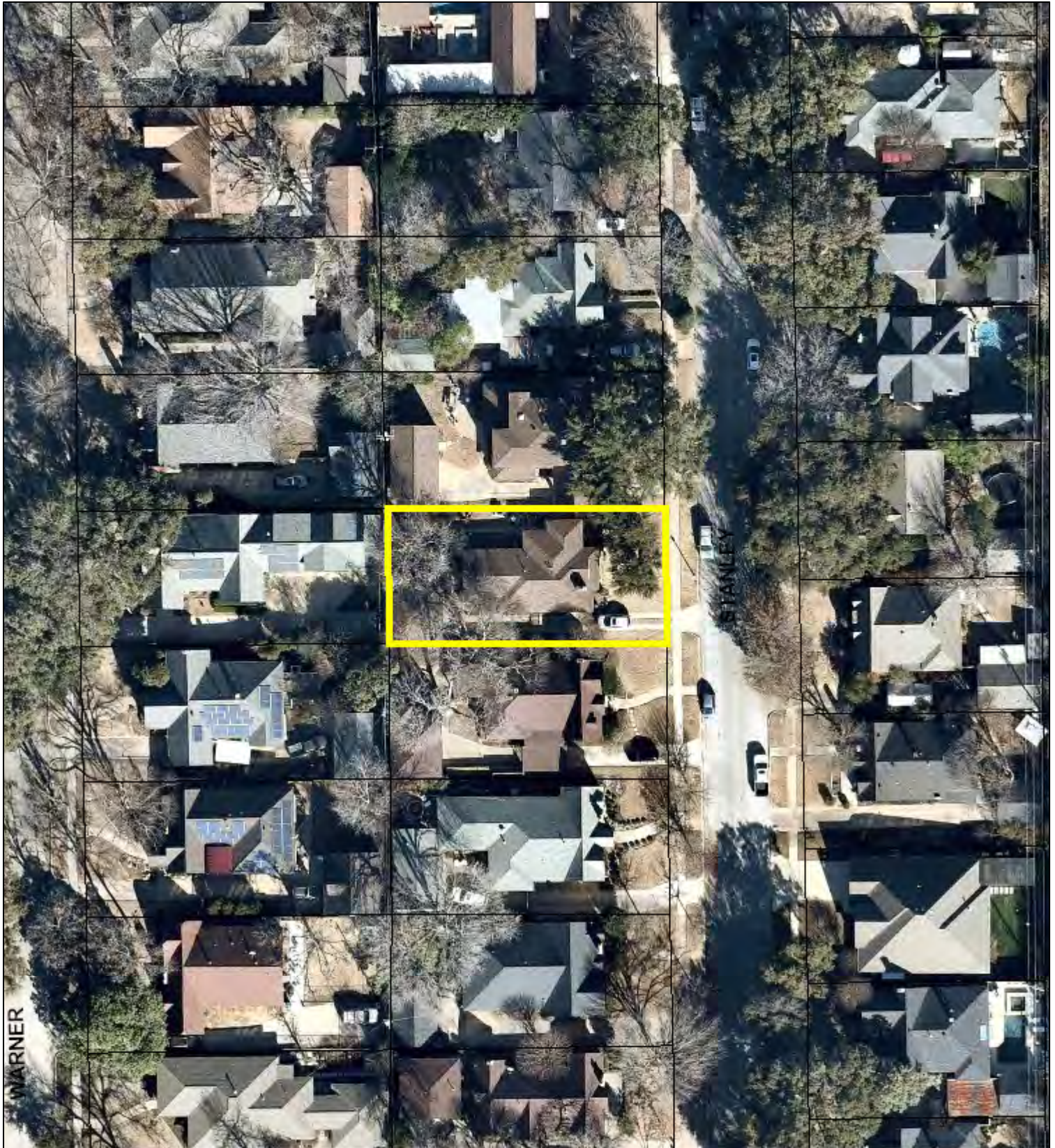


0 85 170 340 Feet




BAR-24-016

Aerial Photo Map



0 37.5 75 150 Feet

A horizontal scale bar with tick marks at 0, 37.5, 75, and 150 feet.

BAR-24-016



BAR-24-016



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: 2222 Stanley Avenue Fort Worth, TX 76110

Lot/Tract: 15 Block/Abstract: 10 Lot Size: 7500 SF

Legal Description: Addition/Survey: _____

Owner's Name: Andrew and Lauren Teer

Address: 2222 Stanley Avenue

City: Fort Worth State: Texas Zip: 76109

Tele: () 817-822-2423 E-Mail: david@pricecustomhomestx.com

Applicant's Name: David Price

Address: 4325 Lanark Ave

City: Fort Worth State: Texas Zip: 76109

Tele: () 817-822-2423 E-Mail: david@pricecustomhomestx.com

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

We want to add build a new garage/second-story living space. We are seeking a variance for the second floor and to build new garage inside the 5' setback on the Left (south) side of the property and be at the 7' Utility Easment. The current height of the existing home is 16' The garage will be 5' higher at 21'. The size of the lot limits the location of the garage. The addition will match the current garage exterior's Hard board siding and will have a new garage door.

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 _____

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____
☐ Special Exception for Section _____
☒ Variance for: for Secondary Structure taller than primary house, side setback
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

2.19.24

FEE AMOUNT PAID:

\$750.00

OF REQUESTS:

2

RECEIVED BY:

MP.

CASE NO.

BAR-24-016

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. _____

We have a growing family and COVID has changed our work environments. My job is now predominately work from home so we are in need of additional space to office out of.

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

Our home has a low-pitch roof requiring this request. Many homes in our neighborhood have a steep roof pitch and therefore they had no issues adding a second story to their garages. The homes are single story with 2-story garages.

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

Most garages in our neighborhood are detached and many of them have a second story and are inside the setbacks.. Both properties on either side of us have a second story on the garage and are inside all setbacks. The intent for the second story garage is to office out of it, not to rent it out. It would match our neighbors on either side and other homes in the neighborhood

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

No. It aligns with our neighbors garages and we have contacted all of our neighbors and offered to show to them our architectural drawings.

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

No. It will be on the same footprint and align with the garages on bot sides of us.

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.**

(All applications submitted via email must be signed using a digital ID or certificate.)

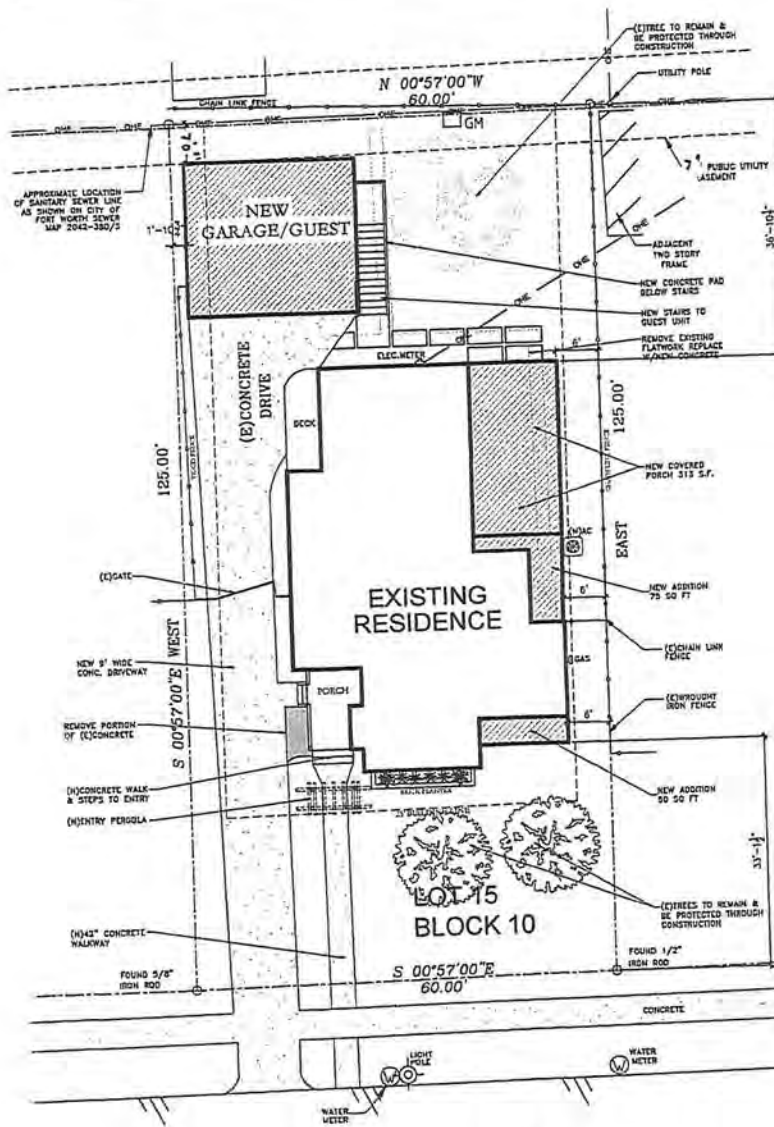
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: _____

Date _____

2.19.24

REVISED
2-19-24



SHEET INDEX

SHT. #	SHEET CONTENT	SCALE
A-1.1	SITE PLAN / BUILDING LAYOUT	1/8"
A-1.2	NOTES & SCHEDULES	N/A
A-1.3	NEW FOUNDATION LAYOUT PLAN	
A-1.4	NEW FLOOR PLANS	1/8"
A-1.5	EXISTING FLOOR PLAN & ROOF PLANS	1/8"
A-1.6	EXISTING ELEVATIONS - MAIN HOUSE	1/8"
A-1.7	NEW ELEVATIONS - MAIN HOUSE	1/8"
A-1.8	ELEVATIONS - DETACH GARAGE/GUEST UNIT	1/8"
C-1	GABINET ELEVATIONS	1/32"
E-1	ELECTRICAL PLAN	1/8"

SQUARE FOOTAGE:

EXISTING	NEW SQ. FT.
AC/ADJING - 1851	AC/ADJING - 1874
GARAGE - 528	(125 SQ. FT. ADDN)
	(PORCH) - 518
	(GUEST UNIT) - 531
	(NEW COVERED PORCH) - 313

SCOPE OF WORK

- 125 S.F. ADDITION TO EXISTING HOUSE
- REFINISH EXISTING LIVING, KITCHEN, DINING
- REMODEL HALL BATH & MASTER CLOSET
- ADD COVERED AND UNCOVERED OUTDOOR LIVING AREA
- DEMOLISH EXISTING DETACHED GARAGE & BUILD NEW GARAGE WITH GUEST UNIT ABOVE

2222 STANLEY AVENUE

SITE PLAN LAYOUT

SCALE: 1/8" = 1'



FINAL FOR CONSTRUCTION

BY: _____
REVISED: _____

PROJECT: TEER RESIDENCE

PROJECT DESIGNER: RICHARD BERRY

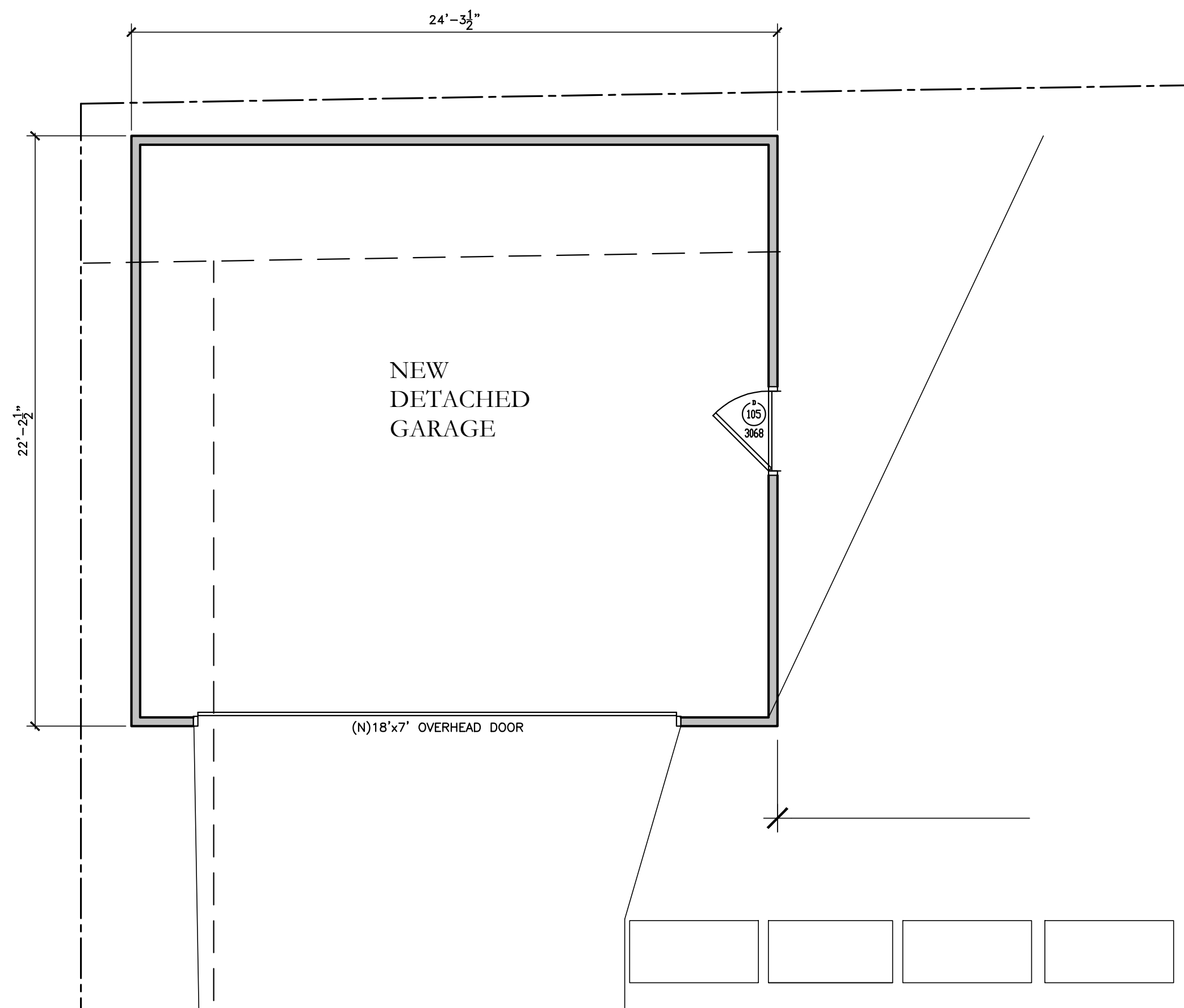
RESIDENTIAL DESIGN STUDIO

TEER RESIDENCE
2222 STANLEY AVE.
LOT 15 BLOCK 10
FORT WORTH, TX

DRWN: RB
CHECKED: RB
DATE: 10-19-24
SCALE: AS NOTED
FOR NAME: TEER
CITY: FORT WORTH

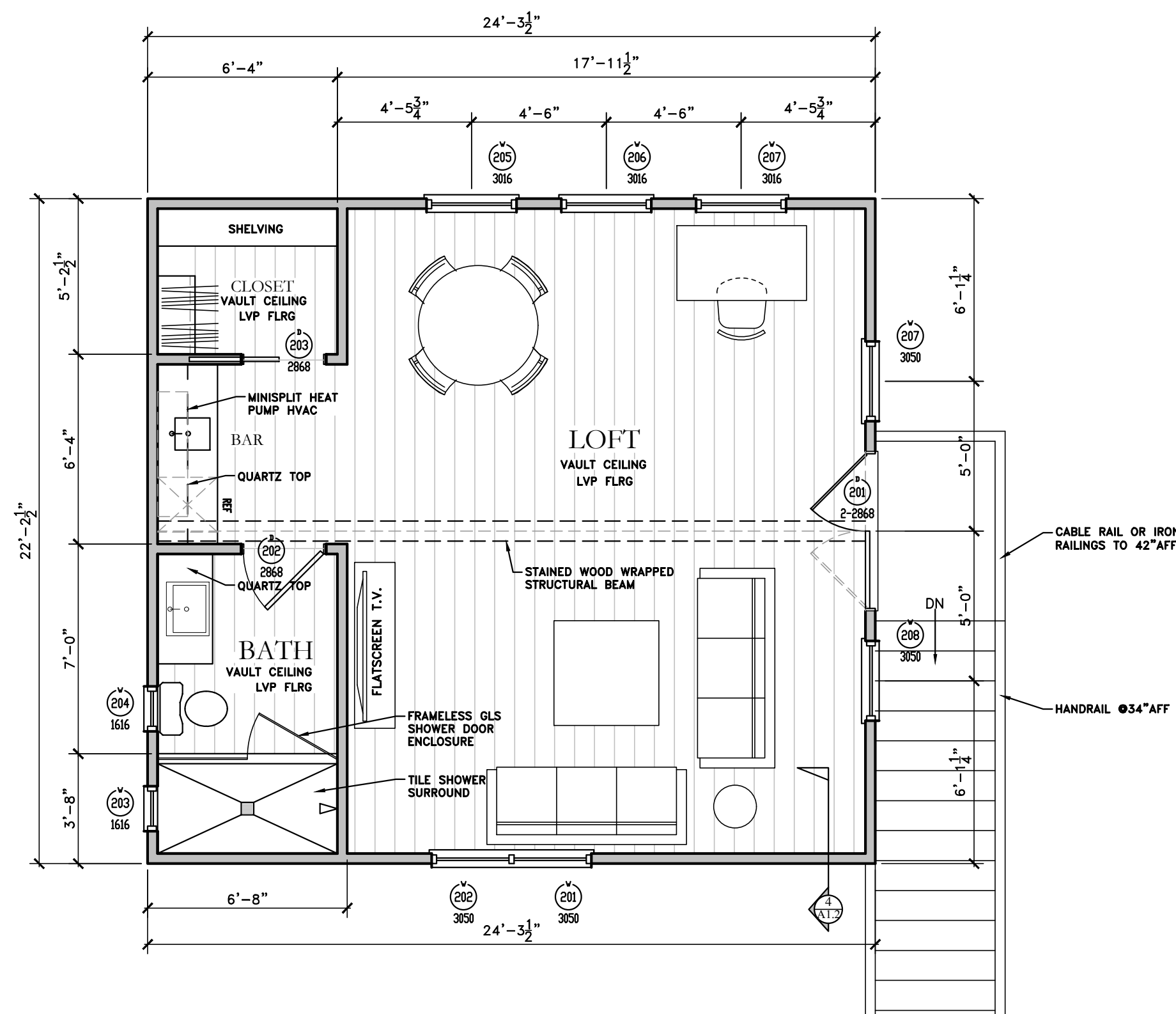
A-1.1

OF SHEETS



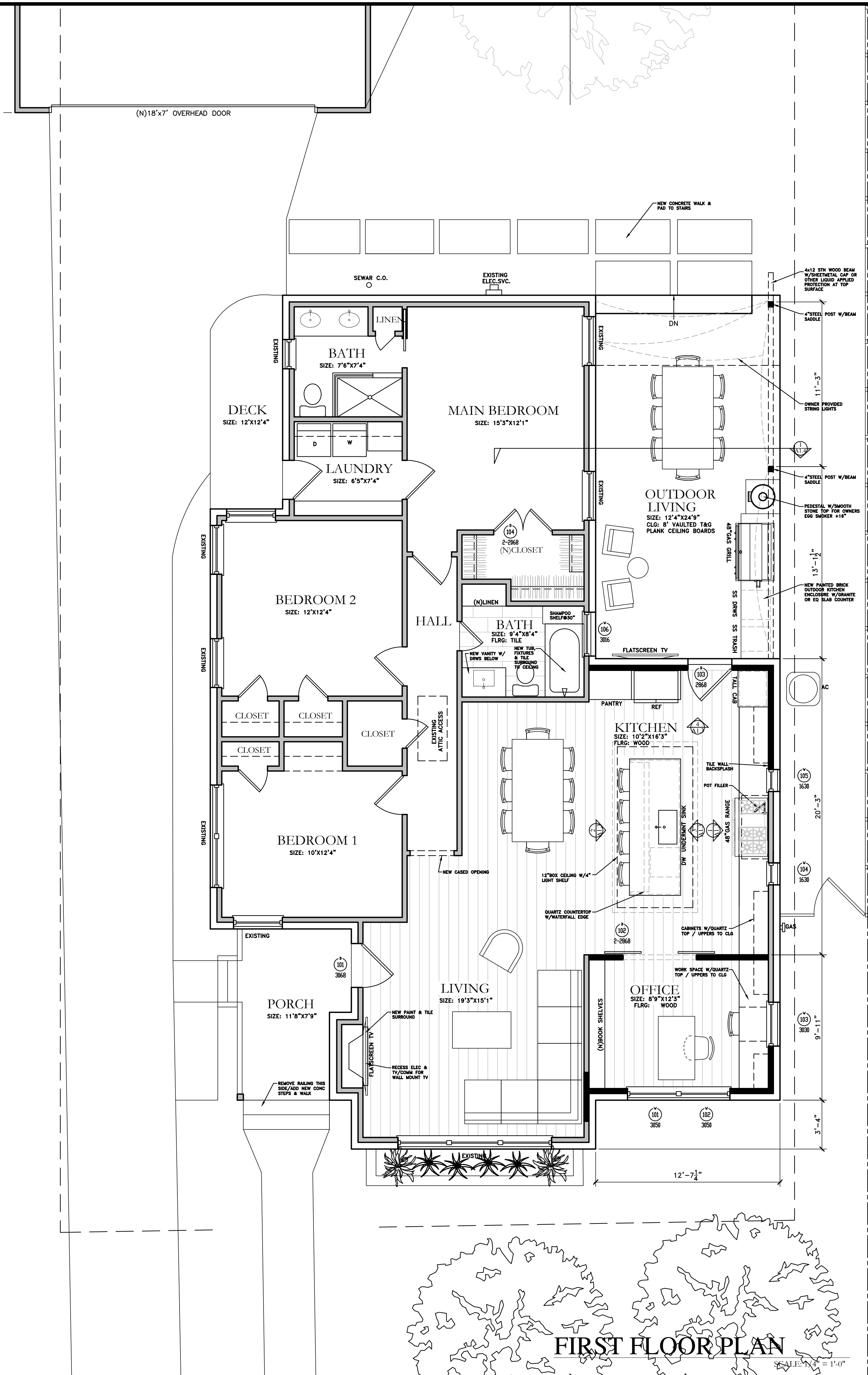
DETACH GARAGE
LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"



DETACH GARAGE
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FINAL FOR
CONSTRUCTION

BY

REVISIONS

