



A G E N D A

ZONING BOARD OF ADJUSTMENT

*Council Chambers
City Hall
212 N Bonner Avenue
September 16, 2021
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)531-1015.*

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 June 17, 2021.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V21-008 RIOS GUSTAVO & MARIA M (1319 EAST HOUSTON STREET)

The application of Gustavo Rios, owner of Lot 10 of NCB 245, one lot totaling approximately 0.43 acres of land located west of the southwest intersection of South Clayton Avenue and East Houston Street (1319 East Houston Street). The property is currently zoned "R-2", Two-Family Residential District and "R-1B", Single-Family Residential District.

The applicant is requesting a variance to the Tyler City Code Section 10-79, "General Requirements for Accessory Buildings and Structures", which specifies that the square footage of an accessory building or structure may not exceed 50 percent of the square footage of the principal structure.

The applicant is requesting a variance of 900 square feet to allow for a cumulative total of accessory structure area of 1,817 square feet which constitutes 85 percent of the square footage of the principal structure.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2021, 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 _____, 2021, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee