



AGENDA

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

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

*November 16, 2017
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. Board Policies and Procedures.**
- IV. Consider approval of Minutes of Board meeting held on September 21, 2017.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V17-017 JARRETT M. EDWARDS (2002 PARKLEN STREET)
 The application of Jarrett M. Edwards, owner of Lot 76A of NCB 656, one lot totaling approximately 0.56 acres of land located at the northwest intersection of Parklen Street and Ridgeview Drive. 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 for Residential Districts” which specifies that all “R-1A” properties must maintain a rear yard setback of 25 feet.

The applicant is requesting a variance of 15 feet to the rear yard setback in order to allow a setback of ten feet from the rear property line for the purpose of subdividing the property.

2. V17- 013 TYLER INDEPENDENT SCHOOL DISTRICT (1120 NORTH NORTHWEST LOOP 323)

The application of Tyler Independent School District, owner of Lot 1 of NCB 1246, one lot totaling 63 acres of land located south of the southwest intersection of Van Highway and North Northwest Loop 323. The property is zoned “R-1A”, Single-Family Residential District.

The applicant is requesting a variance to the Tyler City Code Section 10-360, “Off-Street Parking Requirements” which specifies all high schools must provide seven parking spaces per classroom plus parking for administrative offices.

The applicant is requesting a variance of 277 parking spaces in order to reduce the 1,117 spaces required by the Unified Development Code to 840 spaces.

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