

BOARD OF ZONING ADJUSTMENT

AGENDA

March 25, 2014

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MINUTES FEBRUARY 25, 2014

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

SUPERNUMERARIES: Mr. Eddie Pike and Ms. Sally Jo Green

OTHERS PRESENT: Mr. C. Wallace Terry, Building Director and
.....Custodian of Records
Mr. Herman Marks, Jr., City Attorney
Mr. Chip Alexander, Asst. City Attorney
Mr. Bob Sims, Inspector
Mrs. Karen Smith, Planner
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 January, 2014 meeting as printed. Mr. Mike Harris seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

OLD BUSINESS: Tabled Case from January 28, 2014 meeting:

Application and appeal of Charles Moye for a 2 foot front-yard setback variance from Section 25-10.3(2)(d) of the Zoning Ordinance and a 2.5 foot rear yard setback variance from Section 25-10.3(2)(e) of the Zoning Ordinance in order to construct a house at 720 Appaloosa Ln SW, property located in a R-5 Single-Family Zoning District.

Mr. Charles Moye stated due to his case being tabled last month, Mr. Richard Humphries, a Civil Engineer with Pugh Wright McAnally Inc., would be speaking on his behalf concerning the issues.

Mr. Richard Humphries submitted a handout to the Board which addressed the issues of drainage, lot shape, lot coverage and aerial view of the lot. Mr. Humphries stated due to the topography of the lot and swell, the water would drain to the front of the lot and out to the street. Mr. Humphries also stated a comparison study of other houses in the area for lot coverage was conducted as this was an issue with the neighbors in the January meeting. The study found that Mr. Moye's house would actually be less in lot coverage than others in the area. Mr. Humphries further shared the lot has three wide setbacks which cut down on the buildable area of the lot thereby presenting a hardship for Mr. Moye.

Ms. Elizabeth Johnson of 807 Milton Place SW stated the subdivision was designed for garden homes so the house Mr. Moyer is proposing is too big for the lot. Ms. Johnson also stated a variance to build a house on this said lot was turned down in 2006 and she feels this one should be turned down also or else the Board would need to explain to her what has changed since 2006.

Mr. John Holsclaw of 718 Appaloosa Lane SW stated he had previous conversations with Mr. Moyer about the drainage. Mr. Holsclaw stated it was his understanding from Mr. Moyer the drainage would be addressed once the house was built. Mr. Holsclaw showed pictures of the current drainage issue to the Board. Mr. Holsclaw further stated he had no problem with the actual house being constructed as it was only the corners of the house needing the variance and further most of the houses in the area were from 2,300 to 2,700 square feet.

Ms. Carolyn Harris of 809 Milton Pl SW stated she was a nine year resident in the subdivision and knew that a previous variance was denied for this lot. Ms. Harris stated the house is too big for the lot; however, she would not oppose building a smaller house. Ms. Harris stated everyone should abide by the zoning ordinance.

Mr. Tony Newton of 3903 Palomino DR SW stated when he constructed his house he asked for a variance and was turned down by the Board which resulted in going back to the drawing board several times before he could build on his lot. However, the second time he came back to the Board, he did get a variance.

Mr. Richard Humphries stated the shape of the lot plays into the scenario as the front is much more shallow than most lots and narrows down to a wedge shape. Additionally, they are trying to stay off the east side to allow for drainage. He also stated it is only the corners of the house in the rear and part of the front porch that need the variance. Mr. Humphries also stated when the house is constructed, the lot will be graded to drain to the front street and this will help improve the drainage for adjacent properties.

Mr. Greg Dobbs stated there would be a drainage problem regardless of the size of the house.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval as a hardship was present and that relocating the house on the lot was impossible without impacting the drainage.

Mr. Mike Harris moved to approve this variance request as submitted. Mr. Greg Dobbs seconded the motion. On a roll call vote, the motion failed. Ms. Frances Tate, Mr. Greg Dobbs and Mr. Larry Waye were in opposition while Mr. George Barran, and Mr. Mike Harris were in favor.

CASE NO 1

Application and appeal of Mike Wharton 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 oil change business at 1911 Westmead ST SW, property located in a R-2 Single-Family Zoning District.

Mr. Mike Wharton presented this case to the Board. Mr. Wharton stated he needed a home office for his off-site oil changing business. Mr. Wharton further stated he would mainly be changing the oil for fleet vehicles. Additionally, Mr. Wharton stated he would have a magnetic sign for his vehicle with no address.

Mr. Sims asked Mr. Wharton if he would be going to trucking terminals to change the oil. Mr. Wharton answered in the affirmative. Mr. Sims stated the Building Department would recommend approval.

Mr. Terry stated the Planning Department would recommend approval.

Mr. Larry Wayne 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 2

Application and appeal of Kelvin Bankhead 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 business as a party planner at 511 Carolyn ST SW, property located in a R-1 Single-Family Zoning District.

Mr. Kevin Bankhead presented this case to the Board. Mr. Bankhead stated he would like an administrative office for an event planning business. Mr. Bankhead further stated there would be no clients coming to his home; he would be using his phone to make the contacts. Additionally Mr. Bankhead stated he would not prepare food at his home.

Mr. Sims stated the Building Department would recommend approval.

Mr. Terry stated the Planning Department would recommend approval.

Mr. Larry Wayne moved to approve this home occupation request as submitted. Ms. Tate Seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3

Application and appeal of Virginia Susie Balch 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 embroidery business at 913 Tracey Lane SW, property located in a R-5.0 Single-Family Zoning District.

Ms. Virginia Susie Balch presented this case to the Board. Ms. Balch stated she would like an administrative office for an embroidery business. Ms. Balch also stated she would generate her business from the internet and by word-of-mouth.

Mr. Larry Waye asked Ms. Balch how many machines she was planning on having as this type business could potentially grow to the point that it would no longer qualify as a home business.

Ms. Balch answered she would only have one machine.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval.

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 4

Application and appeal of Elise H. Hannah 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 design consultant business at 2407 Hideaway Place SE, property located in a R-1 Single-Family Zoning District.

Ms. Elise H. Hannah presented this case to the Board. Ms. Hannah stated she needed to get a license in order to have a design consultant business. Ms. Hannah further stated no clients would come to her home she would go off-site to meet with them and determine their needs. Ms. Hannah also explained she would go to market to buy the items and they would be drop shipped to the client.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval.

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

CASE NO 5

Application and appeal of Aryn McIntyre 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 wholesale business at 2710 Summerwind Dr SE, property located in a R-2 Single-Family Zoning District.

Ms. McIntyre presented this case to the Board. Ms. McIntyre stated she would like an administrative office for a design consulting business. Ms. McIntyre also stated she would help

clients pick out furniture and then go to market to get the items and they would be dropped shipped to them.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval.

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

CASE NO 6

Application and appeal of Melissa Davis Scruggs 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 editing video and short film clips at 1424 Smith Ave SW, Apt D., property located in an R-4 Multi-Family Zoning District.

Ms. Melissa Davis Scruggs presented this case to the Board. Ms. Scruggs stated she would like an administrative office to edit video via email, computer, and phone. Ms. Scruggs stated there would be no traffic coming to her home.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith questioned Ms. Scruggs about having a studio. Ms. Scruggs stated there was no studio. Mrs. Smith stated the Planning Department would recommend approval.

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

CASE NO 7

Application and appeal of Scott Electric Sign Co., Inc. for a 170 square foot area variance from Section 25-77(e)(3) to install a 30 foot tall, 330 square foot detached on premise sign at 1211 Beltline Rd SW, property located in a M-1A Expressway Commercial Zoning District.

Ms. Sharon Bradshaw of Scott Electric and Mr. Luke Makovicka the General Manager of Hyundai presented this case to the Board. Mr. Makovicka stated Hyundai was requiring the dealership to do an image upgrade and needed them to update the sign.

Ms. Bradshaw stated her company was requesting a variance for a 330 square foot pylon sign in order for Hyundai to upgrade their image. Ms. Bradshaw also stated the actual logo only measured 72 square feet, the rest of the sign was just a decorative base.

Mr. Wally Terry pointed out the additional wording after the word Hyundai and suggested perhaps that could be left off in order to discourage future use of the decorative base.

Mr. Carlton McMasters of J & M Signs spoke giving clarification to the Board about the cladding of the sign.

Mr. Sims stated the Building Department would recommend approval for the pylon sign. However, there were several signs on the lot that were not allowed according to the sign ordinance and in order to improve their image and be in compliance, those signs needed to be removed.

Mr. Luke Makovicka stated he would remove those signs.

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

Mr. Larry Wayne moved to approve this variance request with the agreement that all of the signage on the property be brought into compliance and the pylon sign only contain the lettering being brought before them today. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 8

Application and appeal of J & M Signs for a sign variance from Section 25-80(a)(4) of the Zoning Ordinance in order to continue the use and replace the faces on an existing non-conforming sign at 1811 Beltline Rd SW, property located in a B-4 Regional Shopping District.

Mr. Carlton McMaster of J & M Signs presented this case to the Board. Mr. McMasters stated they would like to continue the use and replace the faces on an existing non-conforming sign.

Mr. Greg Dobbs made the following inquiries: Could the sign be moved to the curb, could the height be raised, or could the sign be moved entirely.

Mr. McMasters stated none of those options would work as there was a problem with either cost, visibility, or taking up parking spaces.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated there was a hardship present with the right-of-way, the frontage road, and the drainage impacting the location of the sign – there is a large state right-of-way meant to contain the frontage road which on this property was put at the rear instead. Mrs. Smith stated the Planning Department would recommend approval.

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

CASE NO 9

Application and appeal of The Church of the Good Shepherd for a use permitted on appeal from Section 25-113 of the Zoning Ordinance to have a temporary business for an open air farmers market at 3809 Spring Ave SW, property located in a AG-1 Single-Family Zoning District.

Ms. Shelley Coxwell presented this case to the Board. Ms. Coxwell stated it was her understanding there were discussions going on within the city about possible making temporary businesses a nine month temporary license. Therefore, she would like to Table this case until next month until a decision can be made.

Mr. Larry Waye moved to approve Tabling this case until next month per the applicant's request. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

The Meeting adjourned at 5:05

Chairman, George Barran

AGENDA MARCH 25, 2014

Old Business: Application and appeal of The Church of the Good Shepherd for a use permitted on appeal from Section 25-113 of the Zoning Ordinance to have a temporary business for an open air farmers market at 3809 Spring Ave SW, property located in a AG-1 Agricultural Zoning District.

CASE NO 1

Application and appeal Annetrica M. Warrior 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 and commercial cleaning business at 1608 2nd Ave SW, property located in a R-2 Single-Family Zoning District.

CASE NO 2

Application and appeal of Michael Ceci 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 and commercial cleaning business at 2506 Spring Ave SW, Apt. 143E, property located in an R-4 Multi-Family Zoning District.

CASE NO 3

Application and appeal of Seth Stidham 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 graphic design business at 1804 Danville Rd SW, property located in a R-1 Single-Family Zoning District.

CASE NO 4

Application and appeal of Gilbert Ortiz 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 off-site automobile repair service at 1306 Terrehaute Ave SW, property located in a R-2 Single-Family Zoning District.

CASE NO 5

Application and appeal of Matthew B. Holmes 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 telecommunication consulting business at 3208 Trenton Pl SW, property located in a R-2 Single-Family Zoning District.

CASE NO 6

Application and appeal of Elaine Collins 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 off-site massage business at 3106 Village Creek Rd SE, property located in a R-1 Single-Family Zoning District.

CASE NO 7

Application and appeal of Dorothy Williams 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 and industrial cleaning business at 503 Cedar Lake Rd SW, property located in a R-2 Single-Family Zoning District.

CASE NO 8

Application and appeal of Kevin Penn 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 broker service to dispatch trucks at 306 Albert St SW, property located in a R-2 Single-Family Zoning District.

CASE NO 9

Application and appeal of Allison Tapscott 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 construction business at 1711 Pennylane SE, property located in a R-1 Single-Family Zoning District.

CASE NO 10

Application and appeal of Jeron Witt for a 10 foot rear-yard setback variance to Section 25-10 of the Zoning Ordinance in order to construct an addition at 3205 Germantown Pl SW, property located in a R-2 Single-Family Zoning District.

CASE NO 11

Application and appeal of Jake Jenson for a use permitted on appeal to Section 25-110(a) of the Zoning Ordinance to have a temporary business to sale landscaping materials and plants at 3907 Spring Ave SW, property located in an AG-1 Agricultural Zoning District.



Board of Zoning Adjustment

| | |
|--|--|
| APPLICANT: <u>Annetrica Machel Warrior</u> | |
| MAILING ADDR: <u>1608 2nd Av. SW</u> | |
| CITY STATE ZIP: <u>Decatur, AL 35601</u> | |
| PHONE: <u>(256) 565-7455</u> | |
| PROPERTY OWNER: <u>Annetrica Machel Warrior</u> | |
| OWNER ADDR: <u>1608 2nd Av. SW</u> | |
| CITY STATE ZIP: <u>Decatur, AL 35601</u> | |
| OWNER PHONE: <u>(256) 565-7455</u> | |
| ADDRESS FOR APPEAL: <u>1608 2nd Av. SW</u> | |
| NATURE OF APPEAL: <input checked="" 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 type="checkbox"/> OTHER <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED | |
| DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS) <u>Admin office only cleaning business for residential and commercial, no customers coming to home</u> | |
| APPLICANT SIGNATURE: <u>Annetrica Warrior</u> PRINT NAME: <u>Annetrica Warrior</u> DATE: <u>2-18-14</u> | OFFICE USE ONLY: RECEIVED BY: <u>Judy</u> ZONING DISTRICT: <u>R-2</u> HEARING DATE: <u>March 25, 2014</u> 2:00 APPROVED/DISAPPROVED: _____ |

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers or 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 1608 2ND AVE SW

HOME OCCUPATION QUESTIONS

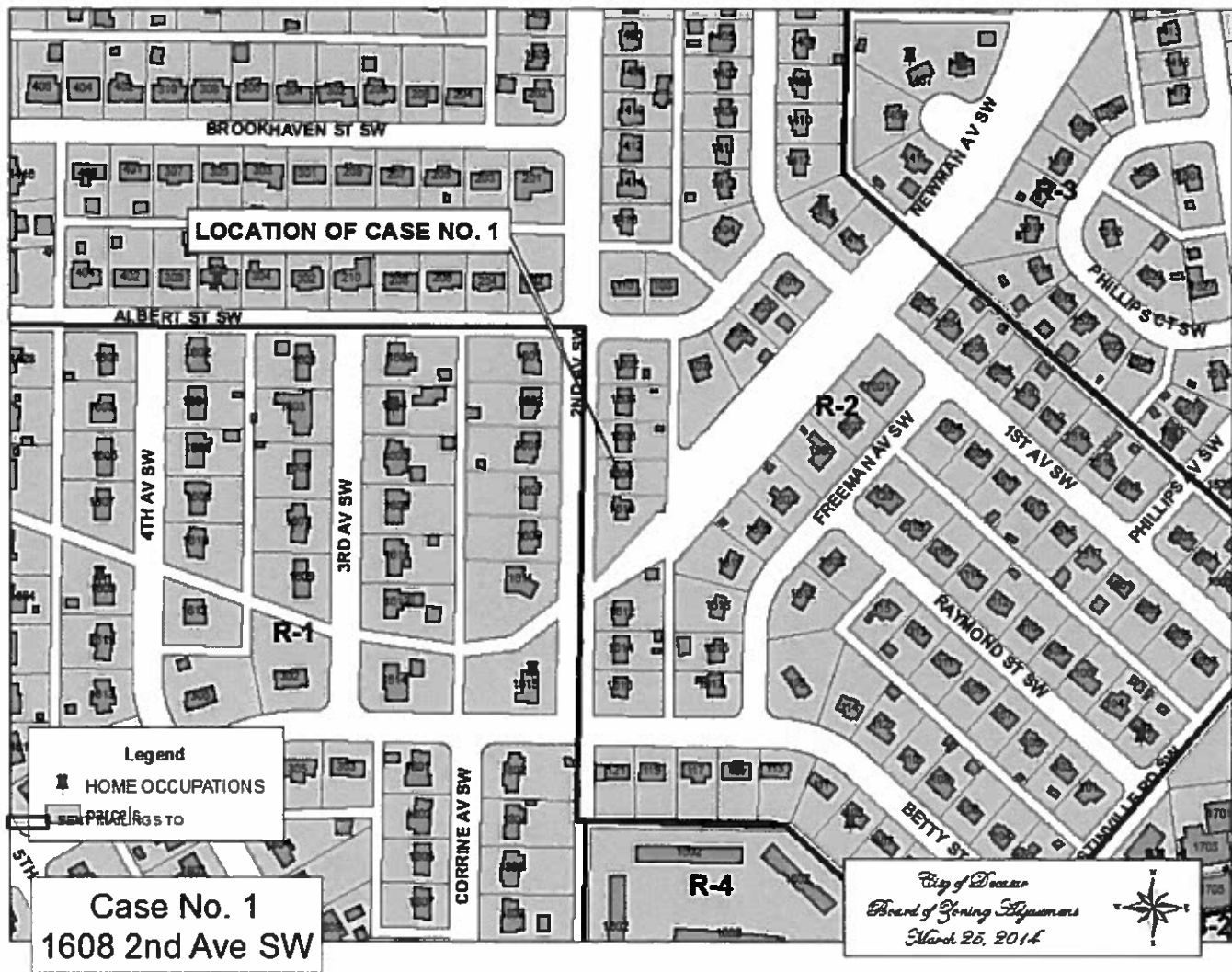
CHECK YES OR NO FOR EACH QUESTION

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: *Robert W. Union* DATE: 2-18-14

ADDRESS: 1608 2nd AV SW

QUESTIONNAIRE



LOCATION MAP 1608 2ND AVE SW



Board of Zoning Adjustment

APPLICANT: Michael Ceci
MAILING ADDR: 2506 Spring Ave SW Apt 143E
CITY STATE ZIP: Decatur, AL 35601
PHONE: (256)-303-9628

PROPERTY OWNER: Summer Lodge Apartments
OWNER ADDR: 2506 Spring Ave SW
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: (256)-552-7573

ADDRESS FOR APPEAL: 2506 Spring Ave. SW Apt 143E

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)

I plan to start a housekeeping business.
-I will market (Apartment Complexes, Office buildings, Houses, Gyms)
-I want to use my residence for Admin Office only.
-I plan to use my apartment supply closet to store my supplies

APPLICANT SIGNATURE:

Michael Ceci
PRINT NAME Michael Ceci
DATE 2/18/14

OFFICE USE ONLY:

RECEIVED BY: Cindy
ZONING DISTRICT: B-4
HEARING DATE: May 25th at 4:00, 2014
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 1st of the month to be heard the last Tuesday of the month. Applicant must be present in order for the case to be heard. Request a copy of the application.

CASE NO 2 2506 SPRING AVE SW, APT 143E

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: Munir Lu DATE: 2/18/14

ADDRESS: 2506 Spring Ave. SW Apt 143E

QUESTIONNAIRE

3/10/2014

Summer Lodge Apartment Homes
2506 Spring Avenue SW
Decatur, AL 35601

RE: Michael Ceci - Apartment #E-143

To Whom It May Concern,

Per the community lease agreement and policies, Management of Summer Lodge Apartment grants Michael Ceci permission to use his apartment address at Summer Lodge Apartments as his business address as well. This permission is being granted and in force as long as the following guidelines are met and maintained:

