



**RESIDENTIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, February 15, 2012**

**1:30 PM**

**1000 Throckmorton  
City Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**BOARD MEMBERS:**

Vacant	_____
Ronald R. Shearer	_____
Barbara Worthley	_____
Jerry Tinkle, Chair	_____
Vacant	_____
Clifford (Carl) Logan, Vice Chair	_____
Wade Chappell	_____
Shirley Bryant	_____
Victoria E. Bargas	_____

**I. 12:30 P.M LUNCH/WORK SESSION Pre-Council Chamber**

**A. Review of Cases on Today's Agenda**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of the January 18, 2012 Hearings \_\_\_\_\_**



**B. Translation Cases:**

1. **BAR-12-020**                      **RAQHEL CHAIREZ, by Janet Cardoza**                      **CD5**  
3916 Collin Street
  - a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the use of the land for two (2) large animals and one (1) pony on a lot that is approximately twenty thousand four hundred and seventy four (20,474) square feet in area instead of the required one half (1/2) acre and for not providing the required twenty five thousand (25,000) square feet of pasture land.
  
2. **BAR-12-022**                      **MANUEL CASTILLO**                      **CD2**  
3157, 3159 & 3161 Lulu Street
  - a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the use of the land for two (2) large animals on a lot that is approximately sixteen thousand two hundred (16,200) square feet in area instead of the required one half (1/2) acre and without providing the required twenty thousand (20,000) square feet of pasture land and not living the required one quarter (1/4) mile from the property.

**C. Continued Cases:**

1. **BAR-11-269**                      **SIM FAMILY FOUNDATION INC, c/o Jorea McNamee Kelly**                      **CD8**  
5519 Van Natta Lane
  - a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.
  
2. **BAR-11-270**                      **HEARD DECEMBER 21, 2011**
3. **BAR-11-271**                      **HEARD JANUARY 18, 2012**
4. **BAR-11-272**                      **HEARD JANUARY 18, 2012**
5. **BAR-11-273**                      **HEARD JANUARY 18, 2012**
6. **BAR-11-274**                      **HEARD DECEMBER 21, 2011**
7. **BAR-11-275**                      **HEARD DECEMBER 21, 2011**
8. **BAR-11-276**                      **HEARD DECEMBER 21, 2011**
9. **BAR-11-277**                      **HEARD DECEMBER 21, 2011**
10. **BAR-11-278**                      **HEARD DECEMBER 21, 2011**



- 11. BAR-11-279                    WITHDRAWN BY STAFF PRIOR TO PUBLIC NOTICE
- 12. BAR-11-281                    HEARD DECEMBER 21, 2011
- 13. BAR-11-282                    HEARD DECEMBER 21, 2011
- 14. BAR-11-283                    HEARD DECEMBER 21, 2011
- 15. BAR-11-284                    HEARD DECEMBER 21, 2011
- 16. BAR-11-285                    HEARD DECEMBER 21, 2011
- 17. BAR-11-286                    HEARD JANUARY 18, 2012
  
- 18. BAR-11-287                    DAVID R. AND ROSA ELVIA JONES                    CD3  
   By Municipal Permit Service  
   2900 Cordone Street
  
- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a front yard carport, where none is allowed.
  
- 19. BAR-12-002                    MAURICE E. AND KIMBERLY ROCH, by Jon C. Olesen                    CD9  
   1308 W. Hammond Street
  
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.





5. **BAR-12-018**                      **JORGE & CLAUDIA M. MENDOZA**                      **CD3**  
9601 Santa Monica Drive / 3200 Palo Alto Drive
- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a residence encroaching approximately twenty-five (25) feet into the required fifty (50) foot required front yard setback, creating an approximate twenty-five (25) foot front yard.
6. **BAR-12-019**                      **EVANGELINE LAWRENCE**                      **CD3**  
10141 Chapel Oak Trail
- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a storage shed encroaching approximately three (3) feet into the required five (5) foot rear yard setback, creating an approximately two (2) foot rear yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a storage shed encroaching approximately three (3) feet into the required five (5) foot side yard setback, creating an approximately two (2) foot side yard.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued construction of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.
7. **BAR-12-021**                      **ROD C. GORMAN, by Sheri Gorman**                      **CD7**  
6200 North Hill Lane
- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a four (4) foot solid wood fence in the projected front yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a pool encroaching approximately thirty nine feet six inches (39’6”) into the required fifty (50) foot projected front yard creating an approximate ten foot six inch (10’6”) front yard.
8. **BAR-12-023**                      **RICHARD B. II AND NORA BENDER, by Johnathan Killebrew**                      **CD3**  
7032 Saucon Valley Drive
- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a pool encroaching approximately four feet six inches (4’6”) into the ten (10) foot side street yard, creating an approximate five foot six inch (5’6”) side street yard.



9. **BAR-12-024**

**VIRGINIA CASTANEDA, by Laura Castaneda**  
2812 Hale Avenue

**CD2**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a five (5) foot open design and masonry fence in the front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate eight (8) foot wrought iron gate and an eight foot nine inch (8'9") masonry arch instead of the maximum allowed four (4) feet, excessive by approximately four (4) feet for the wrought iron gate and four feet nine inches (4'9") for the masonry arch.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.

10. **BAR-12-025**

**CLYDE TATE**  
3632 Bright Street

**CD5**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport, where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a front yard carport encroaching approximately four (4) feet into the required five (5) foot side yard setback, creating an approximate one (1) foot side yard.

11. **BAR-12-026**

**ROBERT E. BISHOP**  
2808 Burchill Road

**CD5**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

12. **BAR-12-027**

**CATHERINE A. PANISCZCYN**  
6813 Kirkwood Road

**CD3**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage, where only one (1) garage is allowed.

**III. ADJOURNMENT:**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission 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 bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, February 02, 2012 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas