

MINUTES
MADISONVILLE BOARD OF ZONING APPEALS
December 19, 2017

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Glenn Moser, Mayor
Linda Garrett-Hensley
Don Harrill
Jack Harrill
Susan Saunders

Members Absent

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Melissa Cross

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting of the Board of Zoning Appeals to order at 6:00 p.m.

Mayor Moser welcomed Don Harrill to the Planning Commission/Board of Zoning Appeals.

Commissioner Atkins moved to approve the August 15, 2017, Board of Zoning Appeals minutes as presented. Commissioner Wilson seconded the motion and the motion passed 7-0, with Commissioner Saunders having not yet arrived.

VARIANCE REQUEST FROM THE 15' SIDE YARD SETBACK REQUIREMENTS FOR NEW HOME CONSTRUCTION ON LOTS 40, 42, 44, AND 46 OF CIRCLE PARK SUBDIVISION, TAX MAP 056M GROUP E PARCEL 020.00, 533 THIRD STREET, LOCATED ON THE SOUTH CORNER OF THIRD STREET AND CIRCLE STREET, ZONED R-1 (Monroe County Habitat for Humanity/Melissa Cross, Applicant)

Hawk presented the request. The applicant is requesting side yard variances to accommodate their 26' and 28' wide house designs. Circle Park subdivision, which created these lots, was platted in 1910. The lots range in width from 50' to 51.44'. Per Section 11-503. Lot of Record, of the *Madisonville Zoning Ordinance*, if substandard lots of record are in single ownership, the lots are to be considered undivided parcels for the purpose of the zoning ordinance. The applicant recently purchased these parcels for the construction of Habitat Homes. A general discussion followed.

Commissioner Atkins moved to approve 4' side yard variances for Lots 40, 42, 44, and 46, which would make for an 11' side yard setback on both sides of the lots. Commissioner J. Harrill seconded the motion and the motion passed 8-0.

ADJOURNMENT

Commissioner Garrett-Hensley moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 6:13 p.m. Staff conducted a one-hour training session on "Private Property Rights".

Jonny Wilson
Secretary

1-19-18
Date