



A G E N D A

ZONING BOARD OF ADJUSTMENT

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

*December 21, 2023
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 participate in 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 November 16, 2023.**
- V. Consider Variance Items.**

VARIANCE ITEM:

1. V23-017 BENTLEY STEPHEN C (1311 SOUTH WALL AVENUE)

The application of Stephen Bentley, owner of Lot 34 of NCB 270, one lot totaling approximately 0.18 acres of land located north of the northwest intersection of East 2nd Street and South Wall Avenue. The property is currently zoned "R-1B", Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Sec. 10-79, "General Requirements for Accessory Buildings and Structures" which stipulates that accessory structures shall not be nearer than five feet from any side or rear lot line.

The applicant is requesting a variance of two feet and three inches in distance to allow for an accessory structure to be setback two feet and nine inches from the side property line.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2023, 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 _____, 2023, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee