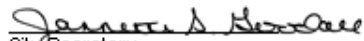


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, April 12, 2024 at 10:15 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary  
City of Fort Worth, Texas



**MEETING AGENDA**  
**RESIDENTIAL BOARD OF ADJUSTMENT**

**April 17, 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)

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

**VIDEOCONFERENCE:**

<https://fortworthtexas.webex.com/weblink/register/ra9f166a2fe480a0eda8b9313c32f6997>

**Meeting/ Access Code: 2553 178 6539 (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 April 15, 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](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

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**BOARD MEMBERS:**

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**

**B. Discussion of Enforcement of BOA Decisions**

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

**A. Recognition of Tony DiNicola's Service to the Residential Board of Adjustment**

**B. Approval of Minutes of the March 20, 2024 Hearings** \_\_\_\_\_

**C. ANY CASES NOT HEARD WILL BE MOVED TO MAY 15, 2024.**

**D. New Residential Cases**

**1. BAR-24-010** Address: 2441 Lofton Terrace  
Owner: Lauren & Lawrence Melton by Restoration Homes  
Zoning: "A-5" One-Family within the TCU Overlay

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

Required setback: 5 feet  
Requested setback: 1 foot

**2. BAR-24-013** Address: 3613 Cindy Drive  
Owner: Todd & Kristy Akers  
Zoning: "B" Two-Family

**a. Special Exception:** Permit the use of an existing detached front yard carport where none are allowed

**b. Variance:** Permit the use of an existing carport that encroaches into the minimum side yard setback

Minimum setback required: 5 feet  
Requested setback: 2 feet

**c. Variance:** Permit fewer parking spaces than required behind the front building wall of a dwelling unit with four (4) bedrooms

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

**d. Variance:** Permit fewer parking spaces than required for a dwelling unit with four (4) bedrooms

Required parking: 3 spaces  
Requested parking: 2 spaces

**e. Variance:** Permit the continued use of three (3) accessory structures that exceed the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet  
Requested square footage: 292 square feet

**3. BAR-24-019** Address: 5133 Raymond Drive  
Owner: Corey Robertson  
Zoning: "A-5" Single Family

**a. Variance:** Permit an existing accessory structure (storage shed) to be taller than allowed.

Maximum height allowed: 12 feet  
Requested height: 16 feet

**b. Variance:** Permit an existing accessory structure (storage shed) within the minimum rear yard setback for a 16-foot building

Minimum setback required: 9 feet  
Requested setback: 7 feet 6 inches

**c. Variance:** Permit an existing accessory structure (storage shed) within the minimum side yard setback for a 16-foot tall building

Minimum setback required: 9 feet  
Requested setback: 2 feet

**d. Variance:** Permit the continued use of 2 existing accessory structures (storage sheds) that exceed the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet  
Requested square footage: 352 square feet

**4. BAR-24-021** Address: 5201 Pollard-Smith Drive  
Owner: Avocet Ventures LP  
Zoning: "A-5" One-Family within the Stop Six Overlay

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

Minimum setback required: 33 feet  
Requested setback: 25 feet

**5. BAR-24-023** Address: 4700 Washburn Avenue  
Owner: Trinity Three Development, LTD by Karl Hahnfeld  
Zoning: "B" Two-Family

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

Required setback for a corner lot: 10 feet  
Requested setback: 5 feet

**6. BAR-24-026** Address: 6730 Poppy Drive  
Owner: Cheryl Campbell  
Zoning: "B" Two-Family

**a. Variance:** Permit an accessory structure (storage shed) that exceeds the maximum allowed square footage limit for the lot

Maximum square footage allowed: 120 square feet  
Requested square footage: 200 square feet

### **III. ADJOURNMENT:**

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

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

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

#### **Executive Session:**

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

**New Cases**

**BAR-24-010**

Address: 2441 Lofton Terrace  
Owner: Lauren and Lawrence Melton by Restoration Homes  
Zoning: "A-5" One-Family within the TCU Overlay

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

Required setback: 5 feet  
Requested setback: 1 foot

**GENERAL INFORMATION**

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

**LOT HISTORY:** None

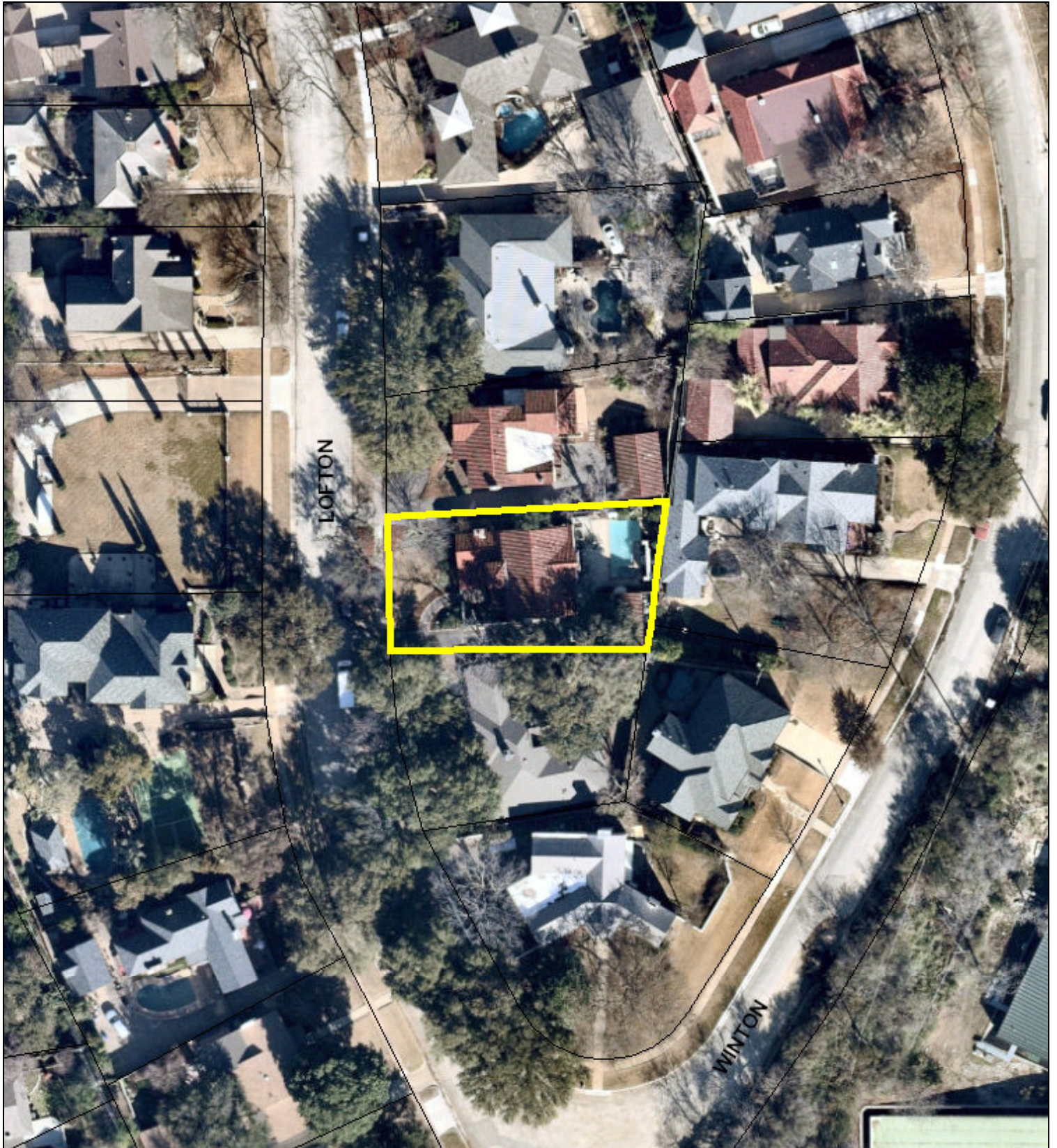
**COMPREHENSIVE  
PLAN DESIGNATION:** Single Family

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:** The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Paschal NA, Frisco Heights NA, University West NA, University Place NA, Park Hill NA, and Berkeley Place NA.

**EXISTING  
CONDITIONS:** The subject property is a one family residence in an established neighborhood and platted without an alley. The lot is flat, generally rectangular shaped, and without any floodplain or other environmental constraints. The lot contains 65 feet of driveway space between the house's front wall and an existing detached garage in the southeast corner.

The applicant has requested a variance to construct a porte cochere in the southern minimum required side yard setback. According to the site plan submitted, the proposed porte cochere would be 3 feet 6 inches into the required 5-foot setback. The documentation containing the scope of work shows the porte cochere measuring 14 feet 6 inches wide by 19 feet long or approximately 25 square feet and opens directly to the existing walled courtyard attached to the house. City of Fort Worth parking space requirements are measured at 9 feet wide and 18 feet deep. The proposed porte cochere can accommodate 1 vehicle.

**Aerial Photo Map**



0 40 80 160 Feet



BAR-24-010



BAR-24-010





**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: 2441 LOFTON TERR, FORT WORTH, TX 76109-1124  
 Lot/Tract: 11 Block/Abstract: 8 Lot Size: 8,384 sqft  
 Legal Description: Addition/Survey: PARKHILL ADDITION (FT WORTH) Block 8 Lot 11

Owner's Name: MELTON E LAUREN; MELTON LAWRENCE  
 Address: 2441 Lofton Terrace  
 City: Fort Worth State: TX Zip: 76109  
 Tele: ( ) 817-909-6540 E-Mail jcole@restorationhomesfw.com

Applicant's Name: Restoration Homes, Jennifer Cole  
 Address: 1635 Rogers Road  
 City: Fort Worth State: TX Zip: 76109  
 Tele: ( ) 817-909-6540 E-Mail jcole@restorationhomesfw.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
New 300sqft detached porta cochere on existing driveway. Open on all 4 sides, painted brick finished to match existing residence. 14.5ft x 20ft at grade level, not to exceed 14ft in height at ridge.

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 AS

Owner Occupied Variance (One and Two Family Homes) for Section \_\_\_\_\_  
 Special Exception for Section \_\_\_\_\_  
 Variance for: Side yard setback for Porta Cochere  
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>2-6-2024</u>	FEE AMOUNT PAID : <u>\$500.00</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP</u>	CASE NO. <u>BAR.24.010</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. \_\_\_\_\_  
Adding 1 covered parking space in way that melds seamlessly into the existing aesthetic.

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 narrow driveway has limited parking to shelter a vehicle.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.  
There are 21 comparable residences within the Park Hill addition with similarly integrated porte cocheres.

4. The variance will not adversely affect the health, safety, or welfare of the public.  
This porte cochere will blend seamlessly into the aesthetic of the residence, blending in such a way that it will appear as if it's always been there.

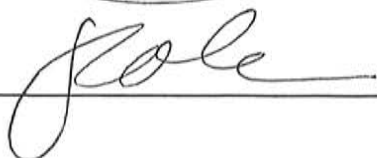
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.  
Residents at 6 homes on the block have all approved and signed off on this proposed structure, including the occupants of the residence that shares a property line with and would most impact.

**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.**

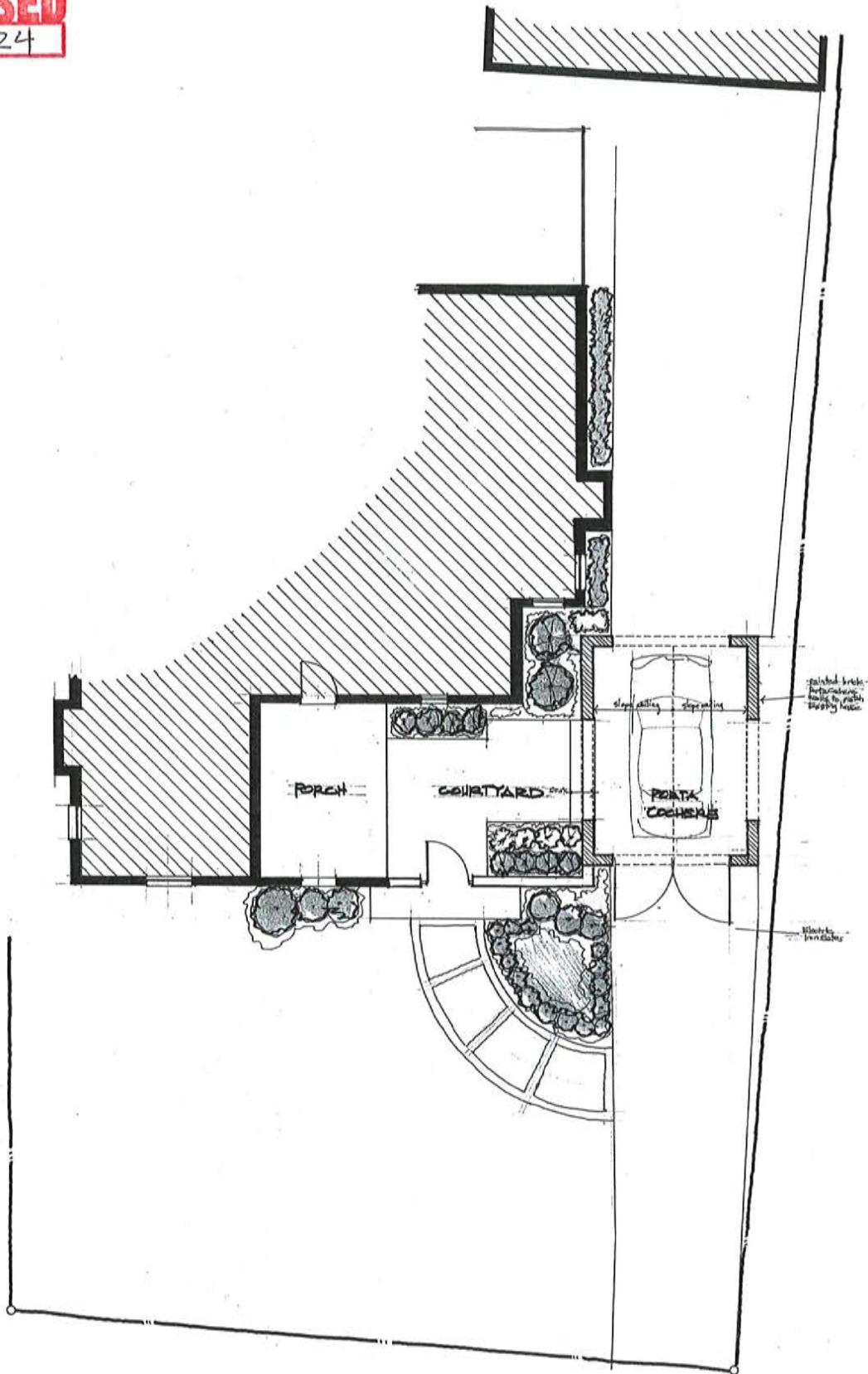
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: 

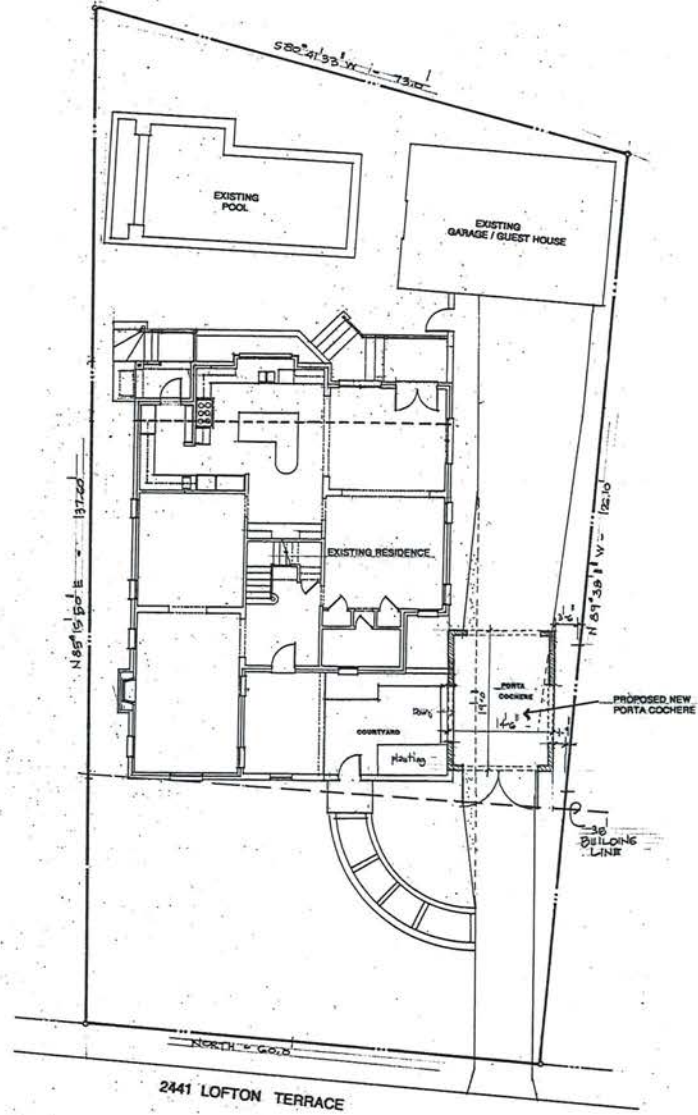
Date 1.31.24

**REVISED**  
3/5/24



PORTA COCHERE PLAN  
Scale: 1/4" = 1'-0"

**REVISED**  
3/5/24



**A SITE PLAN**  
SCALE: 1/8" = 1'-0"

**LEGAL DESCRIPTION:**  
 Lot 11, Block 8  
 PARKHILL ADDITION  
 City of Fort Worth,  
 Tarrant County, Texas  
 Street Address: 2441 Lofton Terrace

REVISIONS	BY

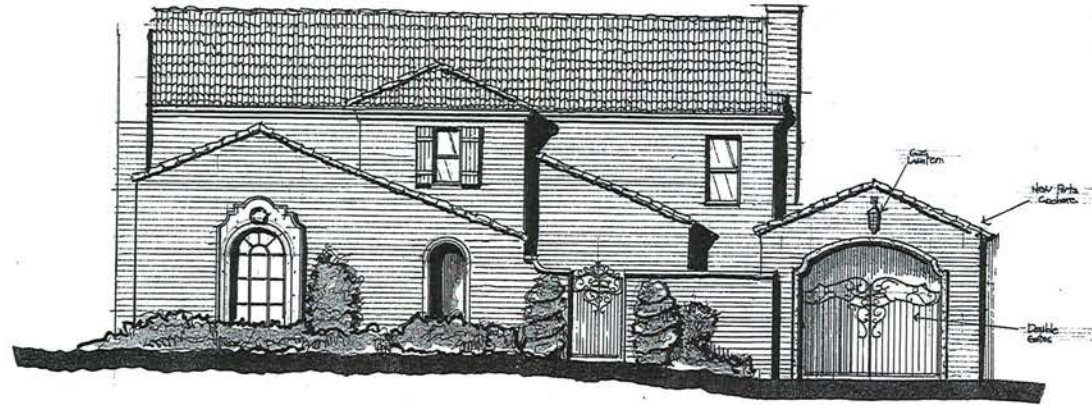
**Don Wheaton Architects**  
 801 South Bowen Road - Suite 102  
 Arlington, Texas 76013  
 817-792-2071, Fax 817-265-0445

An Addition & Renovation to the Residence of:  
**Tom & Lauren Melton**  
 Fort Worth, Texas  
 2441 Lofton Terrace

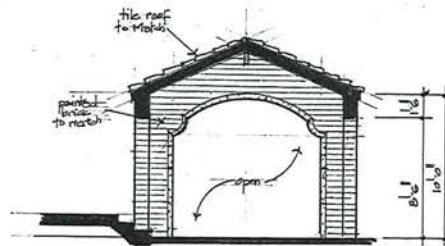
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OF SHEETS

BAR-24-010

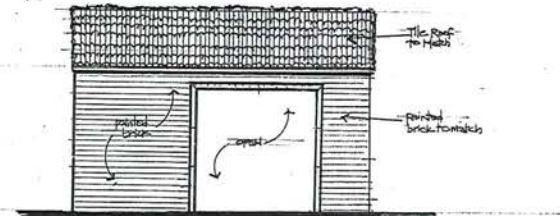
**REVISED**  
3/5/24



**FRONT ELEVATION**  
scale: 1/4" = 1'-0"



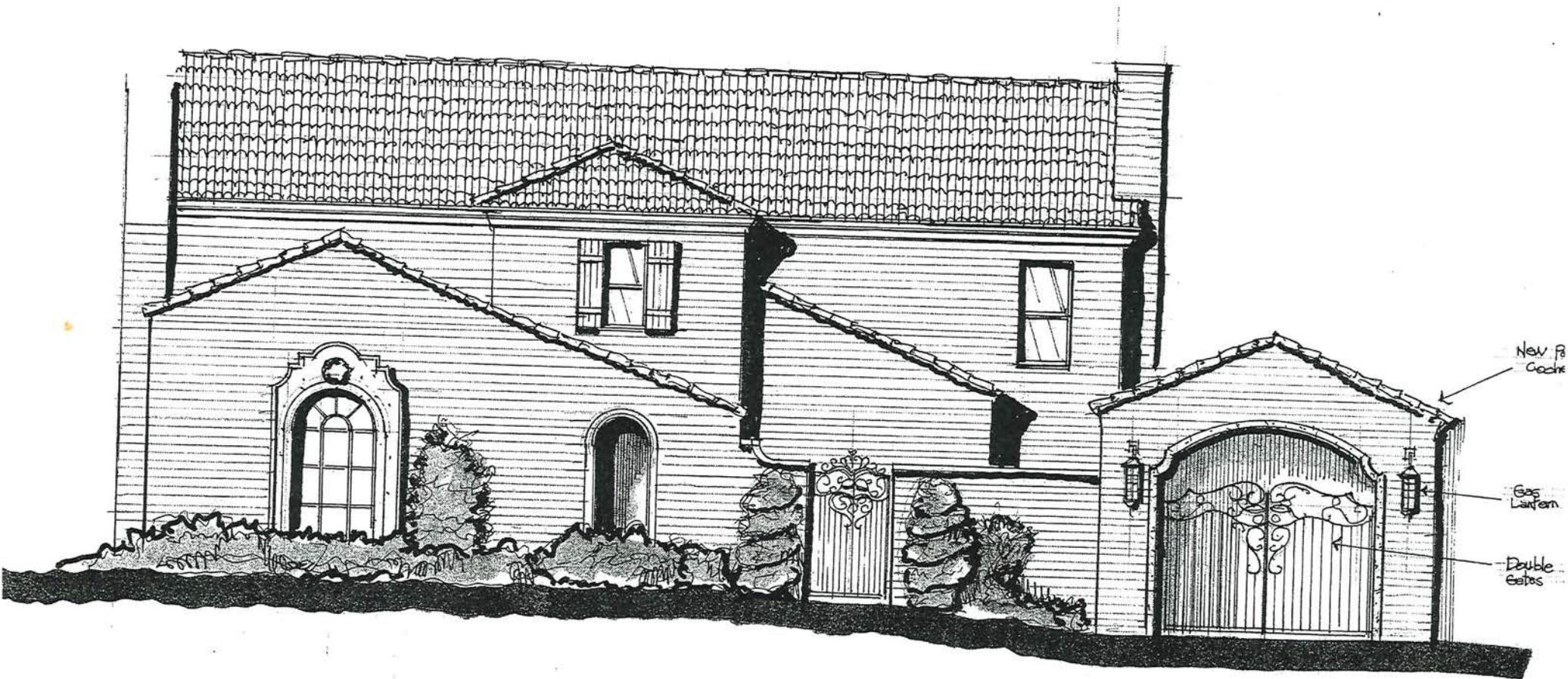
**SECTION**  
scale: 1/4" = 1'-0"



**SIDE ELEVATION**  
scale: 1/4" = 1'-0"



BAR-24-010



**FRONT ELEVATION**

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

BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

**BAR-24-013**

Address: 3613 Cindy Drive  
Owner: Todd and Kristy Akers  
Zoning: "B" Two-Family

a. **Special Exception:** Permit the use of an existing detached front yard carport where none are allowed

b. **Variance:** Permit the use of an existing carport that encroaches into the minimum side yard setback

Required setback: 5 feet  
Requested setback: 2 feet

c. **Variance:** Permit fewer parking spaces than required behind the front building wall of a dwelling unit with four (4) bedrooms

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

d. **Variations:** Permit fewer parking spaces than required for a dwelling unit with four (4) bedrooms

Required parking spaces: 3 spaces  
Requested parking: 2 spaces

e. **Variance:** Permit the continued use of three (3) accessory structures that exceed the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet  
Requested square footage: 292 square feet

**GENERAL INFORMATION**

**REGULATION:**

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

***Parking.*** Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three.

**5.301 Accessory Uses on Residential Lots**  
**B. Non-habitable accessory structures.**

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:

<b>Lot Size</b>	<b>Maximum Total Square Feet For Accessory Buildings</b>
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



BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

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

3. Private carports and private porte cocheres in front yard setbacks.

No private carport or porte cochere shall be permitted within the minimum required front yard, platted front yard or projected front yard of residential dwellings except by special exception granted by the board of adjustment. In reviewing a request for a private carport or porte cochere within the minimum required front yard, platted front yard or projected front yard, the board of adjustment shall consider the following:

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

**LOT HISTORY:**

Code Enforcement case 22-638367. Created (11/22/22). Caller states that this address is having a carport installed in the front and it looks as if they do not have a permit for this.

Development Services permit PB22-20902, building steel carport. Incomplete submittal noted 4 times due to no documents, missing site plan, missing anchor details, and missing height of accessory structure (closed 11/06/2023).

**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, Riverside Alliance, Bonnie Brae NA, Oakhurst Alliance of Neighbors, and Birdville ISD.

**EXISTING CONDITIONS:**

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

**Items “a” and “b”**

The property owner has applied for a Special Exception and Variance for an existing detached front yard carport, where none are allowed. The variance is for the front yard carport to encroach 3 feet into the minimum required 5-foot setback. The carport is 25 feet wide and 25 feet long or 625 square feet. According to City of Fort Worth aerials, the carport was constructed between 2022 and 2023. While the site plan shows the carport more than 5 feet from the front property line, the 25-foot depth of the carport is the same depth as the building line and should be located approximately 1 foot from the front property line.

The carport is installed just below the eaves of the house at approximately 7 feet tall. The flat metal roofed carport with metal pole supports contrasts the brick on the home with a sloped roof towards Cindy Drive. The carport extends almost to the front property line. No other front yard carports were noted in the

## BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

vicinity. Although the residence does not have access to the side and rear yards, the carport's size, location, and design have a negative impact on the neighborhood that does not have front yard carports, and the Special Exception **is not compatible** with surrounding land uses.

### Variance items “c” and “d”

The applicant has also submitted for 2 parking variances for an enclosed garage. The variances are to allow for zero (0) parking spaces behind the front wall of the house, and providing 2 parking spaces for 4 bedrooms, where 1 additional parking space is required for each bedroom when the house has more than 3 bedrooms.

The home was built in 1960 with an attached 1-car garage. The original garage has been converted in the living space, removing the required parking behind the front building line. The home currently has 4 bedrooms and requires 3 parking spaces. While 2 parking spaces are required behind the front building wall, the third parking space can be in the driveway. Staff measured the eastern and western side yards, and both are approximately 7 feet wide. The rear yard is not accessible through the side yards of the lot, and the subdivision was platted without an alley.

The home was built with a 10-foot wide and 25-foot long drive. City of Fort Worth aerials note the drive was expanded in 2021 an additional 5 feet to the east. In 2022, an additional 7 feet was added to the western side of the drive. A City of Fort Worth parking stall is required to be a minimum of 9 feet wide and 18 feet long. The driveway expansion has created a drive that is 22 feet wide and can accommodate 2 parking spaces. The drive does not cover more than 50 percent of the 65-foot wide lot.

