

BOARD OF ZONING ADJUSTMENT

AGENDA

February 26, 2013

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MINUTES JANUARY 29, 2013

MEMBERS PRESENT: Chairman Kent Lawrence, Messrs. , Mr. George Barran, Ms. Frances Tate and Ms. Sally Jo Green

SUPERNUMERARIES: Mr Greg Dobbs and Mr. Mike Harris

OTHERS PRESENT: Mr. Bob Sims, Inspector
Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Herman Marks, City Attorney
Ms. Karen Smith, Planner
Ms. Tiffany Owens, Daily Reporter
Ms. Judy Bosworth, Recorder

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

Mr. George Barran moved to **approve** the minutes of the November meeting as printed. Mrs. Frances Tate seconded the motion. On a voice vote, the motion carried.

The annual elections were held with Kent Lawrence being elected Chairman and George Barran as Vice-Chairman.

The Board considered the following applications and appeals.

CASE NO 1

Application and appeal of Dave McAlister 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 McAlister Inc. companies at 2707 Little John St SW, property located in a R-2 Single-Family Residential Zoning District.

The applicant was not present at the time his case was called so this case was moved to the end of the agenda. The applicant was still not present at the end of the meeting. Therefore, the Board voted to dismiss this case due to failure of the applicant to appear before the Board and present his case.

CASE NO 2

Application and appeal of Tammy Staten 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 cleaning business at 814 Britwood Dr SW, property located in a R-2 Single-Family Residential Zoning District.

Ms. Tammy Staten presented this case to the Board. Ms. Staten stated she would like an administrative office for a cleaning business. Ms. Staten also stated she had no employees at this time and understood if she does have employees in the future, they cannot report to her home.

Mr. Sims stated the Building Department would recommend approval .

Ms. Smith stated the Planning Department would recommend approval.

Mr. George Barran moved to approve this home occupation request as submitted. Ms. Frances Tate seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3

Application and appeal of John Hall 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 lawn care service at 4702 Pineywood Dr SW, property located in a R-1 Single-Family Residential Zoning District.

Mr. John Hall presented this case to the Board. Mr. Hall stated he wished to have an administrative office for a lawn care service. Mr. Hall also stated the equipment would be kept in his garage and further he had no employees.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would concur with the Building Department.

Mr. Greg Dobbs moved to approve this home occupation request as submitted. Ms. Frances Tate seconded the motion. On a roll-call vote, the motion carried.

CASE NO 4

Application and appeal of Dustin Chase Swift 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 online computer business at 622 Holland CT SW, property located in a R-2 Single-Family Residential Zoning District.

Mr. Dustin Chase Swift presented this case to the Board. Mr. Swift stated he was seeking an administrative office for an online computer business utilizing e-bay and pay-pal. Mr. Swift also stated he would have a magnetic sign for his vehicle but it would not contain his address. Mr. Swift further stated he would get deliveries by Fed-X and UPS.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would recommend approval.

Mr. George Barran moved to approve this home occupation request as submitted. Mr. Mike Harris seconded the motion. On a roll-call vote, the motion carried.

CASE NO 5

Application and appeal of Jake McKean 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 commercial and residential detailing service and lawn care service at 1006 Clarkview ST SW, property located in a R-2 Single-Family Residential Zoning District.

Mr. Jake McKean presented this case to the Board. Mr. McKean stated he would like an administrative office for a commercial and residential cleaning service and lawn care service. Mr. McKean explained the detailing was actually cleaning that he would do in the off-season when he was not mowing lawns. Mr. McKean also stated he has one trailer, and two mowers that will be kept in a storage building.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would recommend approval.

Mr. Mike Harris moved to approve this home occupation request as submitted. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 6

Application and appeal of Joan Gruttemeyer 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 trucking dispatch service at 1408 Brownstone Ave SW, property located in a R-2 Single-Family Residential Zoning District.

Ms. Joan Gruttemeyer presented this case to the Board. Ms. Gruttemeyer stated she would like an administrative office for a trucking dispatch service. Ms. Gruttemeyer also stated there would be no trucks coming to her home that it would strictly be an office to dispatch trucks.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would recommend approval.

Mr. Mike Harris moved to approve this home occupation request as submitted. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 7

Application and appeal of William Ashley Ray 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-site software programming business at 1608 12th St SE, property located in a R-4 Residential Multi-Family Zoning District.

Mr. William Ashley Ray presented this case to the Board. Mr. Ray stated he would like to have an administrative office for an on-site software business. Mr. Ray also stated there would be no clients coming to his home.

Mr. Sims stated the Building Department would recommend approval .

Ms. Smith stated the Planning Department would recommend approval.

Mr. George Barran moved to approve this home occupation request as submitted. Ms. Frances Tate seconded the motion. On a roll-call vote, the motion carried.

CASE NO 8

Application and appeal of Latasha J. Maupin 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 garment sales business at 2330 Quince Dr SE, property located in a R-1 Single-Family Zoning District.

Ms. Latasha J. Maupin presented this case to the Board. Ms. Maupin stated she wanted an administrative office for a garment sales business. Ms. Maupin further stated there would be no shows at her home; she would display her items at craft shows and on-line.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would recommend approval as long as the production of the clothing did not become too large and further that Ms. Maupin have an understanding this is administrative use only.

Mr. Greg Dobbs moved to approve this home occupation request as submitted. Mr. Mike Harris seconded the motion. On a roll-call vote, the motion carried.

CASE NO 9

This case was heard at the end of the meeting.

Application and appeal of Frances D. Tate 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 miscellaneous clothing items, accessories, arts and gifts on-line at 506 Monroe Dr NW, property located in a R-3 Single-Family Zoning District.

Ms. Frances Tate recused herself from the voting and supernumerary Sally Jo Green joined the Board.

Ms. Frances Tate presented this case to the Board. Ms. Tate stated she would like an administrative office for an online business selling miscellaneous items. Ms. Tate also stated she had no employees and the items would be dropped shipped. Ms. Tate further stated she had no signage on her vehicle.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would recommend approval.

Ms. Sally Jo Green moved to approve this home occupation as submitted. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 10

Application and appeal of Melody Gina Szinegh 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 food truck service at 2701 Summerwind Dr SE, property located in a R-2 Single-Family Zoning District.

Ms. Szinegh presented this case to the Board. Ms. Szinegh stated she would like an administrative office for a Mobile Food Truck Service . Ms. Szinech also stated there would be no foot traffic or deliveries to her home; the food would be delivered to a local restaurant where she would stock her mobile truck. Ms. Szinech also stated her truck would be kept in storage.

Mr. Jack Zeanah of 2829 Summerwind Dr SE stated the subdivision covenants would not allow trailers to be parked in the driveway. He also stated he was opposed to additional traffic in the neighborhood.

Mr. Roger Logan of 2709 Summerwind Dr SE stated the covenants disallowed commercial activity in the subdivision

Mr. Fred McKlesky of 2802 Summerwind Dr SE stated the truck/trailer had been parked in the driveway for months.

Chairman, Kent Lawrence stated the Board of Zoning had no authority over enforcing covenants. Chairman Lawrence further stated the ordinance allows for administrative offices. However, the Board could put a condition on an approval.

Mr. Sims stated the Building Department would recommend approval as long as she was not operating a commercial kitchen from her home and further there was no indication of a business at this address.

Ms. Smith stated the Planning Department would recommend approval but that the Board may want to approve with conditions that the trailer would be kept off-site and the home would be for administrative office only.

Mr. George Barran moved to approve this home occupation request with the condition the truck be parked in a storage facility and the home be used as administrative office only.

Mr. Mike Harris seconded the motion. On a roll-call vote, the motion carried.

CASE NO 11

Application and appeal of J. D. Repairs and Services for 115 square foot area variance from Section 25-77(e)(1) to be allowed to install two additional signs of 105 square foot each at 1500 Church St SE, property located in a M-2 Industrial Zoning District.

Ms. Pattie Sibert of Fast Signs presented this case to the Board. Ms. Sibert stated they would like to install two additional attached signs 105 square feet each. Ms. Sibert also stated they needed 115 square foot area variance for the signage.

Mr. Sims stated the Building Department would recommend approval.

Ms. Smith stated the Planning Department would recommend approval. Ms. Smith also mentioned they could have opted to have signage on each frontage street which would be three or more detached signs at 160 square feet each . However, they are choosing not to do that at this time.

Mr. Greg Dobbs moved to approve this variance request as submitted. Mr. Mike Harris seconded the motion. On a roll-call vote the motion carried.

The meeting adjourned at 4:40

AGENDA FEBRUARY 26, 2013

CASE NO 1

Application and appeal of Dave McAlister 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 McAlister Inc. companies at 2707 Little John St SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO 2

Application and appeal of Mandy Vassar 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 1923 Shepard Dr SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO 3

Application and appeal of Adriana De Rodriguez 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 lawn and landscaping business at 2013 Cleveland Ave SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO 4

Application and appeal of Chris Armor for a 17 foot 6 inch rear yard setback variance to Section 25-11 of the Zoning Ordinance in order to construct a shed at 812 Bradley St SW, property located in a B-1 Local Shopping District

CASE NO 5

Application and appeal of Scott Schoel for relief from Section 25-80(a)(4) of the Zoning Ordinance to be able to use an existing nonconforming sign structure and install new faces at 1424 6th Ave SE, property located in a B-2 General Business District



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Dave McAlister
 MAILING ADDR: 2707 Little John St SW
 CITY STATE ZIP: Decatur, AL 35603
 PHONE: 256-227-8965

PROPERTY OWNER: Dave McAlister
 OWNER ADDR: 2707 Little John St SW
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: 256-227-8965

ADDRESS FOR APPEAL: 2707 Little John St 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

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

Administrative office for McAlister Inc. - 3 Divisions
- McAlister Photography (Wedding photography)
- Ceva Media Group (AV Sales, Consultation, video production services)
- Snapbox Photobooth (Photo booth services for receptions & events)

APPLICANT SIGNATURE: Dave McAlister
 PRINT NAME: Dave McAlister
 DATE: 02/08/13

OFFICE USE ONLY:

RECEIVED BY: Judy
 ZONING DISTRICT: R-2
 HEARING DATE: Feb 26, 2013
 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 _____

CASE NO 1 2707 LITTLE JOHN 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: _____

Dave McAlister

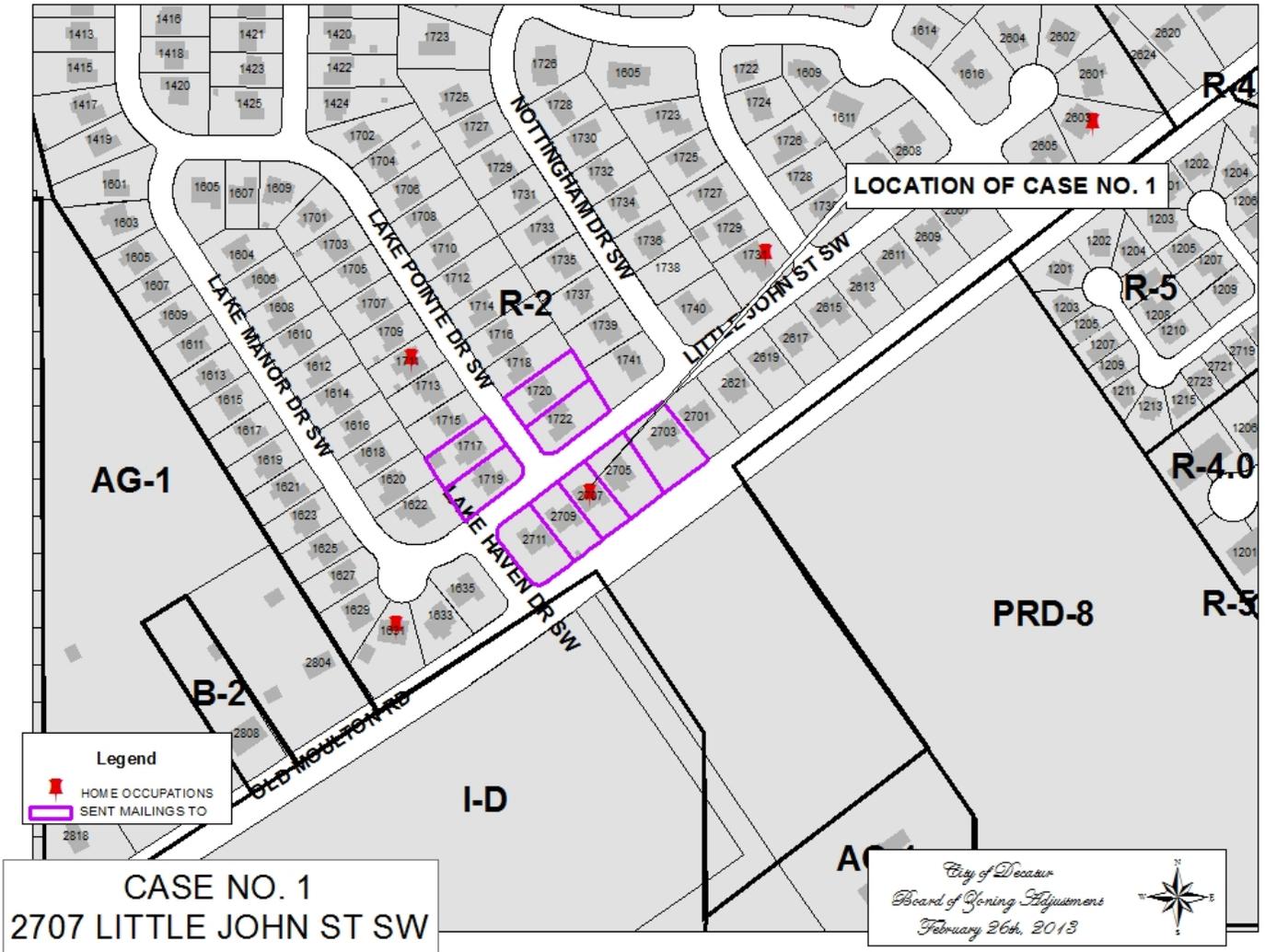
DATE: _____

02/08/13

ADDRESS: _____

2707 Little John St. SW Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 2707 LITTLE JOHN ST SW



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

APPLICANT NAME:	<u>Mandy Vassar</u>
MAILING ADDRESS: PLEASE INCLUDE CITY, STATE AND ZIP	<u>1923 Shepard Dr SW</u> <u>Decatur, AL 35603</u>
PHONE:	<u>(256) 616-9610</u>
PROPERTY OWNER NAME:	<u>Mandy Vassar</u>
MAILING ADDRESS: PLEASE INCLUDE CITY, STATE AND ZIP	<u>1923 Shepard Dr SW</u> <u>Decatur, AL 35603</u>
PHONE:	<u>(256) 616-9610</u>

