



100 Hughes Road
Madison, Alabama 35758
www.madisonal.gov

Agenda

Zoning Board of Adjustment and Appeals

Thursday, May 8, 2025

5:30 P.M.

City Council Chambers

Board Members

Brenda Buschmann, Chair
Lisa Laurendine, Vice-Chair
Scott Harbour
Damian Bianca
Ryan Brown

Supernumeraries

David Kessler
Brent Bolander

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 6, 2025
- III. **Petitions and Formal Requests for Action:**
 - a. [Case Number SE 2025-002](#), 135 Westchester Road Building B&C, NOW Soccer Academy is requesting a Special Exception to allow the continued use of Indoor Recreational in the M-1 Restricted Industrial Zoning District as authorized in Section 4-9-2 of the Zoning Ordinance. This request is in accordance with Section 10-4 of the City of Madison Zoning Ordinance.
[Staff Report](#)
 - b. [Case Number SE 2025-003](#), 147 Westchester Road Buildings E&F, NOW Soccer Academy is requesting a Special Exception to allow the continued use of Indoor Recreational in the M-1 Restricted Industrial Zoning District as authorized in Section 4-9-2 of the Zoning Ordinance. This request is in accordance with Section 10-4 of the City of Madison Zoning Ordinance.
[Staff Report](#)
 - c. [Case Number SE 2025-004 & VAR 2025-001](#), 174 Stoneway Trail, Merit Home Builder, LLC is requesting a Special Exception to permit an accessory apartment (mother-in-law suite) that will be attached to the primary dwelling and a Variance to Section 4-1-3 to

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.

reduce the required minimum 15-foot side yard setback to 10 feet for a proposed addition. This request is in accordance with Sections 10-4 and 10-5 of the City of Madison Zoning Ordinance.

[Staff Report](#)

- d. [Case Number VAR 2025-002](#), South of US Highway 72 at the intersection with Promenade Point Pkwy, Murphy Oil USA is requesting a Variance to Section 4-8-3 to allow a tapering landscape buffer between zero and 10 feet in width along the west property boundary for approximately 50 linear feet in lieu of the required minimum 20-foot buffer. The requested Variance will accommodate the development of one commercial lot for a new gas station as well as adjoining right-of-way improvements. This request is in accordance with Section 10-5 of the Zoning Ordinance.
- [Staff Report](#)
- e. [Case Number APP 2025-001](#), 116 Ketchum Way, James A. Harris, III – Watkins and Eager, PLLC is appealing the Decision of the Administrative Officer concerning interpretation or administration of Section 5-1-1 as it relates to the prohibition of a short-term rental at 116 Ketchum Way. This request is in accordance with Section 10-3 of the City of Madison Zoning Ordinance.

[Staff Report](#)

IV. **Old Business**

V. **Other Business**

VI. **Adjournment**