



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

*REGULAR MEETING*

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

*Thursday, March 17, 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 February 17, 2010**

**V. Consider Variance Applications:**

**1. V03-11-005 KATHY BABIN**

The application of Kathy Babin, owner of Lot 53 of NCB 261A, one lot totaling approximately 0.75 acres of land located at the southwest intersection of East Charnwood Street and South Fannin Avenue (207 East Charnwood 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 10-73, General Requirements for Accessory Buildings and Structures which specifies that 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 25 feet to allow for a zero feet setback on the side yard to allow for the construction of a greenhouse.

**2. 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 12 feet to allow for a 13 feet rear setback to allow for the expansion of an existing church.

**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