



**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**

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

*January 19, 2023  
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 December 15, 2022.**
- V. Consider Variance Items.**

**VARIANCE ITEMS:**

**1. V22-023 C K JONES DEVELOPERS LLC (2958, 2976, 2990, AND 3008 TENNEHA AVENUE)**

The application of C K Jones Developers LLC, owner of Lots 22, 23, 24, and 25 of NCB 501-W, four lots totaling approximately 0.62 acres of land located north of the northwest intersection of West 29th Street and Tenneha Avenue. The properties are currently zoned “R-2”, Two-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-2” shall

maintain a front yard setback of at least 25 feet.

The applicant is requesting a variance of five feet in order to construct four homes 20 feet from the front property line.

**2. V22-025 ROULEAU WENDY LEE (1125 BELMONT DRIVE)**

The application of Rouleau Wendy Lee, owner of Lots 3A and 4A of NCB 271-A, two lots totaling approximately 0.29 acres of land located at the southwest intersection of East Lake Street and Belmont Drive. 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 16 feet in order to construct an addition nine feet from the rear property line.

**3. V22-026 HARTSFIELD DAVID (2955 NORTHLAKE CIRCLE)**

The application of David Hartsfield, owner of Lot 29 of NCB 1660-R, lot totaling approximately 0.63 acres of land located north of the intersection of Crosslake Boulevard and Northlake Circle. 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 five feet in order to construct a home 20 feet from the rear property line.

**VI. Adjourn**

***CERTIFICATE OF POSTING***

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

\_\_\_\_\_  
Staff Designee