



Agenda Zoning Board of Adjustment and Appeals

Thursday, November 4, 2021

5:30 P.M.

City Council Chambers

Board Members

Betty Fletcher, Chair
Brenda Buschmann, Vice-Chair
Mary Hudson
Larry Miles
Lisa Laurendine

Supernumeraries

David Kessler

City Council Liaison

Teddy Powell

To follow CDC guidelines and protect public health during the COVID-19 pandemic, the City urges the public, employees, and staff who are not required to attend to stay home. Anyone who is sick or who is living with a quarantined family member should not attend the meeting. Zoning Board of Adjustment and Appeal meetings are still open to the public through live broadcasts on local WOW Channel 42 and online streaming: (visit <http://www.madisonal.gov/1130/Video-Updates> for access)

ORDER OF BUSINESS

- I. Roll Call
- II. Minutes Approval: September 2, 2021
- III. Petitions and Formal Requests for Action:
 - a. [Case VAR2021-010](#), Aaron Ryan, 170 Stoneway Trail, is requesting a Variance to Section 4-1-3 (2) to reduce the minimum side yard setback from 15 feet to 8 feet on the north property line. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
 - b. [Case VAR2021-012](#), James Clark, 144 JetPlex Lane, is requesting a Variance to Section 4-9-3 (3) to allow an off-street parking facility to be located within the front setback in lieu of landscaping. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
 - c. [Case VAR2021-013](#), Christopher Niblett, 202 Skyline Drive, is requesting a Variance to Section 5-9 (D) to increase the floor area for a proposed detached accessory building in proportion to the main dwelling from 25 percent to 89 percent, and a

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.

Variance to Section 4-11-3 (2) to reduce the minimum side yard setback on the north property line from 15 feet to seven feet for the proposed accessory building. These requests are in accordance with Section 10-5 of the City of Madison Zoning Ordinance.

[Staff Report](#)

- d. [Case VAR2021-014](#), Mary F. Spears, 155 Chestnut Drive, is requesting a Variance to Section 4-8-3 to eliminate the 20 foot wide landscape buffer required adjacent to the Chestnut Drive right-of-way. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.

[Staff Report](#)

- e. [Case SE2021-005](#), Jerry M. Hubbard, 102 Haversham Lane, is requesting a Special Exception authorized by Section 4-1-2 (9) of the Zoning Ordinance to allow an accessory apartment in an accessory detached garage provided that the accessory apartment can only be occupied by members of the immediate family and provided further that the special exception will become void when the family occupying the principal structure vacates the principal structure. This request is in accordance with Section 10-4 of the City of Madison Zoning Ordinance.

[Staff Report](#)

- IV. **Old Business**
- V. **Other Business**
- VI. **Adjournment**