



A G E N D A
ZONING BOARD OF ADJUSTMENT

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

*March 17, 2022
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 October 7, 2021.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V22-001 MARIAH CRIMES (2020 NORTH ROSS AVENUE)

The application of Mariah Crimes, owner of Lot 3A of NCB 557, one lot totaling approximately 0.17 acres of land located north of the northwest intersection of West Martin Luther King Jr. Boulevard and North Ross Avenue (2020 North Ross Avenue). The property is currently zoned "R-2", Two-Family Residential District.

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

The applicant is requesting a variance of three feet, six inches from the rear setback and two feet from the side setbacks to allow an accessory structure to be placed one foot, six inches from the rear property line and three feet from the side property lines.

2. V22-002 LIBERTAS TYLER LLC (513 SOUTH SOUTHEAST LOOP 323)

The application of Libertas Tyler LLC, owner of Lot 1D of NCB 932, one lot totaling approximately 1.37 acres of land located south of the southwest intersection of South Southeast Loop 323 and East Front Street (513 South Southeast Loop 323). The property is currently zoned "C-2", General Commercial District.

The applicant is requesting a variance to Tyler City Code Section 10-389, "Drive-Through Stacking Requirements", which specifies that service points and stacking lanes on lots abutting "R-1B" zoning must be setback at least 80 feet and landscaped in accordance with the Type "B" buffer yard standards.

The applicant is requesting a variance of 57.5 feet to allow for a service point and stacking lane setback of 22.5 feet from the property line abutting "R-1B" zoned property.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2022, 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 _____, 2022, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee