Planning & Economic Development Department
100 Hughes Road
Madison, AL 35758

# Special Called Meeting Agenda
# Zoning Board of Adjustment and Appeals

**Thursday, May 23, 2024**
**5:30 P.M.**
**City Council Chambers**

**Board Members**
Betty Fletcher, Chair
Brenda Buschmann, Vice-Chair
Scott Harbour
Lisa Laurendine
Damian Bianca

**Supernumeraries**
David Kessler

**City Council Liaison**
Teddy Powell

***The Board welcomes you to the meeting.***
***Please silence all cell phones and/or electronic devices for the duration of the meeting.***
***The meeting may be viewed 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:** March 7, 2024
III. **Petitions and Formal Requests for Action:**

**a.** Case Number VAR 2024-001, 108 Stewart Street (North side of Stewart Street, east of Pension Row, Parcel Number 16-04-17-1-000-029.000), Nicholas Antoine, is requesting three separate Variances: (1) a Variance to Section 5-11-4 to reduce the front yard setback from 27.5 feet to 25 feet; (2) a Variance to Section 4-3-3.2 to reduce the side yard (west) setback from 10 feet to 7 feet; and (3) a Variance to Section 4-3-3.3 to reduce the rear yard setback from 40 feet to 38 feet for the construction of a new home. The request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
Staff Report

**b.** Case Number VAR 2024-002, 119 Lake Crest Circle (Northeastern lot on cul-de-sac, Dean Hutson, is requesting a Variance to Section 5-8 of the Zoning Ordinance to allow a fence five feet high in lieu of the maximum two and one-half (2 ½) feet above ground level to be permitted in the front yard. This request is in accordance with Section 10-5 of the Zoning Ordinance of the City of Madison.
Staff Report

**c.** Case Number VAR 2024-003, 117 Lake Crest Circle (Northwestern lot on cul-de-sac, David and Terri Renn, are requesting a Variance to Section 5-8 of the Zoning Ordinance

*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.*

to allow a hedge of varying height and fence approximately five and one-half (5 ½ ft) high in lieu of the maximum two and one-half (2 ½) feet above ground level to be permitted in the front yard. This request is in accordance with Section 10-5 of the Zoning Ordinance of the City of Madison.
Staff Report

**IV. Old Business**

**V. Other Business**

**VI. Adjournment**