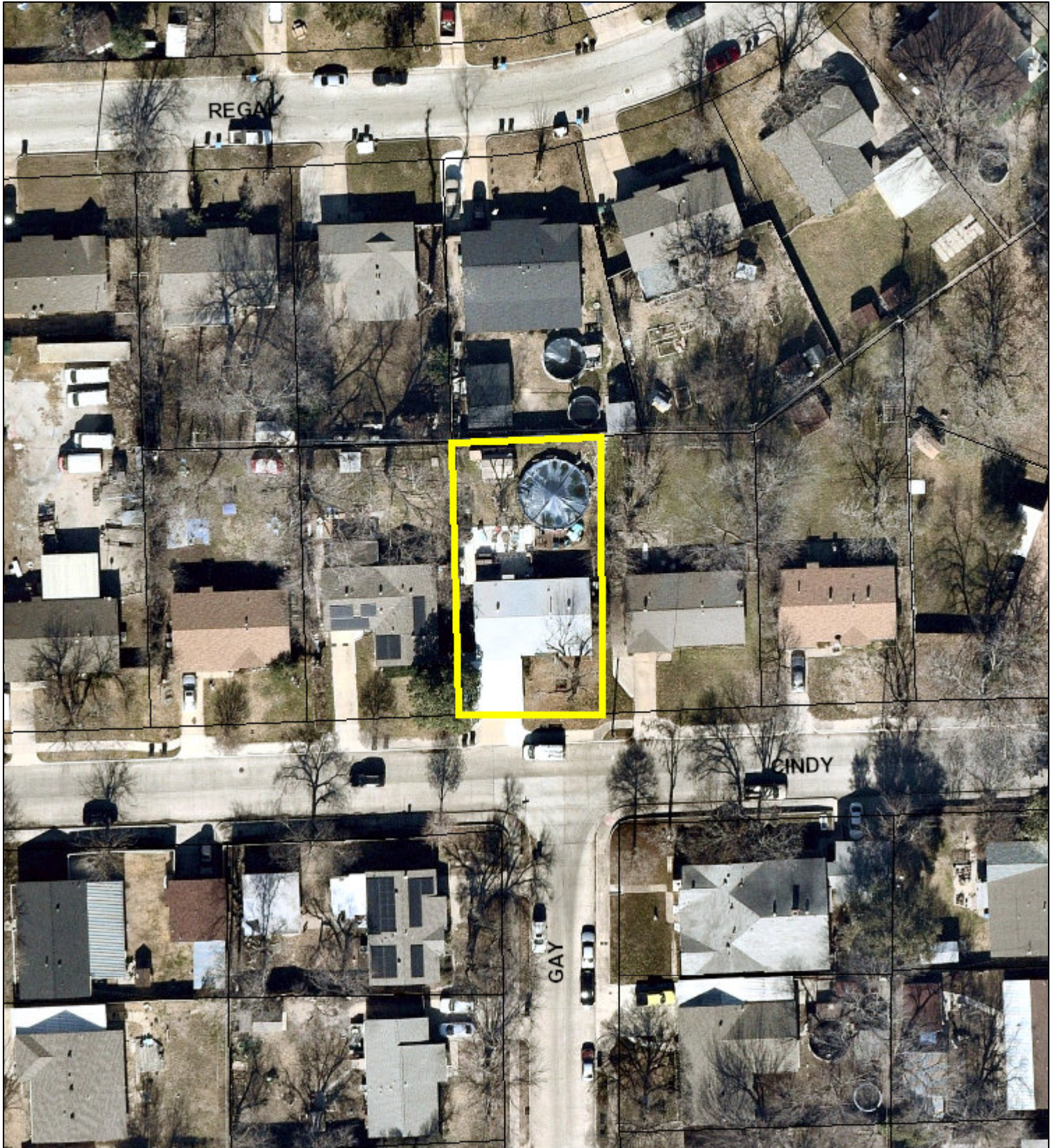
### Variance item “e”

The fifth variance is to permit the continued use of three (3) accessory structures that exceed the maximum allowed square footage limit for the lot. The accessory structures consist of two storage sheds (highlighted in yellow) and an elevated deck for the above ground pool (highlighted in red). Between 2011 and 2012, the larger 140 square foot storage shed was installed in its current location. The smaller 16 square foot storage building was installed between 2017 and 2019. The 136 square foot pool deck was constructed between 2020 and 2021.

Due to the lot size of 7,200 square feet, the subject property is allowed a combined total of the 200 square feet for accessory structures. The combined square footage amount of the 3 accessory structures are 292 square feet, or 92 square feet over the maximum 200 square feet allowed.

No permits or BOA approvals were found for the front yard carport, the converted garage, and the 3 accessory structures totaling more than the maximum 200 square feet allowed.

**Aerial Photo Map**



0 35 70 140 Feet



BAR-24-013



BAR-24-013



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

**FORT WORTH®**

**Planning and Development**

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

**PLEASE PROVIDE A DETAILED SITE PLAN**

Address of Premises affected: 3613 Cindy Drive, Fort Worth, Texas 76111  
 Lot/Tract: 11 Block/Abstract: 21 Lot Size: 65' x 120'  
 Legal Description: Addition/Survey: Lot 4 Block 21 North Riverside Estates

Owner's Name: Todd and Kristy Akers  
 Address: 3613 Cindy Drive  
 City: Fort Worth State: Texas Zip: 76111  
 Tele: ( ) 817-896-6579 E-Mail: tkakers@gmail.com

Applicant's Name: Todd Akers  
 Address: 3613 Cindy Drive  
 City: Fort Worth State: Texas Zip: 76111  
 Tele: ( ) 817-896-6579 E-Mail: tkakers@gmail.com

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

Front Carport, 25' x 25', 84" to 80" in height, steel.  
Proposed plans to make compliant to code.

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 Front yard carport.  
 Variance for: Side yard setback + no parking behind front wall.  
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>2-9-2024</u>	FEE AMOUNT PAID : <u>\$1,500.00</u>	# OF REQUESTS: <u>3</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-013</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. \_\_\_\_\_  
Unaware that the structure did not meet code or permitted, unable to reach contractor.

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. Bought the property in 2012 and the property had a converted garage, needed a place to ~~protect our vehicles from hail damage (had prior hail claims on cars previous years).~~ Not enough room on either side of house to move parking to rear or side of house.

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 serves the intent and purpose.

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

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.  
The carport will not substantially or permanently injure adjacent propertys. The front car port meets ~~or exceeds visual apperance than most in the area and is visually appealing with balance of design to the property.~~

**Acknowledgement**

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(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: Joab Alben

Date 02-09-2024

# BOA - SUPPORT PETITION

BAR-24-013

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

Requesting a special exception for the carport for the following reasons:



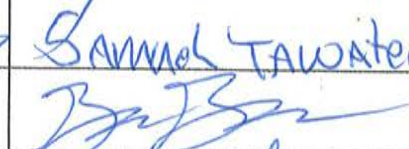
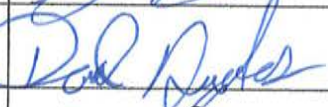
1. Garage conversion done prior to purchase of house
2. Carport is 2 foot from property line and not the required 5 feet.
3. Carports are not allowed in the city of Fort Worth in the front yard unless given special exception from city of Fort Worth and must meet code along with the following 5.301 ACCESSORY USES ON RESIDENTIAL LOTS:
  - i. The presence and/or absence of a functional garage on the residential lot, parcel or tract;
  - ii. The viability of access to the side and rear yard;
  - iii. The size, height and design of the carport or porte cochere and its impact on adjacent properties; and
  - iv. The incidence of other carports or porte cocheres on the block face.

## ORIGINAL SIGNATURES

**DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.**

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

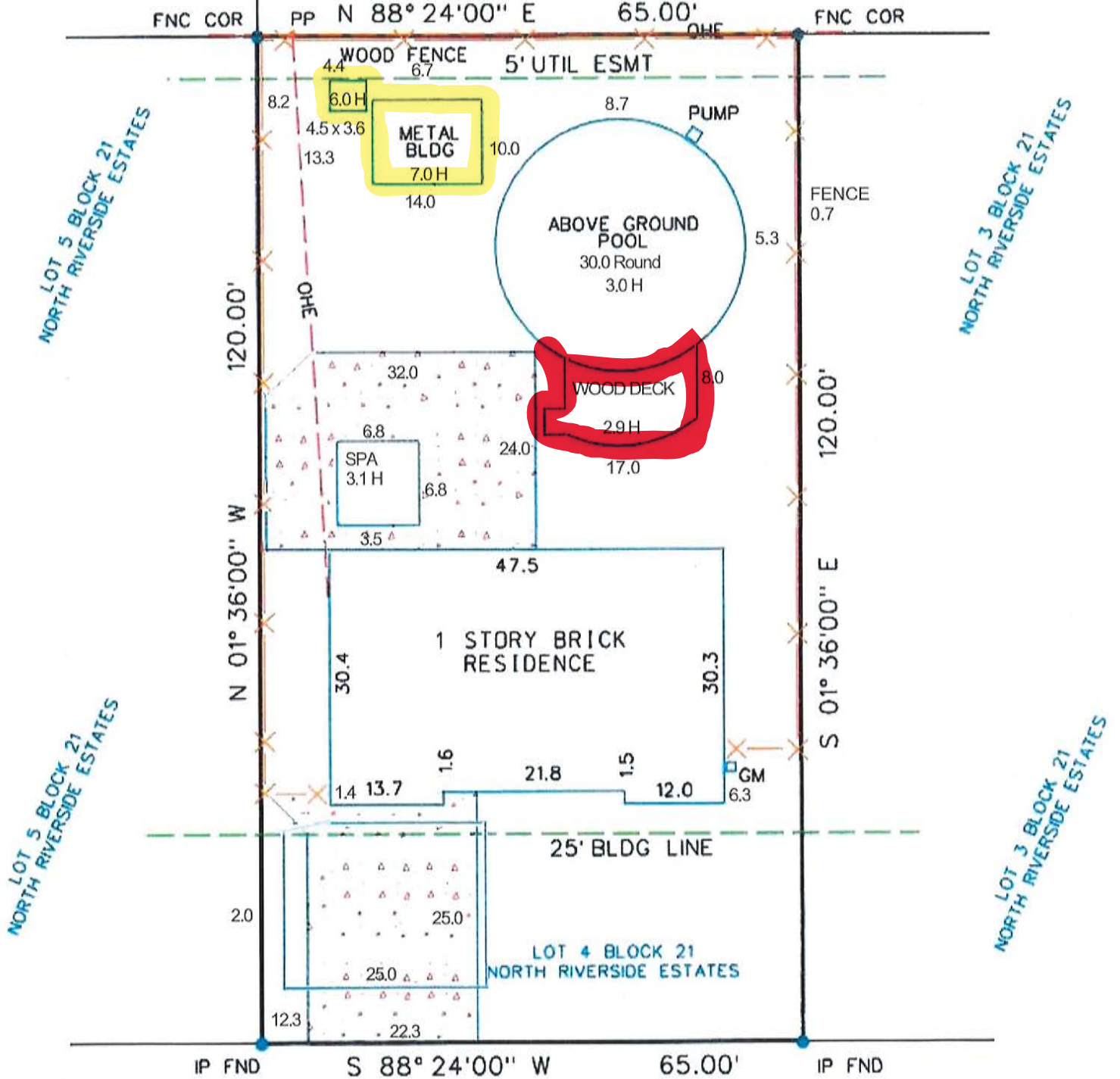
Owner's Name	Signature	Address
1. Rafael Alvarez		3564 Hedrick st
2. Ruben Batista		3416 Gay
3. Samuel Gaudin	SAMUEL GAUDIN	3333 HALF MOON DR
4. Bryan Baker		3417 Gay Street
5. David Angeles		3609 Cindy Dr
6. Kathy Perkins	Kathy Perkins	3617 Cindy Dr FW TX 76111



LOT 10 BLOCK 21  
NORTH RIVERSIDE ESTATES

LOT 11 BLOCK 21  
NORTH RIVERSIDE ESTATES

LOT 12 BLOCK 21  
NORTH RIVERSIDE ESTATES



# 3613 CINDY DRIVE

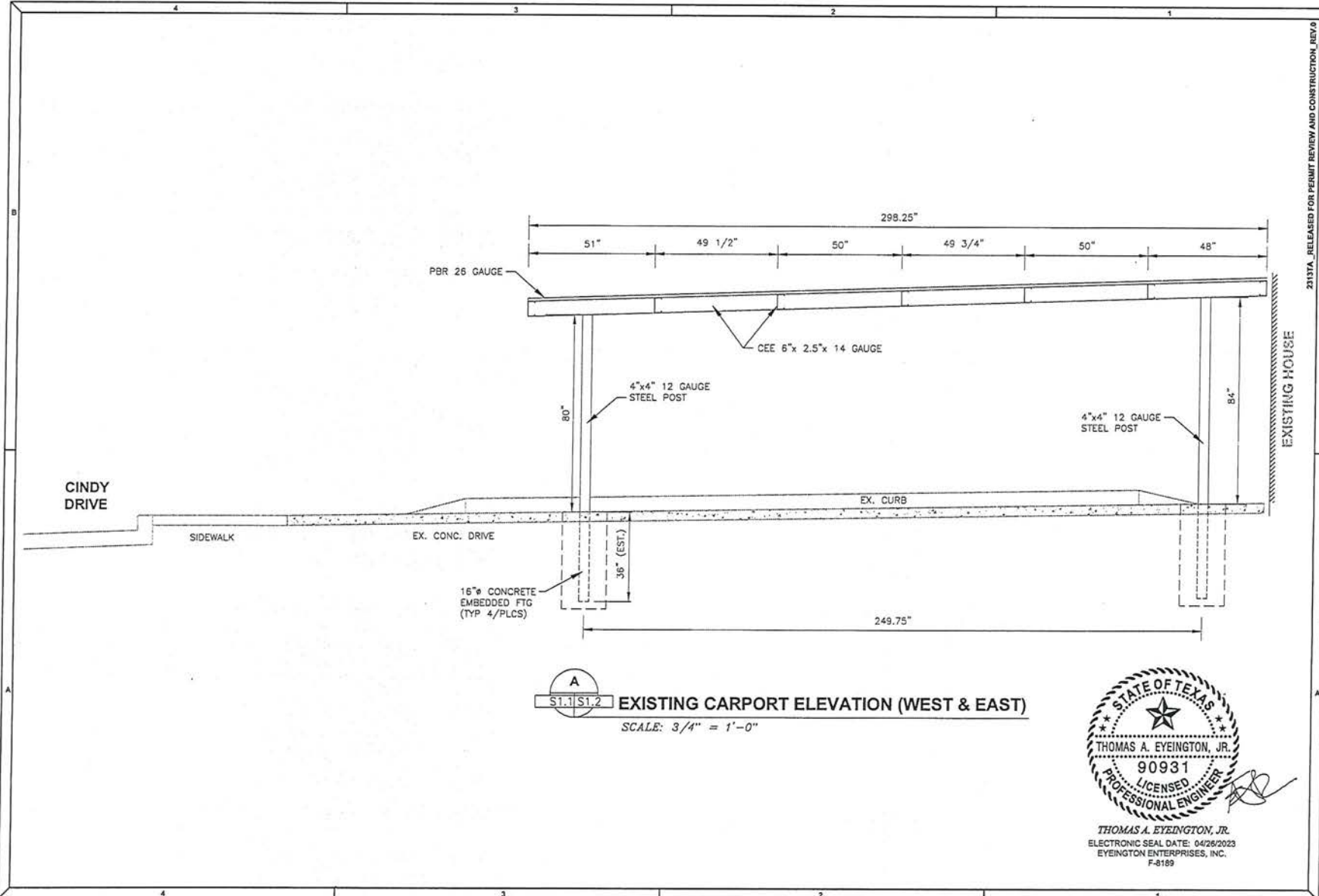
50.00' R.O.W.

**REVISED**  
3-12-24

BAR-24-013



BAR-24-013



**EXISTING CARPORT ELEVATION (WEST & EAST)**  
SCALE: 3/4" = 1'-0"



THOMAS A. EYEINGTON, JR.  
ELECTRONIC SEAL DATE: 04/26/2023  
EYEINGTON ENTERPRISES, INC.  
F-8189

2131YA\_RELEASED FOR PERMIT REVIEW AND CONSTRUCTION, REV. 0

NO.	DATE	DESCRIPTION OF REVISION
0	04/26/23	RELEASED FOR PERMIT REVIEW
0	04/26/23	RELEASED FOR PERMIT REVIEW

<b>EEI</b>	<b>EYEINGTON ENTERPRISES, INC.</b>		
	APPLIED ENGINEERING AND DESIGN SOLUTIONS		
CONFIDENTIAL	"ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE."		
	"ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE."		

2131YA RELEASED FOR PERMIT REVIEW AND CONSTRUCTION	PROJECT NO. V 197.331.2342	PROJECT LOCATION V 197.331.2342
	PROJECT NAME V 197.331.2342	PROJECT NUMBER P 04.01.004

<b>EXISTING CARPORT ELEVATION</b>	<b>RESIDENCE</b> 3613 CINDY DRIVE FORT WORTH, TX 76111
<b>S1.2</b>	

BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

**BAR-24-019**

Address: 5133 Raymond Drive  
 Owner: Corey Robertson  
 Zoning: "A-5" Single Family

a. **Variance:** Permit an existing accessory structure (storage shed) to be taller than allowed

Maximum height allowed: 12 feet  
Requested height: 16 feet

b. **Variance:** Permit an existing accessory structure (storage shed) within the minimum rear yard setback for a 16-foot building

Minimum required setback: 9 feet  
Requested setback: 7 feet 6 inches

c. **Variance:** Permit an existing accessory structure (storage shed) within the minimum side yard setback for a 16-foot building

Minimum required setback: 9 feet  
Requested setback: 2 feet

d. **Variance:** Permit the continued use of 2 existing accessory structures (storage sheds) that exceed the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet  
Requested square footage: 352 square 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 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

d. Non-habitable accessory structures shall be limited to a height of ten feet. The height of the accessory structure may be increased to a maximum height of 12 feet, provided that, for each additional foot in height over ten feet, the accessory building is set back an additional two

BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

feet (2:1) from the rear and side setback requirements of the district applicable to the residential use.

**LOT HISTORY:**

Development Services citizen complaint CC24-00096. Created (2/7/2024). “Huge barn-like shed.”

Development Services storage shed permit PB24-01914. Hold (2/19/2024).

Development Services citizen complaint CC24-00259. Created (3/22/2024). “Resident has been denied approval by Home Owner Neighborhood Association per DCRR, and has also submitted a request for permit (which presently violates size, height, AND encroachment on rear utility easement). Since this violates our HOA Covenants, can the City assist in removal of shed so we can avoid incurring attorney fees? Re PB24-01914 They erected structure prior to submitting ACC request to HOA and permit request to CFW.

**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, North Fort Worth Alliance, Heights of Park Vista HOA, Trace Ridge HOA, Heritage HOA, Coventry Hills HOA, Park Glen NA, Public Improvement District #6, and Keller ISD

**EXISTING CONDITIONS:**

The subject property is a single-family residence in an established neighborhood, platted without an alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. The total lot square footage is 6,098 square feet.

**Variance items “a”, “b”, and “c”**

The first variance is for the accessory structure height for the storage shed highlighted in yellow on the site plan. The total height of the storage shed is 16 feet tall, where a maximum of 12 feet is allowed. The applicant’s drawing shows the building walls to be 8 feet to the bottom of the roof, and an additional 8 feet under the arched barn roof. The drawing shows the storage building’s door to be approximately 5 ½ feet wide.

The second and third variances are for the same storage shed (highlighted in yellow) for the rear and side yard setbacks. At 16 feet, the storage is required to have a minimum setback of nine 9 feet. The height of the accessory structure may be increased to a maximum height of 12 feet, provided that, for each additional foot in height over ten feet, the accessory building is set back an additional two feet (2:1) from the rear and side setback requirements of the district applicable to the residential use. The property owner is requesting a rear setback of 7 feet 6 inches and a side yard setback of 2 feet, where a minimum of 9 feet is required. The smaller storage shed (highlighted in red) meets the side and rear yard setbacks.

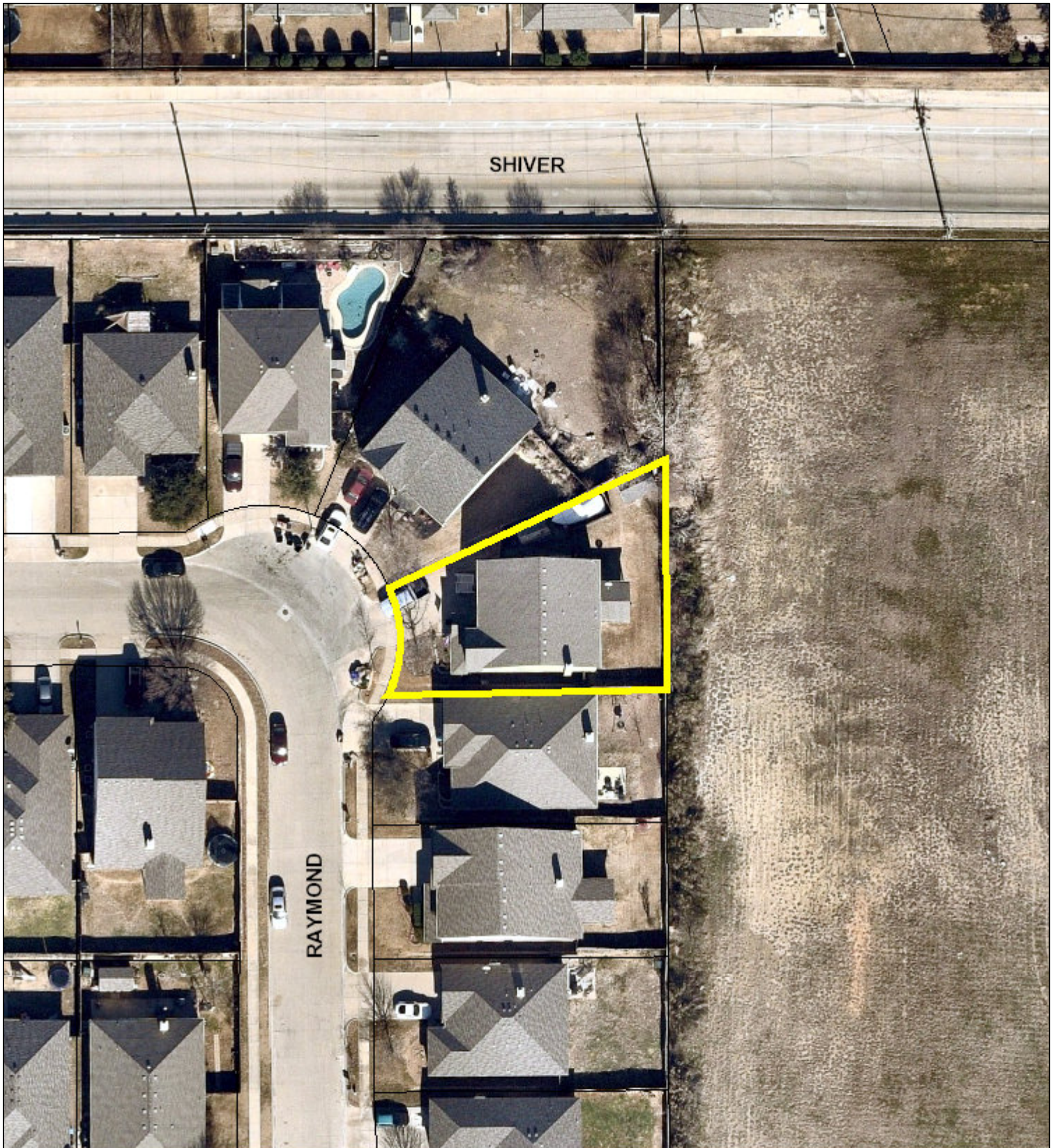
**Variance item “d”**

The fourth variance is to allow the 2 storages sheds (highlighted in yellow and red) to be greater than the square footage allowed for their size lot. According to the site plan submitted, the larger storage shed (highlighted in yellow) is 16 feet

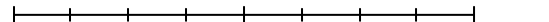
BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

wide and 16 feet long, for a 256 square feet footprint. The height of the building would allow additional storage space on a second floor. The second storage shed (highlighted in red) is 12 feet wide and 8 feet long or 96 square feet. Due to the lot size of 6,098 square feet, the subject property is allowed a combined total of the 200 square feet. The combined square footage amount of the 2 storage sheds is 352 or 152 square feet over the maximum 200 square feet allowed. No permits or BOA approvals were found for the storage sheds.

## Aerial Photo Map



0 30 60 120 Feet



BAR-24-019



**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: 5133 Raymond Dr. Fort Worth TX. 76244  
 Lot/Tract: Lot 18 Block/Abstract: 1 Lot Size: 6.098  
 Legal Description: Addition/Survey: \_\_\_\_\_

Owner's Name: Corey Robertson  
 Address: 5133 Raymond Dr.  
 City: Fort Worth State: TX Zip: 76244  
 Tele: ( ) 682-561-8722 E-Mail coreyr15838@gmail.com

Applicant's Name: Corey Robertson  
 Address: 5133 Raymond Dr.  
 City: Fort Worth State: TX Zip: 76244  
 Tele: ( ) 682-561-8722 E-Mail coreyr15838@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
residential accessory building 16x16 wooden framed with barn style roof 16ft at peak. Building is to be used for storage and hobby work.

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: Excessive Sq Ft. Rear and side setback, and Height.  
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>3/12/24</u>	FEE AMOUNT PAID : <u>\$1,250 -</u>	# OF REQUESTS: <u>4</u>	RECEIVED BY: <u>NP.</u>	CASE NO. <u>BAR.24.019</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. \_\_\_\_\_

The property is as it was sold. the footprint has not changed since the purchase of the home therefore was an existing hardship.

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

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

True

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

True

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

The variance will have no effect on the appropriate use of any of the adjacent properties.

**Acknowledgement**

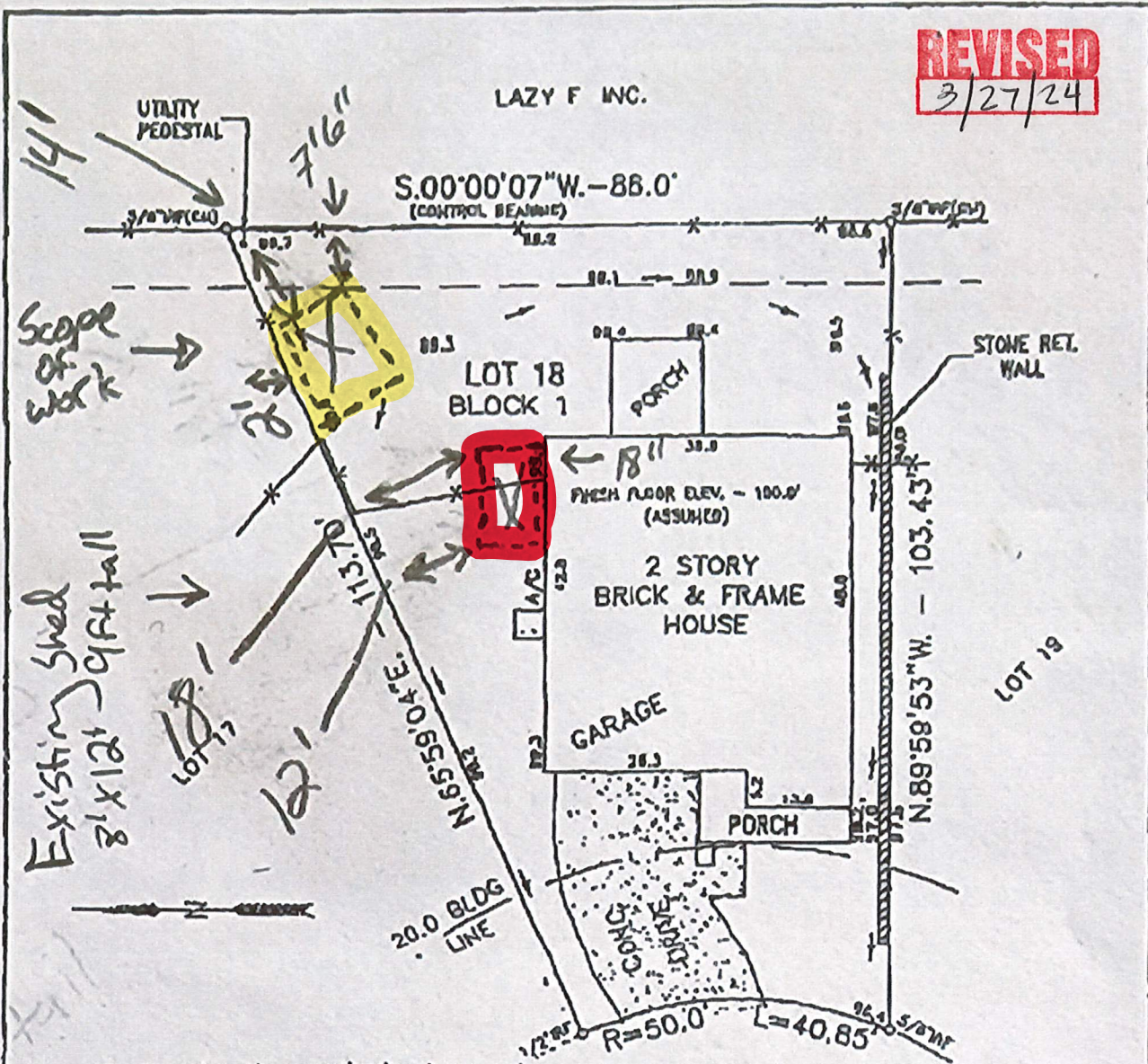
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(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: 03/12/24



**REVISED**  
3/27/24

Scope of work

Existing shed  
8' x 12' x 9ft tall

The undersigned have received and reviewed a copy of this survey.

