



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

May 15, 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/webex/register/r241f984f293e904e18875bf24a37478d>

Meeting/ Access Code: 2558 913 0911 (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 May 13, 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

II. PUBLIC HEARING 1:00 P.M.

A. Approval of Minutes of the April 17, 2024 Hearings _____

B. ANY CASES NOT HEARD WILL BE MOVED TO JUNE 20, 2024.

C. Residential Translation Cases

1. BAR-24-007 Address: 303 - 315 (odds) Haltom Rd
Owner: Jamie Saucedo
Zoning: "A-5" One Family and "B" Two Family Districts

- a. **Special Exception:** Permit an existing solid fence in the platted and projected front yard.
- b. **Variance:** Permit an existing solid fence in the platted and projected front yard taller than 4 feet allowed by Special Exception.

Allowed height with Special: 4 feet
Requested height: 8 feet 5 inches

- c. **Special Exception:** Permit an existing open-design fence up to five feet in height in the platted and projected front yard.

- d. **Variance:** Permit an existing open-design fence and gate in the platted and projected front yard fence taller than allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 8 feet 5 inches

- e. **Variance:** Permit two existing arches on the northern and eastern sides that are taller than the five-foot fence allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 19 feet

- f. **Variance:** Permit existing fence posts that are taller than allowed.

Maximum Height allowed: 5 feet 6 inches
Requested height: 10 feet

- g. **Variance:** Permit an existing accessory structure (open design and solid fencing) on an empty lot with no primary use.

2. BAR-24-018 Address: 5004 Sunshine Drive
Owner: Roberto Rodriguez by Keylin Mata Rodriguez
Zoning: "A-5" One Family within the Stop Six Overlay

a. **Variance:** Permit the construction of a new single-family residence on a lot with less than the required lot area.

Minimum lot area required: 5,000 square feet
Requested lot area: 4,097 square feet

D. New Residential Cases

3. BAR-24-028 Address: 1908 Merrick Street
Owner: Adelaide Deborah Moncrief 2021 Trust by Adelaide Royer
Zoning: "A-5" One-Family

a. **Variance:** Permit the construction of an additional room to an existing house in the front yard setback.

Minimum front yard setback: 25 feet
Requested front yard setback: 4 feet 4 inches

4. BAR-24-030 Address: 3018 Refugio Avenue
Owner: Sir Cotton Estate Properties LLC by Metro Heaven Homes LLC
Zoning: "A-5" One-Family

a. **Variance:** Permit the continued addition of a single-family home that encroaches into the side yard setback

Minimum setback required: 5 feet
Requested setback: 2 feet 3 inches

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

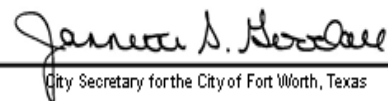
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

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, May 10, 2024 at 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

Translation Cases

BAR-24-007

Address: 303 - 315 (odds) Haltom Road
Owner: Jaime Saucedo
Zoning: "A-5" One Family and "B" Two Family Districts

- a. **Special Exception:** Permit an existing solid fence in the platted and projected front yard.
- b. **Variance:** Permit an existing solid fence in the platted and projected front yard taller than 4 feet allowed by Special Exception.

Allowed height with Special Exception: 4 feet
Requested height: 8 feet 5 inches

- c. **Special Exception:** Permit an existing open-design fence up to five feet in height in the platted and projected front yard.

- d. **Variance:** Permit an existing open-design fence and gate in the platted and projected front yard fence taller than allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 8 feet 5 inches

- e. **Variance:** Permit two existing arches on the northern and eastern sides that are taller than the five-foot fence allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 19 feet

- f. **Variance:** Permit existing fence posts that are taller than allowed.

Maximum Height allowed: 5 feet 6 inches
Requested height: 10 feet

- g. **Variance:** Permit an existing accessory structure (open design and solid fencing) on an empty lot with no primary use.

GENERAL INFORMATION

REGULATION:

5.305 Fences

B. Height and front yard regulations for one-family and two-family dwellings
2. b. No solid fences and walls are permitted in the required front yard, projected front yard or platted front yard of one-family and two-family residential dwellings. The board of adjustment may grant a special exception to allow a solid fence or wall up to four feet in height in the front yard, platted front yard or projected front yard in accordance with the requirements set forth for special exceptions

c. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50% in density may be permitted within the minimum required front yard, platted front yard or projected

BOARD OF ADJUSTMENT – RESIDENTIAL, 5/15/2024 INFORMATION REPORT

front yard of one-family and two-family residential dwellings as a special exception by the board of adjustment provided the following conditions are met:

1. The fence will be compatible with the existing use and permitted development of the adjacent properties; and
 2. The applicant obtains the consent of the property owners of the properties adjacent to the applicant's property and the property owners of the property located directly across the street from the applicant's property.
- d. Fence designs may include columns to a maximum height of five feet, six inches.

LOT HISTORY:

Development Services demolition permit PV17-00207. Finalized (7/10/2017)

Code Compliance case C23-658478, Property is vacant lot zoned as A-5 residential. The front yard also has another iron fence that is greater than 4' in height, and posts one the projected front yard that are greater than 4' in height. 1/23/24

Code Compliance case 23-660724, chain link fence removed, replaced with wrought iron fence approximately 68 inches high (5.6ft); fence post approximately 81 inches high. Circular iron design elements approximately 95" in height. Fence on the side yard approximately 82" in height with no visibility beyond the front set back. Fence exceeds 2' in height at Public Open Space Easement on a corner lot. There are no current permits for this location. 2/1/24

COMPREHENSIVE PLAN DESIGNATION:

Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Riverside Alliance, Neighborhoods of East Fort Worth, East Fort Worth, Inc., United Riverside Rebuilding Corporation, Inc., and East Fort Worth Business Association.

EXISTING CONDITIONS:

The subject property is a single-family residence in an established neighborhood, platted without alley. The lot contains a 9% slope from the northwest to the southeast, is irregularly shaped, and without any floodplain or other environmental constraints. The subdivision was platted in 1951. According to historical aerials, a home was built between 1952 and 1963. City of Fort Worth aerials show a residence was on the lot until it was demolished between September 2016 and January 2017.

Items "a through d"

The platted block shows the applicant's 4 lots facing Haltom Road, and the remainder of the block facing north and south. This lot configuration creates a front yard on the eastern side of the subject property and projected front yards on the northern and southern sides, essentially wrapping a front yard along the street frontages. The property owner has requested a Special Exception and Variance for a 6-foot solid fence (highlighted in orange) and a second request for another Special Exception and Variance for a 6-foot open design fence (highlighted in yellow) for the same parcel.

According to historic aerials and Google Street view imagery, a legal nonconforming chain-link fence existed on the property until 2016. Google Street

BOARD OF ADJUSTMENT – RESIDENTIAL, 5/15/2024 INFORMATION REPORT

view shows the solid and opened design fencing installed in 2018. The current solid 6-foot solid fence (highlighted in orange) is installed on the northern side. The solid fence is in the front yard for the 25-foot front yard on Haltom Road and the projected front yard caused by the homes to the west of the subject parcel, on Conway Street.

The open design fence has approximately 8 feet tall metal wagon wheel gates with a 6-foot wrought-iron fence installed along the eastern side of the property. The open design fence (highlighted in yellow) runs along Haltom Road to the southern part of the property and no longer has the chain-link fence. The open-design fence is in the front yard for the 25-foot front yard on Haltom Road and in the projected front yard caused by the homes to the west on Goddard Road.

The required support petition submitted contains one required signature of the property owner to the west, without the other 5 property owners' signatures of land directly adjacent to or across the street from the subject. The remaining signatures are for owners who live in the vicinity, but do not contribute to the required signatures. The other front yards in the vicinity contain compliant open-design fences, with the exception of one solid fence erected between 2015 and 2017 without an approved Special Exception. The 8-foot 5-inch solid fence and 6-foot open design fence **are not** compatible with the neighborhood, due to the lack of other comparable fences and lack of required signatures on the support petition.

Items "e through g"

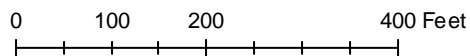
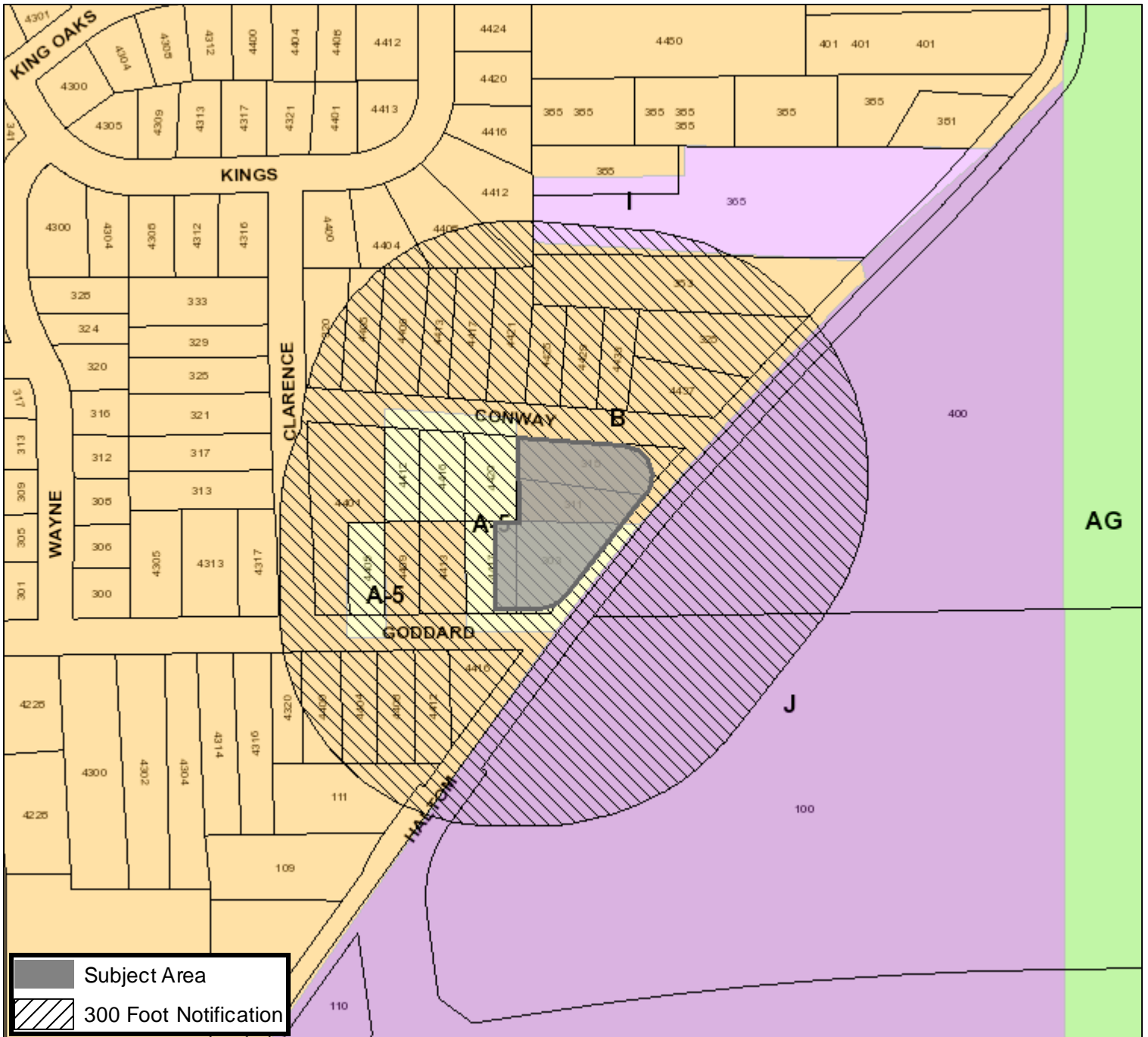
The property owner has applied for additional variances for fence posts and fence arch heights, and a variance for an accessory structure (open design and solid fencing) on a lot without a primary use. The property owner has installed two entry arches above the 8 feet 5 inches tall entry gates. These entry arches are 19 feet tall (noted in bold). The first is located at the north of the property, and the second is located on the eastern side.

The current solid 8-foot solid fence (highlighted in orange) installed on the northern side have 10-foot fence posts, where 5 feet 6-inch fence posts are allowed by right. The 6-foot open design fence that runs along Haltom and Goddard Road has fence posts that are 8 feet tall. The solid and open-design fence encloses four vacant lots, where fencing is only allowed on a lot with a residence. No permits or BOA approvals were found for the fences, arches, or posts.



Area Zoning Map

Applicant: Jamie Saucedo
Mapsc0: 64T
Commission Date: 3/20/2024



Aerial Photo Map



0 70 140 280 Feet



Google Maps 315 Haltom Rd

Fort Worth, Texas

Google Street View

Sep 2018

See latest date



Image capture: Sep 2018 © 2024 Google



BAR-24-007



BAR-24-007



BAR-24-007



BAR-24-007



BAR-24-007



BAR-24-007



**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: 303, 311 & 315 Haltom Rd Ft Worth TX 76111
 Lot/Tract: 0.7, 8, 9 Block/Abstract: 4 Lot Size: 0.74 Ac
 Legal Description: Addition/Survey: Bert M. Devenport Subdivision

Owner's Name: Jaime Seucedo
 Address: 3212 East 4th Street
 City: Fort Worth State: TX Zip: 76111
 Tele: () 817-713-5836 E-Mail jaimeseucedo1969@gmail.com

Applicant's Name: Same
 Address: _____
 City: _____ State: _____ Zip: _____
 Tele: () _____ E-Mail _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Provide enhancement to an existing fence along Haltom Road, consisting
of approximately 24 - 8 foot diameter see-through steel spoked
"wagon wheels" as per attached exhibits. Visibility will not be
impeded. 12 wheels are in place - 12 more are proposed
yo fence 19 pies 2 puertas 2 FENCE DOOR 19 FT

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Partial Under Construction Proposed Partial
 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 fence in projected front yard, Solid fence in projected front yard.
 Variance for: Open design fence (19ft), material, Solid fence, Solid fence Hgt, Open design fence projected front yard
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>2.1.2024</u>	FEE AMOUNT PAID: <u>\$4,950.00</u>	# OF REQUESTS: <u>6</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24.007</u>
-----------------------------------	---------------------------------------	----------------------------	----------------------------	-------------------------------

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 the wagon wheels to the existing fence is not a hardship. It is an elective choice to benefit this property and adjacent properties
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 that the applicant wants to improve the existing fence at some personal investment & expense. There is no relationship to the zoning district
3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. Granting this request will have no affect on the intent and purpose of the comprehensive plan
4. The variance will not adversely affect the health, safety, or welfare of the public. A see-through fence enhancement has no adverse affects on health safety or welfare
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. Adjacent neighbors support this request as their property value will be elevated.

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)

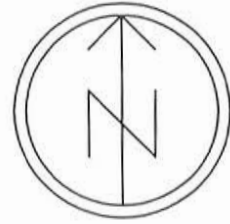
Signature: X Jaime Saucedo

Date 11-13-2023

SITE PLAN

EXHIBIT FOR
FENCE HEIGHT VARIANCE

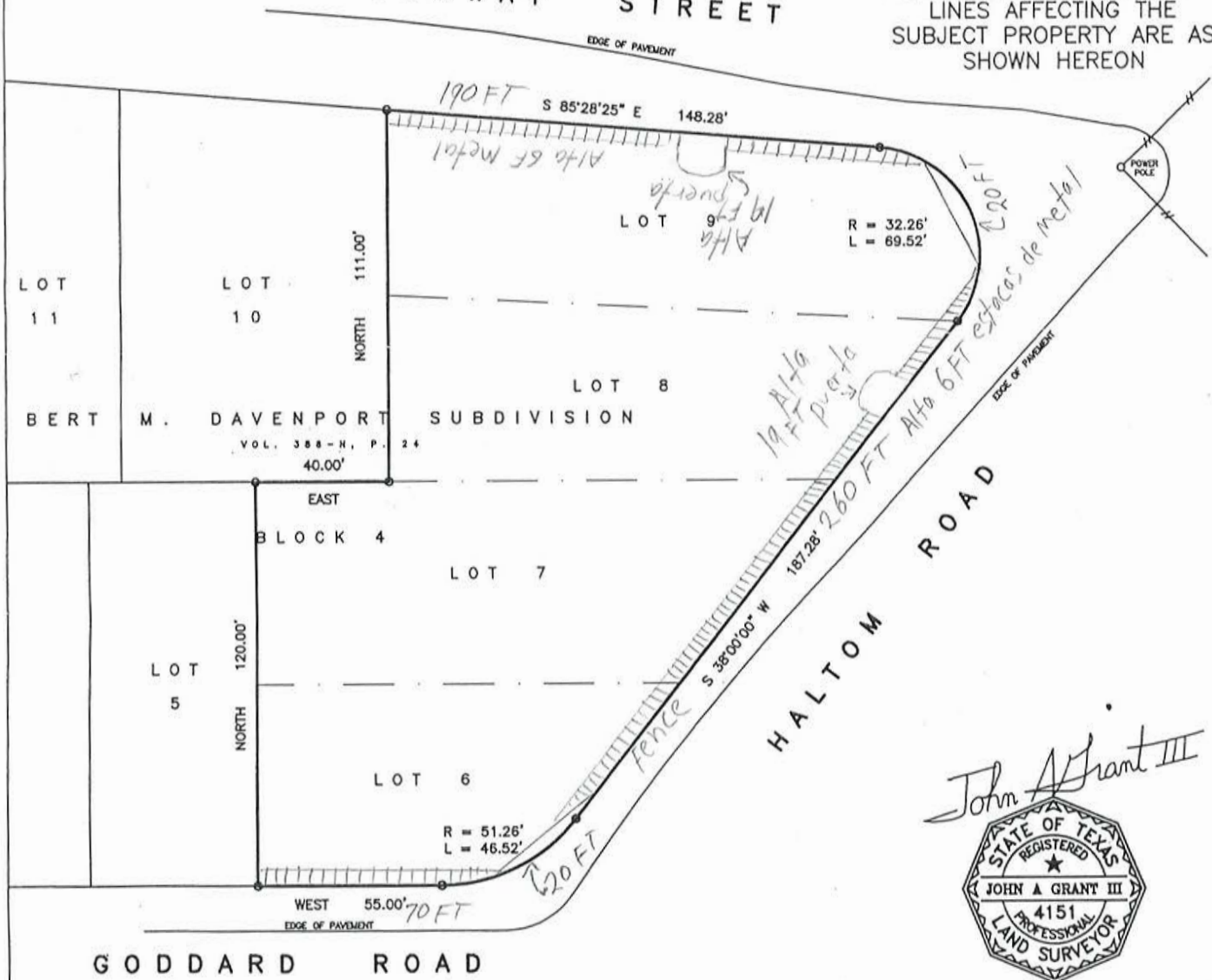
LOTS 6, 7, 8 AND 9, BLOCK 4
BERT M. DAVENPORT SUBDIVISION
303, 311 & 315 HALTOM ROAD
FORT WORTH, TEXAS 76111



SCALE: 1" = 30'

CONWAY STREET

NOTE: ALL OVERHEAD UTILITY
LINES AFFECTING THE
SUBJECT PROPERTY ARE AS
SHOWN HEREON



John A Grant III



November 8, 2023

Grant Engineering, Inc.

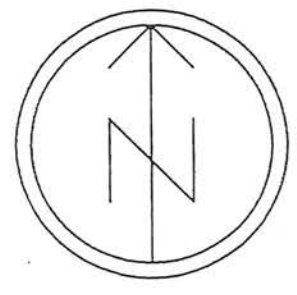
Engineers	Surveyors	Planners
2751 Park Hill Drive	Fort Worth, Texas 76109	817-923-3131
Firm Registration No. 100919-00		

BAR-24-007

SITE PLAN

EXHIBIT FOR
FENCE HEIGHT VARIANCE

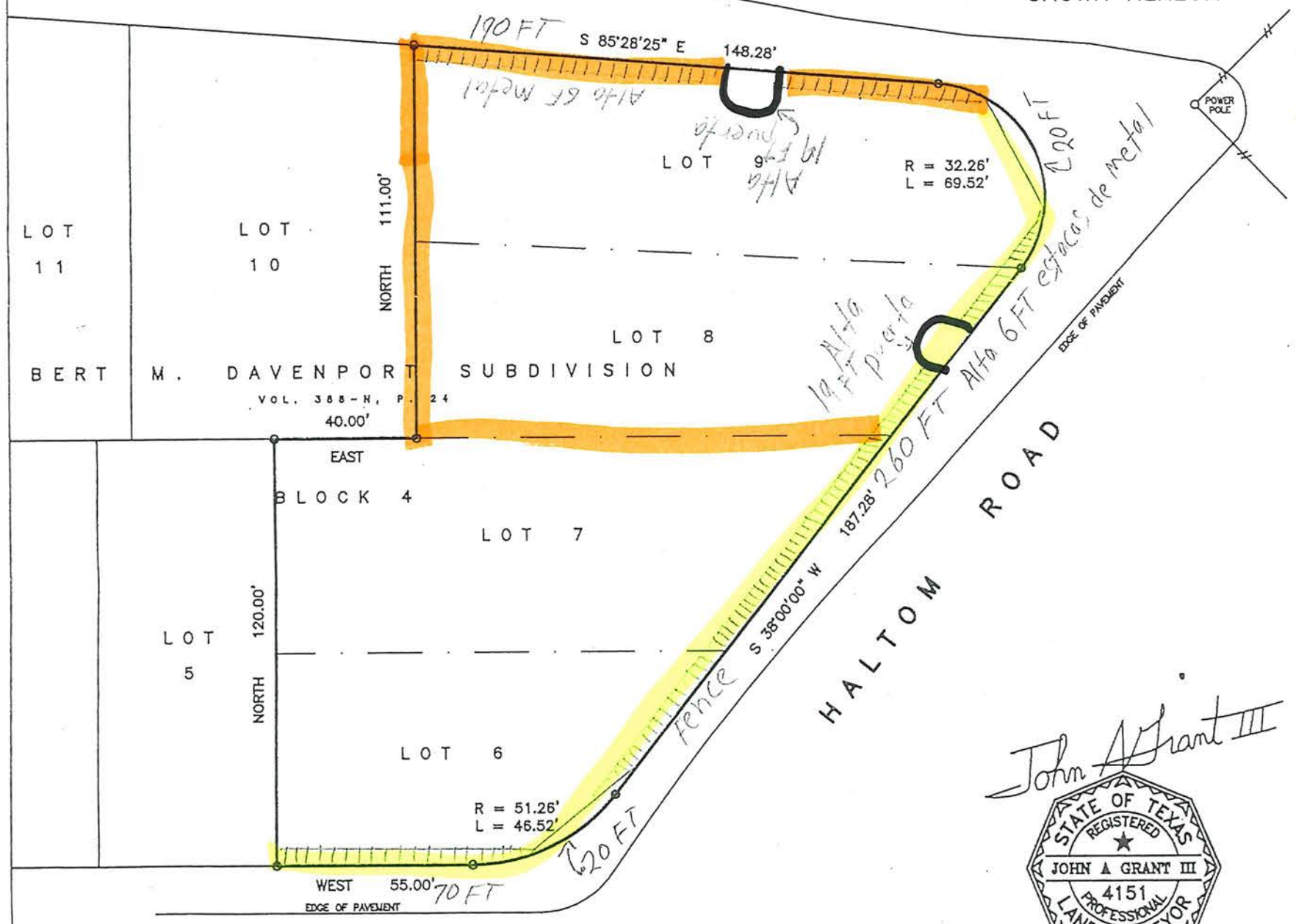
LOTS 6, 7, 8 AND 9, BLOCK 4
BERT M. DAVENPORT SUBDIVISION
303, 311 & 315 HALTOM ROAD
FORT WORTH, TEXAS 76111



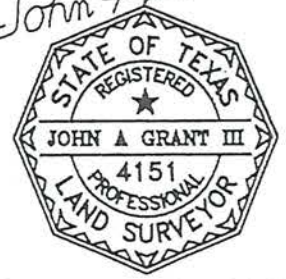
SCALE: 1" = 30'

CONWAY STREET

NOTE: ALL OVERHEAD UTILITY
LINES AFFECTING THE
SUBJECT PROPERTY ARE AS
SHOWN HEREON



John A Grant III



November 8, 2023

Grant Engineering, Inc.

Engineers	Surveyors	Planners
2751 Park Hill Drive	Fort Worth, Texas 76109	817-923-3131
Firm Registration No. 100919-00		

BOARD OF ADJUSTMENT – RESIDENTIAL, 5/15/2024 INFORMATION REPORT

BAR-24-018

Address: 5004 Sunshine Drive
Owner: Roberto and Keylin Rodriguez
Zoning: "A-5" One Family within the Stop Six Overlay

a. **Variance:** Permit the construction of a new single-family residence on a lot with less than the required lot area.

Minimum lot area required: 5,000 square feet

Requested lot area: 4,097 square feet

GENERAL INFORMATION

REGULATION:

4.705 "A-5" One-Family
Minimum lot size: 5,000 square feet

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 Valleys, Inc., Fort Worth ISD., Stop Six Sunrise Edition, Stop 6/Poly Oversight, Echo Heights Stop Six Environmental Coalition, East Fort Worth, Inc., and Southeast Fort Worth Inc.

**EXISTING
CONDITIONS:**

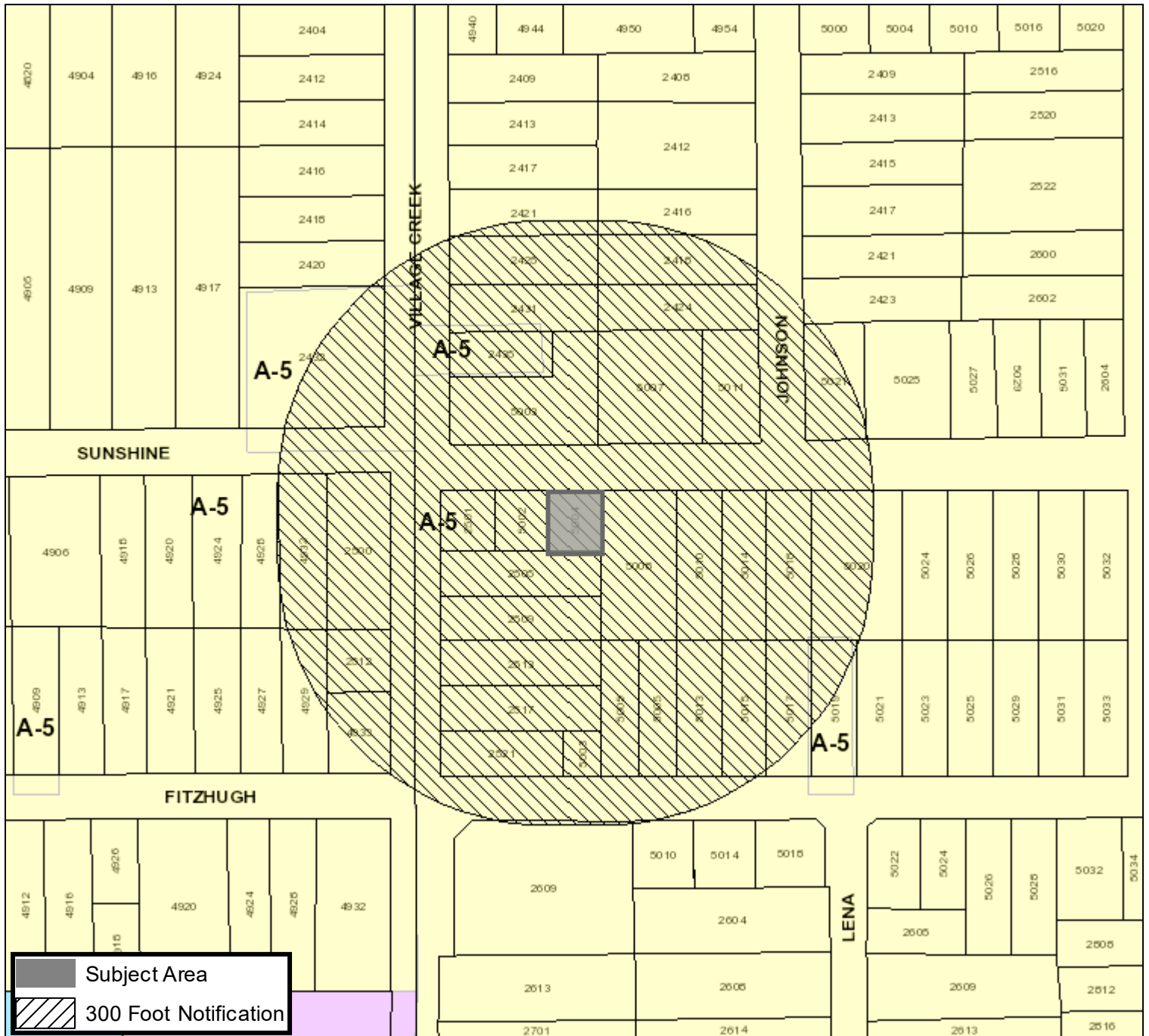
The subject property is in an established neighborhood, platted without an alley. The lot is flat, square shaped, and without any floodplain or any other environmental constraints. The subdivision was platted in 1943 with a 30-foot front yard setback. The subject lot and the two lots to the west were initially platted together as a single 177-foot long lot. The three lots have been informally subdivided; however, no information is available to accurately determine when the informal subdivision occurred.

The applicant submitted a variance request in order to build a new residence on a lot that is 4,097 square feet, where a minimum of 5,000 square feet is required. The lot has a 69-foot 44-inch lot width and is 59 feet long for 4,097 square feet total. The lot was originally platted with a total lot size of 11,815 square feet. After the lot was informally subdivided into three smaller lots, a residence was built on the middle and eastern lots in 1950. The house on the subject property appears to have been demolished in the 19080s. The middle lot contains the remaining structure, but a building permit has been submitted for the western lot. The proposed residence meets all setbacks and Stop Six Development Standards.

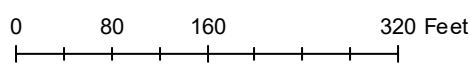


Area Zoning Map

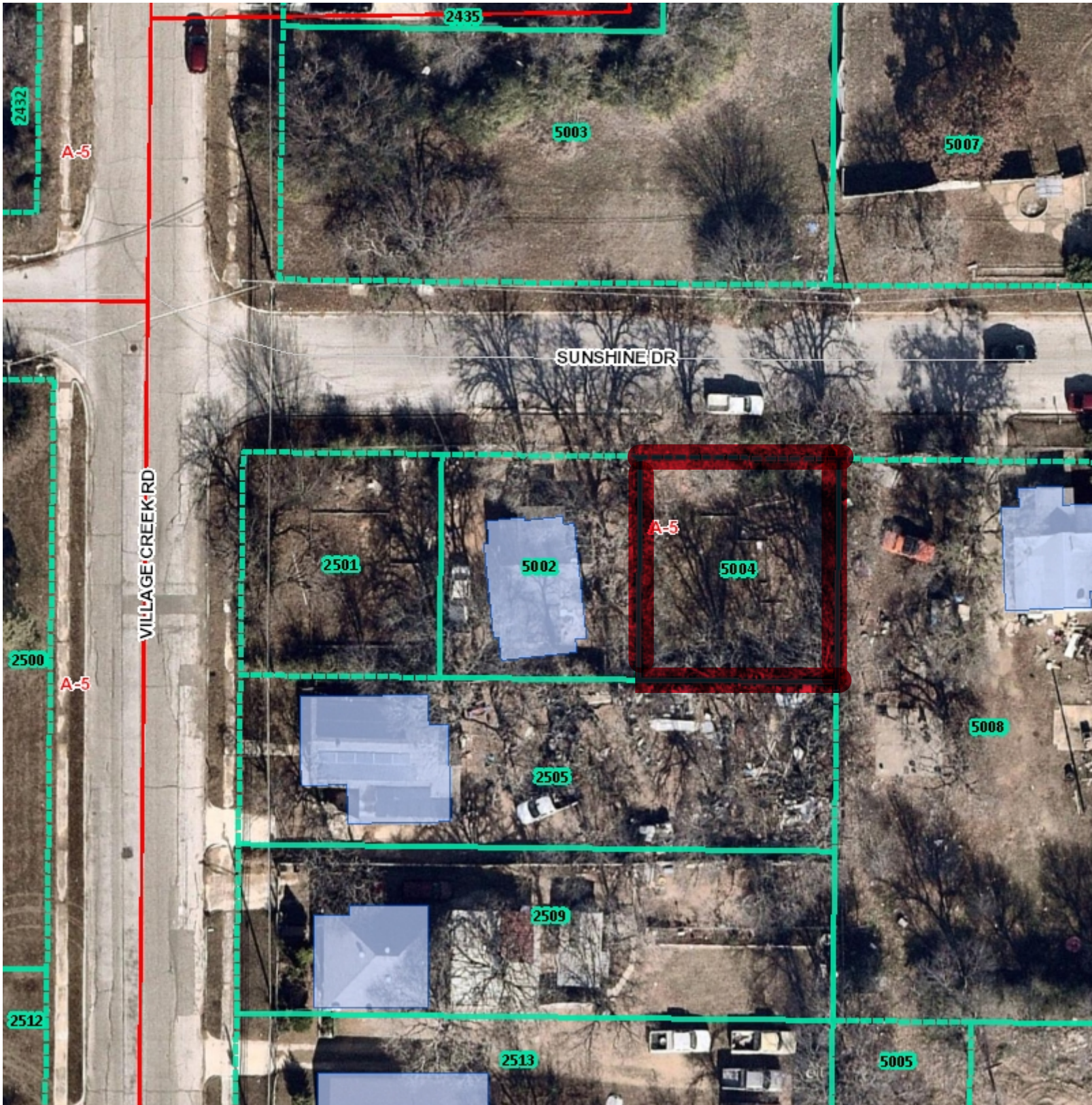
Applicant: Roberto Rodriguez by Keylin Mata Rodriguez
Mapsco: 79T
Commission Date: 5/15/2024






