

**MADISON ADJUSTMENTS AND APPEALS BOARD  
MINUTES OF THE REGULAR SCHEDULED MEETING  
September 03, 2009**

The City of Madison Adjustments and Appeals Board held their scheduled meeting on September 03, 2009 at 5:30 p.m. in the PEB Conference Room located downstairs in the Madison Municipal Complex, 100 Hughes Road, Madison, Alabama. Betty Fletcher, Chairperson, called the meeting to order at 5:30 pm. Attendance was as follows:

<b>Betty Fletcher, Chairperson</b>	<b>Present</b>
<b>David Aichele</b>	<b>Present</b>
<b>Patrick Nelson</b>	<b>Absent</b>
<b>Fredrick Davey</b>	<b>Present</b>
<b>John Horch</b>	<b>Present</b>
<b>Troy Wesson</b>	<b>Present</b>

**Staff Present:** Johnny Blizzard, Chief Planner, Sherri Blair, Zoning Administrator and Laurel Rossmeier, Recording Secretary.

**Public Attendees (as registered):** Jordon Townsend, Amanda Townsend and Ted Whitney.

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.

The first order of business was the approval of minutes from the August 06, 2009 meeting. **Motion:** Frederick Davey moved to approve the minutes as written, John Horch seconded the motion and the vote was unanimous in favor of the motion. **Minutes approved.**

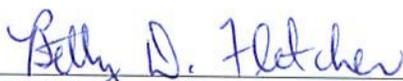
**Case #1040: Amanda Townsend:**

*Request:* A Variance to Section 4-3, to reduce the side yard setback by five (5) feet, lowering it from ten (10) feet to five (5) feet. The property is currently zoned R-2, Medium Density Residential. This Variance is in accordance with Section 10-9 of the Zoning Ordinance.

Amanda Townsend began by stating that they were going to build a 24' wide by 30' long garage to the rear of the existing home and because of the size and shape of the yard, they would like to place it 5 feet closer to the property line than allowed. There has been no correspondence or phone calls to City staff regarding this request and no objections from City staff.

**Motion:** Frederick Davey moved to approve a Variance to Section 4-3, to reduce the side yard setback by five (5) feet, lowering it from ten (10) feet to five (5) feet, John Horch seconded the motion and vote was unanimous in favor of the motion. **Motion carried.**

With no further business before the Board, the meeting was adjourned at 5:50 p.m.

  
Betty Fletcher, Chairperson  
Adjustments and Appeals Board

Attest:

  
Laurel Rossmeier, Recording Secretary