Δ

PROJECT :
TEER RESIDENCE

PROJECT DESIGNER:
RICHARD BERRY

RESIDENTIAL
DESIGN STUDIO

TEER RESIDENCE

2222 STANLEY AVE.
LOT 15 BLOCK 10
FORT WORTH, TX

Sheet Title :

DRAWN

RB

CHECKED

RB

DATE

17-Oct-23

SCALE

AS NOTED

JOB NAME

TEER

SHEET

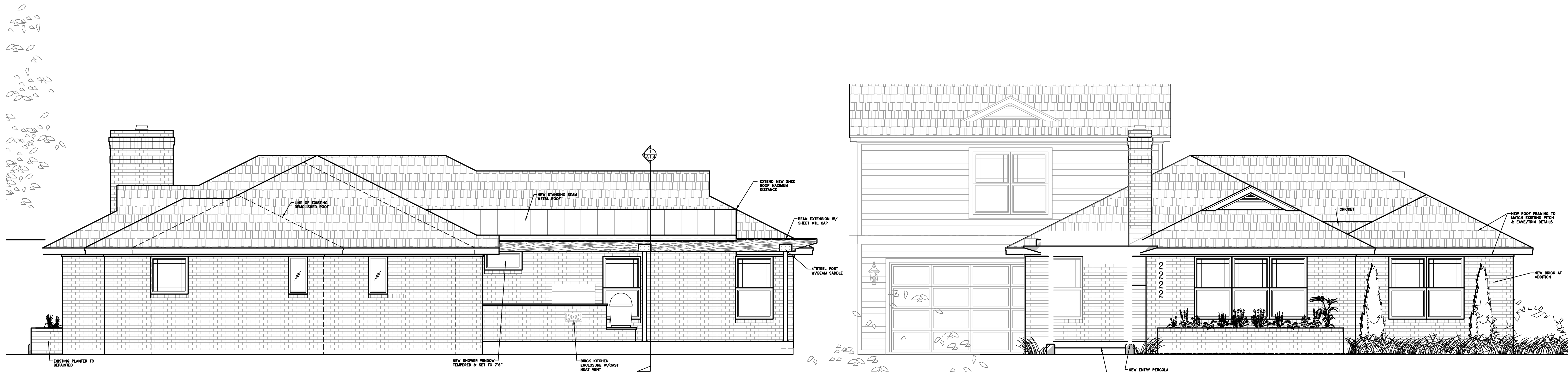
A-1.4

OF

SHEETS

Plans prepared by: RB

FILE:



(N) RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

(N) FRONT ELEVATION
SCALE: 1/4" = 1'-0"

(N) LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

(N) REAR ELEVATION
SCALE: 1/4" = 1'-0"

FINAL
FOR
CONSTRUCTION

BY

REVISIONS

1

PROJECT :

TEER RESIDENCE

Plans prepared by:

RB

PROJECT DESIGNER:
RICHARD BERRY

RESIDENTIAL
DESIGN STUDIO

TEER RESIDENCE

2222 STANLEY AVE.
LOT 15 BLOCK 10
FORT WORTH, TX

Sheet Title :

DRAWN

RB

CHECKED

RB

DATE

17-Oct-23

SCALE

AS NOTED

JOB NAME

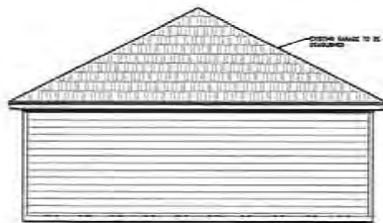
TEER

SHEET

A-1.7

OF

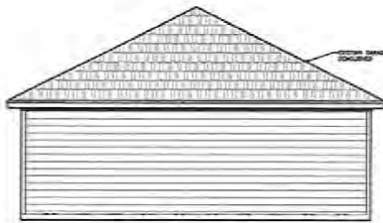
SHEETS



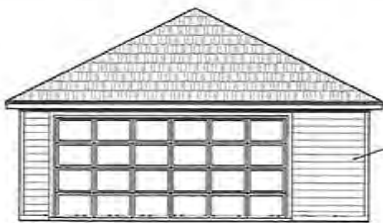
(E) GARAGE LEFT SIDE ELEV.
SCALE: 1/4" = 1'-0"



(E) GARAGE RIGHT SIDE ELEV.
SCALE: 1/4" = 1'-0"

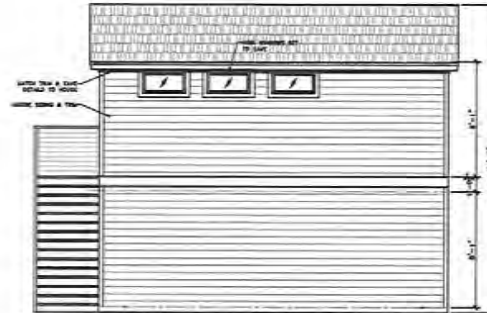


(E) GARAGE REAR ELEV.
SCALE: 1/4" = 1'-0"



(E) GARAGE FRONT ELEV.
SCALE: 1/4" = 1'-0"

NEW GARAGE & GUEST UNIT ELEVATIONS



(N) GARAGE REAR ELEV.
SCALE: 1/4" = 1'-0"



(N) GARAGE FRONT ELEV.
SCALE: 1/4" = 1'-0"



(N) GARAGE RIGHT SIDE ELEV.
SCALE: 1/4" = 1'-0"



(N) GARAGE LEFT SIDE ELEV.
SCALE: 1/4" = 1'-0"

FINAL
FOR
CONSTRUCTION

BY

REVISIONS

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PROJECT :

TEER RESIDENCE

PROJECT DESIGNER:

RICHARD BERRY

RESIDENTIAL

DESIGN STUDIO

2222 STANLEY AVE.

LOT 15 BLOCK 10

FORT WORTH, TX

Sheet Title :

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2222 STANLEY AVE.

LOT 15 BLOCK 10

FORT WORTH, TX

Sheet Title :

TEER RESIDENCE

2222 STANLEY AVE.

LOT 15 BLOCK 10

FORT WORTH, TX

Sheet Title :

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2222 STANLEY AVE.

LOT 15 BLOCK 10

FORT WORTH, TX

Sheet Title :

BOARD OF ADJUSTMENT – RESIDENTIAL, 3/20/2024 INFORMATION REPORT

BAR-24-017

Address: 1017 E. Leuda
Owner: Javier Morales by Cooper Conger
Zoning: "A-5" One-Family

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

Minimum lot width required: 50 feet
Requested lot width: 33.33 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: 3,333 square feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family
C. Property Development Standards
Lot area: 5,000 square feet minimum
Lot width: 50 feet minimum

HISTORY:

Development Service replat FS-24-040. In review (2/8/2024).

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

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

**EXISTING
CONDITIONS:**

The subject property is located in an established neighborhood originally platted with an alley. The lot is rectangularly shaped, without any floodplain, and no other environmental constraints. The documentation provided by the applicant shows the lot was platted as a 80 feet wide lot in 1890, and the lot has never been developed. The lot was informally subdivided at an unknown date and does not qualify to be a legal lot of record. The informal subdivision reduced the lot width and, correspondingly, the lot area.

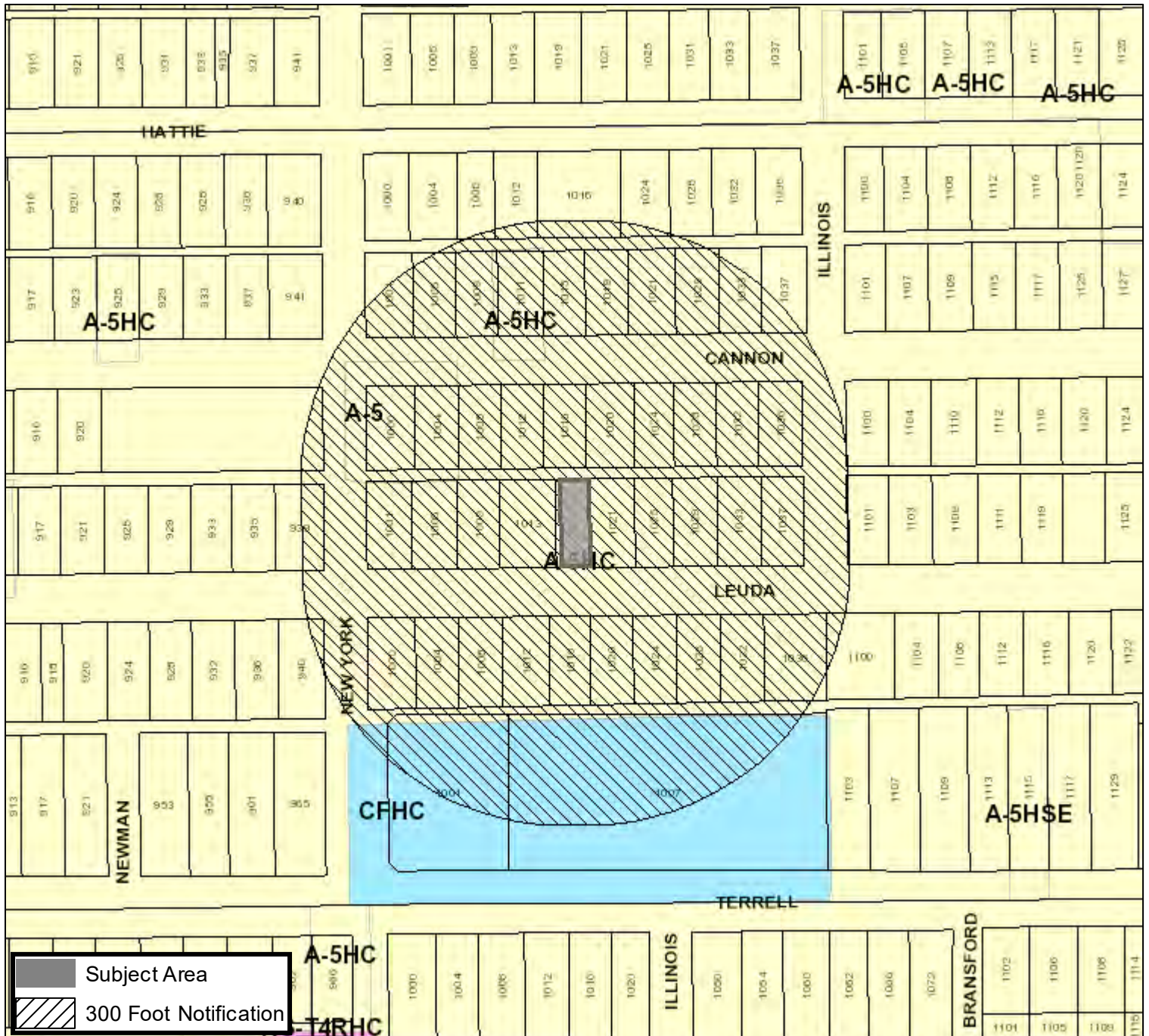
The applicant has submitted a variance request in order to build a new residence with a 33.33-foot lot width, where a 50-foot is required at the build line, deficient by 16.67 feet. The second variance is for the minimum lot area required of 5,000 square feet. The lot is currently deficient by 3,333 square feet. According to the site plan submitted, the proposed home will be a 2-story, 2-bedroom single family home. The proposed home will have 2 parking spaces on the east side of the home, behind the front wall of the home. No other variances are being requested for the proposed residence. The applicant will need to replat the property to obtain a building permit.



BAR-24-017

Area Zoning Map

Applicant: Adrian Muniz by Cooper Conger
Mapsko: 77K
Commission Date: 3/20/2024

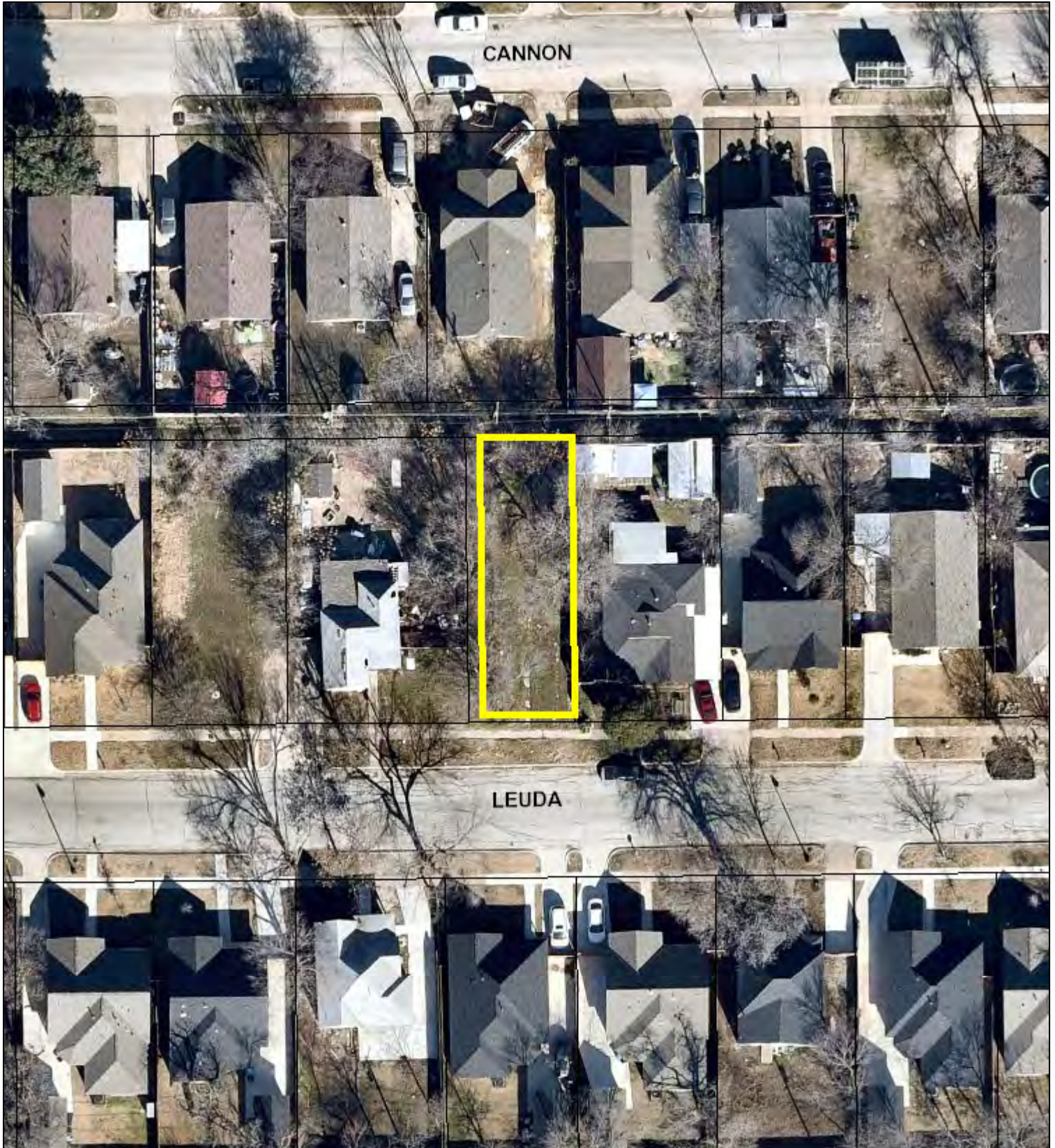


0 80 160 320 Feet

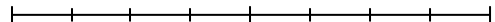


BAR-24-017

Aerial Photo Map



0 30 60 120 Feet

A horizontal scale bar with tick marks at 0, 30, 60, and 120 feet.

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: 1017 E Leuda St, Fort Worth, TX

Lot/Tract: E33 & 1/3' of Lot 16 Block/Abstract: 9 Lot Size: 3,333 sq ft

Legal Description: Addition/Survey: Union Depot Addition

Owner's Name: Adrian Muniz

Address: 3625 E Loop 820 S

City: Fort Worth

Tele: () 817-891-5255

State: TX

Zip: 76114

E-Mail: adrian.avres@sbcglobal.net

Applicant's Name: Cooper Conger

Address: 251 Sunset Ln

City: Fort Worth

Tele: () 208-866-0166

State: TX

Zip: 76114

E-Mail: cconger@congergroup.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
New constructions of a single family home in the A-5 zoning district on a lot less than 5,000 square 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 _____

☐ Special Exception for Section _____

☒ Variance for: Lot width and area.

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

2.19.2024

FEE AMOUNT PAID :

\$1,150.00

OF REQUESTS:

2

RECEIVED BY:

MP.

CASE NO.

BAR.24.017

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. _____

This variance was created by improper transferring of the lots performed long ago.

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 unique circumstance is it being an infill lot that is smaller than the zoning code allows.

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

We are still building a single family house that would be able to be built elsewhere in the A-5 zonign district. Therefore, we are staying with the original intent of the code.

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

It will not adversely affect the public.

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

Both properties next door are single family as well.

Acknowledgement

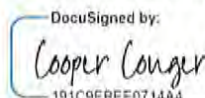
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate 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.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: _____



DocuSigned by:

181C6BEEF071A4A

Date 02/12/2024



NORTH

SCALE: 1" = 20'

LEGAL DESCRIPTION:

BEING A 0.077 ACRE TRACT OF LAND SITUATED IN THE MOSES A. JACKSON SURVEY, ABSTRACT NUMBER (NO.) 862, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 16, BLOCK 9, UNION DEPOT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 45 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ADRIAN MUNIZ IN CONSTABLE'S DEED TO INDIVIDUAL IN DELINQUENT TAX SUIT RECORDED IN DOCUMENT NUMBER D223034334, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 16, AND THE SOUTHWEST CORNER OF LOT 15 OF SAID BLOCK 9, UNION DEPOT ADDITION, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF EAST LEUDA STREET (60' RIGHT-OF-WAY):

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 16 AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST LEUDA STREET, A DISTANCE OF 33.33 FEET TO A 1/2-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID MUNIZ TRACT;

THENCE, NORTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID EAST LEUDA STREET, OVER, ACROSS, AND UPON SAID LOT 16, AND WITH THE WEST LINE OF SAID MUNIZ TRACT, A DISTANCE OF 100.00 FEET TO A 1/2-INCH REBAR CAPPED "PROLINE" FOUND FOR THE NORTHWEST CORNER OF SAID MUNIZ TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID LOT 16, AND ON THE SOUTH RIGHT-OF-WAY LINE OF A 10 FOOT ALLEY, AS SHOWN ON SAID BLOCK 9, UNION DEPOT ADDITION;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 16 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 10 FOOT ALLEY, A DISTANCE OF 33.33 FEET TO A 1/2-INCH REBAR CAPPED "PROLINE" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 16 AND THE NORTHWEST CORNER OF SAID LOT 15;

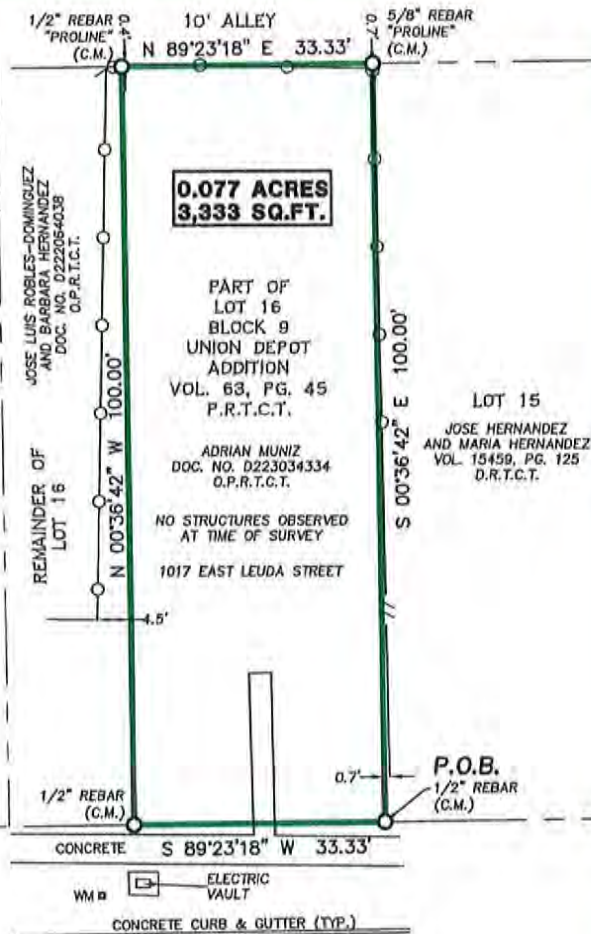
THENCE, SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID LOT 15, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,333 SQUARE FEET OR 0.077 ACRES OR OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY, TO THE BEST OF MY KNOWLEDGE.