Subject Area
 300 Foot Notification



BAR-24-018



NCTCOG Freeways	1: 5: 8: 9	Access Ramp		
Connecting Road	Major Arterial	Minor Arterial		
Other	Primary Highway	Secondary Highway	10/30/23 9:28 AM	1: 553
Service Road	Parcels	Building Footprints	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.</p>	
Zoning Outline	Streets CFW	Adjacent Cities	<p>NCTCOG ORTHOPHOTOGRAPHY</p>	



Aerial Photo Map



0 20 40 80 Feet



**SOLICITUD A LA
MESA DIRECTIVA DE AJUSTE DE ZONIFICACION
CIUDAD DE FORT WORTH, TEXAS**



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

POR FAVOR ENTREGUE UN PLANO DE SITIO DETALLADO

Dirección de local afectada: 5004 Sunshine dr Fort Worth TX 76105
 Lote/Tracto: 1 Bloque/Abstracto: 4 Tamaño de Lote: 4,096 sq ft
 Descripción Legal: Adición/Topografo: Park View

Nombre de Propietario: Roberto Rodriguez Telefono: (682) 785-0056
 Dirección: 1701 Faith dr APT 810
 Ciudad: Fort Worth TX Estado: TX Código Postal: 76120
 Correo Electronico: Rerodriguez77@icloud.com

Nombre de Solicitante: Keylin Alejandra Mata Rodriguez Telefono: (682) 208-2562
 Dirección: 1701 Faith dr APT 810
 Ciudad: Fort Worth Estado: TX Código Postal: 76120
 Correo Electronico: alemata4358@gmail.com

Provee una descripción del Proyecto existente/propuesta, con tipo/uso de la estructura, dimensiones, altura, y materiales:

Translation on top of next page -->

Mi esposo y yo compramos este lote en 2019 de buena fe en busca de contruir nuestro propio hogar sin saber que las medidas de el lote no eran aceptadas por la city hall les pedimos que por favor revisen nuestro caso y nos den la ayuda que necesitamos para llevar nuestro proyecto aca

Documentos adicionales pueden ser sometidos para apoyar su caso, si suministran fotos, por favor etiquete cada imagen.

Estado de Proyecto: Existente Bajo Construcción Propuesto
 Status of Property: Ocupado por Propietario Terreno vacio No Ocupado por el Propietario

Caso anterior de la Mesa Directiva presentado en esta propiedad: Si No

Fecha: _____ Numero(s) de Caso: _____

¿El propósito de esta solicitud es proporcionar adaptaciones razonables para una(s) persona(s) con discapacidades? Si No

En caso afirmativo, la solicitud se dirigirá al Director de Planificación y Desarrollo o al Administrador de Zonificación para su revisión de Conformidad con la Ordenanza No 22098-03-2016, "Alojamiento razonable o Modificación para Usos Residenciales." Las solicitudes bajo una revisión de la Ordenanza de Adaptación Razonable no serán escuchadas por la Mesa Directiva de Ajuste. Consulte la Ordenanza No 22098-03-2016 (Capítulo 17, División V) para obtener más información.

NOTA AL PERSONAL: En caso afirmativo, envíe una copia de esta aplicación y de los archivos adjuntos al Administrador de Zonificación.

¿Ha informado a su Asociación de Propietarios de Viviendas Si No o Vecinos Si No de la solicitud?

Para ver las audiencias: <http://www.fortworthtexas.gov/>, haga clic en "Ver en línea ahora" y "Tablero de ajuste de vídeo".

SOLAMENTE PARA EL USO DEL PERSONAL: ZONIFICACIÓN A5

Variación Ocupada del Propietario (Una y Dos Casas Familiares) para la Sección _____
 Excepción Especial para la Sección _____
 Varianza para LOT SIZE
 Interpretación de la Regulación _____

FECHA RECIBIDA:

3/8/2024

CUOTA PAGADA:

\$750 -

DE SOLUCITUDES:

1

RECIBIDO POR:

MP.

NUMERO DE CASO:

BAR.24.018

--> My husband and I purchased this lot in 2019 in good faith in search of building our own home without knowing that the measurements of the lot were not accepted by the city hall.

We ask that you please review our case and give us the help we need to carry our project here.

BAR-24-018

Propuesta de Solicitud, Solamente para Varianza

Por favor explique con sus propias palabras, cómo la solicitud cumple con cada uno de los criterios de dificultad enumerados a continuación.

1. La varianza no es una dificultad auto-impuesta. la varianza requiere un minimo de 5,000sqft y nuestro terreno solo mide 4,096 sqft
The variance requires a minimum of 5,000 sq ft and our land only measures 4,096 sq ft.
2. La propiedad donde se busca la varianza tiene circunstancias únicas existentes en la propiedad, como el área, la forma, o inclinación de terreno; que las circunstancias únicas no fueron creadas por el propietario de la propiedad; que la solicitud no es meramente financiera o por conveniencia; y que la circunstancia no se debe a las condiciones generales del distrito de zonificación de la propiedad.
NO la compra fue de buena fe con el unico fin de construir nuestro propio hogar
No. The purchase was in good faith with the sole purpose of building our own home.
3. La varianza sería armonía con la intención y el propósito del plan integral y el capítulo específico de la ordenanza de zonificación.
Si
Yes
4. La varianza no afectará negativamente la salud, la seguridad o el bienestar del público.
NO
No
5. La varianza no lesionará sustancial o permanentemente el uso apropiado de la propiedad adyacente en el mismo distrito.
NO
No

Reconocimiento

Yo certifico que la información proveída es verdadera y correcta en la medida de mi conocimiento, y que yo, o mi representante autorizado, estare(mos) en la audiencia pública del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificación Pública. Si inicio el retiro después de que se dé un aviso público, la tarifa de presentación no será reembolsable. Además, no se podrá presentar una nueva solicitud de audiencia dentro de los 24 meses siguientes a la denegación del Consejo, a menos que la denegación sea sin perjuicio o se hayan producido cambios sustanciales que justifiquen una exención del Consejo del periodo de retraso obligatorio de la solicitud de 24 meses. **ENTIENTO QUE TODOS LOS PERMISOS REQUERIDOS DEBEN OBTENERSE DENTRO DE 180 DIAS.**

Firmado por: El Propietario Solicitante o Agente

Fecha: 02/29/24

26041

O. H. Chapman
201 East 9th Street
Dallas

REC'D
COUNTY CLERK
TARRANT COUNTY TEXAS

NOV 21 1943

RECEIVED
AND FILED

FILED
RECORDED
COMPAED
INDEXED
(TARRANT COUNTY)

VOLUME 388-B

191

THE STATE OF TEXAS
COUNTY OF TARRANT

THAT, I, O. H. Chapman of Ellis County, Texas, the owner of the following described tract of land in Tarrant County, Texas, to-wit:

That tract of land situated in Tarrant County, Texas, being 30 acres of land out of that 200 acre tract off the east side of the north half of a one-third League survey, about five and one-half miles south 70° east from the City of Fort Worth, Texas, patented to the heirs of John M. Henderson, assignee of Geo. J. Assabrunna, November 27, 1868, Patent No. 328, Vol. 17, Abstract No. 7, Certificate No. 437:

Beginning 144 4/5 varas west of the northeast corner of said Assabrunna one third League Survey;

Thence south 376 varas, a stone for corner;

Thence west 451 1/5 varas, a stone for corner on west line of said 200 acre tract;

Thence north 376 varas, a stone for corner, same being the northeast corner of said 200 acre tract;

Thence east 451 1/5 varas to place of beginning, containing 30 acres of land, and being the same land conveyed to O. H. Chapman by Joe Maxville, et ux, June 17, 1909, recorded in Vol. 219, Page 174, Deed Books of Tarrant County, Texas:

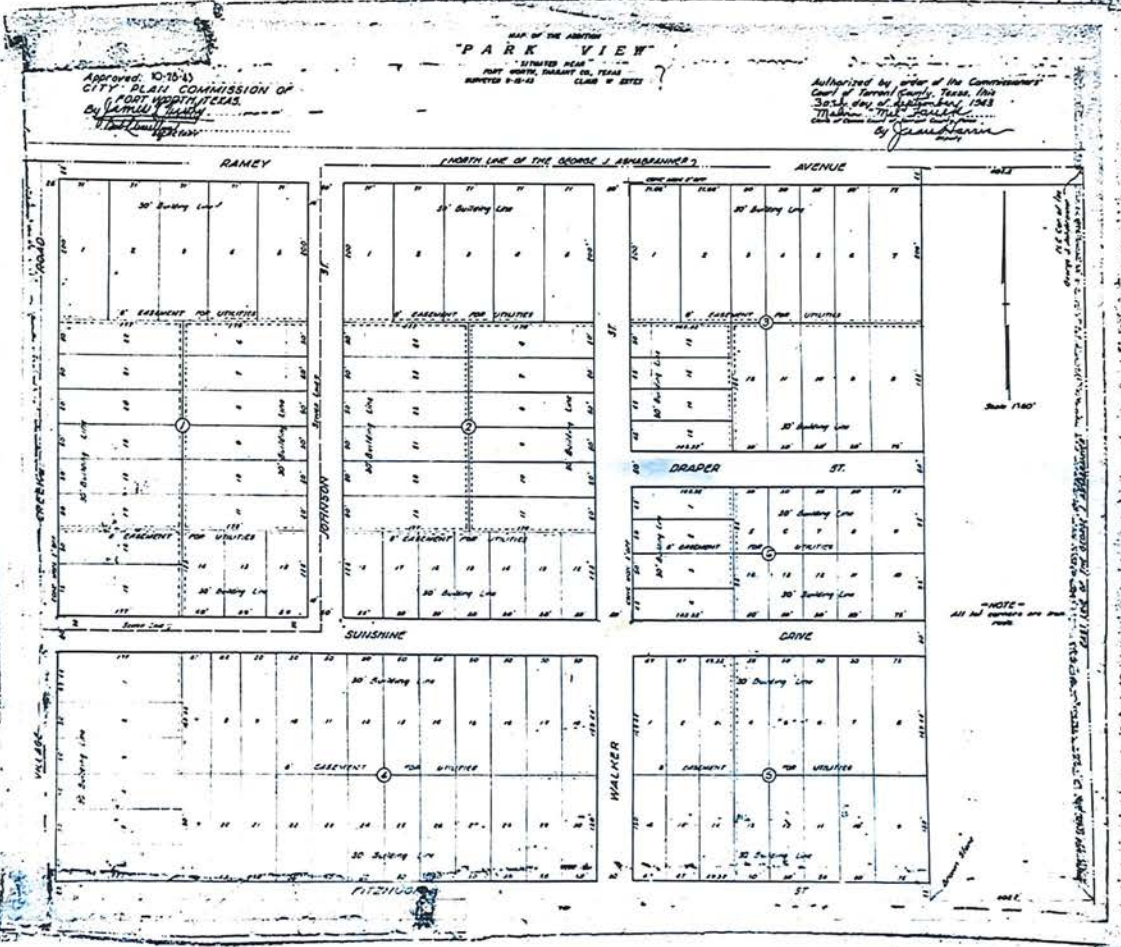
do hereby adopt the map attached hereto as my plan for subdividing the same, to be known as "Park View" an addition near the City of Fort Worth, Texas, and do hereby dedicate as highways for the use of the public the streets and alleys as shown thereon, except that I reserve to myself, my heirs, executors, administrators and assigns, a perpetual easement and right to construct in, over, upon and across said streets, public utilities of every kind, including sewers, water mains and gas mains, and all pipes, lines, conduits and appurtenances in connection therewith.

THE STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, JNO. N. McCLERY, a notary public in and for said County and State, on this day personally appeared O. H. Chapman, 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.

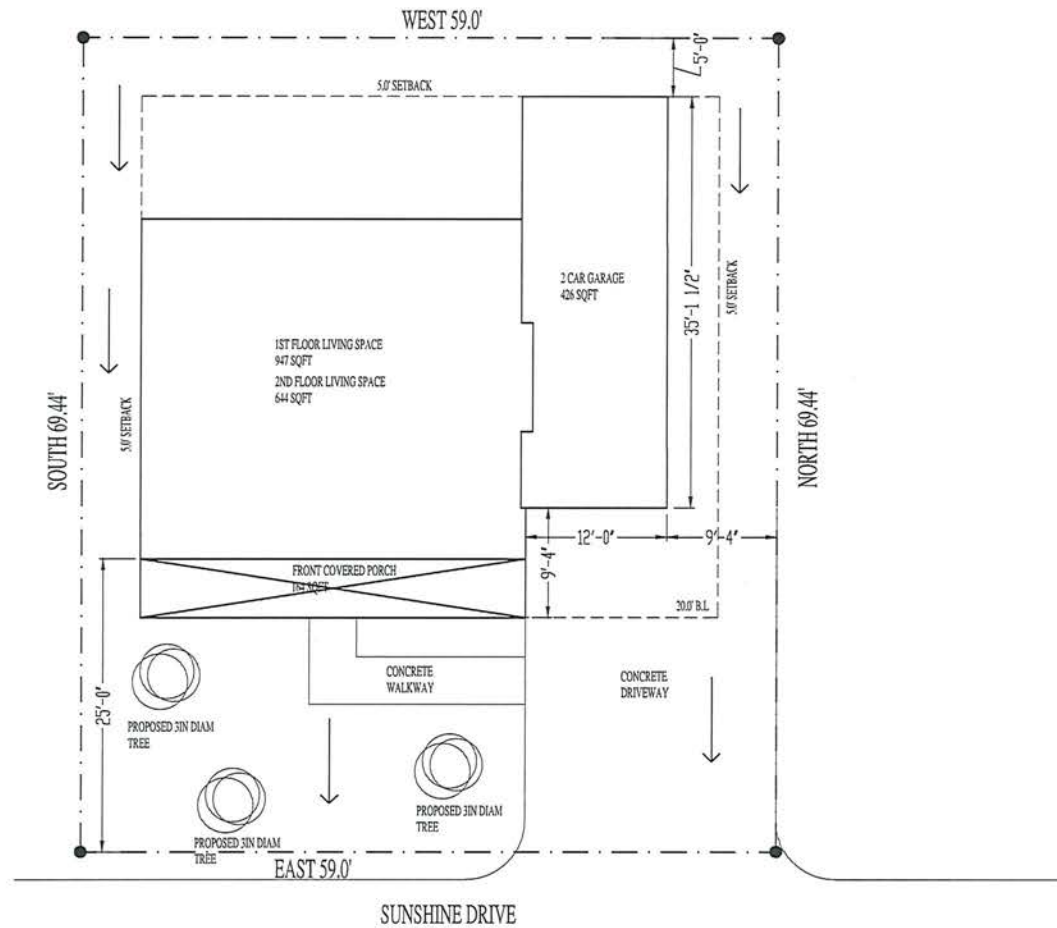
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of October, A.D. 1943


Jno. N. McClery
Notary Public, Ellis County, Texas



MATERIAL SEAL
Impressed

REVISED
3/26/24




 NORTH
 SITEPLAN
 SCALE 1"=5'
 5004 SUNSHINE DR
 FORT WORTH 76105
 LOT 1
 BLOCK 4
 PARK VIEW ADDITION

LOT DRAINAGE TYPE 'A'
TO THE STREET

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND /OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE. FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHERED BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFY BY THE CONTRACTOR AT THE JOB SITE.

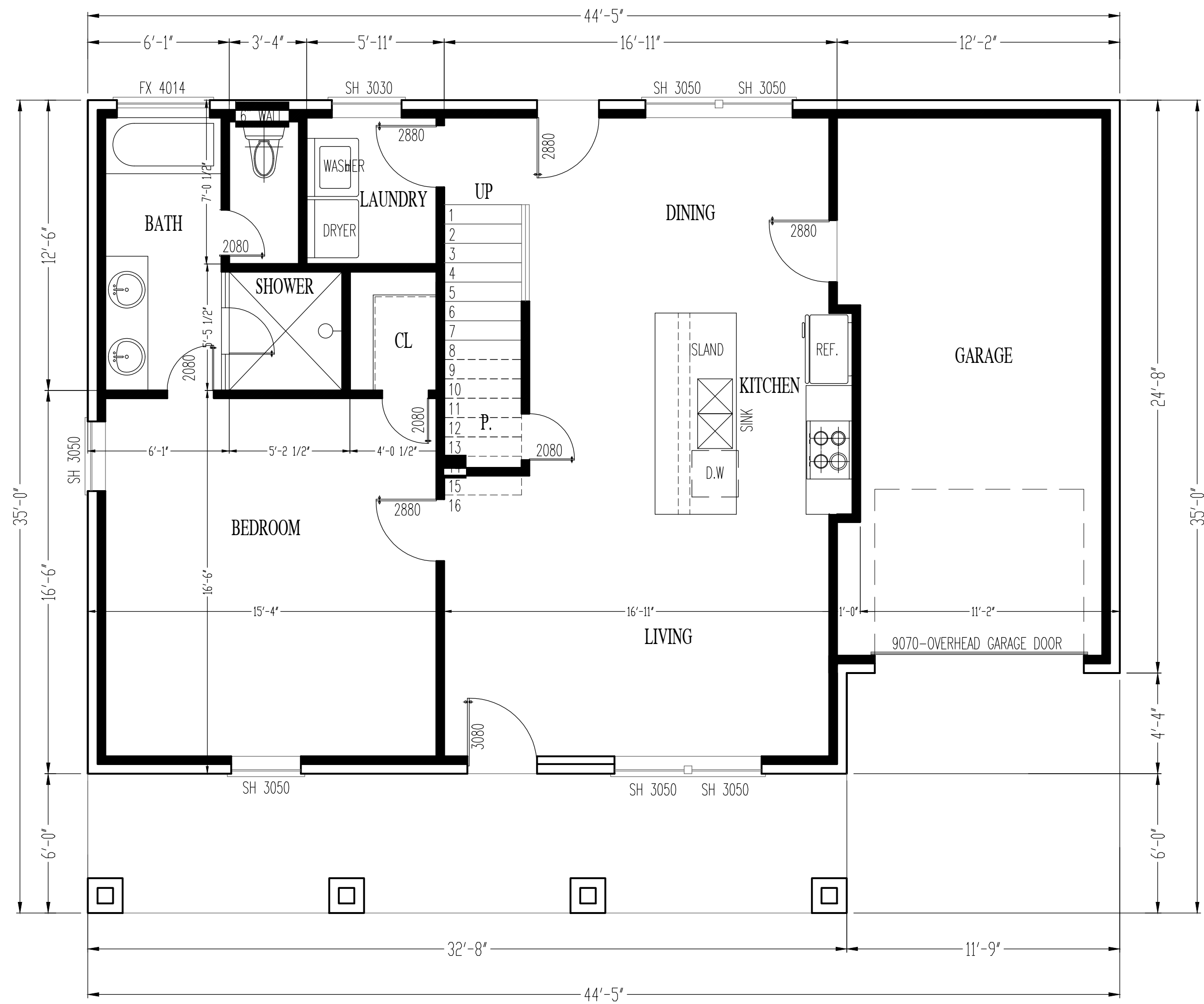
Revision Number	Date	Description

5004 SUNSHINE DRIVE
FORT WORTH TX 76105

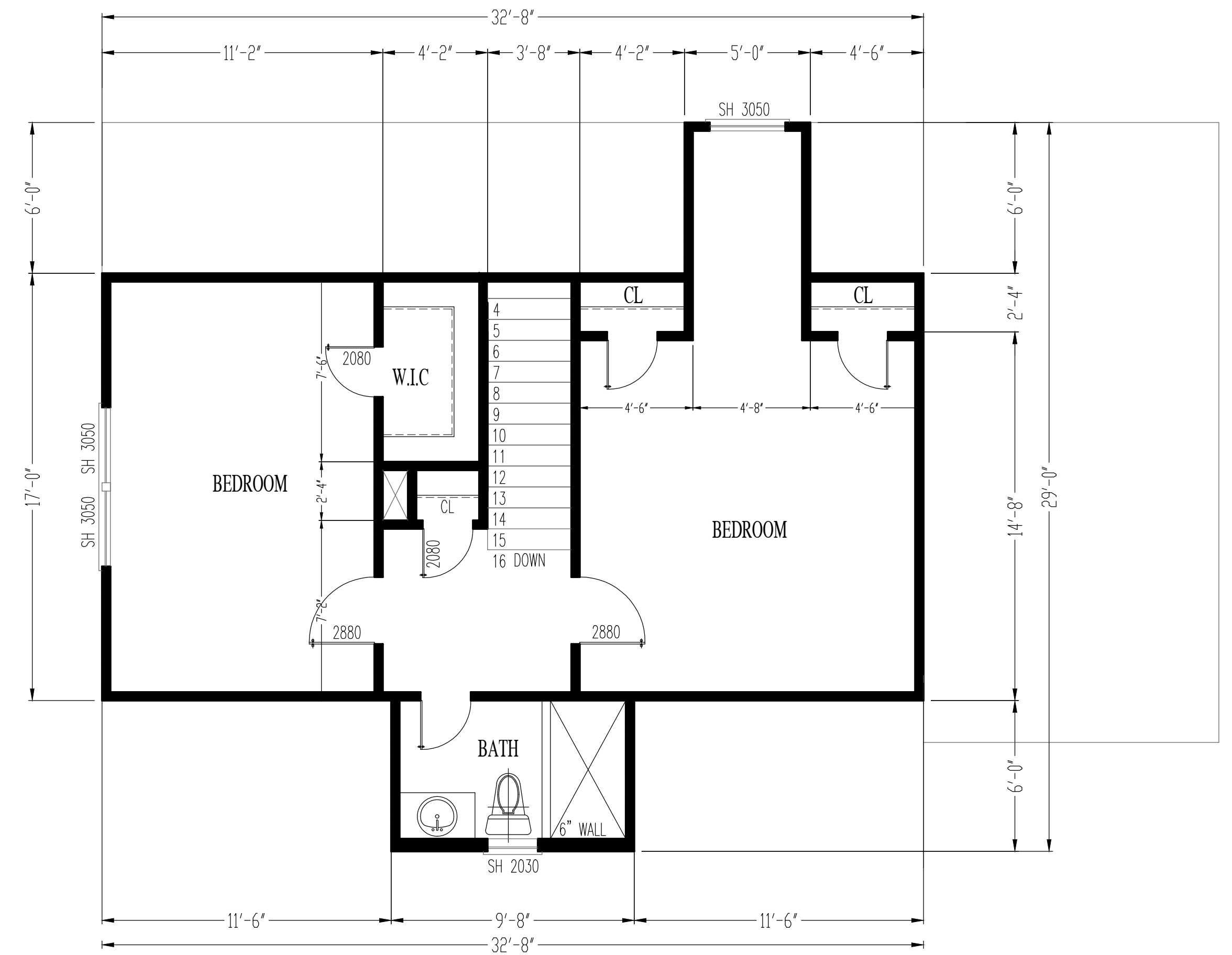
NEW HOUSE

DRAWING NUMBER: **GAR**
DRAFTING
(817)401-5202

DATE:	1/2024
SCALE:	
SHEET:	
SITEPLAN	



FIRST FLOOR PLAN
 1/4" = 1'-0"
 NORTH



SECOND FLOOR PLAN
 1/4" = 1'-0"
 NORTH

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE, THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND /OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE, FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHEARD BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFY BY THE CONTRACTOR AT THE JOB SITE,

Number	Date	Revised By	Description

5004 SUNSHINE DRIVE
 FORT WORTH TX 76105

NEW HOUSE

DRAWINGS PROVIDED BY:
GAR
 DRAFTING
 (817)401-5202

DATE:

1/2024

SCALE:

SHEET:

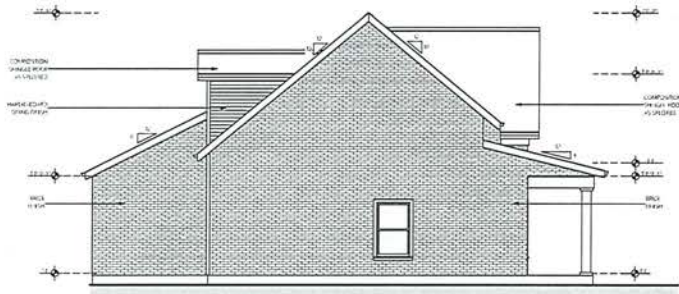
A1.0



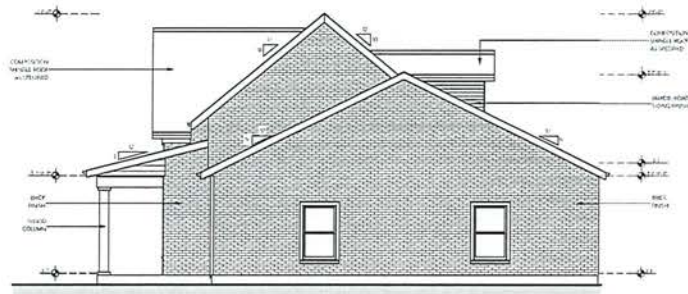
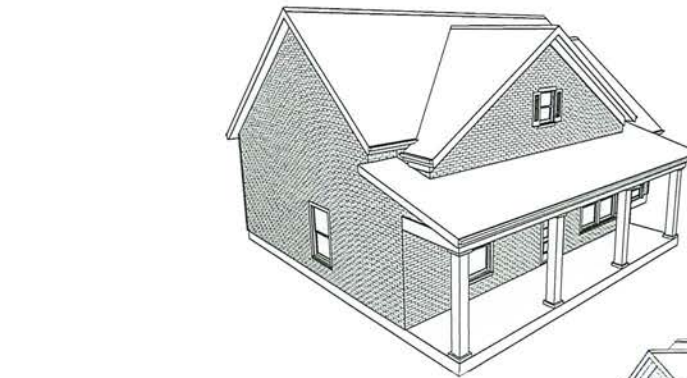
FRONT ELEVATION
SCALE 3/16" = 1'-0"



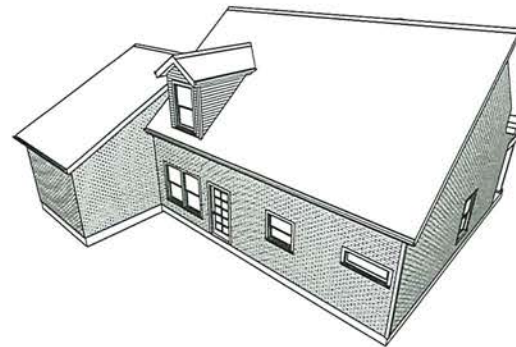
REAR ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 3/16" = 1'-0"



RIGHT ELEVATION
SCALE 3/16" = 1'-0"



APPLICANT IS RESPONSIBLE FOR COMPLYING WITH CITY CODES. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE WORK

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

5004 SUNSHINE DRIVE
FORT WORTH TX 76105

NEW HOUSE

DRAWINGS PROVIDED BY:
GAR
DRAFTING
(817)401-5202

DATE:
27/3/2024

SCALE:

SHEET:

A1.1

BAR-24-028

Address: 1908 Merrick Street
Owner: Adelaide Deborah Moncrief 2021 Trust by Adelaide Royer
Zoning: "A-5" One Family

a. **Variance:** Permit the construction of an additional room to an existing house in the front yard setback.

Minimum front yard setback: 25 feet
Requested front yard setback: 4 feet, 4 inches

GENERAL INFORMATION

REGULATION:

6.101 YARDS

D. Front yard setbacks.

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

- a. The platted building line (**25 feet**);
- b. The setback for the applicable zoning district (**20 feet**); or
- c. The setback of the nearest building on either side that is the closest to the street (**25'**), 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.

LOT HISTORY:

Development Services building permit, PB20-12937, residential addition for garage and habitable space, issued and last inspection 12/9/2021.

Development Services building permit, PB21-00774, residential accessory building (covered patio), HOLD comments for not meeting accessory building setback and exceeding accessory building square footage, expired 8/1/2021.

COMPREHENSIVE PLAN DESIGNATION:

Single-Family 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, Como NAC, Arlington Heights NA, West Byers NA, Sunset Heights NA, Crestline Area NA, Tarrant Regional Water District, and Camp Bowie District, Inc.

EXISTING CONDITIONS:

The subject property is in an established neighborhood, platted without an alley, near the top of a hill. The lot is irregularly shaped, and contains a heavily treed area along the northern property line, without any floodplain. The site slopes downward from the western property line to the northern property line. The treed area corresponds to a 70% slope in the northern side yard, while the western side yard contains a 27% slope, with a graded flat area in the middle. The house straddles two lots in separately platted subdivisions, which ties the lots together as one premise.

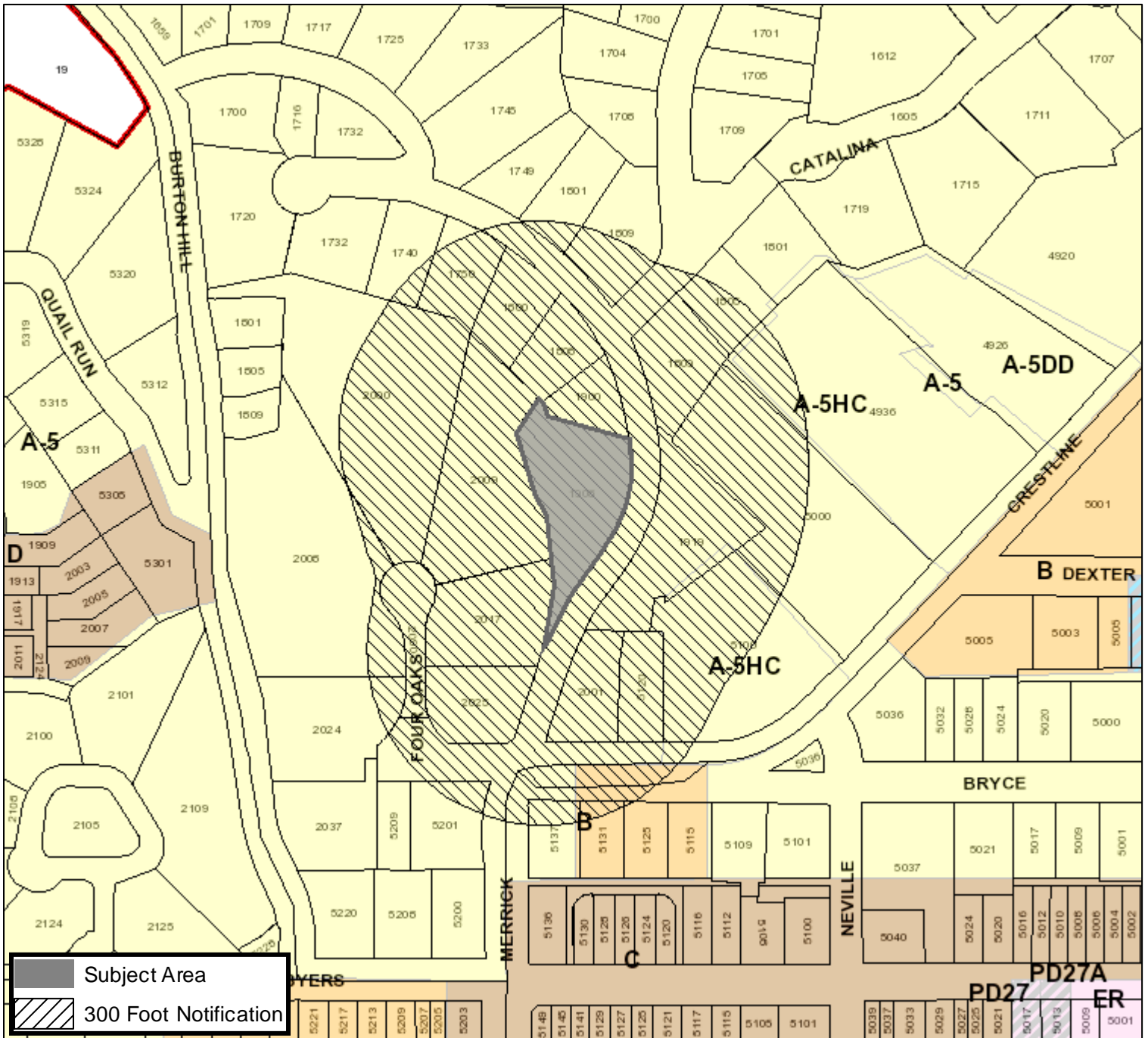
The applicants are requesting a variance to construct a second story addition onto a portion of the house in the front yard setback, less than 5 feet from the front property line. The historical aerials from 1963 show the building in the same location; however, no documentation was found to allow the front yard



encroachment. The front yard encroachment is one-story with a deck on the roof. The addition is shown to be on the portion of the deck closest to the front property line, leaving a portion of the existing deck to the north. The survey for the existing house shows the front yard setback to be 4 feet, 4 inches from the property line, where 25 feet is required. Approximately 3,500 square feet of flat area is available north and west of the pool to the rear of the house.

