M E M O R A N D U M

To: Madisonville Regional Planning Commission

From: Laura Smith, Planner

Date: November 11, 2026

Subject: November 17, 2026, Madisonville Board of Zoning Appeals Agenda

AGENDA
Madisonville
BOARD OF ZONING APPEALS
Madisonville City Hall Board Room
Tuesday, November 17, 2026
5:00 P.M.

I. Call to Order

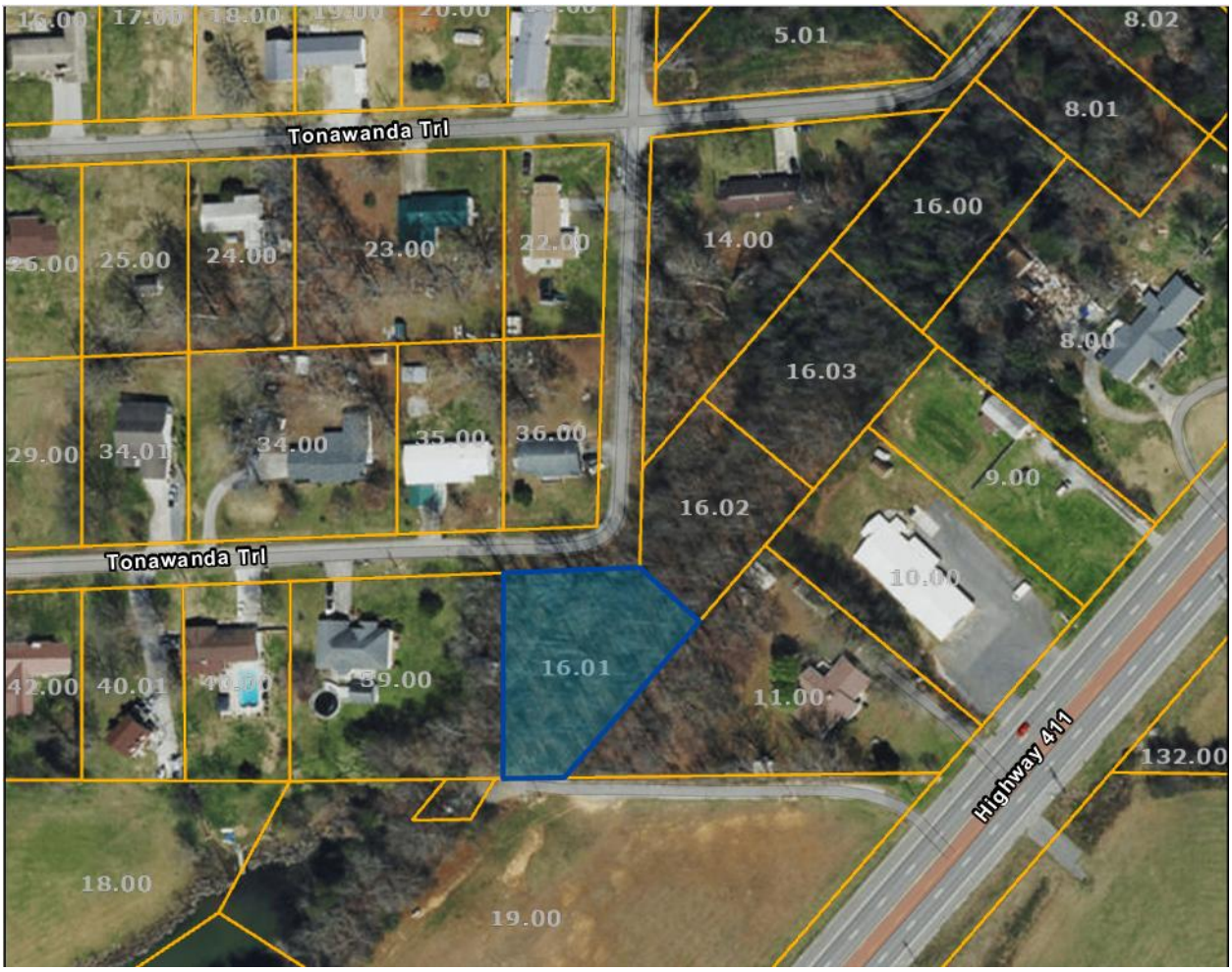
II. Approval of minutes from September 15, 2026, meeting.