*[Signature]*  
DATE 9-18-04

5133 RAYMOND DRIVE

PLAT SHOWING

Lot 18, Block 1, of TARRANT PARK VISTA, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Final Plat thereof recorded in Cabinet A, Page 8162, of the Plat Records of Tarrant County, Texas.

Commonly known as 5133 Raymond Drive.

THIS PROPERTY IS LOCATED IN ZONE "K" AS DELINEATED AND GRAPHICALLY SCALED FROM THE F.I.R.M. COMMUNITY/PANEL NO. 480598-0189 H, DATED AUG. 2, 1995. LOCALIZED FLOODING NOT DETERMINED.

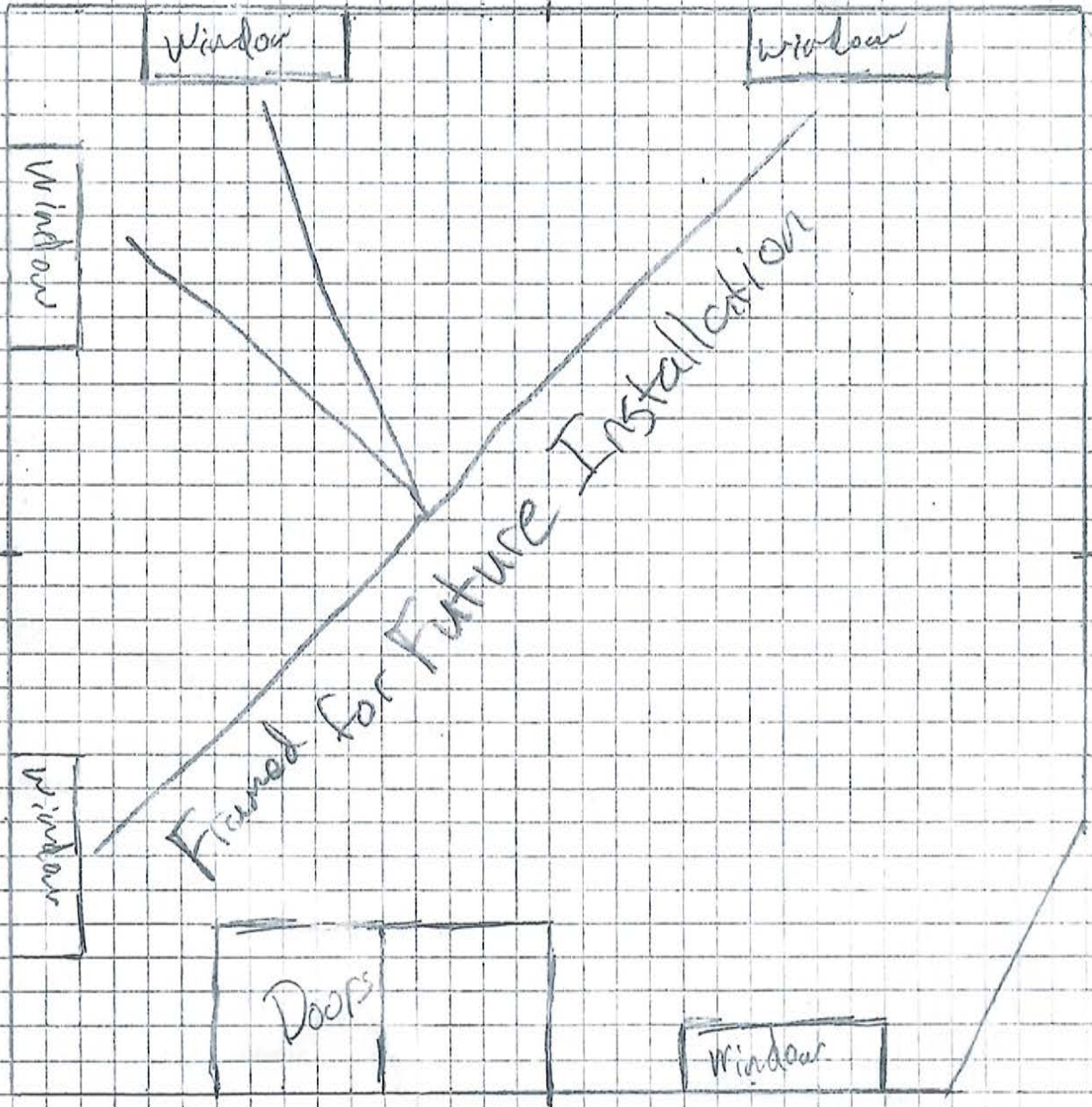
SCALE 1"=20'

GEODATA SURVEYING, INC.

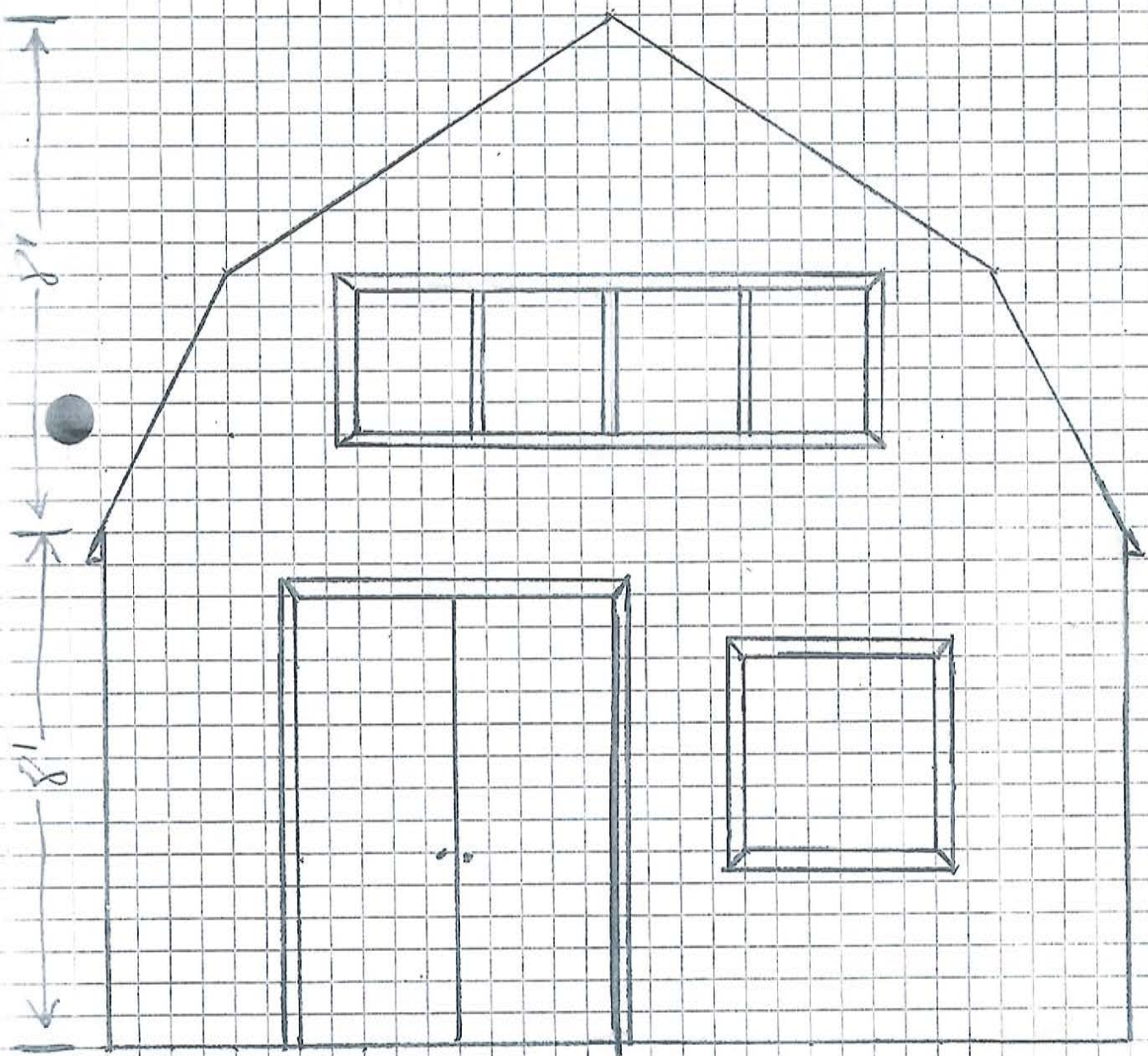
P.O. BOX 13536  
ARLINGTON, TEXAS: 76094-0538  
PHONE: 817-261-2878

LAND SURVEYING  
TOPOGRAPHIC  
MAPPING

□ = Cell



■ = 6"



BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

**BAR-24-021**

Address: 5201 Pollard-Smith  
Owner: Avocet Ventures, L.P. by Lee Ellis  
Zoning: "A-5" One-Family within the Stop Six Overlay

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

Projected front yard setback established: 33 feet  
Requested front yard setback: 25 feet

**GENERAL INFORMATION**

**REGULATION:**

**6.100 Yards**

B. *Front yard setbacks.*

1. The front yard setback in residential districts shall be the greatest of:

- a. The platted building line; (**25'**)
- b. The setback for the applicable zoning district; (**20'**) or
- c. The setback of the nearest building on either side that is the closest to the street (**33'**), up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the board of adjustment. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the blockface. requirement does not apply to properties within a cul-de-sac.
- f. *Projected front yard setbacks.*

(1) *Corner lot.*

a. Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard required on the lot adjacent to the rear of the corner lot or separated only by an alley.



**Picture 6.3 Projected Front Yard Setback, Corner Lot**

**LOT HISTORY:**

None

**COMPREHENSIVE  
PLAN DESIGNATION:**

Single Family

BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., and Fort Worth ISD, Neighborhoods of East Fort Worth, Historic Stop Six NA, Historic Rosedale Park NA, Handley NA Echo Heights Stop Six Environmental Coalition, East Fort Worth, Inc., Southeast Fort Worth Inc., and East Fort Worth Business Association.

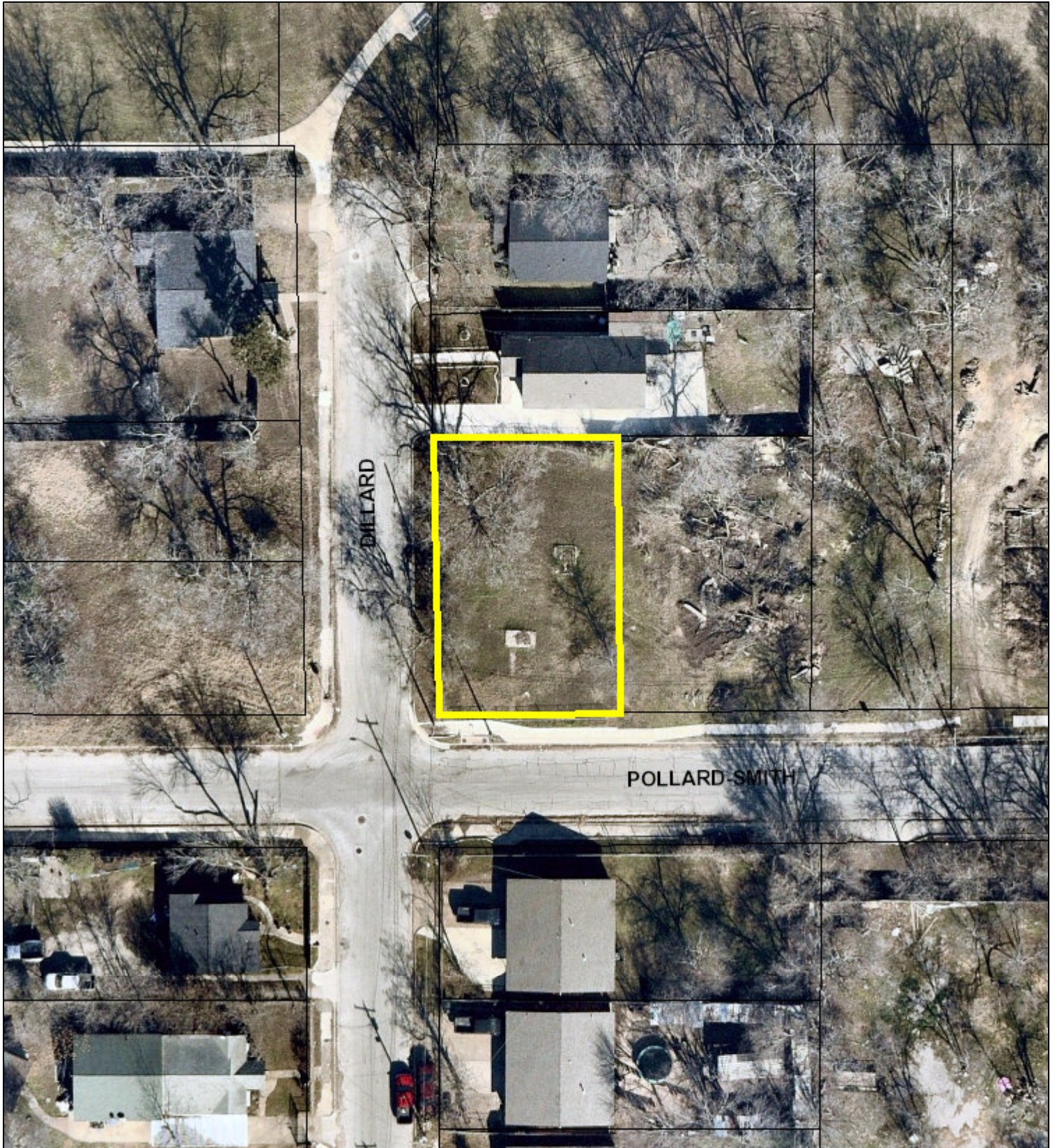
**EXISTING  
CONDITIONS:**

The subject property is a vacant lot in a redeveloping neighborhood. The lot is flat, rectangular shaped, and without any floodplain, slope, or other environmental constraints. The lot was platted in 1963 with a 25-foot building line on both street frontages. .

According the historical aerials, the subject property has never has never been developed. Because the front yard is considered to be the greatest setback from the plat, the zoning district's minimum required yard, or the yard established by a neighbor, the yard that establishes the projected front yard is applicable. The applicant has submitted a variance to build a new single-family home in the projected front yard. The projected setback has been set by the rear yard neighbor located at 1603 Dillard Street that faces west. This home was built in 1940 with a front yard setback of approximately 33 feet to the front wall and approximately 25 feet to the open porch. The applicant is requesting a 25-foot setback where a minimum of 33 feet is required.

The drive of the neighbor to the north is adjacent to the property line. According to the site plan submitted, the rear wall furthest to the street, would be approximately 24 feet from the driveway to the north. The proposed residence will not create a line of sight issue for the rear neighbor. According to the site plan and elevations submitted, the proposed 4-bedroom single-family home meets the front, rear, and side yard setback to the west and complies with all Stop Six Development Standards.

**Aerial Photo Map**



0 30 60 120 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: 5201 Pollard-Smith Ave, Fort Worth TX 76105

Lot/Tract: 3R Block/Abstract: 10 Lot Size: 7420 sqft

Legal Description: Addition/Survey: WILLI, WALTER SUBDIVISION BLOCK 10 LOT 3R

Owner's Name: Avocet Ventures, L.P.

Address: 4114 W. Vickery Blvd

City: Fort Worth State: Texas Zip: 76107

Tele: ( ) (817) 798-0090 E-Mail lee@indwellrealestate.com cc' to bryce@avlp.net

Applicant's Name: Lee Ellis

Address: 4114 W. Vickery Blvd

City: Fort Worth State: Texas Zip: 76107

Tele: ( ) (817) 798-0090 E-Mail lee@indwellrealestate.com cc' to bryce@avlp.net

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

We propose a one-story, 1,850sqft brick home newly constructed and compliant with the Stop 6 Overlay District standards (Ord. No. 23811-09-2019), featuring 4 bedrooms, 2 bathrooms, and a 2-car garage. The design dimensions are approximately 38ft x 63ft. Located on a corner "key lot," the current 35ft side setback from 1603 Dillard St significantly limits our usable space. We request a reduced 25ft setback, in line with the original 1963 plat, to mitigate this hardship without compromising the area's guidelines or aesthetics.

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: Building in the projected front yard  
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>3/15/24</u>	FEE AMOUNT PAID :	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>KM</u>	CASE NO. <u>BAR-24-020</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.

The request stems from the restrictive 35ft setback carried over from 1603 Dillard St., diminishing the buildable area of our 7,420 sqft lot. We propose a 25ft side setback to address this hardship, which is due to external constraints, and is not self-created.

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.

Yes, the request arises from the unique "key" lot configuration, requiring us to align with the adjacent property's front wall setback, which exceeds zoning requirements. This alignment results in an additional 10ft reduction in our buildable area, a circumstance not created by us, and specific to our property rather than the general zoning conditions.

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, our proposed new construction aligns with the Stop 6 Overlay District development standards (Ord. No. 23811-09-2019), aiming to introduce a high-quality, detached single-family dwelling designed for long-term value retention, thus supporting the comprehensive plan and zoning ordinance objectives.

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

The variance will not negatively impact public health, safety, or welfare. Its effects are confined to the subject property, and it is expected to enhance the neighborhood's aesthetics and contribute positively to the nearby Rosedale Plaza Park.

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

The 25ft side setback variance aligns with the 1603 Dillard St's front porch's roofline, enhancing neighborhood aesthetics without impacting adjacent property use. This requested variance still maintains important views, like the Calumet Ave & Dillard St intersection, ensuring it benefits, not harms, surrounding properties, all while visually aligning and contributing to a cohesive urban landscape.

**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:

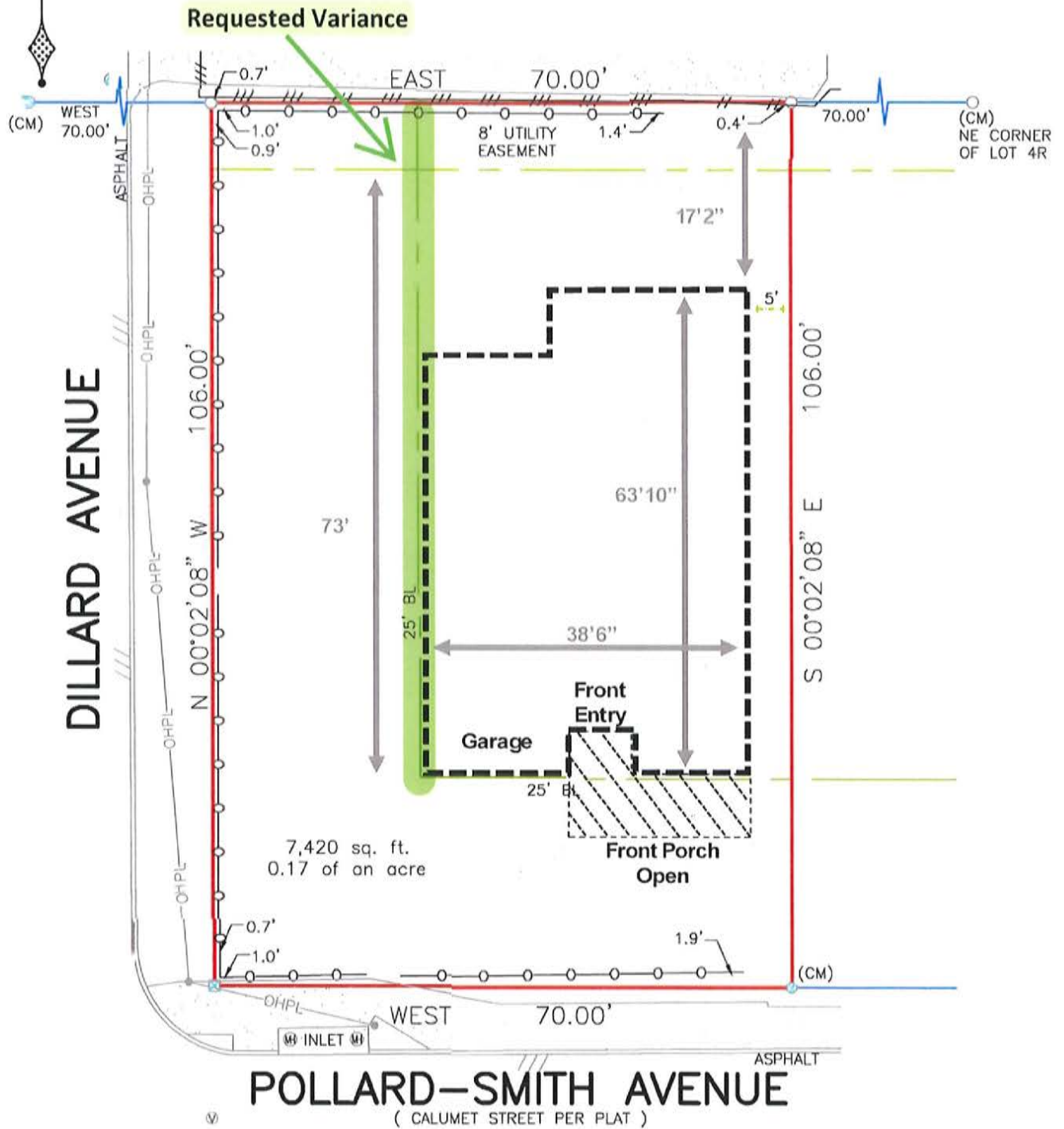
*Lee Ellis*  
dotloop verified  
03/12/24 10:06 AM CDT  
6NDQ-OU5J-W1SR-VMM3

Date 03/12/2024

5201 Pollard-Smith Ave, Fort Worth, TX 76105

# Site Plan

Scale: 1" = 20'



5201 Pollard-Smith Ave.  
Fort Worth, TX 76105

**View of 1603 Dillard St**



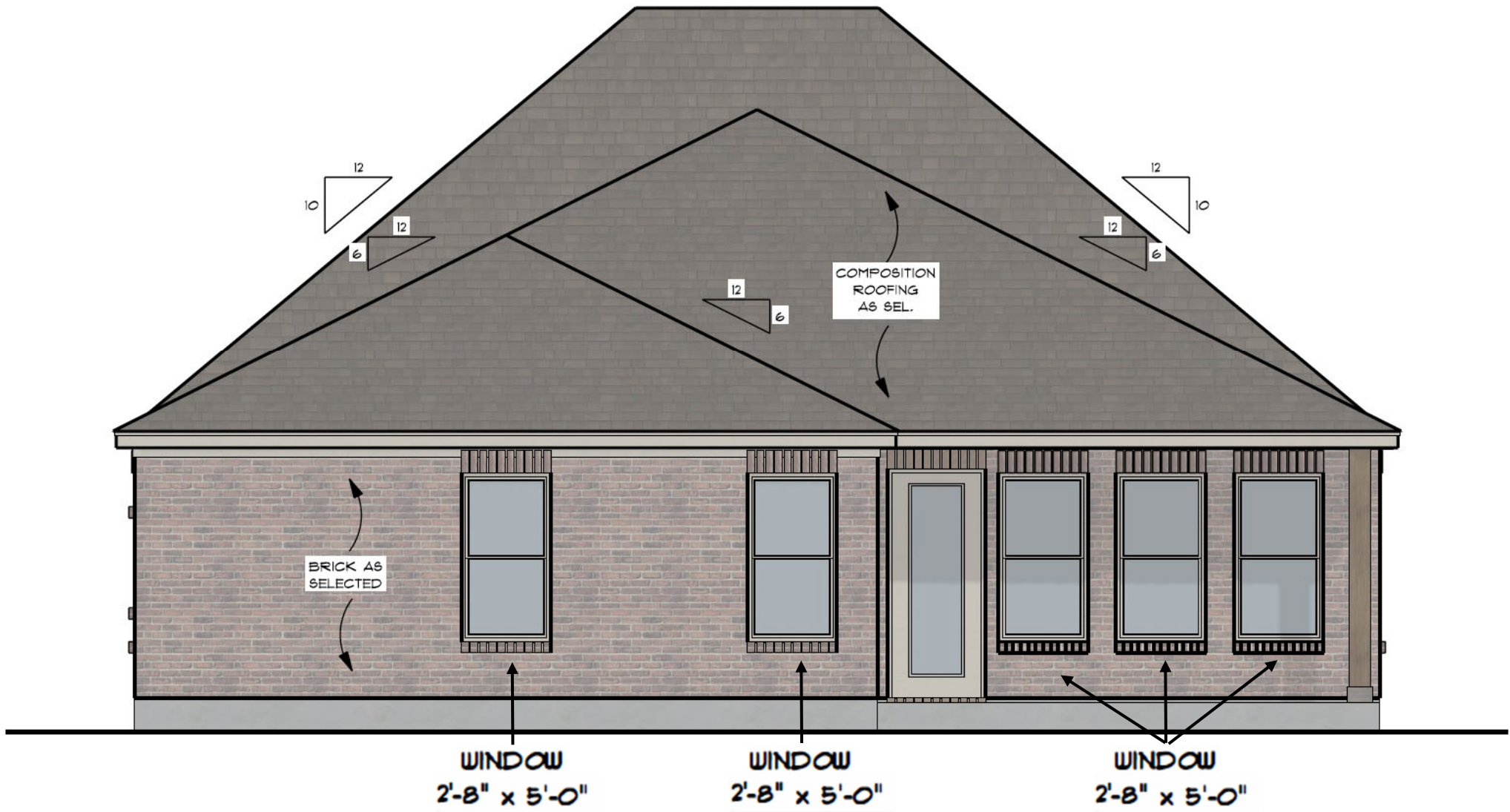
Close up of  
1603 Dillard St's  
Roof Line





