



*Master Landlord*

**DECISIONS OF THE  
RESIDENTIAL  
BOARD OF ADJUSTMENT  
MARCH 19, 2008  
1:30 P.M.  
City Council Chamber  
2<sup>nd</sup> Floor-City Hall  
1000 Throckmorton Street  
Fort Worth, Texas, 76102**

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**CALL TO ORDER:**

Nicolo S. "Nick" Genua Chairman	<u>  P  </u>	W. B. (Zim) Zimmerman	<u>  P  </u>
Victoria E. Powell Vice Chair	<u>  P  </u>	Jerry Tinkle	<u>  P  </u>
Maria Carmen Fraire	<u>  A  </u>	Jefferson Davis, Jr.	<u>  P  </u>
Ronald Shearer	<u>  P  </u>	Carl Logan	<u>  A  </u>
		Susan De Los Santos	<u>  P  </u>

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- **12:30 P.M.....LUNCH/WORK SESSION.....Pre-Council Chamber**
  - Review of Cases on Today's Agenda
  - Code Enforcement Update
  
- **1:30 P.M.....PUBLIC HEARING.....City Council Chamber**
  - **Approval of Minutes of the Regular Monthly Hearing held** **APPROVED**  
on January 16, 2008 and February 20, 2008.   7-0
  - Cases on Today's Agenda

The Residential Board of Adjustment will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any item appearing on this agenda.

**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 at Texas, south end of the building. 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 contact AL GODWIN, ADA COORDINATOR, DEVELOPMENT DEPARTMENT, AT (817) 392-7825. FOR SIGN INTERPRETIVE SERVICES PLEASE CALL 48 HOURS IN ADVANCE.

**SPANISH  
INTERPRETATION**

**ACTION**

**CASES:**  
**BAR-08-034**

**JUAN RAZO**  
3401 Fairview Street

**4**

Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a front yard carport.

**APPROVED**  
**7-0**

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**CONTINUED  
CASES:**  
**BAR-08-012**

**STELLA (GONZALES) MORALES**  
2060 Fielder Street

**2**

1. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a side yard carport which will create an approximate fifty and one half percent (50.5%) lot coverage, excessive by approximately one half percent (0.5%).

**APPROVED**  
**7-0**

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2. Request a **VARIANCE** in a "B" Two-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.

**APPROVED**  
**7-0**

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**BAR-08-015**

**SYLVIA USELTON-ELLIOT**  
5849 Nathaniel Drive

**7**

1. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed encroaching approximately one foot five inches (1'5") into the required five (5) foot side yard setback, creating an approximate three foot seven inch (3'7") side yard.

**APPROVED**  
**7-0**

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2. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately eleven feet five inches (11'5") in height instead of the maximum allowed eight (8) feet in height, excessive by approximately three feet five inches (3'5").

**APPROVED**  
**7-0**

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**NEW  
CASES:**  
**BAR-08-008R**

**ERVIN AND FRANCES HAUF**  
7904 Hayfield Court

**4**

1. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a storage building approximately four hundred sixteen (416) square feet instead of the maximum allowed two hundred (200) square feet, excessive by approximately two hundred sixteen (216) square feet

**APPROVED**  
**7-0**

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2. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a storage building approximately ten feet six inches (10'6") in height instead of the maximum allowed eight (8) feet in height, excessive by approximately two feet six inches (2'6").

**APPROVED**  
**7-0**

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**BAR-08-025**

**CONTINUED TO APRIL 16, 2008**

**BAR-08-035**

**VOID**

		ACTION
<u>BAR-08-036</u>	<u>REFUGIO J. AND G. ZAMAGUEY, by Lia Zamaguey</u> 2302 Rosen Avenue	
<b>2</b>	1. Request a <b>SPECIAL EXCEPTION</b> in a "B" Two-Family District to permit the continued construction of a five (5) foot wrought iron fence in the front yard. <b>STIPULATING MAXIMUM HEIGHT OF FENCE BE FIVE (5) FEET WITH FIVE FOOT SIX INCH (5'6") POSTS.</b>	<b>APPROVED</b> <b>7-0</b>
	2. Request a <b>VARIANCE</b> in a "B" Two-Family District to permit the continued construction of an approximate six foot nine inch (6'9") wrought iron fence instead of the maximum allowed five (5) feet in height, excessive by approximately one foot nine inches (1'9").	<b>WITHDRAWN</b> <b>7-0</b>
<u>BAR-08-037</u>	<u>TARRANT PROPERTIES, INC.</u> <u>By Inspection Tech Services (Pat Cooke)</u> 2700 Pollard Street	
<b>5</b>	1. Request a <b>SPECIAL EXCEPTION</b> 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>APPROVED</b> <b>7-0</b>
	2. Request a <b>VARIANCE</b> in an "A-5" One Family District to permit the construction of a solid wood fence approximately six (6) feet instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.	<b>APPROVED</b> <b>7-0</b>
	3. Request a <b>VARIANCE</b> in an "A-5" One Family District to permit the continued construction of a residence encroaching approximately ten (10) feet into the twenty (20) foot required projected front yard setback, creating an approximate ten (10) foot projected front yard.	<b>APPROVED</b> <b>7-0</b>
<u>BAR-08-038</u>	<u>JEFFREY C. AND RENE G. SMITH</u> 742 N Bailey Avenue	
<b>7</b>	Request a <b>VARIANCE</b> in an "A-7.5" One Family District to permit the construction of an extension to the porch encroaching approximately six foot (6') instead of the allowed five foot (5') encroachment into the thirty five foot (35') platted front yard, excessive by approximately one foot (1').	<b>APPROVED</b> <b>7-0</b>
<u>BAR-08-039</u>	<u>W. KEITH AND REBECCA BECKHAM</u> 241 Paint Pony Trail N.	
<b>7</b>	Request a <b>SPECIAL EXCEPTION</b> in an "A-21" One Family District to permit the construction of a second garage where only one (1) garage is allowed.	<b>APPROVED</b> <b>7-0</b>
<u>BAR-08-040</u>	<u>ROY GLENN NOLLEY, by A.D. Sparlin</u> 2508 S. Jennings Avenue	
<b>9</b>	An <b>APPEAL</b> from an <b>INTERPRETATION</b> of the City Official that the residence at 2508 S. Jennings does not have legal nonconforming status for more than two units in a "B" Two-Family District.	<b>OVERTURN CITY OFFICIAL' S DETERMINATION</b>
<u>BAR-08-041</u>	<u>CONTINUED TO APRIL 16, 2008</u>	