



AGENDA

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

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

*April 19, 2018
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 January 18, 2018.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V18-003 FRONT STREET PARTNERS (906 EAST FRONT STREET)

The application of Front Street Partners, owner of Lot 12 of NCB 160, one lot totaling approximately 0.57 acres of land located west of the southwest intersection of East Earle Street and Saunders Avenue. The property is zoned “C-1”, Light Commercial District.

The applicant is requesting a variance to Tyler City Code Section 10-360, “Off-Street Parking Requirements”, Table 10-360, “Off-Street Parking Requirements, which specifies that all medical office buildings must provide one parking space for every 200 square feet Gross Floor Area.

The applicant is requesting a variance of six parking spaces in order to reduce the 49 spaces required by the Unified Development Code to 43 spaces.

2. V18-005 STAFFORD AND ASHLEY DAVIS (301 EAST THIRD STREET)

The application of Stafford and Ashley Davis, owner of Lot 2A of NCB 277E, one lot containing approximately 0.26 acres of land located east of the southeast intersection of Roseland Boulevard and East Third Street. The property is zoned "R-1B", 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-1B" properties must maintain a side yard setback of six feet.

The applicant is requesting a variance of two feet to the east side yard setback in order to allow an encroaching structure to be completed at four feet from the east side property line.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2018, 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 _____, 2018, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee