



REVISED MEETING AGENDA

RESIDENTIAL BOARD OF ADJUSTMENT

Wednesday, September 17, 2025

Public Hearing: 12:30 P.M.

Work Session: Immediately following the Public Hearing

In Person

City Council Chamber
100 Fort Worth Trail
Fort Worth, Texas 76102

Viewing Only

Television: Charter 190; One Source: 7; Verizon: 5; AT&T Uverse 99; Youtube
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

To view this meeting's docket, visit:

<https://www.fortworthtexas.gov/departments/citysecretary/events/boa-commercial-and-residential-2025>

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 Commercial Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

1. If you would like to provide written comments in support or opposition, please send them to boardofadjustment@fortworthtexas.gov. Comments received by 12:00 p.m. on the business day prior to the meeting will be provided to the Board. Board of Adjustment meetings are available on Fort Worth Television via Live Stream at fortworthtexas.gov, on YouTube, and through the following Fort Worth cable providers – Charter 190, One Source: 7, Verizon: 5, and AT&T Uverse: 99*.
2. In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.

For questions or assistance with registration, please contact Stacy Jones at stacy.jones@fortworthtexas.gov or 817-392-2733.

BOARD MEMBERS:

| | | | |
|---------------------------|-------|----------------------|-------|
| Joey Dixon, Chair | _____ | Vacant | _____ |
| Kenneth Jones, Vice Chair | _____ | Whitley Wolman | _____ |
| Adrianne Holland | _____ | Lucretia Powell | _____ |
| Sergio Garza | _____ | Jennifer Glass Renta | _____ |
| Vacant | _____ | Janna Herrera | _____ |
| | | Juan Manuel Acosta | _____ |

I. PUBLIC HEARING

- A. **Approval of July 16, 2025, Meeting Minutes**
- B. **Approval of August 20, 2025, Meeting Minutes**
- C. **Continued cases from August 20, 2025 Meeting**

1. BAR-25-077

a. Variance to the One-Family (“A-5”) District development standard of a minimum 50-foot lot width requirement to allow a 40-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family “A-5” District).

b. Variance to the One-Family (“A-5”) District development standard of a minimum 5,000 square foot lot area requirement to allow a 4,400 square foot lot (Zoning Ordinance Section 4.705(c)(1) – One-Family “A-5” District).

Address: 1517 Ave D
Property Legal Description: East 40 feet of Lot 8, Block 1, Lakeview Addition
Property Owner: Brablio Sifuentes
Applicant: Jerry Tello
Zoning: “A-5” – One Family District

2. BAR-25-080

Special Exception to permit a carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

Address: 5600 Wentworth Street
Property Legal Description: Lot 4, Block 17, Westwood Addition
Property Owner: Eduardo Guardado Jr.
Applicant: Eduardo Guardado Jr.
Zoning: “A-5” – One Family District

3. BAR-25-081

a. Variance to the One-Family (“A-10”) District development standard of a minimum required 10-foot rear yard setback to allow construction of a non-habitable accessory structure (pool cabana) to be located 6 feet 6 inches from the rear property line. (Zoning Ordinance Section 4.702(c)(1) – One-Family “A-10” District).

b. Variance to the requirement that non-habitable accessory structures shall not exceed a maximum area of 400 square feet, to allow construction of a 552 square foot non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

c. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a 17-foot-tall non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 105 Westview Avenue
Property Legal Description: Lot2R1, Block 30, Monticello Addition
Property Owner: David and Jennifer Nickels
Applicant: Restoration Homes
Zoning: "A-10" – One-Family District

4. BAR-25-082

a. Variance to the One-Family Restricted ("AR") District development standard of a minimum required 10-foot side yard setback, to allow construction of a single-family home with a side yard setback of 8 feet 4 inches along the southern property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

b. Variance to the One-Family Restricted ("AR") district development standard of a zero-foot side yard setback, to allow construction of a single-family home with a side yard setback of 2 feet along the northern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

Address: 9004 Creek Run Road
Property Legal Description: Lot 7, Block 2, Academy at Waterchase
Property Owner: Jaafari Investments LLC
Applicant: Khal Jaafari
Zoning: "AR" – One-Family Restricted District

5. BAR-25-058

a. Special Exception to allow a solid fence up to 4 feet in height in the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to allow a solid fence that is 6 feet in height the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

Address: 2217 Chelsea Road
Property Legal Description: Block 7 Lot 1 & 2 Stratford Addition
Property Owner: James and Fanta Shytlers
Applicant: James Shytlers
Zoning: "A-7.5" – One-Family District

D. New Cases

6. BAR-25-041

a. Special exception to allow a solid wood fence up to 4 feet in height to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the requirement that a solid fence located in a required front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow a 6-foot solid wood fence in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

Address: 3403 Penticost Street
Lot 3, Block 19R, Chamberlain Arlington Heights Addition
Property Legal Description: 2nd
Property Owner: 3400 Penticost Properties LLC
Applicant: Ron Carter
Zoning: “A-5” – One Family Residential

7. BAR-25-056

a. Variance to the One-Family (“A-7.5”) District development standard of a minimum 5-foot side yard setback, to allow a 3-foot side yard setback for construction of a habitable accessory structure (Zoning Ordinance Section 4.704(c)(1) – One-Family (A-7.5”) District).

b. Variance to the requirement that habitable accessory structures may not exceed the height of the primary, to allow construction of a 28-foot tall two-story habitable accessory structure that would exceed the height of the 21-foot tall primary structure (Zoning Ordinance Section 5.301(c)(2) – Accessory Uses on Residential Lots).

Address: 3808 Lenox Drive
Property Legal Description: Lot 14, Block 21, Monticello Addition
Property Owner: Christopher & Dixie Baker
Applicant: Christopher Baker
Zoning: “A-7.5” One-Family Residential

8. BAR-25-083

Variance to the One-Family (“A-10”) District development standards of a minimum required 10-foot rear yard setback, to permit construction of a non-habitable accessory structure (shed) to be located 2 feet from the rear property line (Zoning Ordinance Section 4.703(c)(1) Property Development Standards).

Address: 2800 Harlanwood Drive
Property Legal Description: Lot 31, Block 4, Mockingbird Lane Addition
Property Owner: Eric & Lauren Wessinger
Applicant: Eric Wessinger
Zoning: “A-10” – One Family Residential within the TCU Residential Overlay

Variance to the One-Family (“A-5”) District development standard that the required 4 parking spaces for a 5 bedroom home be located behind the front building wall, to permit the required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.705(d)(2) – “A-5” One Family District Development Standards).

| | |
|-----------------------------|--|
| Address: | 2705 Gordon Avenue |
| Property Legal Description: | Lot 19, Block 2, Frisco Heights Addition |
| Property Owner: | Residential Design Company LLC |
| Applicant: | J.E. Brothers LLC – Tommy Skoog |
| Zoning: | “A-5” – One-Family District within the TCU Residential Overlay |

II. WORK SESSION

E. Discussion of Proposed Changes to Board of Adjustment

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

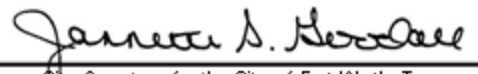
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still 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 Thursday, September 11, 2025 at 3:20 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



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

Motion to approve Minutes of July 16, 2025 Meetings

Motion by (Wolman) and second by (Powell) to continue the approval to the next meeting.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Abstain |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

Approval of minutes of July 16, 2025 meeting continued to meeting scheduled for September 17, 2025.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

1. BAR-25-058

a. Special Exception to allow a solid fence up to 4 feet in height in the front yard to remain (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to allow a solid fence that is 6 feet in height to remain in the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

Address: 2217 Chelsea Rd
Property Legal Description: Block 7 Lot 1 & 2 Stratford Addition
Property Owner: James and Fanta Shytles
Applicant: James Shytles
Zoning: "A-7.5" – One-Family District

Motion by (Holland) and second by (Perez) to continue the case to the next hearing.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-058 IS CONTINUED TO THE HEARING SCHEDULED FOR SEPTEMBER 17, 2025.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

2. BAR-25-067

a. Special Exception to allow an open design wrought-iron fence that includes columns to a maximum height of 5 feet 6 inches that does not obscure visibility and is no greater than 50% in density to be permitted within the minimum required front yard (Zoning Ordinance Section 5.305(b)(2)- Fences).

b. Variance to the requirement that accessory structures shall not be constructed or placed on a lot without a primary use or across platted property lines where the primary use does not cross the property line, to allow an open design wrought iron fence that includes columns to be permitted as an accessory structure with no primary structure across platted property lines (Zoning Ordinance Section 5.300(d) – Accessory Uses).

Address: 400 Fairview St
Property Legal Description: Lot 21 THRU 24 DIXIE PLACE ADDITION
Property Owner: Maria and Silvino Barajas
Applicant: Silvino Barajas
Zoning: "B" Two Family District

Motion by (Powell) and second by (Garza) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-067 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

3. BAR-25-068

Special Exception to allow an open design wrought-iron fence that include columns to a maximum height of 5 feet 6 inches that does not obscure visibility and is no greater than 50% in density to be permitted within the minimum required front yard. (Zoning Ordinance Section 5.305(b)(2)(c)(1)(2)– Fences).

Address: 407 Fairview St
Property Legal Description: Lot 13 N 1/2 13-14 EWING, R M SUBDIVISION
Property Owner: Jesus Martinez and Arianna Barajas
Applicant: Jesus Martinez
Zoning: "B" Two Family District

Motion by (Powell) and second by (Perez) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-068 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

4. BAR-25-069

Variance to the one-family ("A-7.5") district development standard of a minimum 5 foot side yard setback, to allow construction of a detached non-habitable accessory structure (detached garage) to be located 1 foot 7 inches from the northern side property line (Zoning Ordinance Section 4.704 – "A-7.5" One Family District Development Standards).

Address: 3328 Browning Court E.
Property Legal Description: Lot 16, Block 42, Sylvan Heights Addition
Property Owner: Oscar Enrique Barboza
Applicant: Oscar Enrique Barboza
Zoning: "A-7.5" – One-Family District

Motion by (Garza) and second by (Powell) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-069 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

5. BAR-25-070

a. Variance to the one-family ("A-5") district development standard of a minimum 5 foot side yard setback, to allow construction of a non-habitable accessory structure (detached garage) to be located 2 feet 6 inches from the southern side property line (Zoning Ordinance Section 4.705 – "A-5" One Family District Development Standards).

b. Variance to the one-family ("A-5") district development standard of a minimum 5-foot rear yard setback, to allow construction of a non-habitable accessory structure (detached garage) to be located 4 inches from the western property line (Zoning Ordinance Section 4.705 – "A-5" One Family District Development Standards)

Address: 1912 Ashland Ave
Property Legal Description: Lot 6, Block 10, Hill-crest Addition
Property Owner: Jimmy and Debra Washuleski
Applicant: Jimmy Washuleski
Zoning: "A-5" – One-Family District

Motion by (Garza) and second by (Wolman) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | | | X |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-070 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

6. BAR-25-071

a. Variance to the requirement that non-habitable accessory structures shall not exceed the maximum area of 200 square feet, to allow an existing 496 square feet of non-habitable accessory structures to remain (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

b. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow a 14-foot 6-inch-tall non-habitable accessory structure to remain (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 8440 Miami Springs Drive
Property Legal Description: Lot 10, Block 33, Garden Springs Addition
Property Owner: Lorenzo F. Valle and Saannah B. Torres
Applicant: Lorenzo F. Valle
Zoning: "R-1" – Zero Lot Line/Cluster District

Motion by (Jones) and second by (Perez) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | | X | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | | X | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | | X | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | | X | |
| Janna Herrera | P | | X | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-071 FAILED DUE TO A LACK OF NINE (9) AFFIRMATIVE VOTES.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

7. BAR-25-072

Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line whichever is the least restrictive, to allow a non-habitable accessory structure (swimming pool) be located 35 feet from the front property line (Zoning District Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 2220 Dalford Street
Property Legal Description: Lot 2, Block A, Scenic Village Addition
Property Owner: Carrie & Stephen Fitzwater
Applicant: Seahorse Pool Corporation
Zoning: PD1041A – Planned Development 1041A to Urban Residential Standards

Motion by (Jones) and second by (Perez) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-072 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

8. BAR-25-073

Variance to the one-family ("A-5") district development standard of a minimum 5,000 square foot lot area, to allow a 4,448 square foot lot (Zoning District Ordinance Section 4.705 "A-5" – One Family District Development Standards).

Address: 1404 Arizona Ave
Property Legal Description: Being the South ½ of Lot 1, North ½ Lot 2, Block 13, Lawn Terrace Addition
Property Owner: NewPad Building Company LLC
Applicant: NewPad Building Company LLC
Zoning: "A-5" – One Family District

Motion by (Perez) and second by (Jones) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-073 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

13. BAR-25-078

a. Variance to the one-family ("A-5") district development standard of a minimum 50-foot lot width requirement to allow a 42-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Address: 1840 E. Broadway
Property Legal Description: East 35 feet of Lot 10, Lot 11, Block 36, Glenwood Addition
Property Owner: Newpad Building Company LLC
Applicant: Newpad Building Company LLC
Zoning: "A-5" – One Family District

Motion by (Jones) and second by (Powell) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-078 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

9. BAR-25-074

a. Variance to the requirement that two spaces be located behind the front building wall for dwelling units with three or fewer bedrooms, to allow two parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.705(d)(2) "A-5" One Family District Development standards).

b. Variance to the requirement that non-habitable accessory structures shall not exceed the maximum area of 400 square feet, to allow 625 square feet of non-habitable accessory structure (shed) (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

Address: 5312 Westminster Ct N

Property Legal Description: Lot 9, Block 122R, Wedgwood Addition

Property Owner: Ankica Cikic

Applicant: Tatjana Cikic

Zoning: "A-5" – One Family District

Motion by (Jones) and second by (Perez) to vote on each item separately to approve the requests as cited.

Item a.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Item b.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | | X | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | | X | |
| Janna Herrera | P | | X | |
| Juan Manuel Acosta | P | | X | |

Summary of Action:



MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025

BAR-25-074 ITEM A IS APPROVED.

BAR-25-074 ITEM B FAILED DUE TO A LACK OF NINE (9) AFFIRMATIVE VOTES.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

10. BAR-25-075

a. Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line whichever is the least restrictive, to allow a non-habitable accessory structure (swimming pool) be located 41 feet 6 inches from the front property line (Zoning District Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 4100 Bent Elm Lane
Property Legal Description: Lot 3, Block 12, Edwards Ranch Riverhills Addition
Property Owner: Jerry and Pauline Scott
Applicant: Jerry Scott
Zoning: "A-5" – One Family District

Motion by (Jones) and second by (Powell) to approve the request as cited.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Summary of Action:

BAR-25-075 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

11. BAR-25-076

a. Special exception to allow construction of a solid wall up to 4 feet in height to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the requirement that a solid wall located in a required front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow construction of an 8-foot solid wall to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

c. Special Exception to permit construction of a solid wall up to 4 feet in height to be located in the projected front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

d. Variance to the requirement that a solid wall located in a projected front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow construction of an 8-foot solid wall, to be located in the projected front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

e. Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line whichever is the least restrictive, to allow a non-habitable accessory structure (swimming pool) be located 11 feet from the front property line (Zoning District Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

f. Variance to the requirement that accessory structures are not permitted in front yards, to allow two non-habitable accessory structures (swimming pool and shed) to be located 5 feet 2 inches from the projected front property line, where a minimum platted setback of 30 feet applies (Zoning District Ordinance Section 5.300(f)).

g. Variance to the requirement that accessory structures are not permitted in front yards, to allow two non-habitable accessory structures (swimming pool and deck) to be located 6 feet 2 inches from the front property line where a minimum platted setback of 30 feet applies (Zoning District Ordinance Section 5.300(f)).

| | |
|-----------------------------|--|
| Address: | 7328 Bob Hanger |
| Property Legal Description: | Block E Lot 1 LAKE CREST EST #1 & 2 ADDITION |
| Property Owner: | Octavio Meza and Blanca Meza |
| Applicant: | Brenda Mendoza and Rene Mendoza |
| Zoning: | "A-5" – One Family District |

Motion by (Powell) and second by (Perez) to vote on each item separately to approve the requests as cited.



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

Item a.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Item b.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | | X | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | | X | |
| Juan Manuel Acosta | P | | X | |

Item c.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | | X | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | | X | |
| Juan Manuel Acosta | P | X | | |



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

Item d.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | | X | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | | X | |
| Juan Manuel Acosta | P | | X | |

Item e.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |

Motion by (Perez) and second by (Garza) to vote on items “f” and “g” to deny without prejudice.

Items f & g.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrianne Holland | P | X | | |
| Sergio Garza | P | X | | |
| Kenneth Jones | P | X | | |
| Joey Dixon, Chair | P | X | | |
| Kay Duffy, Alternate | P | X | | |
| Tony Perez, Alternate | P | X | | |
| Whit Wolman | P | X | | |
| Lucretia Powell | P | X | | |
| Jennifer Glass Renta | P | X | | |
| Janna Herrera | P | X | | |
| Juan Manuel Acosta | P | X | | |



MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025

Summary of Action:

BAR-25-076 ITEMS A, C AND E ARE APPROVED.

BAR-25-076 ITEMS B AND D FAILED DUE TO A LACK OF NINE (9) AFFIRMATIVE VOTES.

BAR-25-076 ITEMS F AND G ARE DENIED WITHOUT PREJUDICE.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

12. BAR-25-077

a. Variance to the one family ("A-5") district development standard of a minimum 50-foot lot width requirement to allow a 40-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

b. Variance to the one family ("A-5") district development standard of a minimum 5,000 square foot lot area requirement for lots in the "A-5" – One-Family Residential Zoning District to allow a 4,400 square foot lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Address: 1517 Ave D
Property Legal Description: East 40 feet of Lot 8, Block 1, Lakeview Addition
Property Owner: Brablio Sifuentes
Applicant: Jerry Tello
Zoning: "A-5" – One Family District

No motion was made; the meeting was adjourned before the case could be heard due to lack of quorum.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | | | |
| Sergio Garza | P | | | |
| Kenneth Jones | P | | | |
| Joey Dixon, Chair | P | | | |
| Kay Duffy, Alternate | P | | | |
| Tony Perez, Alternate | P | | | |
| Whit Wolman | P | | | |
| Lucretia Powell | P | | | |
| Jennifer Glass Renta | P | | | |
| Janna Herrera | P | | | |
| Juan Manuel Acosta | P | | | |

Summary of Action:

BAR-25-077 IS CONTINUED TO THE NEXT SCHEDULED MEETING.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

14. BAR-25-079

a. Variance to the one-family ("A-5") district development standard minimum 5-foot rear yard setback to allow an existing non-habitable accessory structure (detached garage) that is located 2 feet 9 inches from the rear property line to remain. (Zoning Ordinance Section 4.705(c)(1) – "A-5 One-Family District Development Standards).

b. Variance to the one-family ("A-5") district development standard minimum 5-foot side yard setback to allow an existing non-habitable accessory structure (detached garage) that is located 2 feet 4 inches from the rear property line to remain. (Zoning Ordinance Section 4.705(c)(1) – "A-5 One-Family District Development Standards).

Address: 4720 Hibiscus Street
Property Legal Description: Lot 31, Block 117, Summerfields Addition
Property Owner: Ashmeet Pahwa
Applicant: Ashmeet Pahwa
Zoning: "A-5" One-Family Zoning District

No motion was made; the meeting was adjourned before the case could be heard due to lack of quorum.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | | | |
| Sergio Garza | P | | | |
| Kenneth Jones | P | | | |
| Joey Dixon, Chair | P | | | |
| Kay Duffy, Alternate | P | | | |
| Tony Perez, Alternate | P | | | |
| Whit Wolman | P | | | |
| Lucretia Powell | P | | | |
| Jennifer Glass Renta | P | | | |
| Janna Herrera | P | | | |
| Juan Manuel Acosta | P | | | |

Summary of Action:

BAR-25-079 IS CONTINUED TO THE NEXT SCHEDULED MEETING.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

15. BAR-25-080

Special Exception to permit an existing carport to remain within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

Address: 5600 Wentworth Street
Property Legal Description: Lot 4, Block 17, Westwood Addition
Property Owner: Eduardo Guardado Jr.
Applicant: Eduardo Guardado Jr.
Zoning: "A-5" – One Family District

No motion was made; the meeting was adjourned before the case could be heard due to lack of quorum.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | | | |
| Sergio Garza | P | | | |
| Kenneth Jones | P | | | |
| Joey Dixon, Chair | P | | | |
| Kay Duffy, Alternate | P | | | |
| Tony Perez, Alternate | P | | | |
| Whit Wolman | P | | | |
| Lucretia Powell | P | | | |
| Jennifer Glass Renta | P | | | |
| Janna Herrera | P | | | |
| Juan Manuel Acosta | P | | | |

Summary of Action:

BAR-25-080 IS CONTINUED TO THE NEXT SCHEDULED MEETING.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

16. BAR-25-081

a. Variance to the one-family ("A-10") district development standard of a minimum required 10-foot rear yard setback to allow construction of a non-habitable accessory structure (pool cabana) to be located 6 feet 6 inches from the rear property line. (Zoning Ordinance Section 4.702(c)(1) – One-Family "A-10" District).

b. Variance to the requirement that non-habitable accessory structures shall not exceed a maximum area of 400 square feet, to allow construction of a 552 square foot non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

c. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a 17-foot-tall non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 105 Westview Ave
Property Legal Description: Lot2R1, Block 30, Monticello Addition
Property Owner: David and Jennifer Nickels
Applicant: Restoration Homes
Zoning: "A-10" – One-Family District

No motion was made; the meeting was adjourned before the case could be heard due to lack of quorum.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | | | |
| Sergio Garza | P | | | |
| Kenneth Jones | P | | | |
| Joey Dixon, Chair | P | | | |
| Kay Duffy, Alternate | P | | | |
| Tony Perez, Alternate | P | | | |
| Whit Wolman | P | | | |
| Lucretia Powell | P | | | |
| Jennifer Glass Renta | P | | | |
| Janna Herrera | P | | | |
| Juan Manuel Acosta | P | | | |

Summary of Action:

BAR-25-081 IS CONTINUED TO THE NEXT SCHEDULED MEETING.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT - RESIDENTIAL
August 20, 2025**

17. BAR-25-082

a. Variance to the one-family restricted ("AR") district development standard of a minimum required 10-foot side yard setback, to allow construction of a single-family home with a side yard setback of 8 feet 4 inches along the southern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

b. Variance to the one-family restricted ("AR") district development standard of a zero-foot side yard setback, to allow construction of a single-family home with a side yard setback of 2 feet along the northern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

Address: 9004 Creek Run Road
Property Legal Description: Lot 7, Block 2, Academy at Waterchase
Property Owner: Jaafari Investments LLC
Applicant: Khal Jaafari
Zoning: "AR" – One-Family Restricted District

No motion was made; the meeting was adjourned before the case could be heard due to lack of quorum.

| Members | Present (P)/ Absent (A) | Vote on Motion | | Recused |
|-----------------------|----------------------------|----------------|---------|---------|
| | | For | Against | |
| Adrienne Holland | P | | | |
| Sergio Garza | P | | | |
| Kenneth Jones | P | | | |
| Joey Dixon, Chair | P | | | |
| Kay Duffy, Alternate | P | | | |
| Tony Perez, Alternate | P | | | |
| Whit Wolman | P | | | |
| Lucretia Powell | P | | | |
| Jennifer Glass Renta | P | | | |
| Janna Herrera | P | | | |
| Juan Manuel Acosta | P | | | |

Summary of Action:

BAR-25-082 IS CONTINUED TO THE NEXT SCHEDULED MEETING.

Chair

Executive Secretary



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Emily Reyes

BAR-25-077

Address: 1517 Ave D
Legal Description: East 40 feet of Lot 8, Block 1, Lakeview Addition
Property Owner: Brablio Sifuentes
Applicant: Jerry Tello
Council District: 8 Nettles
Zoning: "A-5" One-Family Residential

- a. **Variance to the** one family ("A-5") district development standard of a minimum 50-foot lot width requirement to allow a 40-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

| | |
|---|---------|
| <u>Minimum required lot width at building line:</u> | 50 feet |
| <u>Requested lot width at building line:</u> | 40 feet |

- b. **Variance to the** one family ("A-5") district development standard of a minimum 5,000 square foot lot area requirement, to allow a 4,400 square foot lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

| | |
|--------------------------------------|--------------------------|
| <u>Minimum lot square footage:</u> | <u>5,000 square feet</u> |
| <u>Requested lot square footage:</u> | <u>4,400 square feet</u> |

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

4.705 One-Family ("A-5") District

(c) *Property development standards.*

- (1) In the one-family ("A-5") district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

| One-Family ("A-5") District | |
|-----------------------------|----------------------------------|
| Lot Width | 50 feet minimum at building line |
| Lot Area | 5,000 square feet minimum |



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Emily Reyes

LOT HISTORY:

ZC-04-191, Zoning Change from "B" Two-Family Residential to "A-5" One-family Residential
PV14-00215 Residential Razing Permit, Demolish the primary structure, Finaled 7/11/2014
PB20-08947 Residential New Building Permit, Expired 7/11/2014
BAR-23-006, Residential Board of Adjustments, Lot width and Lot area, Approved 1/19/2023
PB23-17708 Residential New Building Permit, Expired 6/15/2024

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

United Communities Association of South Fort Worth, Glenwood Triangle NA, Belmont NA, Polytechnic Heights South NA, Parker Essex Boaz NA, Hillside Neighborhood Association, East Fort Worth, Inc., Streams And Valleys Inc., Trinity Habitat for Humanity, Southeast Fort Worth Inc., East Fort Worth Business Association, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is an rectangular shaped, vacant, interior lot located in an established neighborhood. The lot is approximately 4,400 square feet in area, does not contain trees and does not contain floodplain. There is an approximate 31% downward slope beginning at the east property line and ends at the north corner of the property. The property was platted with alley access in 1904. According to Google street view, the property has been vacant since 2014. There is not a curb cut for driveway access.

The applicant is requesting two variances for the minimum lot width required at the building line and for the lot area. A-5 development standards require a minimum lot width of 50 feet at the building line. The applicant is requesting the lot width to be 40 feet wide. The current ("A-5" One Family) zoning requires the lot to be a minimum of 5,000 square feet in total area. The lot area is 4,400 square feet and is therefore deficient by 560 square feet.

In 2023 the prior owners went before the board with the request of the lot width to be 40 feet at the building line and the lot area to be 4,400 square feet and was approved. However, the prior owners did not complete the permitting process and the Board of Adjustments decision expired.



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Emily Reyes

The proposed building footprint meets side, rear, and front yard required setbacks. The applicant will be required to meet all other development standards.



BAR-25-077

Aerial Photo Map



0 30 60 120 Feet



BAR-25-077
1517 Avenue D



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



Development Services Department

☐ 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: 1517 Avenue D
 Lot/Tract: 8 Block/Abstract: 1 Lot Size: 4400 sq ft
 Legal Description: Addition/Survey: Lakeview Addition

Owner's Name: Brablio Sifuentes
 Address: 1713 Ave D
 City: Grand Praire State: TX Zip: 75051
 Tele: () 2142802847 E-Mail donatohomes@outlook.com

Applicant's Name: Jerry Tello
 Address: 1431 Evans Ave
 City: Fort Worth State: Texas Zip: 76104
 Tele: () 817-618-4600 E-Mail jerry.tello5@outlook.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Single Family Residentail New Construction. New Foundation will be poured, New Plumbing,
Electrical, and Mechanical systems will be intalled. New Framing, Roof, Windows, Insualtion, Sheetrock and Siding will
be installed accroding to plans.

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: _____
☐ Interpretation of the Regulation \$400

| | | | | |
|----------------|-------------------|----------------|--------------|----------|
| DATE RECEIVED: | FEE AMOUNT PAID : | # OF REQUESTS: | RECEIVED BY: | CASE NO. |
| | | | | |

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. _____

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.

Lot is currently zoned as A-5 requiring every lot to be 5000 sq ft in order to build a single family residence, respectfully requesting a variance change to allow for a single family residence to be built on 4400 sq ft lot.

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, variance is in harmony with the purpose of the comprehensive plan for the neighborhood.

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

No

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

No

Acknowledgement

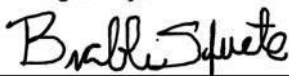
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate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

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

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

Signature: _____

Signed by:



EA5CA801CFB94A7...

Date 7/16/2025

Revised 08/29/2024



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Brablio Sifuentes
(Family Member, Friend, Company, etc, to represent you at the hearing)
1713 Ave D Grand Prairie TX 75051 (214) 280-2847
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special
Exception on the following described property:

(Address) 1517 Ave D Fort Worth TX

(Legal Description) Lot 1 block 8 lakeview addition

The Authority is granted only for the following specific request:

(Nature of Appeal) variance adjustment to zoning amd permit application for new comstruction sfh

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature: Brablio Sifuentes
Owner - Print Name: Brablio Sifuentes
Address: 1713 Ave D Grand Prairie TX 75051
Telephone: (214)280-2847

Signed by: Brablio Sifuentes
EA5CA801CFB94A7... 7/16/2025

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

Accepted for Case No. _____

By _____

Date _____



1517 Avenue D

Being East 40 Feet of Lot 8, Block 1, Lakeview Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map recorded in Volume 204, Page 5, Map Records, Tarrant County, Texas.

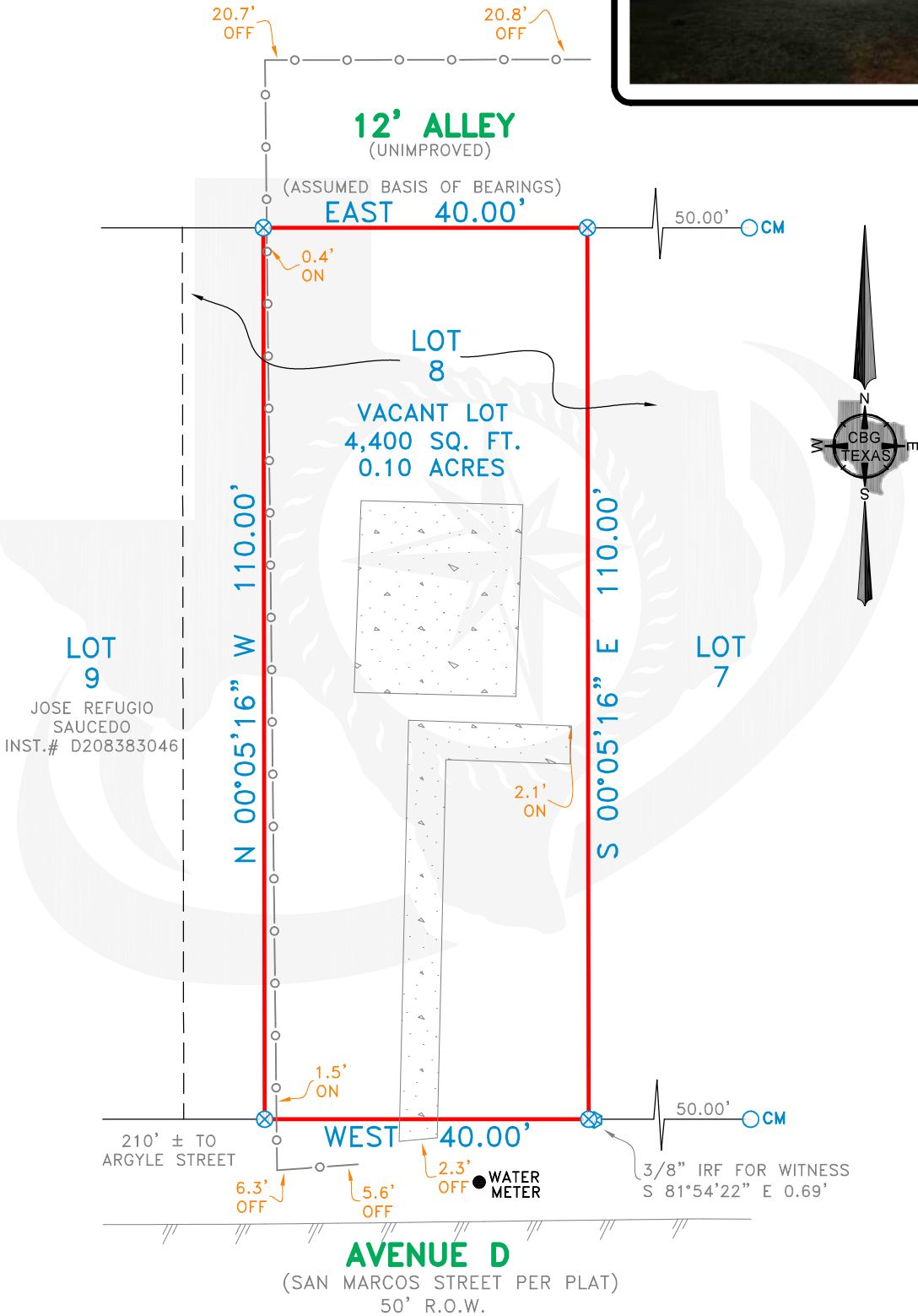


Alamo Title



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET STAMPED "CBG"
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" 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
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48439C0310L, 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 Alamo Title. 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 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: KJM/CAJ

Scale: 1" = 20'

Date: 11/19/19

GF No.: ATD-24-6000241900196-SW

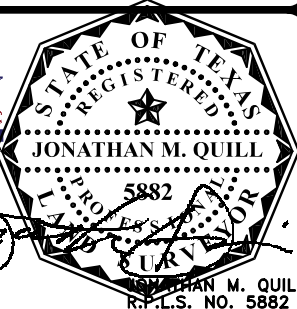
Job No. 1916985



CBG SURVEYING TEXAS LLC

PROFESSIONAL LAND SURVEYORS DFW - Houston - East Texas - Austin - San Antonio

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



Accepted by:

Purchaser

Date:

Purchaser

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.

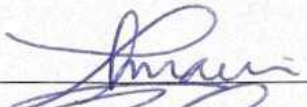


NOT APPLICABLE, FRONT FENCE NOT IN PLANS FOR SINGLE FAMILY RESIDENCE.

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 Lal Mawia |  | 1516 Ave D Ft. Worth, TX 76104 |
| ² Jordan Caldwell |  | 1605 Ave D Ft Worth, TX 76104 |
| ³ Antonio Trinidad |  | 1609 AVE D |
| ⁴ Angelica Usanga | Angelica Usanga | 1617 Ave D, Fort Worth TX |
| ⁵ | | |
| ⁶ | | |



BOARD OF ADJUSTMENT - RESIDENTIAL

Case Manager: Emily Reyes

BAR-25-080

Address: 5600 Wentworth
Legal Description: Lot 4, Block 17, Westwood Addition
Property Owner: Eduardo Guardado JR
Zoning: "A-5" Single Family Residential
Council District: 6-Hall

Special Exception to permit an existing carport to remain within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

(a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:

- (a) The use is specifically permitted under this ordinance;
- (b) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
- (c) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

(b) The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

5.301 Accessory Uses on Residential Lots

(2) *Private garages, private carports or private porte cocheres*

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 accordance with the use tables in Chapter 4, Article 6. 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:

CC25-00541- Code Enforcement, Building illegal carport, Issued 6/29/2025

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Overton South NA, Wedgwood Square NA, District 6 Alliance, Streams And Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Crowley ISD

**EXISTING
CONDITIONS:**

The subject property is located on an interior street in an established neighborhood, containing several mature trees, and no presence of floodplain. The property is approximately 8,400 square feet in area and is relatively flat and does not contain alley access. The primary structure was constructed in 1959 and faces onto Wentworth St, with driveway and garage access.

The applicant is requesting a special exception to allow an existing carport measuring 17 feet wide x 34 feet long x 10 feet high, that is located within the required front yard. The subject property site plan indicates that the build line is 25 feet along the southern property boundary. The carport encroaches into the projected required front yard by approximately 28 feet. The location of the carport is intended to provide cover of the existing concrete drive leading to the driveway. The existing concrete drive measures 17.5 ft wide x 28.8 ft long and extends to the property line from the garage.

There are no other attached carports on the blockface.

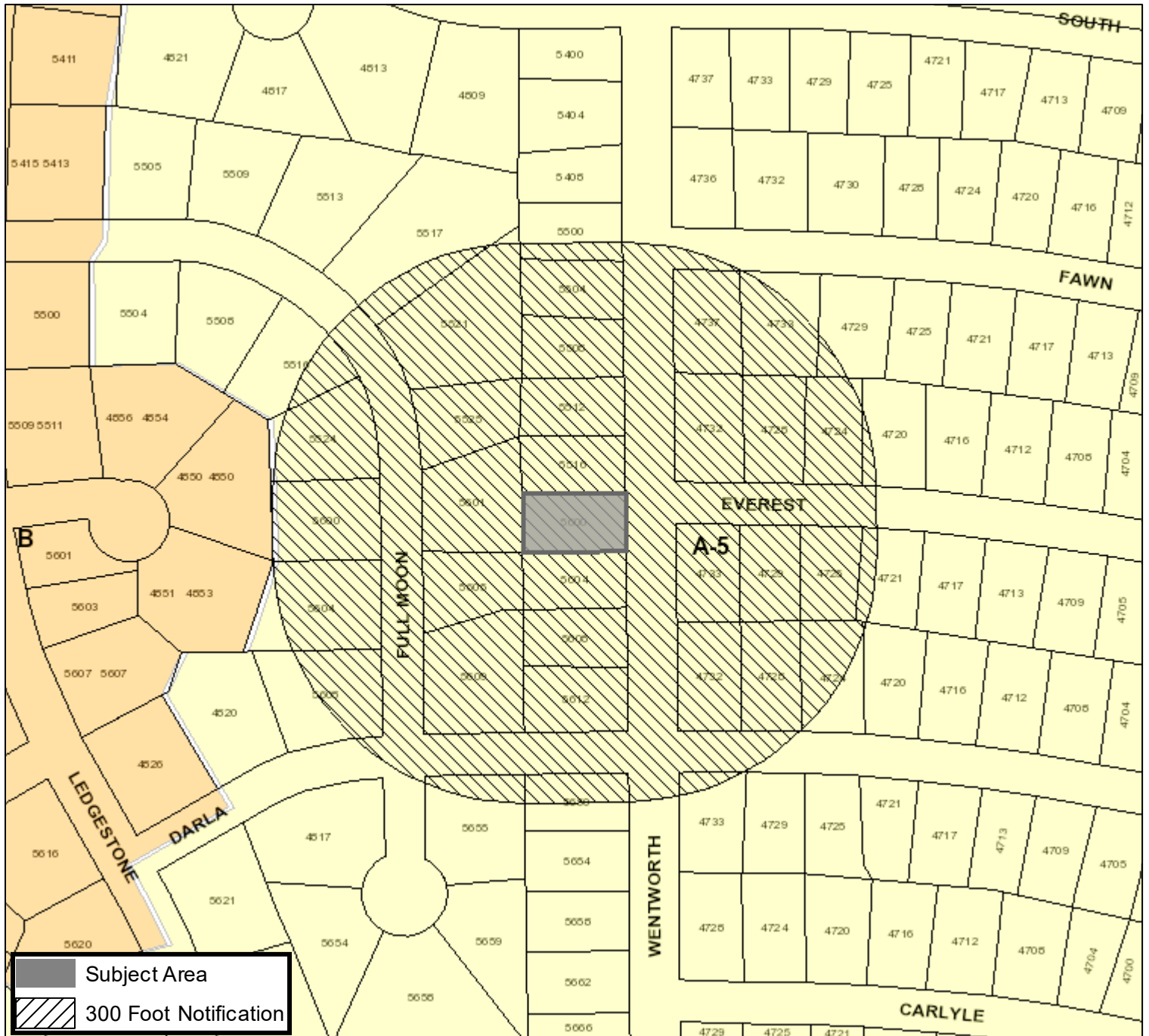
If the special exception is approved, the applicant will be required to obtain the proper permits and meet all other development standards.



