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

Agenda
Zoning Board of Adjustment and Appeals

Thursday, June 6, 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:** May 23, 2024 Special Called Meeting
III. **Petitions and Formal Requests for Action:**

a. Case Number VAR 2024-004, 1475 Hughes Road (East side of Hughes Road, south of Bradford Farms Drive), Bridgewood Engineering is requesting three separate Variances: (1) a Variance to Section 5-15-6.2(a) of the Zoning Ordinance, which requires all parking and vehicular use area (PVA) to have perimeter landscaping; (2) a Variance to Section 5-15-6.2(b) of the Zoning Ordinance, which requires any existing paved or unpaved parking and vehicular use area to be brought into conformity with requirements for new construction if it is being expanded by more than 25 percent; and (3) a Variance to Section 5-8 to allow for fencing and hedging in the front yard to exceed the maximum permitted 2 ½ feet above ground level. These requests are in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
Staff Report

b. Case Number VAR 2024-005, 102 Kelvingrove Drive (northeastern lot on cul-de-sac), Chelsea McKinney, is requesting a Variance to Section 5-9.A of the Zoning Ordinance to allow an accessory structure to be located in the side yard. This request is in accordance with Section 10-5 of the Zoning Ordinance of the City of Madison.
Staff is requesting this item be continued to the July 11, 2024 meeting

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 Number VAR 2024-006, 117 Chad Lane (West side of Chad Lane, south of Brett Drive), Joshua and Kristen Johnson are requesting a Variance to Section 5-8 of the Zoning Ordinance to allow a solid fence approximately eight 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

d. Case Number VAR 2024-007, 142 Plaza Boulevard (North side of Plaza Blvd, west of Hughes Rd), Madison Public Library is requesting three separate Variances for a new monument sign: (1) a Variance to Section 7-11-6(d) of the Zoning Ordinance (ZO) to allow for 19.84 square feet of changeable copy area in lieu of the maximum 16.57 square feet permitted; (2) a Variance to Section 7-11-6(g) of the ZO to allow an exposed sign foundation to be constructed with a metal finished material in lieu of the required brick, stone, or wood material; and (3) a Variance to Section 7-11-6(i) of the ZO to allow for an electronic message board on property located on a road not classified as a major highway, arterial or collector road. These requests are 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