



BOARD OF ZONING ADJUSTMENT

AGENDA

January 27, 2015

TABLE OF CONTENTS

MINUTES NOVEMBER 25, 2014

MEMBERS PRESENT: Chairman, George Barran Messrs., Mr. Eddie Pike, Mr. Greg Dobbs
Mr. Larry Waye and Ms. Frances Tate

SUPERNUMERARIES: Mr. Charles Taylor

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Herman Marks, City Attorney
Mr. Chip Alexander, Asst. City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
Ms. Judy Bosworth, Recorder

Chairman George Barran called the meeting to order at 4:00 p.m. in the Council Chambers at City Hall. Mr. Bob Sims called the roll.

Ms. Frances Tate moved to **approve** the minutes of the October meeting as printed. Mr. Greg Dobbs seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

CASE NO 1

Application of Phyllis Smith for an appeal of an Administrative Decision from Section 25-11.2 of the Zoning Ordinance to have an administrative office for a residential cleaning business at 916 5th Ave SE, Unit B, property located in a RD Redevelopment Zoning District.

Ms. Phyllis Smith presented this case to the Board. Ms. Smith stated she would like an administrative office for a cleaning business. Ms. Smith also stated the owner was aware of her request and had no problem with her having a cleaning business.

Mr. Larry Waye stated there could be no employees coming to her home to meet for work, and there would only be a few cleaning supplies allowed at the home.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Karen Smith stated this request was for an administrative office in a RD Redevelopment Zoning District; therefore, the Building Codes should come into effect. Mrs. Karen Smith also stated this is not really a home occupation because of the type zoning, therefore the Planning Department would recommend denial.

Mr. Greg Dobbs asked if the RD District was technically a business classification and therefore would potentially need to meet the building codes?

Mr. Sims of the Building Department stated this is an office in a residential structure located in a business class and should be brought up to code.

Chairman, George Barran explained to the applicant her home is located in a RD District which is also a Business District but he felt the Board could work with having an administrative office in this location.

Mr. Larry Waye moved to approve this appeal of an Administrative Decision as submitted with the understanding no employees could come to the home and no supplies could be stored other than regular house-hold supplies. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 2

Application and appeal of Marlon Birdsong for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell dresses on-line at 2908 Ashville Dr SW, property located in a R-2 Single-Family Zoning District.

This case was moved to the end of the docket when no one came forward to present the case when called.

CASE NO 3

Application and appeal of Annie Balentine for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a residential cleaning business at 403 7th Ave NW, property located in a R-4 Multi-Family Zoning District.

This case was moved to the end of the docket because no one came forward to present the case when called.

CASE NO 4

Application and appeal of Chris Armor for a 7.5 foot rear-yard setback variance to Section 25-11 of the Zoning Ordinance in order to be allowed to keep the structure at 812 Bradley St SW, property located in a B-1 Business Zoning District.

Mr. Chris Armor presented this case to the Board. Mr. Armor stated he was requesting reinstatement of the variance that was previously relinquished. Mr. Armor also stated the building is now completed and the building final inspection has been performed by the Building Department.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

Mr. Eddie Pike moved to approve this request as submitted. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 5

Application and appeal of Ken Lett for a use permitted on appeal to Section 25-12.1 of the Zoning Ordinance to be able to manufacture popcorn at 3504 Danville Rd SW, property located in a AG-2 Zoning District.

Mr. Ken Lett presented this case to the Board. Mr. Lett stated he purchased a commercial building and wanted to manufacture popcorn for wholesale purposes. Mr. Lett also stated he would employ three or four persons to help with the operation.

Mr. Sims stated the Building Department would recommend approval with caution to Mr. Lett that this business does not develop into a large scale operation.

Mrs. Smith stated the Planning Department would agree with the Building Department as long as there were no retail sales.

Mr. Larry Waye moved to approve this request with the condition there be no on-site sales or retail sales for this business. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 6

Application and appeal of Dr. Paul Bishop for a variance to Section 25-16(6) of the Zoning Ordinance to allow double loaded parking spaces for employees only to be included in the parking calculations at 431 Johnston St SE, property located in a B-2 General Business Zoning District.

Mr. John Underwood of Shoal Architects represented Dr. Paul Bishop and presented this case to the Board. Mr. Underwood stated the application presented to the Board requested double loaded parking but they actually just need one more parking space.

Chairman, George Barran asked if they would be happy with a one space variance. Mr. Underwood stated, "yes".

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval.

Mr. Eddie Pike moved to approve this variance request as submitted. Mr. Larry Waye seconded the motion. On a roll-call vote, the motion carried.

CASE NO 2

Application and appeal of Marlon Birdsong for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell dresses on-line at 2908 Ashville Dr SW, property located in a R-2 Single-Family Zoning District.

This case was called again. Mr. Birdsong presented this case to the Board. Mr. Birdsong stated he was seeking an administrative office to have an on-line boutique to sell clothing. Mr. Birdsong also stated he would store a small amount of inventory but would be using only one room for his administrative office.

Ms. Frances Tate cautioned Mr. Birdsong to be careful not to stockpile items and also stated no employees could come to the home.

Mr. Sims of the Building Department and Mrs. Smith of the Planning department both stated they would recommend approval.

Mr. Eddie Pike moved to approve this home occupation as submitted. Mr. Larry Waye seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3

Application and appeal of Annie Balentine for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a residential cleaning business at 403 7th Ave NW, property located in a R-4 Multi-Family Zoning District.

This case was called again and then dismissed by the Board when no one came forward to present the case.

The meeting adjourned at 4:23

Chairman, George Barran

MINUTES SPECIAL CALLED MEETING DECEMBER 16, 2014

MEMBERS PRESENT: Chairman George Barran, Messrs., Mr. Larry Waye, Mr. Greg Dobbs and Ms. Frances Tate

SUPERNUMERARIES: Mr. Charles Taylor and Ms. Sally Jo Green
Mr. Charles Taylor sat for the voting

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Herman Marks, City Attorney
Mr. Chip Alexander, Asst. City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
Ms. Judy Bosworth, Recorder

Chairman George Barran called the meeting to order at 9:00 a.m. in the Council Chambers at City Hall. Mr. Bob Sims called the roll.

CASE NO 1

Application and appeal of Tommy Scott for a use permitted on appeal to Section 25-110(a) to have a temporary seasonal business to sell produce at 214 6th Ave SE, property located in a B-2 General Business Zoning District.

Mr. Tommy Scott of 2163 Scott Rd, Hazel Green Alabama presented this case to the Board. Mr. Scott stated they wanted to have a temporary seasonal business in order to sell produce and Christmas Baskets.

Mr. Wally Terry stated to the Board he wanted to give the Board some facts about this case and why it was necessary for the case to come before the Board. Mr Terry stated that Mr. Tommy Scott had a growers permit. For many years Mr. Scott grew the produce and Mr. Letson would sell the produce at the Farmers Market during the summertime months. However, with the Farmers Market being closed for the winter, they needed a place to sell their produce during the off season. Mr. Terry further explained the reason this case was coming before the Board at this time was due to a zoning issue that had not been handled in past years. Additionally, Mr. Terry stated this request was for a ninety day one-time a year temporary occupancy; they would have to reapply each year if they wanted consideration to sell produce at the above location; however, approval is not guaranteed. Additionally, Mr. Terry stated if anyone else wanted to sell from the same location, they also would have to come before the Board.

Mr. Terry stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval for one grower.

Mr. Larry Waye moved to approve this request as submitted for one grower. Ms. Frances Tate seconded the motion. On a roll-call vote, the motion carried.

The meeting adjourned @ 9:04

Chairman, George Barran

AGENDA JANUARY 27, 2015

CASE NO 1

Application and appeal of Theatis French III for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an event planning business at 1614 Marion St SW, property located in a R-3 Single-Family Zoning District.

CASE NO 2

Application and appeal of Ricky Mason for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell T-Shirts on-line and by phone at 1216 Cloverdale Ave SW, property located in a R-2 Single-Family Zoning District.

CASE NO 3

Application and appeal of Kelley Schultz for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a mobile optical retail business at 1214 Fremont St SW, property located in a R-2 Single-Family Zoning District.

CASE NO 4

Application and appeal of Nisha Patel for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for on-line jewelry sales at 1218 Goldridge Dr SW, Apt 3, property located in an R-4 Multi-Family Zoning District.

CASE NO 5

Application and appeal of Laura Kirk for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an on-line retail business at 2710 Ashville Dr SW, property located in a R-2 Single-Family Zoning District.

CASE NO 6

Application and appeal of Lynne Carver for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for on-line book sales at 3113 Burningtree Mtn Rd SE, property located in a R-1 Single-Family Zoning District.

CASE NO 7

Application and appeal of Tyler Weatherford for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning

Ordinance to have an administrative office for a foreclosure clean up business at 50 Wilson ST NE Apt 221-A, property located in an R-4 Multi-Family Zoning District.

CASE NO 8

Application and appeal of Reginald Gibbs for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a mobile DJ service at 1839 West Brownstone Ct SW, property located in a R-6 Planned Residential Development District.

CASE NO 9

Application and appeal of Deanna Terry Cox for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a residential cleaning service at 3506 Sierra Dr SW, property located in a R-2 Single-Family Zoning District.

CASE NO 10

Application and appeal of Sherry Lowery for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for on-line and off-site jewelry sales at 2021 Duncansby Dr SW, property located in a R-2 Single-Family Zoning District.

CASE NO 11

Application and appeal of Kevin Breuers for a use permitted on appeal from Section 25-2(1) of the Zoning Ordinance in order to construct a steel building in the side yard at 3821 Rural Grove Rd SE, property located in an AG-1 Agricultural Zoning District.

CASE NO 12

Application and appeal of Pugh Wright McAnally, Inc. for a use permitted on appeal from Section 25-2(1) of the Zoning Ordinance in order to construct a detached garage in the side yard at 3720 South Woodtrail Rd SW, property located in an AG-1 Agricultural Zoning District.

CASE NO 13

Application and appeal of J. Robert Fite for a 25 foot setback variance from Section 25-78 of the Zoning Ordinance in order to erect a sign at 1210 14th Ave SE, property located in a MC Medical Zoning District.

CASE NO 14

Application and appeal of Pugh Wright McAnally, Inc. for two variances from Section 25-78 of the Zoning Ordinance in order to erect a sign at 133 4th Ave NE., property located in a B-5 Central Business Zoning District.

- 1) Requesting a 21 foot setback variance from 4th Ave NE
- 2) Requesting a 17.37 foot setback variance from Holly St NE.



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Theotis French III
 MAILING ADDR: 1614 Marion ST. SW
 CITY STATE ZIP: Decatur, AL. 35601
 PHONE: 256 653-1424

PROPERTY OWNER: Theotis French III
 OWNER ADDR: 1614 Marion ST SW.
 CITY STATE ZIP: Decatur, AL. 35601
 OWNER PHONE: 256 653-1424

ADDRESS FOR APPEAL: 1614 Marion ST. SW

NATURE OF APPEAL:

- ☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

*****Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

OFFICE
Administrative activities Related To the Business of
EVENT PLANNING. This is a home Based Business
That will Rely heavily on the Internet and social
media to generate Business

APPLICANT SIGNATURE:

Theotis French III

PRINT NAME: Theotis French III

DATE: 12-5-2014

OFFICE USE ONLY:

RECEIVED BY: Cindy

ZONING DISTRICT: R-2

HEARING DATE: Jan. 27th at 4:00pm

APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 1 1614 MARION ST SW

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: _____

Theresa French

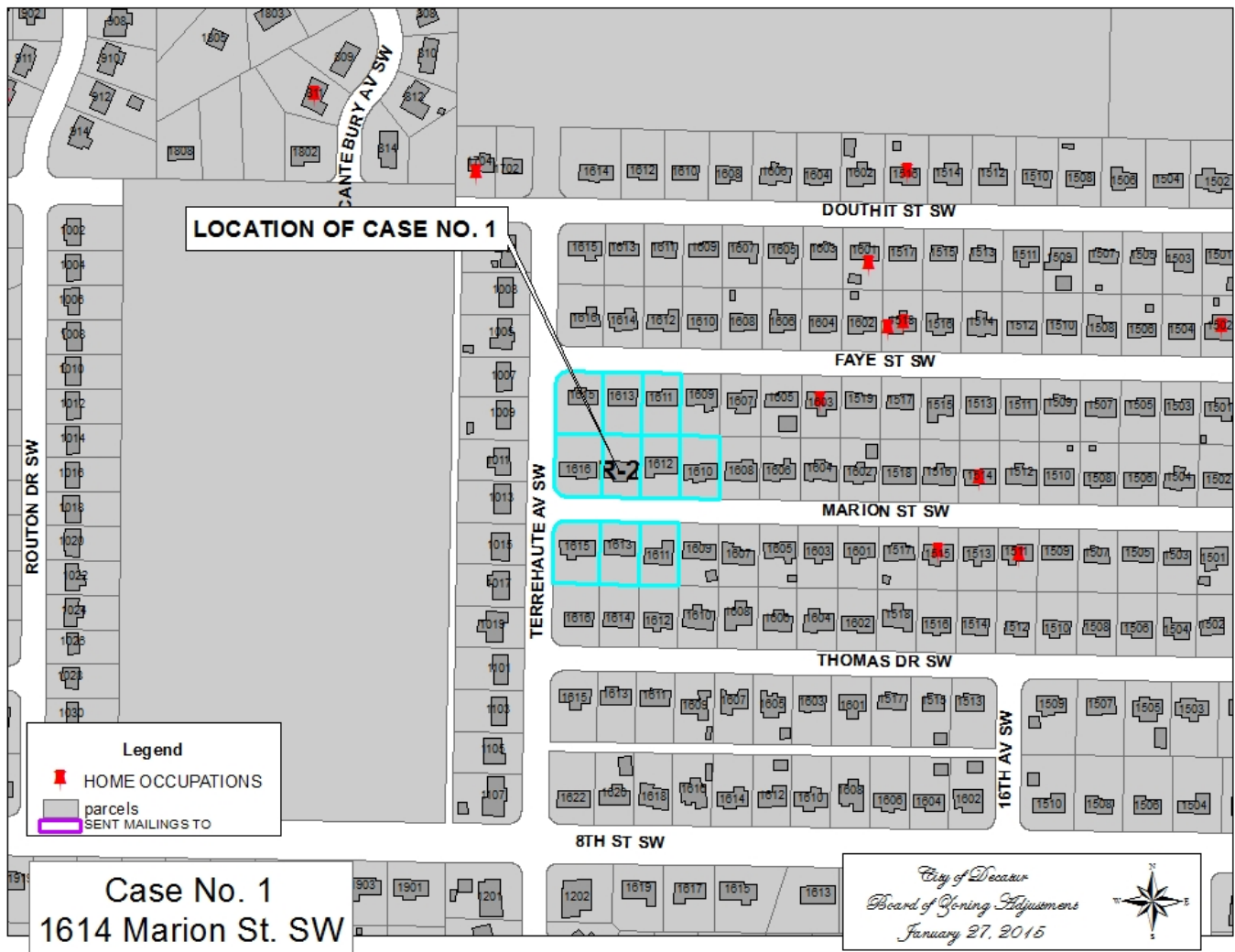
DATE: _____

12-5-2014

ADDRESS: _____

*1614 Marion ST. SW
Decatur, AL 35601*

QUESTIONNAIRE



LOCATION MAP 1614 MARION ST SW



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Mike L. MasonMAILING ADDR: 1216 Cloverdale Ave SWCITY STATE ZIP: Decatur AL 35601PHONE: 256-318-0699PROPERTY OWNER: Mike L. MasonOWNER ADDR: 1216 Cloverdale Ave SWCITY STATE ZIP: Decatur ALOWNER PHONE: 256-318-0699ADDRESS FOR APPEAL: 1216 Cloverdale Ave SW Decatur AL 35601

NATURE OF APPEAL:

- ☒ HOME OCCUPATION
 ☐ SETBACK VARIANCE
 ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL
 ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER
 ☐ SURVEY FOR VARIANCES ATTACHED
 ☐ DRAWINGS FOR VARIANCES ATTACHED

***** Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

I want to use my Home as Administration office
to sale T-shirts. buisness be conducted by Phone/
Computer. NO Traffic in or out of house.

APPLICANT SIGNATURE:

Mike L. MasonPRINT NAME: Mike L. MasonDATE: 12/1/14

OFFICE USE ONLY:

RECEIVED BY: CindyZONING DISTRICT: R-20HEARING DATE: Jan. 27th, 2015 4:00pm.

APPROVED/DISAPPROVED: _____

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CASE NO 2 1216 CLOVERDALE AVE SW

HOME OCCUPATION QUESTIONS

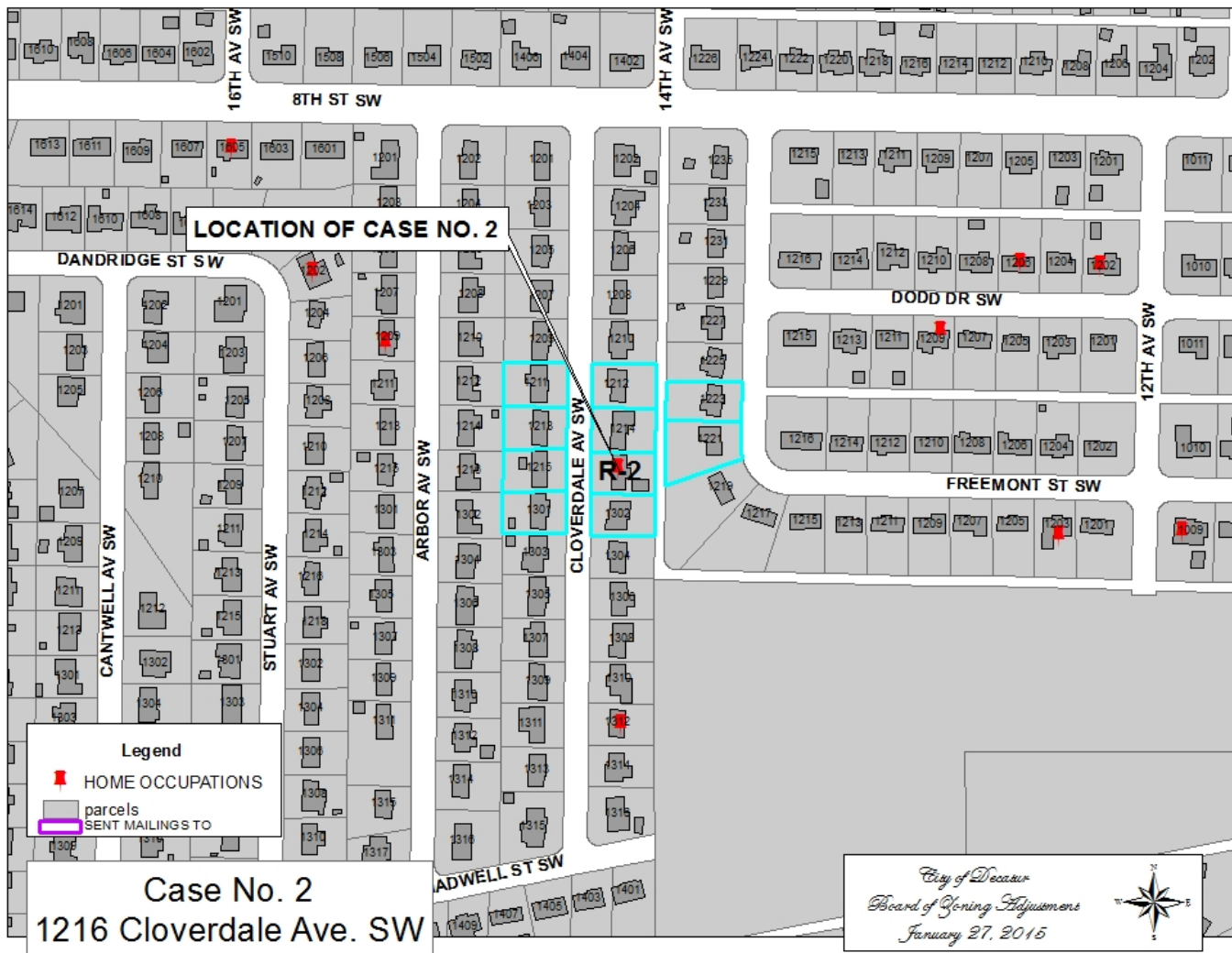
CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☒ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: Richie L. Mason DATE: 12/1/14

ADDRESS: 1216 Cloverdale AVE S.W. Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 1216 CLOVERDALE AVE SW



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Kelley Schultz
 MAILING ADDR: 1214 Fremont St SW
 CITY STATE ZIP: Decatur, AZ 35601
 PHONE: 256-318-8306

PROPERTY OWNER: Kelley Schultz
 OWNER ADDR: 1214 Fremont St SW
 CITY STATE ZIP: Decatur, AZ 35601
 OWNER PHONE: 256-318-8306

ADDRESS FOR APPEAL: 1214 Fremont St SW, Decatur, AZ 35601

NATURE OF APPEAL:

- ☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

*****Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

part time retail and
mobile retail optical, home based office
provide service to honeband, rehabs
centers, etc. to replace lost, broken eyewear
- 5 year plan to open store front

APPLICANT SIGNATURE:

Kelley Schultz

PRINT NAME: Kelley Schultz

DATE: 12-3-14

OFFICE USE ONLY:

RECEIVED BY: Cindy

ZONING DISTRICT: R-2

HEARING DATE: January 27th at 4:00pm

APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 3 1214 FREEMONT ST SW

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☒ NO ☐
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: _____

Kelly Schultz

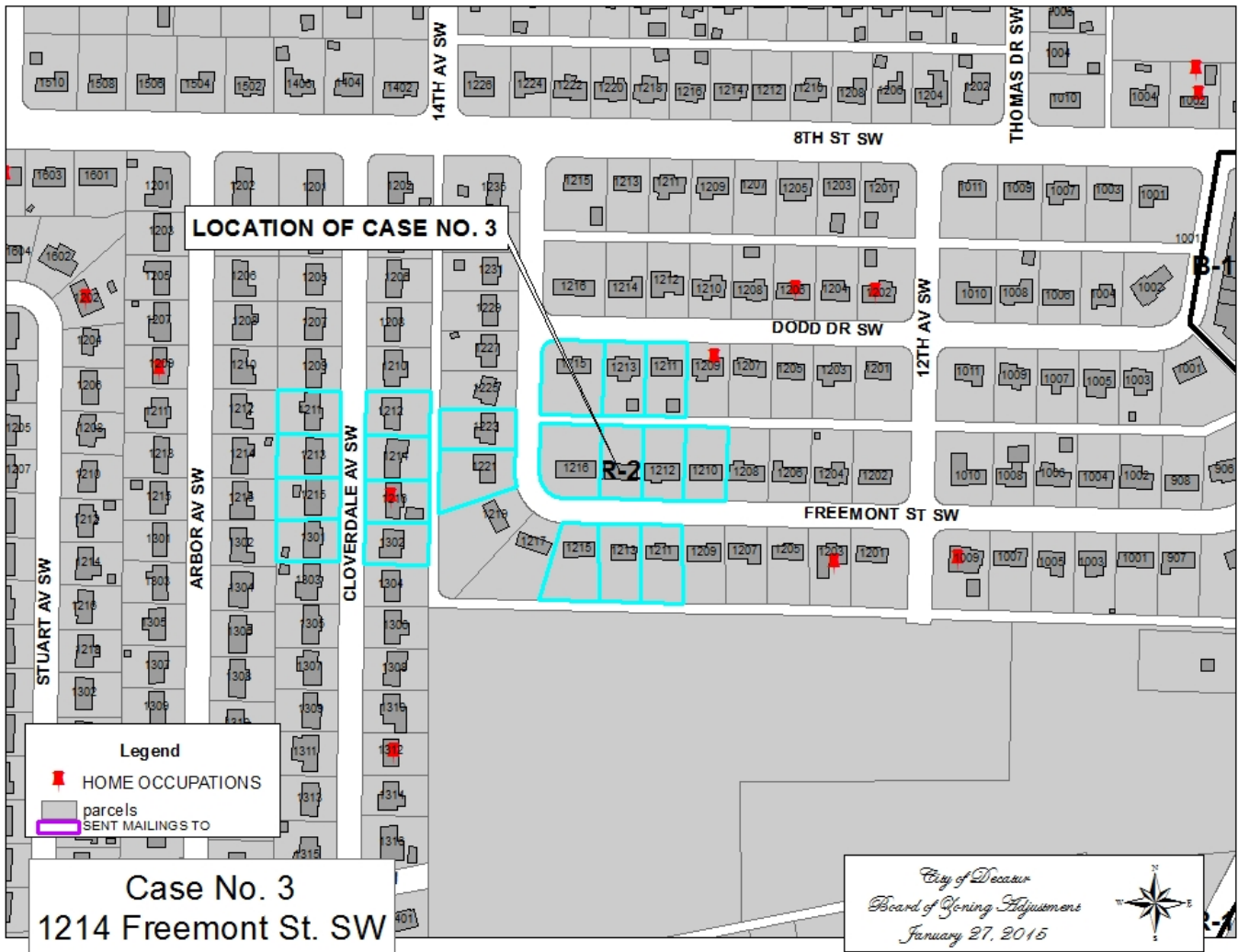
DATE: _____

12-3-14

ADDRESS: _____

1214 Fremont St SW, Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 1214 FREMONT ST SW



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Nishce Patel
MAILING ADDR: 1218 goldridge dr sw Apt #3
CITY STATE ZIP: Decatur AL 35603
PHONE: 256-654-0489

PROPERTY OWNER: Allan J. DeWard / Weaver Realty & Auction Co.
OWNER ADDR: 905 6th Avenue SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: (256) 355-3410

ADDRESS FOR APPEAL: 1218 goldridge dr sw Apt #3 Decatur AL 35603

NATURE OF APPEAL:
☒ HOME OCCUPATION
☐ SETBACK VARIANCE
☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL
☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER
☐ SURVEY FOR VARIANCES ATTACHED
☐ DRAWINGS FOR VARIANCES ATTACHED

*****Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)
Administrative office for online jewelry sales
No Traffic interfere my house

APPLICANT SIGNATURE: <u>Nishce Patel</u> PRINT NAME: <u>Nishce PATEL</u> DATE: <u>12/09/14</u>	OFFICE USE ONLY: RECEIVED BY: <u>Cindy</u> ZONING DISTRICT: <u>R-4.0</u> HEARING DATE: <u>Jan. 27th 4:00 p.m.</u> APPROVED/DISAPPROVED: _____
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The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application

CASE NO 4 1218 GOLDRIDGE DR SW

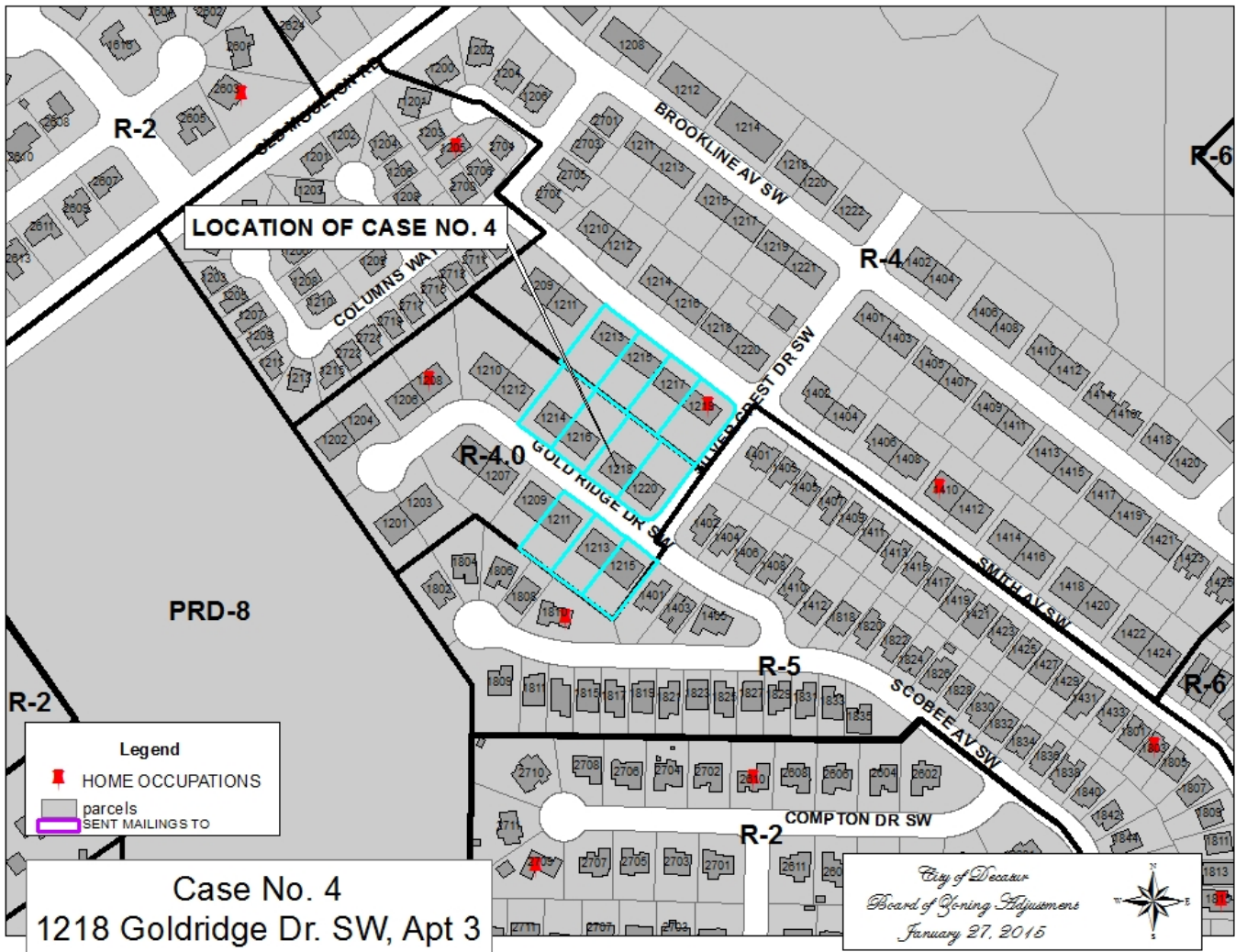
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: Nisha Patel DATE: 12/09/14
ADDRESS: 1218 goldridge dr sw Apt #3 Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 1218 GOLDRIDGE DR SW



APPLICATION FOR APPEAL TO THE BOARD OF ZONING
ADJUSTMENT
CITY OF DECATUR, ALABAMA

APPLICANT NAME:	<u>Laura Kirk</u>
MAILING ADDRESS:	<u>2710 Ashville Drive</u>
PLEASE INCLUDE CITY, STATE AND ZIP	<u>Decatur, AL 35603</u>
PHONE:	<u>256-652-9598</u>
PROPERTY OWNER NAME:	<u>Stephen and Laura Kirk</u>
MAILING ADDRESS:	<u>2710 Ashville Drive</u>
PLEASE INCLUDE CITY, STATE AND ZIP	<u>Decatur, AL 35603</u>
PHONE:	<u>256-652-9598</u>

PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:
2710 Ashville Drive, Decatur, AL 35603

NATURE OF THE APPEAL:

<input checked="" type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> SETBACK VARIANCE	<input type="checkbox"/> USE PERMITTED ON APPEAL
<input type="checkbox"/> SIGN VARIANCE	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION	<input checked="" type="checkbox"/> OTHER

DESCRIBE IN DETAIL THE REQUEST: I would like to run a small
online business from my home. The business
would be retail based. I will be shipping products
from my home.

APPLICANT SIGNATURE <u>Laura Kirk</u>	OFFICE USE ONLY
PRINT NAME <u>Laura Kirk</u>	REVIEWED BY: <u>Judy</u>
DATE <u>12/10/14</u>	ZONING DISTRICT: <u>R-2</u>
	HEARING DATE: <u>January 27, 2015</u>
	APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the LAST Tuesday of each month at 4:00 PM in the Council Chambers of City Hall. Applications must be filed by the 10th of the month. Applicants MUST be present in order for the case to be heard. Please request a copy of this application.

CASE 5 2710 ASHVILLE DR SW

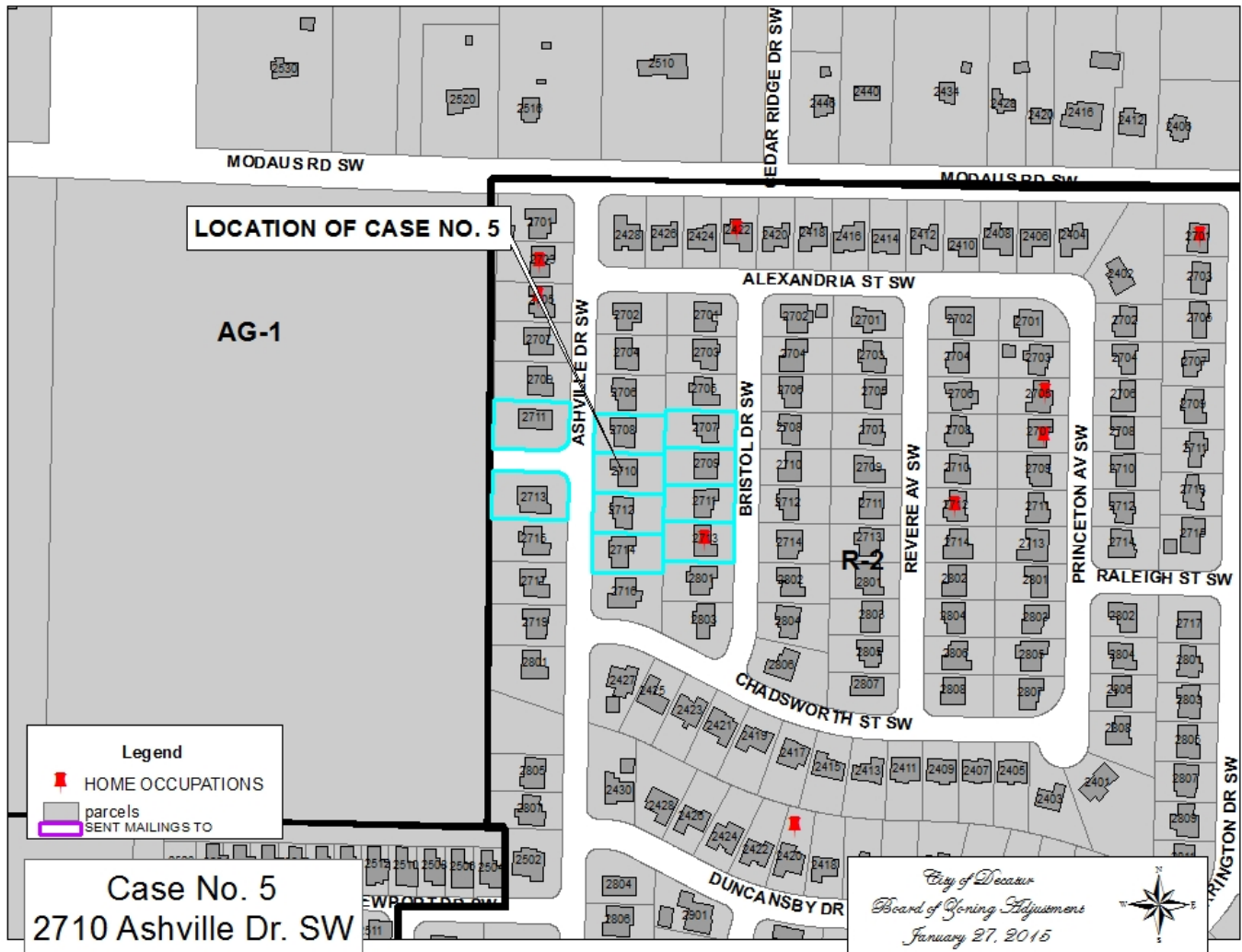
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation?
YES ☒ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home?
YES ☐ NO ☒

SIGNED: Jama Frink DATE: 12/10/2014
ADDRESS: 2710 Ashville Dr. Decatur, AL
35603

QUESTIONNAIRE



LOCATION MAP 2710 ASHVILLE DR SW



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: LYNNE D. CARVER
MAILING ADDR: 3113 BURNINGTREE MTN RD. SE
CITY STATE ZIP: DECATUR, AL 35603
PHONE: 256-355-8583

PROPERTY OWNER: LYNNE D. CARVER
OWNER ADDR: 3113 BURNINGTREE MTN RD. SE
CITY STATE ZIP: DECATUR, AL 35603
OWNER PHONE: 256-355-8583

ADDRESS FOR APPEAL:
3113 BURNINGTREE MTN RD. SE, DECATUR, AL 35603

NATURE OF APPEAL:
☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

*****Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

ADMIN OFFICE FOR ONLINE BOOK SALES

APPLICANT SIGNATURE: *Lynne Carver*
PRINT NAME: LYNNE CARVER
DATE: 1/16/15

OFFICE USE ONLY:
RECEIVED BY: *Judy*
ZONING DISTRICT: R-2
HEARING DATE: Jan 27, 2015
APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 6 3113 BURNINGTREE MTN RD

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: _____

Synke Carver

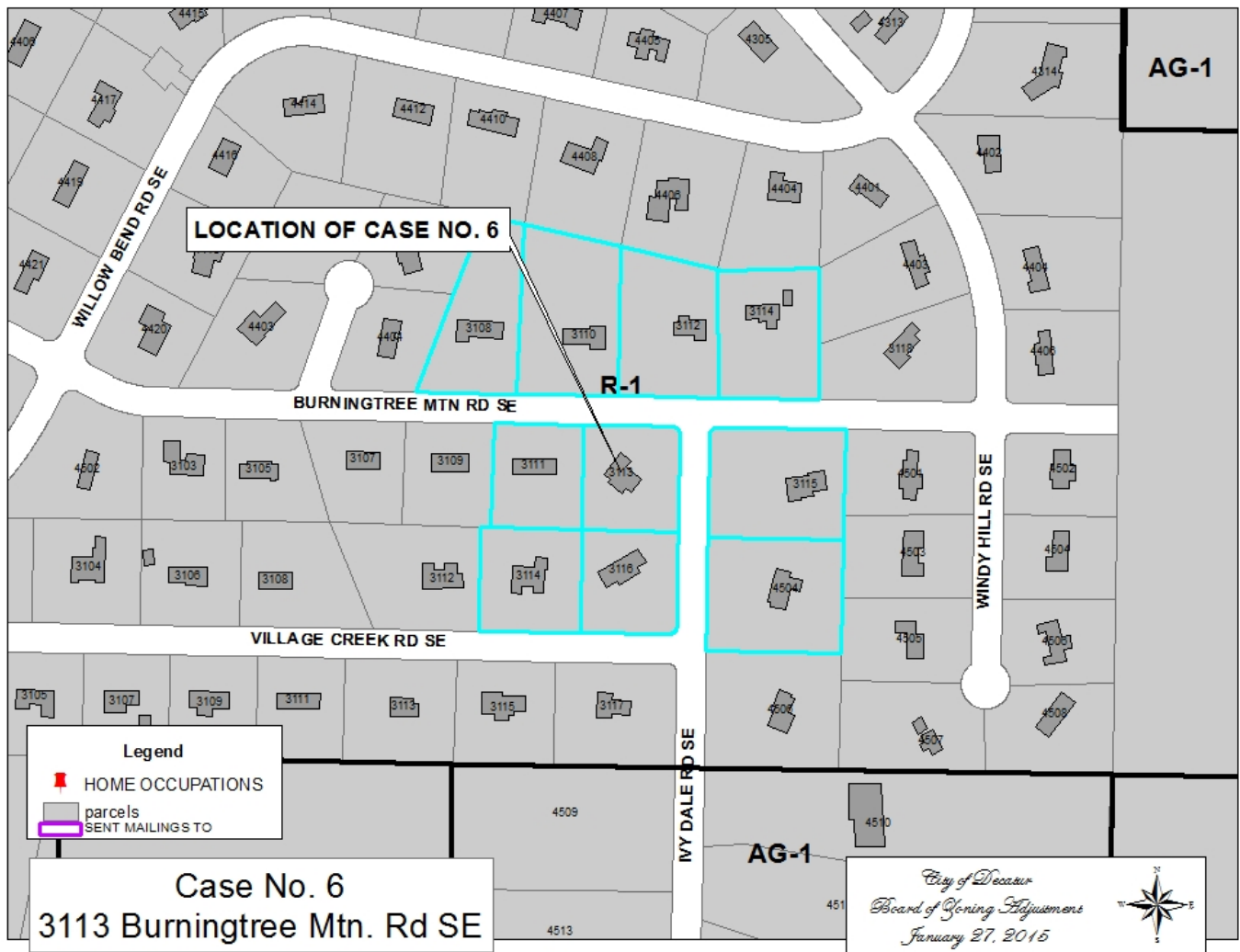
DATE: _____

1/6/15

ADDRESS: _____

3113 BURNINGTREE MTN RD SE

QUESTIONNAIRE



LOCATION MAP 3113 BURNINGTREE MTN RD SE



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Tyler Weatherford
MAILING ADDR: 50 Wilson St NE 221-A
CITY STATE ZIP: Decatur, AL 35601
PHONE: (256) 345-1191

PROPERTY OWNER: Key & Associates - Wayne Key
OWNER ADDR: 400-E 14th Street SE PO Box 1826
CITY STATE ZIP: Decatur, AL 35609
OWNER PHONE: 256-355-2218

ADDRESS FOR APPEAL: 50 Wilson St NE 221-A

NATURE OF APPEAL:
☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

***** Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

Administrative office for foreclosure
clean-up.

APPLICANT SIGNATURE:
Tyler Weatherford
PRINT NAME: Tyler Weatherford
DATE: 1/7/15

OFFICE USE ONLY:
RECEIVED BY: C. D. H.
ZONING DISTRICT: R-4
HEARING DATE: January 27th at 4:00 pm
APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

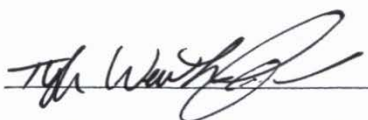
CASE NO 7 50 WILSON ST NE APT 221-A

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: _____

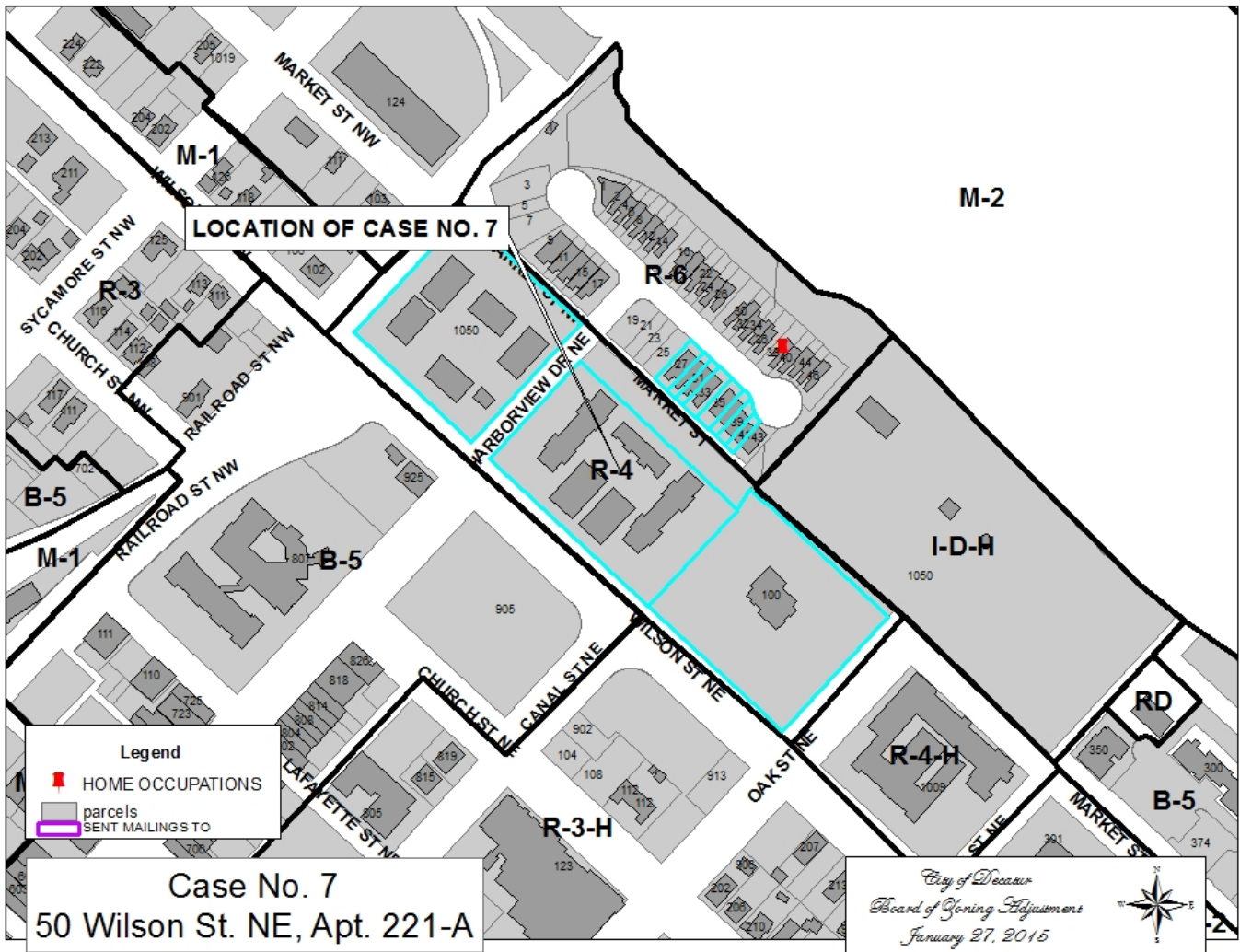


DATE: _____

1/7/15

ADDRESS: 50 Wilson St NE 221-A

QUESTIONNAIRE



LOCATION MAP 50 WILSON ST NE APT 221-A



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: REGINALD GIBBS
MAILING ADDR: 1839 W Brownstone Ct SW
CITY STATE ZIP: Decatur AL 35603
PHONE: 256 642-1005

PROPERTY OWNER: Jeff Beggs (owner aware)
OWNER ADDR: 3004 Franklin Ave
CITY STATE ZIP: Sweetwater TN 37874
OWNER PHONE: 256 975-6215

ADDRESS FOR APPEAL: 1839 W. Brownstone Ct SW

NATURE OF APPEAL:

- ☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

***** Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

Admin office for mobile DJ services
no customers will be coming to
home

APPLICANT SIGNATURE:

PRINT NAME:

DATE:

OFFICE USE ONLY:

RECEIVED BY:

ZONING DISTRICT:

HEARING DATE:

APPROVED/DISAPPROVED:

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 8 1839 WEST BROWNSTONE CT SW

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

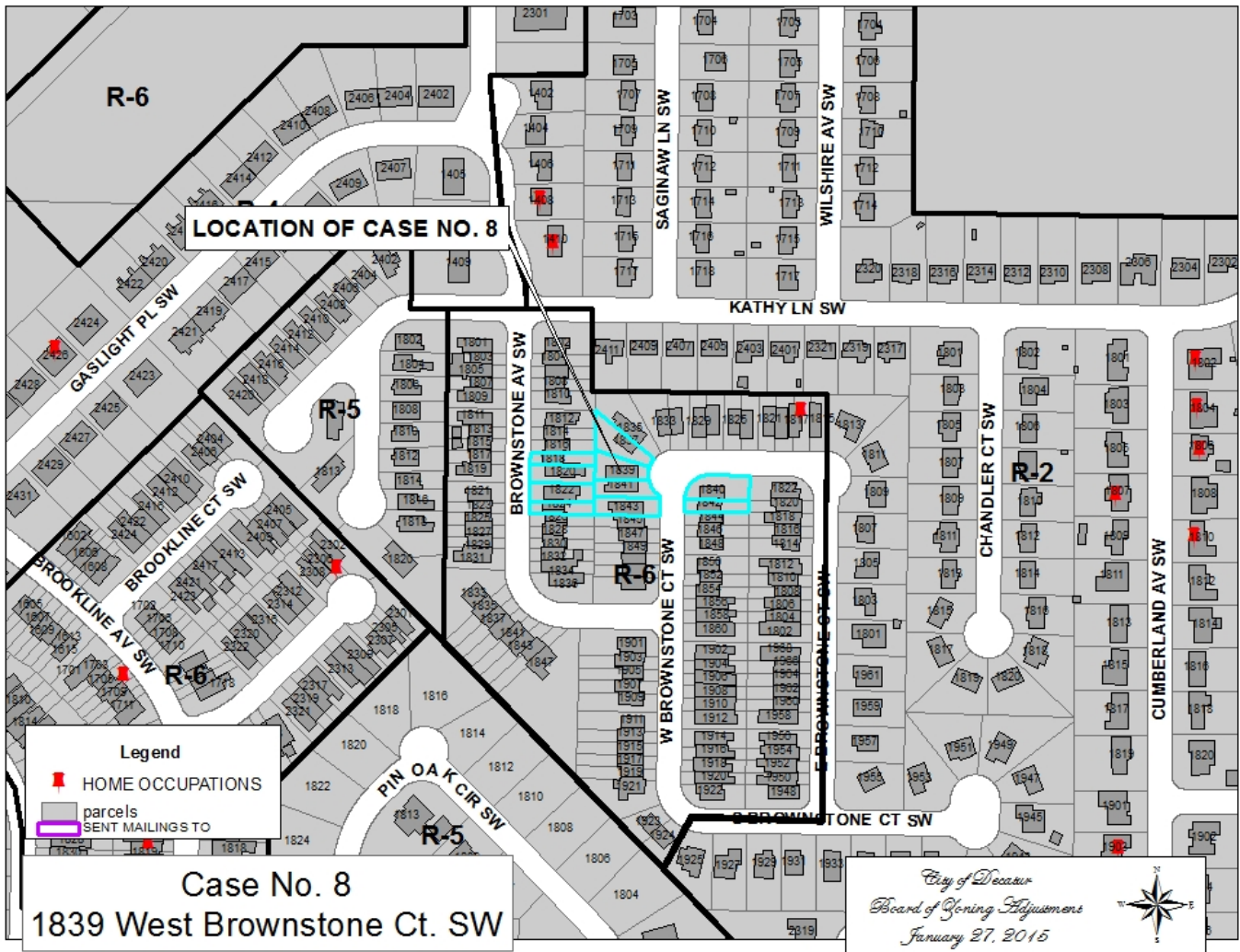
1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES X NO
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES NO X
3. Is there advertising on the premises or your vehicles? YES NO X
4. Is more than one room within the home used for the home occupation? YES NO X
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES NO X
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES NO X
7. Is there any increase in traffic connected with this home occupation? YES NO X
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES NO X
9. Will this home occupation result in increased parking demands? YES NO X
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES NO X
11. Will there be any employees of this home occupation other than members of the family living in the home? YES NO X

SIGNED: 

DATE: 1-7-15

ADDRESS: 1839 W. Brownstone Ct SW
Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 1839 WEST BROWNSTONE CT SW



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Deanna Terry Cox
MAILING ADDR: 3506 Sierra Dr SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-353-6050

PROPERTY OWNER: Deanna Cox
OWNER ADDR: 3506 Sierra Dr SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-353-6050

ADDRESS FOR APPEAL: 3506 Sierra Dr SW Decatur, AL 35603

NATURE OF APPEAL:

- ☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

***** Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

For Administration Purposes Only

Home Office for Cleaning Service
House

APPLICANT SIGNATURE:

Deanna Cox

PRINT NAME: Deanna Cox

DATE: 1/12/2015

OFFICE USE ONLY:

RECEIVED BY: Judy

ZONING DISTRICT: R-2

HEARING DATE: Jan 27, 2015

APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 9 3506 SIERRA DR SW

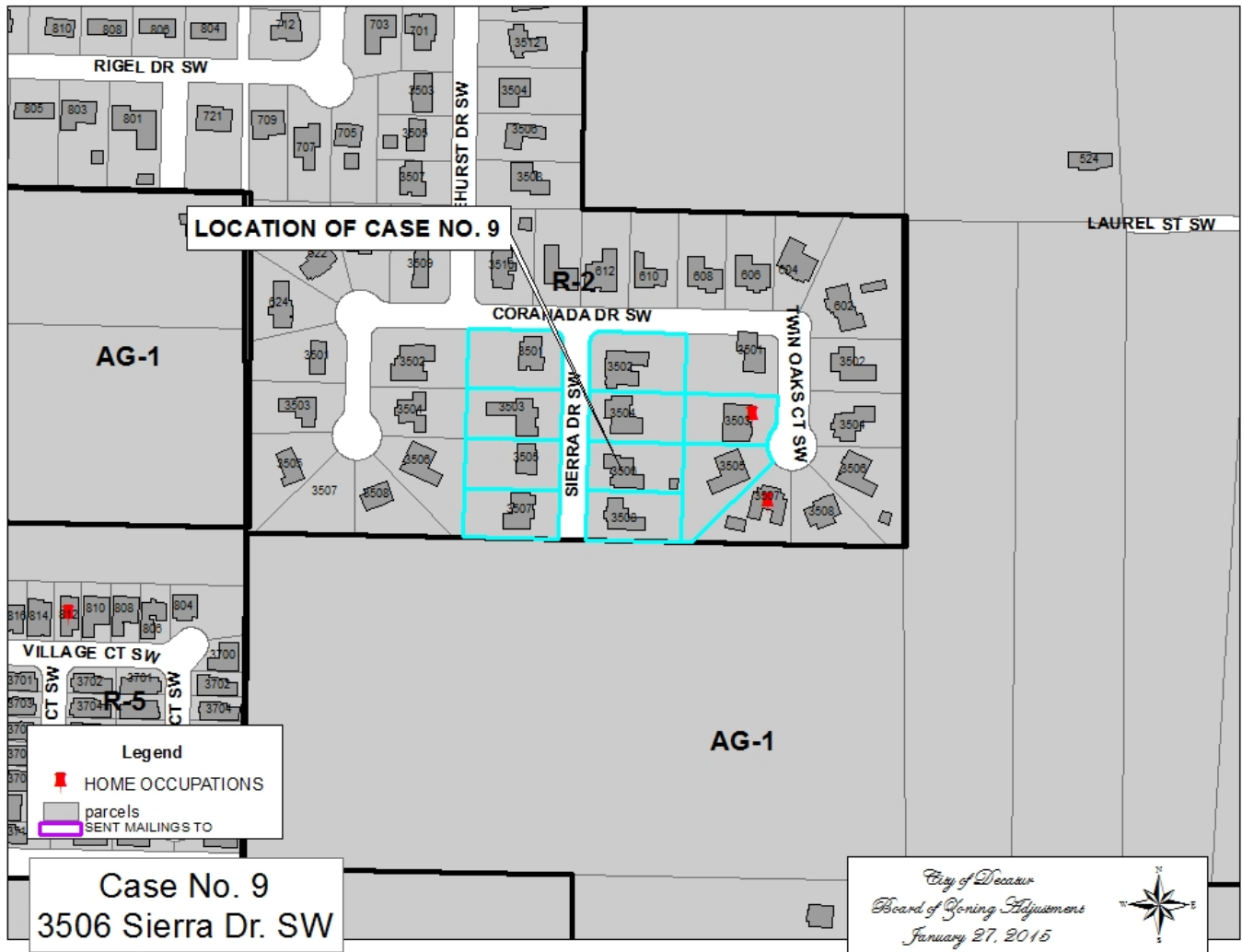
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: Deanna Cox DATE: 1/12/15
ADDRESS: 3506 Sierra Dr SW Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 3506 SIERRA DR SW



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Sherry L. Lowery
 MAILING ADDR: 2021 Duncansby Dr., S.W.
 CITY STATE ZIP: Decatur, AL
 PHONE: 256-350-2935, 256-303-7196

PROPERTY OWNER: Donald A. & Sherry L. Lowery
 OWNER ADDR: 2021 Duncansby Dr. S.W.
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: 256-350-2935

ADDRESS FOR APPEAL:
2021 Duncansby Dr. SW, Decatur, AL 35603

NATURE OF APPEAL:

- ☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

***** Applicants MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS.)

I am requesting an administrative
office for on-line jewelry sales
and ~~off~~^{off} site jewelry sales at
craft and jewelry shows.

APPLICANT SIGNATURE:

Sherry L. Lowery

PRINT NAME:

Sherry L. Lowery

DATE:

January 9, 2015

OFFICE USE ONLY:

RECEIVED BY:

ZONING DISTRICT:

HEARING DATE:

APPROVED/DISAPPROVED:

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 10 2021 DUNCANSBY DR SW

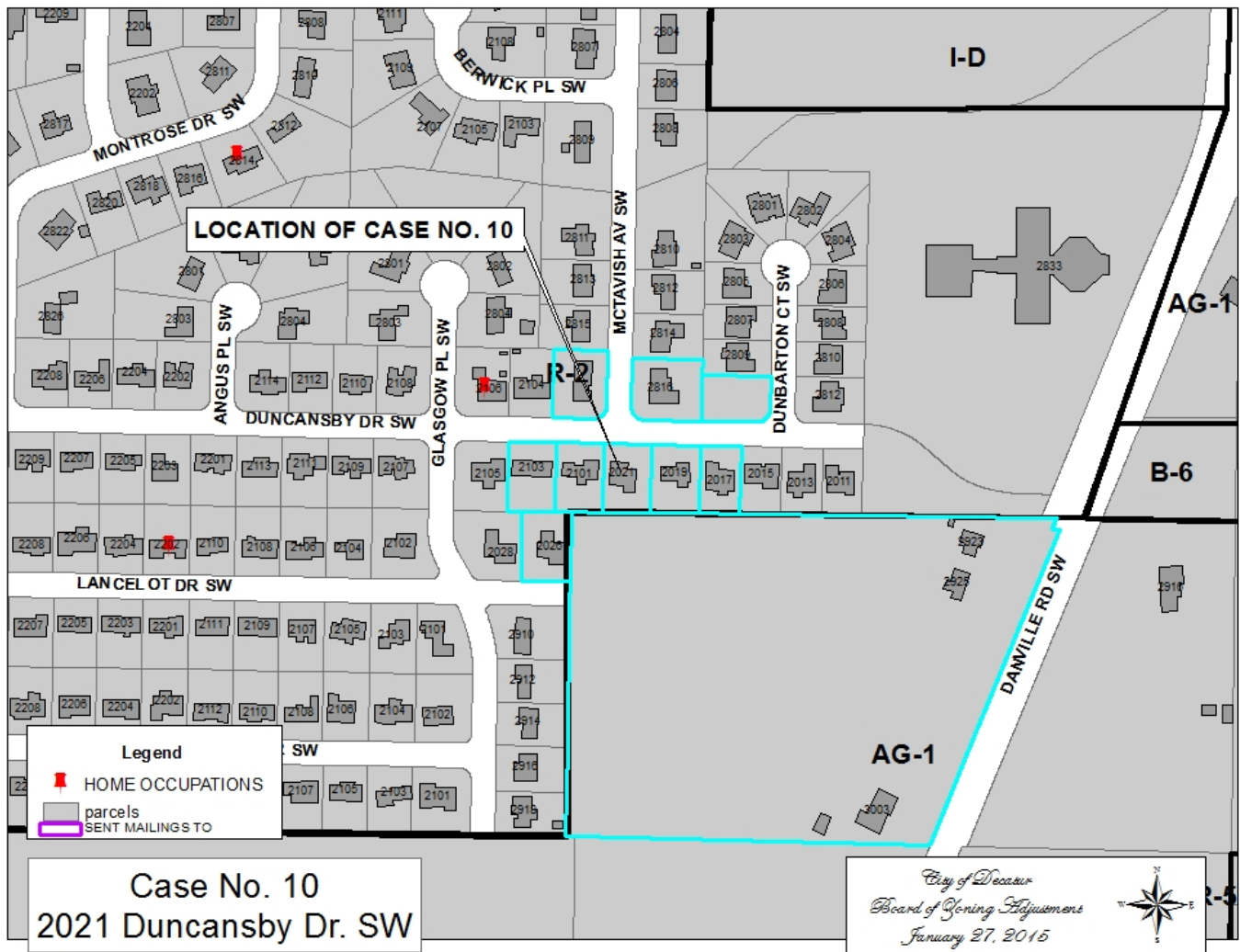
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales parties at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: Shirley L. Lawer DATE: Jan. 15, 2015
ADDRESS: _____

QUESTIONNAIRE



LOCATION MAP 2021 DUNCANSBY DR SW



APPLICATION FOR APPEAL TO THE BOARD OF ZONING
ADJUSTMENT
CITY OF DECATUR, ALABAMA

APPLICANT NAME:	KEVIN BREUERS
MAILING ADDRESS:	3821 RURAL GROVE RD SE.
PLEASE INCLUDE CITY, STATE AND ZIP	DECATUR, AL 35603
PHONE:	256-584-3593 CELL - 703 232 6750
PROPERTY OWNER NAME:	KEVIN BREUERS
MAILING ADDRESS:	SAME AS ABOVE
PLEASE INCLUDE CITY, STATE AND ZIP	
PHONE:	SAME AS ABOVE

PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:
3821 RURAL GROVE RD SE, DECATUR, AL 35603

NATURE OF THE APPEAL:

☐ HOME OCCUPATION ☒ SETBACK VARIANCE ☐ USE PERMITTED ON APPEAL

☐ SIGN VARIANCE ☐ APPEAL OF ADMINISTRATIVE DECISION ☐ OTHER

DESCRIBE IN DETAIL THE REQUEST: FROM APRIL - OCT 2014, AND WITH CITY OF DECATUR APPROVAL, I DEMOLISHED A 40-50 YEAR OLD STRUCTURE ON MY PROPERTY BECAUSE IT WAS DILAPIDATED AND UNSAFE. A REQUEST TO REBUILD WITH A NEW 30X40 BUILDING ON SAME LOCATION WAS DENIED DUE TO ZONING. RESPECTFULLY REQUEST A ZONING VARIANCE.

APPLICANT SIGNATURE <u>Kevin W. Breuers</u>	OFFICE USE ONLY
PRINT NAME <u>Kevin W. Breuers</u>	REVIEWED BY: <u>Judy/Bob</u>
DATE <u>18 DEC 2014</u>	ZONING DISTRICT: <u>AG-1</u>
	HEARING DATE: <u>Jan 27, 2015</u>
	APPROVED/DISAPPROVED: _____

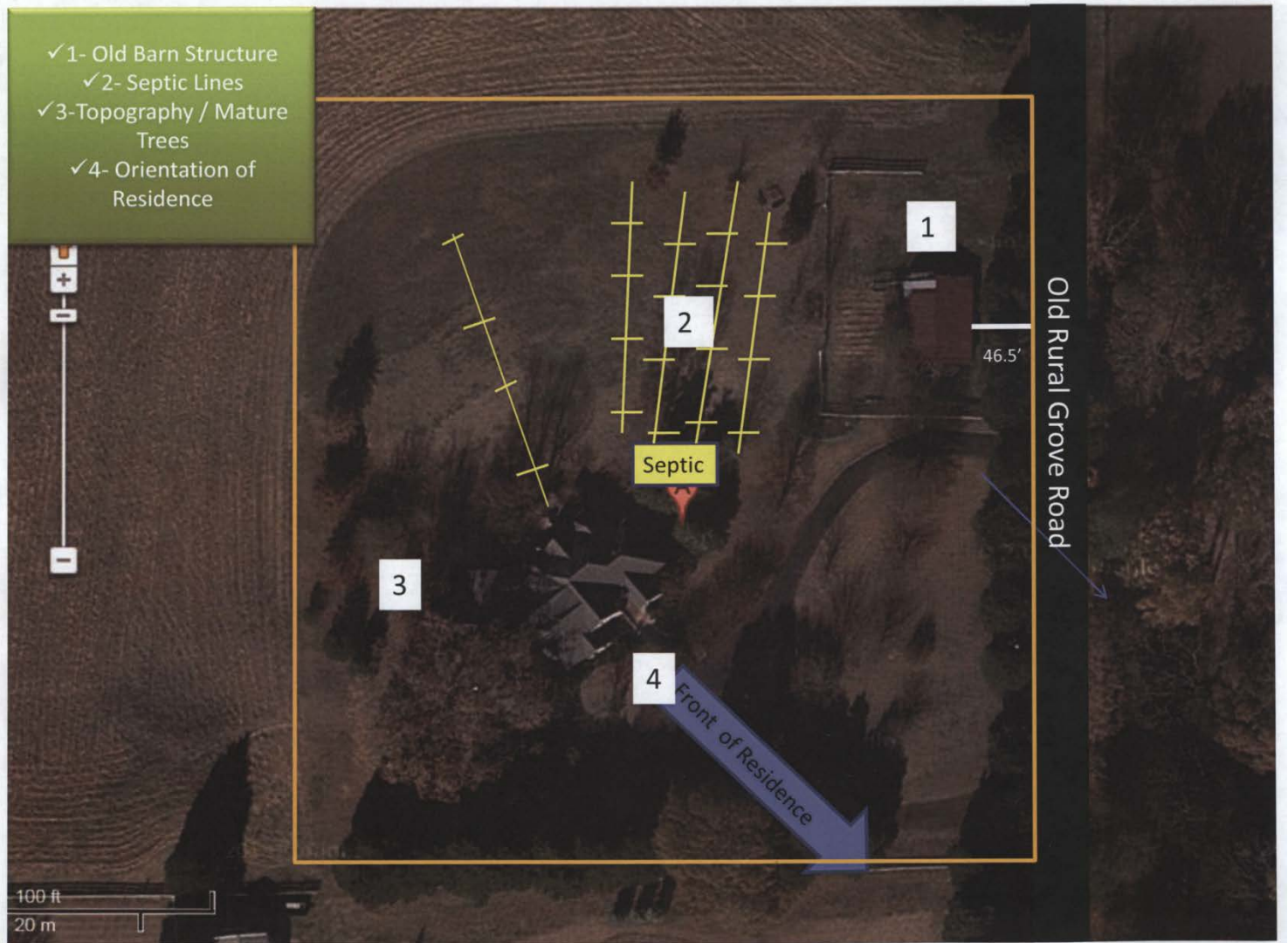
The Board of Zoning Adjustment meets the LAST Tuesday of each month at 4:00 PM in the Council Chambers of City Hall. Applications must be filed by the 10th of the month. Applicants MUST be present in order for the case to be heard. Please request a copy of this application.

CASE NO 11 3821 RURAL GROVE RD SE

Kevin and Stacy Breuers
3821 Rural Grove Road SE, Decatur, AL

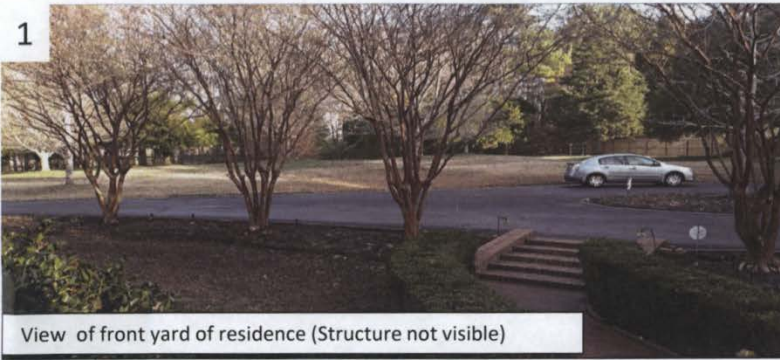
- ✓ Respectfully request a zoning variance to build a new steel building on site of previously demolished barn
 - 30X40X10 (Same dimensions size of previously demolished structure)
- ✓ Demolished 30X40 building in from April – Oct 2014
 - Requested / received city of Decatur approval
 - Safety concerns/ Building Code
 - Building stood on site for over 45 years
- ✓ Limited site options
 - Septic lines
 - Topography of property
- ✓ All adjoining neighbors concur with my building plans. No issues with new building or location
 - Letters available on request

WRITTEN REQUEST



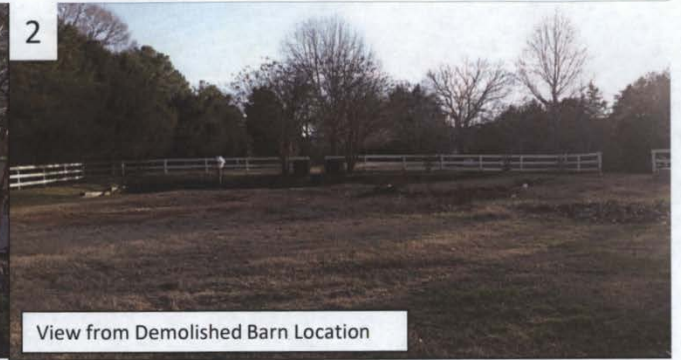
PLACEMENT OF HOUSE, ETC.

1



View of front yard of residence (Structure not visible)

2



View from Demolished Barn Location

3



View from Circle in Front of Residence

4



View from Rural Grove Rd SE

PROPOSED BARN LOCATION

To: Decatur, Al Board of Zoning Adjustment

Date: Jan 2015

Mr. Kevin W. Breuers of 3821 Rural Grove Rd. SE, Decatur, AL, has informed me of his zoning variance request to your board to build a 30X40 steel building in the same location as his barn which was recently demolished.

I support his zoning variance request and have no objections to his building.

Sincerely,



Dr. William Sims
4107 Indian Hills Rd. SE.
Decatur, Al 35603

Dr. William Sims
✓ No Objections to building

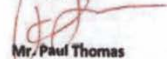
To: Decatur, Al Board of Zoning Adjustment

Date: Jan 2015

Mr. Kevin W. Breuers of 3821 Rural Grove Rd. SE, Decatur, AL, has informed me of his zoning variance request to your board to build a 30X40 steel building in the same location as his barn which was recently demolished.

I support his zoning variance request and have no objections to his building.

Sincerely,


Mr. Paul Thomas
4103 Indian Hills Rd. SE
Decatur, Al 35603

Mr. Paul Thomas
✓ No Objections to building

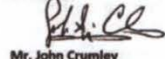
To: Decatur, Al Board of Zoning Adjustment

Date: Jan 2015

Mr. Kevin W. Breuers of 3821 Rural Grove Rd. SE, Decatur, AL, has informed me of his zoning variance request to your board to build a 30X40 steel building in the same location as his barn which was recently demolished.

*Anything Mr. BREUERS wants to do on his property is
FINE WITH ME.*
I support his zoning variance request and have no objections to his building.

Sincerely,


Mr. John Crumley
4003 Indian Hills Rd. SE
Decatur, Alabama, 35603

Mr. John Crumley
✓ No Objections to building

To: Decatur, Al Board of Zoning Adjustment

Date: Jan 2015

Mr. Kevin W. Breuers of 3821 Rural Grove Rd. SE, Decatur, AL, has informed me of his zoning variance request to your board to build a 30X40 steel building in the same location of his barn which was recently demolished.

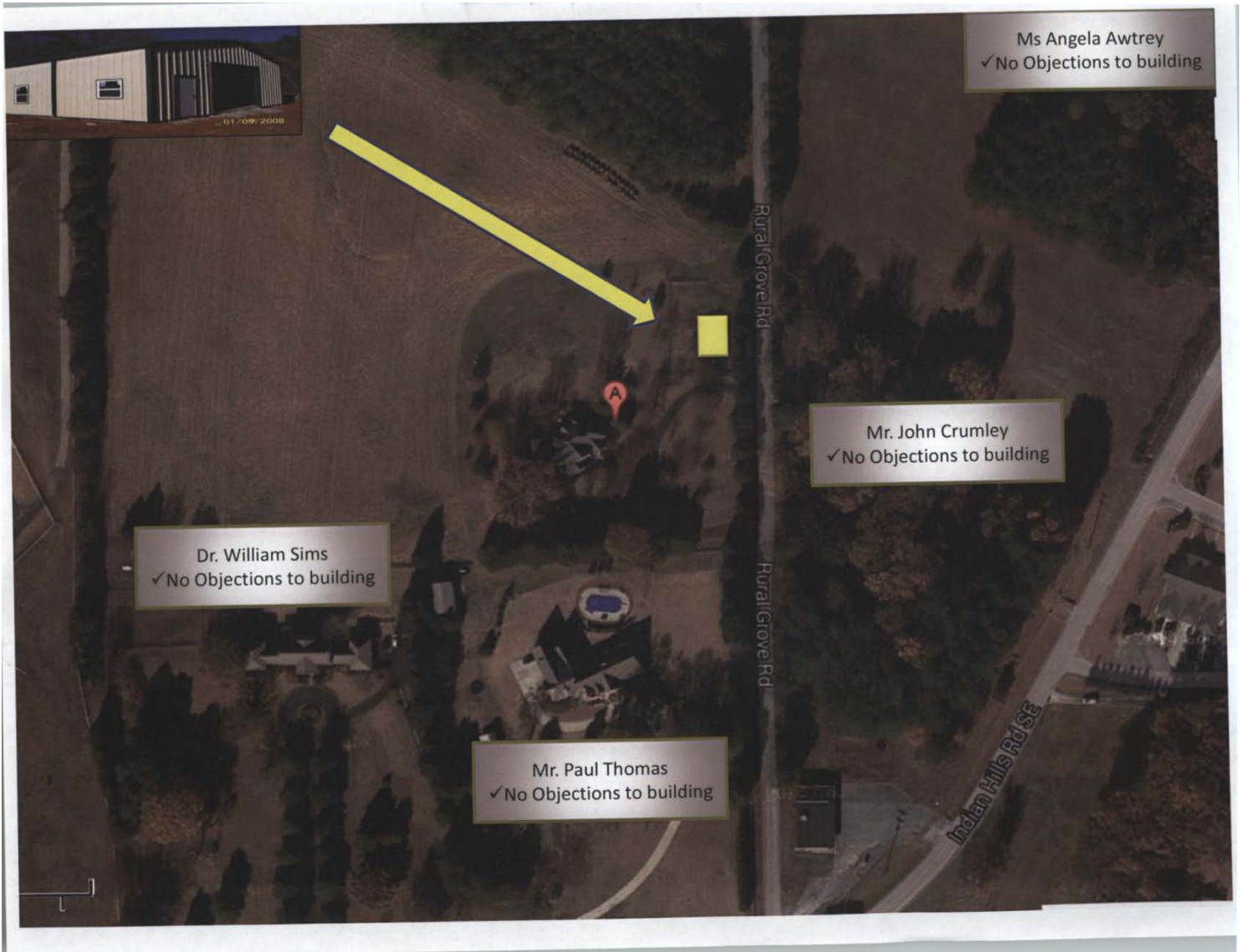
I support his zoning variance request and have no objections to his building.

Sincerely,


Ms. Angela Awtrey
3129 Navajo Drive SE.
Decatur, Al 35603

Ms Angela Awtrey
✓ No Objections to building

NEIGHBORS LETTERS

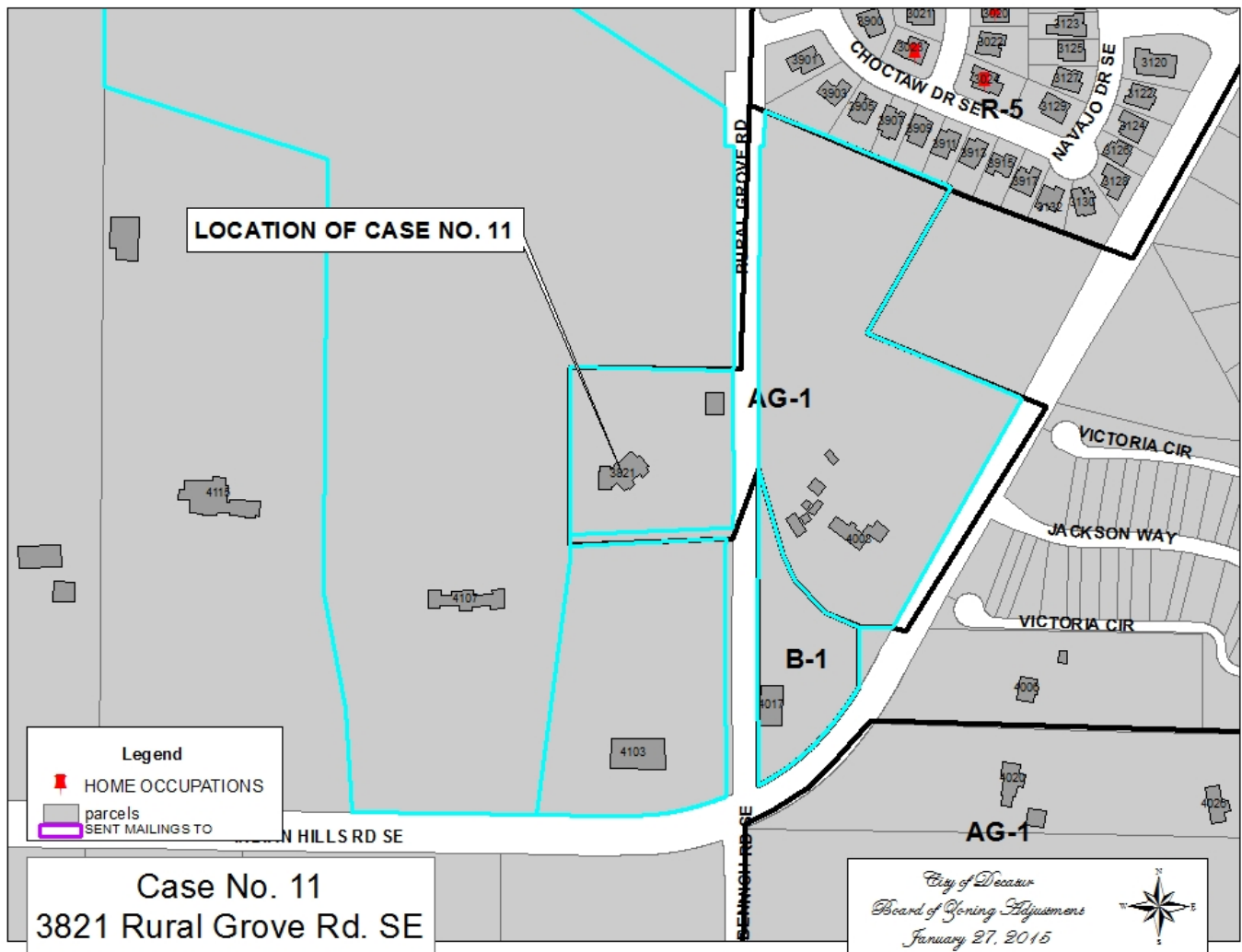


LOCATION OF NEIGHBORS

In Summary

- ✓ ***Respectfully request a zoning variance to build a new steel building on site of demolished barn***
 - ✓ ***A site where a building has stood for over 40 years***
- ✓ Limited options
 - ✓ Septic lines
 - ✓ Topography of property
- ✓ All adjoining neighbors concur with my building plans. No issues with new building or location
 - ✓ Letters available on request

SUMMARY



LOCATION MAP 3821 RURAL GROVE RD SE



**CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION**

APPLICANT:	<u>Pugh Wright McAnally, Inc.</u>
MAILING ADDRESS:	<u>P. O. Box 2419</u>
CITY-STATE-ZIP:	<u>Decatur, AL 35602</u>
PHONE:	<u>256-353-3937</u>

PROPERTY OWNER:	<u>Steven B. and Donna L. Harris</u>
OWNER ADDRESS:	<u>3720 South Woodtrail Road, SW</u>
CITY-STATE-ZIP:	<u>Decatur, AL 35603</u>
PHONE:	<u>256-353-8402</u>

ADDRESS OF APPEAL:	<u>3720 South Woodtrail Road, SW</u>
--------------------	--------------------------------------

NATURE OF APPEAL:					
<input type="checkbox"/>	HOME OCCUPATION	<input type="checkbox"/>	SETBACK VARIANCE	<input type="checkbox"/>	SIGN VARIANCE
<input type="checkbox"/>	USE PERMITTED ON APPEAL	<input type="checkbox"/>	APPEAL OF ADMINISTRATIVE DECISION		
<input checked="" type="checkbox"/>	OTHER - <u>Detached Structure in Side yard</u>				

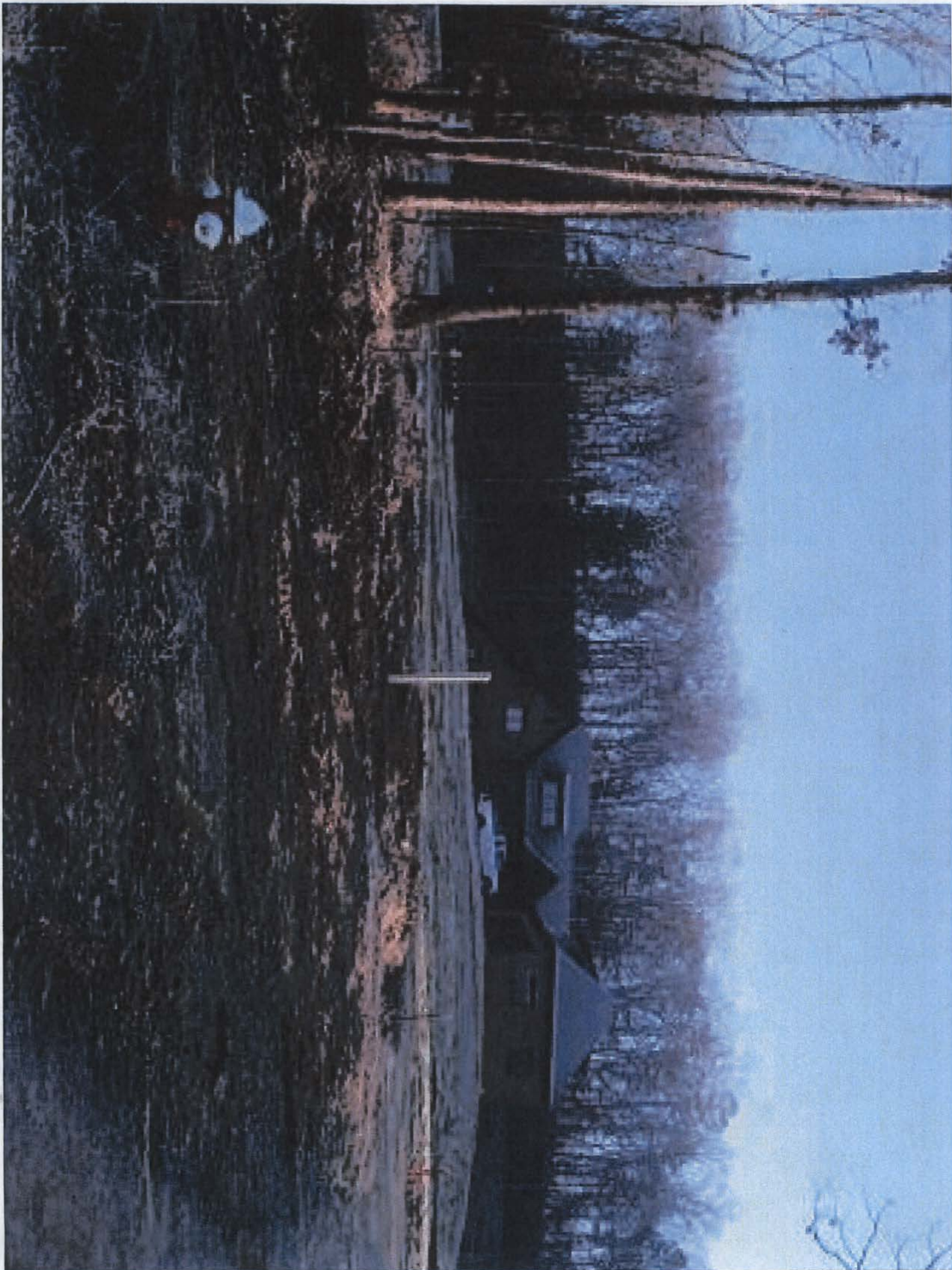
DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING; HARDSHIP; TYPE OF BUSINESS, ETC.)
<u>The Placement of the Detached Garage is located in the Side Yard. The existing grades have excessive slope that does not allow the proposed structure to be placed any further behind the existing residence. The proposed structure is over 100 feet from the nearest property line.</u>

APPLICANT SIGNATURE:
<u><i>Blake McAnally</i></u>
PRINT NAME <u>BLAKE MCANALLY</u>
DATE: <u>1-12-15</u>

OFFICE USE ONLY:
REVIEWED BY: <u><i>Judy</i></u>
ZONING DISTRICT: <u>AG-1</u>
HEARING DATE: <u>Jan 27, 2015</u>
APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on the first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 12 3720 SOUTH WOODTRAIL SW



DEPICTS TOPOGRAPHY OF LAND

2009 4056
Recorded in the Above
DEED Book & Page
07-30-2009 03:10:50 PM

THIS INSTRUMENT PREPARED BY:
J. Witty Allen
NOWLIN, BACHUSS & GRAY LAW FIRM
P.O. Box 1149
Decatur, AL 35602

Send Tax Notice to
Steven B. Harris - Probate Judge
Harris
2921 Whiteford Drive, SW
Decatur, AL 35603

STATE OF ALABAMA
MORGAN COUNTY

JOINT TENANT'S WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Jeff Parker, a married man and H. M. Nowlin, a married man, hereinafter referred to as grantors, do grant, bargain, sell and convey unto Steven B. Harris and Donna L. Harris, husband and wife, hereinafter referred to as grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Morgan County, Alabama, to-wit:

Lot 4, Woodtrail Highlands, Minor Plat, as shown by map of said subdivision recorded in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2009 at Page 8.

Together with the a private non-exclusive easement for the right to erect a gated entry, as well as easements for ingress, egress, utilities, telecommunications and drainage on all of the following described real property, which easements shall run with the above described property, subject to the reservation by Grantors of the right to convey to the Grantees of the remaining lots in Woodtrail Highlands, Minor Plat, recorded in on July 21, 2009, in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2009 at Page 8, a private non-exclusive easement for the right to erect a gated entry and easements for ingress, egress, utilities, telecommunications and drainage across all of the following described real property which shall run with all of the remaining lots of said subdivision:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF WOODTRAIL HIGHLANDS MINOR PLAT AS RECORDED BY MAP OR PLAT IN THE OFFICE OF THE JUDGE OF PROBATE FOR MORGAN COUNTY, ALABAMA IN MAP BOOK 2009, AT PAGE 8, AND THE TRUE POINT OF BEGINNING OF THE PRIVATE INGRESS-EGRESS EASEMENT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING N 00°43'56" E (PLAT BEARING) ALONG THE EAST RIGHT-OF-WAY MARGIN OF SOUTH WOODTRAIL ROAD, SW A DISTANCE OF 100.00 FEET TO AN IRON PIN ON THE SOUTHWEST CORNER OF LOT 1, SAID WOODTRAIL HIGHLANDS; THENCE S 88°58'20" E A DISTANCE OF

DEED

Subject to easements and restrictions of record in the Morgan County Probate Office and current ad valorem taxes. Each Grantor herein certifies that the property herein conveyed is not now nor has it ever been the homestead of any undersigned Grantor or of a spouse of any undersigned Grantor.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrator shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 22nd day of July, 2009.

WITNESS:

Term/Cashier: RECORD3 / beckyw
Tran: 11219.234749.321050
AFF Special Fee (Act 95-424) 5.00
DFE Deed Tax 112.00
FIL Filing Fee 1.00
REC Recording Fee 6.00
Total Fees: \$ 126.00

Theresa L. Simon
Witness

Jeff Parker
Jeff Parker

Theresa L. Simon
Witness

H. M. Nowlin (Seal)
H. M. Nowlin

STATE OF ALABAMA

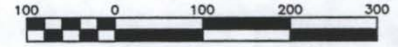
COUNTY OF MORGAN

State of Alabama, Morgan County
I certify this instrument was filed on
07-30-2009 03:10:50 PM
and recorded in DEED Book
2009 at pages 4056 - 4057
Graig Cain - Probate Judge

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff Parker and, H. M. Nowlin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

LEGEND

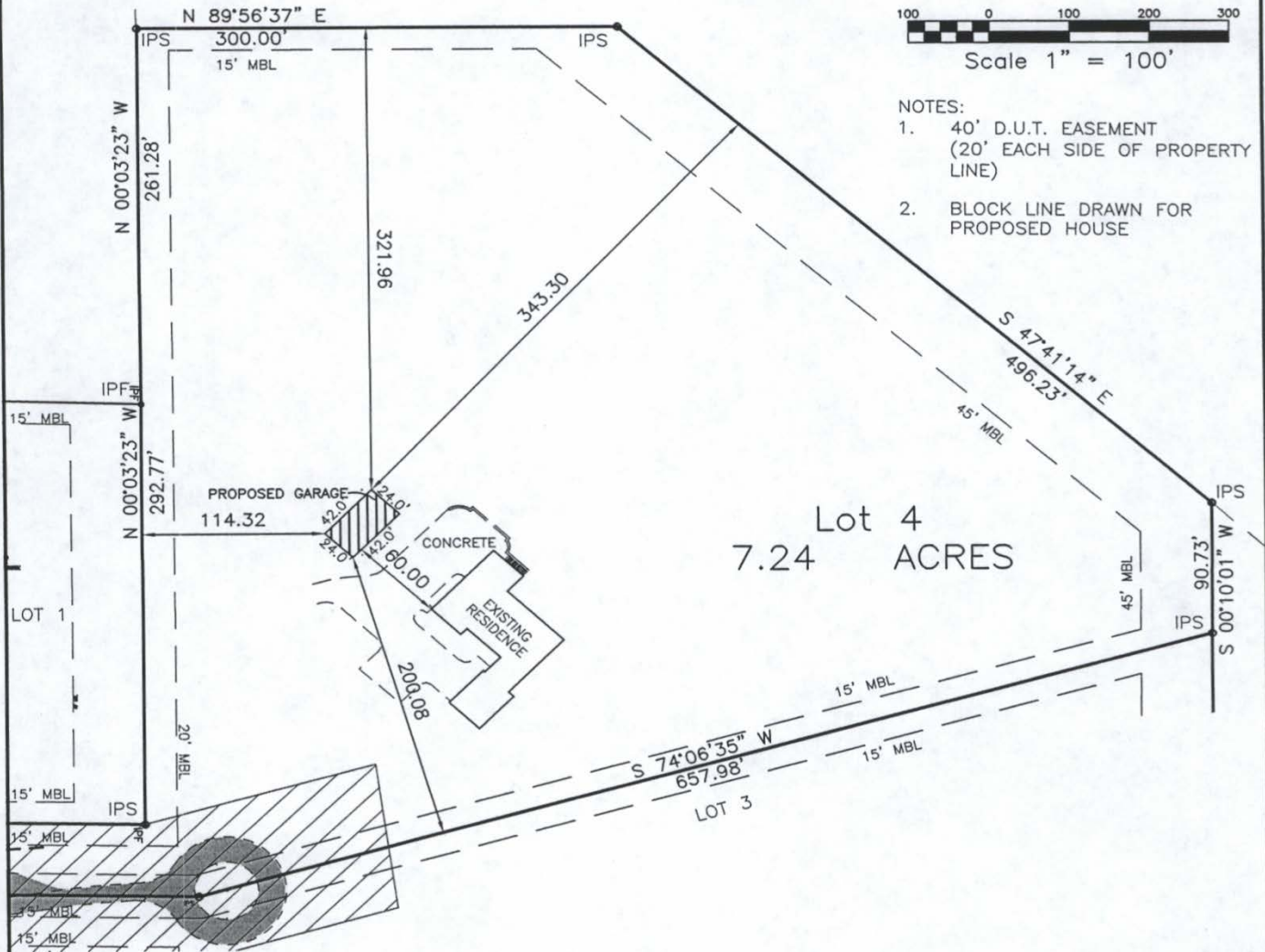
IPS IRON PIN SET
IPF IRON PIN FOUND
MBL MINIMUM BUILDING LINE
D.U.T. DRAINAGE, UTILITY, TELEPHONE



Scale 1" = 100'

NOTES:

1. 40' D.U.T. EASEMENT
(20' EACH SIDE OF PROPERTY
LINE)
2. BLOCK LINE DRAWN FOR
PROPOSED HOUSE



GENERAL NOTES

1. THE NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE [NAD 83] AND USING A VERTICAL DATUM OF NAVD 88 AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: MAP BOOK: 2009 PAGE: 8
4. PROPERTY ADDRESS IS 3720 SOUTH WOODTRAIL ROAD, DECATUR, AL 35603

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, Richard W. Humphrey, a Professional Land Surveyor of Decatur, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following described real estate, situated within Section 11, Township 6 South, Range 5 West, Decatur, Morgan County, Alabama, and more particularly described as follows, to-wit:

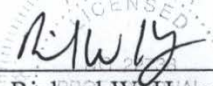
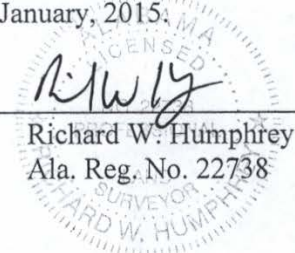
Lot 4 of Woodtrail Highlands Subdivision, as recorded by map or plat in the Morgan County Probate Judge's office, in Map Book 2009, Page 8

That the improvements to be made on said lot are shown on the above plat; that there are no encroachments by buildings on adjoining property; that there are no rights of ways, easements, or joint driveways over or across said lot visible on the surface except as shown on the plat, and the street address is 3720 South Woodtrail Rd, Alabama 35603.

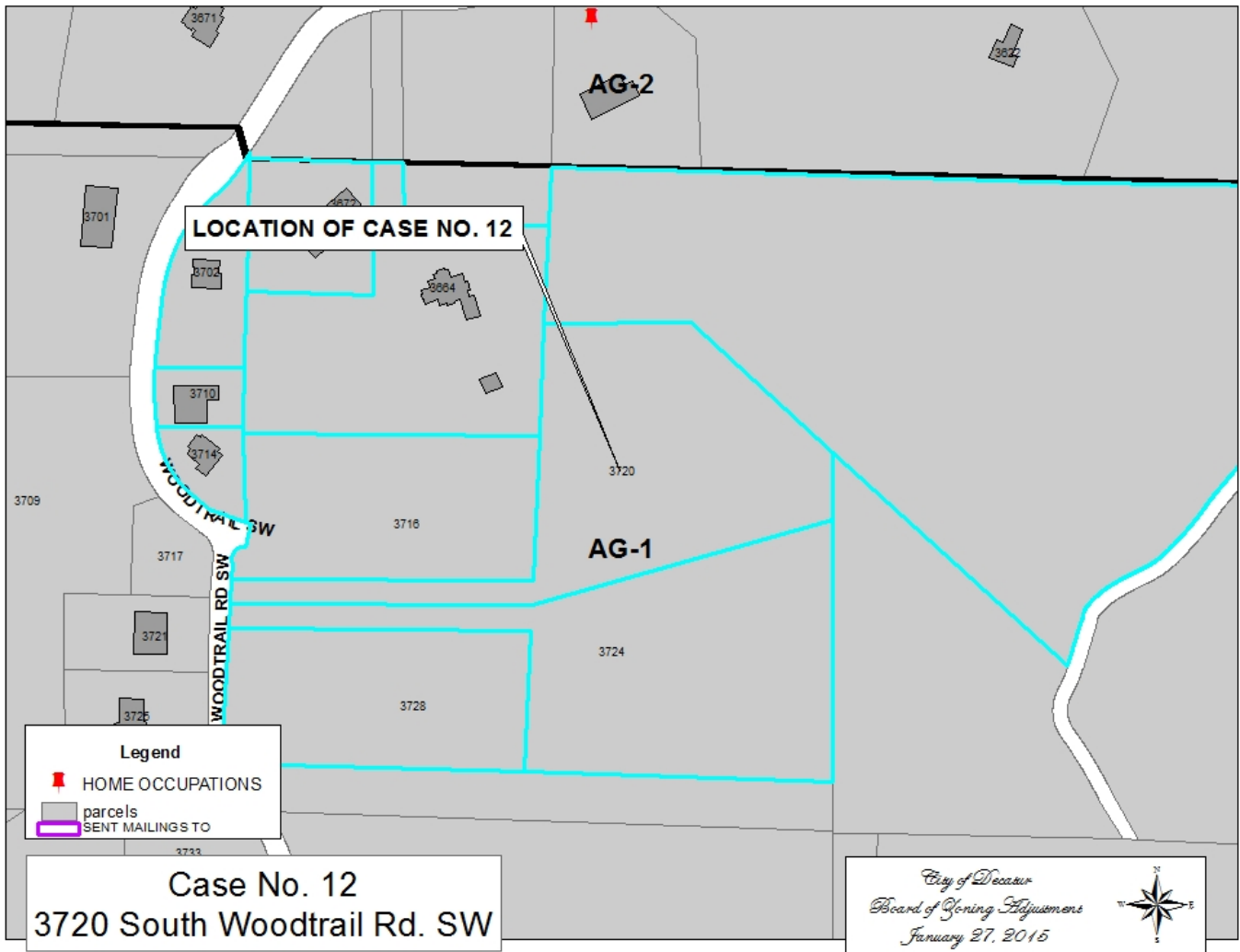
And further, that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps for Morgan County, Alabama, and Incorporated Areas, and found that the above described property is located in Zone X (Not a Special Flood Hazard Zone, Unshaded and outside the 100-year flood hazard area), as defined on the Flood Insurance Rate Map (FIRM) for Morgan County, Alabama and Incorporated Areas, Panel 67 of 415, Map Number 01103C0067 E, effective date of 16 December 2005.

And I further certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey, this the 12th day of January, 2015.


Richard W. Humphrey
Ala. Reg. No. 22738


SURVEY PG 2



LOCATION MAP 3720 WOODTRAIL



APPLICATION FOR APPEAL TO THE BOARD OF ZONING
ADJUSTMENT
CITY OF DECATUR, ALABAMA

APPLICANT NAME:	J. ROBERT FITE - FITE BUILDING CO.
MAILING ADDRESS:	3116 SEXTON ROAD STRA
PLEASE INCLUDE CITY, STATE AND ZIP	DECATUR, AL 35603
PHONE:	256-353-5759
PROPERTY OWNER NAME:	ALABAMA UROLOGY & ROBOTIC CENTER
MAILING ADDRESS:	1210 14TH AVE S.E.
PLEASE INCLUDE CITY, STATE AND ZIP	DECATUR, AL 35601
PHONE:	256-353-0605

PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:
1210 14TH AVE S.E., DECATUR, AL 35601

NATURE OF THE APPEAL:

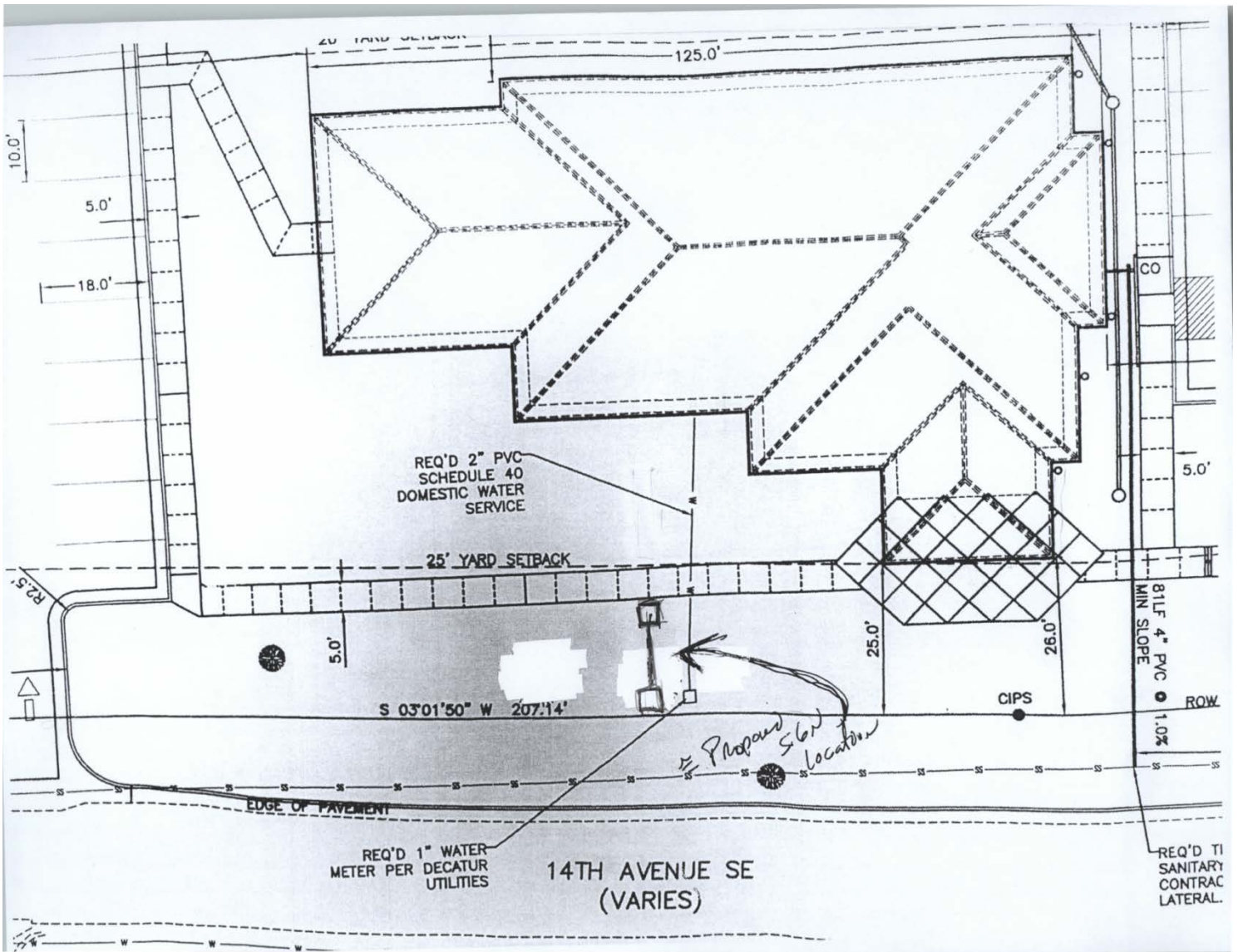
<input type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> SETBACK VARIANCE	<input type="checkbox"/> USE PERMITTED ON APPEAL
<input checked="" type="checkbox"/> SIGN VARIANCE	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION	<input type="checkbox"/> OTHER

DESCRIBE IN DETAIL THE REQUEST: FORMALY REQUEST SIGN SETBACK
VARIANCE OF 25' DUE TO AVAILABLE SPACE &
LINE OF SIGHT. Please Call With Any Questions - JRF

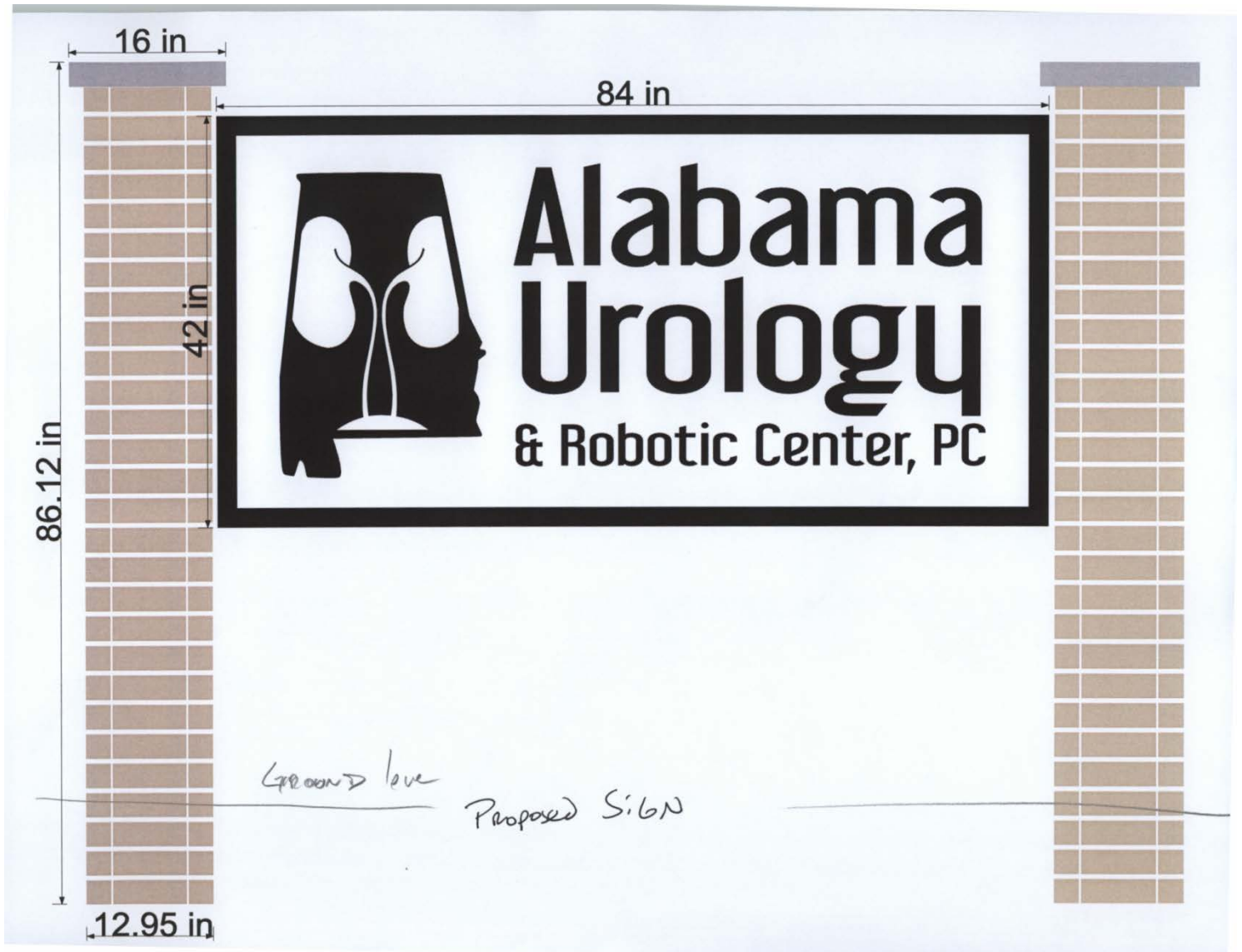
APPLICANT SIGNATURE <u>[Signature]</u>	OFFICE USE ONLY
PRINT NAME J. ROBERT FITE	REVIEWED BY: <u>Judy</u>
DATE 1/9/15	ZONING DISTRICT: <u>MC</u>
	HEARING DATE: <u>Jan 27, 2015</u>
	APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the LAST Tuesday of each month at 4:00 PM in the Council Chambers of City Hall. Applications must be filed by the 10th of the month. Applicants MUST be present in order for the case to be heard. Please request a copy of this application.

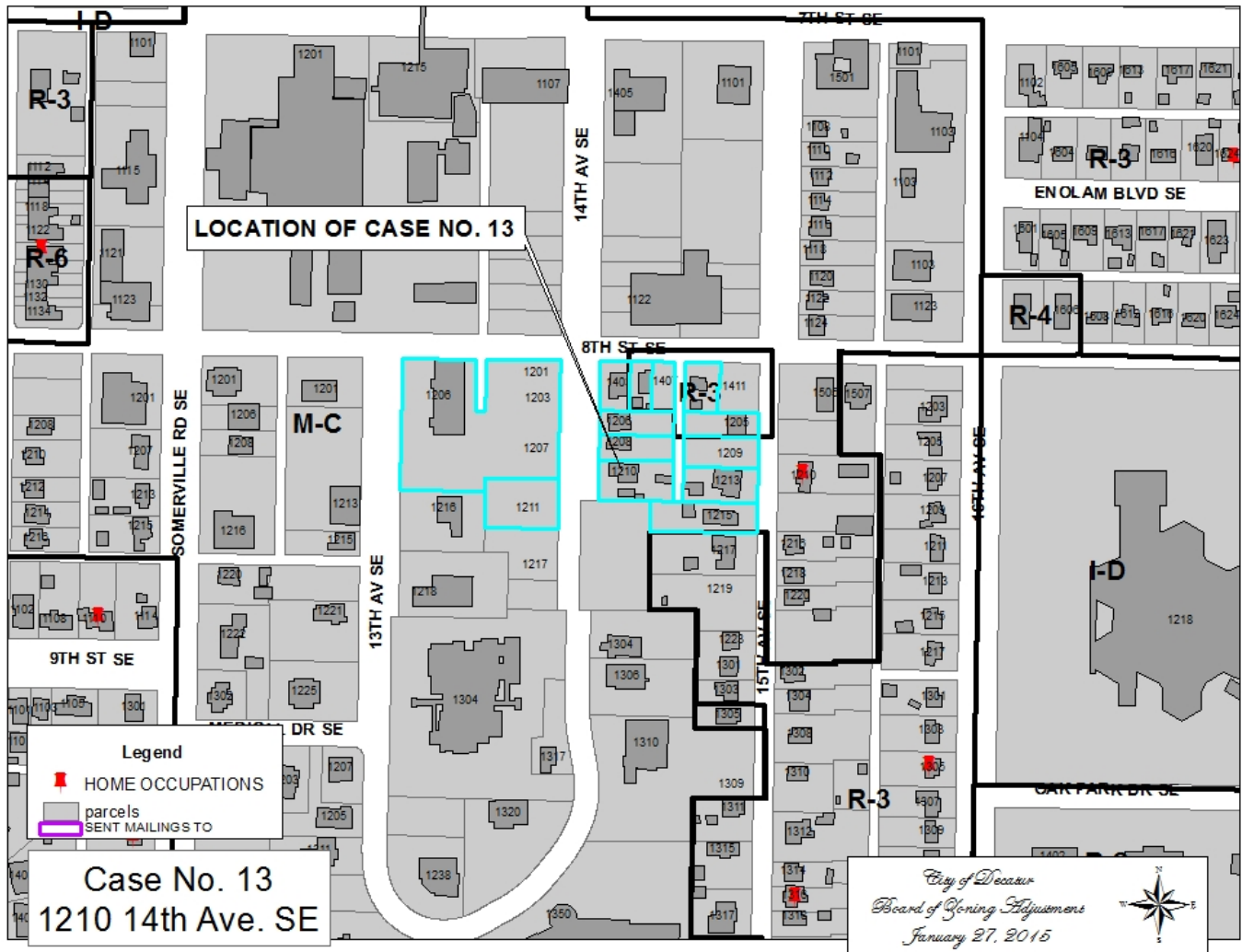
CASE NO 13 1210 14TH AVE SE



PROPOSED SIGN LOCATION



SIGN PICTURE



LOCATION MAP 1210 14TH AVE SE



CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION


APPLICANT:	Pugh Wright McAnally, Inc.
MAILING ADDRESS:	P. O. Box 2419
CITY-STATE-ZIP:	Decatur, AL 35602
PHONE:	256-353-3937

PROPERTY OWNER:	Cook's Properties, LLC, an Alabama limited liability company
OWNER ADDRESS:	P. O. Box 669
CITY-STATE-ZIP:	Decatur, AL 35602
PHONE:	256-355-3285

ADDRESS OF APPEAL:	133 4 th Avenue, NE, Decatur, AL 35601
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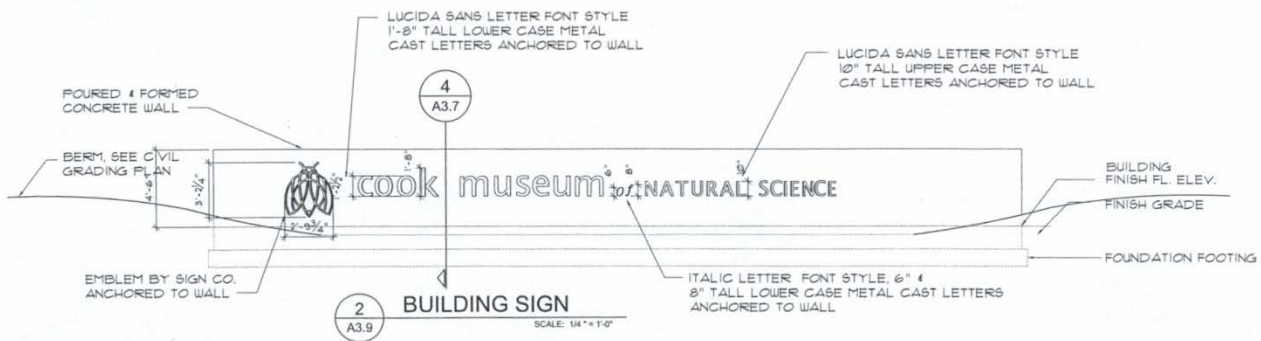
NATURE OF APPEAL:	
<input type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> SETBACK VARIANCE
<input type="checkbox"/> USE PERMITTED ON APPEAL	<input checked="" type="checkbox"/> SIGN VARIANCE
<input type="checkbox"/> OTHER	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION

DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING; HARDSHIP; TYPE OF BUSINESS, ETC.)
<p>(a) 25' Sign Setback from property line: (Sign in the northeast corner of lot) <u>Location of Landscape Arched Wall that is anchored on each end with a landscaped berm providing the Exterior Gathering Place with a shield from the traffic and intersection forces the sign 21' closer to 4th Avenue NE than the sign ordinance allows. The Landscape Arched Wall is 4.19' from 4th Street ROW and 7.36' from Lee Street ROW.</u></p> <p>(b) 25' Sign Setback from property line: (Sign at the southeast corner of the building) <u>Location of Landscape Arched Wall next to the southeast corner of the building is 7.63' from Holly Street ROW.</u></p> <p><u>Point of Information: The Metal Cast letters are anchored to a Landscape Arched Wall. The proposed letters and emblem total 32.9 square feet.</u></p>

APPLICANT SIGNATURE:

PRINT NAME <u>BLAKE McANALLY</u>
DATE: <u>1-12-15</u>

OFFICE USE ONLY:
REVIEWED BY: <u>Judy</u>
ZONING DISTRICT: <u>B-5</u>
HEARING DATE: <u>Jan 27, 2015</u>
APPROVED/DISAPPROVED: _____

CASE NO 14 133 4TH AVE NE



PICTURE OF PROPOSED SIGN

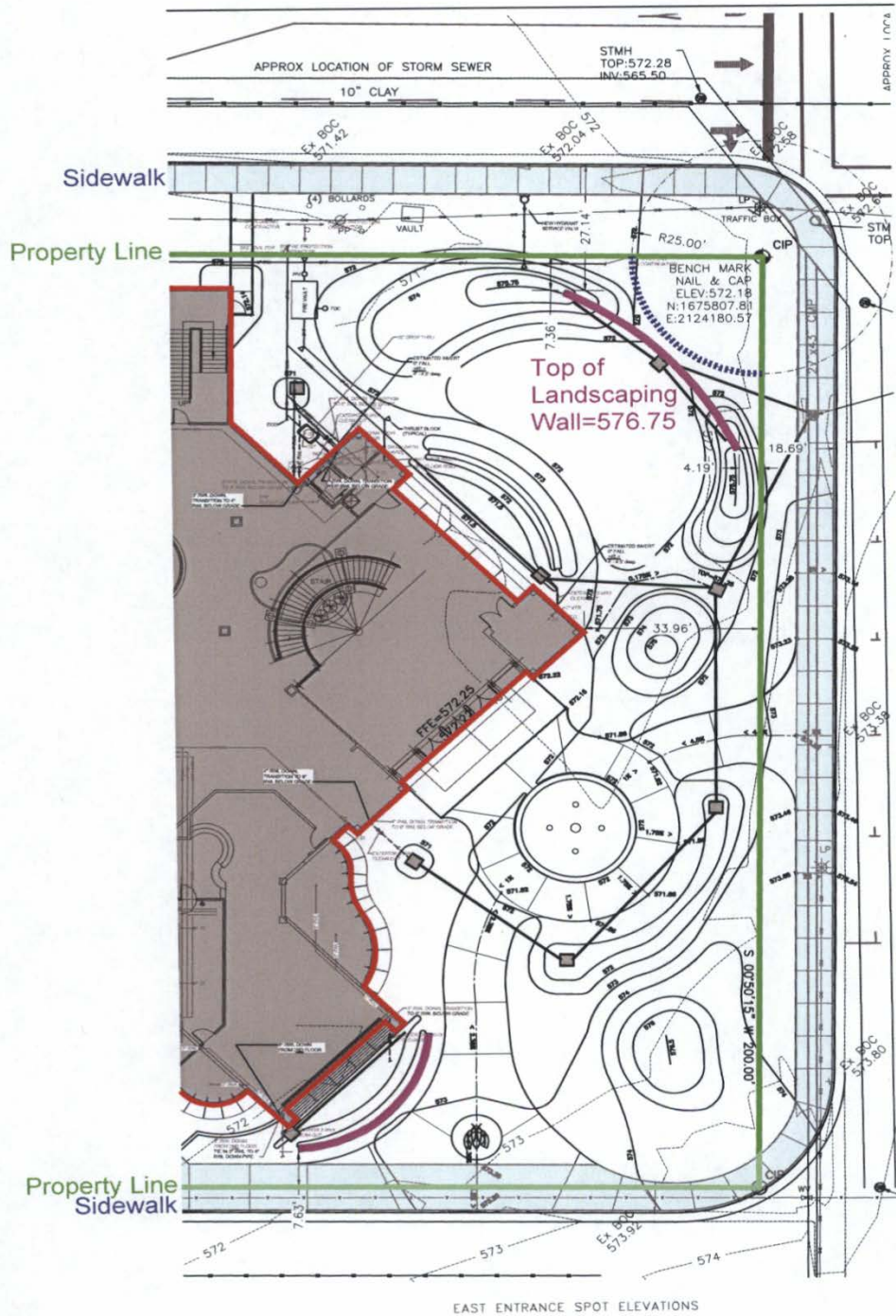
cook museum *of* NATURAL SCIENCE



PICTURE OF PROPOSED COOKS MUSEUM



DIAGRAM OF COOKS MUSEUM



RENDERING

2012 6424
Recorded in the Above
DEED Book & Page
09-28-2012 03:49:13 PM
Greg Cain - Probate Judge
State of Alabama, Morgan County

STATE OF ALABAMA)
)
COUNTY OF MORGAN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eight Hundred Fifty Thousand and No/100 Dollars (\$850,000.00)** cash to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Dorcas Sewell Harris, a married woman** (herein referred to as "Grantors"), does by these presents hereby grant, bargain, sell and convey unto **Cook's Properties, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), its successors and assigns, in fee simple, the following described real estate situated in Morgan County, Alabama, to-wit:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 4TH AVENUE N.E. AND THE SOUTH LINE OF THE L & N RAILROAD BELT LINE, AND FROM SAID POINT RUNNING EAST ALONG THE SOUTH LINE OF THE SAID L & N RAILROAD BELT LINE 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF L & N RAILROAD BELT LINE FOR A DISTANCE OF 380 FEET TO THE WEST LINE OF 6TH AVENUE, NE; THENCE RUNNING SOUTH ALONG THE WEST LINE OF 6TH AVENUE, NE, FOR A DISTANCE OF 200 FEET TO THE NORTH LINE OF HOLLY STREET; THENCE RUNNING WEST ALONG THE NORTH LINE OF HOLLY STREET FOR A DISTANCE OF 380 FEET; THENCE RUNNING NORTH 200 FEET TO THE TRUE POINT OF BEGINNING, SUCH SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5 AND PART OF 6, 280 FEET OF BLOCK 5 OF E.P. JOHNSON'S SUBDIVISION OF 13 ACRES, AS SHOWN BY MAP OF THE SAME FILED IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, IN PLAT BOOK 1 AT PAGE 24, THE PART OF LOT 6 HEREINABOVE DESCRIBED BEING A STRIP THEREOF 30 FEET IN WIDTH AND LYING IMMEDIATELY WEST OF AND ADJACENT TO SAID LOT 5 AND EXTENDING (SAID 30 FEET IN WIDTH) FROM THE SOUTH LINE OF THE L & N RAILROAD BELT LINE TO THE NORTH LINE OF HOLLY STREET; AND ALSO A TRACT OF LAND DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 4TH AVENUE, NE, AND THE SOUTH LINE OF THE L & N RAILROAD BELT LINE, AND RUNNING EAST 300 FEET TO THE TRUE POINT OF BEGINNING, AND FROM SUCH TRUE POINT OF BEGINNING, CONTINUING EAST ALONG THE SOUTH LINE OF THE L & N RAILROAD BELT LINE FOR A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF THE EAST 30 FEET OF LOT 6 OF BLOCK 5 OF E.P. JOHNSTON'S SUBDIVISION OF 13 ACRES, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE PROBATE JUDGE OF MORGAN COUNTY, ALABAMA; THENCE RUNNING SOUTH 200 FEET ALONG THE WEST LINE OF SAID EAST 30 FEET OF LOT 6 OF BLOCK 5 OF THE SAID E.P. JOHNSTON'S SUBDIVISION TO THE NORTH LINE OF HOLLY STREET; THENCE RUNNING WEST ALONG THE NORTH LINE OF HOLLY STREET A DISTANCE OF 100 FEET; THENCE RUNNING NORTH AND PARALLEL WITH THE EAST LINE OF 4TH AVENUE N.E., FOR A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING.

DEED PG 1

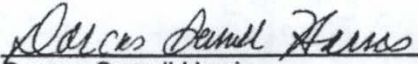
Property address: 119 6th Avenue, NE, Decatur, AL 35601

Grantor herein certifies that the property conveyed herein is not the homestead of the Grantor or that of her spouse.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns in fee simple.

The Grantor hereby covenants with the said Grantee, and with its successors and assigns, that except as otherwise set forth herein above, they are seized in fee simple of said property; that she has a good and lawful right to sell and convey the same; that said property is free from all encumbrances, except easements and restrictions of record and current ad valorem taxes, which taxes are assumed by the Grantee; and that she will forever warrant and defend the title thereto and possession thereof from and against the lawful claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28 day of September, 2012.

 (SEAL)
Dorcas Sewell Harris

Term/Cashier: RECORD-10 / cindys
Tran: 13800.296157.400001
AFF Special Fee (Act 95-424)
DPE Deed Tax
FIL Filing Fee
REC Recording Fee
Total Fees: \$ 862.00

STATE OF ALABAMA)
)
COUNTY OF MORGAN)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dorcas Sewell Harris, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 28th day of September, 2012.


NOTARY PUBLIC

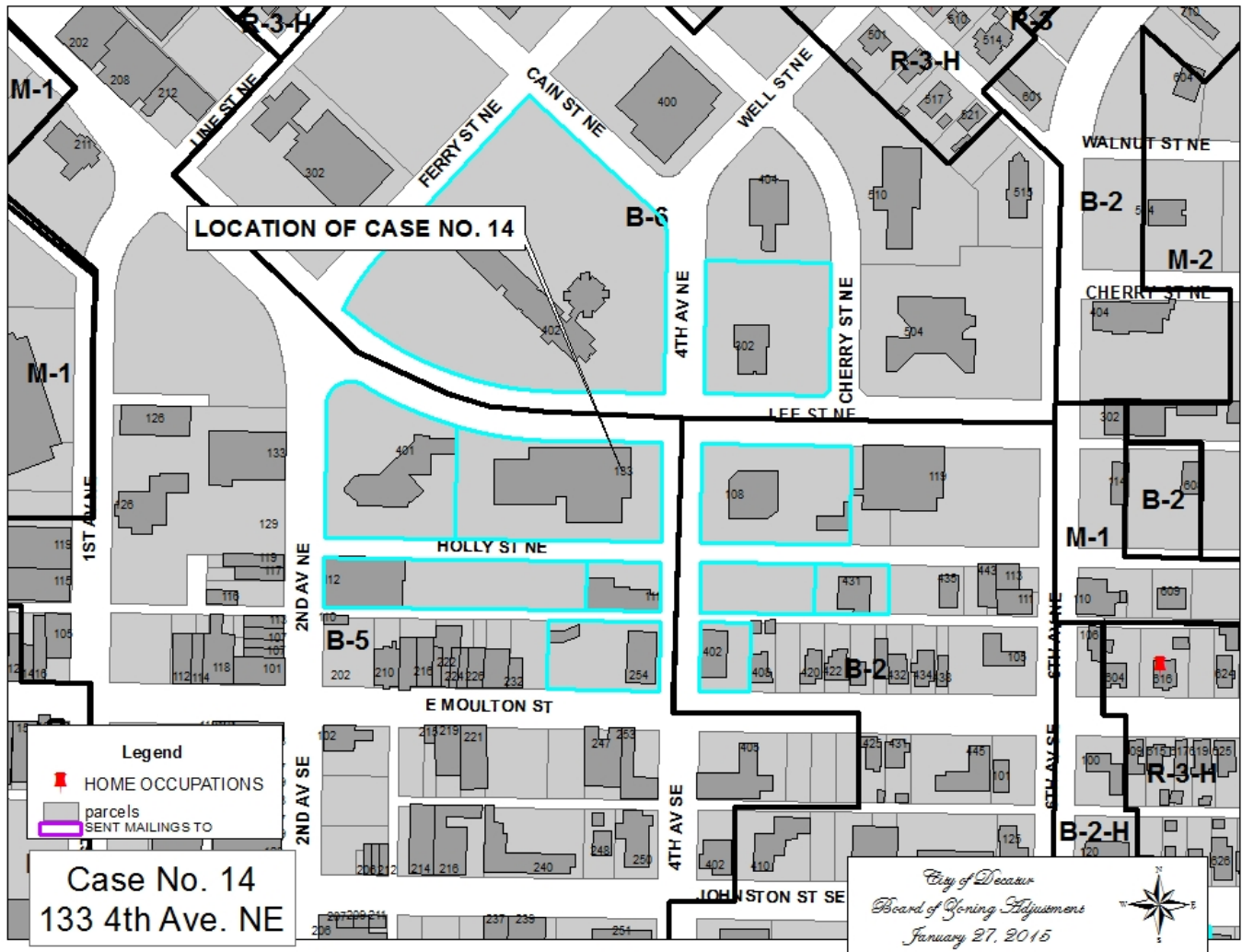
JEFFREY S. BROWN
Notary Public, AL State at Large
My Comm. Expires Sep. 08, 2013

GRANTOR'S ADDRESS: Dorcas Sewell Harris, 301 Lincoln Street, Huntsville, AL 35801

GRANTEE'S ADDRESS: Cook's Properties, LLC, Post Office Box 669, Decatur, AL 35602

This instrument prepared by:
Jeffrey S. Brown
Harris, Caddell & Shanks, P.C.
214 Johnston Street, S.E.
Decatur, AL 35601
256-340-8042

State of Alabama, Morgan County
I certify this instrument was filed on
09-28-2012 03:49:13 PM
and recorded in DEED Book
2012 at pages 6424 - 6425
Greg Cain - Probate Judge



LOCATION MAP 133 4TH AVE NE