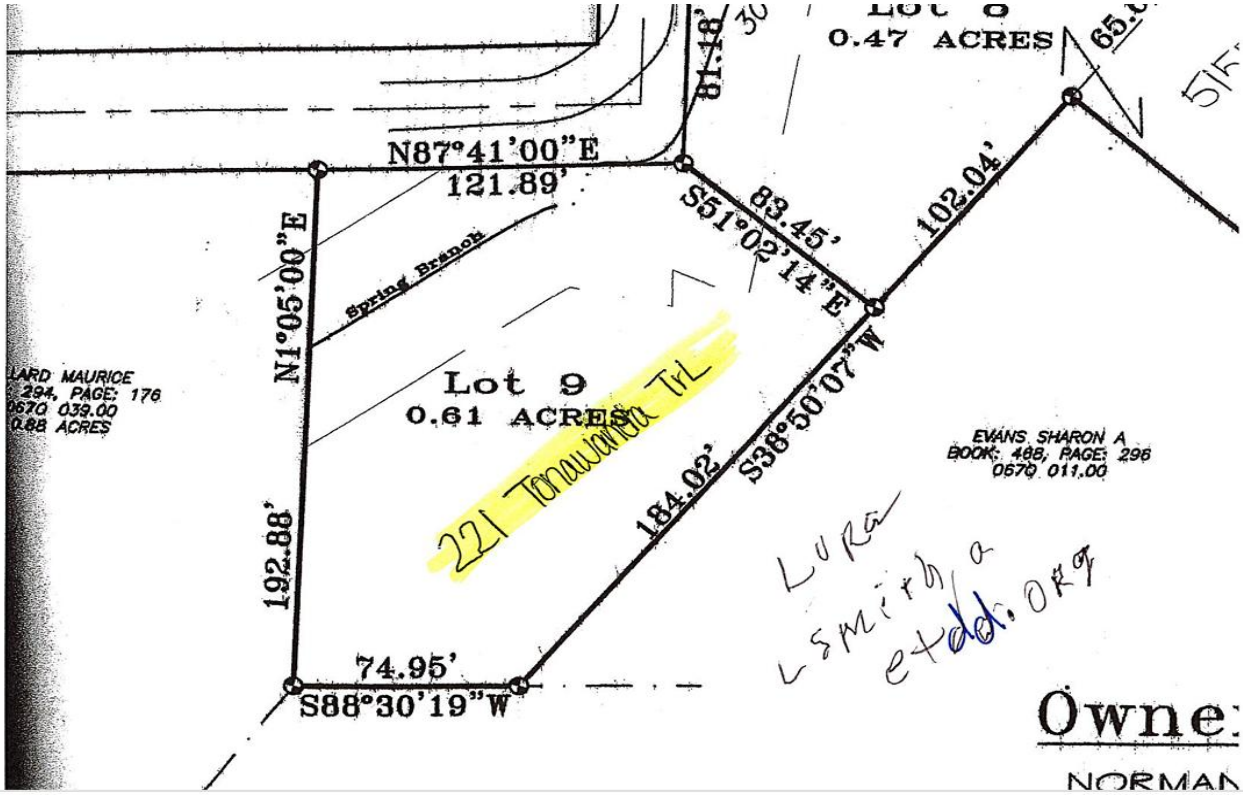
III. Planned Agenda Items

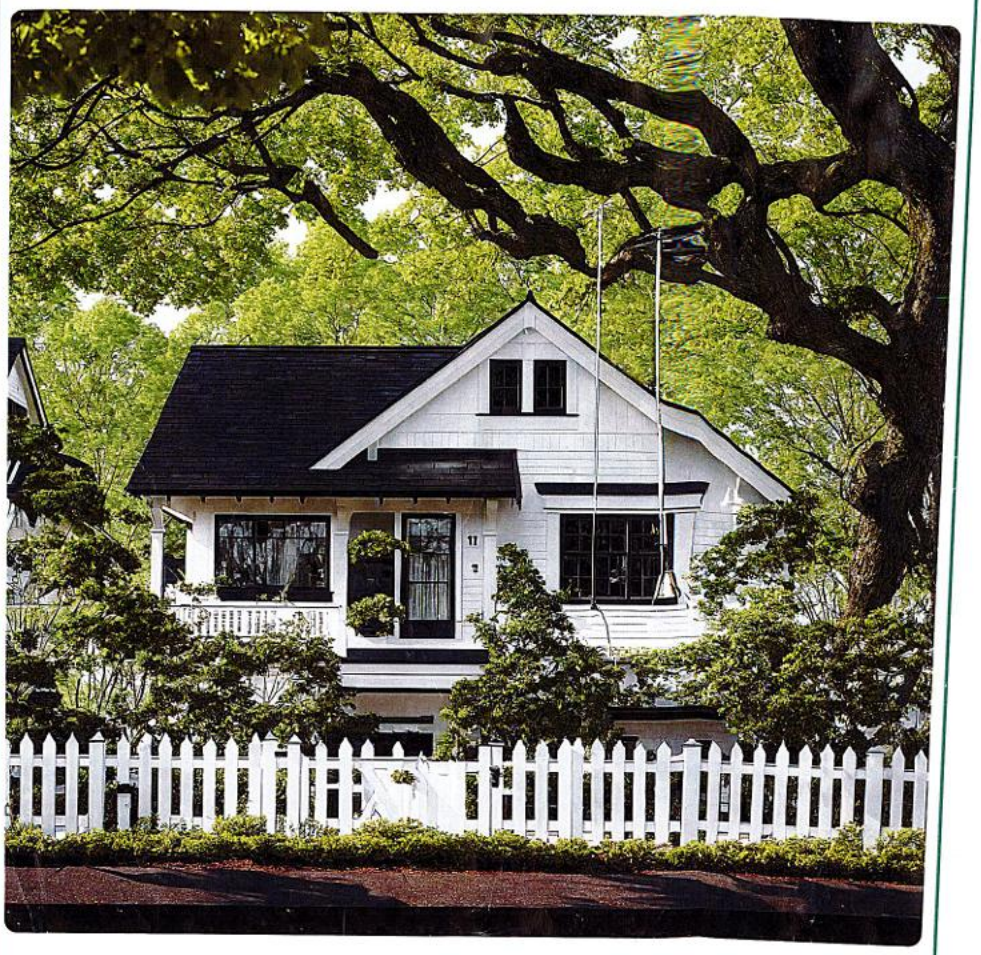
A. Variance Request, setback from 25' to 15', Applicant and Property Owner, Vernon Dan Watson, 221 Tonawanda Trail, Tax Map 067O Group C Parcel 016.01, R-1 Low Density Residential District, approximately .61 acres.

IV. Other Business

V. Adjournment


Tonawanda Trl
Tonawanda Trl
Highway 411
5.01
8.02
8.01
16.00
14.00
8.00
16.03
9.00
16.02
10.00
25.00
25.00
24.00
23.00
22.00
29.00
34.01
34.00
35.00
36.00
42.00
40.01
39.00
16.01
11.00
132.00
18.00
19.00


Lot 8
0.47 ACRES
N87°41'00"E
121.89'
N1°05'00"E
192.88'
S51°02'14"E
83.45'
102.04'
S38°50'07"W
184.02'
S88°30'19"W
74.95'
Spring Branch
Lot 9
0.61 ACRES
221 Tonawanda Trl
LARD MAURICE
294, PAGE: 176
0670 039.00
0.88 ACRES
EVANS SHARON A
BOOK: 488, PAGE: 296
0670 011.00
LURA
LSmith, a
et al. ORT
Owne
NORMAN



Exterior - Front Elevation 2 for Cottage House Plan #515-56 - 2 bed, 2 bath