



A G E N D A

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

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

*July 21, 2016
9:00 a.m.*

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.

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.

- I. Call meeting to order.
- II. Conduct a roll call and establish a quorum.
- III. Consider approval of Minutes of board meeting held on March 17, 2016.
- IV. Board Policies and Procedures.
- V. Consider Variance Items.

VARIANCE ITEMS:

1. V07-16-007 BOBBIE AND BILLIE KENNEDY (7636 LAKESIDE LANE)

The application of Bobbie and Billie Kennedy, owners of Lot 6 of NCB 1660J, one lot totaling approximately 0.36 acres of land located south of the southeast intersection of Lakeside Lane and Crosslake Boulevard (7636 Lakeside Lane). 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", which specifies that all "R-1A" properties must maintain a 25 foot rear yard setback.

The applicant is requesting a 10 foot variance to the rear setback in order to construct a house with a 15 foot rear yard setback.

2. V07-16-006 LANCE FENTON (3215, 3221, AND 3227 SOUTH SOUTHWEST LOOP 323)

The application of Lance Fenton, owner of Lots 1C, 1D, and 1E of NCB 852W, three lots totaling approximately 3.39 acres of land located south of the southwest intersection of South Southwest Loop 323 and Spur 364 (3215, 3221, and 3227 South Southwest Loop 323). The property is currently zoned "M-1", Light Industrial District.

The applicant is requesting a variance to the Tyler City Code Section 10-430, "Billboards", which specifies that billboards less than 400 square feet in gross area must be spaced 300 feet from any other billboards on the same side of the street.

The applicant is requesting a 105 foot variance to install a billboard within 195 feet of the billboard on the adjacent property to the north.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2016, 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 _____, 2016, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee