



## **A G E N D A**

### **ZONING BOARD OF ADJUSTMENT**

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

*September 15, 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.*

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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 August 18, 2022.**
- V. Consider Variance Items.**

#### **VARIANCE ITEMS:**

**1. V22-017 CUVELIER REAL ESTATE, LLC (1605 WEST ERWIN STREET)**

The application of Cuvelier Real Estate LLC, owner of Lot 9B of NCB 367-D, one lot totaling approximately 1.64 acres of land located at the northwest intersection of South Hill Avenue and West Erwin Street (1605 West Erwin Street). The property is currently zoned “M-1”, Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, “Dimensional Standards for Commercial and Industrial Districts”, which specifies that properties in the “M-1”, General Industrial District must maintain a required rear yard setback of 25 feet.

The applicant is requesting a variance of 20 feet to the rear yard setback to allow for the construction of a building five feet from the property line.

## 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