



A G E N D A

ZONING BOARD OF ADJUSTMENT

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

*October 20, 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 September 15, 2022.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V22-019 ST. LOUIS BAPTIST CHURCH (4000 FRANKSTON HIGHWAY)

The application of St. Louis Baptist Church, owner of Lot 51-A of NCB 836-N, one lot totaling approximately 2.32 acres of land located at the northeast intersection of Frankston Highway and Goss Street. The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-408, "Sign Standards in Residential Districts", which specifies that properties developed public/civic uses in all residential districts may have an electronic message center (EMC) sign up to 24 square feet in area.

The applicant is requesting a variance of 5.62 square feet in order to install an EMC sign up to 29.62 square feet in area.

2. V22-020 PRISCILLA LONSFORD (3029 FOREST TRAIL)

The application of Priscilla Lonsford, owner of Lot 6 of NCB 1660-T, one lot totaling approximately 0.25 acres of land located west of the intersection of Crosslake Boulevard and Forest Trail. The property is currently zoned “R-1B”, 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 properties zoned “R-1B” shall maintain a rear yard setback of at least 25 feet.

The applicant is requesting a variance of 15 feet in order to construct a home ten feet from the rear 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