BAR-25-080

Area Zoning Map

Applicant: Eduardo Guardado Jr
Mapsko: 89S
Commission Date: 8/20/2025



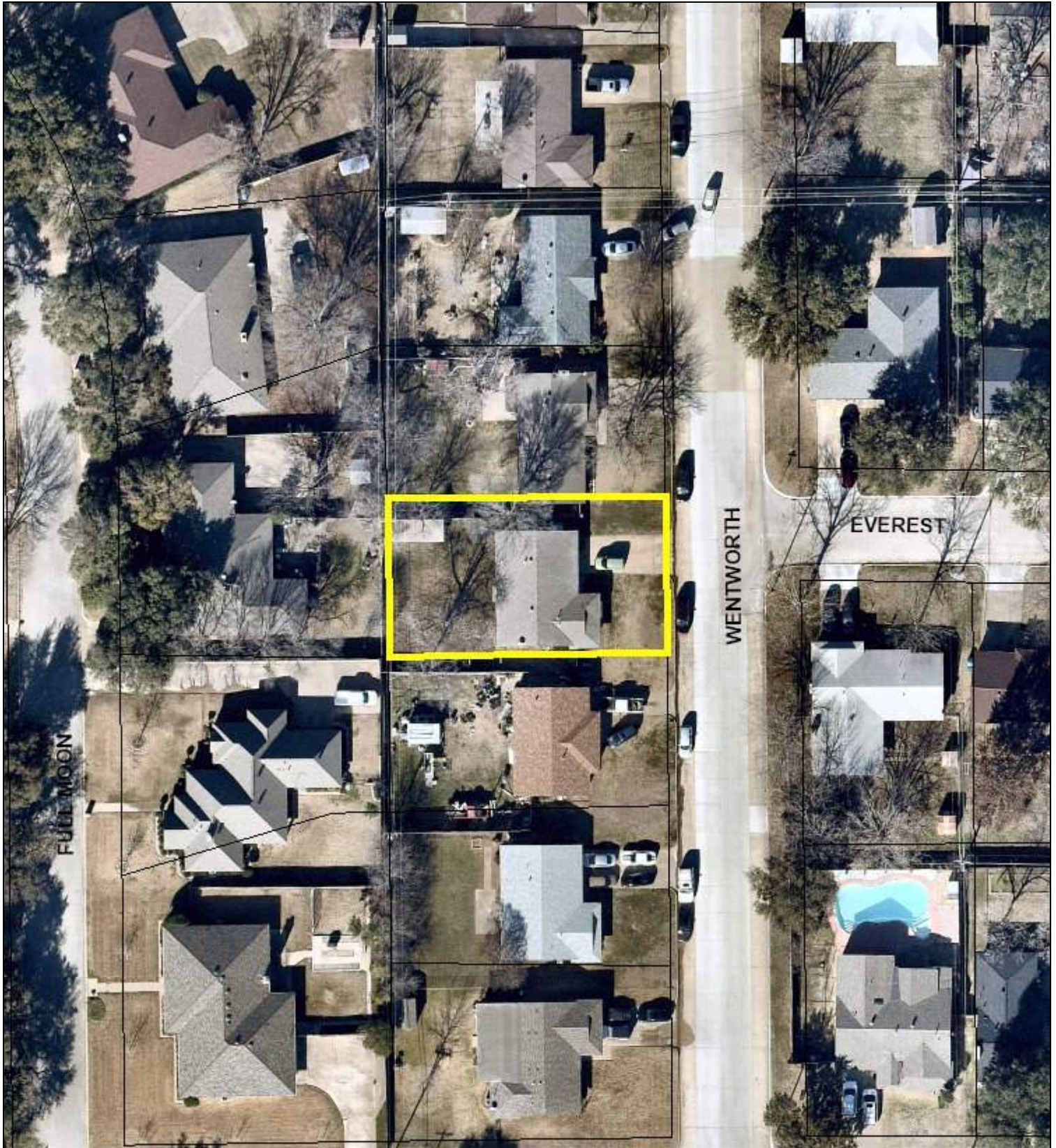
0 85 170 340 Feet

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BAR-25-080

Aerial Photo Map



0 37.5 75 150 Feet



BAR-25-080
5600 Wentworth Street



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



Development Services Department

☐ 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: 5600 Wentworth St

Lot/Tract: 4 Block/Abstract: 17 Lot Size: 0.193 ac

Legal Description: Addition/Survey: Texas Registered Engineering Firm # F-8331 and Surveying Firm #

Owner's Name: Eduardo Guardado Jr

Address: 5600 Wentworth St

City: Fort Worth State: Texas Zip: 76132

Tele: (817) 495-2629 E-Mail eguardado957@gmail.com

Applicant's Name: Eduardo Guardado Jr

Address: 5600 Wentworth St

City: Fort Worth State: TX Zip: 76132

Tele: (817) 495-2629 E-Mail eguardado957@gmail.com

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

Carport made out of sheet metal and steel. Dimensions are 34Ft L x 17FT W x 10FT H

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:** _____

☐ **Interpretation of the Regulation \$400**

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____
We are requesting a variance for our carport because the house was built without one, and there is no shade on our driveway. These conditions existed before we moved in, so the hardship was not created by us. There's also nothing protecting our vehicles from extreme weather like hail.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. _____
Our lot is narrow and very close to our next-door neighbors on both sides, so we can't fit a carport without a variance. The house was built without a carport, and we didn't make any changes to cause this issue. Also, since the house faces east, the driveway gets full sun most of the day. This request is based on the specific layout and sun exposure of our 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.

Building a carport will protect our car and provide shade without hurting the look or safety of the neighborhood. It will follow the rules and help improve our property.

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

The carport was built safely and does not block sidewalks, streets, or neighbors' views. It does not cause any safety or health problems for the public or nearby homes.

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

The carport will be built within our property lines and won't block neighbors' access, views, or sunlight. It won't harm how nearby properties are used or enjoyed.

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: _____



Eduardo
Guardado

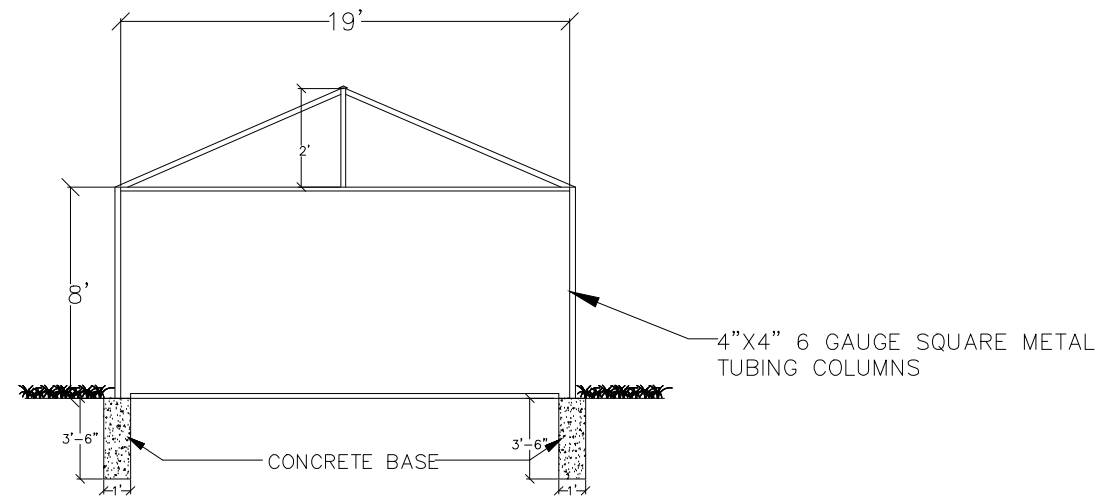
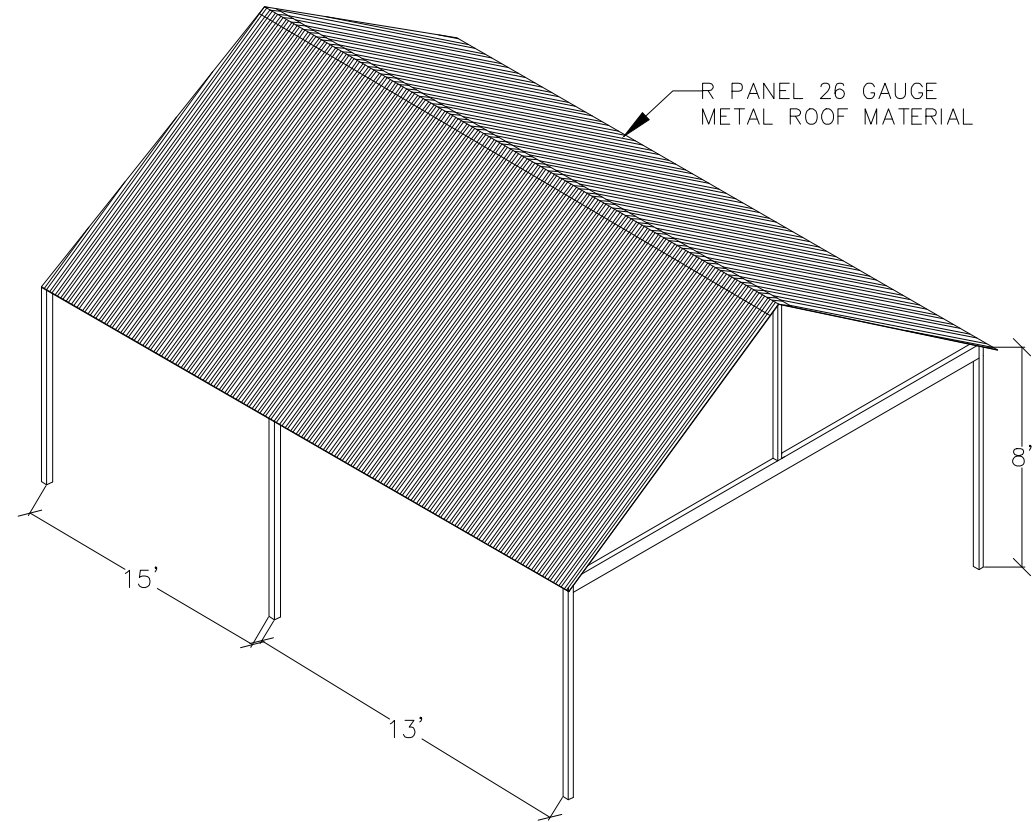
Digitally signed by
Eduardo Guardado
Date: 2025.07.08
22:25:58 -05'00'

Date 8 July 2025

Revised 08/29/2024

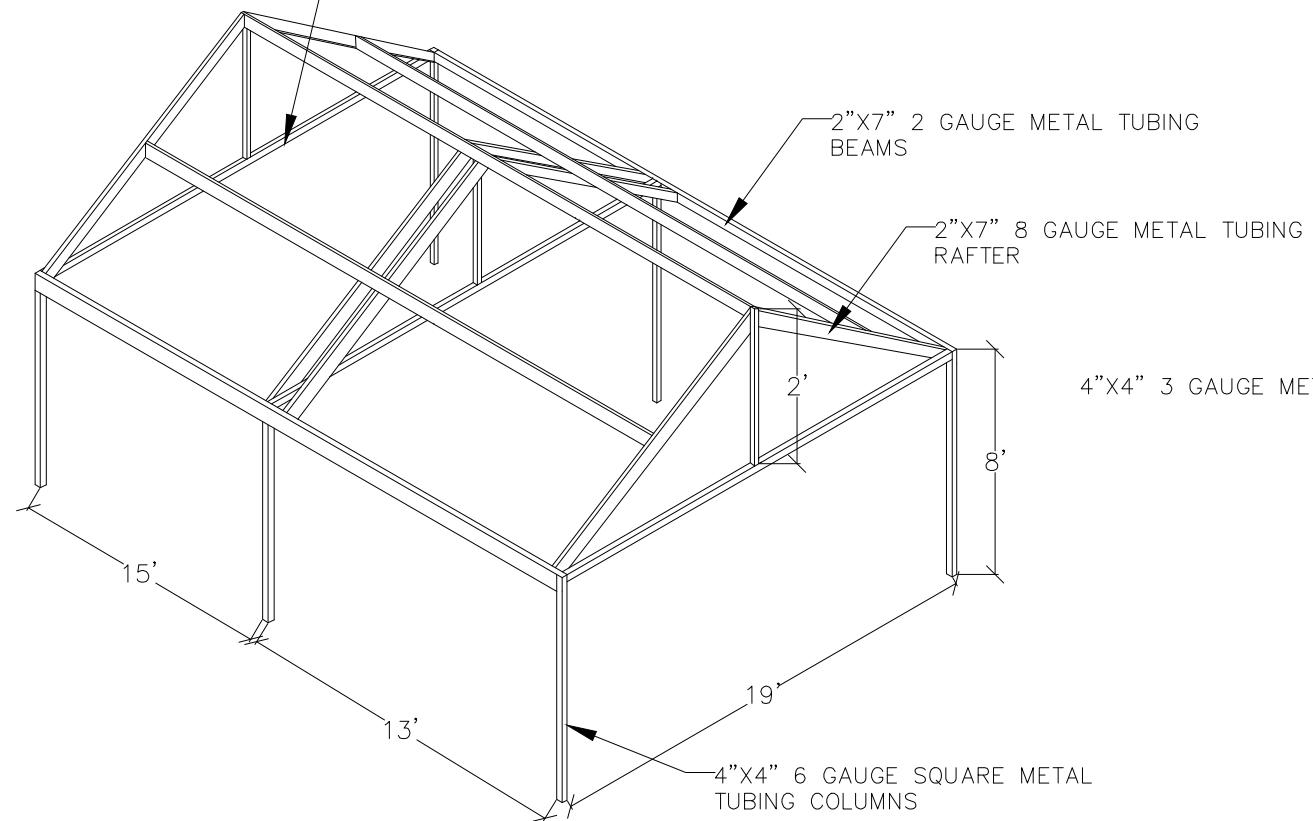
SHEET

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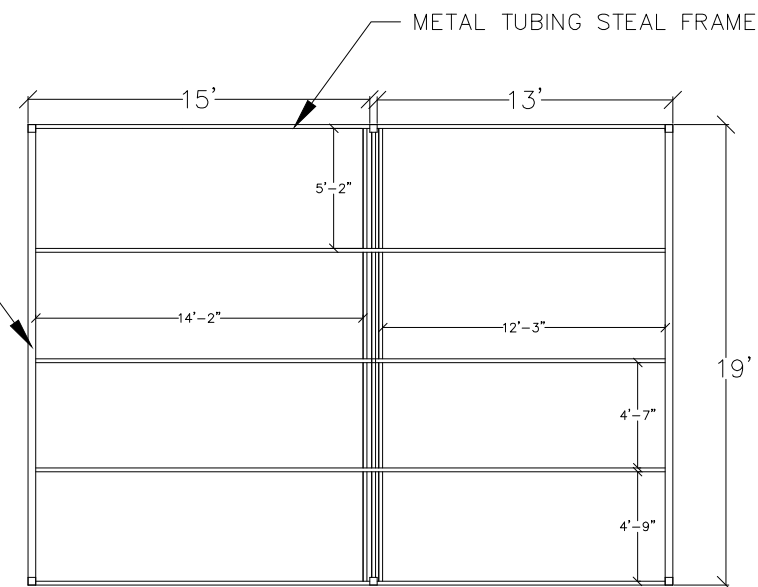


FRONT ELEVATION

4"x4" 3 GAUGE METAL TUBING HEADER
PERSPECTIVE



4"x4" 3 GAUGE METAL TUBING BEAMS



PLAN VIEW

TITLE: CAR PORT

DATE: 7/25

LOCATION: 5600 WENTWORTH STREET

SCALE: NTS

DRAFTER: BEATRIZ ORDORICA

FLOOR PLAN

METAL
CAR PORT

SHEET

2



BOARD OF ADJUSTMENT – COMMERCIAL

Case Manager: Ashlie Tolliver, AICP

| | | |
|-------------------|-----------------------------|--|
| BAR-25-081 | Address: | 105 Westview Ave |
| | Property Legal Description: | Lot 2R1, Block 30, Monticello Addition |
| | Property Owner: | David and Jennifer Nickels |
| | Applicant: | Restoration Homes |
| | Council District: | 7 – Hill |
| | Zoning: | “A-10” – One-Family District |

a. Variance to the one-family (“A-10”) district development standard of a minimum required 10-foot rear yard setback to allow construction of a non-habitable accessory structure (pool cabana) to be located 6 feet 6 inches from the rear property line. (Zoning Ordinance Section 4.702(c)(1) – One-Family “A-10” District).

b. Variance to the requirement that non-habitable accessory structures shall not exceed a maximum area of 400 square feet, to allow construction of a 552 square foot non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

c. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet, to allow construction of a 17-foot-tall non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action – Variances

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that: :

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

4.702 One-Family (“A-10”) District

(c) Property development standards.

(1) In the one-family (“A-10”) district, the minimum dimension of lots and yards and the heights of buildings shall be as shown in the accompanying table.



| One-Family ("A-10") District | |
|------------------------------|-----------------|
| Rear Yard | 10 feet minimum |

5.301 Accessory Uses on Residential Lots

(b) *Non-habitable accessory structures.*

(1) *All accessory structures except private garages, private carports, or private porte cocheres.*

a. Allowable square footage.

1. 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 |
|------------------------------|---|
| 10,000 to 21,779 square feet | 400 square feet |

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

LOT HISTORY:

PB13-01313, Residential Addition Permit, Addition to primary structure, Finaled 05/06/2014

PB13-01314, Residential Addition Permit, Addition to detached garage, Finaled, 05/06/2014

PB25-03452, Residential Accessory New Permit, Swimming Pool, Issued, 04/16/2025

PB25-04180, Residential Accessory New Permit, Pool Cabana, Awaiting Client Reply, 06/12/2025

COMPREHENSIVE PLAN

DESIGNATION:

Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

West Side Alliance, Crestline Area NA, Monticello NA, Crestwood NA, North Hi Mount NA, Tarrant Regional Water District, Streams And Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Castleberry ISD

EXISTING CONDITIONS:

The subject property is a 12,098 square foot lot located in an established neighborhood. The lot is relatively flat, contains no presence of floodplain, but does have several mature trees. The property was replatted in 2008 and does not have alley access. The property currently contains a primary residential home and a two-story detached garage. The garage is located 5 feet from the rear property line and approximately 2 feet 6 inches from the northern side property line. The primary



residence and existing detached garage were constructed between 2001 and 2003 based on GIS aerials.

The applicant is requesting 3 variances in order to construct a free-standing cabana.

Variance A

The first variance is to allow construction of the non-habitable accessory structure, a pool cabana measuring approximately 30 feet X 17 feet 2 inches, to be located 6 feet 6 inches from the rear property line, where a 10-foot rear yard setback applies.

Variance B

The second variance is to allow the proposed non-habitable accessory structure to exceed the 400 square foot maximum allowed for a 12,098 square foot lot. The proposed 510 square foot cabana exceeds the maximum area permitted by 110 square feet.

Variance C

The third variance is to allow the proposed non-habitable accessory structure to exceed the 10-foot height maximum for a detached non-habitable accessory structure. The height of non-habitable accessory structures 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 proposed cabana has a measurement of 10 feet, except for the proposed chimney located near the rear property line, which measures approximately 17 feet 5 inches in height.

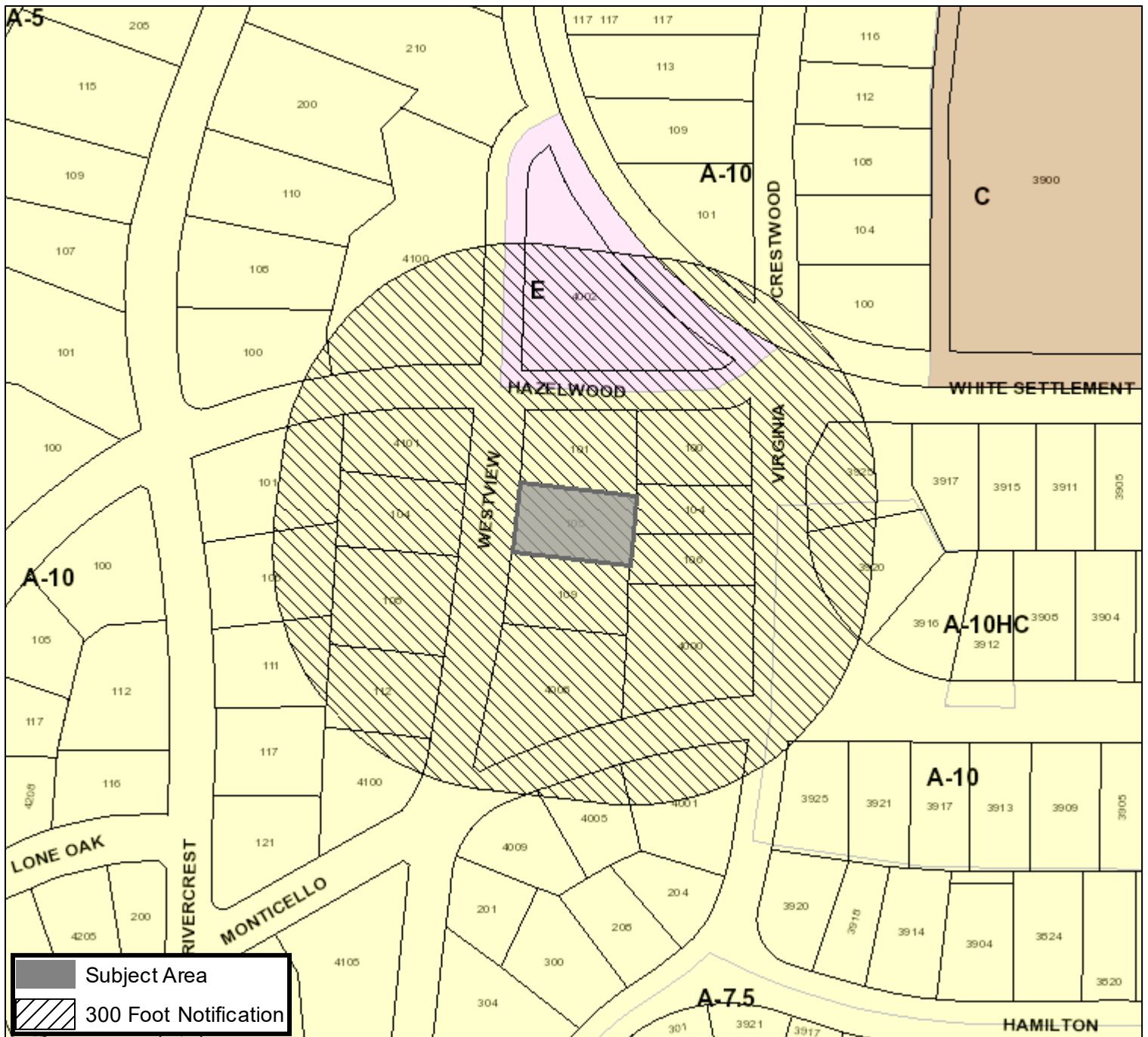
The addition of the proposed cabana will result in an overall lot coverage of 30% increased from approximately 26.7%. The A-10 district lot has a 40% maximum lot coverage. If the variance requests are approved, the applicant will be required to meet all other development standards and regulations.



BAR-25-081

Area Zoning Map

Applicant: Michael Duwe - Restoration Homes for David Brooks Nickels
Mapsc0: 61Z
Commission Date: 8/20/2025





BAR-25-081

Aerial Photo Map



0 45 90 180 Feet



BAR-25-081
105 Westview



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



Development Services Department

☐ 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: 105 Westview Avenue

Lot/Tract: 2R1 Block/Abstract: 30 Lot Size: 12,096sqft

Legal Description: Addition/Survey: MONTICELLO ADDITION-FORT WORTH Block 30 Lot 2R1

Owner's Name: NICKELS, DAVID BROOKS

Address: 105 Westview Avenue

City: Fort Worth State: TX Zip: 76107

Tele: () _____ E-Mail _____

Applicant's Name: Michael Duwe - Restoration Homes

Address: 1635 Rogers Road

City: Fort Worth State: TX Zip: 76107

Tele: () 817-938-1114 E-Mail mduwe@restorationhomesfw.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
PB25-04180 application is for a new accessory structure poolside cabana to be built on to an existing detached garage. This cabana will be clad with materials to match existing on the property, including stone and metal roofing. Adding a new footprint of 668sqft.

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: _____

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

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.

There is precedent amongst neighboring properties of accessory structures built along rear property lines.

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.

This is a reasonable sized lot, with an existing detached structure already within 5ft of the rear property line. This proposed poolside cabana is keeping with norms for the neighborhood.

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

Cladding is appropriate and mimics the existing structures aesthetically. The depth of the backyard space means this low-lying additional structure will not "crowd out" anything else around it, rather it is much lower than the existing detached garage it will be connected to.

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

Given the large backyards, well established trees and shrubbery, this will not impose upon neighbors. 4 of the 6 nearest neighbors along this rear property line ALSO have structures within the same distance.

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

No sight lines, views, or vegetation will be harmed on any adjacent property by this proposed project. It is in keeping with the neighborhoods trajectory for improved quality of life.

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

6/17/24

Revised 08/29/2024



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Michael Dowe
(Family Member, Friend, Company, etc. to represent you at the hearing)
1635 Rogers Rd Fort Worth TX 76107 8179381114
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special Exception on the following described property:

(Address) 105 Westview Ave. Ft Worth TX 76107

(Legal Description) MONTICELLO ADDITION - FORT WORTH Block 30
LOT 2R1

The Authority is granted only for the following specific request:

(Nature of Appeal) Accessory Structure Building Permit Application
PB25 - D4180

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature: [Signature]

Owner - Print Name: David B. Nickels

Address: 105 Westview Ave. Fort Worth, 76107

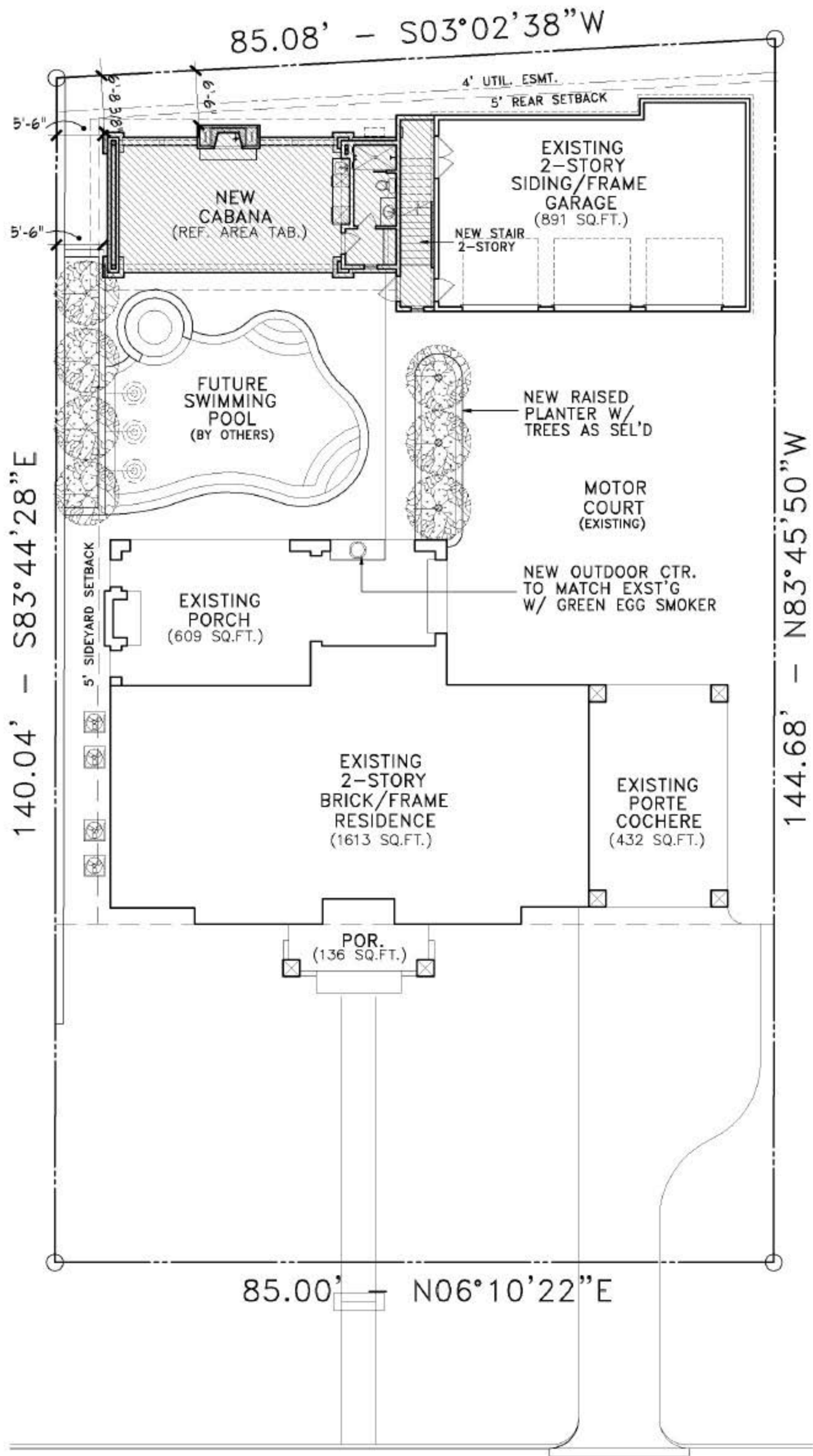
Telephone: 682-234-9159

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

Accepted for Case No. _____

By _____

Date _____

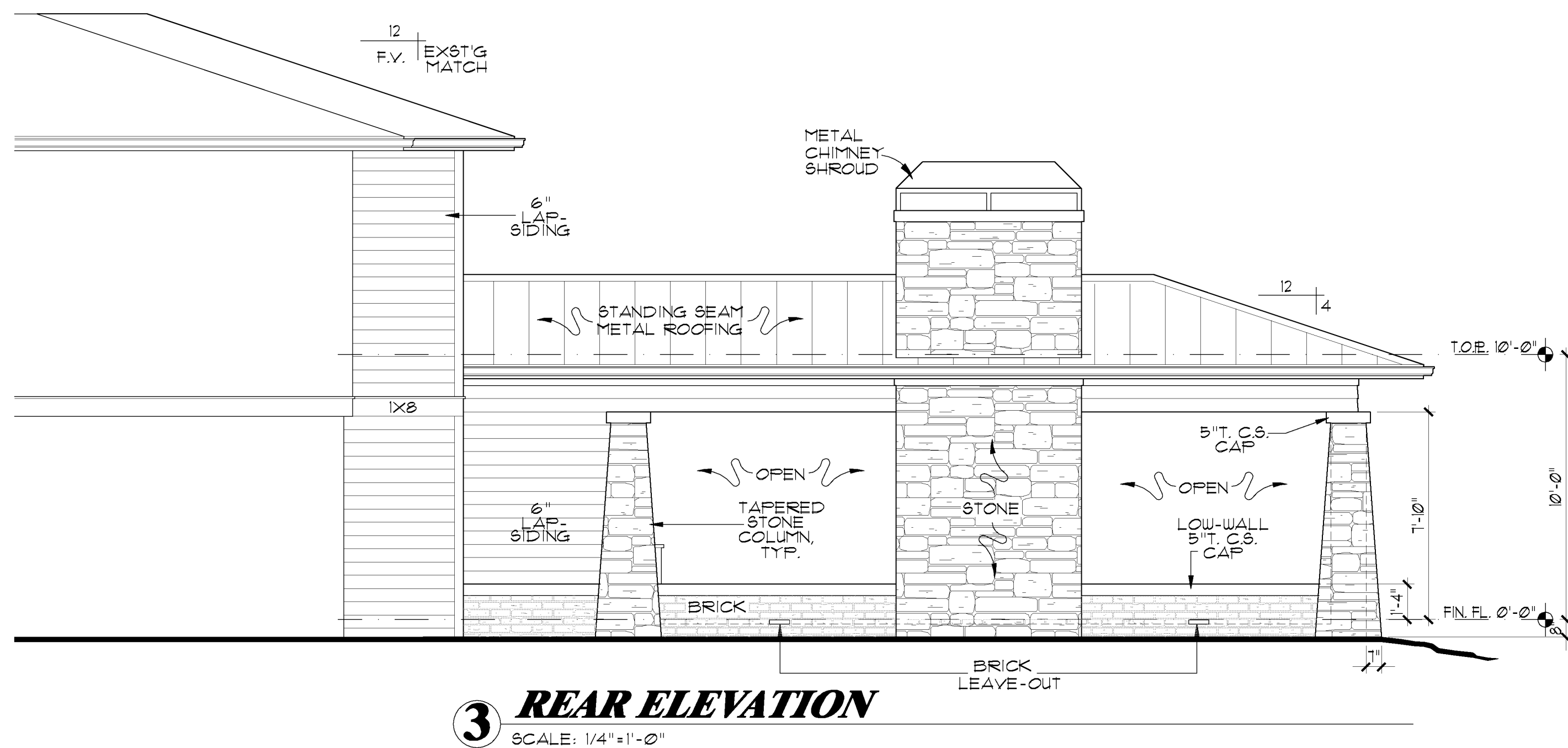
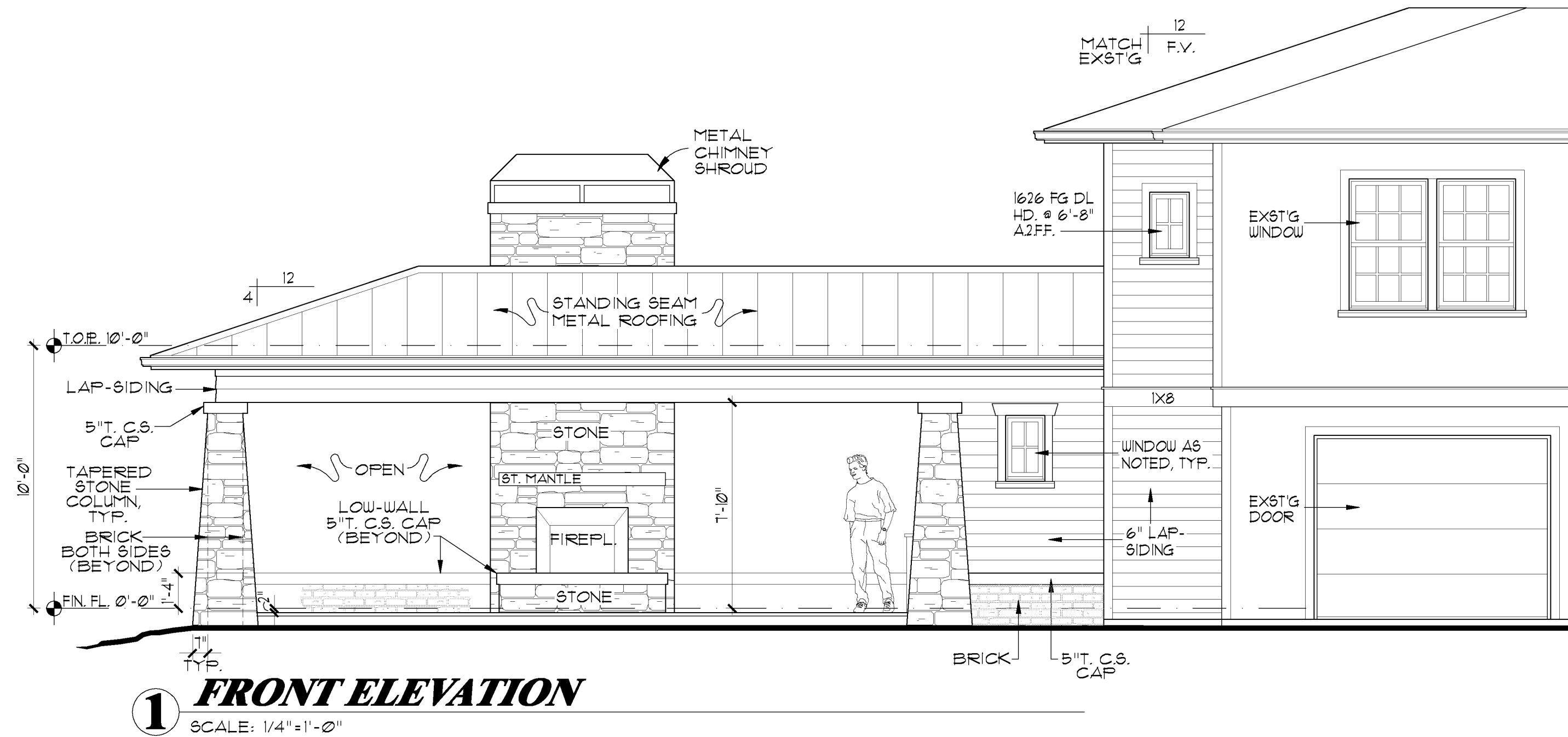
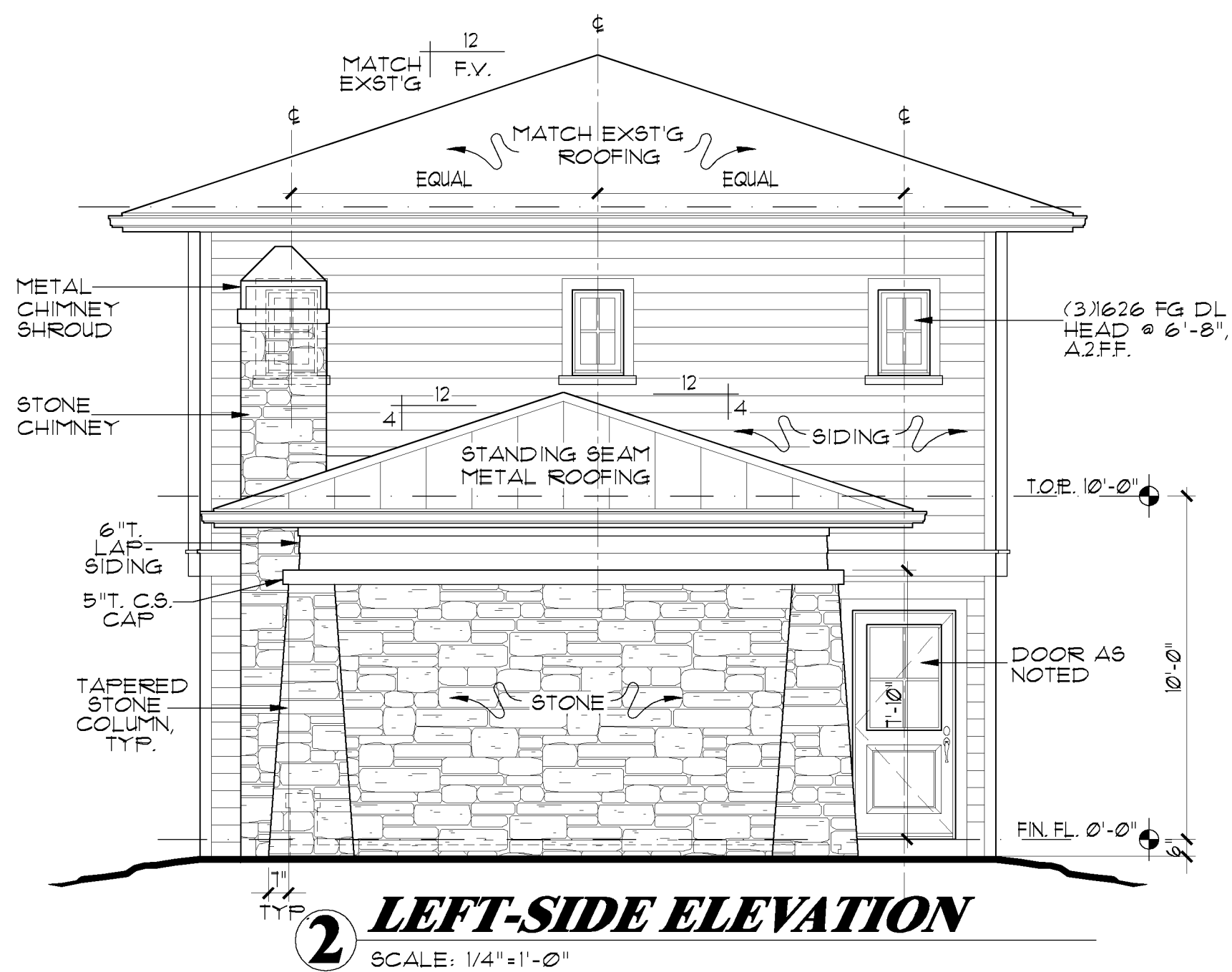


WESTVIEW AVE.

