

Agenda
Zoning Board of Adjustment and Appeals
Annual Organizational and Regular Meeting
Thursday, March 7, 2019
5:30 P.M.
City Council Chambers

Board Members

Betty Fletcher, Chair
Christopher Lindsey, Vice-Chair
Mary Hudson
Ted Whitney
John Horch

Supernumeraries

Wesley Alford
Michael Keenan
City Council Liaison
Teddy Powell

ORDER OF BUSINESS

- I. **Roll Call**
- II. **Minutes Approval:** December 6, 2018 Regular Meeting
- III. **Election of 2019 Officers**
 - a. Chair
 - b. Vice-Chair
- IV. **Petitions and Formal Requests for Action:**
 - a. [Case VAR-2019-001, 8883 Madison Blvd.](#) - Jason Phillips, J.M. Phillips Engineering, LLC, as agent for owner. A request for Variances to Section 4-8-2 Landscape Requirements in the B3 District, to reduce the area of interior landscaping from 720 square feet to 548 square feet, and Section 4-8-3 Landscape Buffer Requirements in the B3 District, to reduce the buffer along the south property line from 20-feet to 5-feet. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
 - b. [Case VAR-2019-002, 162 Nale Drive](#) – Andrey Chobey, Chobey’s Builders, Inc. as agent for owner. A request for a Variance to City of Madison Zoning Ordinance Section 5-9. Accessory Uses and Structures in Residential and Agriculture Districts, to allow an accessory structure (detached garage) to be located in the side yard, and to increase the proportionality of the accessory structure to that of the principal structure from twenty-five percent to thirty-seven percent. The property is located in the R1A Low Density Residential Zoning District.
[Staff Report](#)

Agenda Notes: Circumstances may arise that require items be added to or deleted from the meeting agenda. All attendees are advised that Zoning Board of Adjustment and Appeals meetings are televised and that their statements and actions are viewed by more than just those persons in attendance.

- c. [Case SE-2019-001, 147 Westchester Road, Warehouse A](#) - Chase Marona, A request for a Special Exception to operate an Indoor Commercial Recreational facility, for softball and baseball batting and pitching training, entirely within the warehouse located at 147 Westchester Road. City of Madison Zoning Ordinance, Section 4-9-2 Special Exceptions in the M-1 District, lists Outdoor Commercial Recreation as a use requiring a Special Exception permit.
[Staff Report](#)
 - d. [Case SE-2019-002, 485 Production Avenue, Suite 15](#) – Craig Lybarger, Bulls Baseball/Softball, A request for a Special Exception to operate an Indoor Commercial Recreational facility, for softball and baseball batting and pitching training, entirely within Suite 15 of the warehouse located at 485 Production Avenue. City of Madison Zoning Ordinance, Section 4-9-2 Special Exceptions in the M-1 District, lists Outdoor Commercial Recreation as a use requiring a Special Exception permit.
[Staff Report](#)
- V. **Old Business**
 - VI. **Other Business**
 - VII. **Adjournment**