



# AGENDA

## ZONING BOARD OF ADJUSTMENT

### REGULAR MEETING

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

*Thursday, May 19, 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 April 21, 2011**
- V. Consider Variance Applications:**
  - 1. 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 removed during patio construction and re-installed.

**2. V05-11-009 JEFFREY LANCASTER**

The application of Jeffrey Lancaster, owner of Lot 17 of NCB 1570P, one lot totaling approximately 0.44 acres of land located at the northern end of the Park Slope cul-de-sac (6932 Park Slope). The property is currently zoned "R-1A", Single-Family Residential District.

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

The applicant is requesting a variance of 10 feet to allow for a single-family home to be constructed 15 feet from the property line.

**3. V05-11-010 BROOKSHIRE GROCERY CO.**

The application of Brookshire Grocery Co., owner of Lot 2 of NCB 1291, one lot totaling approximately 52.23 acres of land located at the southeast intersection of Old Jacksonville Highway and WSW Loop 323 (1600 WSW Loop 323). The property is currently zoned "M-1", Light Industrial District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-409, Sign Standards in Nonresidential Districts which specifies that electronic message center (EMC) signs in the M-1 district shall have a maximum area of 64 square feet. The applicant is also requesting a variance to Section 10-404 Sign Measurements which requires all sign elements to be calculated as one cumulative area.

The applicant is requesting a variance of 146 feet to allow for the placement of a 210 square feet EMC, and a variance to allow the signs on either side of the EMC to be calculated individually.

**4. V05-11-011 EVERADO & MARIA CAZAREZ**

The application of Everado and Maria Cazarez, owners of Lot 9 of NCB 1300, one lot totaling approximately 0.58 acres of land located west of the intersection of Shepherd Lane and New Copeland Road (3611 New Copeland Road). The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-331, Required Conditions which specifies that fences located in the front yard, along the front property line and/or the side property line(s), to a depth less or equal to the required front yard setback, are restricted to a maximum height of four feet in residentially zoned districts.

The applicant is requesting a variance of two feet to allow for the placement of a six feet tall gate.

**5. 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, and accessory buildings or structure must not exceed 16 feet in height.

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

**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