1 SITE PLAN

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





CABANA ADDITION FOR:

MR. & MRS. NICKELS
105 WESTVIEW AVE., FORT WORTH, TARRANT COUNTY, TEXAS

REVISION

06/04/25

DATE

MD2401

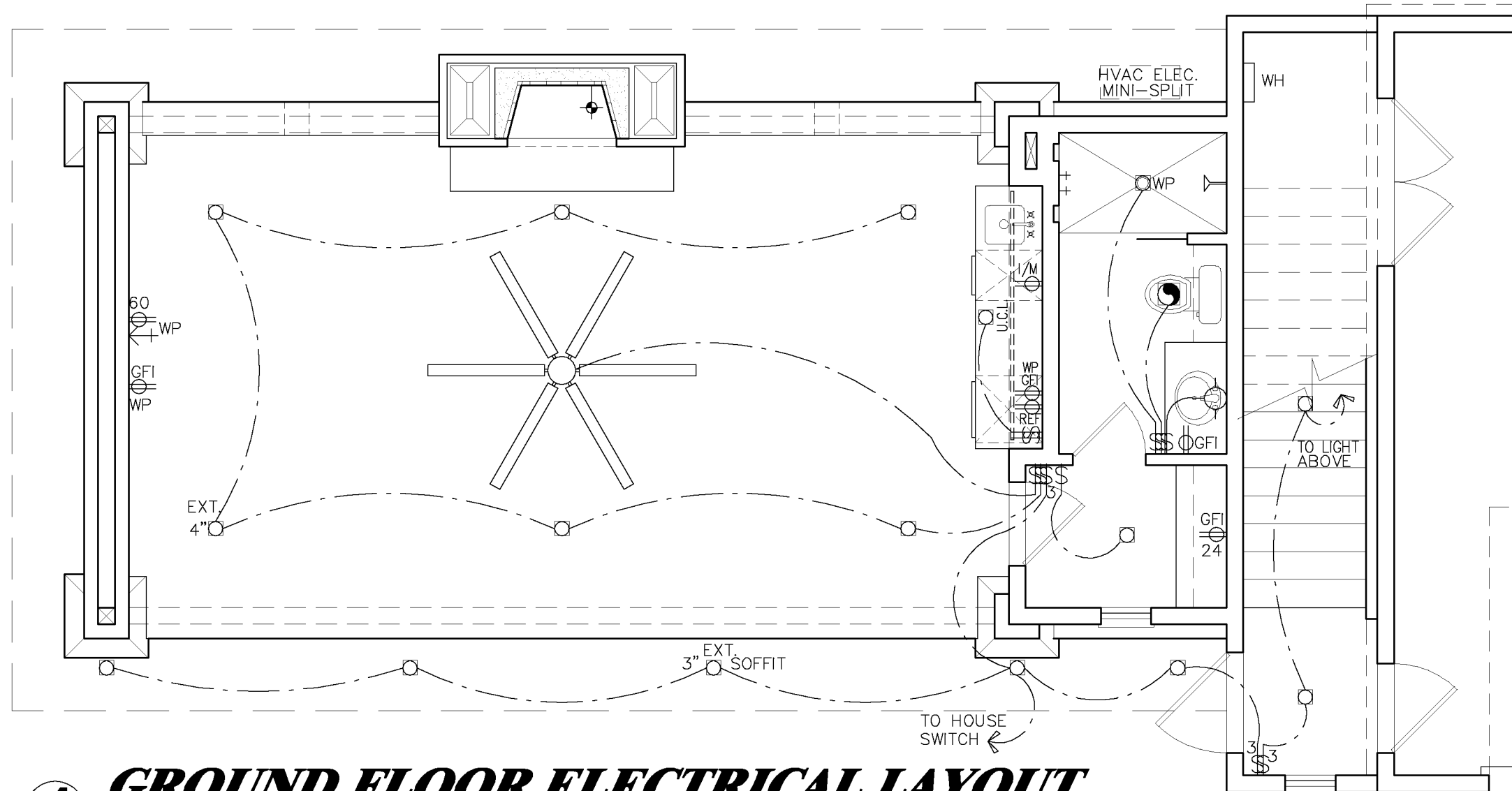
PROJECT

A2

OF

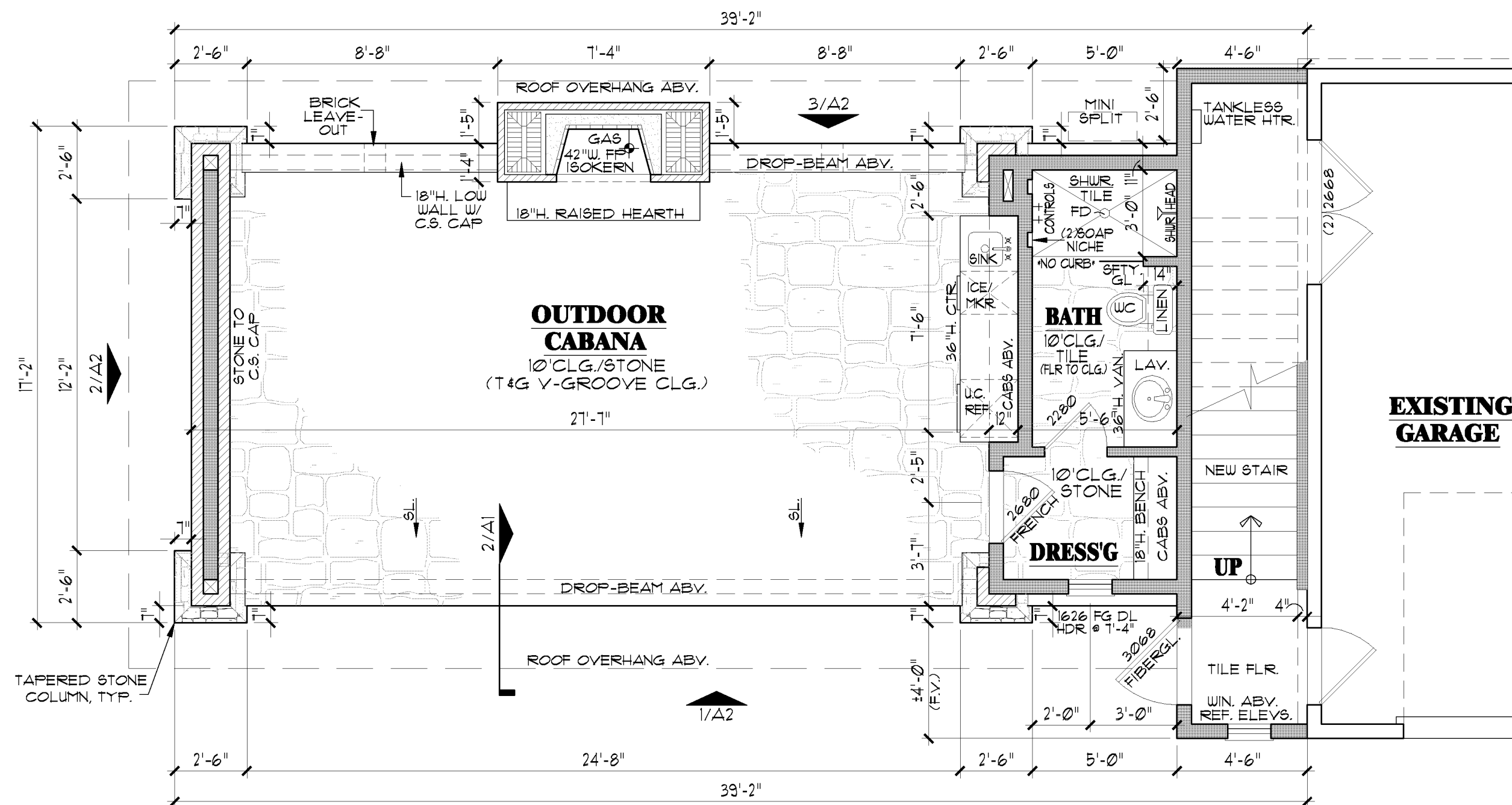
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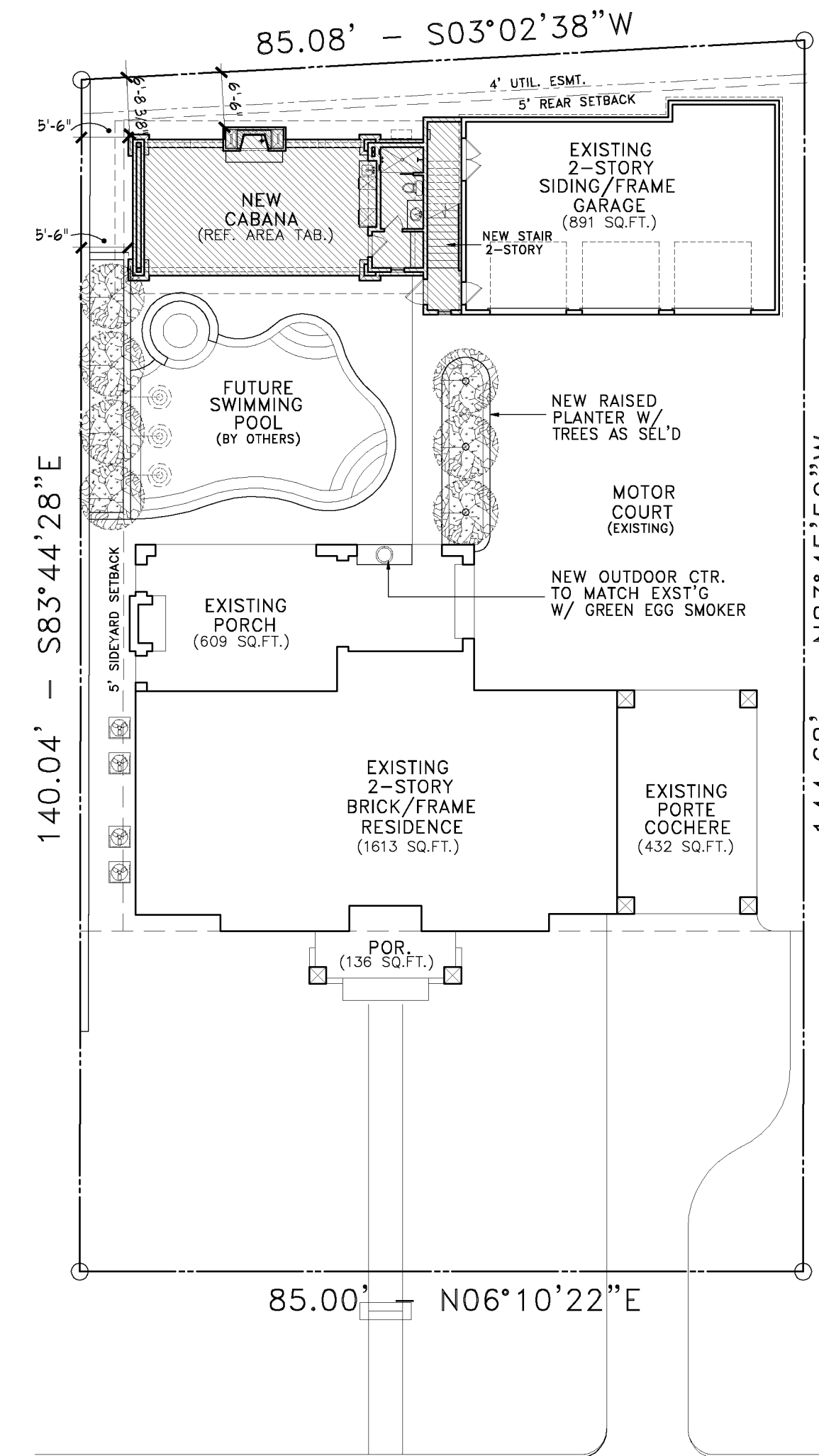


4 GROUND FLOOR ELECTRICAL LAYOUT
SCALE: 1/4"=1'-0"

- ⊕ 110V DUPLEX RECEPTACLE @ 12" AFF.
- ⊕ 110V DUPLEX RECEPTACLE @ 44" AFF.
- ⊕ 110V DUPLEX RECEPTACLE @ WATERPROOF
- ⊕ 110V DUPLEX RECEPTACLE @ GROUND FAULT INTERRUPT
- ⊕ 4" DIA. RECESSED LED
- ⊕ WP RECESSED LED - WATERPROOF
- ⊕ EXHAUST FAN THRU ROOF
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE POLE SWITCH
- ⊕ UNDER AND/OR OVER CABINET SURFACE MOUNT LED
- ⊕ SURFACE MOUNT CEILING FAN (L=LIGHT KIT)

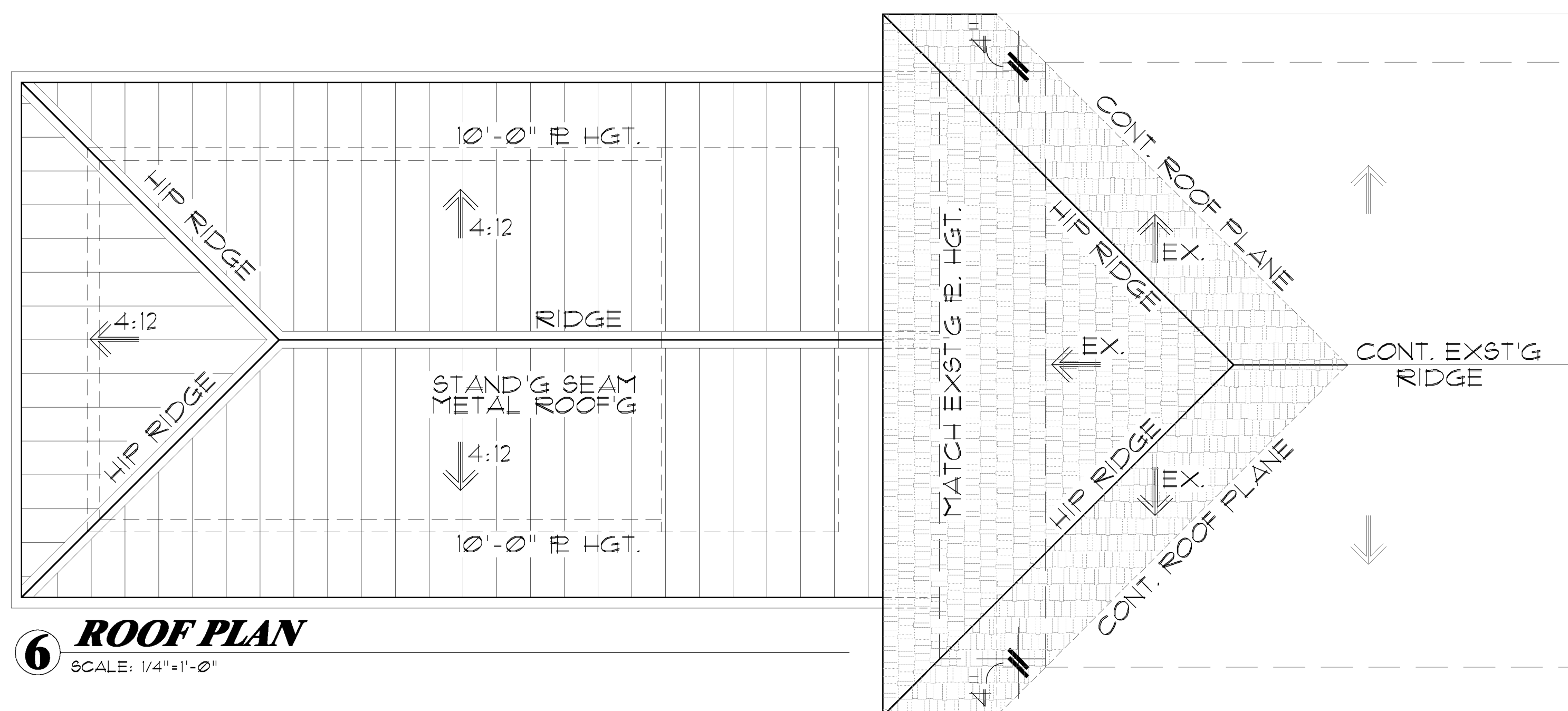


3 CABANA FLOOR PLAN
SCALE: 1/4"=1'-0"

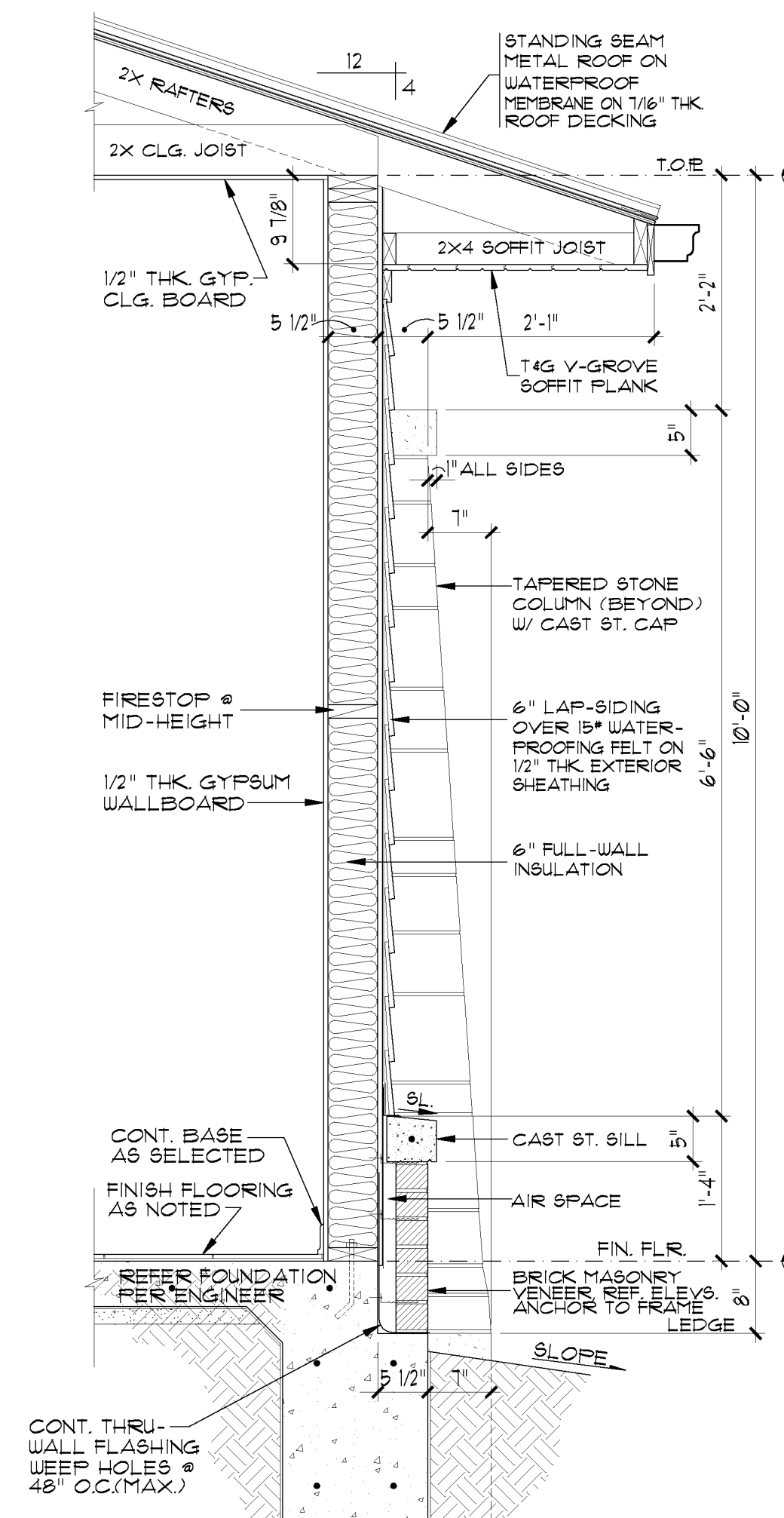


1 SITE PLAN
SCALE: 1/16"=1'-0"

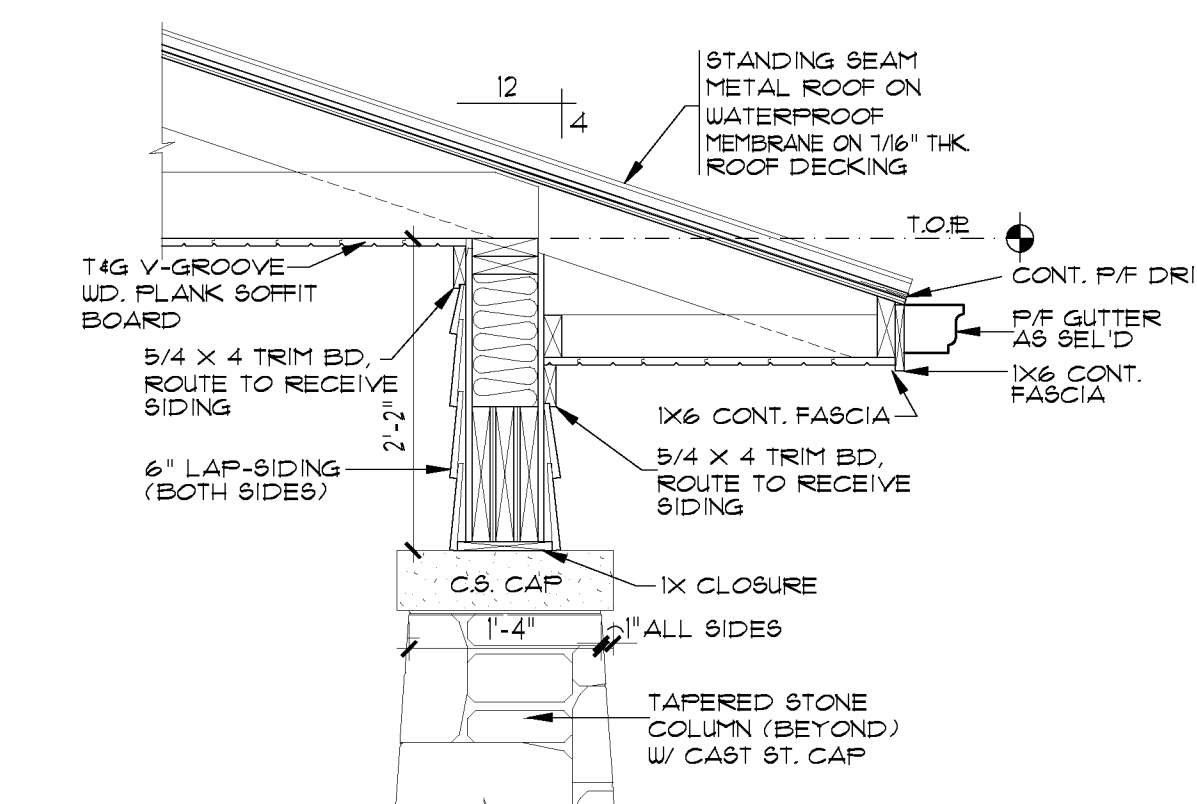
PROPERTY DESCRIPTION:
105 WESTVIEW AVE.
LOT 2R1, BLOCK 30
MONTICELLO ADDITION
FORT WORTH, TEXAS
TARRANT COUNTY



6 ROOF PLAN
SCALE: 1/4"=1'-0"



5 TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"



2 CABANA BEAM DETAIL
SCALE: 3/4"=1'-0"

| AREA TABULATION: | |
|------------------------|---------------|
| GARAGE ADDITION: | 104 sq.ft. |
| DRESS'G/BATH: | 103 sq.ft. |
| COVERED CABANA: | 461 sq.ft. |
| TOTAL AREA UNDER ROOF: | 668 sq.ft. |
| LOT AREA: | 12,097 sq.ft. |
| BUILDING FOOTPRINT: | 4,349 sq.ft. |
| BUILDING COVERAGE | 36.0 % |

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT HIS EXPRESS WRITTEN PERMISSION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY UNAUTHORIZED USE OF THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

CABANA ADDITION FOR:
MR. & MRS. NICKELS
105 WESTVIEW AVE., FORT WORTH, TARRANT COUNTY, TEXAS

REVISION
06/04/25
DATE
MD2401
PROJECT

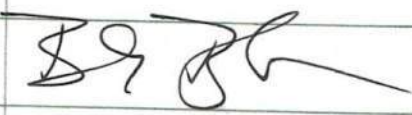
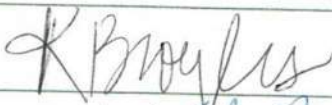

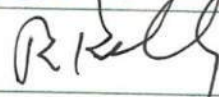
A1
OF

RESTORATION HOMES
Michael Duwe, Contractor
1635 ROGERS ROAD
FORT WORTH, TX 76107
817-938-1114
www.restorationhomesfw.com
mduwe@restorationhomesfw.com

Dear Neighbors,

On behalf of David and Jennifer Nickels @ 105 Westview Avenue, we would like to reach out to you for your approval and support to build a poolside cabana in their backyard. This requires a Zoning Variance with the City of Fort Worth so we can obtain a building permit.

Properties Adjacent to 105 Westview Avenue, Fort Worth Texas 76107 include:

| | ADDRESS | OWNER(S) | SIGNATURE |
|---|-----------------------|-------------------------------------|--|
| 1 | 101 Westview Avenue | Ryan & Consuela Jeri | |
| 2 | 109 Westview Avenue | Brent & Stephan Bumgardner |  |
| 3 | 100 Virginia Place | Jerry & Dessi Pierce | |
| 4 | 106 Virginia Place | Katherine Brownlie & Robert Broyles |  |
| 5 | 4000 Monticello Drive | Michael Lagatta & Vanessa Gomez |  |
| 6 | 4008 Monticello Drive | Robert & Paula Kelly |  |

Kindest regards,

Michael Duwe

cc
Jennifer Cole
Project Manager
817-909-6540
jcole@restorationhomesfw.com

BOA - SUPPORT PETITION

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.

Poolside Cabana

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 John C Beatty | J C Beatty | 104 Westview Ave FORT WORTH TX 76107 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |



BOARD OF ADJUSTMENT – COMMERCIAL

Case Manager: Ashlie Tolliver, AICP

| | | |
|-------------------|-----------------------------|---------------------------------------|
| BAR-25-082 | Address: | 9004 Creek Run Road |
| | Property Legal Description: | Lot 7, Block 2, Academy at Waterchase |
| | Property Owner: | Jaafari Investments LLC |
| | Applicant: | Khal Jaafari |
| | Council District: | 5 – Peoples |
| | Zoning: | “AR” – One-Family Restricted District |

- a. **Variance** to the one-family restricted (“AR”) district development standard of a minimum required 10-foot side yard setback, to allow construction of a single-family home with a side yard setback of 8 feet 4 inches along the southern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted “AR” District).
- b. **Variance** to the one-family restricted (“AR”) district development standard of a zero-foot side yard setback, to allow construction of a single-family home with a side yard setback of 2 feet along the northern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted “AR” District).

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action – Variances

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that: :

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

4.706 One-Family Restricted (“AR”) District

(c) *Property development standards.*

(1) Unless the property development standards applicable in the “A” district are used, the minimum dimension of lots and yards and the height of buildings in the one-family restricted (“AR”) district, shall be as shown in the accompanying table.



| One-Family Restricted ("AR") District | |
|---------------------------------------|--|
| Side Yard | One side 10 feet, the other parallel side 0 feet |

LOT HISTORY: PB25-02409, Residential New Building Permit, Issued, 04/02/2025

**COMPREHENSIVE
PLAN**

DESIGNATION: Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:** Historic Randol's Mill Valley Alliance, Inc., Neighborhoods of East Fort Worth Alliance, Bentley Village-Waterchase NA (BVWNA), Randol Mill Villas HOA, East Fort Worth, Inc., Streams And Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Arlington ISD

**EXISTING
CONDITIONS:** The subject property is a 4,183 square foot lot located in an established neighborhood. The lot is flat, contains no presence of floodplain or mature trees. The property was replatted in 2007 and does not have alley access. The property is vacant and is adjacent to a parking lot utilized by the golf course to the north.

The applicant is requesting a variance to allow a reduced side yard setback. The "AR" zoning district permits for zero-lot line construction. Zero-lot line construction requires a 10-foot side-yard setback on one side of the lot and a zero-foot lot line on the parallel side. The applicant was issued permits in April 2025 to construct a single-family dwelling that met the side yard setback requirements. The parking lot to the north of the subject property is adjacent to the side yard that is permitted to have a zero-side yard setback which has resulted in access difficulty to begin construction.

The applicant is requesting two variances, the first variance is to allow a reduced side yard setback along the southern property line, to allow for an 8-foot 4inch setback where a minimum 10-foot setback is required. The second variance is to allow a 2-foot side yard setback along the northern property line, where a zero-foot setback is required.

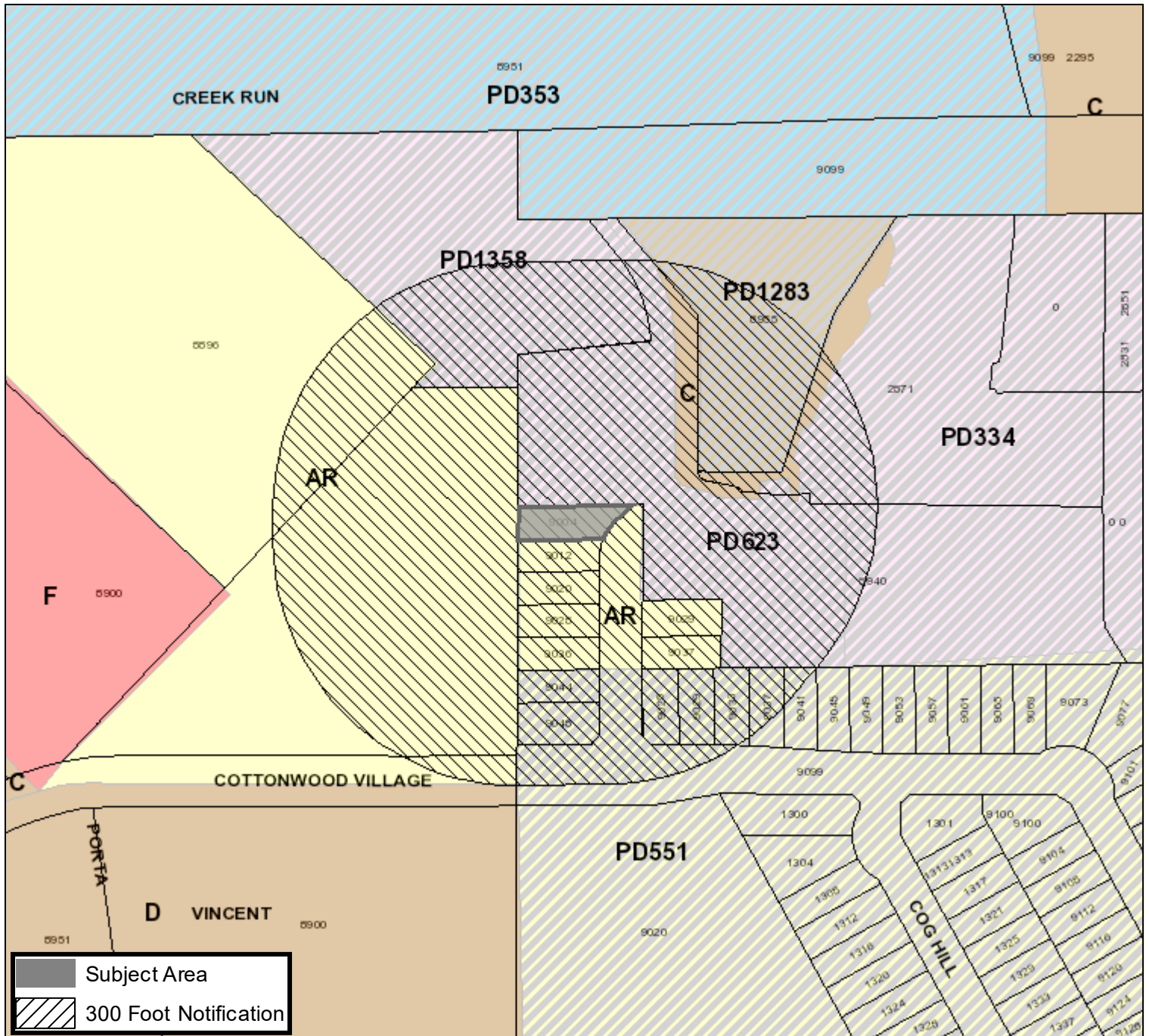
If the variance requests are approved, the applicant will be required to meet all other development standards and regulations.



BAR-25-082

Area Zoning Map

Applicant: Khal Jaafari for Jaafari Investments (DBA J I Homes)
Mapsc0: 67V
Commission Date: 8/20/2025



0 87.5 175 350 Feet

Created: 8/15/2025 8:11:08 AM



BAR-25-082

Aerial Photo Map



0 40 80 160 Feet



BAR-25-082
9004 Creek Run Rd



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



Development Services Department

☐ 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: 9004 CReek run rd

Lot/Tract: 7 Block/Abstract: 2 Lot Size: 39.97' X 104'

Legal Description: Addition/Survey: Academy at WaterChase

Owner's Name: Jaafari Investments (DBA J I Homes)

Address: P.O.Box 185184

City: Fort Worth State: TX Zip: 76118

Tele: () 682 -582-6705 E-Mail Jihomesllc@yahoo.com

Applicant's Name: Khal Jaafari

Address: 5829 forest Bend Pl

City: Fort Worth State: TX Zip: 76112

Tele: () 682 582 6705 E-Mail jihomesllc@yahoo.com

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

Lot is empty, city approved plans to construct a single family house (PB25-02409) per zoning calls for concrete slab for the future house to sit on property line with adjacent parking lot belonging to golf course, while the other side of house / slab would be set 10ft away from adjacent house at 9012 Creek run rd. Property owner that owns Golf Course & parking lot refuses to allow us acces to parking lot , and temporary removal of wooden fence to construct slab at property line. As an

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: _____

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

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. _____

Hardship is created by owner of parking lot on the north side that prevents us from accessing / removing existing wooden fence so we can construct concrete slab/ framing / Brick wall on property line between 9004 Creek run rd & parking lot .

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. Since 9004 Creek run rd abuts a parking lot on the north side, and the zoning mandate to construct concrete slab on property line, dictates co-operation & approval of the parking lot owner, who in turns refuses to assist and to allow us access. I have offered to remove the wooden fence and to reinstall it once slab/ framing / brick construction is completed. He threatened me with legal action if I removed fence or allowed my subcontractors access to his parking lot

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

Approval of the variance would still allow us to have a set back of 8 ft from 9012 Creek run rd, in line with all houses constructed within the Academy at water Chase. It does maintain harmony in all of the subdivision

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

Adjustment of set backs via approval of variance will not affect health / safety or well fare of public. It will allow us to construct a new house , that will be taxed at a higher rate , generating revenue to the city.