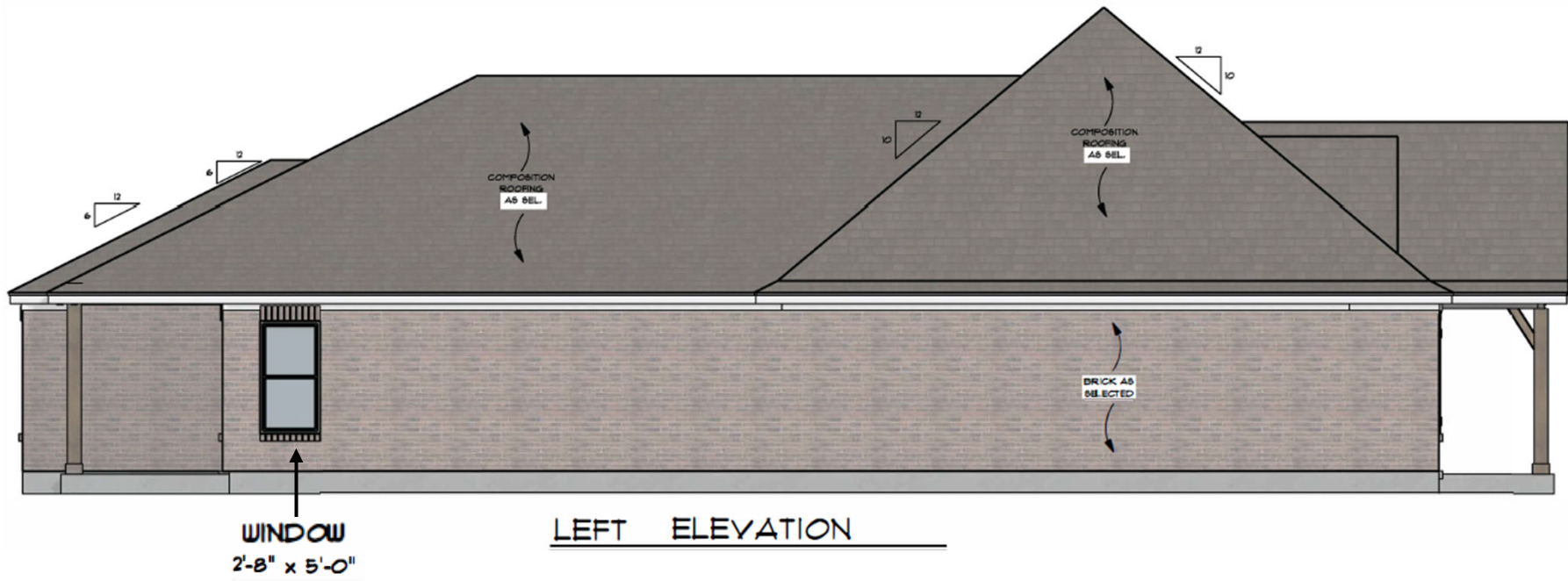
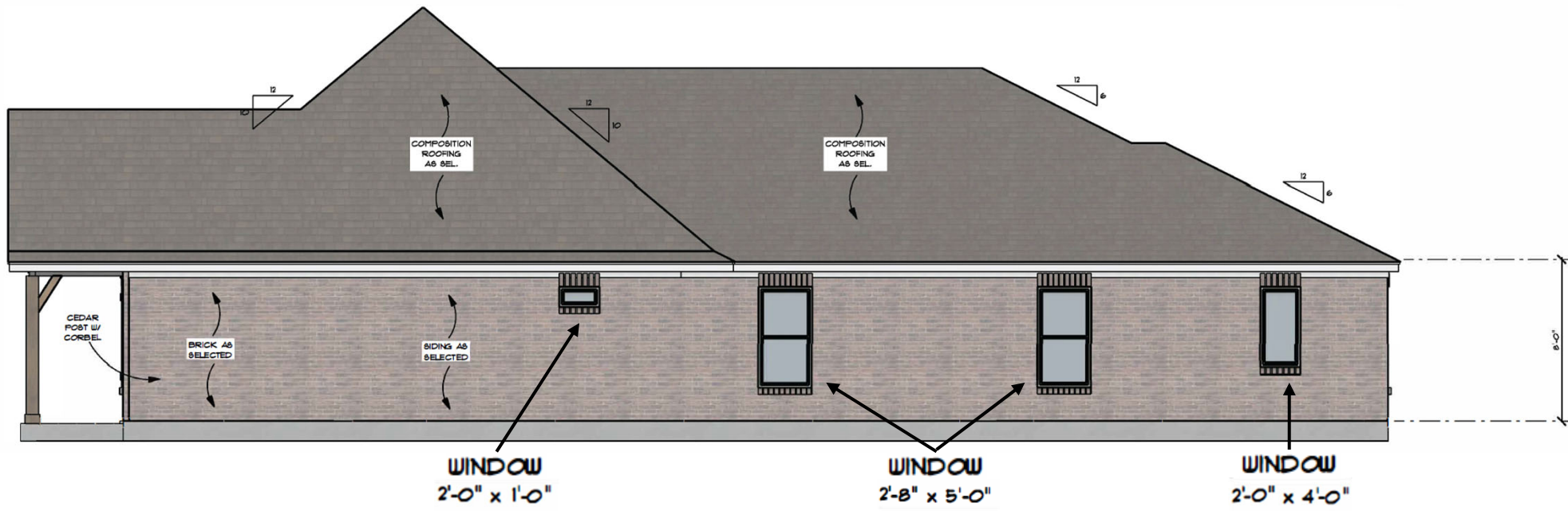
FRONT ELEVATION

WINDOW  
5'-4" x 5'-0"



REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

5201 Pollard-Smith Ave.  
Fort Worth, TX 76105

**Street View**



BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

**BAR-24-023**

Address: 4700 Washburn Avenue  
Owner: Trinity Three Development, LTD by Karl Hahnfeld  
Zoning: "B" Two-Family

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

Required setback for a corner lot: 10 feet  
Requested setback: 5 feet

**GENERAL INFORMATION**

**REGULATION:**

**4.705 "A-5" One-Family**  
**C. Property Development Standards**  
**Side Yard:** 10 feet minimum adjacent to side street

**LOT HISTORY:**

None

**COMPREHENSIVE  
PLAN DESIGNATION:**

Low Density Residential

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, West Side Alliance, Northcrest NA, Arlington Heights NA, Crestline Area NA, Tarrant Regional Water District, and Camp Bowie District, Inc

**EXISTING  
CONDITIONS:**

The subject property is a two-family residence in an established neighborhood and platted with an improved alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. The lots were platted in 1890. The existing duplex was constructed between 1956 and 1963, and is proposed to be demolished. However, a rezoning case for single family zoning has not been submitted or approved, so the site could be rebuilt with a duplex as variance requests are not tied to the site plan submitted.

The applicant has applied to permit the construction of a single-family residence within the minimum required setback for a corner lot. The request is for a 5-foot eastern side yard setback, where a 10-foot setback is required for a lot adjacent to a street. According to the site and floor plans submitted, the proposed 2-story residential home is to have the same setback as the duplex. The floor plan submitted notes 2,500 square feet of conditioned space and a 506 square feet garage. The total lot coverage for the proposed home is 3,006 square feet. With a total lot area of 6,232 square feet, the under-roof calculation is 48 percent, where 50 percent is allowed by right.



**Aerial Photo Map**



0 40 80 160 Feet



BAR-24-023



**BAR-24-023**



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



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

**PLEASE PROVIDE A DETAILED SITE PLAN**

Address of Premises affected: ~~1412 / 1414 Kenney Street~~ 4700 Washburn Avenue  
 Lot/Tract: 39340 Block/Abstract: 3 Lot Size: 0.143 Acres  
 Legal Description: Addition/Survey: Chamberlain Arlington Heights

Owner's Name: Trinity Three Development, LTD  
 Address: 4124 St. Amand Circle  
 City: Fort Worth State: TX Zip: 76126  
 Tele: (817) 336-5172 E-Mail: keilyn@hgcdevelopment.com

Applicant's Name: Karl Hahnfeld  
 Address: 4124 St. Amand Circle  
 City: Fort Worth State: TX Zip: 76126  
 Tele: (714) 274-3437 E-Mail: keilyn@hgcdevelopment.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
Requesting setback of 5' in lieu of 10' per the Zoning Ordinance.

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** B

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

Special Exception for Section \_\_\_\_\_

Variance for: Non Owner Side yard setback

Interpretation of the Regulation \$400

DATE RECEIVED: <u>3/18/24</u>	FEE AMOUNT PAID : <u>\$150.00</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR24-023</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. Narrow lot only allows for 35' wide structure.

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. 50' lot only allows for 35' wide structure due to 10' east side setback.

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

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


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

**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.**

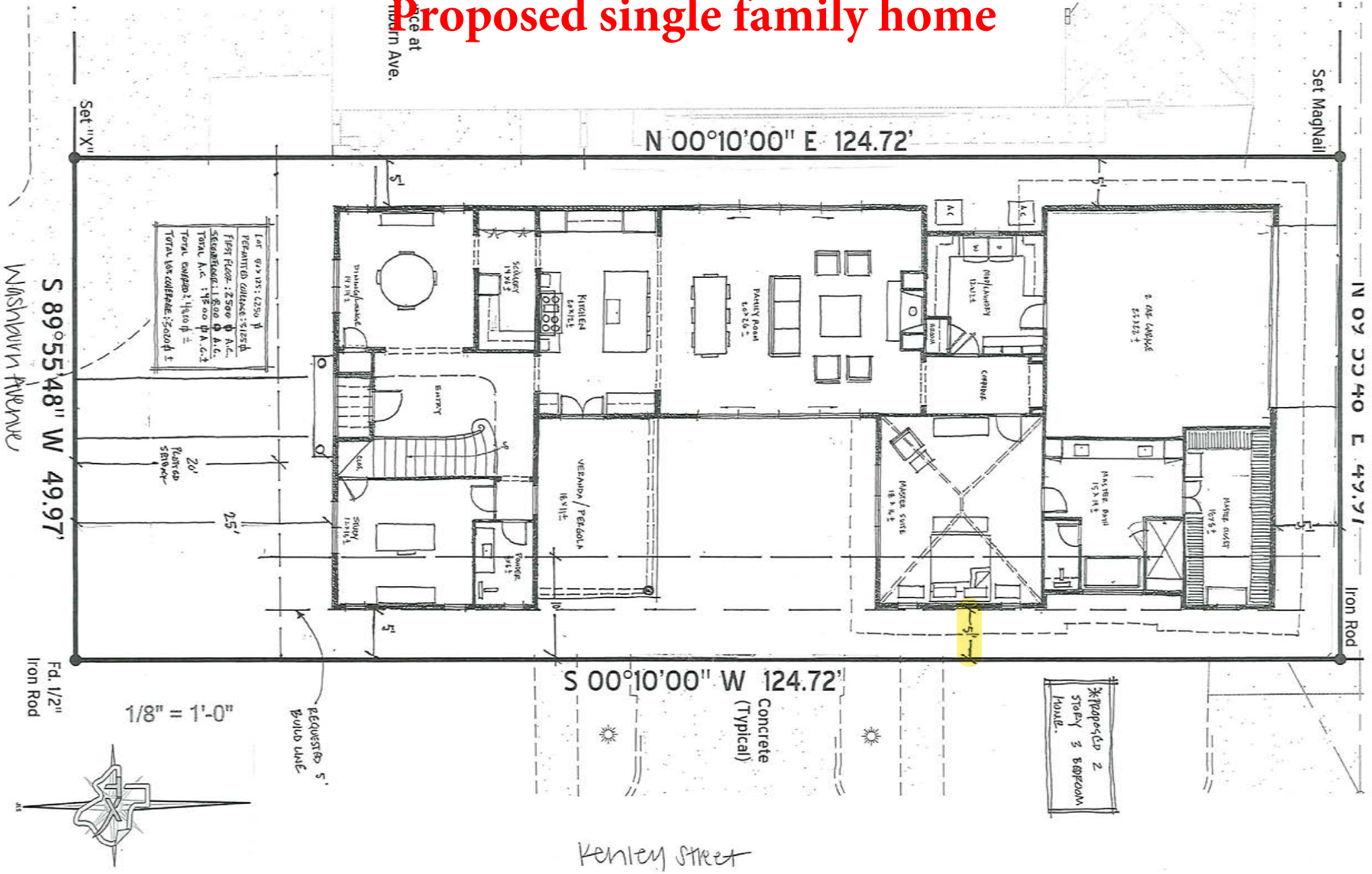
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: 

Date 3/18/24

# Proposed single family home



BAR-24-023

# Current duplex on the subject property

## Survey with Improvements

Of LOTS 39 & 40, BLOCK 3, CHAMBERLIN ARLINGTON HEIGHTS FIRST FILING ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas.

According to the Plat as recorded in Volume 63, Page 21, Deed Records, Tarrant County, Texas.

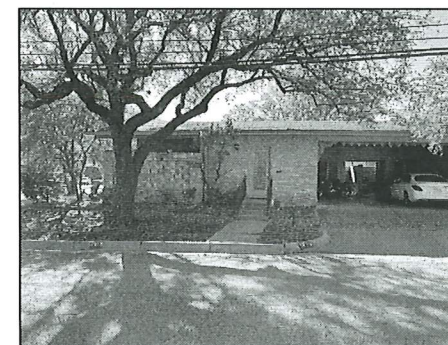
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

*Zachariah R. Savory*  
 \_\_\_\_\_  
 Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
 Texas Surveying, Inc. - Aledo Branch  
 208 S. Front Street, Aledo TX 76008  
 aledo@txsurveying.com - 817-441-5263(LAND)  
 AN05617 - March 3, 2023



**Notes**

- 1) This survey was performed with benefit of Title Commitment No. 9001222300278, issued by Fidelity National Title Insurance Company.
- 2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) C.I.R.S. - 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"



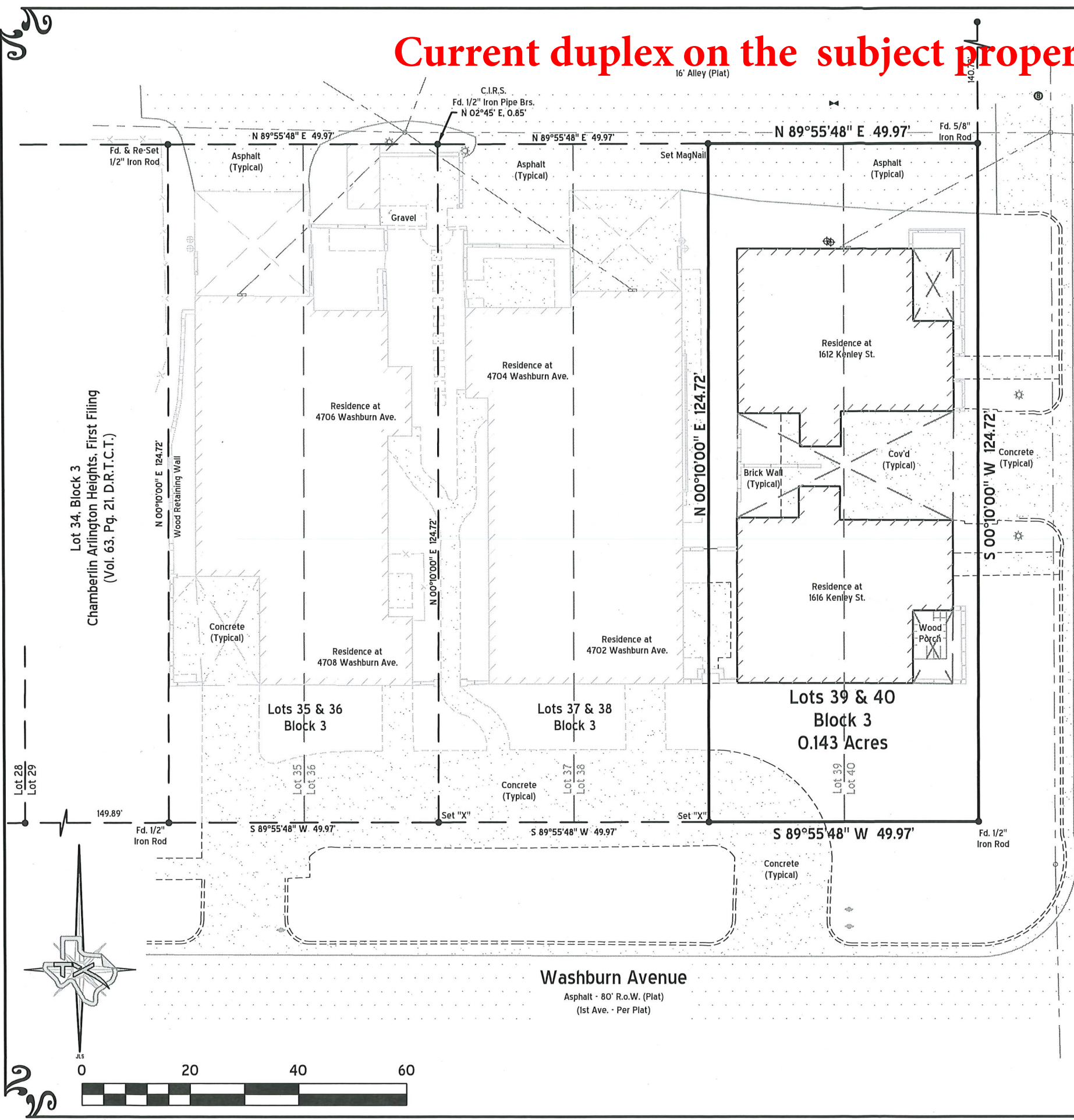
Residence at 1616 Kenley St.



Residence at 1612 Kenley St.

Legend			
	Light Pole		Fire Hydrant
	Power Pole		Water Meter
	Electric Meter		Sanitary Sewer Manhole
	Overhead Electric		Gas Meter
	Telecom		Gas Valve
	Telecom Vault		Mail Box
	Storm Drain Manhole		Sign Post
	Fence		Guy Wire

**TEXAS SURVEYING**  
 INC.  
 ALEDO BRANCH - 817-441-5263  
 FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM



BOARD OF ADJUSTMENT – RESIDENTIAL, 4/17/2024 INFORMATION REPORT

**BAR-24-026**

Address: 6730 Poppy Drive

Owner: Cheryl W. Campbell

Zoning: "B" Two-Family

- a. **Variance:** Permit an accessory structure (storage shed) that exceeds the maximum allowed square footage limit for the lot

Maximum square footage allowed: 120 square feet

Requested square footage: 200 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:

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

**LOT**

**HISTORY:**

None.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Single Family

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Keller ISD, The Estates & Villas at Fossil Creek HOA, Summerfields Neighborhood Association, Fairway Bend HOA, Park Glen NA, Public Improvement District #6, and Birdville ISD.

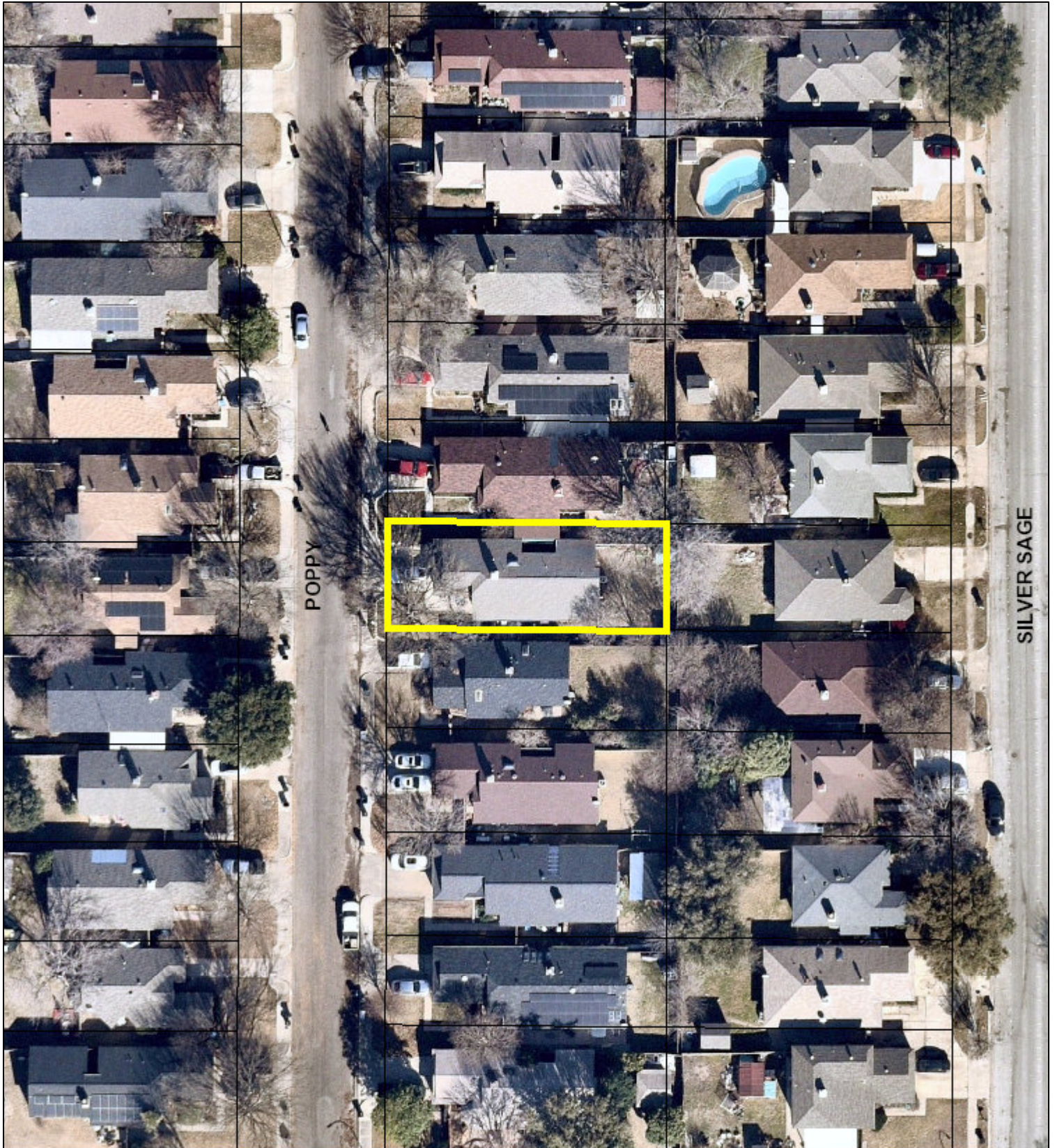
**EXISTING  
CONDITIONS:**

The subject property is a single-family residence in an established neighborhood, platted without an alley. The lot is flat, rectangular shaped, and without any floodplain or other environmental constraints. The total lot size is 4,896 square feet and is deficient 104 square feet of meeting the 5,000 square foot threshold. The plat shows the northern property line to be a 0-foot setback.

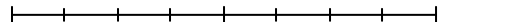
The applicant has applied for a variance to permit a storage shed that exceeds the maximum allowed square footage for the lot. According to the site plan submitted, the proposed storage shed is 12 feet 5 inches long and 16 feet wide or 200 square feet. Due to the lot size of 4,896 square feet, the subject property is allowed maximum of 120 square feet for accessory structures. The proposed 200 square foot storage shed is 80 square feet over the maximum size allowed. A 5,000 to 10,000 square foot lot would allow a 200 square foot storage building by right. Alternatively, an addition to the house would be allowed by right.



## Aerial Photo Map



0 30 60 120 Feet



BAR-24-026



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



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

**PLEASE PROVIDE A DETAILED SITE PLAN**

Address of Premises affected: 6730 Poppy Dr, Ft Worth TX 76137  
 Lot/Tract: 4B Block/Abstract: 3 Lot Size: .01122 Acres (4908 sf)  
 Legal Description: Addition/Survey: Summerfields East Addition, Block 3, Lot 4B

Owner's Name: Cheryl W Campbell  
 Address: 6730 Poppy Dr  
 City: Ft Worth State: TX Zip: 76137  
 Tele: ( ) 817-798-6577 E-Mail cw.campbell@att.net

Applicant's Name: Cheryl W Campbell  
 Address: 6730 Poppy Dr  
 City: Ft Worth State: TX Zip: 76137  
 Tele: ( ) 817-798-6577 E-Mail cw.campbell@att.net

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

Tuff Shed 10' x 20' storage shed set on pavers with termite resistant, engineered wood. Professionally installed by Tuff Shed. Side walls approximately 8 ft. tall with standard roof line and roofing shingles; 4 ft wide door with security latch. Painted to match main house.

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: Side yard setback and excessive square footage.  
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>3-18-2024</u>	FEE AMOUNT PAID :	# OF REQUESTS: <u>2</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24-026</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. \_\_\_\_\_  
 The 5' variance required in city code creates a hardship that will take up almost half of my back yard and bring the shed only a few feet away from the back of my Zero Lot Line home. Not only will this be impractical, it will create an ugly aesthetic to my yard and home. \_\_\_\_\_
  
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. My home is a Zero Lot line home, meaning my house is built on the property line, which is also my fence line, between my property and the one next to me. All of the homes in this section of the neighborhood are built in this configuration. I would like to put the shed on the fence line to increase privacy and avoid a massive reduction to my yard. This would not be any different than my house having been built on the same property line. My yard is 40' wide x 32' deep. Adding the 5' variance will take up 15' x 25' of my 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.  
 At best, I want the shed walls to function as the fence line on the back left corner of my lot, replacing that section of the fencing and at the very least, no more than a 2' variance from the fence. There is still room to access the back and sides and avoid a massive reduction of my yard and provide better aesthetics to the property. \_\_\_\_\_
  
4. The variance will not adversely affect the health, safety, or welfare of the public.  
 My home is already built on the property line. This would be an extension of space on the property line, affording privacy for me and my neighbors. \_\_\_\_\_
  
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.  
 Several of the houses in my neighborhood have sheds in their back yards that buttress their fence lines that do not detract from the property. I am assuming they were granted permits or waivers to do so. My neighbor next door to me has built a pond that abuts to my fence as well as a patio cover that is inches away from my roof line. I assume he was granted permits for these structures. The neighbor behind me has a very unkempt yard and does not seem to be bothered by appearance. \_\_\_\_\_

**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: Cheryl Campbell

Date 3/18/24  
03/15/2024

**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. \_\_\_\_\_

\_\_\_\_\_

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.

\_\_\_\_\_

3. 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.

\_\_\_\_\_

5. 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:** Cheryl W Campbell Digitally signed by Cheryl W Campbell  
Date: 2024.03.19 13:28:37 -05'00'

**Date** \_\_\_\_\_

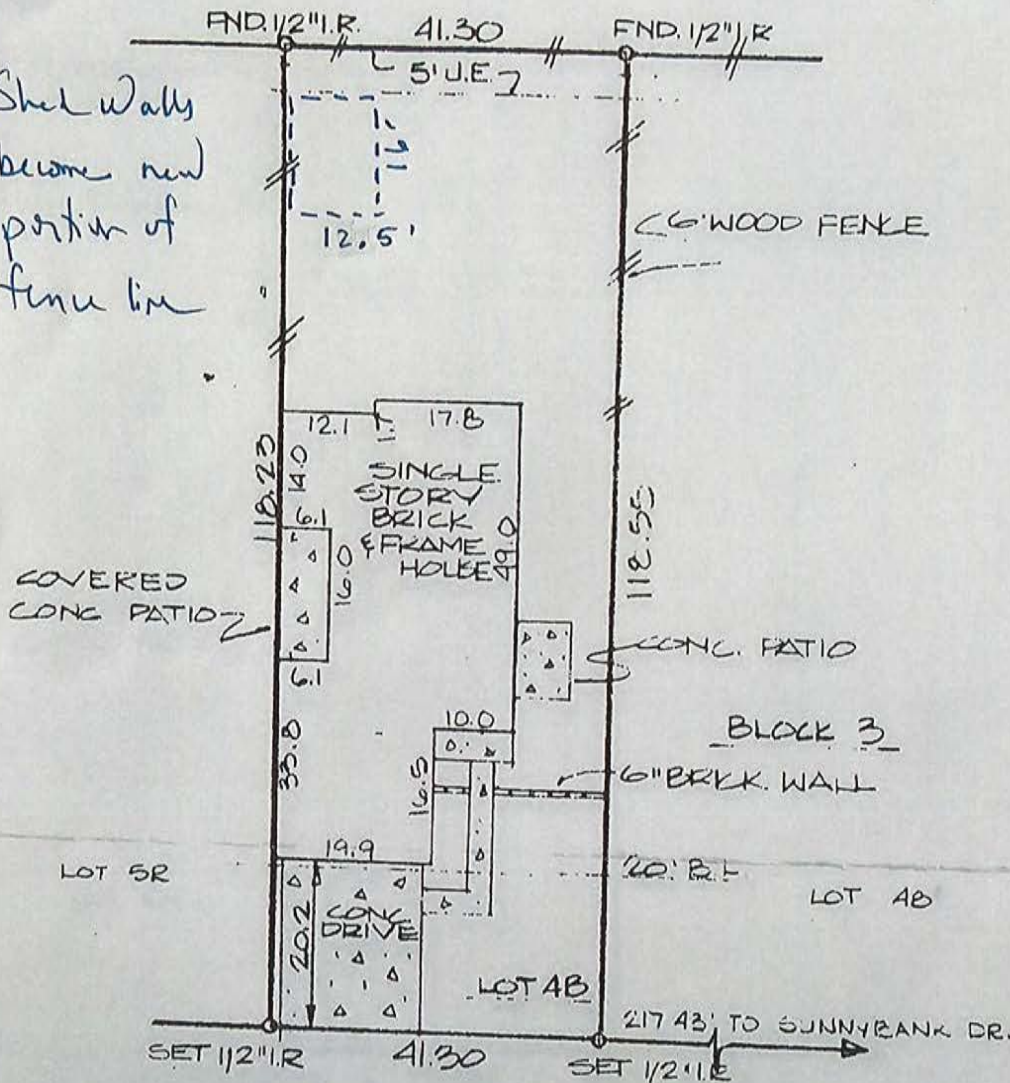
# WMG ENGINEERING & SURVEYING, INC.

200 BRIAR PARK, SUITE 150 • FORT WORTH, TEXAS 76104  
512.341.1777 • FAX 512.341.1778  
512.341.1779 • WWW.WMG-ENGINEERING.COM

6730 Poppy Dr.

#1 Preferred  ← N

Shed Walls  
become new  
portion of  
fence line



Sunnybank Dr. ↓

Poppy Dr  
(50' R.O.W.)

**REVISED**  
3/18/24

Resubmitting SitePlan for smaller shed.

BAR-24-026