

**MADISON ZONING BOARD OF ADJUSTMENT AND APPEALS
MINUTES OF THE JUNE 4, 2015 REGULAR MEETING**

The City of Madison Zoning Board of Adjustment and Appeals held its regularly scheduled monthly meeting on June 4, 2015 in the City Council Chambers of the Madison Municipal Complex located at 100 Hughes Road, Madison, Alabama. Board Chair Betty Fletcher, called the meeting to order at 5:36 P.M., providing additional time for the applicant to arrive. Attendance was as follows:

Betty Fletcher, Chairperson	Present
Christopher Lindsey, Vice-Chair	Absent
Mary Hudson	Present
John Horch	Present
Ted Whitney	Present
Supernumeraries	
Wesley Alford	Absent
Larry Mason	Absent

City Staff Present: Johnny Blizzard, Senior Planner; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner; Sherri Williams, Assistant Planner and Board Secretary

Public Attendees (as registered): No attendees registered

Mrs. Fletcher read aloud, this Board is composed of five persons, with two supernumeraries, is empowered by the Alabama State Legislature, but appointed by the City Council and charged with hearing petitions for relief from a literal and strict application of the Zoning Code. Cases are heard in the order in which they are filed. Motions are made in the positive and each case requires a positive vote of at least four members. (A simple majority will not approve an action). The burden of proof for Variances and Special Exceptions rests with the petitioner. Any party aggrieved by any decision of this Board may within fifteen days, file a written notice of appeal to the Circuit Court.

II. Approval of Minutes

The first order of business was the approval of the minutes for the April 2, 2015 Regular Meeting. Mrs. Fletcher asked Board members for requested changes and/or corrections, if any. There being no requested changes and/or corrections, Mrs. Fletcher entertained a motion.

Motion: Mr. Whitney moved to approve the minutes of the April 2, 2015 Regular Meeting, as written. Ms. Hudson seconded the motion and the vote was as follows:

Betty Fletcher	Aye
Mary Hudson	Aye
John Horch	Aye
Ted Whitney	Aye

Motion Carried.

III. Petitions and Formal Requests for Action

- a. **Case number 1109, 253 Royal Drive;** Applicant, Jeremy Pope - A request for a Variance to Section 4-9-3(3) of the City of Madison Zoning Ordinance, to allow the placement of off-street parking within the 50 foot front yard setback. The property is within the Restricted Industrial (M-1) Zoning District. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.

Request: Applicant was not present.

Board Comments: Mrs. Fletcher stated that applicant was not present and unable to answer questions. Further, applicant did not provide much information on the application; however, staff did a good job with their report, diagrams and map. If the Board has questions that staff cannot answer, then the case can be denied or tabled.

Board member's discussed the request. Member's questions regarding location of the turnaround drive and location of off-street parking spaces were answered by staff.

Public Comments: No member of the public appeared to comment. Planning Staff stated they received neither emails nor phone calls objecting to the request.

Staff Comments: Staff recommended approval of a Variance to *Section 4-9-3 of the City of Madison Zoning Ordinance* to allow an access drive within the fifty (50) foot front yard setback.

Motion: Mr. Whitney moved to approve case number 1108, a request for a Variance to Section 4-9-3(3) of the City of Madison Zoning Ordinance, to allow a turnaround drive, but no off-street parking, within the 50 foot front yard setback. The property is within the Restricted Industrial (M-1) Zoning District. Ms. Hudson seconded the motion and the vote was as follows:

Betty Fletcher	Aye
Mary Hudson	Aye
John Horch	Aye
Ted Whitney	Aye

Motion Carried.

IV. Old Business

Mrs. Fletcher asked Board members and Staff if there were any items of *old business* to discuss. There being none, Mrs. Fletcher closed the floor to *old business*.

V. Other Business

Mrs. Fletcher asked Staff to review the Board's Regulations and By-laws and, if a provision does not currently exist, draft an amendment requiring the applicant or his/her agent be present at the meeting, in order for a request to be considered. Failure to attend would result in the request being denied.

Mrs. Fletcher asked Board members and Staff if there were any items of *other business* to discuss. There being none, Mrs. Fletcher closed the floor to *other business*.

VI. Adjournment

With no further business before the Board, Mrs. Fletcher adjourned the meeting at 5:45P.M.

Approved:



Betty Fletcher, Chair

Attest:



Sherri Williams, Recording Secretary