RPLS No. 6443

EAST LEUDA STREET
(60' RIGHT-OF-WAY)

ASPHALT PAVING

LEGEND

- //— WOOD FENCE
- CHAIN LINK FENCE
- WM WATER METER
- (C.M.) CONTROLLING MONUMENT
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

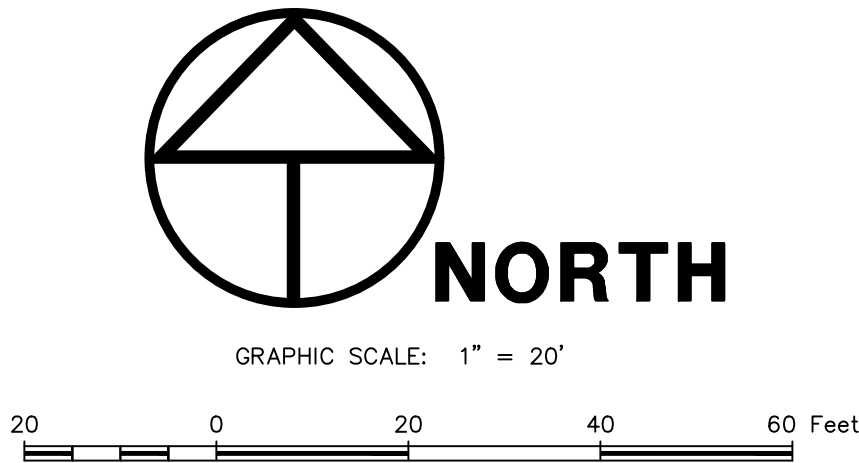
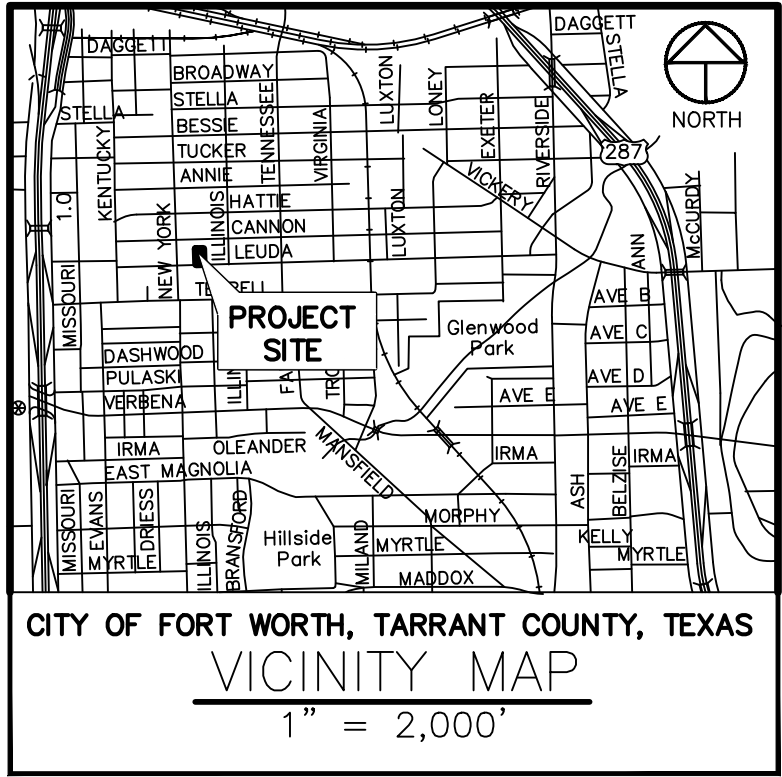
GENERAL NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- ALL BEARINGS AND DISTANCES ARE SURFACE, AND WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 USING A SCALE FACTOR OF 1.00012.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0305L, DATED MARCH 21, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.

FIELD BY:	JB	DATE:	1/31/2024
DRAWN BY:	TD	REV:	
CHECKED BY:	MNP	REV:	
JOB NO.	D59404	REV:	
SHEET 1 OF 1		REV:	

WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM



SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C0305L, EFFECTIVE DATE: MARCH 21, 2019. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED, ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A RECORDED LOT.

NOTES:

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, OR 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.

SIDEWALK NOTE

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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 I 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.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

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.

STATE OF TEXAS §
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, MARK N. PEEPLES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

MARK N. PEEPLES, R.P.L.S.
NO. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS ADRIAN MUNIZ IS THE OWNER OF A 0.077 ACRE TRACT OF LAND SITUATED IN THE MOSES A. JACKSON SURVEY, ABSTRACT NUMBER (NO.) 862, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 16, BLOCK 9, UNION DEPOT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 45 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ADRIAN MUNIZ IN CONSTABLE'S DEED TO INDIVIDUAL IN DELINQUENT TAX SUIT RECORDED IN DOCUMENT NUMBER D223034334, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 16, AND THE SOUTHWEST CORNER OF LOT 15 OF SAID BLOCK 9, UNION DEPOT ADDITION, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF EAST LEUDA STREET (60' RIGHT-OF-WAY);

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 16 AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST LEUDA STREET, A DISTANCE OF 33.33 FEET TO A 1/2-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID MUNIZ TRACT;

THENCE, NORTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID EAST LEUDA STREET, OVER, ACROSS, AND UPON SAID LOT 16, AND WITH THE WEST LINE OF SAID MUNIZ TRACT, A DISTANCE OF 100.00 FEET TO A 1/2-INCH REBAR CAPPED "PROLINE" FOUND FOR THE NORTHWEST CORNER OF SAID MUNIZ TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID LOT 16, AND ON THE SOUTH RIGHT-OF-WAY LINE OF A 10 FOOT ALLEY, AS SHOWN ON SAID BLOCK 9, UNION DEPOT ADDITION;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 16 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 10 FOOT ALLEY, A DISTANCE OF 33.33 FEET TO A 1/2-INCH REBAR CAPPED "PROLINE" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 16 AND THE NORTHWEST CORNER OF SAID LOT 15;

THENCE, SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID LOT 15, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,333 SQUARE FEET OR 0.077 ACRES OR OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **ADRIAN MUNIZ** DO HEREBY ADOPT THIS PLAT OF LOT 16R, UNION DEPOT ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OF FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING AND DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

ADRIAN MUNIZ -- OWNER

PRINTED NAME

DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

CITY CASE NO: _____

LAND USE TABLE		
PARCEL	ACREAGE	USE
LOT 16R	0.077 AC.	RESIDENTIAL

OWNER/DEVELOPER

ADRIAN MUNIZ
P.O. BOX 137145
Fort Worth, TX 76136

DRAWN BY: S.S. DATE: 02/01/2024 CHECKED BY: M.N.P. JOB NO.: D59044
FIRM REGISTRATION NO. 10194331 1 WINDROSESERVICES.COM
POC: STEPHEN SALCIDO PHONE: 972-370-5871 EMAIL: STEPHEN.SALCIDO@WINDROSESERVICES.COM

WINDROSE
LAND SURVEYING & PLATTING

FINAL PLAT
UNION DEPOT ADDITION
LOT 16R
BEING A REPLAT OF A PORTION OF LOT 16,
UNION DEPOT ADDITION, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 63, PAGE 45 OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS.
SITUATED IN THE
MOSES A. JACKSON SURVEY
ABSTRACT NO. 862

-- 2024 --

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

BAR-24-017