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

Variance approval will not injure / harm any of neighbors adjacent to 9004 CReek run rd ,failure to adopt & approve the variance will prevent the development of the lot

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)

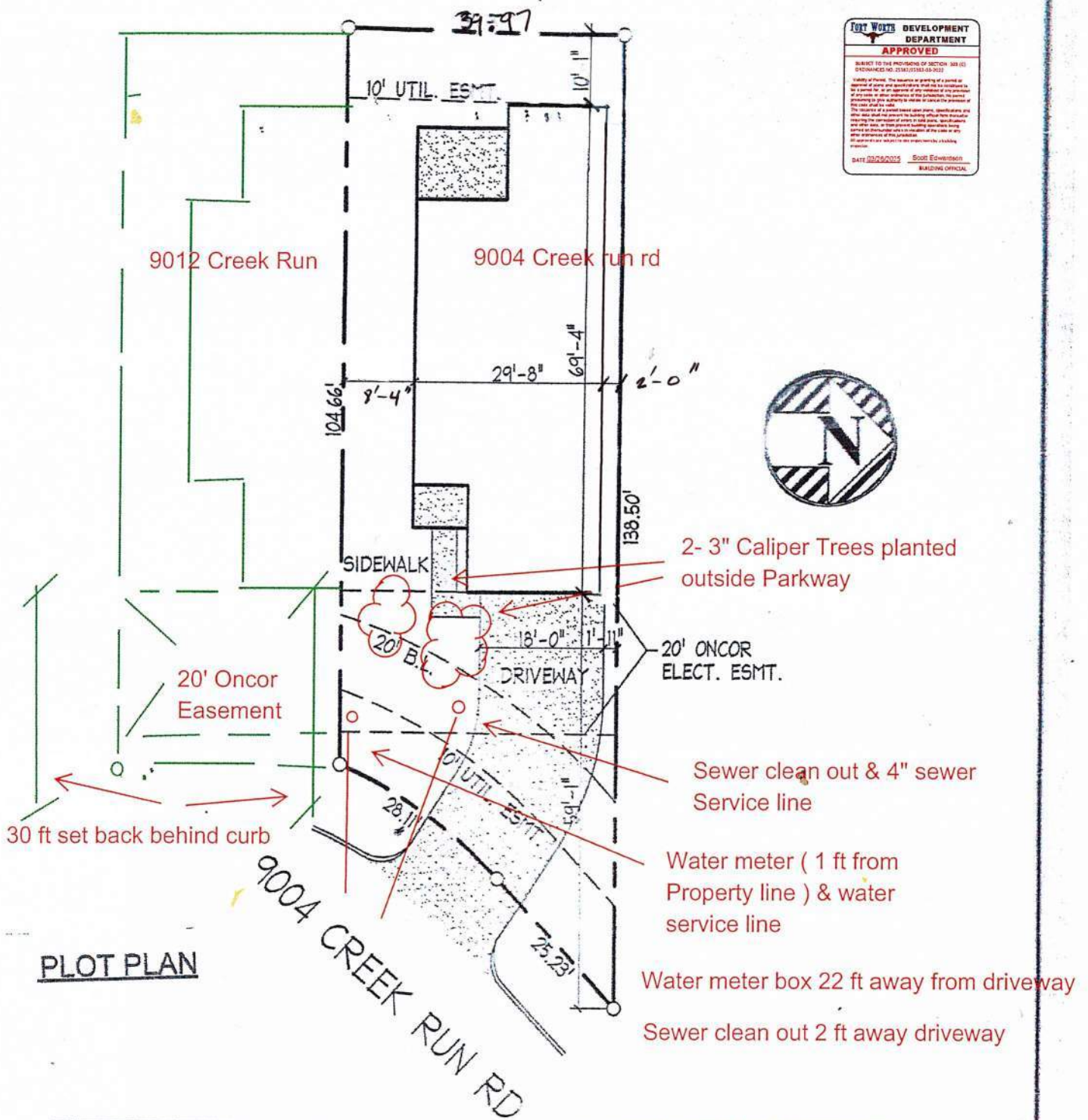
Signature: _____

K Jaafar

Date _____

7/10/25

Revised 08/29/2024

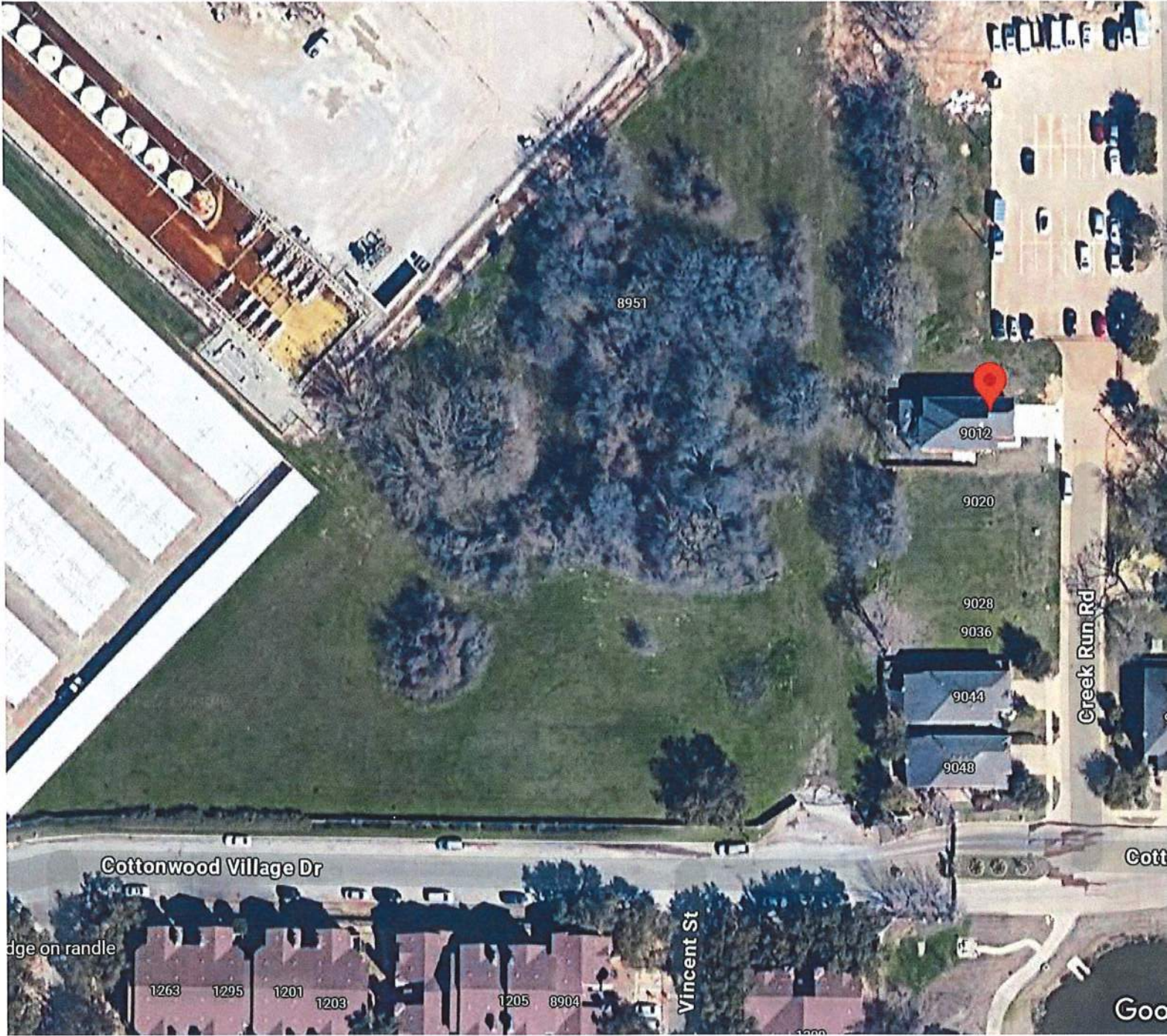


PLOT PLAN

Scale 1"=20'
Plan # TS 2184
Lot: 7 Block: 2
Sub: Academy at Waterchase
City: Ft. Worth
Date: 21 OCT 24

Lindbergh Designs

100 Kings Row Drive • Mansfield, TX 76063
bus. (817)283-4800





BOARD OF ADJUSTMENT - RESIDENTIAL

Case Manager: Emily Reyes

BAR-25-058

Address: 2217 Chelsea Road
Property Owner: James and Fanta Shytles
Applicant: James Shytles
Council District: 11- Martinez
Zoning: "A-7.5" One Family District
Property Legal Description: Block 7 Lot 1 & 2 Stratford Addition

a. Special Exception to allow a solid fence up to 4 feet in height in the front yard to remain (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to allow a solid fence that is six feet in height to remain in the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

| | |
|---|--------|
| <u>Maximum height allowed by special exception:</u> | 4 feet |
| <u>Requested height:</u> | 6 feet |

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action- Special Exception

(a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:

- (a) The use is specifically permitted under this ordinance;
- (b) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
- (c) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

3.403 Board of Adjustment Action- Variance

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

5.305 Fences

(b) Height and front yard regulations.



(2) One-family and two-family residential dwellings

(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 4 feet in height in the front yard, platted front yard, or projected front yard in accordance with the requirements set forth for special exceptions in Chapter 3, Article 3.

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;
- b. The setback for the applicable zoning district; or
- c. The setback of the nearest building on either side that is closest to the street, 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. This requirement does not apply to properties within a cul-de-sac.

LOT HISTORY:

Code Compliance Case 25-705057 was created in as the result of a complaint. The inspector left notice for the property owner regarding the violation on 05/21/2025 to remove the fence or to go to the Board of Adjustments.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Neighborhoods of East Fort Worth Alliance, West Meadowbrook NA, East Fort Worth, Inc., Streams and Valleys Inc., Fort Worth ISD, Trinity Habitat for Humanity, Southeast Fort Worth Inc, East Fort Worth Business Association

**EXISTING
CONDITIONS:**

The subject property is located in an established residential neighborhood. The property contains several mature trees and does not contain floodplain. The property does have a 4.3% downward slope beginning at the eastern property boundary and ending at the western property boundary. According to Tarrant County Appraisal District records, the primary structure was constructed in 1926. The subject property is approximately 18,300 square feet in area. The applicant has indicated that they will be replatting the property into one property.

The applicant was referred to the Board of Adjustments due to a code enforcement case opened in May 2025. The applicant is requesting a special exception to allow a solid fence up to 4 feet in height to be located in the required front yard, as well as a variance to permit the solid wood fence to exceed 4 feet in height. According to the site plan the fence is located on the northern side property line and extends approximately 26 feet past the front of the primary structure.



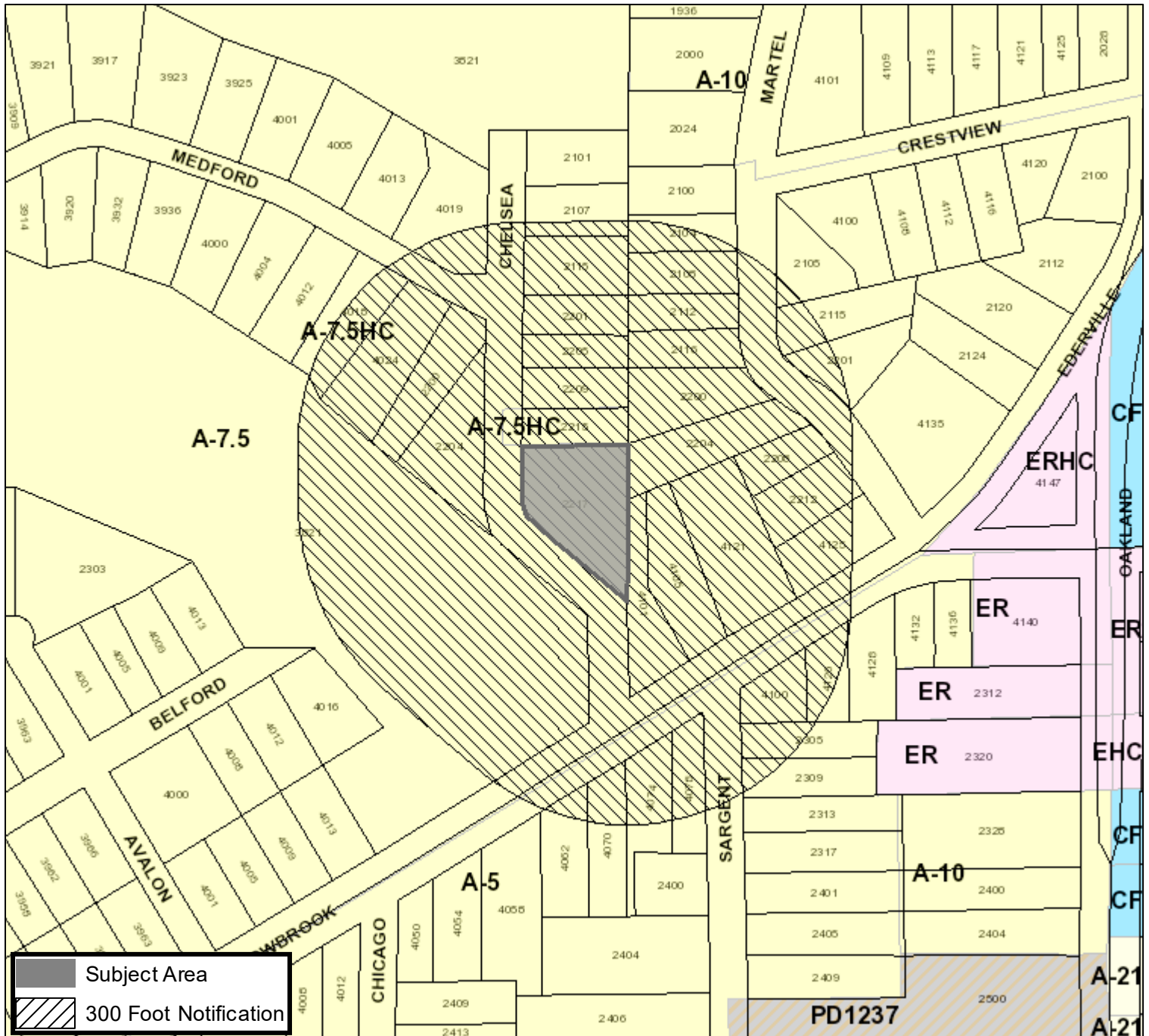
If the special exception and variance request are approved, the applicant will be required to obtain the proper permits and meet all other development standards.



BAR-25-058

Area Zoning Map

Applicant: James Shytlés
MapSCO: 78D
Commission Date: 8/20/2025



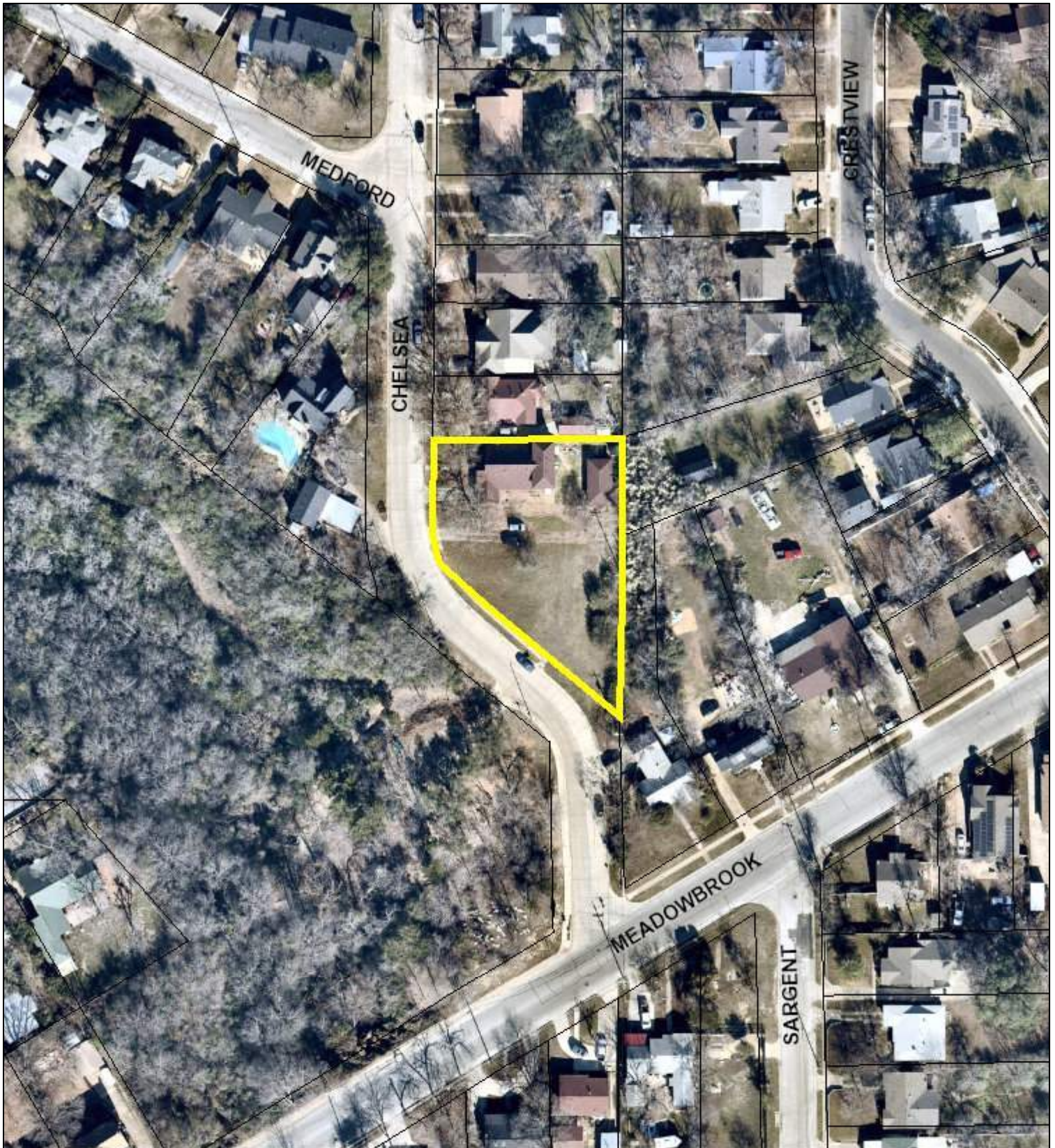
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BAR-25-058

Aerial Photo Map



0 62.5 125 250 Feet



BAR-25-058
2217 Chelsea Road



BAR-25-058
2217 Chelsea Road



BAR-25-058
2217 Chelsea Road



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



Development Services Department

☐ 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: 2217 Chelsea Road Fort Worth, Texas 76103
Lot/Tract: 192 Block/Abstract: 7 Lot Size: 2380
Legal Description: Addition/Survey: Stratford Addition Block 7 Lot 192

Owner's Name: James Shytle
Address: 2217 Chelsea Road
City: Fort Worth State: Texas Zip: 76103
Tele: (817) 308 5059 E-Mail: fshytle@yahoo.com

Applicant's Name: James Shytle
Address: 2217 Chelsea Road
City: Fort Worth State: Texas Zip: 76103
Tele: (817) 308 5059 E-Mail: fshytle@yahoo.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Wooden fence with metal poles. 6 FEET TALL.

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: _____
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

6/3/25

1406.25

2

SJ

BAR-25-058

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: _____



Date _____

6/3/25

Revised 08/29/2024

AMERICAN SURVEYING COMPANY

5728 L. B. J. Freeway, Suite 210
Dallas, Texas 75240-6335

(214) 239-4359 Fax: (214) 490-7857
 1-800-659-6735 Fax: 1-800-659-6738

KURTIS R. WEBB
R.P.L.S. NO. 4125

SCALE: 1"=20'

DATE: 2-20-95

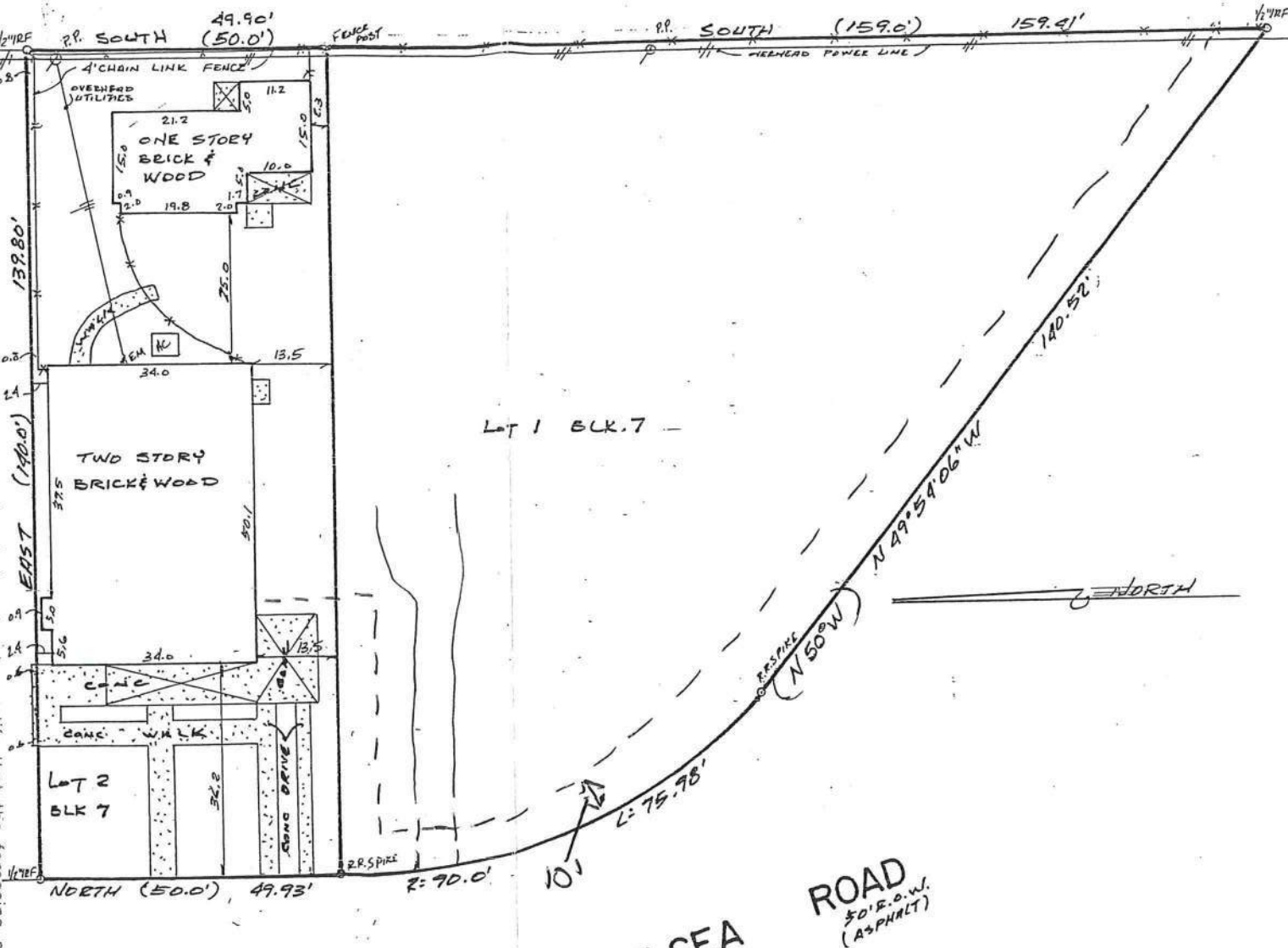
SURVEYED BY: 2/19/5W

DRAWN BY: HS

APPROVED BY:

JOB NO.: Z-28-95

The undersigned does hereby certify that the foregoing plat represents an accurate survey made on the ground and there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown hereon; this plat correctly represents the boundaries as found or located on the ground with respect to the recorded references shown and the area, if shown, correctly represents the area enclosed by said boundaries. This property has access to and from a public roadway, except as shown hereon.



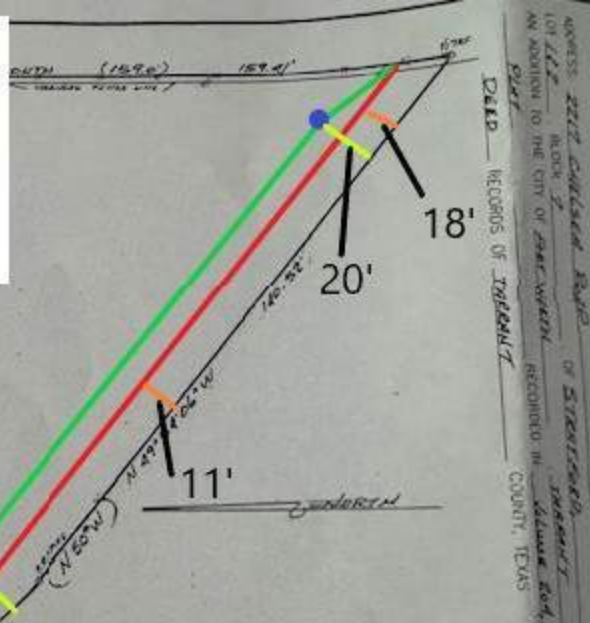
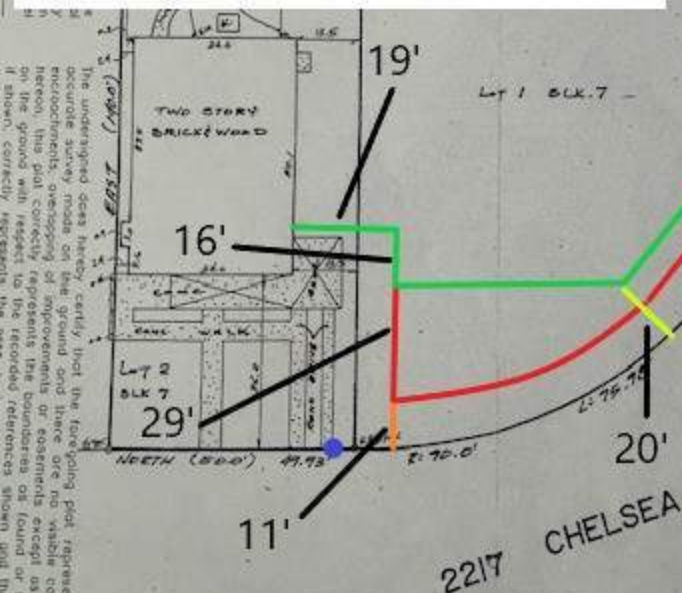
2217 CHELSEA

ROAD
50'E.O.W.
(ASPHALT)

2-121-95

BLUE MARKS -

START AND END POINT OF TPW
200' WHERE FENCE NEEDS TO
BE 20' FROM PROPERTY LINE



GREEN - NEW FENCE
YELLOW - TPW DISTANCE
RED - CURRENT FENCE
ORANGE - CURRENT DISTANCE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, James G. Shyles and Fanta CJ Shyles, are the owners of all that certain tract, parcel, or lot of land located in the E. Johnson Survey, Abstract No. 852, Tarrant County, Texas and the P. Anderson Survey, Abstract No. 32, Tarrant County, Texas, and being all of the tract of land described in the deed to James G. Shyles and Fanta CJ Shyles, recorded in County Clerk's Instrument Number D220220755, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Being Lot 1 and Lot 2, Block 7, Stratford Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204, Page 80, Plat Records, Tarrant County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, James G. Shyles and wife, Fanta C.J. Shyles, do hereby adopt this plat designating the herein above described real property as LOT 1R, BLOCK 7, Stratford Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and rights-of-way shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the ____ day of ____ 2025.

By: JAMES G. SHYLES, Owner By: FANTA C.J. SHYLES, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared James G. Shyles, Owner, 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 on the ____ day of ____ 2025.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Fanta C.J. Shyles, Owner, 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 on the ____ day of ____ 2025.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

N

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066", none that are damaged, disturbed, or not so marked are not original.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Kenneth R. Rogers R.P.L.S.
Texas Registration No. 6066



Land Use Table:
Gross - 0.479 acres
1 Residential Lot - 0.479 acres

NOTES:
CM - Central Monument
IR - Iron Rod Found
RS - Iron Rod Set

Base of Bearing - NAD 83 (2011)(Epoch 2010.0000)
Grid 18, Texas North Central Zone, Grid bearings
& Surface distances.
Grid Scale Factor = 0.99980995247

SCALE 1"=30'

The purpose of this plat is to form one legal lot.

All easements shown on this plat are hereby dedicated by this plat unless otherwise shown.

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, AS, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and incorporated areas, Map No. 48429C0310, revised March 21, 2018. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within sixty (60) days after date of approval.

Plat Approval Date:

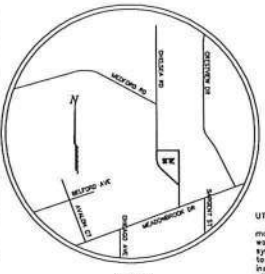
By: _____ Chairman
By: _____ Secretary

OWNER:
James G. Shyles
2217 Chelsea Road
Fort Worth, Texas 76103
PH: 817-608-9729
EMAIL: jshyles@jshyles.com

SURVEYOR:
RESIDENT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 6873
FORT WORTH, TEXAS 76124
PH: 817-429-0184
EMAIL: hbeasley@msn.com

This plat recorded in Document Number _____ Date: _____

FINAL PLAT CASE # FS-25-



UTILITY EASEMENTS
Any public utility moved all or part of way endangers or injures any of its systems on any of its property to ingress and egress, inspection, protection, without the necessity of a court order.

SEWERAGE
Sewerage is a public utility and its use is a public use. No permanent building or structure shall be erected, constructed, or maintained on any lot or parcel of land so as to interfere with the use of the sewerage system.

CONSTRUCTION FROM
No permanent building or structure shall be erected, constructed, or maintained on any lot or parcel of land so as to interfere with the use of the sewerage system.

COVENANTS OR REST
This Plat does not constitute a subdivision, nor does it create any covenants or restrictions.

WATER/WASTEWATER
The City of Fort Worth and its water and wastewater departments have the right to enter any lot or parcel of land at any time for the purpose of inspecting, maintaining, or improving the water and wastewater systems.

TRANSPORTATION IMP
The City of Fort Worth has the right to enter any lot or parcel of land at any time for the purpose of inspecting, maintaining, or improving the transportation system.

SITE DRAINAGE STUD
A site drainage study may be required for any lot or parcel of land so as to ensure proper drainage and prevent flooding.

BUILDING PERMITS
No building permit shall be issued for any lot or parcel of land until a site drainage study has been completed and approved by the City of Fort Worth.

RESIDENTIAL DRIVE
Residential drive access shall be provided for any lot or parcel of land so as to ensure proper access and prevent flooding.

PRIVATE MAINTENANCE
The City of Fort Worth has the right to enter any lot or parcel of land at any time for the purpose of inspecting, maintaining, or improving the private maintenance system.

PARKWAY PERMITS
Private P.R.V. will be required for any lot or parcel of land so as to ensure proper access and prevent flooding.

FINAL

Lot 1R,
Stratford

Being a replat of Lots 1 and 2, Block 7, Stratford Addition to the City of Fort Worth, Texas, as recorded in Volume 204, Page 80, Plat Records, Tarrant County, Texas.

1 Residence

Prepared

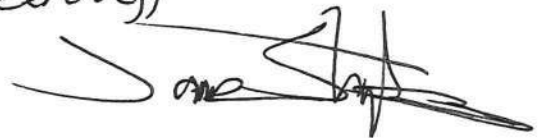
Dear Members of the Zoning Variance Board,

I respectfully request a zoning variance to permit a 6-foot high, solid wooden fence on the street side of the vacant lot I own adjacent to my residence at 2217 Chelsea Road. The fence exceeds the zoning regulation limiting fence height to [insert local zoning height limit, e.g., 4 feet] and prohibiting solid, non-transparent materials. Below, I outline the justification for this variance based on the unique circumstances of my property.

- **No Hardship Created:** The 6-foot solid wooden fence creates no hardship for neighboring properties or the community. It is designed to blend with the neighborhood's aesthetic and does not obstruct sightlines or access for pedestrians or vehicles.
- **Property Context and Safety Concerns:** The vacant lot, located directly beside my home, faces Tandy Hills Stratford Park across the street. This area is known to occasionally serve as a location for homeless encampments and illegal activities, including drug transactions. There is a pathway through the park starting around the homeless and Salvation Army centers located around Riverside and Lancaster that exits the Park directly across from the fence. The fence, installed solely along the street side of the vacant lot, provides essential safety and protection for my two daughters—a teenager and a preteen—by preventing unwanted visibility and access from the street. The 6-foot height and solid construction, with no spaces between slats, ensure privacy and security for my family.
- **Consistency with Neighborhood Standards:** Several properties in our neighborhood already have 6-foot high fences, indicating that such structures are compatible with the area's character. The fence aligns with these existing examples and maintains the aesthetic quality of the neighborhood.
- **No Adverse Impact on Health or Safety:** The fence does not negatively affect the health or safety of neighboring residents or the public. It is constructed to code, poses no hazard, and enhances safety by deterring trespassing and illicit activities near my property.
- **Compliance with Comprehensive Plan:** While I am not familiar with the specific chapter of the zoning ordinance or comprehensive plan, I believe the fence supports the plan's goals of promoting safe, family-friendly neighborhoods. It enhances the livability of my property without detracting from the community's overall character or function.

I respectfully request approval of this variance to maintain the 6-foot solid wooden fence, which is critical for my family's safety and peace of mind. I am happy to provide additional information, including photos, and to attend a hearing to discuss this request further. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Sara Smith", written over a horizontal line.

BOA - SUPPORT PETITION

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.

6ft Fence with Gate
Made with wood and metal Poles
10ft from property line

ORIGINAL SIGNATURES

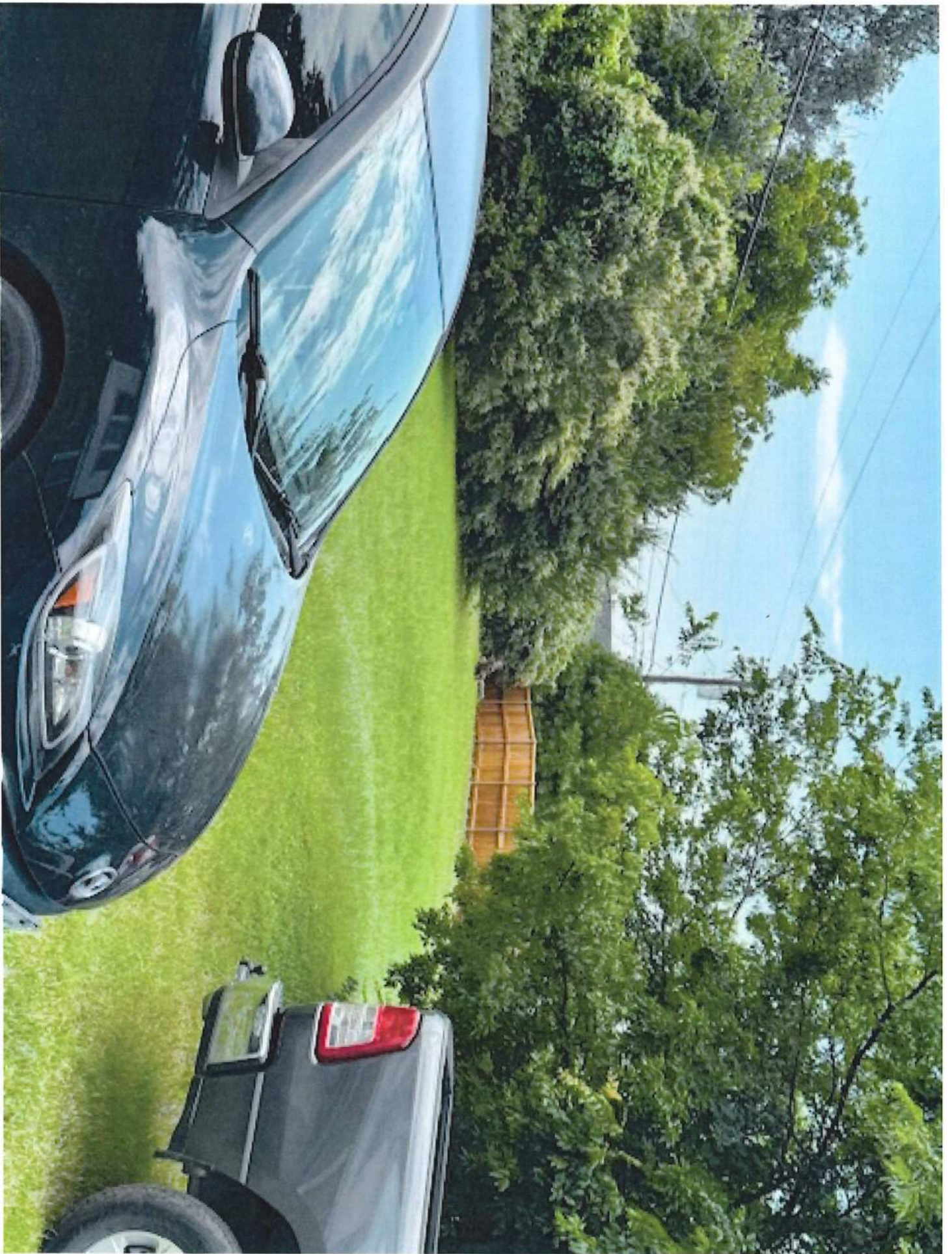
DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

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 Demetra Boston | <i>[Signature]</i> | 2200 Chelsea Rd |
| ² Sandy Boston | <i>[Signature]</i> | 220 Chelsea Road |
| ³ Adrienne Renfro | <i>[Signature]</i> | 2204 Chelsea Rd. |
| ⁴ Alex Tones | <i>[Signature]</i> | 4101 Meadowbrook Dr |
| ⁵ Darrel Blake | <i>[Signature]</i> | 4101 Meadowbrook Dr. |
| ⁶ Alan Harder | <i>[Signature]</i> | 15 Chelsea |

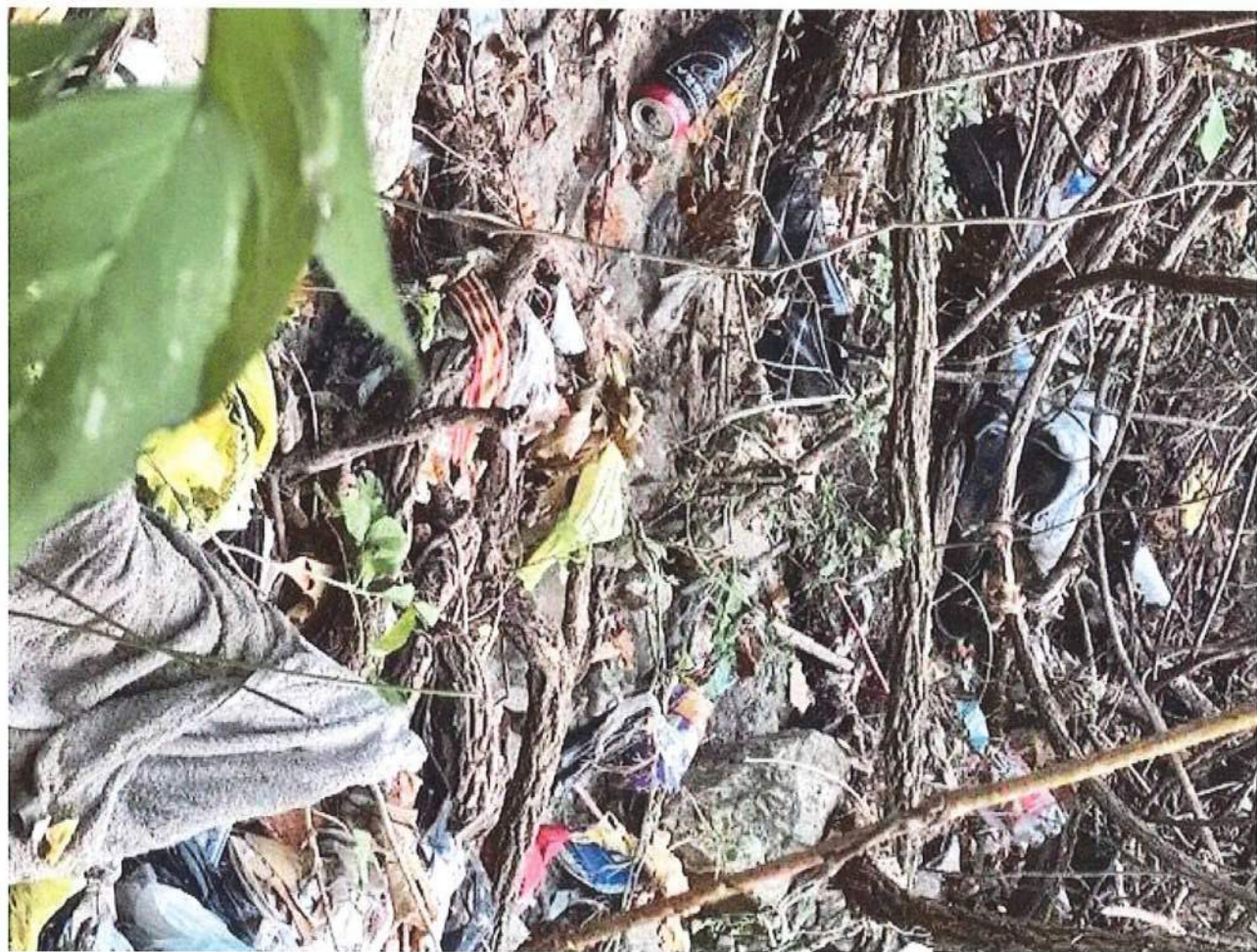


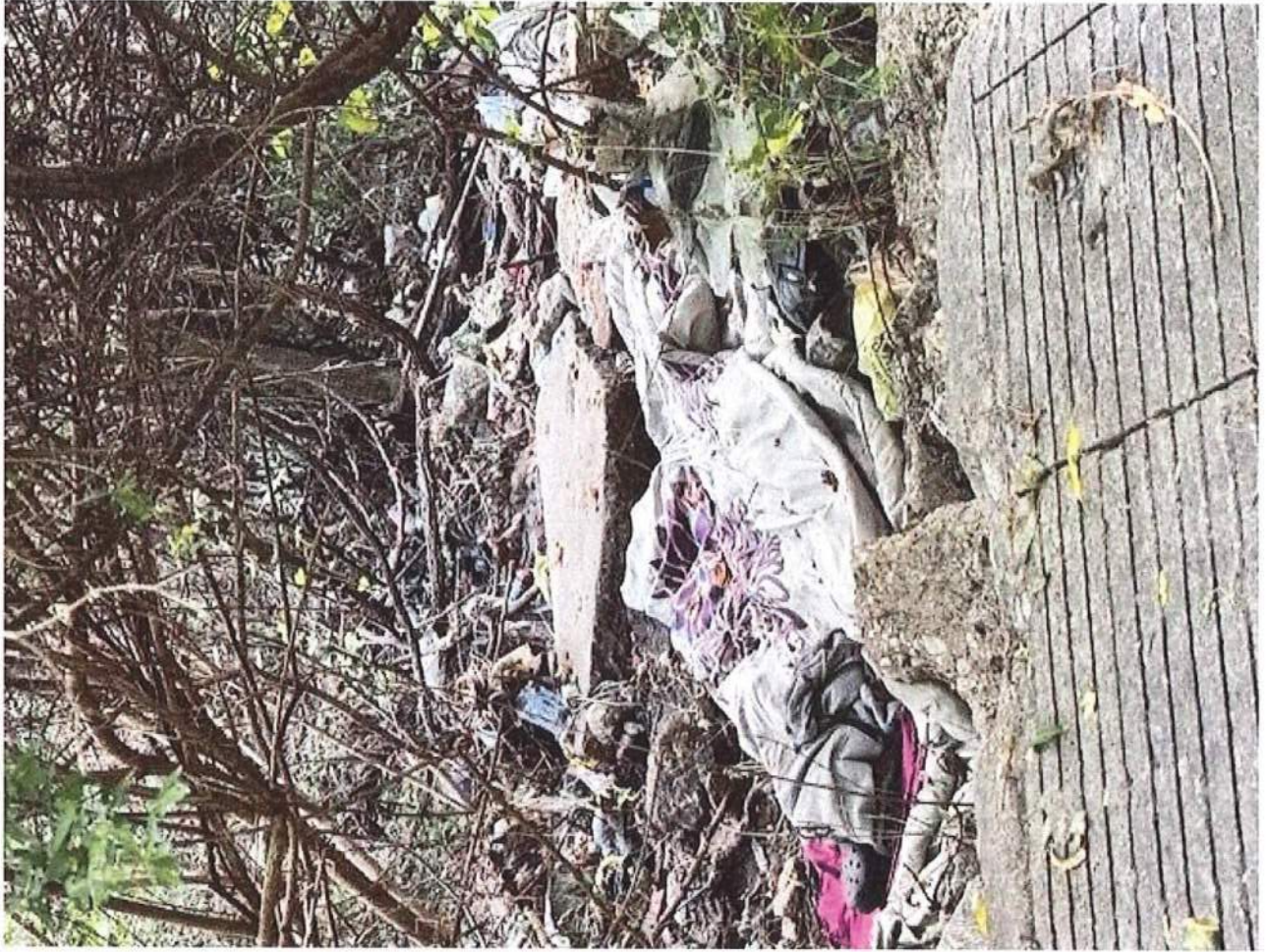














FORT WORTH POLICE DEPARTMENT



Search for Offenders in your area

Register for Email Alerts

Safety Tips

Links

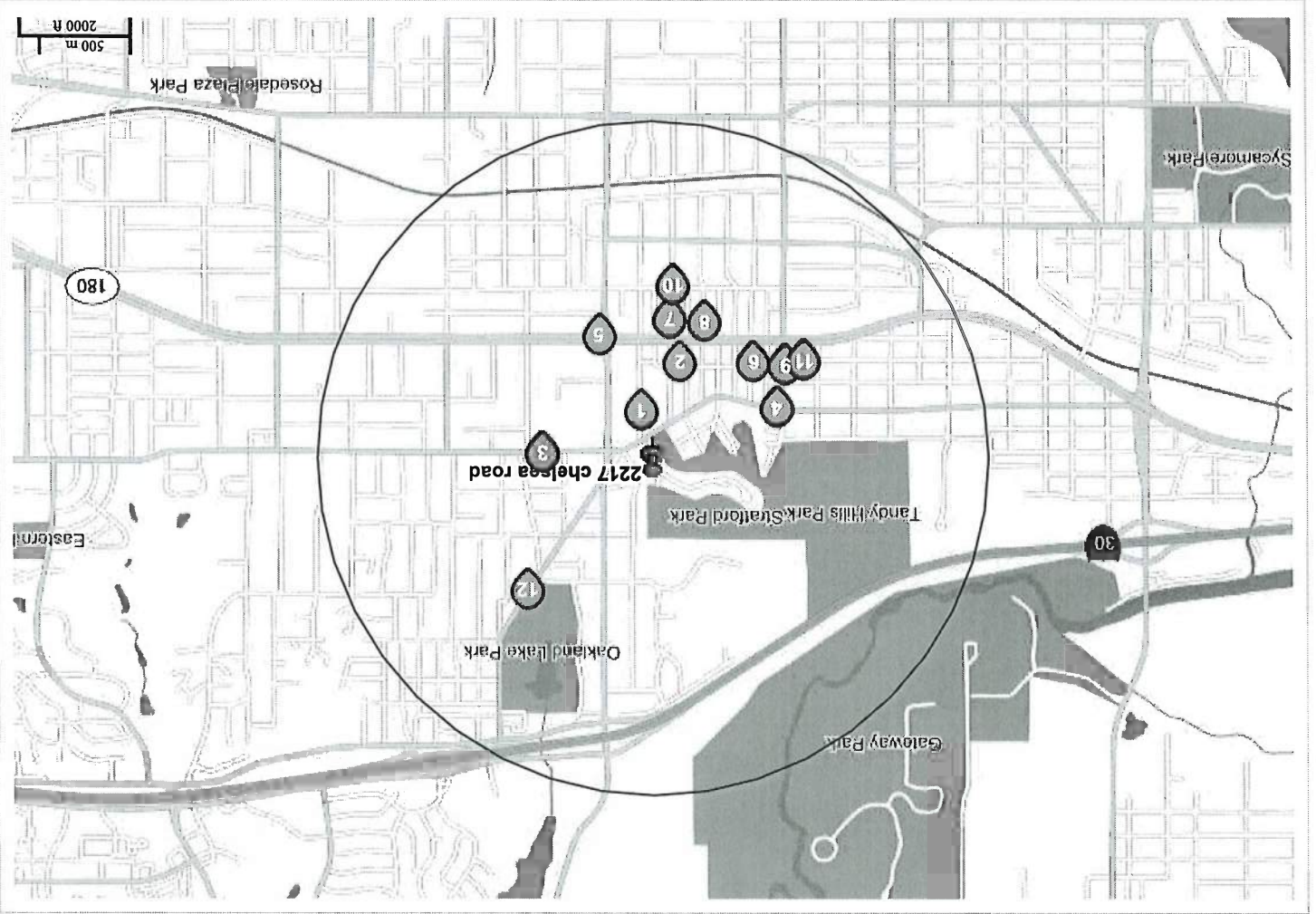
Contact

Offender Search: Results

Found 62 offenders in 37 locations

Search Address: 2217 chelsea road fort worth, TX 76103

Radius: 1 mile



Found 62 offenders in 37 locations

Radius: 1 mile

Next

Displaying: ☒ Home Addresses ☐ Update

Alert Name Address City Zip Type View Details







CONSTRUCTION PROHIBITED OVER CASINOS:
No permanent building or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

COVENANTS OR RESTRICTIONS ARE UNALTERED:
This Replat does not violate the previous "Plan of Record" governing the remainder of the subdivision, nor does it amend or terminate any deed covenants or restrictions.

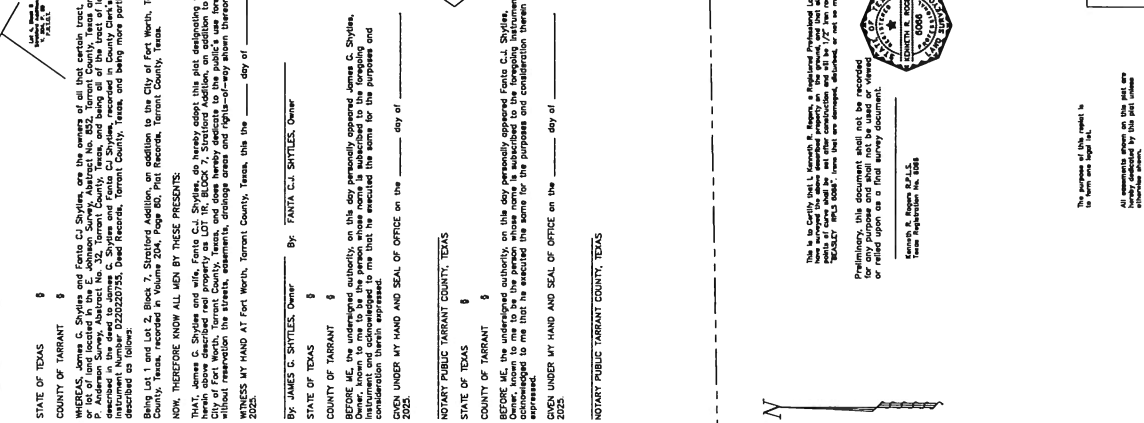
TRANSPORTATION IMPACT FEES:
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this permit application, based on Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

no building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or parking improvements and approved in final subdivision from the City of Fort Worth.

PAVEMENT PERMIT:
Pavement improvements such as curb & gutter, segment 12-14, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance for a parking permit.

Private P.W. will be required: water pressure exceeds 80 P.S.I.

Lot 1R, Block 7
Stratford Addition

1 Residential Lot
 Grant County, Texas.

1 Residential Lot
 Approved June 2025

WHEREAS, James G. Stylian and Fanta CJ Stylian, are the owners of all that certain tract, or lot of land located in the E-Johnson Survey, Abstract No. 852, Tarrant County, Texas and P. Anderson Survey, Abstract No. 32, Tarrant County, Texas, and being all of the tract of land described in the deed to James G. Stylian and Fanta CJ Stylian, recorded in County Clerk's Instrument Number D20220753, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

herein above described real property as LOT 1R, BLOCK 7, Stratford Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public a use for _____ without reservation the streets, easements, drainage areas and rights-of-way shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this _____ day of _____, 2025.

COUNTY OF TARRANT §
BEFORE ME, the undersigned authority, on this day personally appeared James G. Shyllas, Owner, 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.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOTARY PUBLIC TARRANT COUNTY, TEXAS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Kenneth R. Rogers R.P.L.S.

TC - Central Monument
- Iron Red Found

Map of the study area showing the location of the study area (indicated by a rectangle) relative to the 30, 60, and 90 degree angles. The map includes a scale bar (1 inch = 30 miles) and a north arrow.



8

FIDEL GARCIA

Level: Low (Level 1)

316 CLAIREMONT AVE

FORT
WORTH76103 Home
Address

8

THOMAS MILLS

Level: Low (Level 1)

316 CLAIREMONT AVE

FORT
WORTH76103 Home
Address

9

LAMARCUS HOLTS

Level: Low (Level 1)

3637 MT VERNON AVE

FORT
WORTH76103 Home
Address

10

JOHN PENALevel: Moderate (Level
2)

604 CHICAGO AVE

FORT
WORTH76103 Home
Address

11

JOHNNY JENKINSLevel: Moderate (Level
2)

3637 MT VERNON AVE

FORT
WORTH76103 Home
Address

11

MARK NIEHENKE

Level: High (Level 3)

3637 MT VERNON AVE

FORT
WORTH76103 Home
Address

11

MOSES SCOTT

Level: Low (Level 1)

3621 MT VERNON AVE

FORT
WORTH76103 Home
Address

12

JOEL JOSLINLevel: Moderate (Level
2)

1813 EDERVILLE RD S

FORT
WORTH76103 Home
Address

Found 62 offenders in 37 locations

Viewing offenders 1 through 12

Next

**Non-Mappable Offenders**Click [here](#) for a list of offenders with un-mappable or incomplete addresses.**Search Another Address**Click [here](#) to search for offenders using another address.**Tell A Friend**

I'm not a robot

reCAPTCHA
[Privacy](#) - [Terms](#)

Share this information with a friend!

Your Name

Friend's Email

SEND

[Home](#) | [View Presentation](#) | [Search for Offenders in your area](#) | [Register for Email Alerts](#) | [Safety Tips](#) | [Links](#) | [Contact](#) | [Unsubscribe from Email Alerts](#)



1

MARCUS FRANKLIN

Level: Moderate (Level 2) 2412 SARGENT ST

FORT WORTH

76103

Home Address



2

DEMETRIS MCCOY

Level: Moderate (Level 2) 4004 MT VERNON AVE

FORT WORTH

76103

Home Address



3

HOANG LE

Level: Moderate (Level 2) 4321 MEADOWBROOK dr

FORT WORTH

76103

Home Address



4

CLIFTON MCKNIGHT JR

Level: Moderate (Level 2)

3714 MEADOWBROOK DR

FORT WORTH

76103

Home Address



5

ALAN WOMBLE

Level: Low (Level 1)

4200 E LANCASTER AVE

FORT WORTH

76103

Home Address



6

ERNESTO BENAVIDES

Level: Moderate (Level 2)

3760 MT VERNON AVE

FORT WORTH

76103

Home Address



6

MICHAEL HAMBERGER

Level: Low (Level 1)

3801 MT VERNON AVE

FORT WORTH

76103

Home Address



6

BERNARD JACKSON

Level: Moderate (Level 2)

3801 MT VERNON AVE

FORT WORTH

76103

Home Address



6

JUAN PARRA

Level: Low (Level 1)

3801 MT VERNON AVE

FORT WORTH

76103

Home Address



6

CRISPIN RADTKE

Level: Moderate (Level 2)

3800 Mount Vernon Avenue

Fort Worth

76103

Home Address



7

CARL ANCHONDO

Level: Low (Level 1)

405 CHICAGO AVE

FORT WORTH

76103

Home Address



7

FREDERICK DANIELS

Level: Moderate (Level 2)

415 CHICAGO AVE

FORT WORTH

76103

Home Address



7

JIM JOHNSTON

Level: Low (Level 1)

405 CHICAGO AVE

FORT WORTH

76103

Home Address



8

CLARENCE CROY

Level: Low (Level 1)

316 CLAIREMONT AVE

FORT WORTH

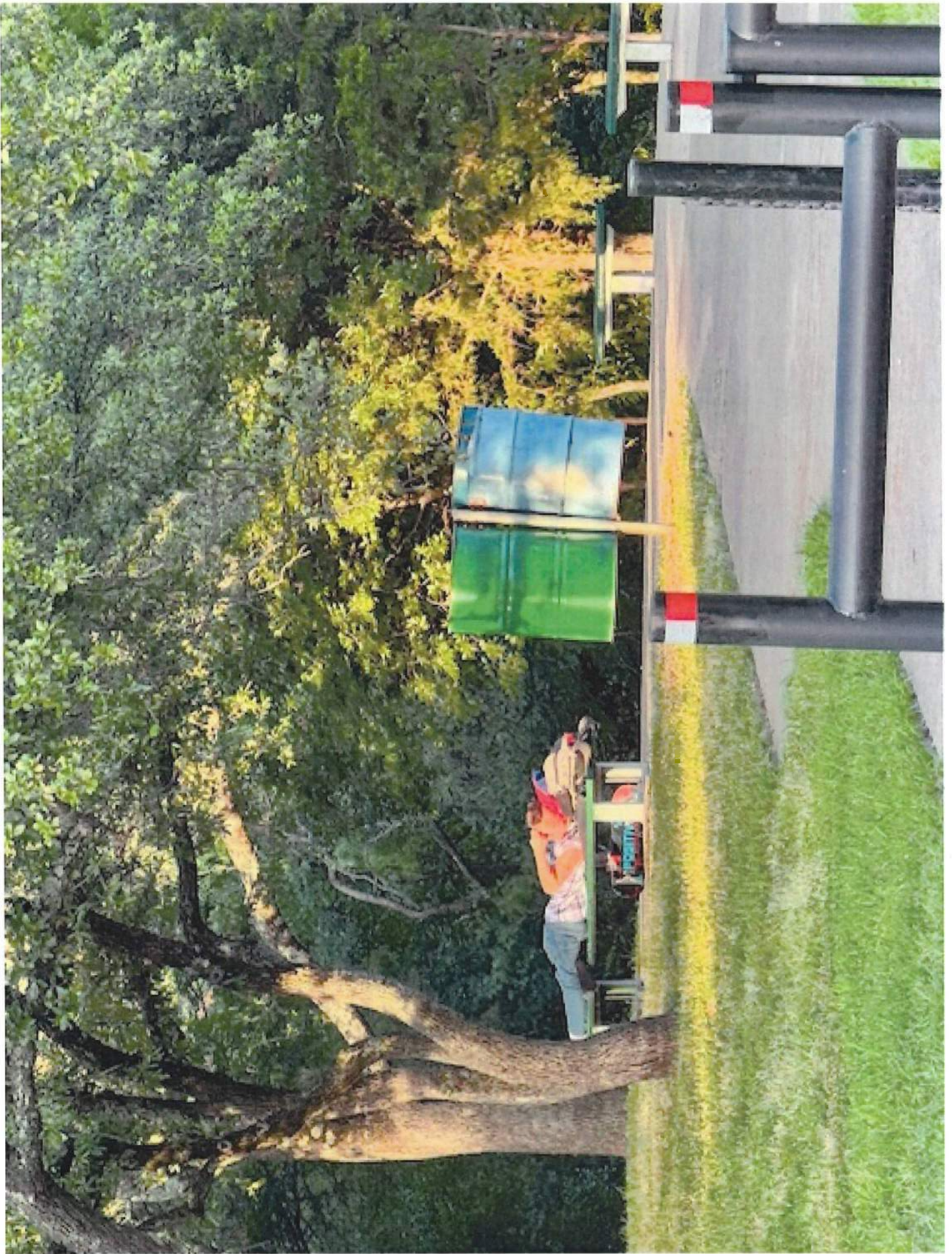
76103

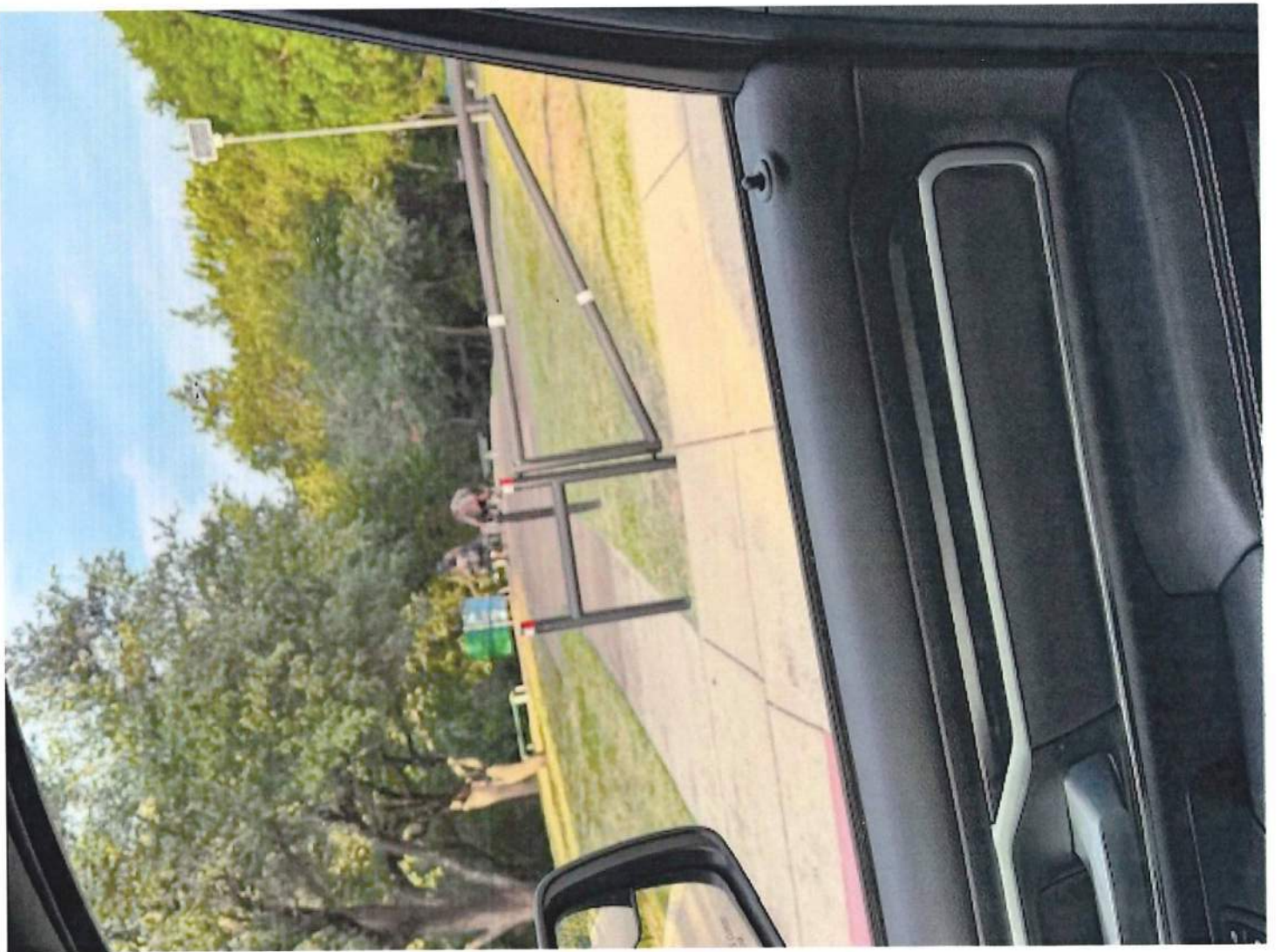
Home Address















BOARD OF ADJUSTMENT - RESIDENTIAL

Case Manager: Emily Reyes

BAR-25-041

Address: 3403 Penticost Street
Property Owner: 3400 PENTICOST PROPERTIES LLC
Applicant: Ron Carter
Council District: 3- Crain
Zoning: "A-5" One Family Residential
Property Legal Description: Lot 3, Block 19R, Chamberlain Arlington Heights 2nd Addition

a. Special Exception to allow a solid wood fence up to 4 feet in height to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the requirement that a solid fence located in a required front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow a 6-foot solid wood fence in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

| | |
|---|--------|
| <u>Maximum height allowed by special exception:</u> | 4 feet |
| <u>Requested height:</u> | 6 feet |

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action- Special Exception

(a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:

- (a) The use is specifically permitted under this ordinance;
- (b) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
- (c) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

3.403 Board of Adjustment Action- Variance

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self- imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and



- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

5.305 Fences

(b) Height and front yard regulations.

(2) One-family and two-family residential dwellings

(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 4 feet in height in the front yard, platted front yard, or projected front yard in accordance with the requirements set forth for special exceptions in Chapter 3, Article 3.

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;
 - b. The setback for the applicable zoning district; or
 - c. The setback of the nearest building on either side that is closest to the street, 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. This requirement does not apply to properties within a cul-de-sac.

LOT HISTORY:

Code compliance case 25-702036 was created in April 2025 as the result of a complaint. The inspector left notice for the property owner regarding the violation on 04/18/2025 to remove the fence or to go to the Board of Adjustments.

COMPREHENSIVE PLAN DESIGNATION:

Single-Family Residential

REGISTERED NEIGHBORHOOD NOTIFICATION:

West Side Alliance, Sunset Heights NA, Como NAC, Alamo Heights NA, Arlington Heights NA, Keep Lake Como Beautiful, Streams and Valleys, Trinity Habitat for Humanity, Fort Worth ISD

EXISTING CONDITIONS:

The subject property is located in an established residential neighborhood, with a commercial building abutting the rear property line. The property contains several mature trees and does not contain floodplain. The property does have a 1.5% downward slope beginning at the eastern property boundary and ending at the western property boundary. According to Tarrant County Appraisal District records, the primary structure was constructed in 1926. The subject property is approximately 7,100 square feet in area. Based on Google Maps Street view the existing fence has been on the subject property since October 2007.



The applicant was referred to the Board of Adjustments due to a code enforcement case opened in April 2025. The applicant is requesting a special exception to allow a solid fence up to 4 feet in height to be located in the required front yard, as well as a variance to permit the existing solid wood fence to exceed 4 feet in height. According to the site plan the existing fence is located on the northern side property line and extends approximately 30 feet past the front of the primary structure.

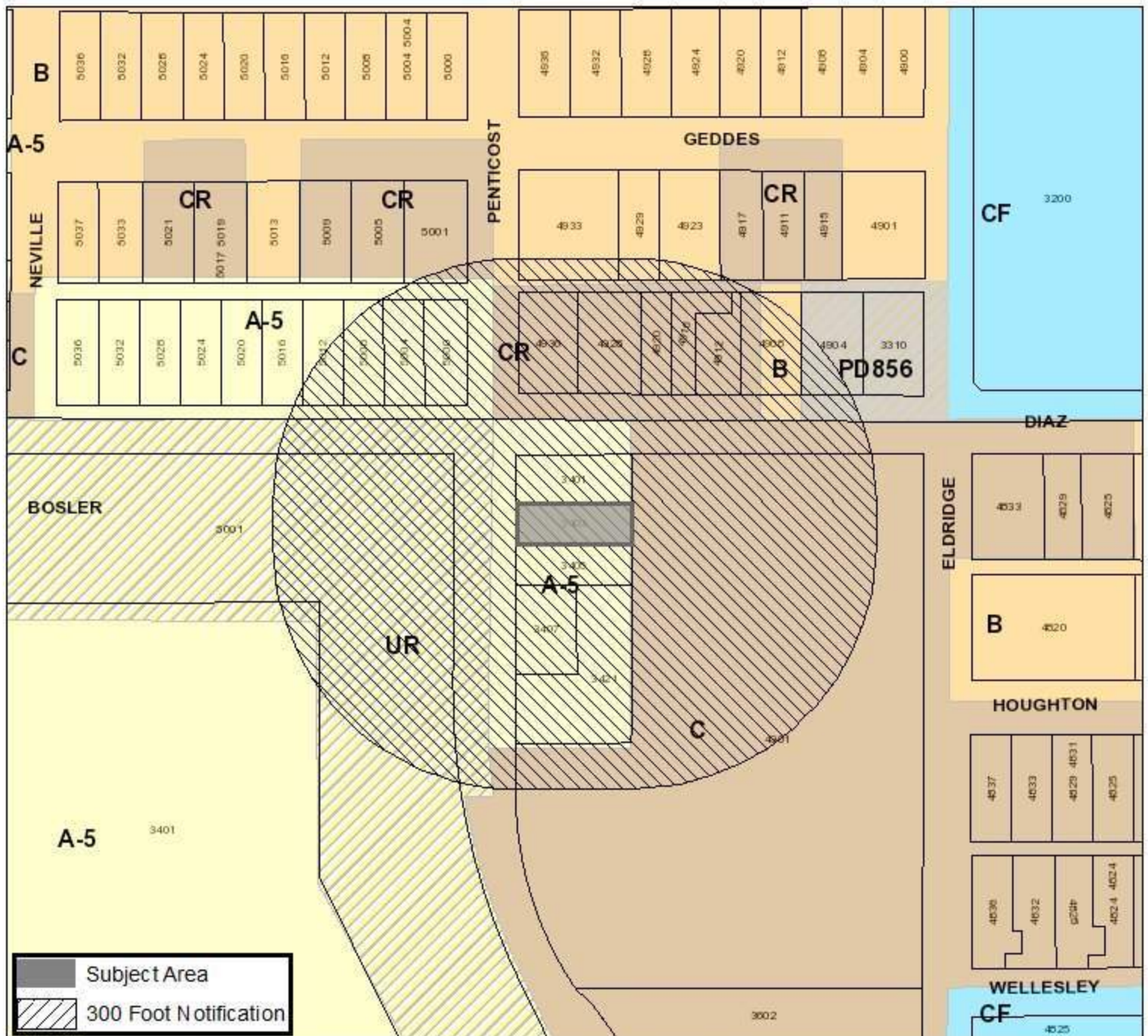
If the special exception and variance request are approved, the applicant will be required to obtain the proper permits and meet all other development standards.

FORT WORTH®

Area Zoning Map

BAR-25-041

Applicant: Ron Carter
Mapsc0: 75P
Commission Date: 9/17/2025



0 87.5 175 350 Feet

Created: 9/10/2025 1:02:48 PM



BAR-25-041

Aerial Photo Map



0 40 80 160 Feet



BAR-25-041
3403 Penticost Street



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



Development Services Department

☐ 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: 3403 PENTICOST ST.
 Lot/Tract: 3R Block/Abstract: 19 R Lot Size: 7.367 SQ FT
 Legal Description: Addition/Survey: CHAMBERLIN ARLINGTON HEIGHTS
 Owner's Name: (RON CARTER) - 3400 PENTICOST PROPERTIES, LLC
 Address: 5330 COLLINWOOD AVE.
 City: FORT WORTH State: TEXAS Zip: 76107
 Tele: (817) 703-4422 E-Mail: rcclifw@shcglobal.net

Applicant's Name: RON CARTER SAME
 Address: 5330 COLLINWOOD AVE.
 City: FT. WORTH State: TX Zip: 76107
 Tele: (817) 703-4422 E-Mail: rcclifw@shcglobal.net

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

CEDAR 1X6 WOOD FENCE - 6 FT HEIGHT X 30' LONG

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: _____
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

5/6/25

SJ

BAR-25-041

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. DIAZ STREET HAS BECOME A VERY BUSY CUT-THROUGH THOROUGHFARE. ALSO THERE ARE MANY PASSERSBY & FOOT TRAFFIC AS WELL. THE NOISE IS A FACTOR AS WELL.

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.

DOE TO THE HIGH AMOUNT OF TRAFFIC ON DIAZ ST. BOTH VEHICLE & FOOT TRAFFIC, IT PROVIDES A SOUND BARRIER PRIVACY & SECURITY

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

THIS EXISTING FENCE HAS BEEN STANDING FOR OVER 30 YRS - (REPLACED IN 2017) AND IS SUPPORTIVE OF THE PERIMETER FENCING OF ADJACENT PROPERTIES

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

IT WILL NOT & I OWN THE VACANT LOTS ON EITHER SIDE OF THIS PROPERTY AS WELL AS THE WHOLE BLOCK EAST SIDE.

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

IT WILL NOT AS THIS EXISTING FENCE, RE-INSTALLED IN OVER 8 YEARS AGO SERVES AS A PROTECTION & SOUND BARRIER;

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:

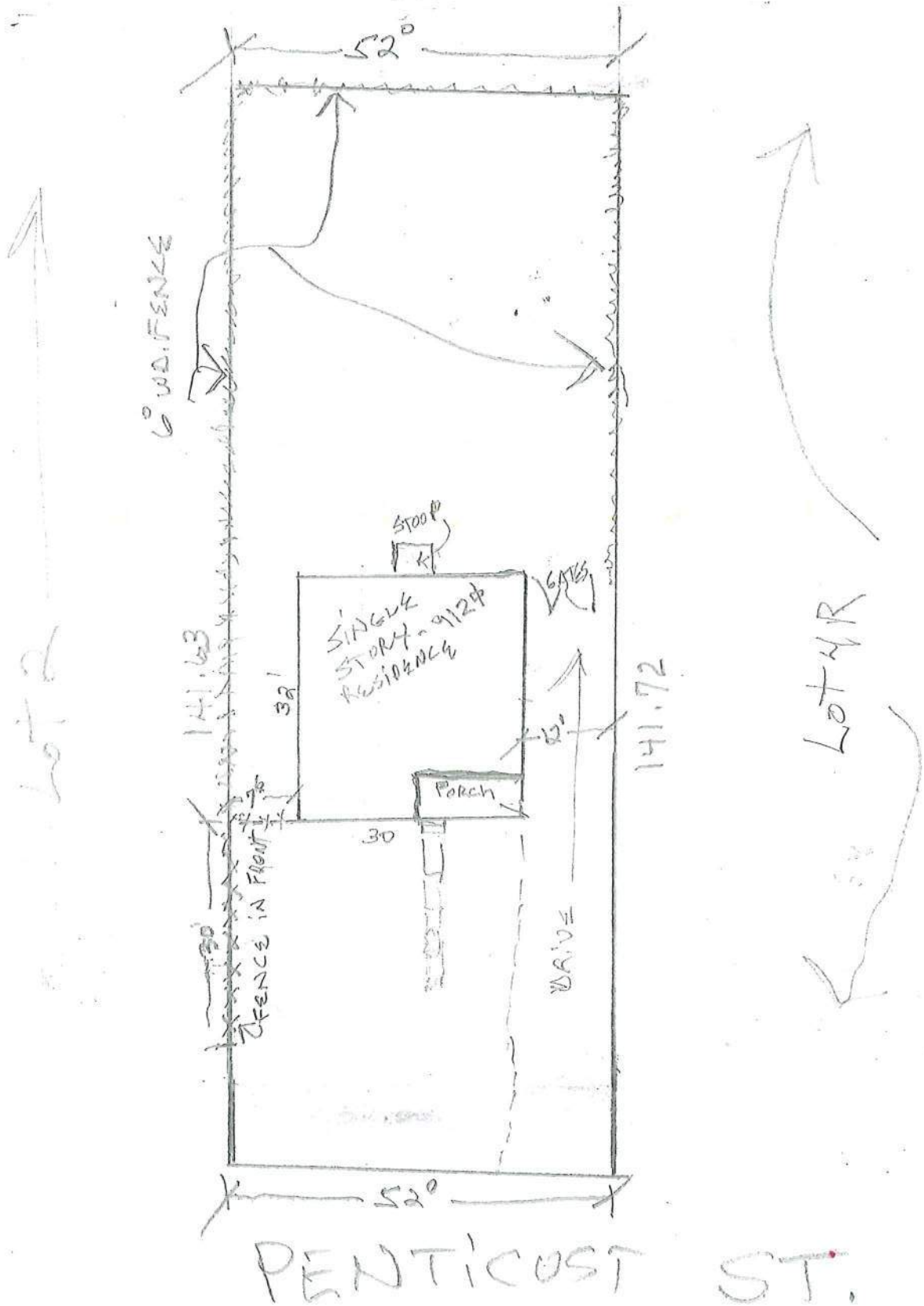
Ron E. Center

Date

05/05/2025

Revised 08/29/2024

North
SCALE 1" = 20'

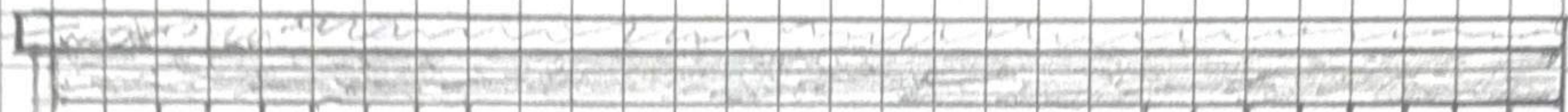


3/4" SCALE

05/19/25

DATE:

3403 PENTICOST ST. (EXISTING WOOD FENCE) ELEVATION DRAWING



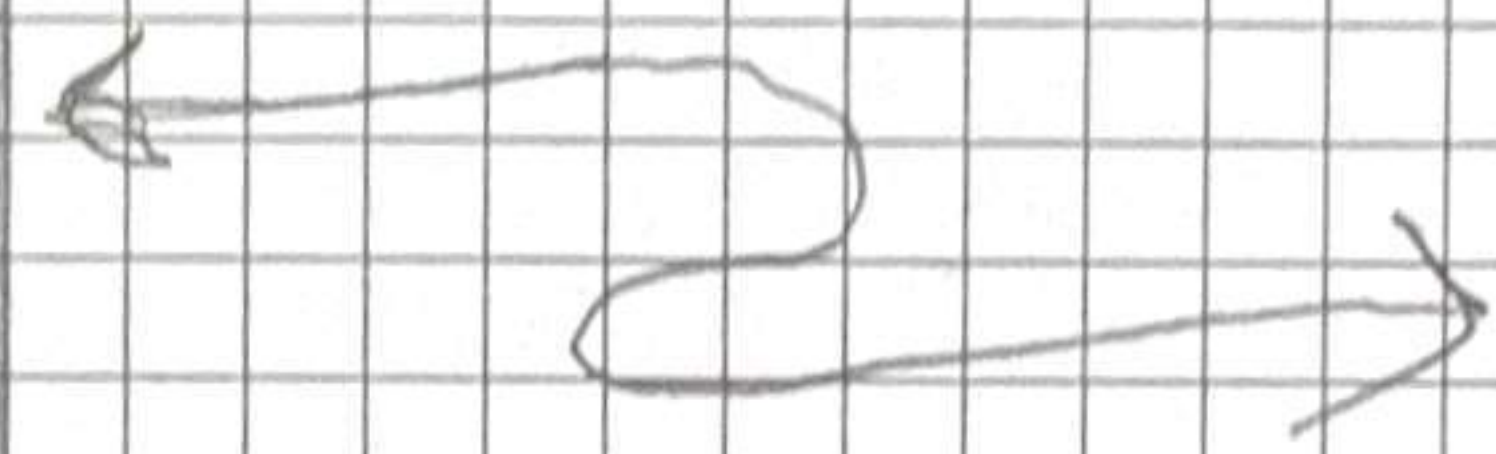
2X6
TOP CAP

1X4
RAIL
FINISH

JOB ADDRESS:



1X4
END PIECE



1X4 R.C. FENCE
PICKETS

NOTE:
3" A.W.H.
POSTS IN
CONCRETE
(BACK SIDE)

CLIENT:

DIAZ STREET FACING

OWNER SIGNATURE:

YARD LINE

CHANGE ORDER #:







HOME

MAIL

NEWS

FINANCE

SPORTS

ENTERTAINMENT

LIFE

GAMES

SHOPPING

New iPhone

MORE...

SEARCH

Currently from AT&T

yahoo! mail

Find messages, documents, photos or people

Advanced

Ron

Home

3403 Penticost

3403 Penticost

3403 Penticost

Compose

Back

Archive

Move

Delete

Spam

Inbox

Unread

Starred

Drafts

Sent

Archive

Spam

Trash

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Views

Hide

Photos

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Emails to myself

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2022Tahoe

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4471 Kirkland

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5330 Collinwood

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CG Northern

3403 Penticost 2

Yahoo! Inbox

RC

Ron

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Sun, May 4 at 6:06 PM

RC

Ron


From: rccifw@sbcglobal.net

To: Ron Carter Construction

Sun, May 4 at 6:07 PM

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3403 Penticost

Call the





BOARD OF ADJUSTMENT - Residential

Case Manager: Ashlie Tolliver, AICP

BAR-25-056

Address: 3808 Lenox Drive
Property Legal Description: Lot 14, Block 21, Monticello Addition
Owner: Christopher & Dixie Baker
Applicant: Christopher Baker
Council District: 7 - Hill
Zoning: "A-7.5" – One-Family District

Variance to the one-family ("A-7.5") district development standard of a minimum 5-foot side yard setback, to allow a 3-foot side yard setback for construction of a habitable accessory structure (Zoning Ordinance Section 4.704(c)(1) – One-Family (A-7.5") District).

Variance to the requirement that habitable accessory structures may not exceed the height of the primary to allow construction of a 28-foot-tall two-story habitable accessory structure that would exceed the height of the 21-foot-tall primary structure (Zoning Ordinance Section 5.301(c)(2) – Accessory Uses on Residential Lots).

GENERAL INFORMATION

REGULATION:

§ 3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

§ 4.704 One-Family "A-7.5" District

(c) *Property development standards.*

- (1) In the one-family ("A-7.5") district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

| | |
|-----------|----------------|
| Side yard | 5 feet minimum |
|-----------|----------------|

§ 5.301 Accessory Uses on Residential Lots

(c) *Habitable accessory structures.* In addition to the requirements set out in subsection

(a) above, habitable accessory buildings must comply with the following requirements:

- (2) May not exceed the height of the primary;

LOT HISTORY:

None.



**COMPREHENSIVE
PLAN**

DESIGNATION:

SF: Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

West Side Alliance, Crestline Area NA, Monticello NA, Crestwood NA, Casa Blanca HOA
North Hi Mount NA, Tarrant Regional Water District, Streams And Valleys Inc., Trinity
Habitat for Humanity, Cultural District Alliance, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is an approximately 9,300 square foot rectangular lot located in an established neighborhood. The lot is relatively flat, contains several mature trees, and does not contain floodplain or other environmental constraints.

There is an existing 413 square foot, one-story detached garage located on the property that would be demolished if the variance requests are approved. The existing detached accessory structure is located approximately 1 foot 2 inches from the eastern side property line.

The applicant is requesting a variance to permit construction of a two-story habitable accessory structure to be constructed 3 feet from the eastern side property line. Zoning ordinance requires a 5-foot minimum. The applicant is also requesting a variance to permit the accessory structure to exceed the height of the primary residence. The primary residence is 21 feet tall, and the proposed two-story habitable accessory structure is 28 feet tall. The proposed two-story habitable accessory structure is 852 square feet on the first floor and approximately 852 square feet on the second floor for a total area of 1,704 square feet. Tarrant County Appraisal records indicate that the primary residence is approximately 2,224 square feet in area.

The site plan indicates that the parking requirements for the property would be met, and the addition of the proposed accessory structure would not exceed the district maximum 45% lot coverage.