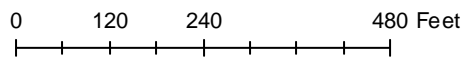


Area Zoning Map

Applicant: Adelaide Deborah Moncrief 2021 Trust by Adelaide Royer
Mapsc0: 75E
Commission Date: 5/15/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 130 260 520 Feet



BAR-24-028



BAR-24-028



BAR-24-028



**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: 1908 Merrick Street, Fort Worth, TX 76107
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: .89 (.45 usable)
 Legal Description: Addition/Survey: 2nd Floor Bedroom Addition above existing struture

Owner's Name: Adelaide Deborah Moncrief 2021 Trust
 Address: 420 Throckmorton Street, Suite 550
 City: Fort Worth State: TX Zip: 76102
 Tele: () 817 223-7556 E-Mail adelaiderover@gmail.com

Applicant's Name: Trustee of the Trust: Adelaide Royer
 Address: 1908 Merrick Street
 City: Fort Worth State: TX Zip: 76102
 Tele: () 817 223-7556 E-Mail adelaideroyer@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
The Addition of a new child's bedroom and closet to an existing sitting area. 2nd floor new construction above an existing structure that is currently over the 25-foot set-back/build line on Merrick Street. The new structure will extend over the build line, but not beyond the existing structure, including roof line, walls and exterior windows. Will maintain the same aesthetics of house exterior. Approximately 12'x18' new structure above existing 25'x25' 1st floor structure and 2nd floor deck.

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: Building into yard setback
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>4-4-2024</u>	FEE AMOUNT PAID : <u>\$750-</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR-24-028</u>
-----------------------------------	------------------------------------	----------------------------	----------------------------	-------------------------------

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. _____
 I don't believe so. Recently-purchased home was listed as a 4-bedroom. The 4th room in question is shallow, has no closet and was built inches inside the 25-setback, however the structure it sits above is 20'+ over the Build line. We have no other place on property to build an attached bedroom without _____

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 sits on a steep and shallow hillside, much of which is unusable for supporting structure. We have no defined Back Yard, Front Yard, or Side Yard under the typical parameters due to the positioning of the house. The previous property owner purchased the home with existing structure over the build line, of which we understand was an addition completed sometime between 1975 and 1996. During their own construction process, they built a room marketed as a bedroom, with no closet, and no room to create a proper closet. Any further construction on this property outside of the existing footprint will lead to water runoff issues for the homeowners and properties below. _____

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
 To the best of my knowledge, yes. We have explored several options, but utilizing the existing structure, of which is currently a large deck above the existing 1st floor structure, would be the least invasive option to our surrounding neighbors and property. The remaining 1-story portion of the house is not built to support additional structure. The side in question (south/east) of our property, has no neighboring properties, only Merrick Street. _____

4. The variance will not adversely affect the health, safety, or welfare of the public.
 No. Full engineering will be completed and any additional structural support needed, will be added. My 7 year old daughter will be sleeping in this room for the next 10+ years, I can assure you it will be safe. _____

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
 The proposed addition will sit inside the existing footprint of the 1st floor, causing no additional overhang, additional water runoff, or unsightly views from any angle. It will also be heavily shielded by trees. _____

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: Adelaide Rayer
 Trustee

Date 4/2/2024

1908 Merrick Street

Fort Worth, TX 76107

Request for Variance for Bedroom

Dear Fort Worth Zoning Board of Adjustments Members, Immediate Neighbors, and to anyone from Surrounding Neighborhoods,

Our family recently purchased the property at 1908 Merrick Street. We are excited about our new home, the neighborhood, and the future it will provide for us. While the home is considered a 4-bedroom house, there is one bedroom that could be considered inadequate due to size and the lack of a closet of any kind. This bedroom is intended to be the permanent home of our now 7-year old daughter, Minnie Royer. We have explored several options to reconfigure the existing space, but unfortunately, we cannot come up with a suitable option to make it work for a bedroom with a proper closet. We believe the previous homeowner and builder designed and built the space as it stands specifically to avoid the variance process that I am now taking on. It is within inches of the setback from Merrick street, and sits above a previously built 1-story addition that extends well beyond the setback line. The result is a small shallow room with a huge deck. It would be great if I was a yoga instructor and had one less child.

After heavy consideration to surrounding properties, water shed, logic, and paths of least impact, both visually and structurally, we have landed on what we feel is the best possible outcome for our neighbors, our property, and the surrounding properties.

Our family is requesting permission from all concerned parties to allow for a variance to be granted for our property to extend the roofline and current structure beyond the 25-foot setback from Merrick as proposed in the supplied drawings and materials.

The addition is approximately 210sf, extending past the setback line by approximately 12' on the Merrick Street side only, will maintain the existing South-facing roofline, same materials, aesthetic, and general design. This additional would be constructed above an existing first floor structure that extends beyond the setback by 20'. We have not been able to locate a previously granted variance for the 1st floor structure, and our intention is to do this the right way the first time.

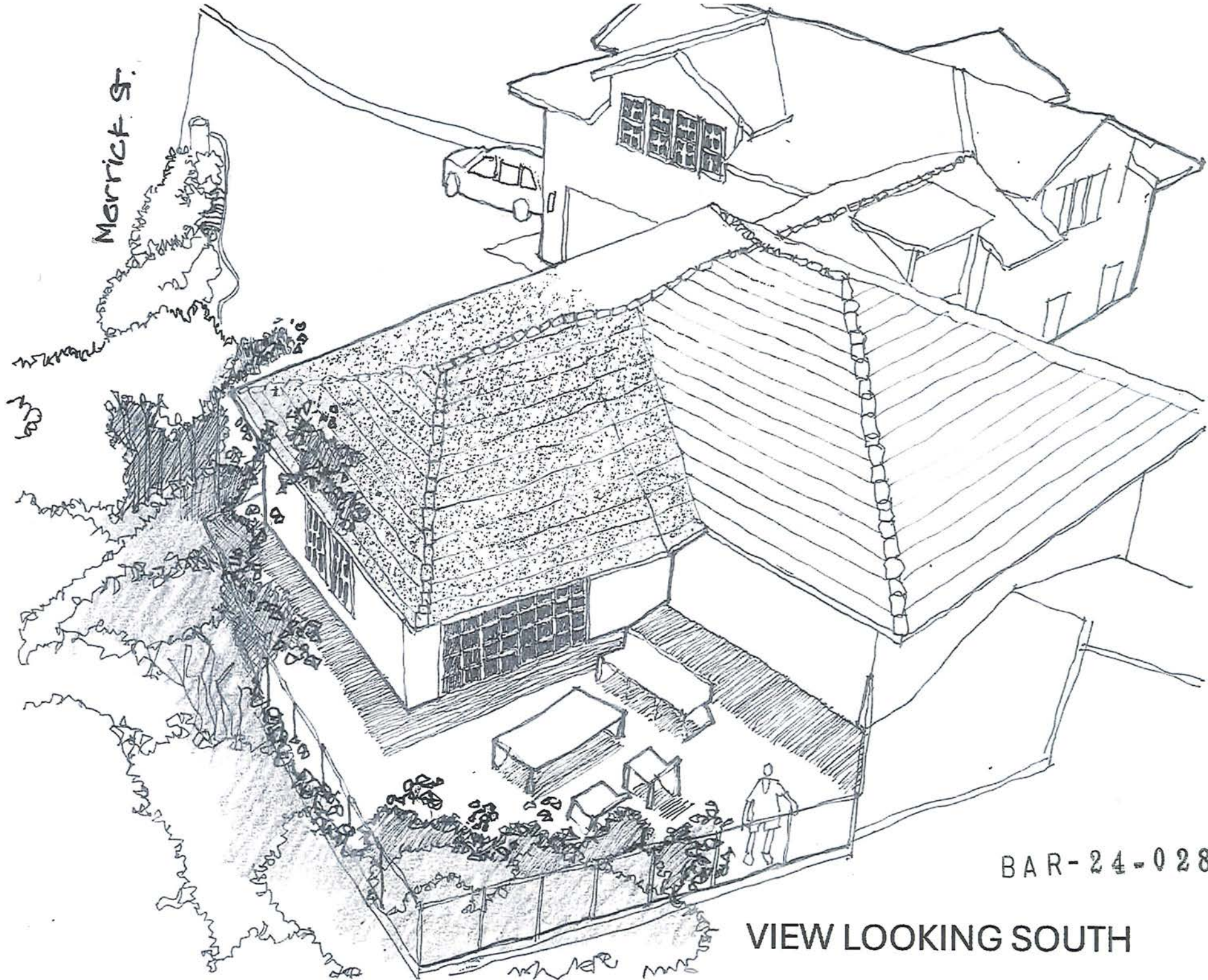
The property itself is unique, as is the positioning of the house it sits on. With a steep hill to the North, and along the entirety of Merrick Street, as well as the properties 6'10' above us, consideration of water shed issues by any additional footprint at grade level could pose additional erosion problems.

We have provided as much information as possible for your review in our packet and are willing and able to discuss and adjust as needed to ensure a suitable outcome for everyone.

Thank you,

Charlie and Adelaide Royer



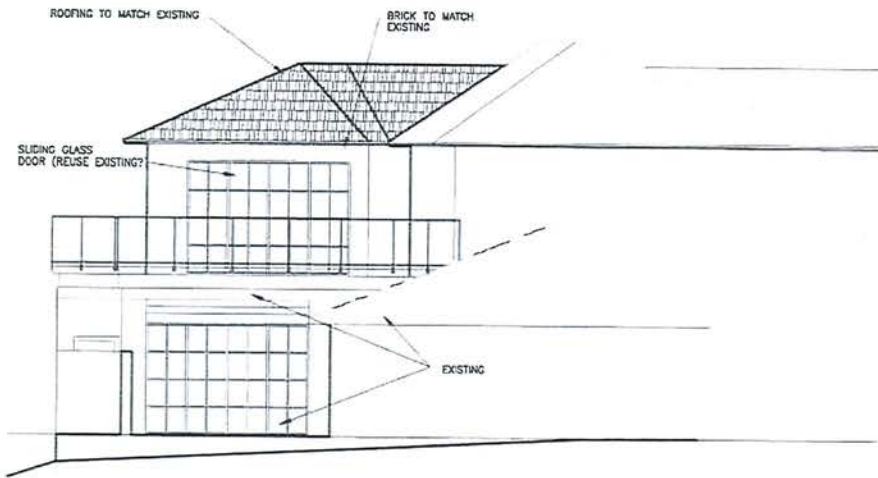


Merrick St.

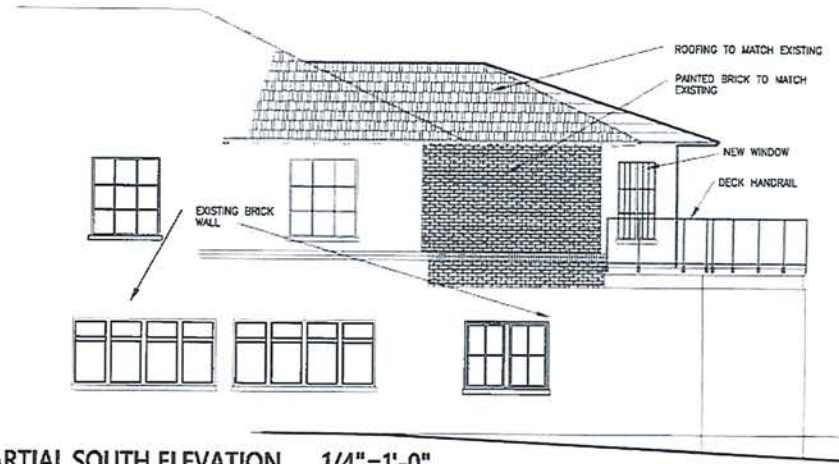
BAR-24-028

VIEW LOOKING SOUTH

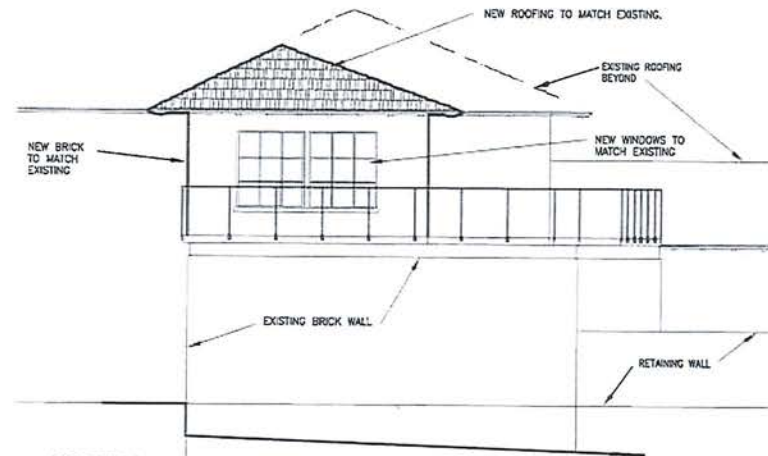
BAR-24-028



PARTIAL NORTH ELEVATION.....1/4"=1'-0"



PARTIAL SOUTH ELEVATION.....1/4"=1'-0"



PARTIAL EAST ELEVATION.....1/4"=1'-0"

DATE:	
REVISION#:	

Addition to:
ROYER RESIDENCE
Fort Worth, Texas 76107
1908 Merrick Street



SHEET NO.
A3
OF
THREE

1908 Merrick

Water Shed Map, Drainage and Support Images







BAR-24-028

Structure prior to 2020/2021



1908 Merrick

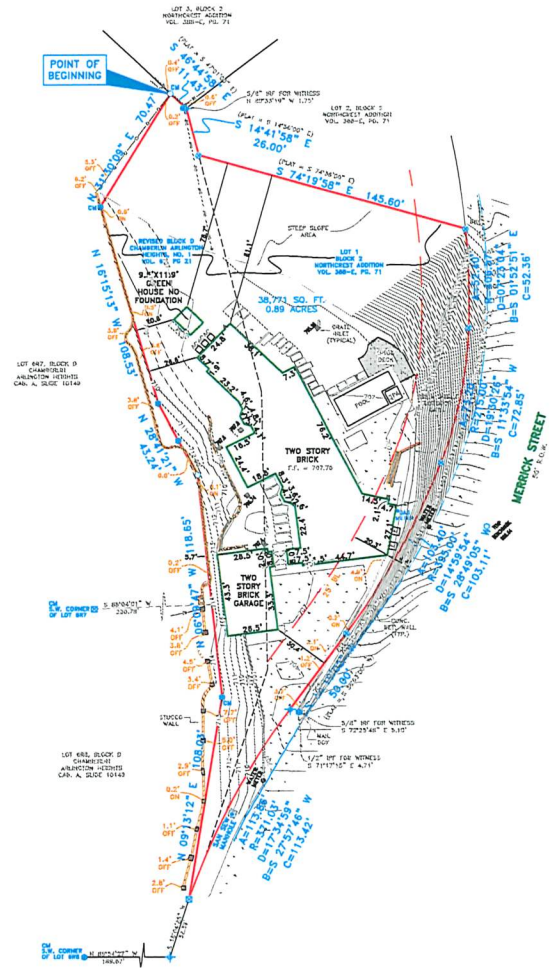
Variance Request – Misc. Support Information





RECEIVED
APR 26 2024
BY: _____

BAR-24-028



1908 Merrick Street
Being all of Lot 1, Block 2, Northeast Addition, to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-E, Page 71, Deed Records, Tarrant County, Texas and being a part of Survey Block D, Chamberlin Arlington Heights, First Filing, on Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded Volume 83, Page 2, Deed Records, Tarrant County, Texas, some being that tract of land conveyed to Adelaide Royer, Trustee of Adelaide Debra Moncrief Trust, by deed recorded in Instrument Number 022323-0000, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 5, a distance of 11.43 feet to a point for corner, said corner being the South corner of said Lot 3 and being a West corner of Lot 2, Block 2 of said Northeast Addition, from which a 5/8 inch iron rod found bears North 80 degrees 33 minutes 19 seconds West, a distance of 1.23 feet for witness;

THENCE South 45 degrees 44 minutes 58 seconds East, along the Southwest line of said Lot 5, a distance of 11.43 feet to a point for corner, said corner being the South corner of said Lot 3 and being a West corner of Lot 2, Block 2 of said Northeast Addition, from which a 5/8 inch iron rod found bears North 80 degrees 33 minutes 19 seconds West, a distance of 1.23 feet for witness;

THENCE South 14 degrees 41 minutes 58 seconds East, along the West line of said Lot 2, a distance of 28.00 feet to a 1/2 inch iron rod found with plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Lot 2;

THENCE South 74 degrees 19 minutes 58 seconds East, along the South line of said Lot 2, a distance of 145.00 feet to a 1/2 inch iron rod found with plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said Lot 2 and being in the West line of Merrick Street (50 foot right-of-way) and being in a curve to the right, having a radius of 408.27 feet, a delta of 07 degrees 23 minutes 04 seconds, a chord bearing and distance of South 01 degree 32 minutes 31 seconds East, 52.26 feet;

THENCE along the West line of said Merrick Street and said curve to the right an arc length of 52.40 feet to a 1/2 inch iron rod found with plastic cap stamped "CBG SURVEYING" for corner, said corner being in a curve to the right, having a radius of 215.00 feet, a delta of 19 degrees 30 minutes 28 seconds, a chord bearing and distance of South 11 degrees 35 minutes 54 seconds West, 72.85 feet;

THENCE along the West line of said Merrick Street and said curve to the right an arc length of 73.20 feet to a 1/2 inch iron rod found with plastic cap stamped "CBG SURVEYING" for corner, said corner being in a curve to the right, having a radius of 395.00 feet, a delta of 14 degrees 59 minutes 54 seconds, a chord bearing and distance of South 23 degrees 49 minutes 05 seconds West, 103.11 feet;

THENCE along the West line of said Merrick Street and said curve to the right an arc length of 103.40 feet to a 1/2 inch iron rod found with plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 38 degrees 19 minutes 02 seconds West, along the Northwest line of said Merrick Street, a distance of 50.00 feet to a point for corner, from which a 1/2 inch iron pipe found bears South 71 degrees 17 minutes 15 seconds East, a distance of 4.71 feet for witness and a 5/8 inch iron rod found bears South 72 degrees 25 minutes 48 seconds East, a distance of 3.10 feet for witness, said corner being in a curve to the left, having a radius of 371.03 feet, a delta of 17 degrees 34 minutes 20 seconds, a chord bearing and distance of South 27 degrees 37 minutes 46 seconds West, 113.42 feet;

THENCE along the Northwest line of said Merrick Street and said curve to the left an arc length of 113.88 feet to an "X" found for corner, said corner being in the East line of Lot 88B, Block D, of said Chamberlin Arlington Heights Addition;

THENCE North 09 degrees 13 minutes 12 seconds East, along the East line of said Lot 68B, a distance of 108.03 feet to a 5/8 inch iron rod found for corner, said corner being the East corner of said Lot 68B;

THENCE North 06 degrees 09 minutes 47 seconds West, along the Northeast line of said Lot 68B, passing along Lot 68B, Block D, of said Chamberlin Arlington Heights Addition, a distance of 118.65 feet to a 1/2 inch iron rod found for corner, said corner being an East corner of said Lot 68B;

THENCE North 28 degrees 41 minutes 21 seconds West, along the Northeast line of said Lot 68B, passing at a distance of 21.20 feet to a 5/8 inch iron rod found on line for reference, continuing at a total distance of 43.24 feet to a 5/8 inch iron rod found for corner;

THENCE North 16 degrees 13 minutes 13 seconds West, along the Northeast line of said Lot 68B, a distance of 108.33 feet to a 5/8 inch iron rod found for corner;

THENCE North 31 degrees 30 minutes 09 seconds East, along a Southeast line of said Lot 68B, a distance of 70.47 feet to the POINT OF BEGINNING and containing 38.771 square feet or 0.89 acres of land.

SURVEYOR'S CERTIFICATE

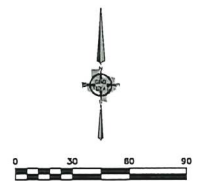
The undersigned Registered Professional Land Surveyor hereby certifies to the client that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 15TH day of February, 2024

Bryan Connolly
Registered Professional Land Surveyor



- NOTES:**
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
 - EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 - PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 4937, PG. 406; VOL. 4937, PG. 491; VOL. 4937, PG. 494; VOL. 388-E, PG. 71
 - APPARENT ENCROACHMENT OF BUILDING OVER/INTO 25 FT. BUILDING LINE.



BENCHMARK INFO
NAME: CITY MONUMENT #9283
ELEVATION: 844.07'
LOCATION: MERRICK STREET AND CATALINA DRIVE
DESCRIPTION: AT THE INTERSECTION OF MERRICK STREET AND CATALINA DRIVE IN THE NORTHEAST CURB LINE OF MERRICK 1ST & EAST OF THE EAST CURB LINE OF CATALINA IN THE CENTER OF A 10' INLET AND 1' OFF THE FACE OF CURB.

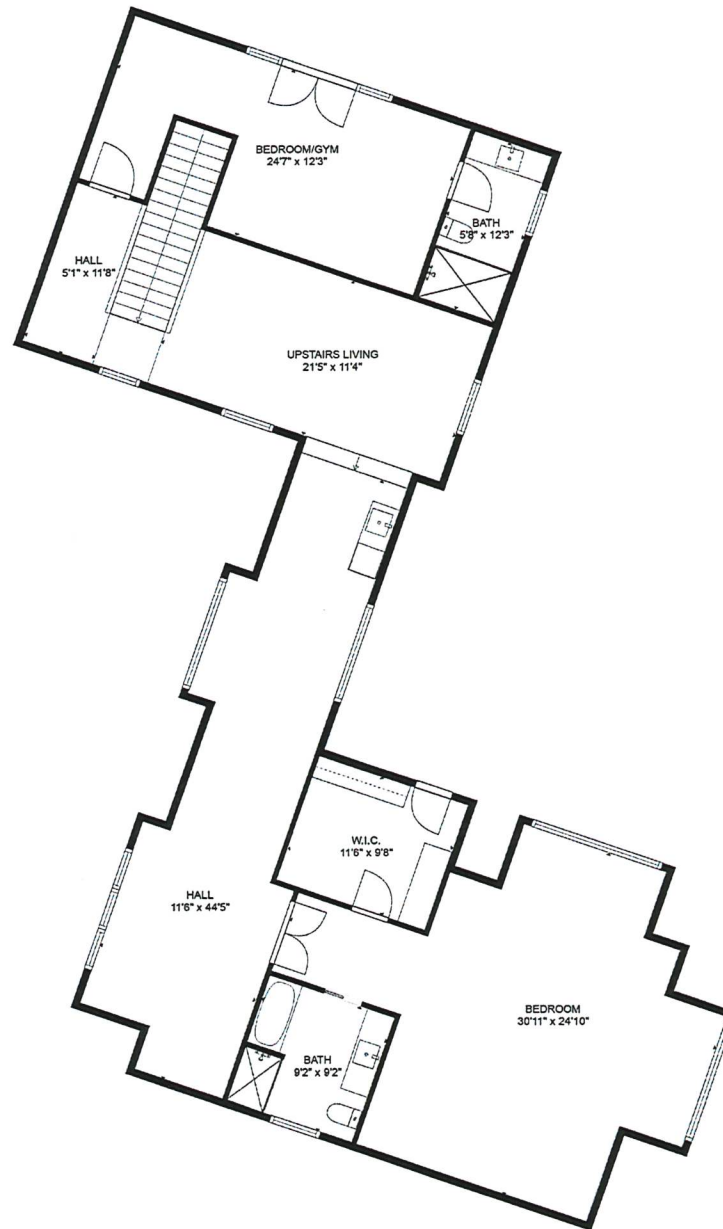
NOTE: According to the F.L.R.M. in Map No. 045820285L, this property does lie in Zone _____ and _____, within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES

LEGEND	
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON ROD FOUND
	1/4" IRON PIPE FOUND
	5/8" IRON ROD FOUND
	1/2" IRON

BAR-24-028

RECEIVED
APR 26 2024
BY: _____

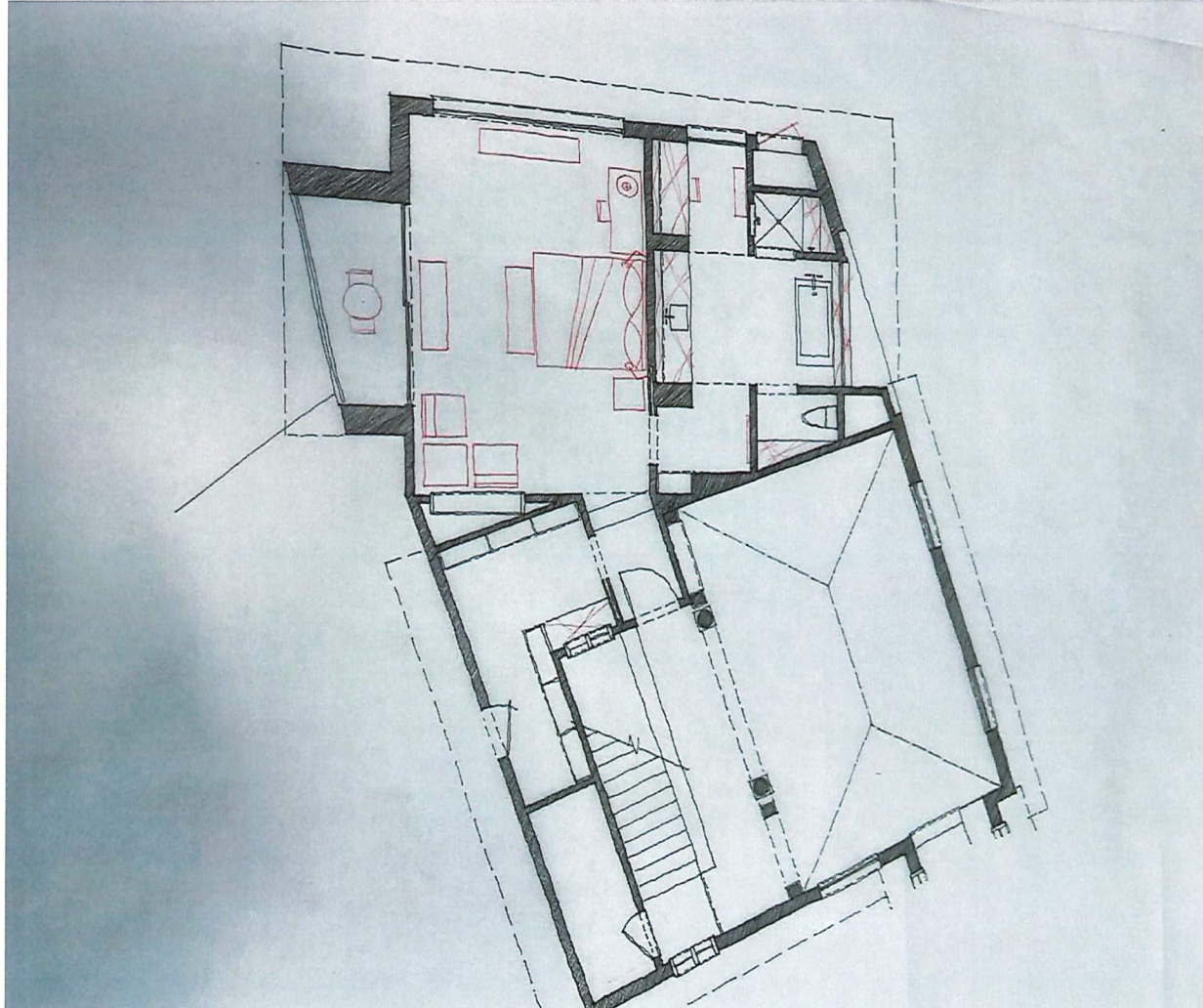


GROSS INTERNAL AREA
FLOOR 1: 5410 sq. ft, FLOOR 2: 1635 sq. ft
EXCLUDED AREAS: GARAGE: 793 sq. ft, WINE CELLAR: 43 sq. ft, PORCH: 54 sq. ft,
LOW CEILING: 202 sq. ft
TOTAL: 7045 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



BAR-24-028

RECEIVED
APR 26 2024
BY: _____



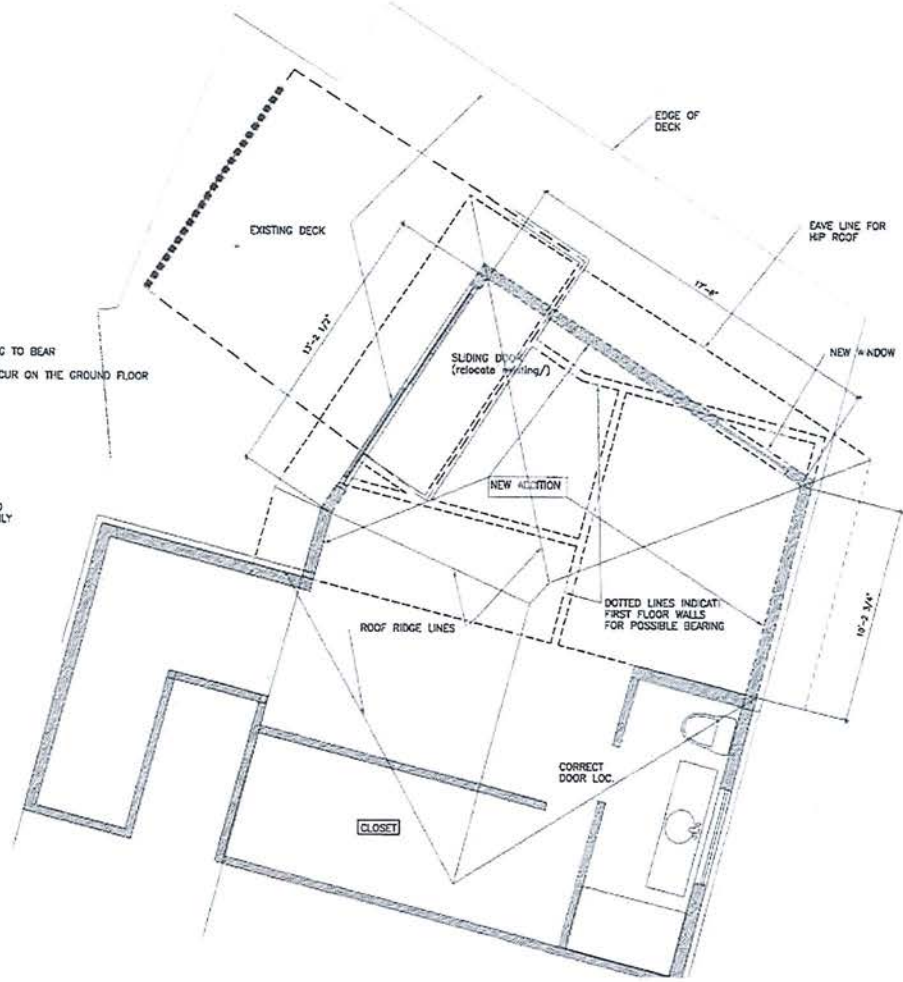
BAR-24-028

THE WINDOWS FACING THE POOL DO NOT EXACTLY ALIGN ONE OVER THE OTHER, BUT THE IDEA OF THEM BOTH FACING THE POOL IS THERE. YOU COULD PROBABLY NEVER VISUALLY ALIGN THE WINDOWS ANYWAY.

I AM THINKING TO USE GROUND FLOOR PARTITIONING TO BEAR NEW STRUCTURE FOR THE FLOOR OF THE ADDITION. IF WE WERE CAREFUL, MINIMUM DAMAGE WOULD OCCUR ON THE GROUND FLOOR.

AREA ADDED IS 255 SF.

I THINK THE REMAINING DECK SPACE IS MORE USEABLE-- THE PREVIOUS IDEA SPLIT THE DECK INTO THREE SPACES-- THE ONE ON THE SOUTH BEING ONLY FOUR FEET WIDE---WHO WOULD USE IT??



FLOOR PLAN.....3/8"=1'-0"

DATE:	_____
REVISION#:	_____

Addition to:
ROYER RESIDENCE
 1908 Merrick Street Fort Worth, Texas 76107



ROBERT W. KELLY
 ARCHITECT
 1111 W. WOODSTOCK ST.
 FORT WORTH, TEXAS 76107
 (817) 332-1111

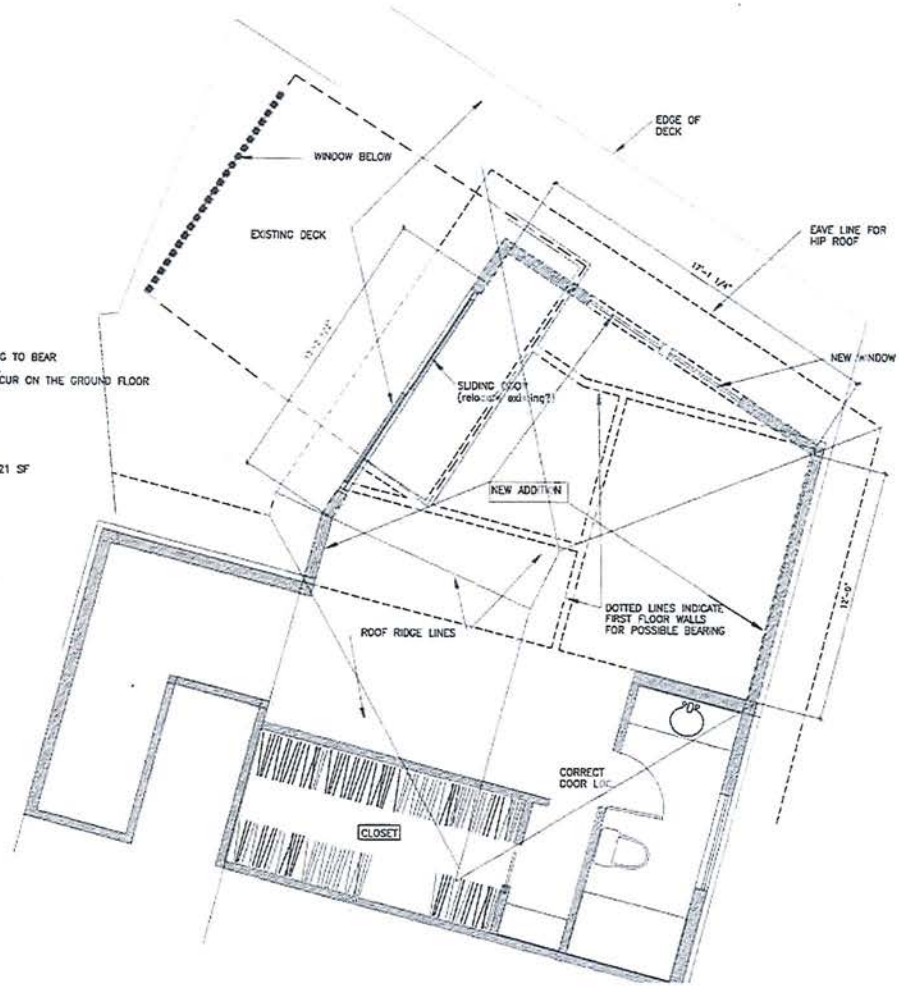
SHEET NO.	_____
OF	_____

BAR-24-028

THE WINDOWS FACING THE POOL DO NOT EXACTLY ALIGN ONE OVER THE OTHER BUT THE IDEA OF THEM BOTH FACING THE POOL IS THERE. YOU COULD PROBABLY NEVER VISUALLY ALIGN THE WINDOWS ANYWAY.

I AM THINKING TO USE GROUND FLOOR PARTITIONING TO BEAR NEW STRUCTURE FOR THE FLOOR OF THE ADDITION. IF WE WERE CAREFUL, MINIMUM DAMAGE WOULD OCCUR ON THE GROUND FLOOR.

AREA ADDED IS 313 SF.
AREA OF ENTIRE BEDROOM, CLOSET AND BATH IS 621 SF

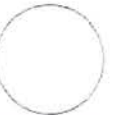


FLOOR PLAN.....3/8"=1'-0"

REVISED PLAN #4.....3-26-24

DATE:	
REVISION#:	

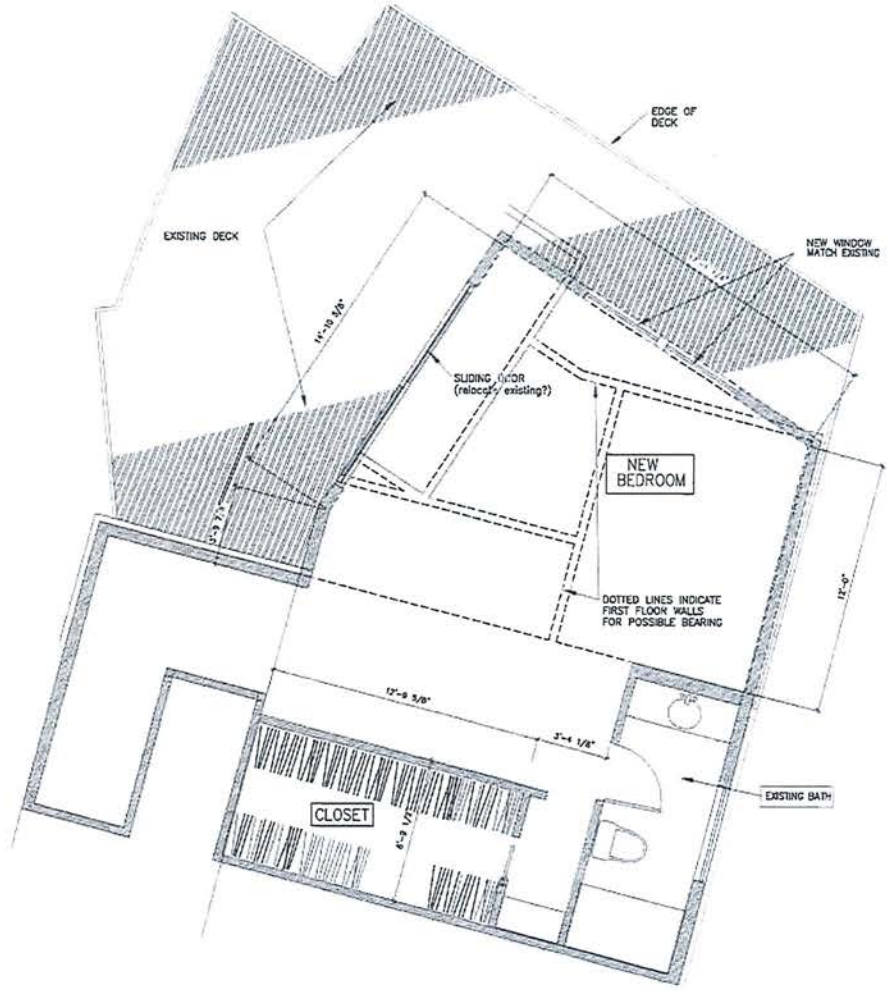
Addition to:
ROYER RESIDENCE
1908 Merrick Street Fort Worth, Texas 76107



ROBERT W. KELLY
ARCHITECT, INC.
1111 W. WILSON ST. SUITE 100
FORT WORTH, TEXAS 76107
817-335-1111

SHEET NO.	
OF	

BAR 24-028



FLOOR PLAN.....3/8"=1'-0"
 REVISED PLAN #4.....3-26-24

DATE: _____
 REVISION: _____

Addition to:
ROYER RESIDENCE
 1908 Merrick Street
 Fort Worth, Texas 76107



SHEET NO.
A2
 OF
 THREE

BOARD OF ADJUSTMENT – RESIDENTIAL, 5/15/2024 INFORMATION REPORT

New Cases

BAR-24-030

Address: 3018 Refugio Avenue
Owner: Sir Cotton Estate Properties, LLC by Metro Heaven Homes, LLC
Zoning: "A-5" Single Family

a. **Variance:** Permit the continued addition of a single-family home that encroaches into the side yard setback

Minimum required setback: 5 feet
Requested setback: 2 feet 3 inches

GENERAL INFORMATION

REGULATION:

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

**LOT
HISTORY:**

Code Compliance case C17-437548, Primary structure has sagging roof, rotten roof decking, window framing, and warped siding. Other violations include damaged paint and what appears to be foundation damage. The primary structure appears to be disjointed to the left of the front door. 2/17/2017

Development Services foundation and remodel permit PB24-05144. Locked due to scope of work not including an addition (4/5/2024).

Development Services addition permit PB24-05688. Incomplete submittal (4/16/2024).

**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, Inter-District 2 Alliance, Far Greater Northside Historical NA, Diamond Hill Jarvis NAC, North Side Neighborhood Association, and North Fort Worth Historical Society.

**EXISTING
CONDITIONS:**

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

A residence was built on the subject property in 1940 that was constructed 2 feet 7 inches past the property line onto the lot to the north. The home was in its current configuration until a partial demolition was done between October 2023 and March 2024. The demolition activity removed the portions of the home that were on the lot to the north and pulled the house 2 feet 3 inches inside the northern property line. The applicant remodeled the remaining home and extended the house along the 2 feet 3 inch setback, where 5 feet is required from the property line. No permits or BOA approvals were found before the remodel and addition occurred.

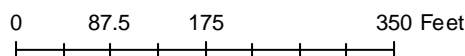
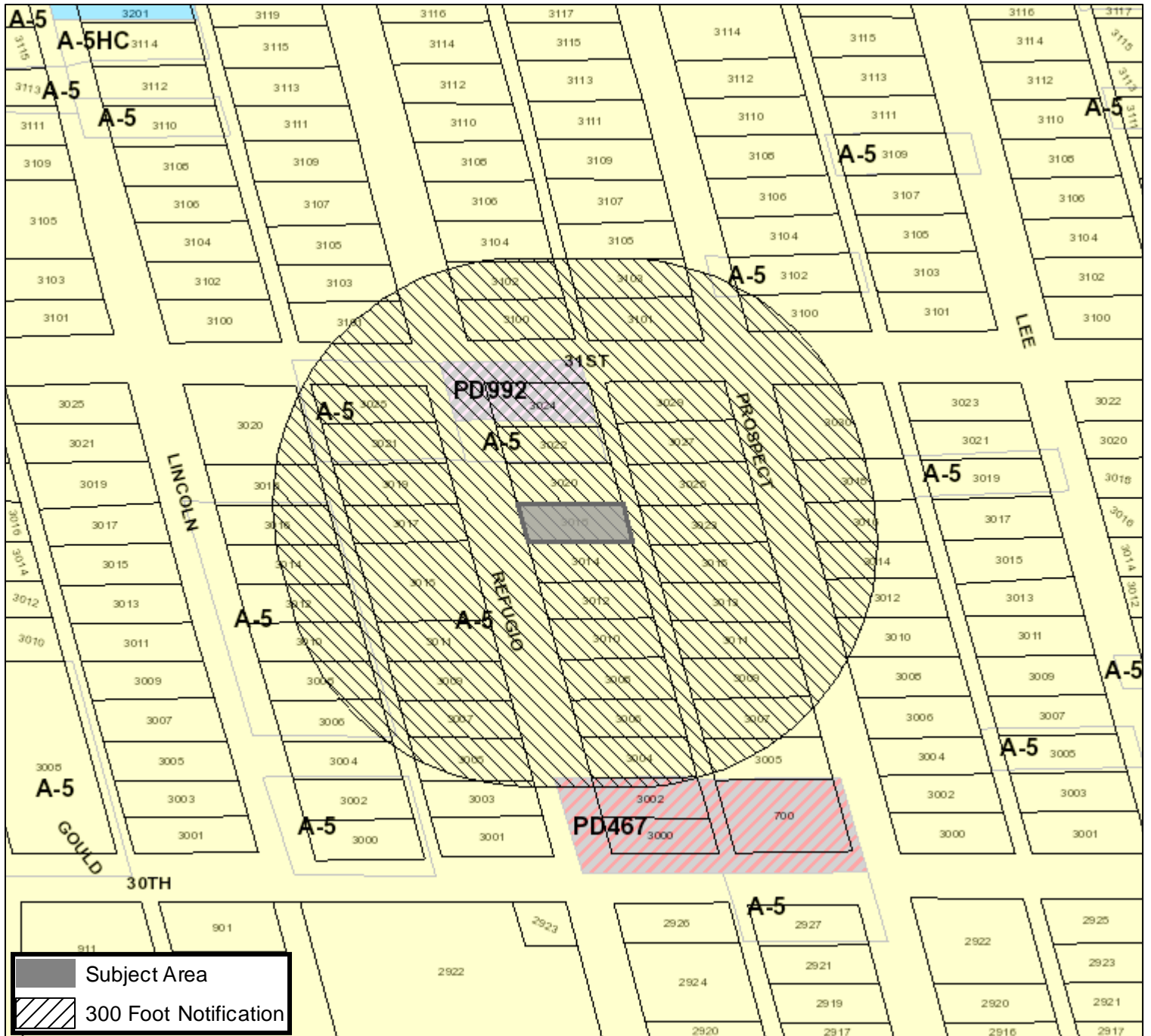
BOARD OF ADJUSTMENT – RESIDENTIAL, 5/15/2024 INFORMATION REPORT

After the house was completed, a foundation and remodel permit was submitted on April 4, 2024, and issued on April 5, 2024, based on inaccurate information submitted to the permit. On April 5, 2024, the remodel permit was locked and the following note added to the permit: "Scope of work is not stated correct. This is a remodel with addition. Needs Zoning approval. Work was performed without permit. Building frame plans required. Mechanical, Electric, Plumbing permits required. Professional Structural Engineer, Plumbing, and Mechanical letter will be required for approval for in field inspection. Owner has option to remove all covered work prior to inspection. Separate permit required for addition." The applicant has submitted an incomplete permit for an addition on April 16, 2024. A variance has been requested to allow the continued encroachment 2 feet 9 inches into the required 5-foot setback, creating a 2-foot 3-inch setback.



