

# MEMORANDUM

**To:** Madisonville Board of Zoning Appeals  
**From:** Laura Smith, Planner  
**Date:** September 13, 2023  
**Subject:** September 19, 2023, Meeting of the Madisonville Board of Zoning Appeals

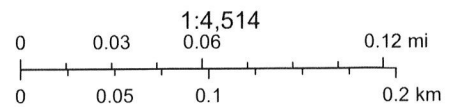
AGENDA  
MADISONVILLE BOARD OF ZONING APPEALS  
Madisonville City Hall  
Board Room  
**Tuesday, September 19, 2023**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from previous meeting
- III. Planned Agenda Items
  - A. Variance Request rear setback from 19' to 8' for 150' building expansion, i-Kon Boats, Richard Murphy, 260 Industrial Park Rd., M-1 Industrial District, Tax Map 079, Parcel 004.03, approximately 10 acres, (*BZA approved setback variance 6/20/23*);
  - B. Special Exception, expansion on parcel without principal structure, Applicant, Dwight Torbett, Pastor of Westside Baptist Church, Warren St., Tax Map 067C, Group E, Parcel 009.00 (Westside Baptist Church), Tax Map 067C, Group A, Parcel 038.00 and Parcel 038.01 (proposed expansion properties), R-1, Low Density Residential District;
- IV. Other Business
- V. Adjournment



Date: September 5, 2023

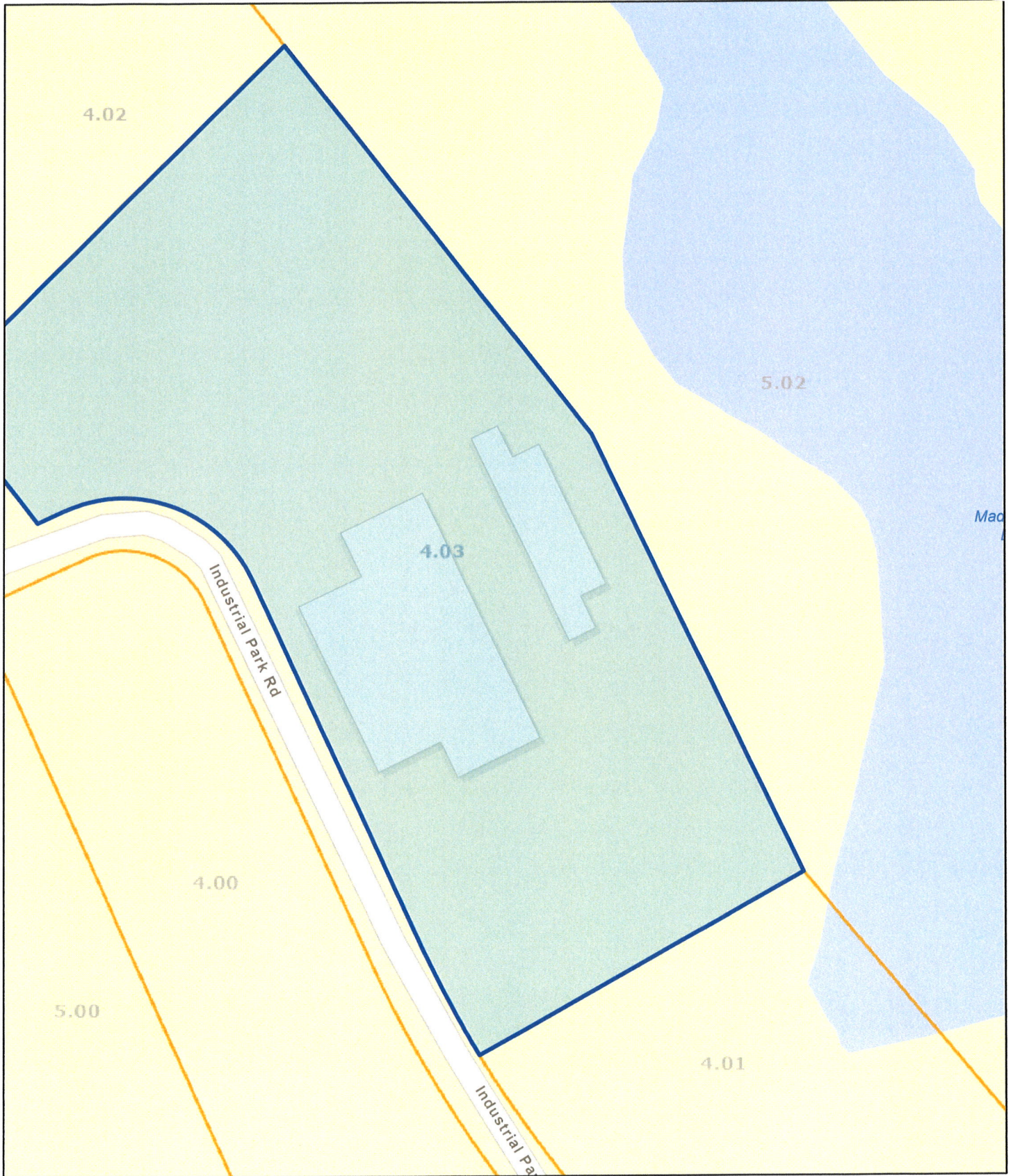
County: Monroe  
 Owner: HYDRASPORTS CUSTOM BOATS LLC  
 Address: INDUSTRIAL PARK RD 260  
 Parcel Number: 079 004.03  
 Deeded Acreage: 10  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2021