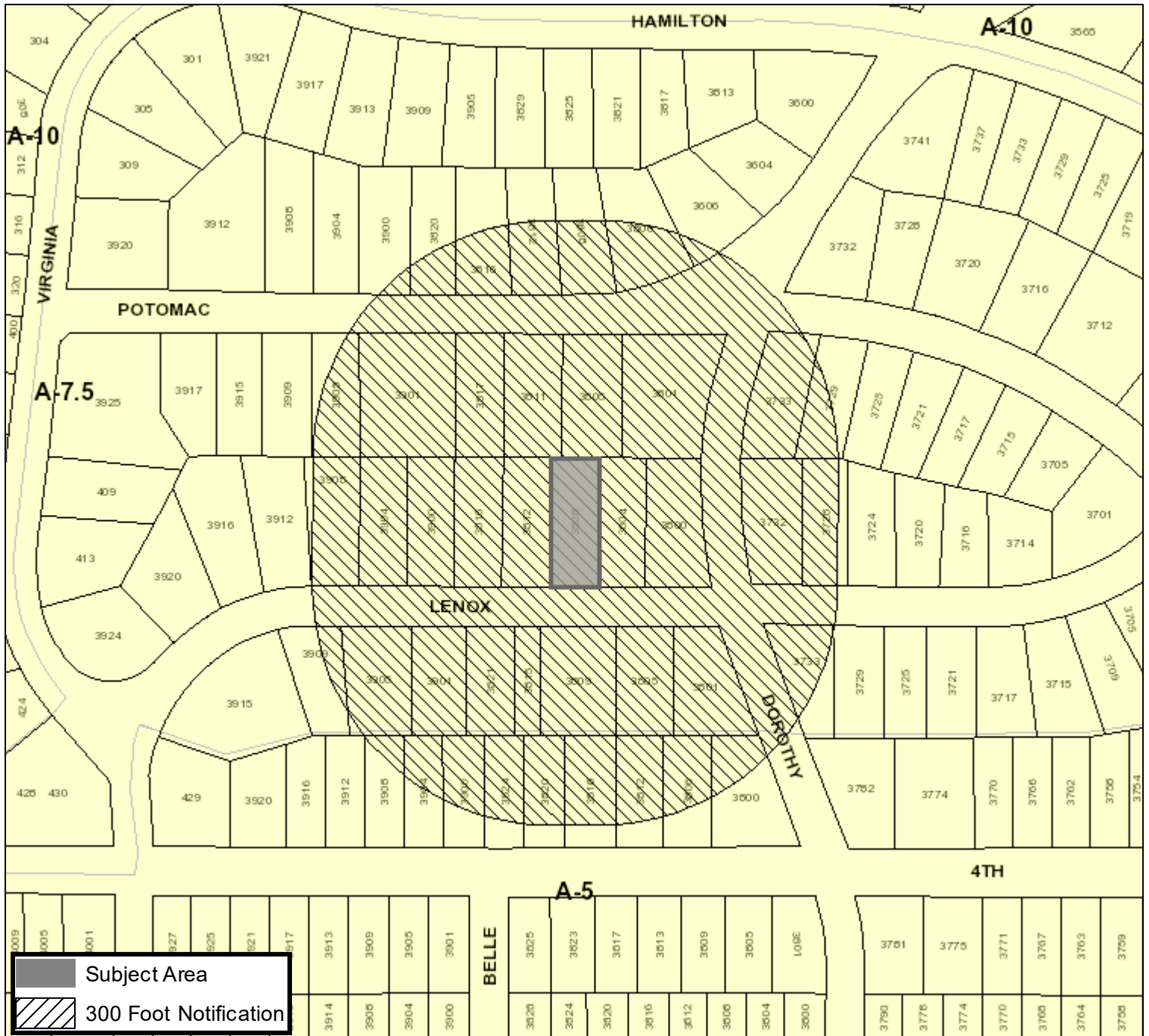
If the variance requests are approved, the applicant would be required to meet all other development standards and regulations.



BAR-25-056

Area Zoning Map

Applicant: Christopher and Dixie Baker
Mapsc0: 61Z
Commission Date: 9/17/2025



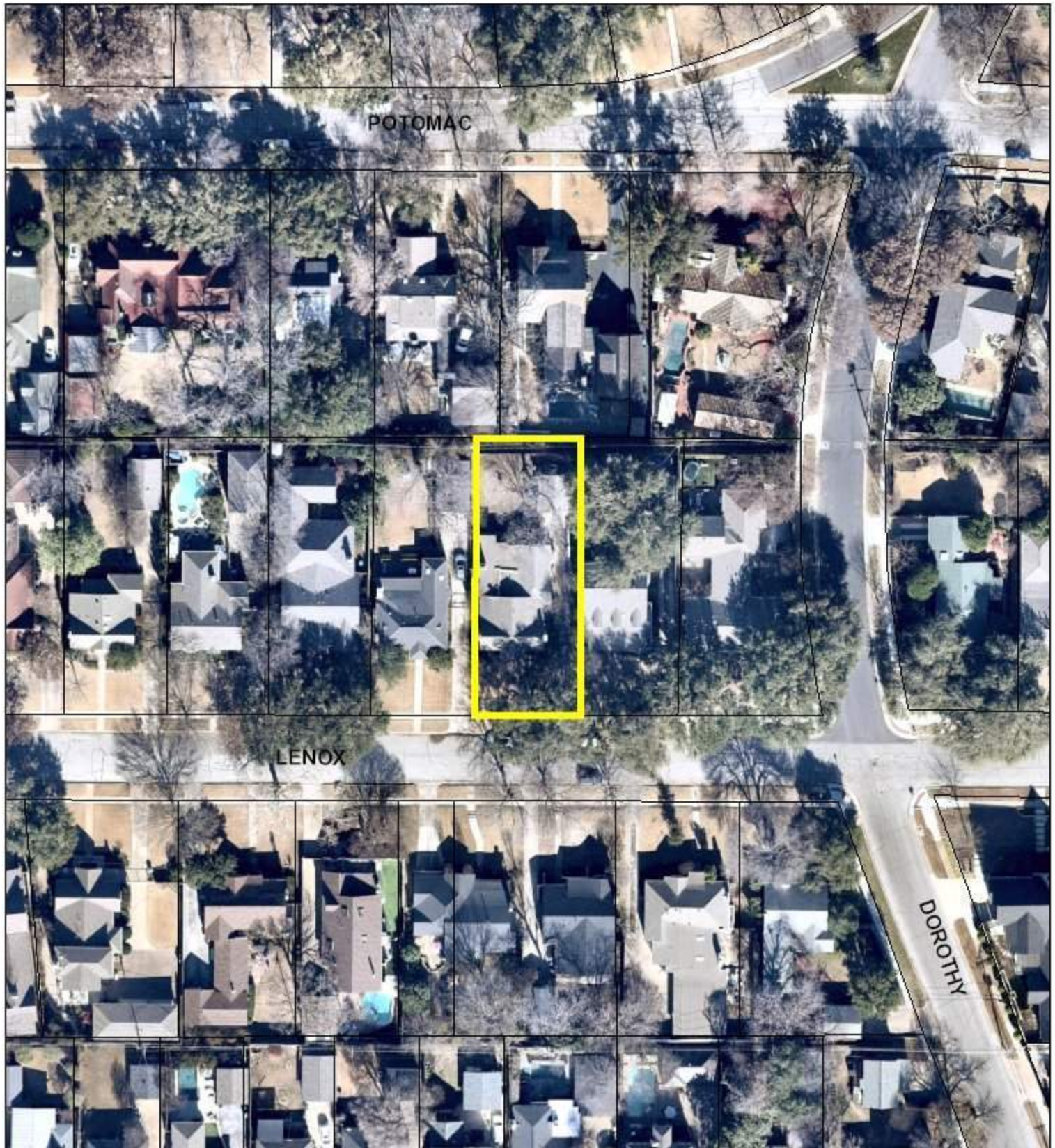
0 90 180 360 Feet

Created: 9/10/2025 1:03:25 PM



BAR-25-056

Aerial Photo Map



0 50 100 200 Feet



BAR-25-056
3808 Lenox Drive



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



Development Services Department

☐ 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: 3808 Lenox Drive, Fort Worth, Texas 76107

Lot/Tract: 14 Block/Abstract: 21 Lot Size: .21 acres

Legal Description: Addition/Survey: Monticello Addition - Fort Worth

Owner's Name: Christopher and Dixie Baker

Address: 3808 Lenox Drive

City: Fort Worth State: Texas Zip: 76107

Tele: () 817-247-4648 E-Mail chris@integratedlegaltx.com

Applicant's Name: Christopher and Dixie Baker

Address: 3808 Lenox Drive

City: Fort Worth State: Texas Zip: 76107

Tele: () 817-247-4648 E-Mail chris@integratedlegaltx.com

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

Demolition of existing detached garage structure. Construction of a new 2-story structure with garage on 1st floor and office, bathroom, and living room/playspace on the 2nd floor to be used for our family. New structure will be timber frame.

Dimensions of the new structure are 30' L x 30' W. The new structure will be 28' Tall. We are requesting a variance to keep the same setback of the existing garage on the east side and also for the new structure to be higher than the 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: _____

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

5/30/25

FEE AMOUNT PAID:

OF REQUESTS:

RECEIVED BY:

KM

CASE NO.

BAR-25-056

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

The variance request is due to the small size and tight configuration of the lot in an older neighborhood. We would like to stay in our house, but need more space for our 2 children to play. The existing garage structure was built in the 1950s and needs to be torn down for safety reasons. ☒

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.

This is a small lot with a single driveway with very tight access around the house to the detached garage. Keeping the setback of the existing garage will allow us park 2 cars in the garage and will also preserve more of our backyard for our children to play in. Our main house is only a single story, so a 2-story detached structure will be taller, but adding a second story to our house is cost prohibitive and would require us to vacate the house during construction. A 2-story structure is the best option for us to gain more space.

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 many old and new structures in this neighborhood that vary from the setback rules due to the age of the neighborhood and small lot sizes. The new structure will have the same setback on the east side as the existing structure. The height will of the new structure will be not be readily apparent from the street and will not be taller than adjacent structures.

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

The variance will benefit public safety and welfare because it will allow us to park both our cars in the garage and not have to park on the street. We will not be able to do so without a variance for setback.

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

The new structure will largely be hidden from the road. There are several structures in adjacent properties that are as tall or taller than the new structure. The new structure will be built to match the exterior of the main house structure.

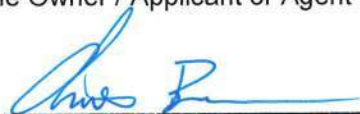
Acknowledgement

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

5-25-25

Revised 08/29/2024



BOARD OF ADJUSTMENT - Residential

Case Manager: Emily Reyes

BAR-25-083

Address: 2800 Harlanwood Drive
Property Legal Description: Lot 31, Block 4, Mockingbird Lane Addition
Owner: Eric & Lauren Wessinger
Applicant: Eric Wessinger
Council District: 3- Crain
Zoning: "A-10" – One-Family District within the TCU Residential Overlay

Variance to the One-Family ("A-10") District development standards of a minimum required 10-foot rear yard setback, to permit construction of a non-habitable accessory structure (shed) to be located 2 feet from the rear property line (Zoning Ordinance Section 4.703(c)(1) Property Development Standards).

Minimum required rear yard setback: 10 feet

Requested rear yard setback: 2 feet

GENERAL INFORMATION

REGULATION:

§ 3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

§ 4.703 One-Family "A-10" District

| | |
|-----------|-----------------|
| Rear yard | 10 feet minimum |
|-----------|-----------------|

§ 5.301 Accessory Uses on Residential Lots

- (a) *General provisions.*
- (2) Accessory buildings shall comply with the side and rear setbacks for the primary structure of the zoning district applicable to the residential use.

LOT HISTORY:

PB11-04523, Residential Remodel Construction Permit, Finaled, 05/25/2011
PB12-07088, Residential Remodel Construction Permit, Finaled, 08/6/2012
PB15-00513, Residential Accessory Permit, In ground swimming pool, Finaled, 04/06/2015
PB25-08668, Residential Accessory New Permit, Shed, Awaiting Client Reply, 07/08/2025



**COMPREHENSIVE
PLAN**

DESIGNATION:

SF: Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Villages of Stonegate Phase I HA, Colonial Hills NA, University West NA, Tanglewood NA, Villages of Stonegate Phase II HA, Tarrant Regional Water District Streams And Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is located in an established residential neighborhood. The approximately 10,800 square foot lot is rectangular shaped, relatively flat, and was platted without alley access. There are several mature trees in the front of the property and is in a regulated floodplain. There is no other environmental constraints. The primary structure was constructed in approximately 1954 according to Tarrant Appraisal District.

The applicant is requesting a variance for the required minimum rear yard setback to construct a shed that will be 10 feet wide x 10 feet long, 9 feet 3 inches high approximately 100 square feet. The proposed shed would be located 2 feet from the rear property line. The current lot coverage is 29.74% where a maximum of 40% is allowed. If the shed is approved, it will bring the lot coverage to 30.67%. The structure meets the 5 foot side yard setback along the northern property line.

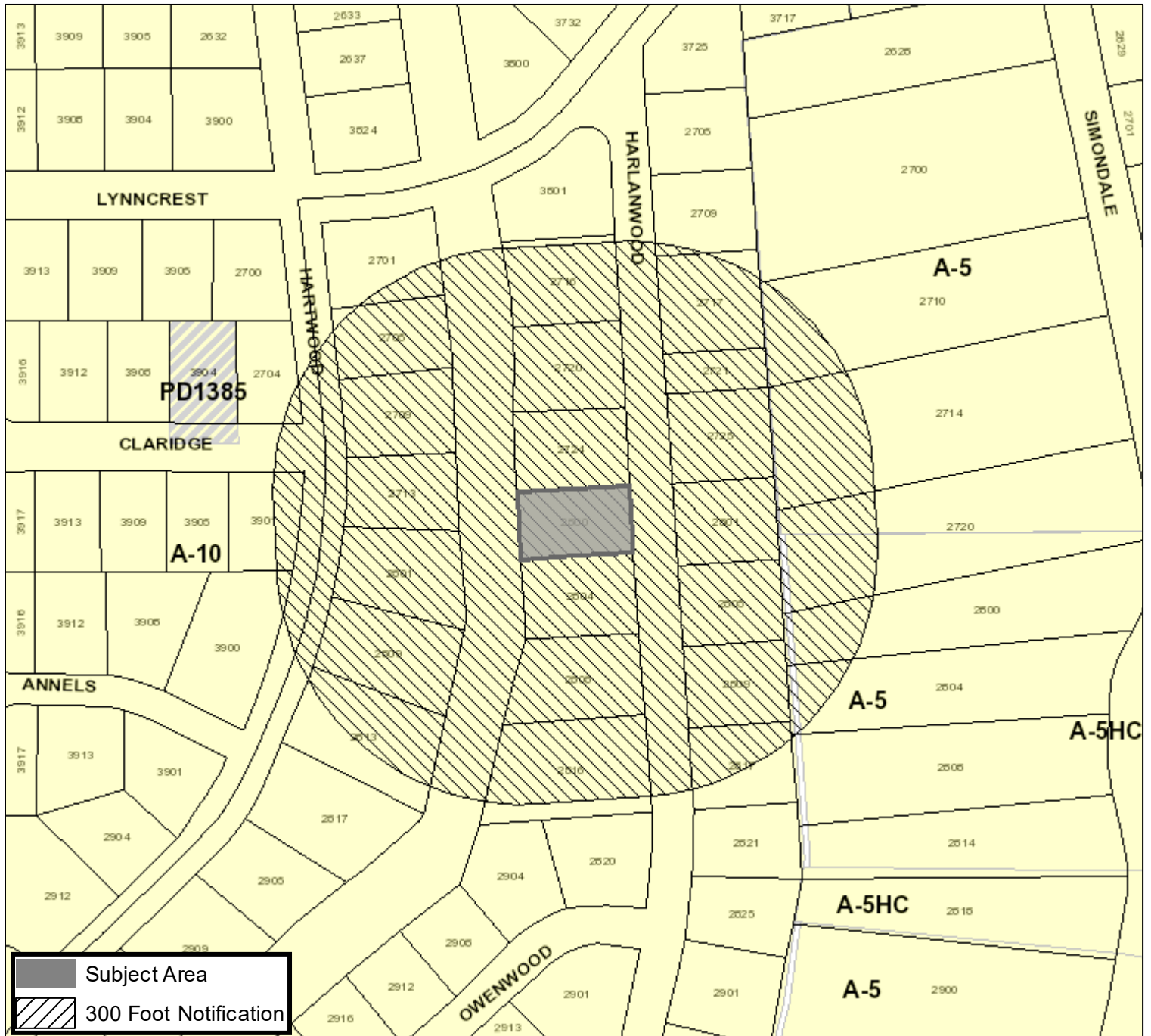
If the variance request is approved, the applicant would need to obtain building permits. The application and supporting documents indicate that all other development standards would be met.



BAR-25-083

Area Zoning Map

Applicant: Eric and Lauren Wessinger
Mapsc0: 75V
Commission Date: 9/17/2025



0 87.5 175 350 Feet

Created: 9/4/2025 3:56:08 PM



BAR-25-083

Aerial Photo Map



0 40 80 160 Feet



BAR-25-083
2800 Harlanwood Drive



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



Development Services Department

☐ 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: 2800 Harlanwood Drive
Lot/Tract: 31 Block/Abstract: 4 Lot Size: 10,896 sq ft
Legal Description: Addition/Survey: Mockingbird Lane addition to the city of Fort Worth, Tarrant County TX. According to plat recorded in volume 388-U

Owner's Name: Eric and Lauren Wessinger
Address: 2800 Harlanwood Drive State: TX Zip: 76109
City: Fort Worth E-Mail: connect@laurenyoga.net
Tele: () 602-318-9142

Applicant's Name: Eric Wessinger
Address: 2800 Harlanwood Dr State: TX Zip: 76109
City: Fort Worth E-Mail: connect@laurenyoga.net
Tele: () 602-318-9142

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Tuff Shed, 10x10x6, LP Smart Siding and trim, treated floor decking, roofing system with steel truss plates, and steel-
reinforced doors

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: _____
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

7/30/25

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

SJ

PROPOSED OFF

CASE NO.

BAR 25-083

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship.

This is not a self-created hardship. The floodplain existed before we purchased the property and limits usable space. We are seeking a reasonable way to use the property without losing all parking.

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

Our property is uniquely affected by a floodplain that impacts only one side of the street. This condition existed before we purchased the home. Placing the shed two feet from the property line is necessary due to limited buildable space—building it ten feet out would eliminate all on-site parking. Most lots in the development don't face this restriction.

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 proposed shed will be used for residential storage and placed to avoid impact on neighbors or neighborhood character. While it slightly encroaches into the floodplain setback, it maintains safe access and does not obstruct drainage. This supports the comprehensive plan's intent to preserve residential use while allowing reasonable use of private property.

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

The proposed shed will not affect public health, safety, or welfare. It will be a small, non-habitable structure used for storage, placed safely on private property without obstructing visibility, drainage, or

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

The shed will not affect the use or value of neighboring properties. It's a small structure near the fence and won't block views, light, or access.

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

7/31/25

Revised 08/29/2024

SURVEY PLAT

ADDRESS: 2800 Harlanwood Drive, FORT WORTH, Texas.
 LEGAL: Lot 31, Block 4, MOCKINGBIRD LANE ADDITION to the City
 of Fort Worth, Tarrant County, Texas, according to plat
 recorded in Volume 388-U, Page 28, Deed Records of Tarrant
 County, Texas.

NOTE: According to Flood Insurance Rate Map, dated Jan. 06,
 1993, FORT WORTH, Texas, Community No. 480596G, a portion of
 this property IS IN A Flood Hazard Area. (Property is in Zone
 AE)

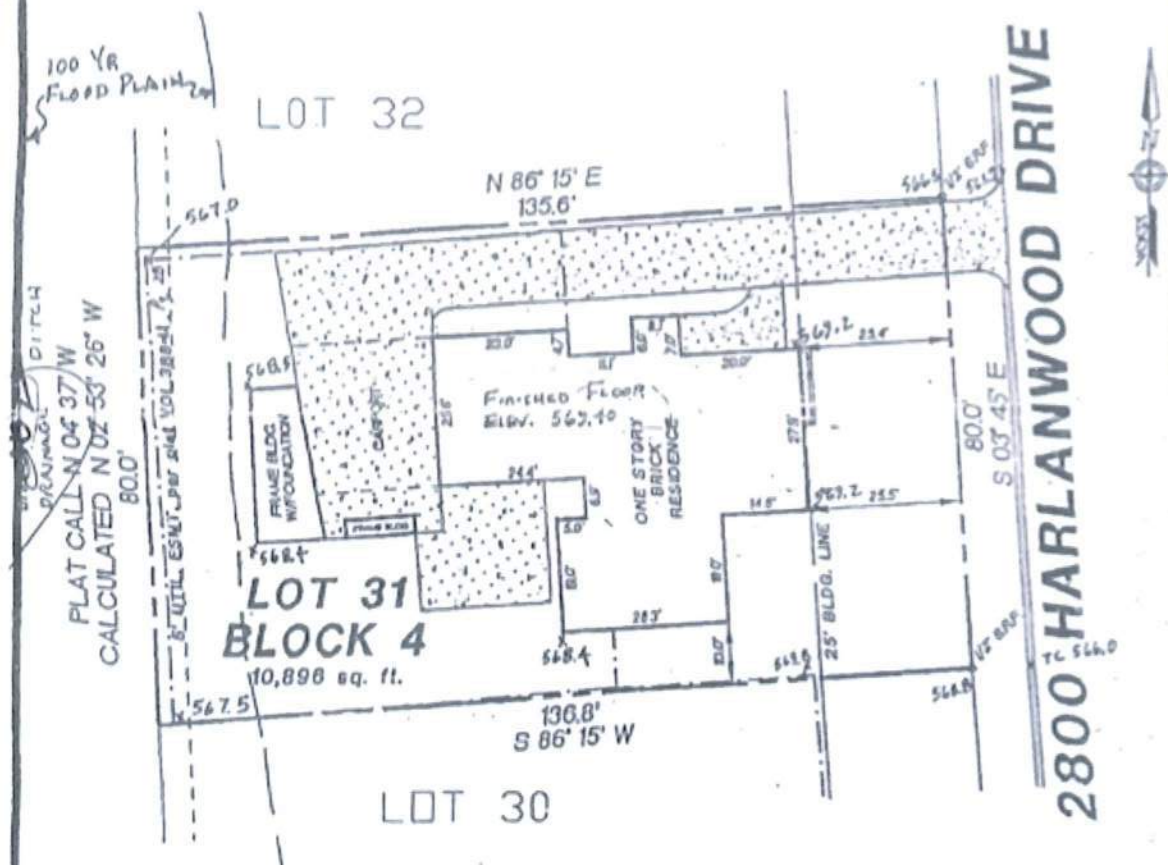
RECEIVED AND APPROVED BY:

[Signature]

PRESENTED BY:
 RATTIKIN TITLE COMPANY

BY: *[Signature]*

DATE: 8/11/12



ELEV ADDED 6-21-94
 Date 10-20-1993
 G.F. No. C02321-SLC
 Survey No. : 9306628
 Scale: 1 in. = 25 ft.
 Purchased By: Bean

TO: C. JACK BEAN AND LORENE BEAN AND MORTGAGE
 COMPANY AND RATTIKIN TITLE COMPANY

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described
 hereon and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements,
 visible easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated
 roadway. Said property being subject to any and all easements, reservations and restrictions that may be of record.
 Any reference to the 100 year flood plain or flood hazard zones are an estimate based on data shown on the Flood
 Insurance Rate Map provided by HUD and should not be interpreted as a study or determination of the flooding
 proportion of this property.

LEGEND

- STEEL ROD FOUND
- STEEL ROD SET
- - - PROPERTY LINE
- - - WOOD FENCE
- - - CHAIN LINK FENCE
- P.P. POWER POLE
- - - OVERHEAD ELECTRICAL LINES
- CONCRETE



Thomas W. Vogt, P.E.
THOMAS W. VOGT, P.E.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1028
 REGISTERED PROFESSIONAL ENGINEER NO. 45622
 P.O. BOX 216274 • BEDFORD, TEXAS 76025-7774
 PHONE: (817) 284-1821 • FAX: (817) 589-1278
 COPYRIGHT 1993 BY THOMAS W. VOGT

RANCH STYLE SHEDS

All buildings in this brochure shown with optional upgrade



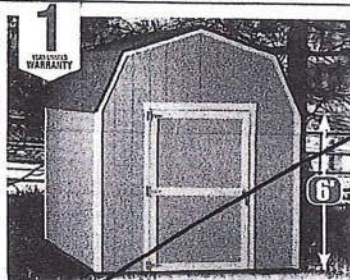
Keystone Series KR-600

This is our most affordable ranch style building. Shown here with a reverse color paint scheme on the door.

| WxLxH | Base | w/Paint | Monthly (base) |
|---------------|---------|---------|----------------|
| 6'x6'x7'10" | \$999 | \$1,199 | \$14 |
| 8'x8'x7'10" | \$1,222 | \$1,422 | \$20 |
| 8'x10'x7'10" | \$1,417 | \$1,617 | \$23 |
| 8'x12'x7'10" | \$1,592 | \$1,792 | \$25 |
| 10'x10'x8'11" | \$1,695 | \$1,980 | \$27 |
| 10'x12'x8'11" | \$1,941 | \$2,226 | \$31 |
| 12'x16'x8'11" | \$2,373 | \$2,658 | \$37 |

- 2x6 Treated Wood Foundation
- 4'x6' Steel Reinforced Shed Door
- Endwall Door Placement
- 8'6" Clear Interior Sidewall Height
- 24" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave

BARN STYLE SHEDS



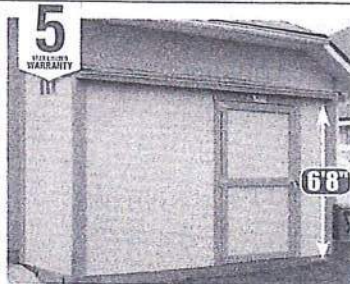
Keystone Series KTB-600

The classic barn style with Keystone Series value. This Keystone Series shed with its barn style roof can accommodate an overhead loft.

| WxLxH | Base | w/Paint | Monthly (base) |
|---------------|---------|---------|----------------|
| 8'x10'x9'8" | \$1,623 | \$1,878 | \$26 |
| 8'x12'x9'8" | \$1,839 | \$2,094 | \$29 |
| 10'x12'x10'6" | \$2,373 | \$2,728 | \$37 |
| 10'x16'x10'6" | \$2,897 | \$3,252 | \$46 |

- 2x6 Treated Wood Foundation
- 4'x6' Steel Reinforced Shed Door
- Endwall Door Placement
- 5'11" Clear Interior Sidewall Height
- 24" On Center 2x4 Wall Framing
- No Sidewall Eave

LEAN-TO STYLE SHEDS



Sundance Series Lean-To

This model has its roof peak along one of the sidewalls instead of the center of the building. Door size varies on this model based on placement.

| WxLxH | Base | w/Paint | Monthly (base) |
|--------------|---------|---------|----------------|
| 4'x8'x7'11" | \$1,541 | \$1,721 | \$25 |
| 4'x10'x7'11" | \$1,767 | \$1,947 | \$28 |
| 4'x12'x7'11" | \$1,972 | \$2,152 | \$31 |
| 4'x16'x7'11" | \$2,352 | \$2,532 | \$37 |
| 6'x8'x8'3" | \$1,633 | \$1,873 | \$26 |
| 6'x10'x8'3" | \$1,849 | \$2,089 | \$29 |
| 6'x12'x8'3" | \$2,065 | \$2,305 | \$33 |
| 6'x16'x8'3" | \$2,465 | \$2,705 | \$39 |
| 6'x20'x8'3" | \$2,918 | \$3,158 | \$46 |
| 8'x10'x8'7" | \$2,147 | \$2,477 | \$34 |
| 8'x12'x8'7" | \$2,424 | \$2,754 | \$38 |
| 8'x16'x8'7" | \$2,938 | \$3,268 | \$46 |
| 8'x20'x8'7" | \$3,370 | \$3,700 | \$53 |
| 8'x24'x8'7" | \$3,873 | \$4,203 | \$61 |

- 6" Tall Galvanized Steel Foundation
- 6' Tall Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 6'4" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave (front)

10x10x9'3"
Shed



BOARD OF ADJUSTMENT - RESIDENTIAL

Case Manager: Emily Reyes

BAR-25-085

Address: 6137 Whitman Avenue
Legal Description: Lot 5, Block 95, Wedgwood Addition
Property Owner: Lynn Jones
Zoning: "A-5" Single Family Residential
Council District: 9-Beck

Variance to the minimum required 5-foot rear yard setback standard to permit a non-habitable accessory structure (carport) to be located 18 inches from the western property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

| | |
|------------------------------------|-----------|
| Minimum required side yard setback | 5 Feet |
| Requested side yard setback | 18 inches |

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

4.705 One-Family ("A-5") District

- (c) *Property development standards.*

| One-Family ("A-5") District | |
|-----------------------------|----------------|
| Side Yard | 5 feet minimum |

LOT HISTORY:

CC25-00556- Code Enforcement, Illegal carport, Issued 7/1/2025

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Overton South NA, Wedgewood South NA, Wedgwood Square NA, District 6 Alliance, Streams And Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Crowley ISD



**EXISTING
CONDITIONS:**

The subject property is located on an interior street in an established neighborhood, containing several mature trees, and no presence of floodplain. The property is approximately 10,000 square feet in area is relatively flat and does not contain alley access. The primary structure was constructed in 1964 and faces onto Whitman Ave, with driveway and garage access.

The applicant is requesting a variance to allow an existing carport measuring 10 feet wide x 25 feet long x 14 feet high, that is located within the side yard setback along the south-west portion of the lot. The applicant is requesting a 18-inch side yard setback which is deficient from the minimum required side yard setback by 3.5 feet.

The lot coverage is currently at 19.26% where 50% is allowed. If the carport is approved it will bring the lot coverage to 21.26%, which is within the allowed coverage.

If the variance is approved, the applicant will be required to obtain the proper permits and meet all other development standards.

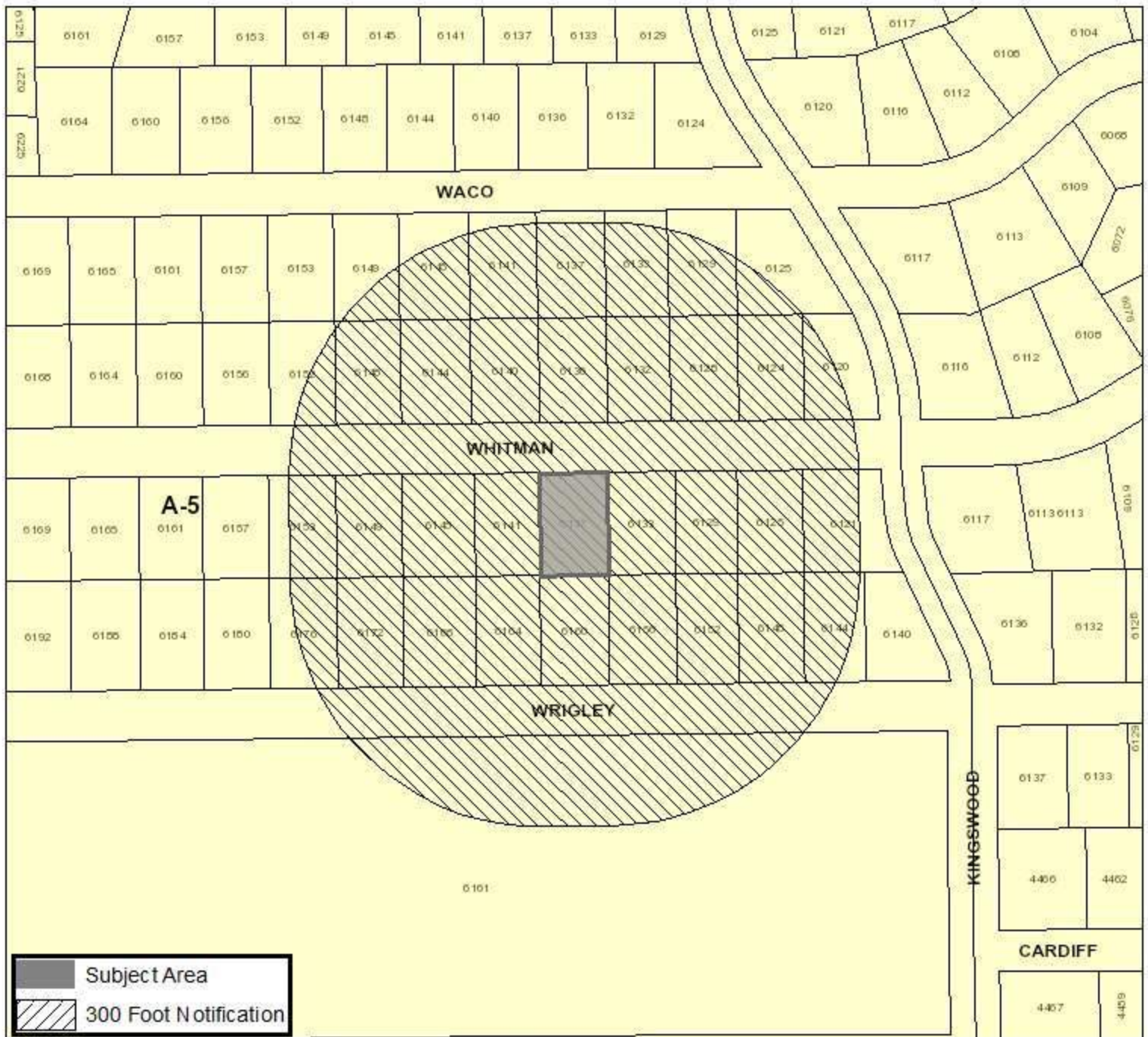
FORT WORTH.



Area Zoning Map

BAR-25-085

Applicant: Lynn Jones
Mapsc0: 89X
Commission Date: 9/17/2025



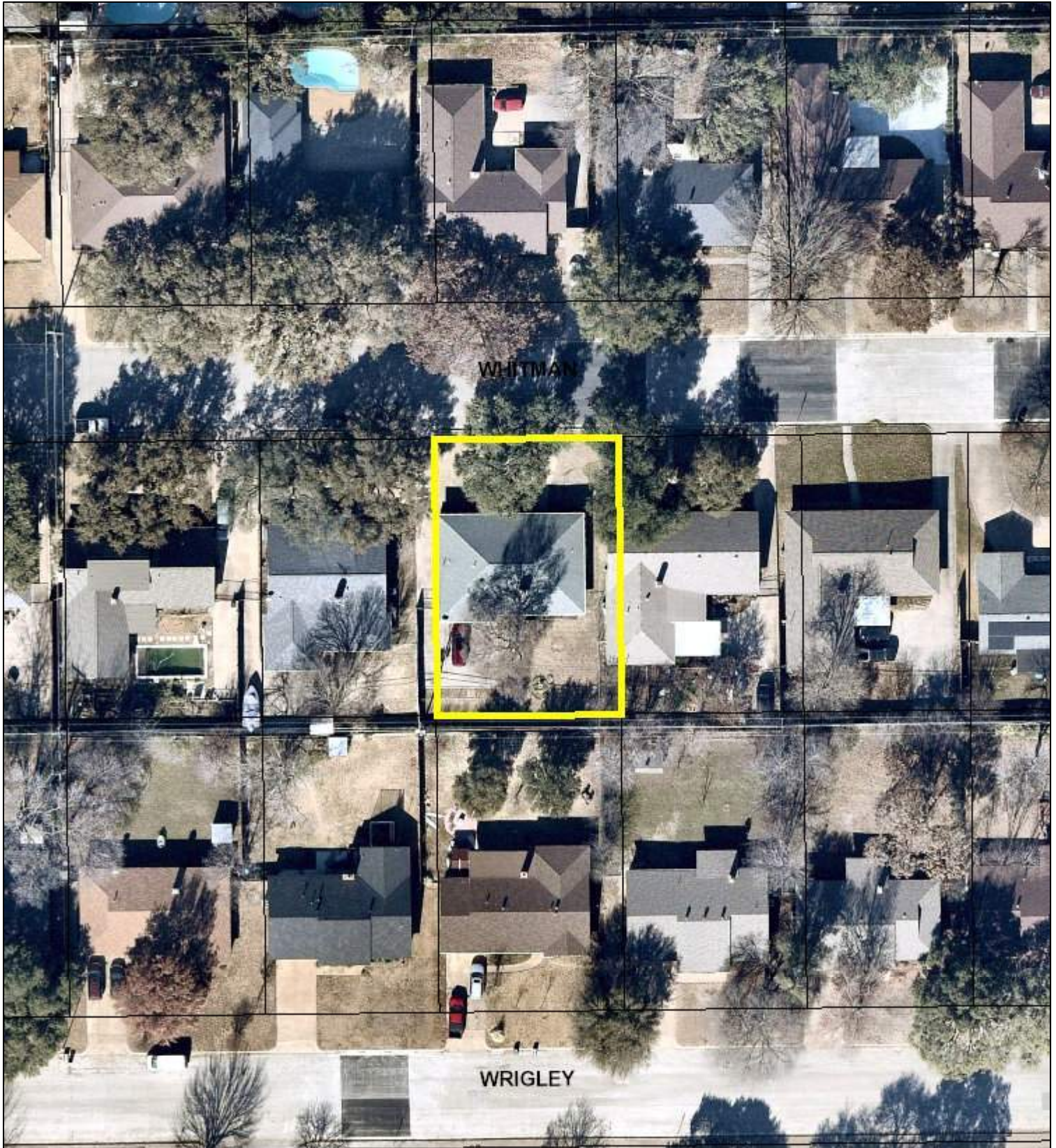
0 85 170 340 Feet

Created: 9/4/2025 3:58:28 PM



BAR-25-085

Aerial Photo Map



0 37.5 75 150 Feet



BAR-25-085
6137 Whitman Ave



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



Development Services Department

☐ 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: 6137 WHITMAN AVENUE Fort Worth, TX 76133
Lot/Tract: 5 Block/Abstract: 95 Lot Size: .229 ACRES
Legal Description: Addition/Survey: Wedgwood, recorded in Volume 26, Page 690 plat records Tarrant County TX

Owner's Name: Lynn Jones
Address: 6137 WHITMAN AVENUE
City: Fort Worth State: TX Zip: 76133
Tele: (817) 372 2824 E-Mail: joneslynn035@gmail.com

Applicant's Name: Lynn Jones
Address: 6137 WHITMAN AVENUE
City: Fort Worth State: TX Zip: 76133
Tele: (817) 372 2824 E-Mail: _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
I want to keep my RV campsite in its current place. If I moved it, five feet into my property I could not move my RV onto the property or remove my vehicles from my garage.

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 ☐ Vacant Land ☐ Non-owner Occupied

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: _____
☐ Interpretation of the Regulation \$400

| DATE RECEIVED: | FEE AMOUNT PAID : | # OF REQUESTS: | RECEIVED BY: | CASE NO. |
|----------------|-------------------|----------------|--------------|----------|
| 8/13 in person | | | | |

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 had no choice in where to place my RV
carport on my property. This location is the only spot where the RV can be parked
and where I can move my vehicles out of the garage.
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 property layout dictates that the current location of the carport was the only
space available.
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 carport is completely on my property and is no inconvenience to my
neighbors' legitimate interests
4. The variance will not adversely affect the health, safety, or welfare of the public. The carport is behind my fence and is built soundly. It poses no substantial risk
to the health, safety, or welfare of the public.
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The carport does not violate any function of any neighbors' 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: Lynn R. Jones

Date 8-9-2025

Revised 08/29/2024



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Joe Chamness
(Family Member, Friend, Company, etc, to represent you at the hearing)
3605 Minot Ave, Ft. Worth, TX 76133 817-229-3771
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special
Exception on the following described property:

(Address) 6137 Whitman Ave
(Legal Description) Variance Corport

The Authority is granted only for the following specific request:

(Nature of Appeal) _____

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature: Lynn R. Jones
Owner - Print Name: Lynn R Jones
Address: 6137 Whitman Ave
Telephone: 817-372-2824

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

Accepted for Case No. _____

By _____

Date _____

CASE# BAR-25-XXX

LYNN JONES
6137 WHITMAN AVE
FT. WORTH, TX 76133

P2 of 2

① SEE PAGE 1 FOR VIEWS

② ^{REAR (SOUTH)} HEIGHT 14', WIDTH 10', LENGTH 25' POST HEIGHT
ROOF PITCH (SLOPE) 2'

^{FRONT (NORTH)} OVERALL (INCLUDING OVERHANG) H 16' X W 10'4" X L 26'

DISTANCE FROM GROUND - NORTH 14', N 15', SOUTH 16'

③ ROOFING - METAL

STRUCTURAL SUPPORT - METAL

NO SIDEWALLS OR SCREENING

④ NO CONNECTION TO HOUSE (UNATTACHED)
IS FREESTANDING

⑤ SITS ON THE GROUND

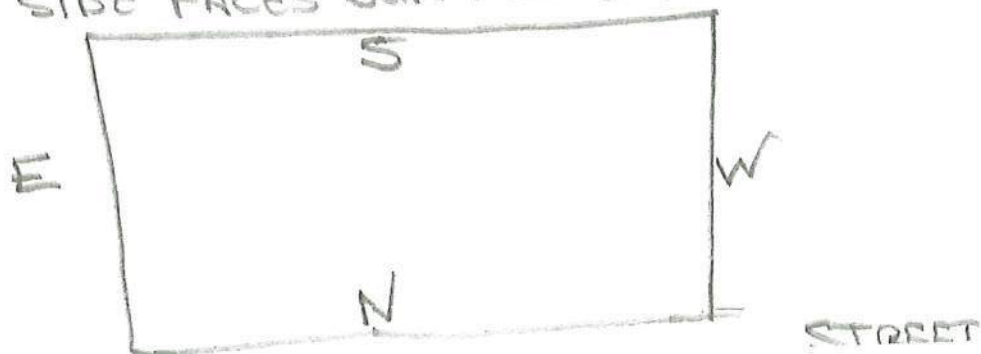
SITS LEVEL ON THE SITE ATTACHED BY CONCRETE &
LARGE BOLTS & SCREWS IMPLANTED INTO GROUND/CONCRETE
NORTH END BOLTED THROUGH CONCRETE; SOUTH 15" INTO GROUND

⑥ FRONT OF CARPORT FACES NORTH - TOWARDS STREET

REAR OF CARPORT FACES SOUTH - TOWARDS BACK OF PROP LINE

LEFT SIDE FACES DRIVEWAY & YARD EAST

RIGHT SIDE FACES OUR FENCE - WEST



CASE # BRR-25-XXX

LYNN JONES
6137 WHITMAN AVE
FT. WORTH, TX 76133

P 1 of 2

SIDE VIEW FACES EAST & WEST

FRONT TO STREET

BACK PROP LINE TO →

25' LONG-ROOF METAL

PITCH FRONT TO BACK

FOR RUN OFF

1' OVERHANG (UNFINISHED PART)

METAL POST HEIGHT 12'

N

2 POSTS FRONT 12x10

2 POSTS BACK 14x10

METAL POST HEIGHT 14'

S

CONCRETE DRIVEWAY

FRONT VIEW FROM STREET (NORTH)

10' POSTS WIDE

ROOF-METAL

2' OVERHANG

2' OVERHANG

REAR VIEW IS EXACTLY THE SAME AS THE FRONT

POSTS METAL

THIS SIDE 2 POSTS

THIS SIDE 2 POSTS

POSTS METAL

FRONT POST 12'

FRONT POST 12'
BACK POST 14'

BACK POST 14'

TO BACK PROP LINE ↑

NORTH

TO STREET

CONCRETE DRIVEWAY

FRONT (STREET) FACING
NORTH

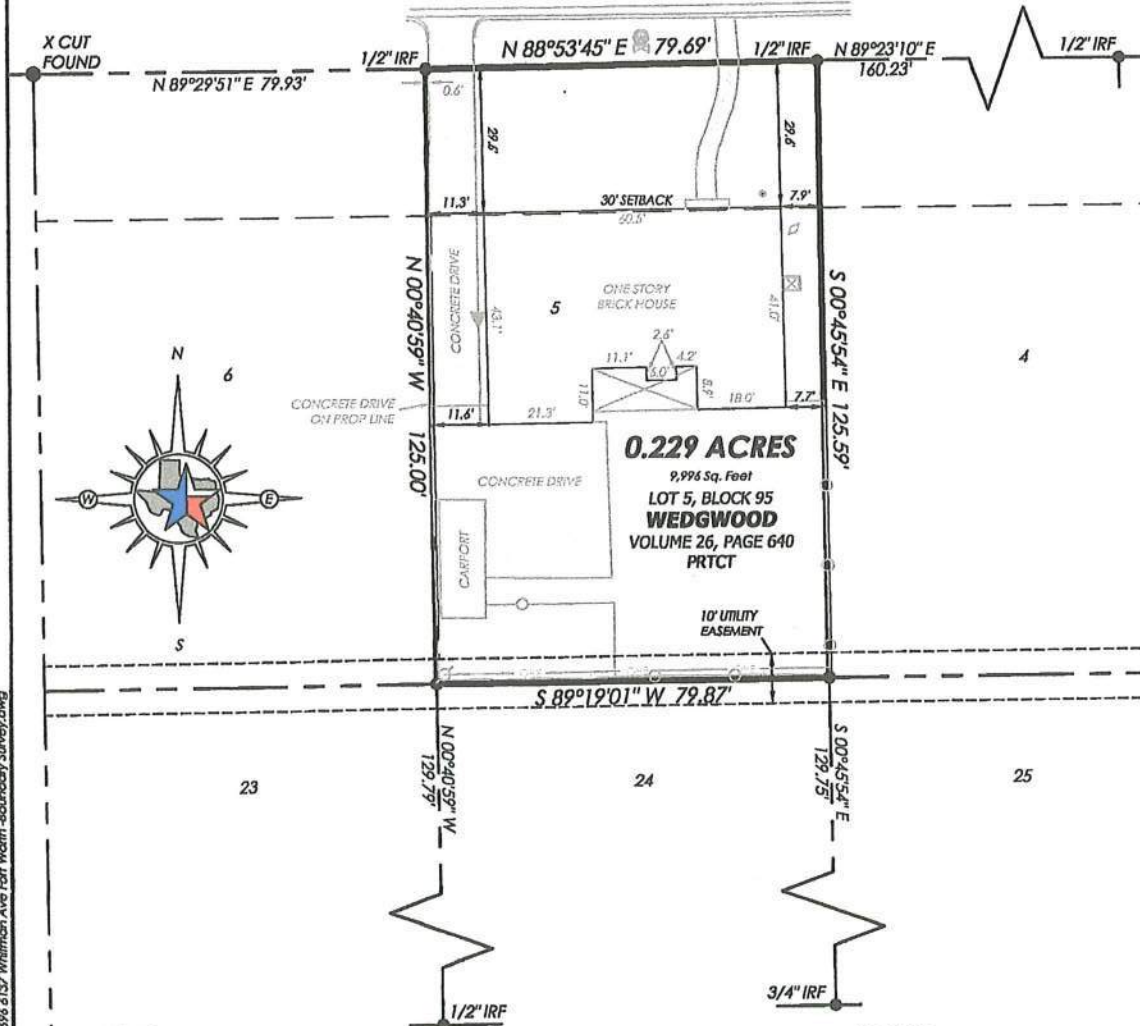
BACK FACING
SOUTH

BOUNDARY SURVEY

ALL OF LOT 5, BLOCK 95, WEDGWOOD, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 640, PLAT RECORDS, TARRANT COUNTY, TEXAS.

6137 WHITMAN AVENUE

60' RIGHT-OF-WAY
ASPHALT ROAD



GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 24, 2025. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

LEGEND

ALL SYMBOLS MAY NOT APPLY

- | | |
|--|------------------------|
| 1 SINGLE POST TRAFFIC SIGN | BURIED UTILITY MARKER |
| GUY WIRE | TELEPHONE PEDESTAL |
| LIGHT POLE | SANITARY SEWER MANHOLE |
| WATER METER | MAILBOX |
| GAS LINE MARKER | SEWER CLEANOUT |
| ELECTRIC METER | WATER VALVE |
| A/C UNIT | FIRE HYDRANT |
| ELECTRIC BOX | POWER POLE |
| SEPTIC LID | STORM DRAIN MANHOLE |
| IRRIGATION CONTROL VALVE | GAS METER |
| CHAINLINK FENCE | |
| BARBED WIRE FENCE | |
| WOOD FENCE | |
| IRON FENCE | |
| DRCT = DEED RECORDS, TARRANT COUNTY, TEXAS | |
| PRCT = PLAT RECORDS, TARRANT COUNTY, TEXAS | |
| CC# = COUNTY CLERK'S INSTRUMENT NUMBER | |
| IRF = IRON ROD FOUND | |
| CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882" | |
| OHE = OVERHEAD ELECTRIC | |



Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS
JULY 30, 2025



—LONESTAR—
LAND SURVEYING, LLC
TBEPLS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058

6137 WHITMAN AVENUE

SITE PLAN

CARPORT
AREA

18

200 sq. ft.

REAR OF GARAGE

GARAGE

DRIVEWAY

WHITMAN AVE.

BOA - SUPPORT PETITION

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.

I want to keep my RV carport in its current location in my backyard. It is entirely on my property and no infringement of my neighbors' legitimate property interests.

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 PAULA FORD | Paula Ford | FT. W, TX 76133 6133 WHITMAN AVE |
| 2 MIKE FORD | Mike Ford | 6133 WHITMAN AVE Ft. W. TX, 76133 |
| 3 SCOTT C. PAULSON | Scott C. Paulson | 6132 Whitman Ave Fort Worth, TX 76133 |
| 4 | | |
| 5 | | |
| 6 | | |



BOARD OF ADJUSTMENT - RESIDENTIAL

Case Manager: Emily Reyes

BAR-25-087

Address: 2312 Timberline Dr
Legal Description: Lot 7, Block 5, Glencrest West Subdivision
Property Owner: Anabel Hernandez & Eden Zapata
Applicant: Anabel Garica
Zoning: "A-10" One-Family District
Council District: 8-Nettles

Special Exception to permit a carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

(a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:

- (a) The use is specifically permitted under this ordinance;
- (b) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
- (c) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

(b) The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

5.301 Accessory Uses on Residential Lots

(2) *Private garages, private carports or private porte cocheres*

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 accordance with the use tables in Chapter 4, Article 6. 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:

CC25-00674- Code Enforcement, Building illegal carport, Issued 8/5/2025

**COMPREHENSIVE
PLAN DESIGNATION:**

Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

United Communities Association of South Fort Worth, Glen Eden Neighborhood Association, Glencrest Civic League NA, Carter Park NA, Streams And Valleys Inc., Trinity Habitat for Humanity, Southeast Fort Worth Inc., Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is located on an interior street in an established neighborhood, containing mature trees, and no presence of floodplain. The property is approximately 16,000 square feet in area and is relatively flat and was platted with alley access. The primary structure was constructed in 1948 and faces onto Timberline Dr, with driveway access.

The applicant is requesting a special exception to allow an existing carport measuring 22 feet 4 inches wide x 20 feet 4 inches long x 14 feet 7 inches high, that is located within the required front yard. The subject property site plan indicates that the carport setback is 32 feet 7 inches along the northern property boundary. The location of the carport is intended to provide cover of the existing concrete drive leading to the driveway. The existing concrete drive measures 22 ft wide x 76 ft long and extends to the property line from the front of the house.

There are other unpermitted attached carports on the blockface.

If the special exception is approved, the applicant will be required to obtain the proper permits and meet all other development standards.

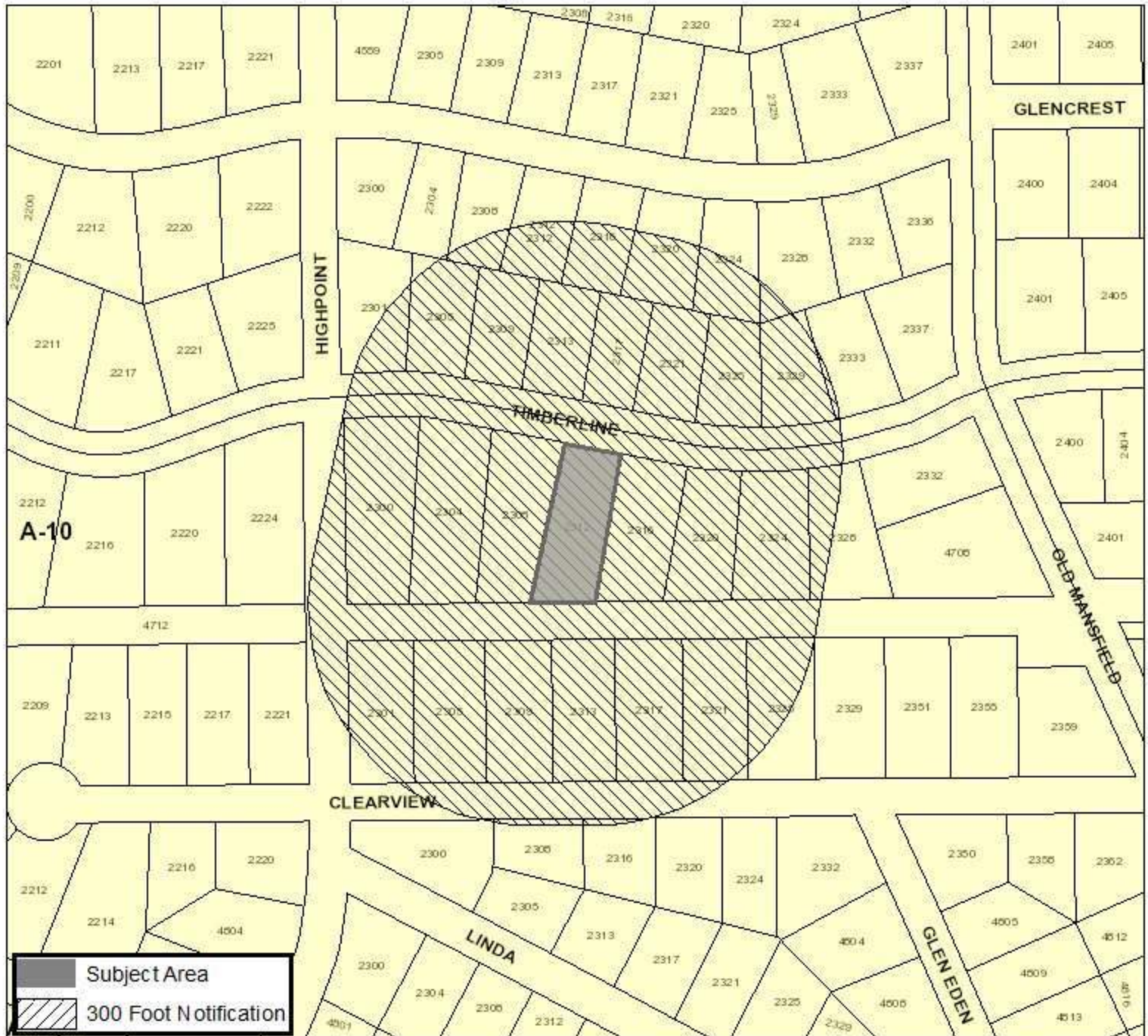
FORT WORTH.



Area Zoning Map

BAR-25-087

Applicant: Anabel Garcia
Mapsc0: 91D
Commission Date: 9/17/2025



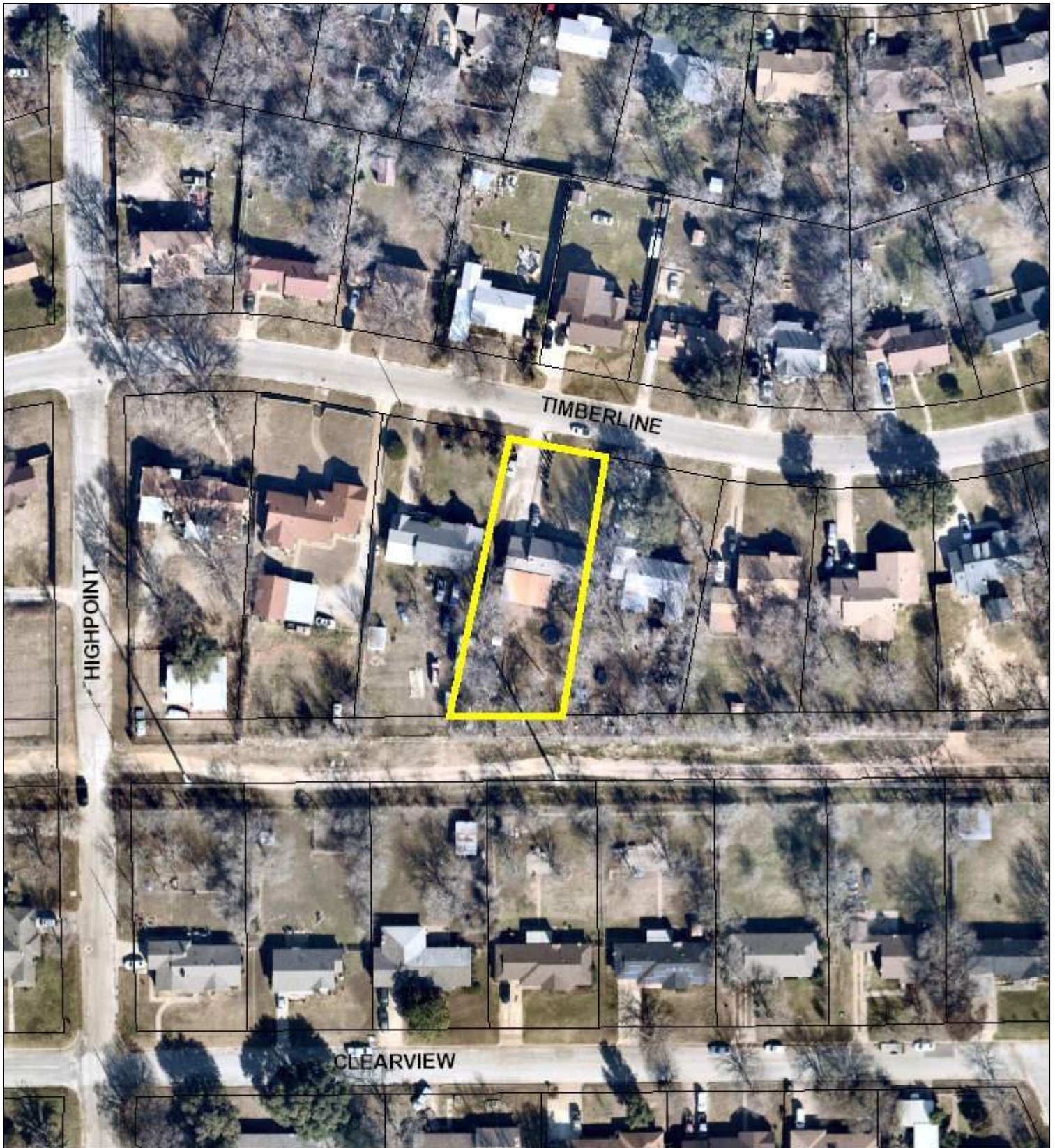
0 95 190 380 Feet

Created: 9/4/2025 3:58:33 PM



BAR-25-087

Aerial Photo Map



0 65 130 260 Feet



BAR-25-087
2312 Timberline Drive



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

FORT WORTH®

Development Services Department

☐ 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: 2312 Timberline Dr. FtW Tx 76119
Lot/Tract: 7 Block/Abstract: 5 Lot Size: 1600.5 sq
Legal Description: Addition/Survey: _____

Owner's Name: Anabel Garcia
Address: 2312 Timberline Dr. State: TX Zip: 76119
City: FtW E-Mail: anabelh51@gmail.com
Tele: 610 443 4528

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

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

Garport 5 pipe 4x1/4
steel deck 6x8.2
height on pipe 9'2"
pipe bar 28mm 8ft deep 1"
pipe plate 8x8x1/2 1/4 typ pipe 2x5x4x3/8 6"

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: _____
☐ Interpretation of the Regulation \$400

DATE RECEIVED:

Submitted in person
8.15.25

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

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 hardship is not self-created in the sense that our property lacks adequate covered parking or shaded outdoor space which is important for both protection of our vehicles and well being of our children who frequently play outside.

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

Our property did not include covered parking area which limits our ability to protect our vehicles and provide shaded outdoor space for our children. The front driveway is the only feasible and safe place for a carport.

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 carport provides functional benefits such as shade and weather protection without disrupting the visual harmony or character of the surrounding area. It is set back from neighboring properties, does not obstruct any views, and maintains clean well-kept appearance.

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

The existing carport does not pose any threat to public health, safety or welfare. It is securely installed structurally sound and located entirely on our property.

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

The carport does not interfere with the use, enjoyment or value of adjacent properties. The structure does not block views, create noise, or cause any other disruptions to neighboring homes.

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: 

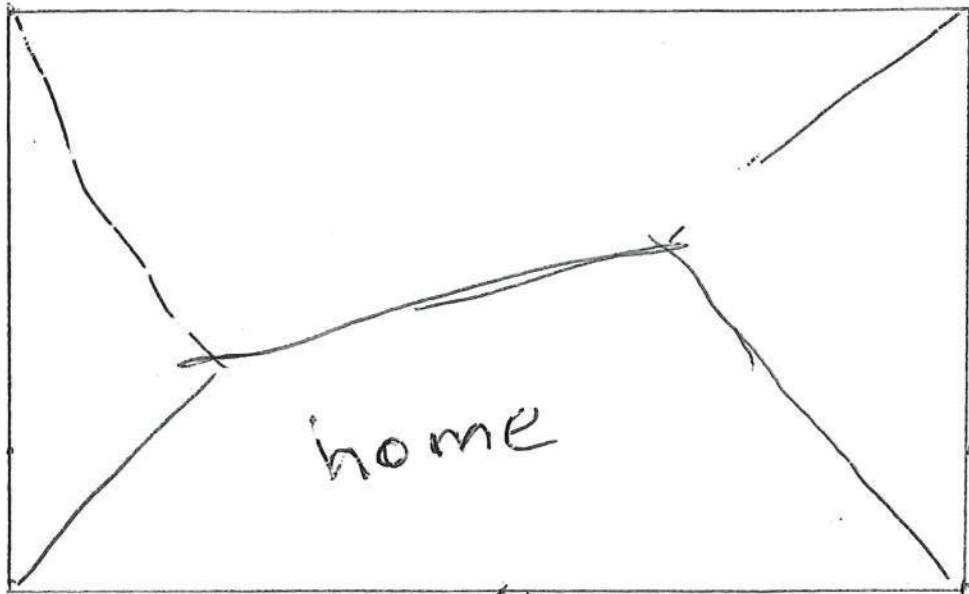
Date

8/14/25

Revised 08/29/2024



Building Line



4'
10'
10'

Carport

22-4

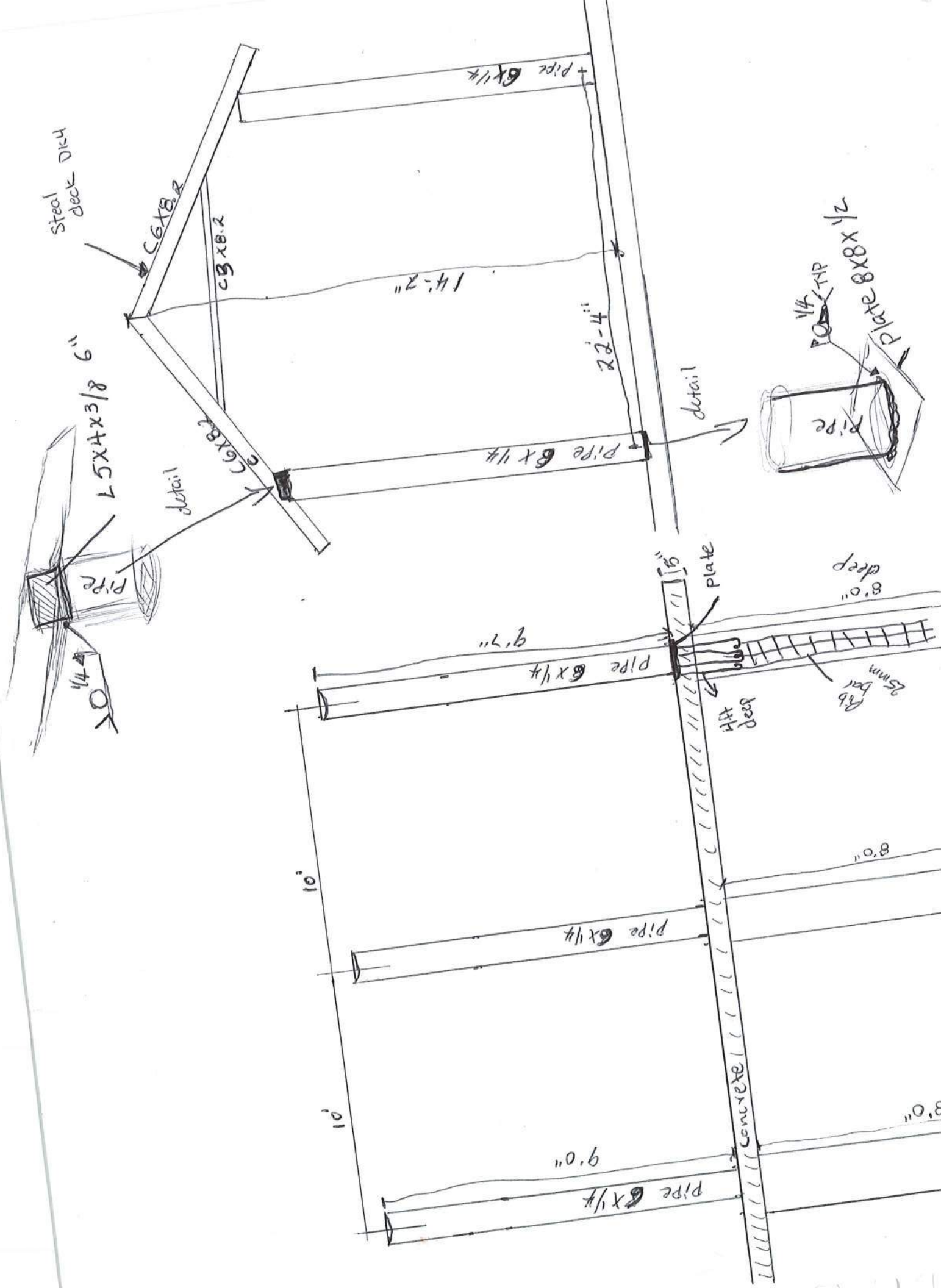
10'-3"

49'-6"

Building Line

Building Line

PR



BOA - SUPPORT PETITION

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.


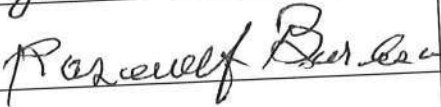



- On Mr. Burlenson's and Miss Morris's property, on the west of my property (2308 Timberline Dr.) of the house, the columns are 10 ft. from Mr. Burkson's property.
 - The columns attached to the house are 4 ft. from the brick wall of the house.
 - On the north side of the carport, the last column is 44 ft. from where the driveway begins.
 - On the east side of the house, on Mrs. Estrada's property (2316 Timberline Dr.) the columns are 47 ft. from the first column.

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 Jasmine Morris |  | 2308 Timberline Drive |
| 2 Rosevelt Burkson |  | Rosevelt Burkson |
| 3 Sherry Thaysa | | 2321 Timberline Drive |
| 4 Sheila Estrada |  | 2316 Timberline Dr. |
| 5 Jane Smith Jackson |  | 2317 Timberline Dr. |
| 6 Arselia Torias |  | 2328 Timberline Dr. |



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Emily Reyes

BAR-25-090

Address: 3200 & 3204 Bellaire Drive West
Property Owner: Lindsay & Tyler Bloomer
Legal Description: Lots 12,13, portion of 14, Block 14, Bellaire Addition
Zoning: "A-5" – One-Family Residential
Council District: 3- Crain

Variance to the 40-foot minimum platted front yard setback, to permit construction of an addition to a single-family dwelling that would result in a 33 foot 6 inch front yard setback (Zoning Ordinance Section 6.101(d)(1) – Yards).

Required Front Yard Setback: 40 feet
Requested Front Yard Setback: 33 feet 6 inches

GENERAL INFORMATION

REGULATION:

§ 3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self- imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

§ 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;
 - b. The setback for the applicable zoning district; or
 - c. The setback of the nearest building on either side, that is the closest to the street, 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. This requirement does not apply to properties within a cul-de-sac.

LOT HISTORY:

PB05-16566, Residential Remodel Construction Permit, to replace doors, Finaled 12/29/2005

PB07-01673, Residential Remodel Construction Permit, to replace three windows, Finaled 12/29/2005



PB09-04284, Residential Remodel Construction Permit, to repair damaged exterior, Finaled 05/28/2009

PB10-09293, Residential Remodel Construction Permit, to replace windows and doors, Finaled 10/28/2010

PB13-06238, Residential Remodel Construction Permit, Interior Remodel, Finaled 10/15/2013

**COMPREHENSIVE
PLAN**

DESIGNATION: Single-family residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Westcliff West NA, Villages of Stonegate Phase I HA, Colonial Hills NA, Overton Park NA, Tanglewood NA, Westcliff NA, Villages of Stonegate Phase II HA, Tarrant Regional Water District, Streams and Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is located in an established residential neighborhood. The property is made of two full lots and the northern portion of lot 14 totaling 14, 374 square feet. The property contains several mature trees and does not contain floodplain. The lot is rectangular in shape, was platted without an alley, and is relatively flat.

The applicant is proposing to construct an addition to a single-family dwelling that would encroach into the front yard. The required front yard is a minimum of 40 feet due to being platted with a 40-foot building line. The new addition to the single-family dwelling is proposed to have a front yard setback of 33 feet and 6 inches, deficient from the 40-foot required front yard setback by 6 feet 4 inches. The current single-family dwelling has an approximate front yard setback of 31 feet 8 inches.

In section 7.101(a) states *Nonconforming as to yards or height*. Additions, alterations and extensions to buildings and structures which are nonconforming as to yards or height only shall be permitted without necessity of board of adjustment approval, provided that the portions added, altered or extended shall fully comply with all zoning regulations. The addition does not fully comply with all zoning regulations due to the addition encroaching to the plated front yard. If the addition is approved the lot coverage will be 35.76% where a maximum of 50% is allowed. With the new addition the applicant is required to have three parking spaces in total and two required behind the front wall. The applicant met these requirements by having a two-car garage and two parking spaces in the driveway.

If the variance request is approved, the applicant will be required to obtain the proper permits and meet all other development standards.

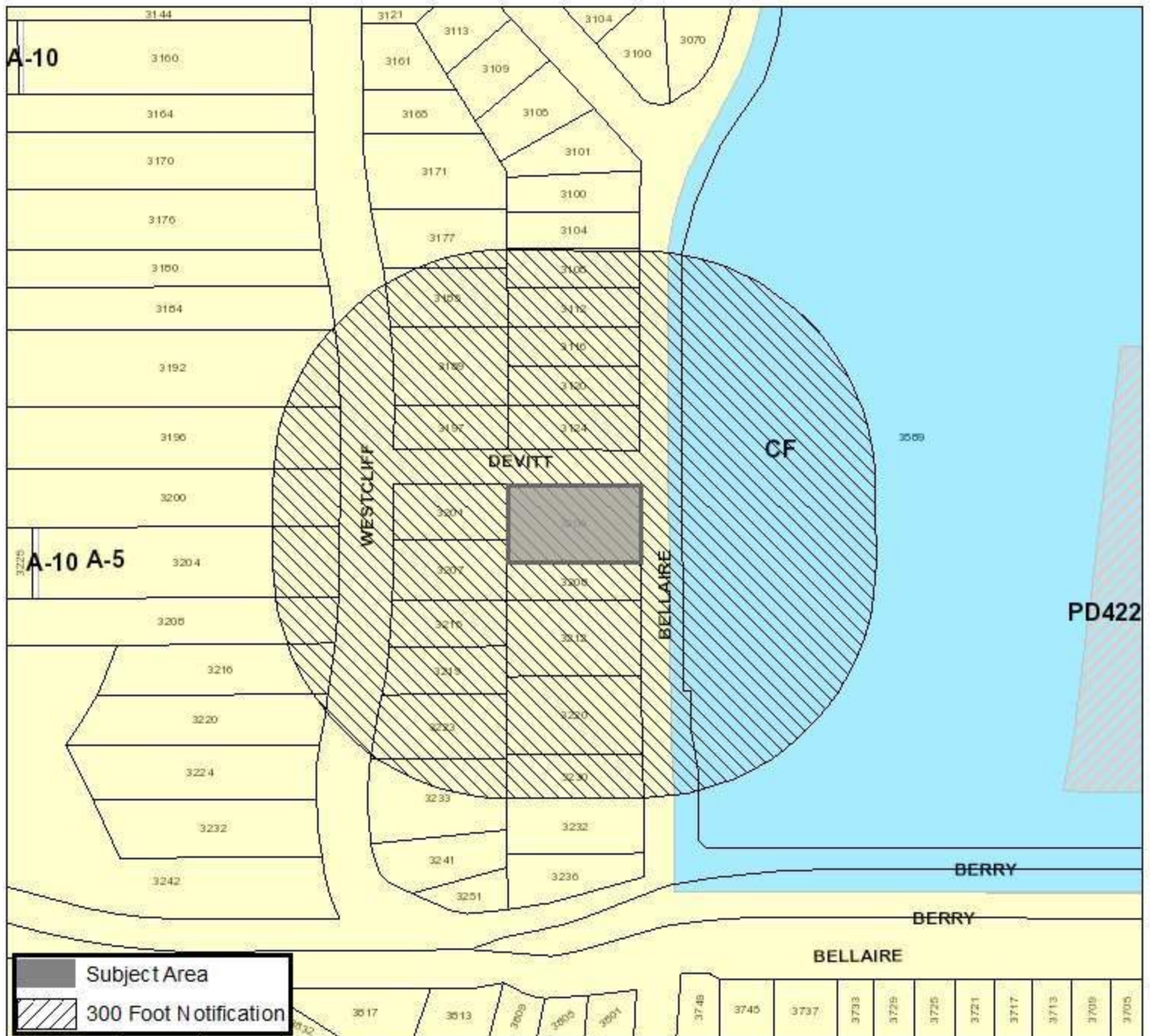
FORT WORTH®



Area Zoning Map

BAR-25-090

Applicant: Lyndsay and Tyler Bloomer
Mapsc0: 75Z
Commission Date: 9/17/2025





BAR-25-090

Aerial Photo Map



0 50 100 200 Feet



BAR-25-090
3200 & 3204 Bellaire Drive West



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



Development Services Department

☐ 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: 3200 Bellaire Dr. W, Fort Worth, TX 76109
Lot/Tract: 12+13 Block/Abstract: 14 Lot Size: _____
Legal Description: Addition/Survey: Bellaire Addition, City of Fort Worth, Lot 12+13, Block 14
Owner's Name: Lindsay and Tyler Bloomer
Address: 3200 Bellaire Dr. W
City: Fort Worth State: TX Zip: 76109
Telephone: (214) 755-5024 E-Mail: Lindsay.bloomer@gmail.com
Applicant's Name: Lindsay and Tyler Bloomer
Address: 3200 Bellaire Dr. W
City: Fort Worth State: TX Zip: 76109
Telephone: (214) 755-5024 E-Mail: Lindsay.bloomer@gmail.com

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

Proposed project - addition to existing house structure. Brick. Existing structure is in front of current zoning. New addition would be even or behind current structure. Existing home = wood frame, brick veneer.
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?
n/a

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: _____
☐ Interpretation of the Regulation \$400

| DATE RECEIVED: | FEE AMOUNT PAID : | # OF REQUESTS: | RECEIVED BY: | CASE NO. |
|--------------------------------|-------------------|----------------|--------------|----------|
| Submitted in person 8.14.25 | | | | |

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 home's original placement, established before current zoning and before we owned the home, was an existing condition of the property. Not one we made.

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.

New addition will not extend past front of existing home.

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: Lindsay Bloomer

Date: 8/14/25

Revised 08/29/2024



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Blake Architects, Skip Blake
(Family Member, Friend, Company, etc, to represent you at the hearing)

1202 S White Chapel Blvd, Suite A Southlake, TX 76092 (817) 538-8078
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special

Exception on the following described property:

(Address) 3200 Bellaire Dr. W, Fort Worth, TX 76109

(Legal Description) Lot 12+13, Block 14, Bellaire addition to the City of Fort Worth, Tarrant County, TX.

The Authority is granted only for the following specific request:

(Nature of Appeal) Request for variance for addition to match existing house.

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature: Lindsay Bloomer

Owner - Print Name: Lindsay Bloomer

Address: 3200 Bellaire Dr W, FW TX 76109

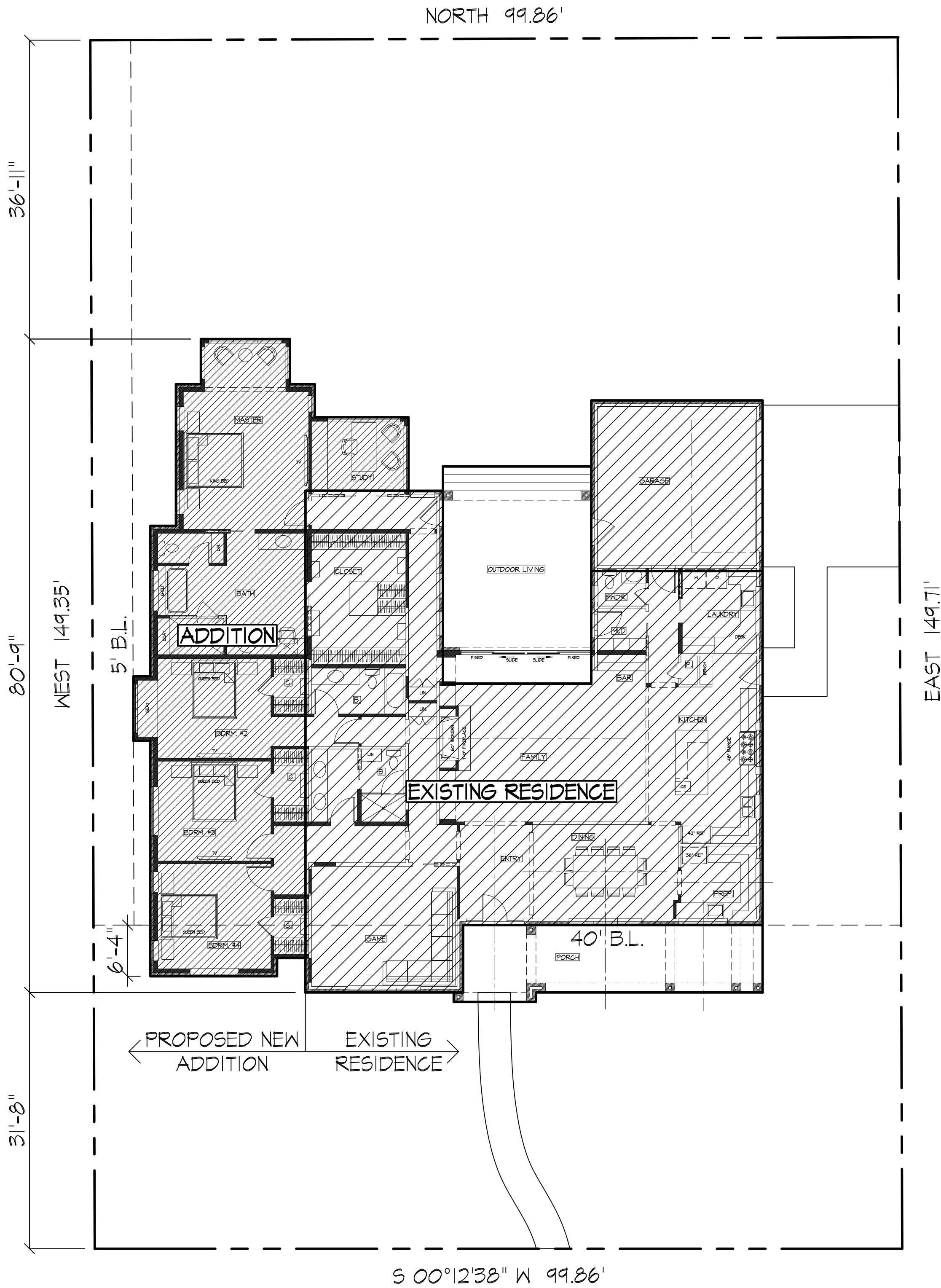
Telephone: (214) 755-5024

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

Accepted for Case No. _____

By _____

Date _____



LOT AREA = 14,922 SQ. FT.
BLDG. FOOTPRINT = 5,337 SQ. FT.
(35.76% OF LOT COVERAGE)

DRIVE & WALK = 558 SQ. FT.
(3.74% OF LOT COVERAGE)

LOTS: 12 & 13 BLOCK: 4
"BELLAIRE"
AN ADDITION TO
FORT WORTH, TEXAS (1923)



FILE NAME: 2563-SITE_10TH (08-14-2025) AS

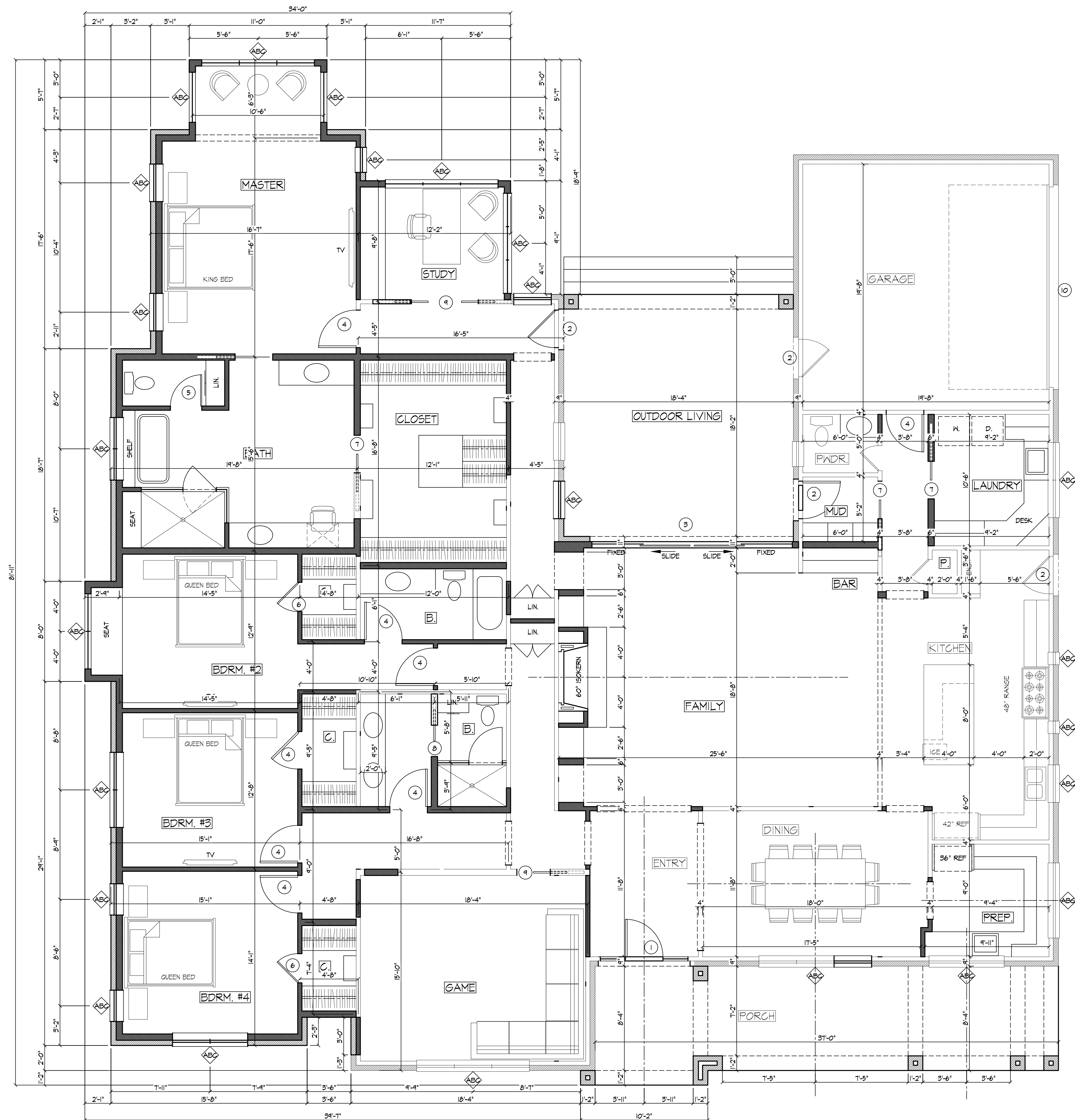
08-14-2025

JOB #2563
14/AUG/2025

BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

BLOOMER RESIDENCE
3200 BELLAIRE DR. W FORT WORTH, TEXAS

SHEET
OF 15 SHEETS



| AREAS | |
|-----------------------|---------------|
| LIVING AREA | 4,182 SQ. FT. |
| GARAGE | 482 SQ. FT. |
| PORCH & PATIO | 820 SQ. FT. |
| TOTAL UNDER ROOF AREA | 4,934 SQ. FT. |
| OUTDOOR LIVING/DECK | 409 SQ. FT. |

| DOOR SCHEDULE | | |
|---------------|-------------------|-------------------------------|
| MARK | SIZE | TYPE |
| 1 | 3'-0"X8'-0" UNIT | 3'-0"X8'-0" ENTRY DOOR |
| 2 | 3'-0"X8'-0" | EXT. S.C. |
| 3 | 16'-0"X8'-0" UNIT | (4) 4'-0"X8'-0" SLIDING DOORS |
| 4 | 3'-0"X8'-0" | INT. S.C. |
| 5 | 2'-6"X8'-0" | INT. S.C. |
| 6 | 2'-4"X8'-0" | INT. S.C. |
| 7 | 3'-0"X8'-0" | INT. POCKET |
| 8 | 2'-6"X8'-0" | INT. POCKET |
| 9 | 2'-8"X8'-0" | INT. DOUBLE POCKET |
| 10 | 16'-0"X8'-0" | OVERHEAD GARAGE DOOR |

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



BOARD OF ADJUSTMENT - Residential

Case Manager: Ashlie Tolliver, AICP

BAR-25-091

Address: 4521 Geddes Ave

Property Legal Description: Lots 10 – 12, Block 14, Chamberlain Arlington Heights 2nd Addition

Owner: Ivan Rocha

Applicant: Ivan Rocha

Zoning: "B" – Two Family District

Council District: 9 - Beck

Variance to the Two-Family ("B") District development standard that the required 2 parking spaces for a 3-bedroom home be located behind the front building wall, to permit the required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.707(d)(2) – "B" Two Family District Development Standards).

GENERAL INFORMATION

REGULATION:

§ 3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

§ 4.707 Two-Family "B" District

d. Other development standards. Development in the two-family ("B") district may be subject to a variety of general development standards in Chapter 6, and the following provisions.

(2) *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.

LOT HISTORY:

PB22-02070, Residential Remodel Construction Permit, Expired, 07/27/2024

PB25-09915, Residential Remodel Construction Permit, Awaiting Client Reply, 08/05/2025

COMPREHENSIVE PLAN

DESIGNATION:

SF: Single-Family Residential



**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

West Side Alliance, Sunset Heights NA, Alamo Heights NA, Arlington Heights NA, Keep Lake Como Beautiful, Streams And Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property consists of three lots, totaling 9,000 square foot, located in an established neighborhood. The property is considered one premise because the single-family home was constructed across the common property lines. The property was platted in 1890 with alley access, and contains several mature trees, but does not contain a significant slope, floodplain or any other significant environmental constraints.

The applicant is requesting a variance to permit the 2 required parking spaces for a 3-bedroom dwelling to be located in front of the front building wall. The site plan submitted by the applicant indicates that there will be a total of 2 parking spaces provided on the property, with the parking spaces being located in the driveway in front of the front building wall. Based on Google Streetview, the home had a garage in January 2022, but that had been converted to habitable space by November 2022. When PB25-09915 was submitted, this triggered a hold for parking location.

If the variance request is approved, the applicant would need to finalize the building permits process, and all other development standards and regulations would be required to be met.

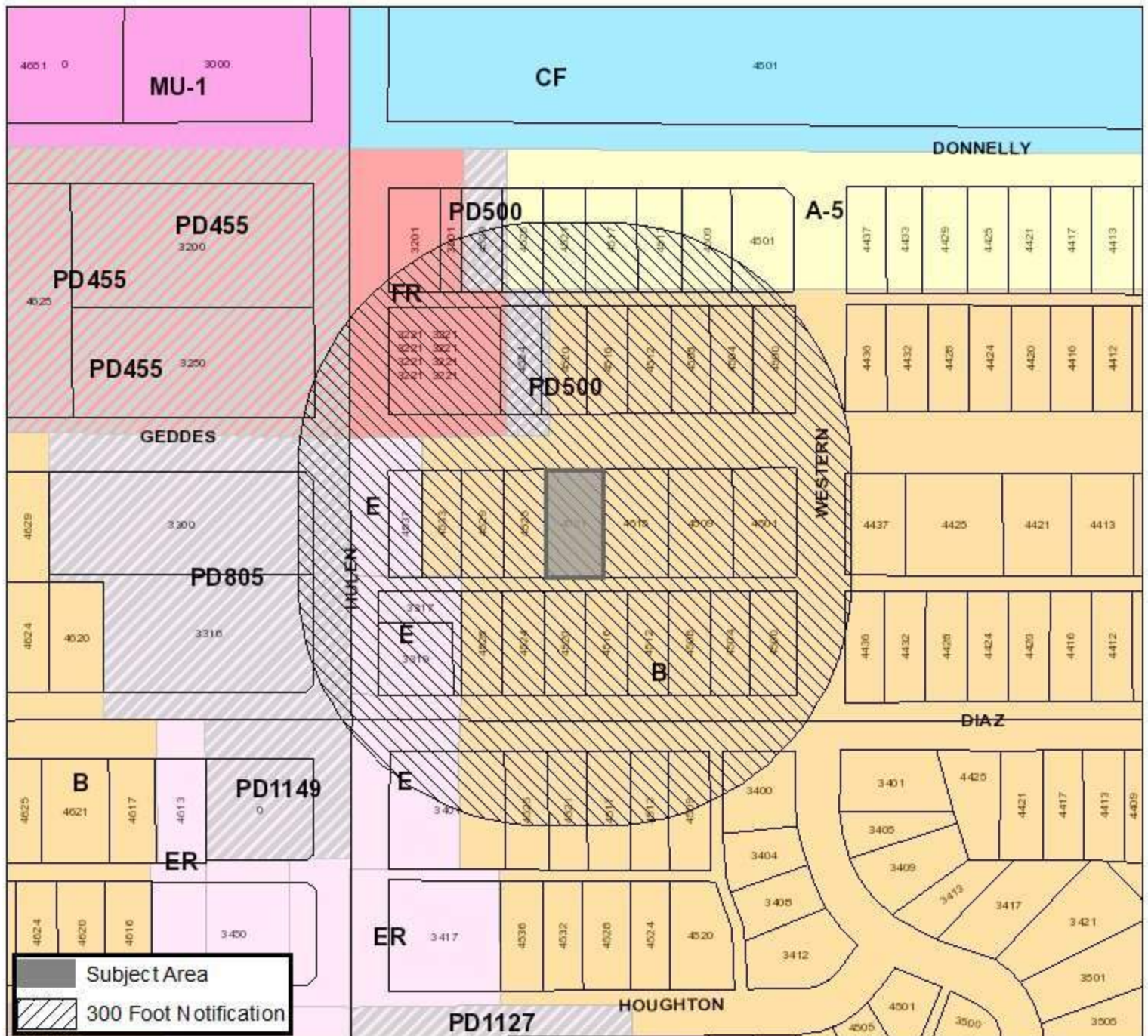
FORT WORTH®



Area Zoning Map

BAR-25-091

Applicant: Ivan Rocha
Mapsko: 75Q
Commission Date: 9/17/2025



0 87.5 175 350 Feet

Created: 9/4/2025 3:58:34 PM



BAR-25-091

Aerial Photo Map



0 37.5 75 150 Feet



BAR-25-091
4521 Geddes Avenue



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



Development Services Department

☐ 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: 4521 Geddes Ave, Fort Worth, Texas 76107

Lot/Tract: Lot 10-12 Block/Abstract: 14 Lot Size: ~.20 Acres

Legal Description: Addition/Survey:

Owner's Name: Ivan Rocha

Address: 4521 Geddes Ave

City: Fort Worth

State: Texas

Zip: 76107

Tele: () 682-234-2767

E-Mail rocha.ivan.v@gmail.com

Applicant's Name: Ivan Rocha

Address: 4521 Geddes Ave

City: Fort Worth

State: Texas

Zip: 76107

Tele: () 682-234-2767

E-Mail rocha.ivan.v@gmail.com

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

I am requesting the continuation of permit PB22-02070, originally issued in April 2022, which involved converting a garage into a laundry/pantry/office area and converting a bedroom into a bathroom. Due to the time elapsed with the original permit, a new permit is needed to continue inspections and work. Currently, the permit is on hold due to ordinance 21528 regarding parking.

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:

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

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 bought the house in 2018, which had a garage suited only for a compact car. In 2022, I obtained a building permit (PB22-02070) to convert the garage into a livable space. City staff informed me that no variance was needed for the permit. Since then, I've made significant progress: converting the

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. _____
When the original permit was obtained, I informed the City staff that the existing structure couldn't accommodate two vehicles behind the building line, as the home was purchased with only a one-car garage and there is approximately 5 feet of property on either side of the home. The existing home did not comply with ordinance 21528. The City staff mentioned that a variance is not required if the home has no more than three bedrooms. After the conversion, the home still has no more than three bedrooms.

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

I understand that the intent of the variance is to reduce on-street parking. Given the building's setback and the driveway length, the property can accommodate two vehicles within its boundaries. Furthermore, a third vehicle can be parked on the driveway without extending onto the road.

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)

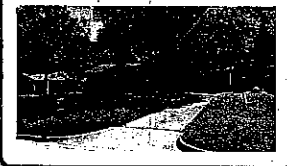
Signature: **Ivan Rocha**
Digitally signed by Ivan Rocha
DN: cn=Ivan Rocha, c=US,
email=rocha.ivan.v@gmail.com
Date: 2025.08.18 20:58:34 -05'00'

Date **08/18/2025**



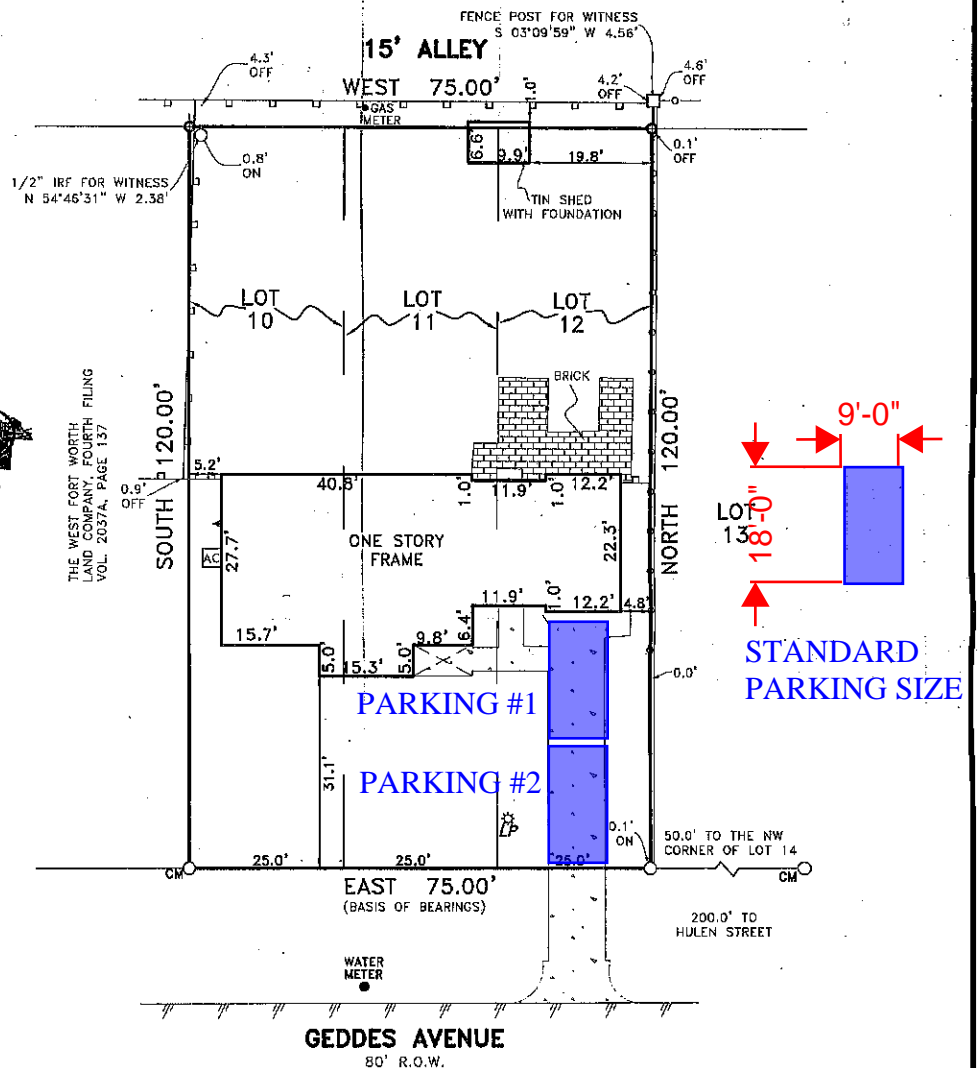
4521 Geddes Avenue

Being Lot 10, 11 and 12 Block 14, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 40, Plat Records, Tarrant County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" 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
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- △ EDGE OF ASPHALT
- △ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: APPARENT ENCROACHMENT OVER PROPERTY LINE

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48439C0285K, 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 Texas Secure Title Company. 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 as shown and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: Larry

Scale: 1" = 20'

Date: 09/27/18

GF No.: FW-18656

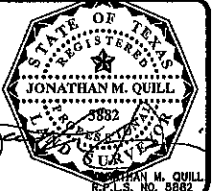
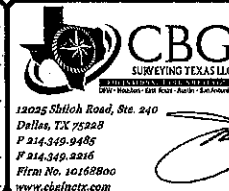
Job No. 1820836

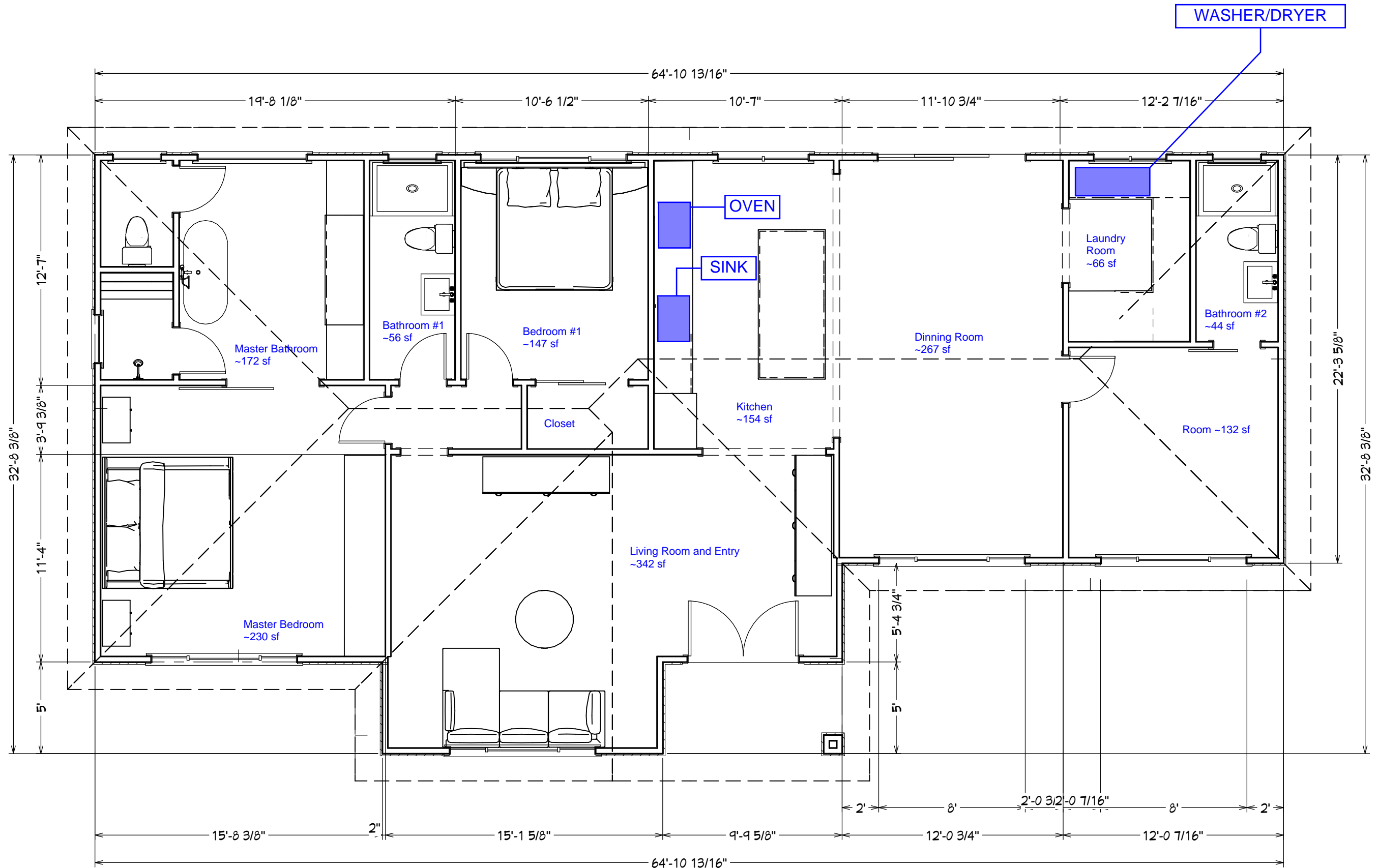
Date: 10-3-2018

Accepted by: *Shawn Roden*

Purchaser

Purchaser





LIVING AREA
1744 SQ FT

4521 Geddes Ave – Variance Request Additional Documentation

115 Foundation (26970667, Optional)

4521 GEDDES AVE

Print

Status

Details

Approved

9/27/2022 12:00 AM

Desired Date: TBD

Last updated

Leroy Knight

9/27/2022 1:27 PM

View Status History

View Result Comments

Record

PB22-02070

Residential Remodel Construction Permit

Is this the Inspection Contact?

Ivan Rocha

6822342767

Ivan Rocha

6822342767

Related Inspections


Showing 0-0 of 0

| ID | Inspection Name | Relationship | Status |
|-------------------|-----------------|--------------|--------|
| No records found. | | | |

Approved Foundation Inspection Record on 09/27/2022

Home

November 27, 2022 3:07 PM



Garage Door Replaced with 8'x5' Window and Foundation -11/27/2022



BOARD OF ADJUSTMENT - Residential

Case Manager: Ashlie Tolliver, AICP

BAR-25-092

Address: 2705 Gordon Ave
Property Legal Description: Lot 19, Block 2, Frisco Heights Addition
Owner: Residential Design Company LLC
Applicant: J.E. Brothers LLC – Tommy Skoog
Council District: 9 - Beck
Zoning: "A-5" – One-Family District within the TCU Residential Overlay

Variance to the One-Family ("A-5") District development standard that the required 4 parking spaces for a 5-bedroom home be located behind the front building wall, to permit the required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.705(d)(2) – "A-5" One Family District Development Standards).

GENERAL INFORMATION

REGULATION:

§ 3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

§ 4.705 One-Family "A-5" District

d. Other development standards. Development in the one-family ("A-5") district may be subject to a variety of general development standards in Chapter 6, and the following provisions.

(2) *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.

LOT HISTORY:

ZC-08-107, Council Initiated Zoning Change, A-5" One-Family, "B" Two-Family, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "I" Light Industrial, "J" Heavy Industrial, and "PD 105" Planned Development to "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "E" Neighborhood Commercial, and "I" Light Industrial, Approved, 08/05/2008

PB24-09249, Residential New Building Permit, Awaiting Client Reply, 08/13/2025

PV24-00257, Residential Razing Permit, Finaled 08/29/2024

CC25-00550, Code Complaint for Front Yard Paving, Issued, 06/30/2025



**COMPREHENSIVE
PLAN**

DESIGNATION:

SF: Single-Family Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Park Hill NA, Park Hill Place HOA, Paschal NA, Fairmount NA, Berkeley Place NA
Frisco Heights NA, Rosemont NA, Ryan Place Improvement Assn, Streams And Valleys
Inc., Trinity Habitat for Humanity, Berry Street Initiative, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is a 6,250 square foot rectangular interior lot located in an established neighborhood. The property was platted in 1907 with alley access, and contains no significant slope, no mature trees, floodplain or any other significant environmental constraints. A permit for a new single-family dwelling with 5 bedrooms was submitted in June 2024.

The applicant is requesting a variance to permit the 4 required parking spaces for a 5-bedroom dwelling to be located in front of the front building wall. The site plan submitted by the applicant indicates that there will be a total of 5 parking spaces provided when 4 spaces are required, with all parking spaces being located in the driveway in front of the front building wall. A code complaint was issued in June 2025 regarding the front yard paving, as Zoning Ordinance Section 6.202(e)(7) limits driveway coverage, including ribbon drives, to 50% of the front yard as measured between the front property line and the closest location on the structure. The property front yard as measured between the closest location on the structure and the front property line is 2,349 square feet, and the driveway paving measures 1,173 square feet, resulting in 49.9% driveway paving coverage.

The subject property is zoned A-5 but is located within the TCU Overlay District. Zoning Ordinance section 4.406(e) states “(e) *Use Restrictions*. No more than three unrelated persons may occupy a single dwelling unit in the TCU residential overlay district unless the owner has registered as a non-conforming use by March 31, 2015. When counting the number of unrelated persons in a single dwelling unit, persons related by blood, marriage or adoption shall count as one unrelated person, provided all other persons shall each count as one unrelated person”. The applicant provided a signed letter with the application for PB24-09249 indicating that they acknowledge that no more than 3 unrelated persons will reside at the house at any given time.

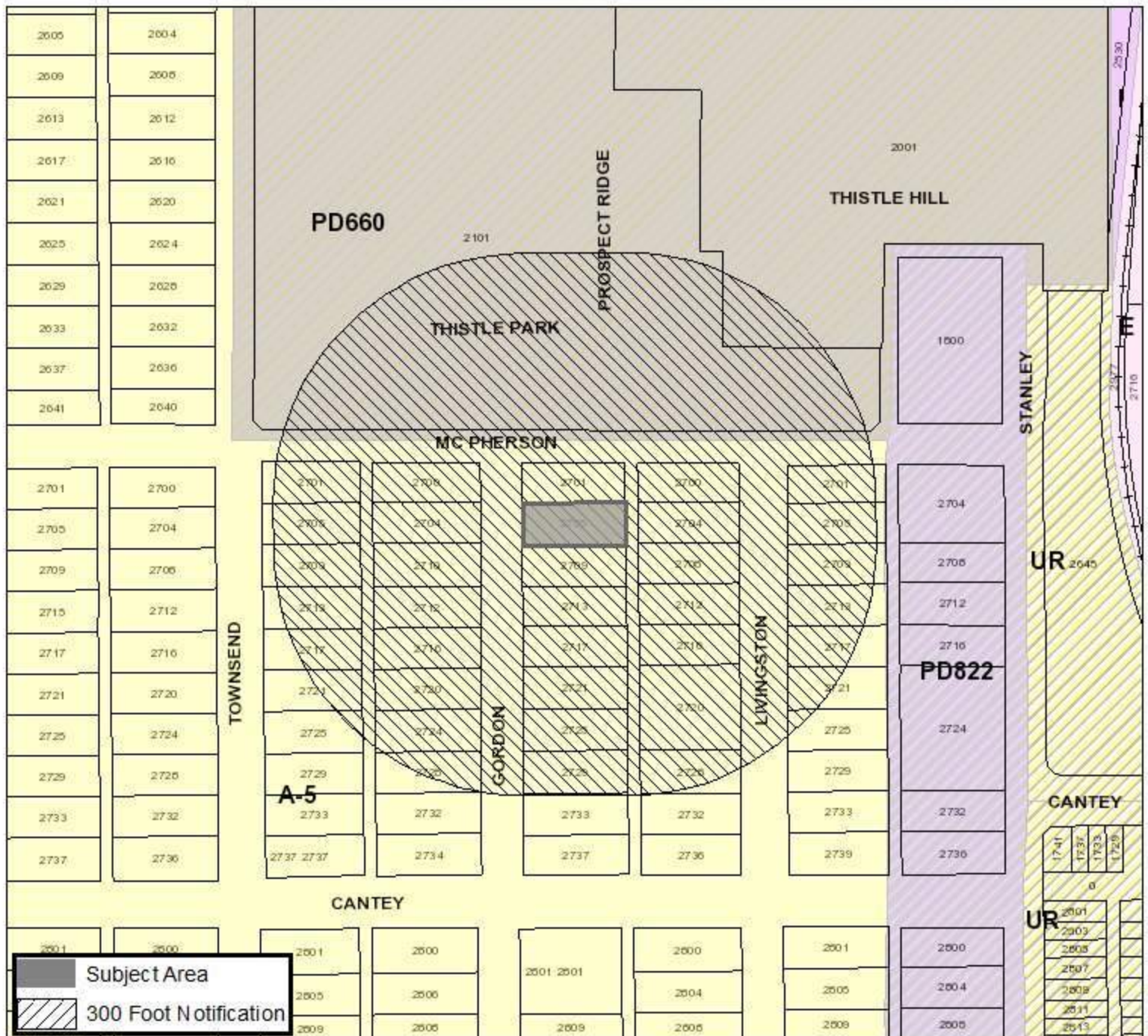
If the variance request is approved, the applicant would need to finalize the building permits process, and all other development standards and regulations would be required to be met.

FORT WORTH.

Area Zoning Map

BAR-25-092

Applicant: JE Brothers LLC Tommy Skoog for Residential Design Co. LLC
 Mapsco: 76U
 Commission Date: 9/17/2025



0 85 170 340 Feet

Created: 9/4/2025 3:58:37 PM



BAR-25-092

Aerial Photo Map



0 37.5 75 150 Feet



BAR-25-092
2705 Gordon Avenue



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



Development Services Department

☐ 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: 2705 Gordon Ave. Fort Worth, TX 76110
Lot/Tract: 19 **Block/Abstract:** 2 **Lot Size:** 50' x 125'
Legal Description: Addition/Survey: Frisco Heights Addition

Owner's Name: Residential Design Co, LLC
Address: 4229 Lanark Ave.
City: Fort Worth **State:** TX **Zip:** 76110
Tele: () 858-336-4524 **E-Mail** shaystevenson@gmail.com

Applicant's Name: J.E. Brothers, LLC, Tommy Skoog
Address: 4308 Sarita Dr
City: Fort Worth **State:** TX **Zip:** 76109
Tele: () 817-681-9709 **E-Mail** j.e.brothersllc@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
New Construction Single Family Residence 3rd Party Plan Review & Inspections North Texas Inspection Services

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:** _____
☐ **Interpretation of the Regulation \$400**

| DATE RECEIVED: | FEE AMOUNT PAID : | # OF REQUESTS: | RECEIVED BY: | CASE NO. |
|----------------|-------------------|----------------|--------------|------------|
| | | 1 | | BAR-25-092 |

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. There were multiple site plan reviews by City on this project. Paving the alley way
was not in the budget and parking was moved from the back to the front -submssion by North Texas Inspections showing this
was submitted to City 6/25/2024 @1:05pm per email. This site plan was passed to our knowledge on 6/30/2024. The house was
then moved back towards the alley to make way for parking in the front, which we assumed we had City approval on to move
forward.

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 alleyway is not currently being maintained by the City or used by any other houses on the block for rear parking
entry. My house sits one house away from the alleyway entrance off McPherson Ave so it was assumed that my house could
be an exception to use the alleyway for rear parking and that I would pay the full cost of paving the alleyway 100'.

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

Our aim is to eliminate on-street parking, which we believe is essential for the well-being and safety of
the Frisco Heights neighborhood.

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

The Variance will not affect the health, safety or welfare of the public. With this variance, I am still getting one additional
off-street parking spot than is required by the Ordinance.

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

Correct, our variance will not have any impact on the adjacent properties. We are using the existing curb cut for the width
of the driveway.

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:

Shay Stevenson



Verified by signNow
08/20/2025 11:49:02 UTC
70361c14f3224dccb5b5

Date

08/20/2025

Revised 08/29/2024



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Tommy Skoog--J.E. Brothers, LLC
(Family Member, Friend, Company, etc, to represent you at the hearing)
4308 Sarita Dr. Fort Worth TX 76109 817-681-9709
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special
Exception on the following described property:

(Address) 2705 Gordon Ave. Fort Worth, TX 76110

(Legal Description) Frisco Heights Addition Block 2 Lot 19

The Authority is granted only for the following specific request:

(Nature of Appeal) Variance to allow zero parking spaces behind the front building wall of the property

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature:  Residential Design Co, LLC
Owner - Print Name: Shay Stevenson Member/Owner, Residential Design Co, LLC


Address: 4229 Lanark Ave. Fort Worth, TX 76110

Telephone: 858-336-4524

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

Accepted for Case No. _____

By _____

Date _____

I, as the homeowner of 2705 Gordon Avenue Fort Worth, Tx, acknowledge that no more than 3 unrelated persons will reside at the house at any given time.



Homeowner's Signature

6-24-24

Date

Front Yard Coverage

| | | |
|-----------------------|------------|--------|
| Driveway | 550.51 SF | |
| Parking | 620.00 SF | |
| Total Hardscape | 1170.51 SF | 49.95% |
| Front Yard Right | 567.08 SF | |
| Front Yard Left | 32.41 SF | |
| Landscape Right | 235.97 SF | |
| Landscape Left | 289.25 SF | |
| Sidewalk | 48.00 SF | |
| Total Landscape | 1172.71 SF | 50.05% |
| Total Front Yard Area | 2343.22 SF | |

Site Legend

| | |
|---------------|---------------------|
| — OHE — OHE — | Overhead Electrical |
| — X — X — | Fence |

Zoning Info

| | |
|----------------------------------|-----------|
| Zoning: | A-5 , TCU |
| Front Yard - | 20' |
| Rear Yard - | 5' |
| Side Yard - | 5' |
| Max. Ht. - | 35' |
| Lot Coverage - | 50% |
| Front Yard Impervious Material - | 60% |
| Lot area - | 6,250 SF |
| Building Foot Print - | 1,880 SF |

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HOUSE PLANS
REMODELS
ADDITIONS
LIGHT COMMERCIAL
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farrisdesigngroup@gmail.com



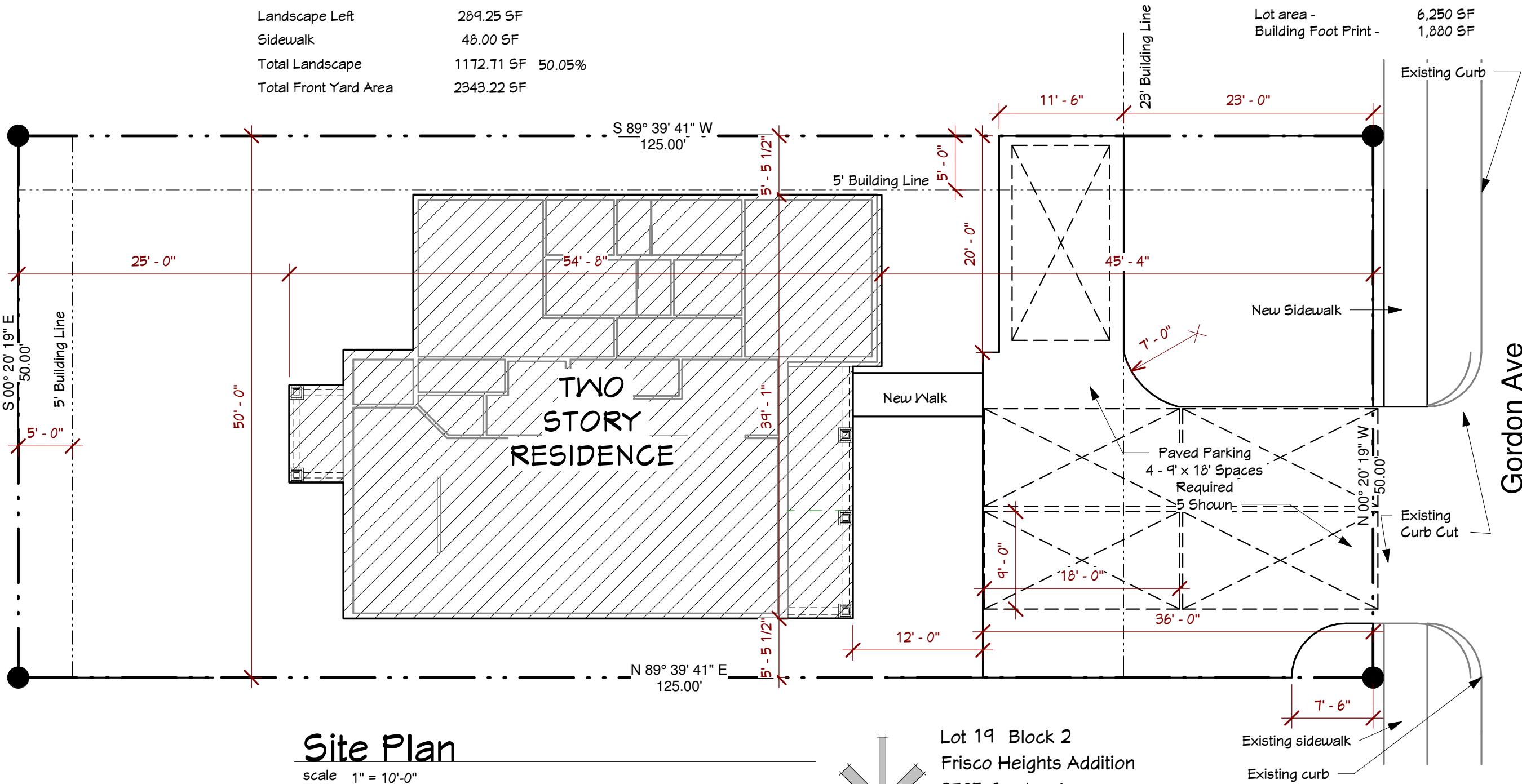
Shay Stevenson
2705 Gordon Ave.
Fort Worth, Tx

Project # 2837 - 2 - 0724

Date 08-20-25

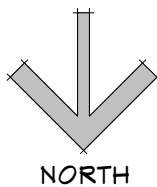
Sheet

0.1



Site Plan

scale 1" = 10'-0"



Lot 19 Block 2
Frisco Heights Addition
2705 Gordon Ave.
Fort Worth, TX

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