Area Zoning Map

Applicant: Sir Cotton Estate Properties LLC by Metro Heaven Homes LLC
Mapsc0: 62B
Commission Date: 5/15/2024

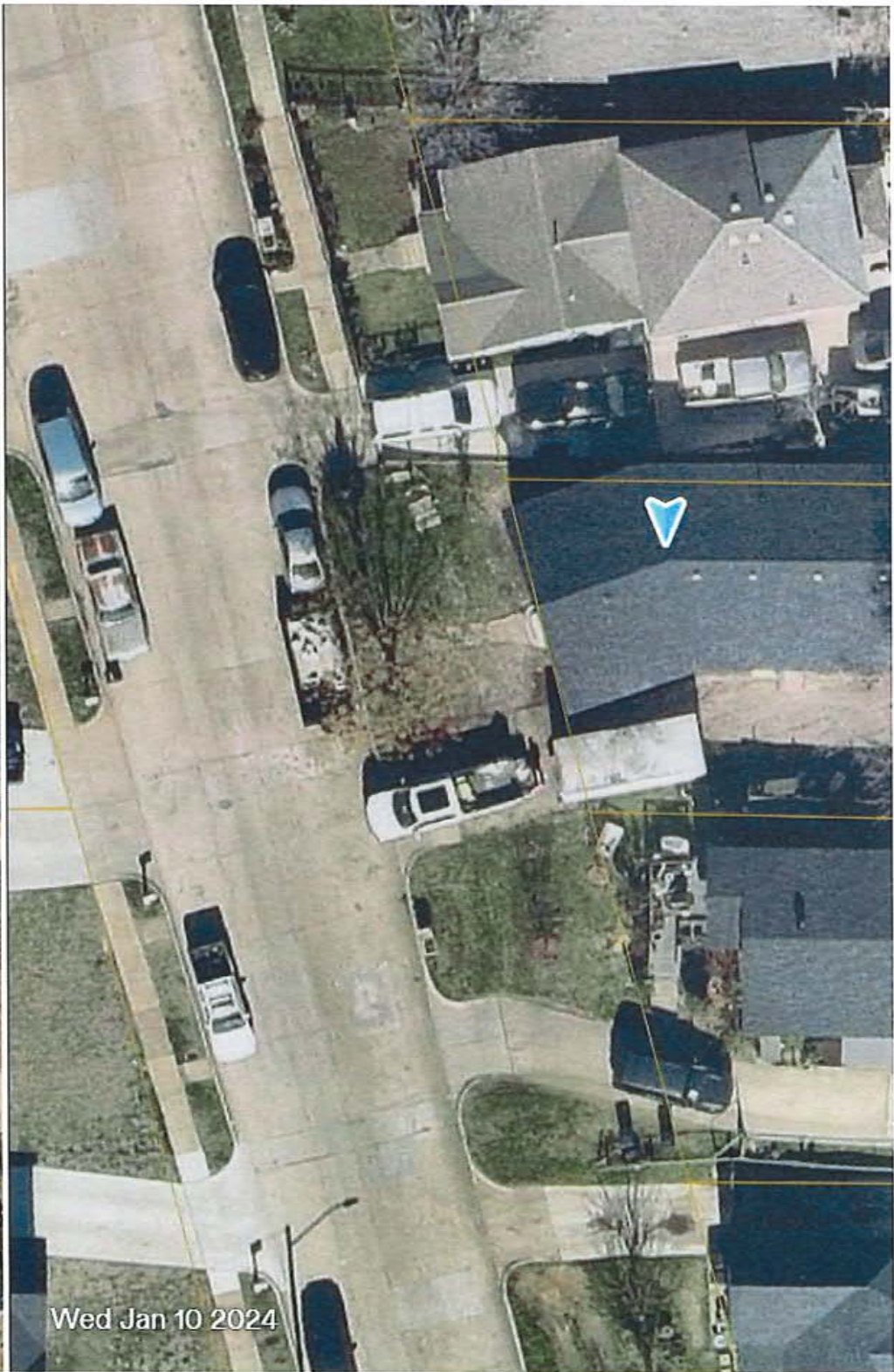
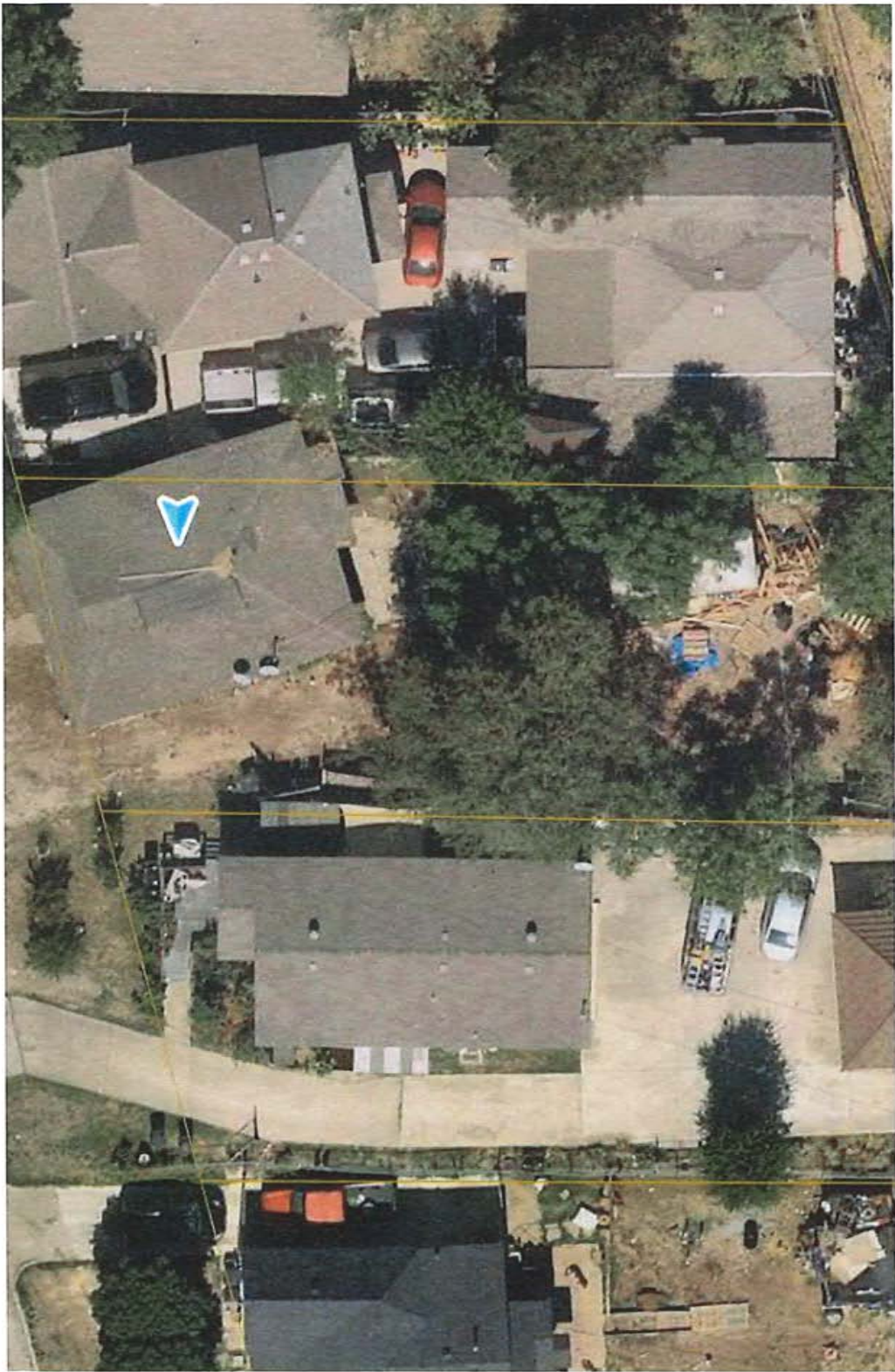


Aerial Photo Map



0 40 80 160 Feet





BAR-24-030



BAR-24-030



**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: 3018 Refugio Avenue, Fort Worth, TX 76106
 Lot/Tract: 16 Block/Abstract: 76 Lot Size: 7,013 sq ft
 Legal Description: Addition/Survey: MG Ellis Addition

Owner's Name: Sir Cotton Estate Properties LLC
 Address: 6060 N Central Expressway, Suite 400
 City: Dallas State: Texas Zip: 75206
 Tele: (469) E-Mail: _____

Applicant's Name: Metro Heaven Homes LLC (Heavyn-Symone Jones)
 Address: 4500 Mercantile Plaza Dr, Suite 300
 City: Fort Worth State: Texas Zip: 76137
 Tele: (817) 525-3737 E-Mail: mymetroheaven@gmail.com

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

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: <u>4.12.2024</u>	FEE AMOUNT PAID : <u>\$750</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>MP.</u>	CASE NO. <u>BAR.24.030</u>
------------------------------------	-----------------------------------	----------------------------	----------------------------	-------------------------------

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. _____
 Please see attached page.

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.
 Please see attached page.

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

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

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

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.)

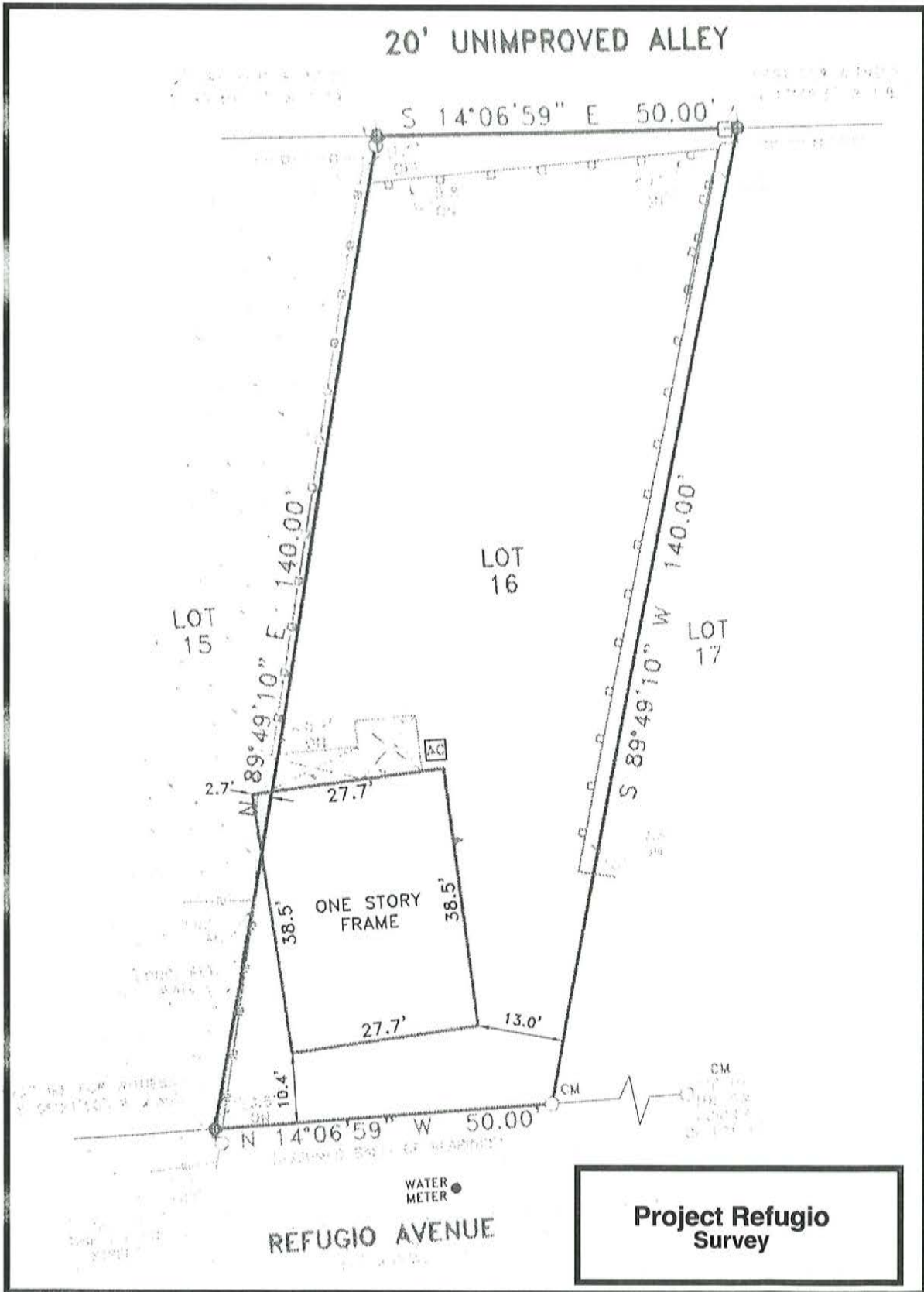
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: _____



Date _____

April 11, 2024

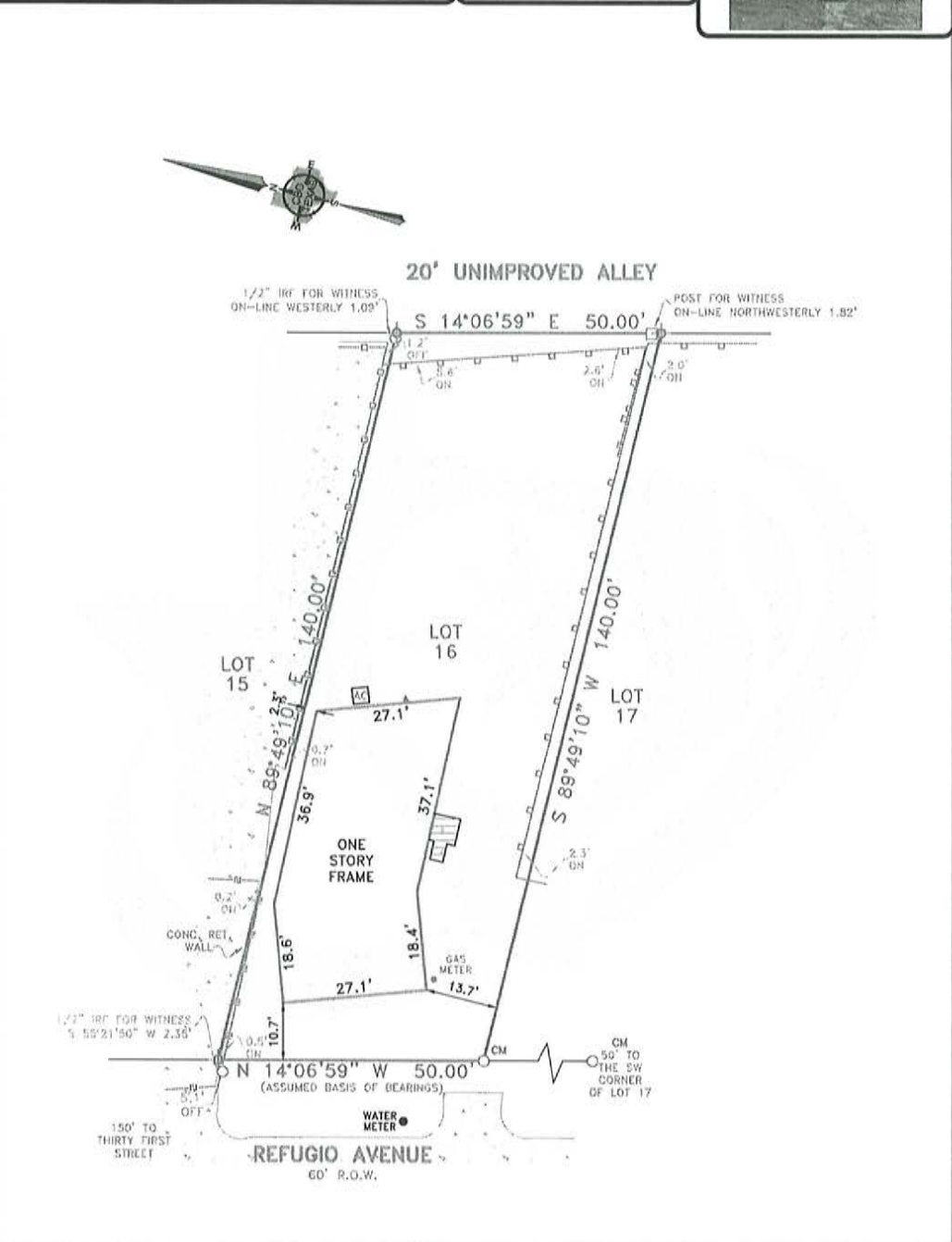


-Original

3018 Refugio Avenue
 Lot 16, Block 76, M. G. Ellis Addition to the City of Fort-Worth,
 Tarrant County, Texas. According to Plat recorded in Volume 63,
 Page 18, Plat Records, Tarrant County, Texas.



- LEGEND**
- 1/2" ROD FOUND
 - ⊙ 1/2" ROD SET
 - 1" PIPE FOUND
 - ⊙ "X" FOUND/SET
 - ⊙ 3/4" ROD FOUND
 - POINT FOR CORNER
 - FENCE POST FOR CORNER
 - CM CONTROLLING MONUMENT
 - AC AIR CONDITIONER
 - PE POOL EQUIPMENT
 - TE TRANSFORMER PAD
 - COLUMN
 - ⊙ POWER POLE
 - ▲ UNDERGROUND ELECTRIC
 - △ OVERHEAD ELECTRIC
 - TELE TELEPHONE PEDESTAL
 - BL BUILDING LINE
 - AE AERIAL EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - GM GAS METER
 - WM WATER METER
 - LP LIGHT POLE
 - UE UTILITY EASEMENT
 - OHP— OVERHEAD ELECTRIC POWER
 - OES— OVERHEAD ELECTRIC SERVICE
 - CHAIN LINK
 - WOOD FENCE 0.5' WIDE TYPICAL
 - II— IRON FENCE
 - X— BARBED WIRE
 - DOUBLE SIDED WOOD FENCE
 - III— PIPE FENCE
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - CONCRETE
 - COVERED AREA
 - BRICK
 - STONE
 - WOOD DECK



EXCEPTIONS:

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY D211182380, D211245710, D211305462, D212102356, D212133800, D223086299

NOTE: GF NO. OBTAINED FROM PREVIOUS SURVEY; EFFECTIVE DATE: 06/06/2023

Accepted by: _____
 Purchaser

Date: _____
 Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0190L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SRG

Scale: 1" = 20'

Date: 03/21/2024

GF No.: 23-3696

Job No. 2309545-01

CBG
 SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.349.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbgtllc.com

STATE OF TEXAS
 REGISTERED
 ABEL P. STENDAHL
 754
 1001-2780
 2.04E-10-2024

- Current