



**AGENDA**

**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

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

*August 17, 2017  
9:00 a.m.*

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Please call (903) 531-1175 if you need assistance with interpretation or translation for this City meeting.

*Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.*

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**AMERICANS WITH DISABILITIES ACT NOTICE**

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

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- I. Call meeting to order.**
- II. Conduct a roll call and establish a quorum.**
- III. Board Policies and Procedures.**
- IV. Consider approval of Minutes of board meeting held on July 20, 2017.**
- V. Consider Variance Items.**

**VARIANCE ITEMS:**

**1. V17-010 DONNA HUGGINS (4117 COLINA TRAIL)**

The application of Donna Huggins, owner of Lot 9 of NCB 1618-A, one lot totaling approximately 0.16 acres of land located east of the southeast intersection of Madera Drive and Colina Trail. The property is currently zoned “PUR”, Planned Unit Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-79, “General Requirements for Accessory Buildings and Structures”, which specifies that all accessory buildings or structures must not be nearer than five feet from any side or rear lot line.

The applicant is requesting a variance of three feet, eight inches in order to allow the recently constructed pergola to maintain a side and rear yard setback of one foot, four inches.

**2. V17-008 STEVE AND BECKY SHERWOOD (3806 POLLARD DRIVE)**

The application of Steve and Becky Sherwood, owners of Lot 16 of NCB 1005-H, one lot totaling approximately 0.32 acres of land located north of the northeast intersection of Pollard Drive and Cameron Avenue. The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-23, "Dimensional Standards", Table 10-23, "Dimensional Standards for Residential Districts", which specifies that all "R-1A" properties must maintain a side setback of 7.5 feet.

The applicant is requesting a 1.5 feet variance to the side interior setback in order to allow the existing garage to be six feet from the side property line for remodeling to connect the house and detached garage.

**VI. Adjourn**

***CERTIFICATE OF POSTING***

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

\_\_\_\_\_  
City Clerk or Staff Designee

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

\_\_\_\_\_  
Staff Designee