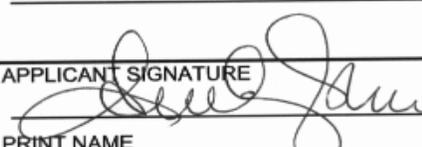
PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:
1923 Shepard Dr SW Decatur, AL 35603

NATURE OF THE APPEAL:

HOME OCCUPATION SETBACK VARIANCE USE PERMITTED ON APPEAL

SIGN VARIANCE APPEAL OF ADMINISTRATIVE DECISION OTHER

DESCRIBE IN DETAIL THE REQUEST: Requesting an administrative office
for an event planning business.

APPLICANT SIGNATURE 	OFFICE USE ONLY
PRINT NAME <u>Mandy Vassar</u>	REVIEWED BY: <u>Judy</u>
DATE <u>1-30-13</u>	ZONING DISTRICT: <u>R-2</u>
	HEARING DATE: <u>February 26, 2013</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 2 1923 SHEPARD 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: _____



DATE: _____

1-31-13

ADDRESS: _____

1923 Shepard Dr SW
Decatur, AL 35603

QUESTIONNAIRE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: ADRIANA DE RODRIGUEZ
 MAILING ADDR: 2013 CLEVELAND AVE SW
 CITY STATE ZIP: DECATUR AL 35601
 PHONE: 256-345-2688

PROPERTY OWNER: Tracy E. Botcher
 OWNER ADDR: 763 Tarsum Rd
 CITY STATE ZIP: Hartselle AL 35640
 OWNER PHONE: 256-476-4076

ADDRESS FOR APPEAL: 2013 Cleveland Ave 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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
Using my house as the administrative office for a Lawn and Landscape business. I'll park the equipment in Garage out of sight. No unnecessary traffic or extra traffic will occur.

APPLICANT SIGNATURE: ADRIANA DE RODRIGUEZ
 PRINT NAME: ADRIANA DE RODRIGUEZ
 DATE: 2-5-13

OFFICE USE ONLY:
 RECEIVED BY: Judy
 ZONING DISTRICT: R2
 HEARING DATE: Feb 26, 2013
 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 2013 CLEVELAND AVE SW

HOME OCCUPATION QUESTIONS

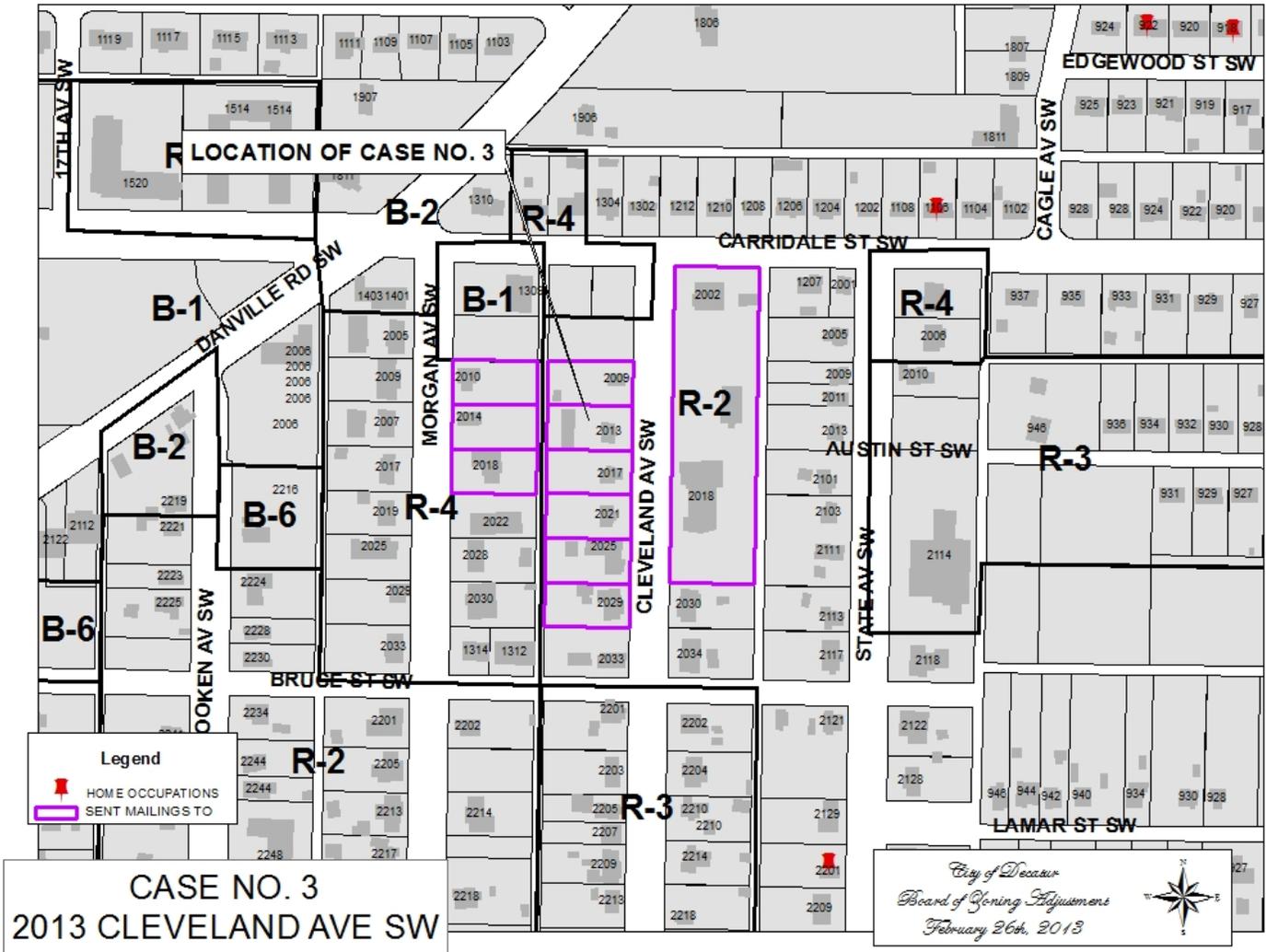
CHECK YES OR NO FOR EACH QUESTION

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: ADRIANA DE RODRIGUES DATE: 2-5-13

ADDRESS: 2013 Cleveland Ave SW

QUESTIONNAIRE



LOCATION MAP 2013 CLEVELAND AVE SW



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

APPLICANT: Chris Armor – Armor's Contracting
 MAILING ADDRESS: 812 Bradley Street SW
 CITY-STATE-ZIP: Decatur, AL 35601
 PHONE: 256-355-2686

PROPERTY OWNER: William & Laverne Harris
 OWNER ADDRESS: 2427 Chadsworth Street SW
 CITY-STATE-ZIP: Decatur, AL 35603
 PHONE: _____

ADDRESS OF APPEAL: 812 Bradley Street SW

NATURE OF APPEAL:
 HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE
 USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION
 OTHER

DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING; HARDSHIP; TYPE OF BUSINESS, ETC.)
Applicant requests a 17'-6" variance to the rear setback for construction of a shed. Length of variance request is for the east 65 feet of the lot. Shed will be used to cover existing equipment and materials currently stored on site. Shed is behind existing building where the depth to the rear lot line from the existing building is approximately 46 feet. There is an alley along the rear lot line separating this property from the adjacent properties, and there is a 3-foot offset in the rear property line making this portion of the lot shorter than the west portion of the lot. Also, additional right-of-way for Bradley Street was acquired for street improvements that shortened the overall lot depth by 10 feet.

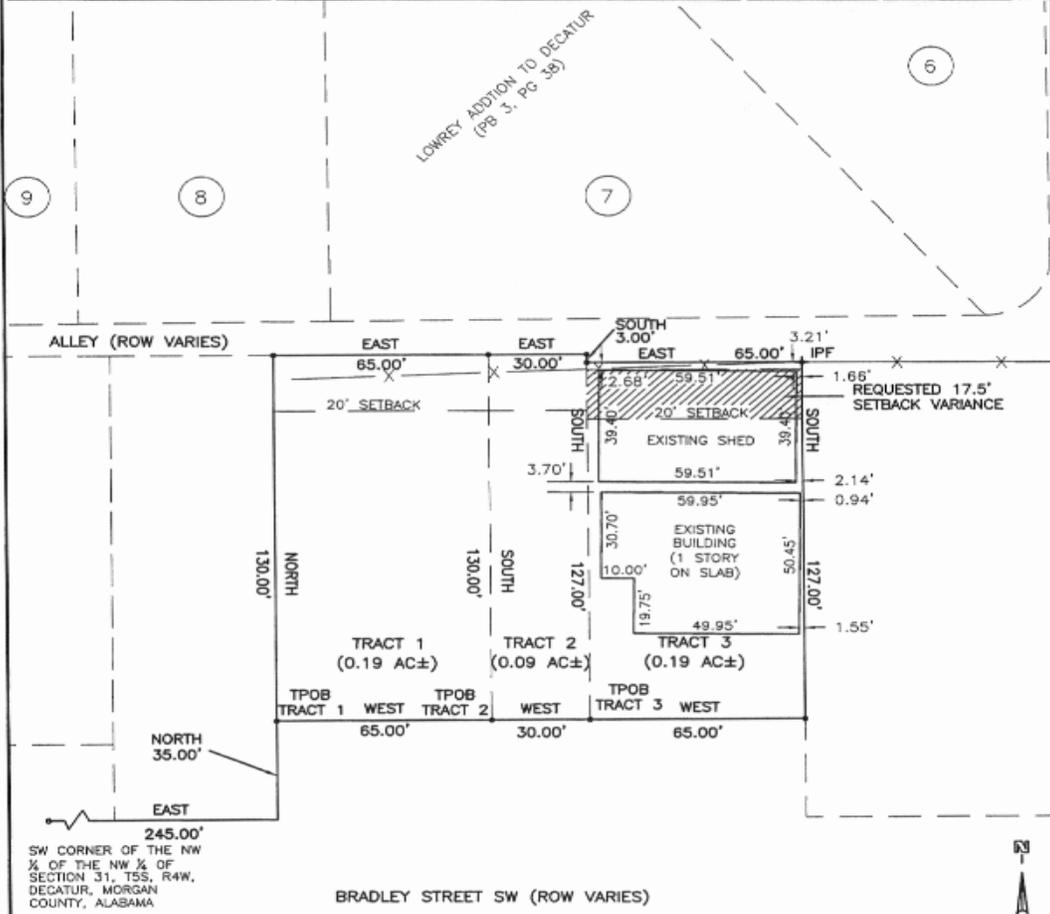
APPLICANT SIGNATURE:


 PRINT NAME
Chris Armor
 DATE: 2/13/2013

OFFICE USE ONLY:
 REVIEWED BY: 
 ZONING DISTRICT: B-1
 HEARING DATE: 2/26/13
 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 4 812 BRADLEY ST SW



SW CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 31, T5S, R4W, DECATUR, MORGAN COUNTY, ALABAMA

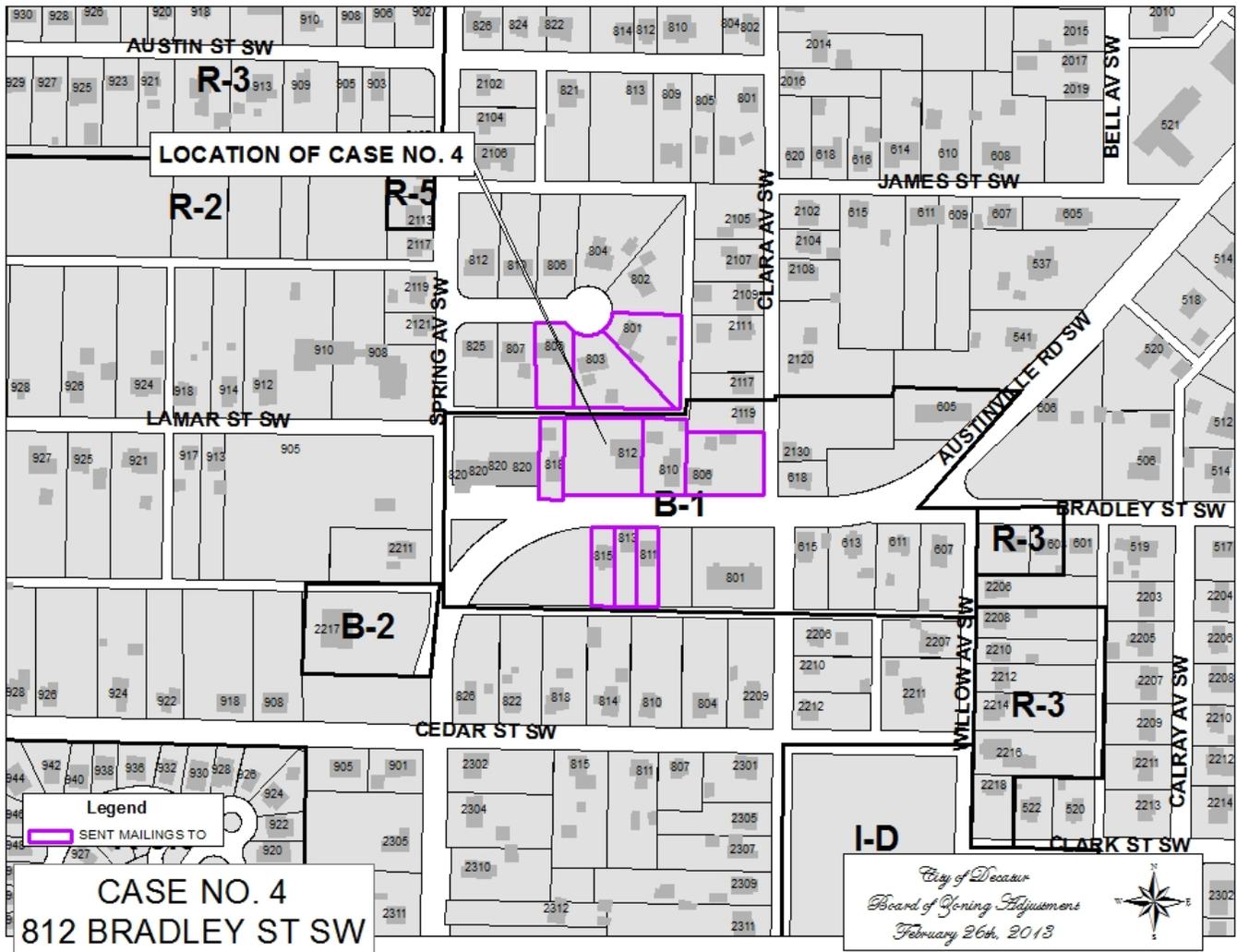
BRADLEY STREET SW (ROW VARIES)

GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM DEED 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: D.B. 1295, PG 566
4. PROPERTY ADDRESS IS BRADLEY STREET SW, DECATUR, AL 35603
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED ON 02-07-2013.

LEGEND

- PROPERTY CORNERS
- IPF IRON PIN FOUND
- CIPS CAPPED IRON PIN SET



LOCATION MAP 812 BRADLEY ST SW



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Scott School
 MAILING ADDR: 1001 Sherman Street
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-230-8594

PROPERTY OWNER: CBS Bank
 OWNER ADDR: 1424 6th Avenue
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-810-2833 Tim Alford

ADDRESS FOR APPEAL: 1424 6th Avenue SE

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
CBS bought the Amsouth Branch bank building on 6th Avenue - There was an existing sign structure that still exist they would like to use. Doesn't meet current signage requirements but would be hardship to make comply

APPLICANT SIGNATURE: [Signature]
 PRINT NAME: Scott School
 DATE: 2-8-13

OFFICE USE ONLY: see b2d.
 RECEIVED BY: [Signature]
 ZONING DISTRICT: B-24
 HEARING DATE: 2/26/13
 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 [date]. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 5 1424 6TH AVE SE

1. They would lose parking.

2. Position of building beside it blocks view of sign
this building does not meet set back requirements



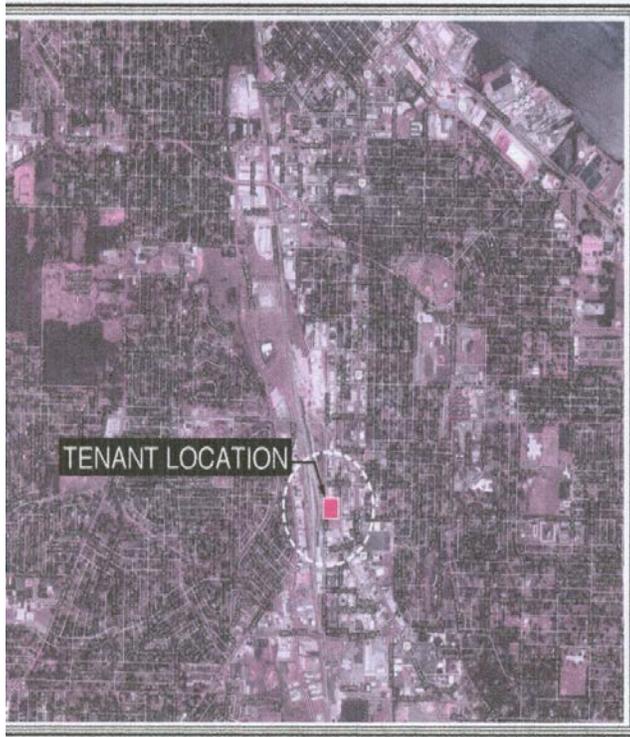
Site Photograph

SIGN PICTURE

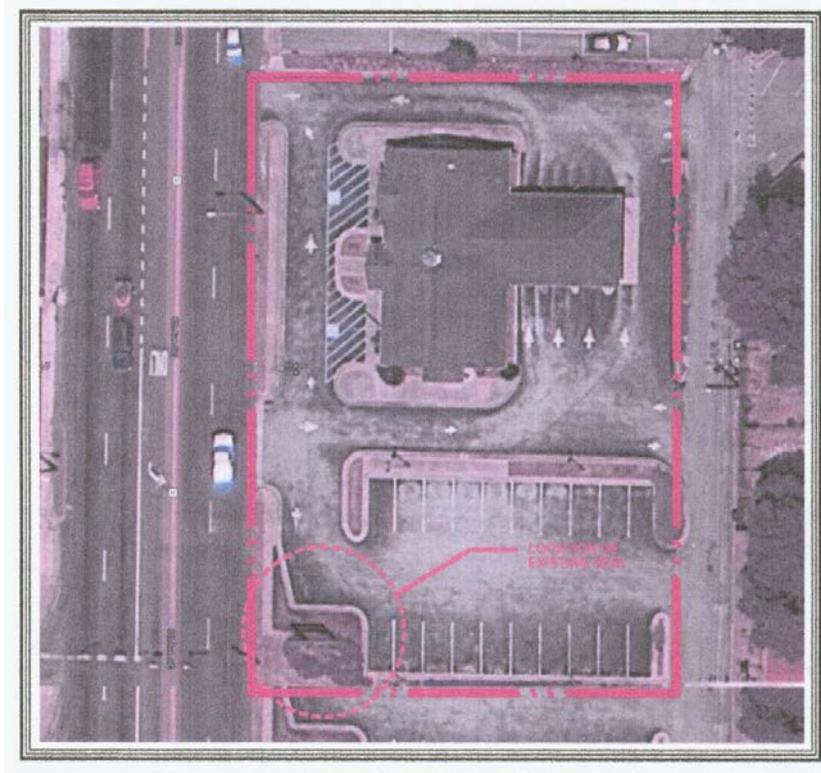


Site Photograph

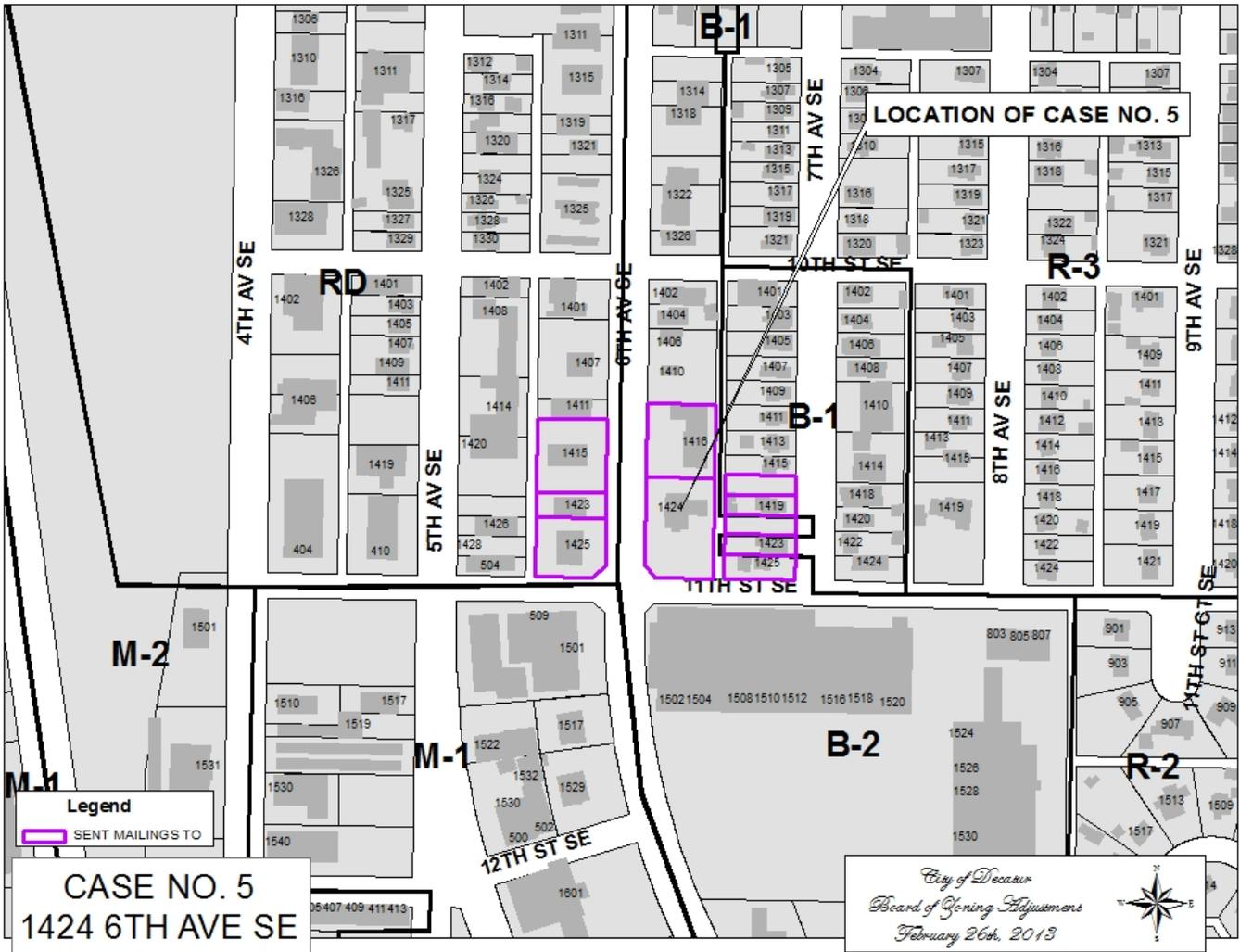
BANK PICTURE



MAP CBS BANK



PROPERTY CBS BANK



LOCATION MAP 1424 6TH AVE SE