



CS 7-17-08  
Dana Bynhoff  
7/18/08

**DECISIONS OF THE  
RESIDENTIAL  
BOARD OF ADJUSTMENT  
July 16, 2008  
1:30 P.M.  
City Council Chamber  
2<sup>nd</sup> Floor-City Hall  
1000 Throckmorton Street  
Fort Worth, Texas, 76102**

**CALL TO ORDER:**

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

- **12:30 P.M.....LUNCH/WORK SESSION.....Pre-Council Chamber**
  - Review of Cases on Today's Agenda
  - Code Enforcement Update-Code Compliance
  
- **1:30 P.M.....PUBLIC HEARING.....City Council Chamber**
  - Approval of Minutes of the Regular Monthly Hearing held on June 18, 2008 **APPROVED**
  - Cases on Today's Agenda

8-0-1

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  
CASES:**

**ACTION**

**BAR-08-143**

**AYAX AND ROSALIN ARRIVILLAGA**  
2637 Harvest Lane

**6**

Request a **VARIANCE** in an "R1" Zero Lot Line/Cluster District to permit the continued use of an enclosed garage eliminating the required one (1) parking space behind the front building line.

**APPROVED**

**9-0**

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**BAR-08-148**

**JOCABED ROBLES**  
3523 Avenue G

**8**

Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a carport encroaching approximately four (4) feet into the five (5) foot side yard setback, creating an approximate one (1) foot side yard.

**APPROVED**

**9-0**

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**CONTINUED  
CASES:**

**BAR-08-087**

**LUTHER D. AND JOYCE PUTMAN**  
5811 Oakdale Drive

**5**

1. Request a **SPECIAL EXCEPTION** in an "A-7.5" One Family District to permit the continued use of an approximate four (4) foot solid wood fence in the front yard.

**APPROVED**

**9-0**

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2. Request a **VARIANCE** in an "A-7.5" One Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet, excessive by approximately two (2) feet.

**APPROVED**

**9-0**

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**BAR-08-123**

**JERRY J. BLACKWELL**  
7233 Wagonwheel Road

**6**

1. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately two feet six inches (2'6") feet into the five (5) foot rear yard setback, creating an approximate two foot six inch (2'6") rear yard.

**APPROVED**

**9-0**

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2. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately three (3) feet into the five (5) foot side yard setback, creating an approximate two (2) foot side yard. **STIPULATING CARPORT BE LOWERED THREE (3) FEET AND ADD SIDING ON NEIGHBOR'S SIDE.**

**APPROVED**

**9-0**

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**ACTION**

**NEW  
CASES:**  
**BAR-08-025**

**CONTINUED TO AUGUST 20, 2008**

**BAR-08-041**

**CONTINUED TO AUGUST 20, 2008**

**BAR-08-134**

**DONNA J. MULLEN**  
3551 Dorothy Lane S.

**7**

Request a **VARIANCE** in an "A-5" One Family District to permit the construction of an addition to the main residence and garage encroaching approximately five (5) feet into the thirty (30) foot required front yard setback, creating an approximate twenty-five (25) foot front yard.

**APPROVED**

**9-0**

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**BAR-08-135**

**CASE HEARD JUNE 18, 2008**

**BAR-08-136**

**MICHAEL N. HOLDRIDGE, by Josie N. Holdridge**  
5216 Flamingo Road

**5**

Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a second residence encroaching approximately three feet three inches (3'3") into the five (5) foot side yard setback, creating an approximate one foot nine inch (1'9") side yard.

**APPROVED**

**9-0**

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**BAR-08-137**

**CONTINUED TO AUGUST 20, 2008**

**BAR-08-138**

**KRJ HOLDINGS, LP, by Karl Hahnfeld**  
3829 W. 6<sup>th</sup> Street

**7**

Request a **VARIANCE** in a "B" Two-Family District to permit the continued construction of a residence encroaching approximately five (5) feet into the ten (10) foot required side street yard setback, creating an approximate five (5) foot side yard.

**APPROVED**

**9-0**

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**BAR-08-139**

**BARRY Jr. AND DANNA METCALF, by Karl Hahnfeld**  
3750 W. 5<sup>th</sup> Street

**7**

Request a **VARIANCE** in a "B" Two-Family District to permit the continued construction of a residence encroaching approximately five (5) feet into the ten (10) foot required street side yard setback, creating an approximate five (5) foot side yard.

**APPROVED**

**9-0**

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**BAR-08-140**

**RICKY WAYNE McDANIEL**  
1713 Jenson Road

**8**

Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately thirteen feet six inches (13'6") instead of the maximum allowed twelve (12) feet in height, excessive by approximately one foot six inches (1'6").

**APPROVED**

**9-0**

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**BAR-08-141**

**ARTURO L. GUTIERREZ**  
10281 W. Rancho Diego Lane

**6**

Request a **VARIANCE** in an "A-43" One Family District to permit the construction of a second detached garage where only one (1) garage is allowed.

**APPROVED**

**9-0**

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**ACTION**

**BAR-08-142**

**JAY P. Jr. AND MELISSA I. INMAN**

1205 Clara Street

**9**

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

**CONTINUED TO  
AUGUST 20, 2008**

**9-0**

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**BAR-08-144**

**TRAVIS W. & LISA M. FISHER**

11900 Rhulen Court

**3**

1. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a storage shed encroaching approximately one foot ten inches (1'10") into the five (5) foot side yard setback, creating an approximate three foot two inch (3'2") side yard.

**APPROVED**

**9-0**

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2. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a storage shed approximately eight foot nine inches (8'9") instead of the maximum allowed eight (8) feet in height, excessive by approximately nine inches (9").

**APPROVED**

**9-0**

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**BAR-08-145**

**JEFFREY L. AND DENISE COTTEN**

**By Venture Custom Pools (Bob Stewart)**

8876 Trace Ridge Parkway

**2**

1. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a four (4) foot solid wood fence in the projected front yard.

**APPROVED**

**9-0**

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2. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use 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.

**APPROVED**

**9-0**

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3. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a pool encroaching approximately sixteen (16) feet into the twenty (20) foot projected front yard, creating an approximately four (4) foot front yard.

**APPROVED**

**9-0**

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**BAR-08-146**

**LUCY BRANTS, by Brad Pope**

4035 Modlin Avenue

**7**

Request a **VARIANCE** in an "A-5" One Family District to permit the construction of an addition to a garage encroaching approximately two feet six inches (2'6") into the five (5) foot side yard setback, creating an approximate two foot six inch (2'6") side yard.

**APPROVED**

**9-0**

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**BAR-08-147**

**REBECCA AND HENRY Jr. SOSA**

3744 Galvez Avenue

**8**

1. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a side yard carport, a secondary without a primary use.

**APPROVED**

**9-0**

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2. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a carport encroaching approximately one foot three inches (1'3") into the five (5) foot side yard setback, creating an approximate three foot nine inch (3'9") side yard.

**APPROVED**

**9-0**

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**ACTION**

**BAR-08-149**

**PHILLIP L. AND CONYA T. WALLEN, by Metro Code Analysis**  
1525 Singleton Court

**7**

Request a **VARIANCE** in an "A-43" One Family District to permit the construction of a second garage where only one (1) garage is allowed.

**APPROVED**

**9-0**

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**BAR-08-150**

**ROBERT N. McDONALD**  
2620 Boyd Avenue

**9**

Request a **VARIANCE** in a "B" Two-Family District to permit the continued construction of an extension to the porch encroaching approximately ten (10) feet instead of the allowed five (5) foot encroachment into the thirty-six foot six inch (36'6") established front yard, excessive by approximately five (5) feet.

**APPROVED**

**9-0**

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**ADJOURNMENT:**

**2:45 P.M.**

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