



MINUTES OF THE PLANNING & ZONING COMMISSION
160 N. Main Street, Suite 400 (Public Safety Building, Meeting Hall)
February 18, 2020, 5:30 PM

Attendance: Hurt, Nolan-Kuperberg, Terrell-Alexander, and Wyatt; Staff – Jaeck; Council Member Joyce

Terrell-Alexander noted a quorum was present and called the called meeting to order at 5:37 PM.

ITEM/ISSUE	DISCUSSION/ACTION
Minutes	<ul style="list-style-type: none">• Motion by Nolan-Kuperberg to adopt minutes of the November 19, 2020 regular meeting; second by Wyatt; vote to approve the motion unanimous (3-0).
2020.002.VAR 036 087A East Avenue	<p>Jaeck explained the applicant is requesting a variance of 150 feet (which exceeds the 205 feet initially sought at time of application) for the front build line. Currently, the front build line would be 305 feet. The building envelope (area where a house can be built) lies almost entirely within the flood zone. The applicant cannot build any structure within the flood zone per the City of Madison Zoning Ordinance. By placing the front build line 150 feet the applicant will be able to build and avoid any future fluctuations of the flood zone, which is redrawn periodically to reflect changes that occur over time.</p>
	<p>There was no public comment. Terrell-Alexander asked if the property was a legally recorded lot of record. Jaeck informed her that it had been divided legally from the property to the west and met the standards of the Estate Residential District (R).</p>
	<p>Motion by Wyatt to recommend approval request to grant a variance to set the front build line to 150 feet based on the application, public hearing, and discussion, and considering applicable standards as presented; second by Hurt; vote to approve the motion unanimous (3-0).</p>

With no further business, the meeting was adjourned at 5:47 PM.