



AGENDA

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

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

*April 17, 2014
9:00 a.m.*

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 Department at (903) 531-1175 in advance so accommodations can be made. 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.

- I. Call to Order**
- II. Roll Call**
- III. Consideration of Minutes from the Zoning Board of Adjustment meeting on February 20, 2013**
- IV. Board Policies and Procedures**
- V. Consider Variance Items:**

1. V04-14-006 WAYNE McINTYRE (772 HAMPTON HILL DRIVE)

The application of Wayne McIntyre, owner of Lot 8 of NCB 1513A, one lot totaling approximately 0.21 acres of land located east of the northeast intersection of Wilderness Road and Hampton Hill Drive (772 Hampton Hill 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 which specifies that properties in the "R-1A" Zoning District must have a 25 feet front yard setback.

The applicant is requesting a variance of 14 feet, three inches to allow for the construction of a single-family home ten feet, nine inches from the front property line.

2. V04-14-007 GARY SONNLEITNER (4401 TARTAN COURT)

The application of Gary Sonnleitner, owner of Lot 15 of NCB 1500C, one lot totaling approximately 0.25 acres of land located at the northwest intersection of Edinburgh Drive and Tartan Court (4401 Tartan Court). 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 properties in the "R-1A" Zoning District must have a 12 feet corner side yard setback.

The applicant is requesting a variance of 12 feet to allow for the existing carport to be in conformance with the dimensional standards of the "R-1A" district. The existing carport was constructed on the corner side property line within the corner yard setback.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2014, 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 _____, 2014, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

Staff Designee