

**MINUTES  
MADISONVILLE  
BOARD OF ZONING APPEALS  
May 21, 2024**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Casey Davis	Laura Smith, Planner
Ed Dawson		Greg Altum, The Buzz
Jay Howard		Kevin Standridge, Codes Enforcement
Gus Davis, Mayor		
James Lee		
Linda Garrett-Hensley		
Scott Hunt		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairperson, James Lee called the meeting to order at 5:00 p.m. The minutes of the February 15, 2024, meeting were unanimously approved on a motion by Mayor, Gus Davis seconded by Marilyn Atkins.

VARIANCE REQUEST, SIDE SETBACKS, FROM REQUIRED 15' TO 12' EACH SIDE TO PLACE 34' WIDE DOUBLE-WIDE ON PROPERTY WHICH IS APPROXIMATELY 60' WIDE, APPLICANT AND PROPERTY OWNER, JAMES LEE FOR LEE ENTERPRISES, 417 OKLAHOMA ST., TAX MAP 06K, GROUP B, PARCEL 004.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .23 ACRES.

James Lee recused himself and presented the requests for variances. He stated that the existing lot is 60' wide and 150' deep and he proposes building a 1,400 square foot stick-built house, 34' wide with vinyl siding which will front on Oklahoma St. He requests side setback variances of 12' instead of 15' to build the 34' wide house. Kevin Standridge stated he had been out to property and recommended the stick-built house instead of a modular home.

ACTION

Jay Howard moved to approve which was seconded by Scott Hunt and approved unanimously.

VARIANCE REQUEST FROM SITE SETBACKS, REQUIRED 15' SIDE YARD TO 10' SIDE YARD, TO PLACE 24' WIDE, DOUBLE WIDE, LOT WIDTH APPROXIMATELY 50', R-1 MINIMUM LOT WIDTH 75' AND 10,000 SQUARE FEET LOT AREA, APPLICANT, JAMES LEE, PROPERTY OWNERS, ROBERT AND BILLIE JOYCE BRUNNER, OKLAHOMA ST., TAX MAP 067F, GROUP C, PARCEL 027.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROX. .17 ACRES

Mr. Lee stated that there the existing lot is 50' wide and there had been a dwelling on the property. He proposes a 24' wide stick-built house which would leave 13' on each side for setbacks and requests variances.

ACTION

Mr. Hunt moved to approve which was seconded by Mr. Dawson and approved unanimously.

VARIANCE REQUEST FROM SIDE SETBACKS, REQUIRED 15' SIDE TO 10' SIDE YARD, TO PLACE 24' WIDE, DOUBLE WIDE, LOT WIDTH APPROXIMATELY 50', R-1 MINIMUM LOT WIDTH 75' AND 10,000 SQUARE FEET LOT AREA, APPLICANT, JAMES LEE, PROPERTY OWNERS, ROBERT AND BILLIE JOYCE BRUNNER, OKLAHOMA ST., TAX MAP 067F, GROUP C, PARCEL 028.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROX. .17 ACRES

As with the request above, Mr. Lee stated that the existing lot is 50' wide and there had been a dwelling on the property. He proposes a 24' wide stick-built house which would leave 13' on each side for setbacks.

ACTION

Mr. Hunt moved to approve which was seconded by Mr. Dawson and approved unanimously.

ADJOURNMENT

The meeting adjourned at 5:10 p.m.



Secretary

3-17-26

Date