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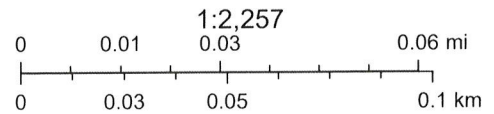
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





Date: September 5, 2023

County: Monroe  
Owner: HYDRASPORTS CUSTOM BOATS LLC  
Address: INDUSTRIAL PARK RD 260  
Parcel Number: 079 004.03  
Deeded Acreage: 10  
Calculated Acreage: 0



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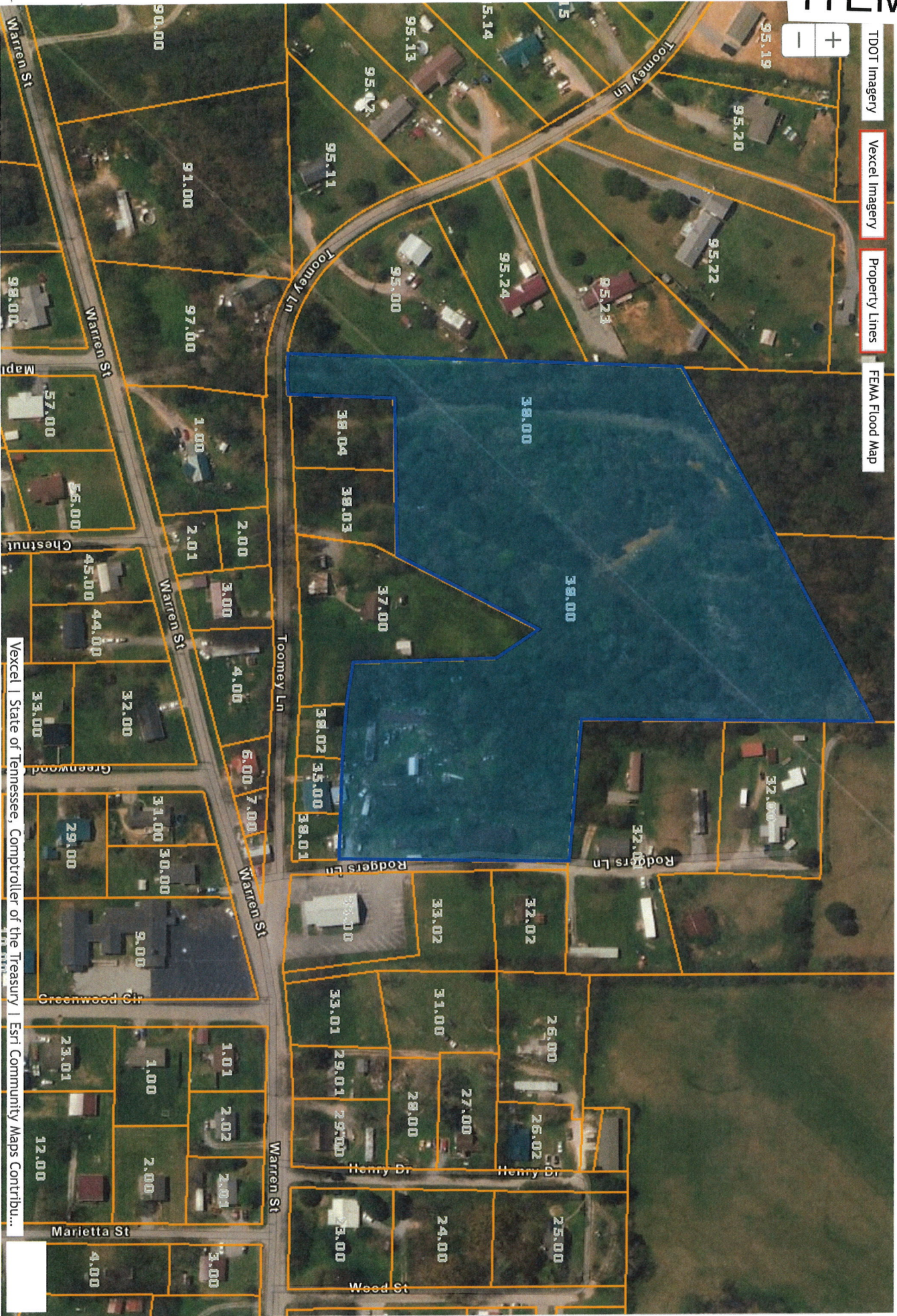
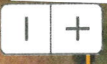




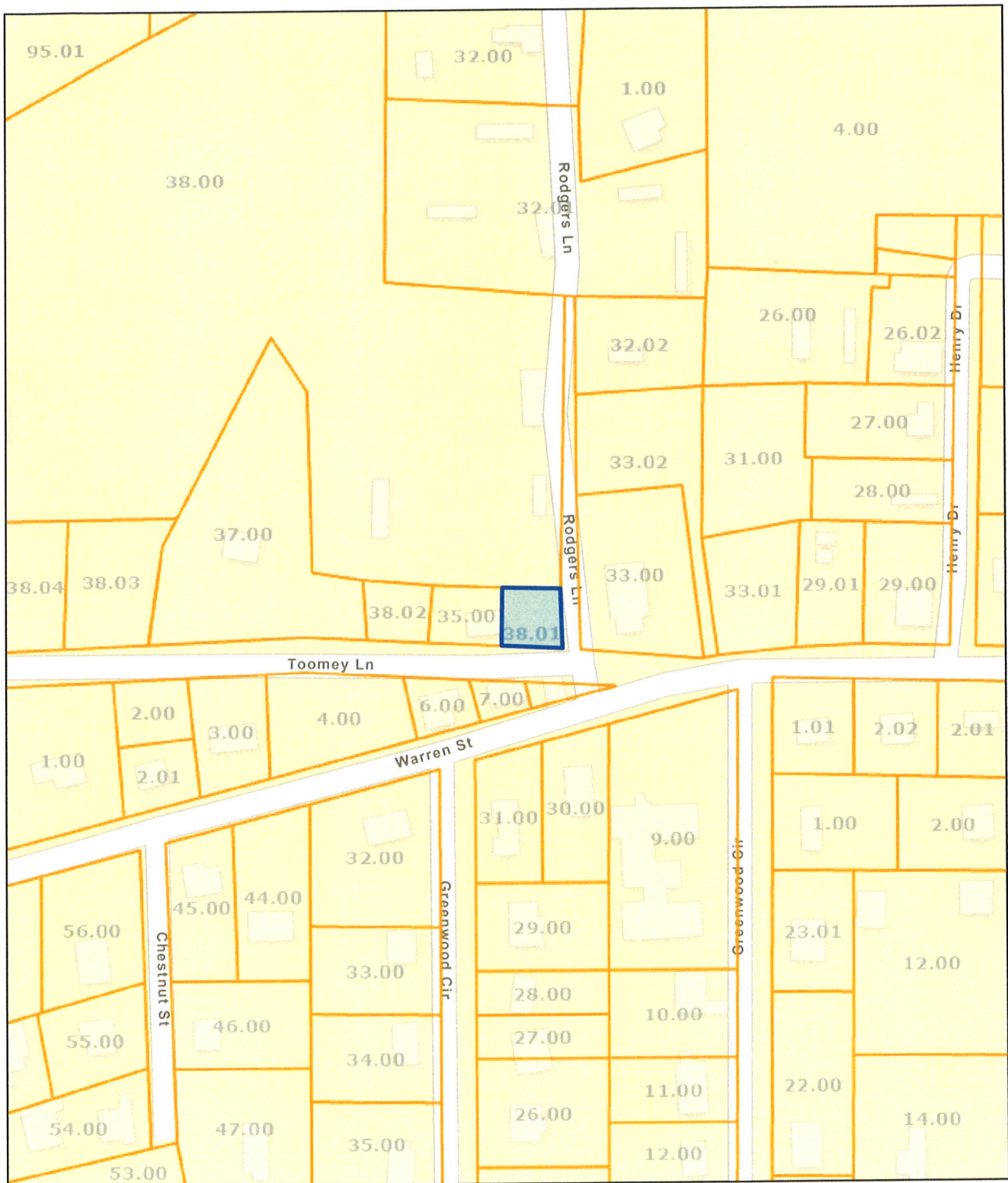




- TDOT Imagery
- Vexcel Imagery
- Property Lines
- FEMA Flood Map

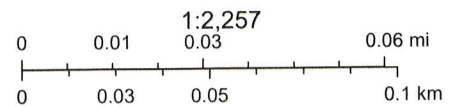






Date: September 6, 2023

County: Monroe  
Owner: MCNABB FRED ETUX JANE  
Address: TOOMEY LN  
Parcel Number: 067C A 038.01  
Deeded Acreage: 0  
Calculated Acreage: 0.11  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2021



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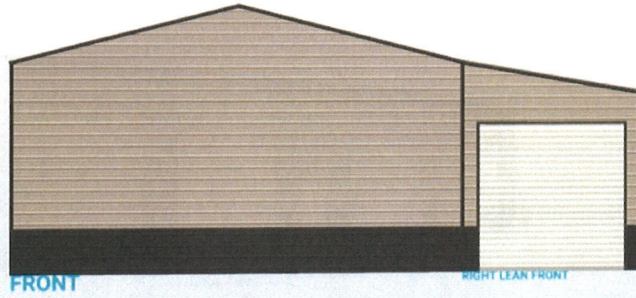
# ITEM B



42' x 60'



**BUILDING VIEW**



**FRONT**