



**Board of Adjustment  
Thursday, February 3, 2022 @ 10:00 a.m.  
Regular Meeting Agenda**

The Board of Adjustment for the City of Corsicana, Texas will meet **February 3, 2022 at 10:00 a.m.**, in the City Council Chambers, Government Center, 200 North 12<sup>th</sup> Street, Corsicana, Texas.

The following agenda will be considered:

1. Approve the minutes of the last regular meeting held on January 6, 2022
2. Public Forum/Public Comments
3. Consider a variance from the maximum area requirements for a wall-mounted sign located at 223 W 6<sup>th</sup> Ave. Section 3.929 of the Sign Regulations Ordinance specifies a maximum area of 40 square feet or the product of 2 times the lineal footage of the wall area available to such signs or store frontage for which signs are intended, whichever is greater.  
Owner: PNS Interests LLC  
Applicant: Laura Smith
4. Consider a variance for the minimum lot area requirements for duplexes in MF-1 zoning for Block 1136E, Lot 8A also known as 2311 N Bowie Dr. Section 9-101 of the Zoning Ordinance specifies a minimum of 3,000 square feet per family unit in MF-1 designated districts. The applicant is proposing to build a total of 30 units (15 duplexes) on 81,115.46 square feet of land. A variance is requested to make up the difference of 8,884.54 square feet.  
Owner: Fithian Family Investments LLC & Village Castle Investments  
Applicant: Gary Gilmore
5. Consider a variance from the minimum lot width requirement, maximum lot coverage allowed and maximum coverage on rear half of lot for a duplex unit at Block 141, Lot 7. The proposed duplex is 2,887 square feet with 50.21% total lot coverage and rear lot coverage of 57.74%. The lot is 50 feet in width. Section 9-102 of the Zoning Ordinance requires a minimum lot width of 60 feet for two-family dwellings. Section 9-107 of the Zoning Ordinance specifies a maximum of 35% lot coverage for the main structure. Section 9-106 of the Zoning Ordinance states that the main residential building and all accessory buildings shall never cover more than 50% of that portion of the lot lying to the rear of a line erected joining the midpoint on one side lot line with the midpoint on the opposite side lot line.  
Owner: Osie Andrews  
Applicant: James Guillory
6. Adjourn



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