



AGENDA

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Thursday, April 21, 2011
9:00 a.m.*

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Zoning Board of Adjustment meetings are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to attend a Zoning Board of Adjustment meeting please contact the Planning & Zoning Department at (903) 531-1175 in advance so accommodations can be made.

I. Call to Order

II. Roll Call

III. Board Policies and Procedures

IV. Consideration of Minutes from the Zoning Board of Adjustment meeting on March 17, 2011

V. Consider Variance Applications:

1. V03-11-006 PORTER’S CHAPEL CHURCH OF GOD IN CHRIST

The application of Bishop Cornelius Porter, owner of Lots 6 and 7 of NCB 576, two lots totaling approximately 0.43 acres of land located east of the southeast intersection of Robbins Street and Butler Avenue (1924 Robbins Street). The property is currently zoned "R-1B", Single-Family Residential District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-23, Dimensional Standards which specifies that the minimum rear yard setback for R-1B zoning is 25 feet.

The applicant is requesting a variance of 21 feet nine inches to allow for a three feet three inch rear setback to allow for the expansion of an existing church.

2. V04-11-008 STEVE ROOSTH

The application of Steve Roosth, owner of Lot 12A of NCB 164, one lot totaling approximately 0.52 acres of land located at the southern intersection of Reeves Street and South Beckham Avenue (525 S Beckham Avenue). The property is currently zoned "C-1", Light Commercial District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-401, General Sign Regulations which specifies that façade signs and other signs affixed to a building or structure shall not protrude above the midpoint of the principal roof line of a pitched roof or the top of a mansard roof or flat roof for any building or structure.

The applicant is requesting a variance to allow the existing roof sign for Stanley's Famous Pit BBQ to be replaced.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2011, at _____ M., the above notice of meeting was posted on the bulletin boards of City Hall.

City Clerk or Staff Designee

This is to certify that on the _____ day of _____, 2011, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

Staff Designee