



City of Madison

Zoning Board of Adjustments and Appeals
Regular Meeting Agenda
July 12, 2012

Zoning Board of Adjustments and Appeals Members

Betty Fletcher, Chairperson

Mary Hudson

Fredrick Davey

Ted Whitney

John Horch

Supernumeraries

Tim Malueg

Christopher Lindsey

City Staff

Amy Bell, Director of Community Development and Planning; Kelly Butler, City Attorney; Johnny Blizzard, Chief Planner and Sherri Blair, Zoning Administrator and Board Secretary

The Zoning Board of Adjustments and Appeals
welcomes you to the meeting
Madison Municipal Complex
100 Hughes Road
Madison, Alabama 35758
City Council Chambers

ORDER OF BUSINESS

- I. Roll Call: Board Members and Staff
- II. Minutes Approval: **June 7, 2012 Regular Meeting**
- III. Petitions and Formal Requests for Action:
 - A. [Case #1079](#) – **(Tabled at June 7 meeting)** A Variance to Section 4-2-3 of the City of Madison Zoning Ordinance, to decrease the side yard setback from fifteen (15) feet to ten (10) feet for lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 and 19, Shiloh Run Subdivision. The property is currently zoned Low Density Residential District (R-1B). This request is in accordance with Section 10-8 of the Zoning Ordinance;
[Staff Report](#)
 - B. [Case # 1081](#) - 293 Mill Road - A Special Exception to Section 4-1-1 (4-4-2) of the City of Madison Zoning Ordinance, to allow churches and similar places of worship. The

property is currently zoned Multi-Family Residential District (R-4). This request is in accordance with Section 10-8 of the Zoning Ordinance.

[Staff Report](#)

- C. [Case # 1082](#) – 170 Bluebelle Drive - A Variance to section 14-1-1(B)(D) of the City of Madison Zoning Ordinance, to allow a sign, advertising or display on a single family lot for the purpose of advertising a home based business. The property is currently zoned Medium Density Residential District (R-2). This request is in accordance with Section 10-9 of the Zoning Ordinance.
[Staff Report](#)

 - D. [Case # 1083](#) - 810 Palmer Road, Suite 202 - A Special Exception to Section 4-8-1 of the Zoning Ordinance to allow pet boarding at the proposed grooming and spa facility. The property is currently zoned B-3, General Business District. This request is in accordance with Section 10-8 of the Zoning Ordinance.
[Staff Report](#)

 - E. [Case # 1084](#) - 308 Church Street - A Variance to Section 5-9 of the City of Madison Zoning Ordinance to increase the proportionality of a detached accessory building to the main structure. The property is currently zoned Medium Density Residential District (R-2). This request is in accordance with Section 10-9 of the Zoning Ordinance.
[Staff Report](#)
- IV. Old Business
 - V. Other Items for Discussion as Deemed by Chairperson
 - VI. Adjournment