



**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**

*REGULAR MEETING*

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

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

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**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.

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- I. Call to Order**
- II. Roll Call**
- III. Board Policies and Procedures**
- IV. Consideration of Minutes from the Zoning Board of Adjustment meeting on June 16, 2011**
- V. TABLED ITEM:**

**1. V05-11-012 MIKE HOGAN**

The application of Mike Hogan, owner of Lot 49 of NCB 1606, one lot totaling approximately 0.36 acres of land located at the southwest intersection of Holly Creek Drive and Cherry Hill Street (2102 Holly Creek). The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-73, General Requirements for Accessory Buildings and Structures which specifies that accessory buildings or structures must not be nearer than five feet from any side or rear lot line, an accessory building or structure located within 25 feet of the rear lot line on corner lots must not be closer than 25 feet from the property line.

The applicant is requesting a variance of three feet and 19 feet to allow for the reconstruction of an accessory building placed two feet from the rear lot line and six feet from the side lot line.

**VI. Consider Variance Items:**

**1. V06-11-016 McDONALD'S CORP**

The application of McDonalds's Corp, owner of Lot 3F of NCB 1154, one lot totaling approximately 1.29 acres of land located south of the southeast intersection of West Erwin Street and South Southwest Loop 323 (180 SSW Loop 323). The property is currently zoned "C-2", General Commercial District.

The applicant is requesting a variance to Section 10-404 "Sign Measurements" which requires all sign elements to be calculated as one cumulative area. The applicant is also requesting a variance to Section 10-409 Sign Standards in Nonresidential Districts which requires drive-thru menu board signs to be a maximum of 32 square feet.

The applicant is requesting 1) a variance to allow the sign area for the McDonald's lettering and logo to be calculated individually and 2) a variance of 11.6 square feet to allow for a 43.6 square feet menu board sign.

**2. V07-11-018 TONY WAY**

The application of Tony Way, owner of Lot 2, of NCB 1000, one lot totaling approximately 0.44 acres of land located southeast of the intersection of Hudnall Drive and De Charles Street (3200 De Charles). The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-113, Double Frontage Residential Lots which specifies that driveway access to a double frontage lot must be provided from the street with the lowest classification.

The applicant is requesting a variance to allow for the construction of a driveway on the rear of the property for storage of a recreational vehicle.

**VI. Adjourn**

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**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