



AGENDA
ZONING BOARD OF ADJUSTMENT

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

*April 21, 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 March 17, 2022.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V22-004 WARREN DONALD P & CHELLI (1614 SOUTH COLLEGE AVENUE)

The application of Warren Donald P & Chelli, owners of Lot 23 of NCB 293, one lot totaling approximately 0.32 acres of land located south of the southeast intersection of South College Avenue and West 4th Street (1614 South College Avenue). The property is currently zoned “R-1A”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-23, “Dimensional Standards for Residential Districts”, which specifies that the required interior side yard setback is seven feet, six inches and the rear yard setback is 25 feet.

The applicant is requesting a variance of four feet, six inches in the side yard and 22 feet in the rear yard to allow for an expansion to be placed three feet from the side and rear property lines.

2. V22-005 MCMILLIN LENARD (2595 WEST NORTHWEST LOOP 323)

The application of McMillin Lenard, owner of Lot 11A of NCB 1203, one lot totaling approximately 1.36 acres of land located at the northwest intersection of West Northwest Loop 323 and Corporate Drive (2595 West Northwest Loop 323). The property is currently zoned “M-1”, Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-430, “General Requirements for Billboards”, which specifies that billboard may not be located within 1,500 feet of any public park, public forest, public playground or scenic area, designated as such by the city or any other governmental agency”.

The applicant is requesting a variance of 837 feet to allow for a billboard to be placed 663 feet from the property line of Northside Park.

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