

The Madison County Board of Zoning Appeals met on the above date at 9:00 A.M. with, Mary Jane Baker, Chairperson, presiding.

Members Present: Mary Jane Baker, Rick Durham, and Rex Etchison.

Also Present: Bill Maxwell, Interim Planning Director, Jeff Graham, Attorney, and Elizabeth Bruns, Board Secretary.

Members Absent: Bill Hobbs, John Simmermon

### **CURRENT BUSINESS**

1. Prayer by Member Durham
2. Pledge of Allegiance
3. Roll call taken with 2 Members Absent.
4. Member Etchison made a motion to approve the minutes of the July 23, 2013 meeting. Member Durham seconded the motion. Vote was unanimous in favor of the motion. **July Minutes Approved.**

### **NEW BUSINESS**

1. **Petition:** 2013-V-013  
**Address:** 3031 West Huntsville Road, Pendleton  
**Location:** South side of Huntsville Road, west of SR 67  
**Petitioner:** Braden Baker  
**Zoning:** R-2  
**Request:** Side setback reduction to :0", the west property line becomes the build-to-line, also requesting a ten (10) percent increase in lot coverage, and a rear yard reduction to 9.7 feet to add a garage, shop, and additional bedroom to the existing home.

Bill Maxwell presented his staff report with a favorable recommendation.

Braden Baker 719 North Pendleton Avenue. This is an old family home that my grandparents used to live in. I collect gas engines and antique cars and need some place to store them.

Member Durham made a motion to approve 2013-V-013 per Staff Recommendations (the side setback reduction to zero on the west property line, and a rear yard reduction to 9.7 feet to add the garage, shop and additional bedroom to the existing home). Member Etchison seconded the motion. Roll call taken, vote was unanimous in favor of the motion. **2013-V-013 Approved.**

## **FINDINGS OF FACT**

1. *Would the approval be injurious to the public health, safety, morals, and general welfare of the community?*

No – This will still be residential use with extra garage storage space and room built to enlarge the home.

2. *Will the requirements and development standards set forth in the district for such exception be met?*

Yes – The setbacks were set when the land was subdivided and the home and garage was already on the land.

3. *Will the proposed use subvert and permanently injure other property or uses in the same district and vicinity?*

No – The use will still be a single family residence.

4. *Will the proposed use be consistent with the character of the zoning district and the Comprehensive (Comp) Plan?*

Yes – There will be no business operated on this property, the current use will remain the same.

2. **Petition:** 2013-SU-002  
**Address:** 6529 S. Madison Avenue  
**Location:** West side of 100 W, north of I-69  
**Petitioner:** Storage Express  
**Zoning:** GC  
**Request:** Seeking approval to provide for the construction of an additional mini warehouse self storage building.

Bill Maxwell presented his staff report with a favorable recommendation.

Mike Schuler is representing the Petitioner. We are asking to build one more building and then bring the rest of the buildings up to Storage Express standards.

Director Ellis confirmed that Mr. Schuler plans to pave the graveled area; Mr. Schuler stated yes they are going to pave it.

Member Durham made a motion to approve 2013-SU-002 per staff recommendations. Member Etchison seconded the motion. Roll call taken, vote was unanimous in favor of the motion. **2013-SU-002 Approved.**

**FINDINGS OF FACT**

1. *Would the approval be injurious to the public health, safety, morals, and general welfare of the community?*

No – This property has several mini warehouses already in use.

2. *Will the requirements and development standards set forth in the district for such exception be met?*

Yes – The surrounding property is business.

3. *Will the proposed use subvert and permanently injure other property or uses in the same district and vicinity?*

No – This just adds another building like the ones that have been there for several years.

4. *Will the proposed use be consistent with the character of the zoning district and the Comprehensive (Comp) Plan?*

Yes – It is a general business.

**MISCELLANEOUS – None Presented**

Adjournment: 9:14:28 A.M.

---

Mary Jane Baker, Chairman

---

Elizabeth Bruns, Board Secretary