#### Minutes

## MADISON CITY BOARD OF ZONING APPEALS

The City of Madison Board of Zoning Appeals held a regular meeting on Monday, March 10, 2025, at 6:00 p.m. in City Hall. Scott Baldwin presided over the meeting with the following additional Board Members present: Mark Acosta, Nancy Burkhardt, Rick Farris, and Karl Eaglin. Also present: Nicole Schell; Director of Planning and Joe Jenner; Attorney.

# Minutes:

There were no corrections or additions to the February 10, 2025, meeting minutes. K. Eaglin made the motion to approve the February 10, 2025, minutes – Seconded by R. Farris - Unanimous Consent Vote – Final vote is five (5) in favor and none against – Motion carries.

Minutes for February 10, 2025, approved in accordance with the motion and vote.

#### Renewals:

- Steve Buchanan Conditional Use Permit for a four (4) bay self-service carwash. Location: 814 W Third St
   Zoned: Local Business (LB) One-Year Renewal
- Sedam Contracting, LLC Conditional Use Permit for a location to accept dirt, concrete, asphalt for reuse/recycle; sales of stone, sand, landscaping products; and rental of construction equipment and supplies.
  Location: 2910 Wilson Ave
  Zoned: Light Manufacturing (M-1)

on: 2910 Wilson Ave

Zoned: Light Manufacturing (M-1) One-Year Renewal

 Cory Hankins & Erin Dickerson – Conditional Use Permit to allow for camping and other similar uses during festival weekends and other holidays and events. Location: 502, 504, and 510 E Vaughn Dr Zoned: Open Space (OS)

One-Year Renewal

Albertson Investment Group – Conditional Use Permit for a short-term rental and seasonal home for the owner.
 Location: 1017 Park Ave
 Zoned: Historic District Residential (HDR)

One-Year Renewal

S. Baldwin made the following motions:

- 1. Renewals one and two (Steve Buchanan and Sedum Contracting) be approved as they had paid their fees.
- 2. Renewal three (Cory Henkins and Dickerson) requires a letter to notify them of an expired permit but was subject to renewal upon fee payment by the next meeting.
- 3. Renewal four had complications, as renewal communication was undeliverable, the board instructs staff to investigate ownership status before proceeding further.

R. Farris seconded the first motion, K. Eaglin seconded the second motion, and N. Burkhardt seconded the third motion – Unanimous Consent Vote – Final vote is five (5) in favor and none against – Motions Carry.

Renewals #1-2 were renewed in accordance with the motion and vote.

## New Applications:

 BZVD-25-4: Tom Pritchard – Variance from Development Standards for setbacks for construction of detached garage. Applicant is requesting a two-foot setback on the west lot line. Location: 822 W Third St
 Zoned: Historic District Residential (HDR)

Staff informed the board that notification letters were not sent. S. Baldwin made the motion to table the application – Seconded by R. Farris – Roll Call Vote – all ayes - Final Vote is five (5) in favor and none against – Motion Carries.

# Application BZVD-25-4*was tabled in accordance with the motion and vote.*

2. BZVCU-25-5: Rodney Pettit – Conditional Use Permit for Category 130 Apartments.

Location: 1630 Washington Ave Zoned: Medium Density Residential (R-8)

No representative for this application appeared before the board. A resident raised concerns about parking and drainage, emphasizing that stormwater runoff from the development could negatively affect their property. S. Baldwin made the motion to table the application – Seconded by N. Burkhardt – Roll Call Vote – all ayes - Final Vote is five (5) in favor and none against – Motion Carries.

# Application BZCU-25-5 was tabled in accordance with the motion and vote.

3. **BZVD-25-5**: Angela Koehler – Variance from Development Standards for lot area smaller than 1 acre and lot width less than 150-ft.

Location: 2156 N. K Rd.

Zoned: Residential Agriculture (RA)

No representative for this application appeared before the board. S. Baldwin made the motion to table the application – Seconded by N. Burkhardt – Roll Call Vote – all ayes - Final Vote is five (5) in favor and none against – Motion Carries.

# Application BZVD-25-5 was tabled in accordance with the motion and vote.

4. **BZVCU-25-2**: Angela Koehler – Conditional Use Permit for Section 7.00: Short Term Rental. Location: 2156 N. K Rd. Zoned: Residential Agriculture (RA)

No representative for this application appeared before the board. S. Baldwin made the motion to table the application – Seconded by N. Burkhardt – Roll Call Vote – all ayes - Final Vote is five (5) in favor and none against – Motion Carries.

Application BZCU-25-2 was tabled in accordance with the motion and vote.

# Old Business:

 Mike Anderson – Conditional Use Permit for a tattoo studio. Location: 408/418 Mulberry St
 Zoned: Central Business District (CBD) One-Year Renewal

The board revisited a previous conditional use application for a tattoo parlor located at 408-418 Mulberry Street, determining the establishment's operational status and pending sale. S. Baldwin made the motion to give the staff another month to determine if the business will still be located at 408/418 Mulberry St. – Seconded by N. Burkhardt – Roll Call Vote - Final Vote is five (5) in favor and none against – Motion carries.

No further business brought before the Board.

N. Burkhardt made the motion to adjourn – Seconded by M. Acosta – Unanimous Consent vote – Final vote is five (5) in favor and none against – Motion Carries.

The meeting adjourned at 6:11 p.m. in accordance with the motion and vote.

BY ORDER OF THE CITY OF MADISON BOARD OF ZONING APPEALS

Scott Baldwin, Chairman

Nicole Schell, Secretary/Director of Planning