



AGENDA

ZONING BOARD OF ADJUSTMENT

Council Chambers

City Hall

212 N Bonner Avenue

Tyler, Texas

June 20, 2024

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 May 16, 2024.**
- V. Consider Variance Items.**

VARIANCE ITEM:

1. V24-006 HARRY HAYES (3812 BELLE MERE DRIVE)

The application of Harry Hayes, owner of Lot 14 of NCB 1080-E, one lot totaling approximately 0.27 acres of land located east of the northeast intersection of Old Omen Road and Belle Mere Drive. The property is currently zoned “R-1A”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Sec. 10-23, “Dimensional Standards for Residential Districts” which stipulates that the side yard setback must be at least 7.5 feet.

The applicant is requesting a variance of 3.75 feet to allow for the enclosure of a carport 3.75

feet from the property line.

2. V24-007 MAX ARMSTRONG (3519 NEW COPELAND ROAD)

The application of Max Armstrong, owner of Lot 4 of NCB 1300, one lot totaling approximately 0.99 acres of land located south of the southwest intersection of New Copeland Road and Dartmouth Drive. The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Sec. 10-23, "Dimensional Standards for Residential Districts" which stipulates that the side yard setback must be at least 7.5 feet.

The applicant is requesting a variance of 3.5 feet to allow for the construction of a garage 4 feet from the property line.

3. V24-008 VICTORIA NEWTON (3691 AND 3695 OLD OMEN ROAD)

The application of Victoria Newton, owner of Lots 26-A and 26-B of NCB 1611-B, two lots totaling approximately 0.58 acres of land located south of the southwest intersection of Old Omen Road and Eastwood Boulevard. The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Sec. 10-331, "Required Conditions for Fences and Walls" which stipulates that fences located within the front yard setback must be at least 50 percent open.

The applicant is requesting a variance to allow for a solid privacy fence.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2024, 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 _____, 2024, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee