



## AGENDA

### ZONING BOARD OF ADJUSTMENT

*Council Chambers*

*City Hall*

*212 N Bonner Avenue*

*Tyler, Texas*

*October 17, 2024*

*9:00 a.m.*

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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.*

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#### **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.

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- 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 July 18, 2024.**
- V. Consider Variance Items.**

#### **VARIANCE ITEMS:**

##### **1. V24-011 ROMEL IGAYA (612 FAIR LANE)**

The application of Romel Igaya, owner of Lot 5 of NCB 890, one lot totaling approximately 0.23 acres of land located west of the southwest intersection of Sunnybrook Drive and Fair Lane. The property is currently zoned "R-1A", 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 to allow for an accessory structure to be

setback three feet from the rear property line.

**2. V24-013 DORA GOMEZ (508 SOUTH BONNER AVENUE)**

The application of Dora Gomez, owner of Lot 11 of NCB 82, one lot totaling approximately 0.27 acres of land located south of the southeast intersection of Bryan Street and South Bonner Avenue. The property is currently zoned "R-MF", Multi-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 5.5 feet to allow for the construction of a garage two feet from the property line.

**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.

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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.

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Staff Designee