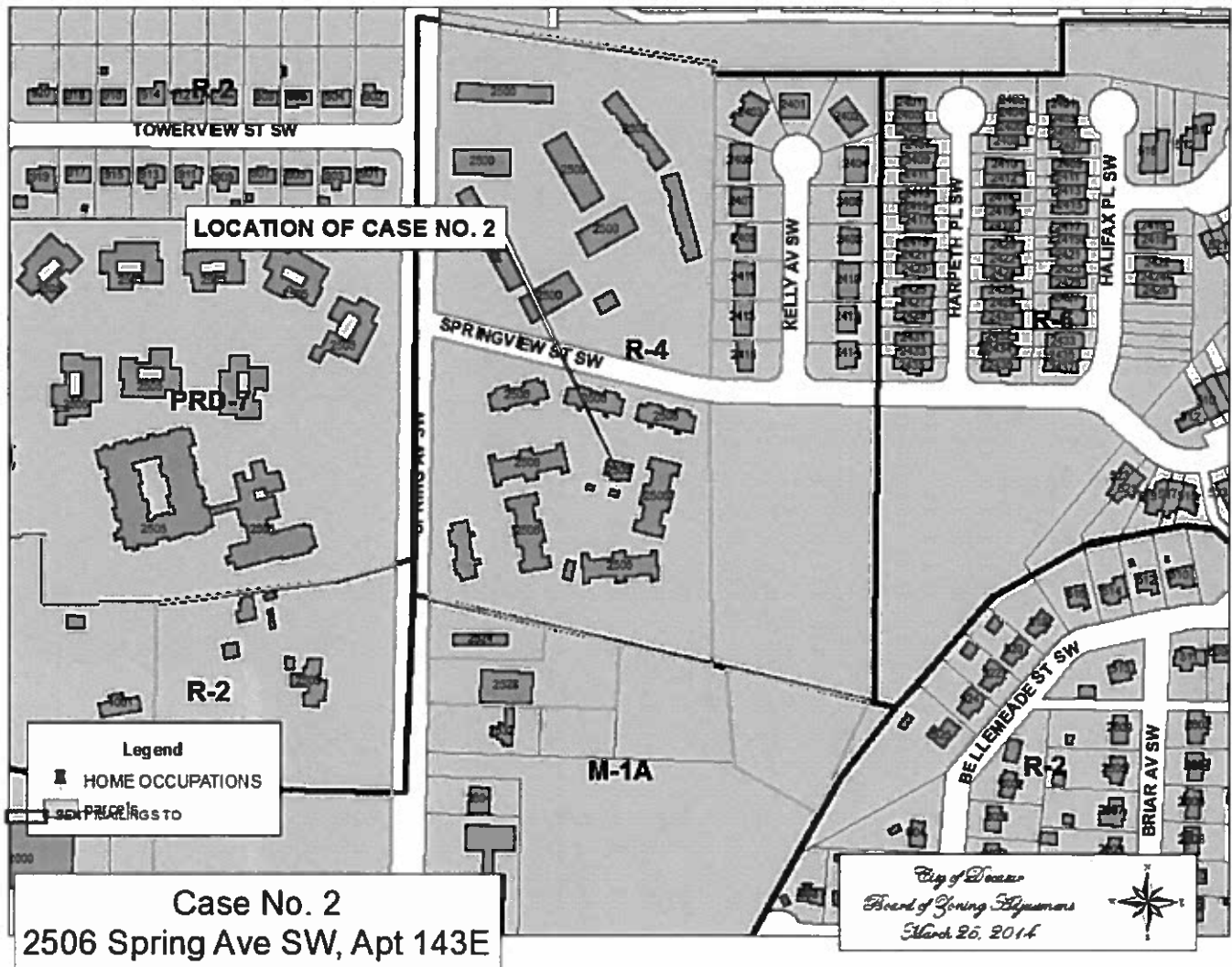
1. No business vehicles are to be parked in the community
2. No business equipment and/or supplies are to be stored on the property (specifically on the balcony/porch of the residents apartment)
3. No commercial/business related traffic is to enter the community
4. No customers are to visit the said premises (specifically the apartment dwelling #E-143)
5. The premises known as apartment E-143 is to be used specifically as a business establishment mailing address and any business conducted by Mr. Ceci will be done within the interior of the apartment via telephone or internet.
6. All privacy, noise policies per the lease agreement remain in full force as well as all other terms of the lease agreement.

If you have any questions, please feel free to contact me at my office. Telephone number: 256-552-7573.

Sincerely,


Lisa Havrilla
Property Manager

LETTER FROM OWNER



LOCATION MAP 2506 SPRING AVE SW, APT 143E



Board of Zoning Adjustment

| | |
|-----------------|------------------------|
| APPLICANT: | SETH STIDHAM |
| MAILING ADDR: | 1804 DANVILLE RD. S.W. |
| CITY STATE ZIP: | DECATUR, AL 35601 |
| PHONE: | (256)-654-1816 |
| PROPERTY OWNER: | SETH STIDHAM |
| OWNER ADDR: | 1804 DANVILLE RD S.W. |
| CITY STATE ZIP: | DECATUR, AL 35601 |
| OWNER PHONE: | (256)-654-1816 |

ADDRESS FOR APPEAL: 1804 DANVILLE RD. S.W., DECATUR, AL 35601

NATURE OF APPEAL:

| | | |
|---|--|--|
| <input checked="" 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 type="checkbox"/> OTHER | <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED | <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED |

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

I WANT TO USE MY HOME FOR ADMINISTRATIVE
OFFICE ONLY (GRAPHIC DESIGN)
-NO TRAFFIC IN OR OUT-
BUSINESS CONDUCTED BY COMPUTER OR PHONE ONLY.

APPLICANT SIGNATURE

PRINT NAME SETH STIDHAM

DATE 2-21-14

OFFICE USE ONLY:

RECEIVED BY

ZONING DISTRICT R-2

HEARING DATE 3/25/14

APPROVED/NOT APPROVED _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 6:00 PM in the Council Chamber on first floor of City Hall. Appearances must be filed by the 10th of the month or at least the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of the ordinance.

CASE NO 3 1804 DANVILLE RD SW

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

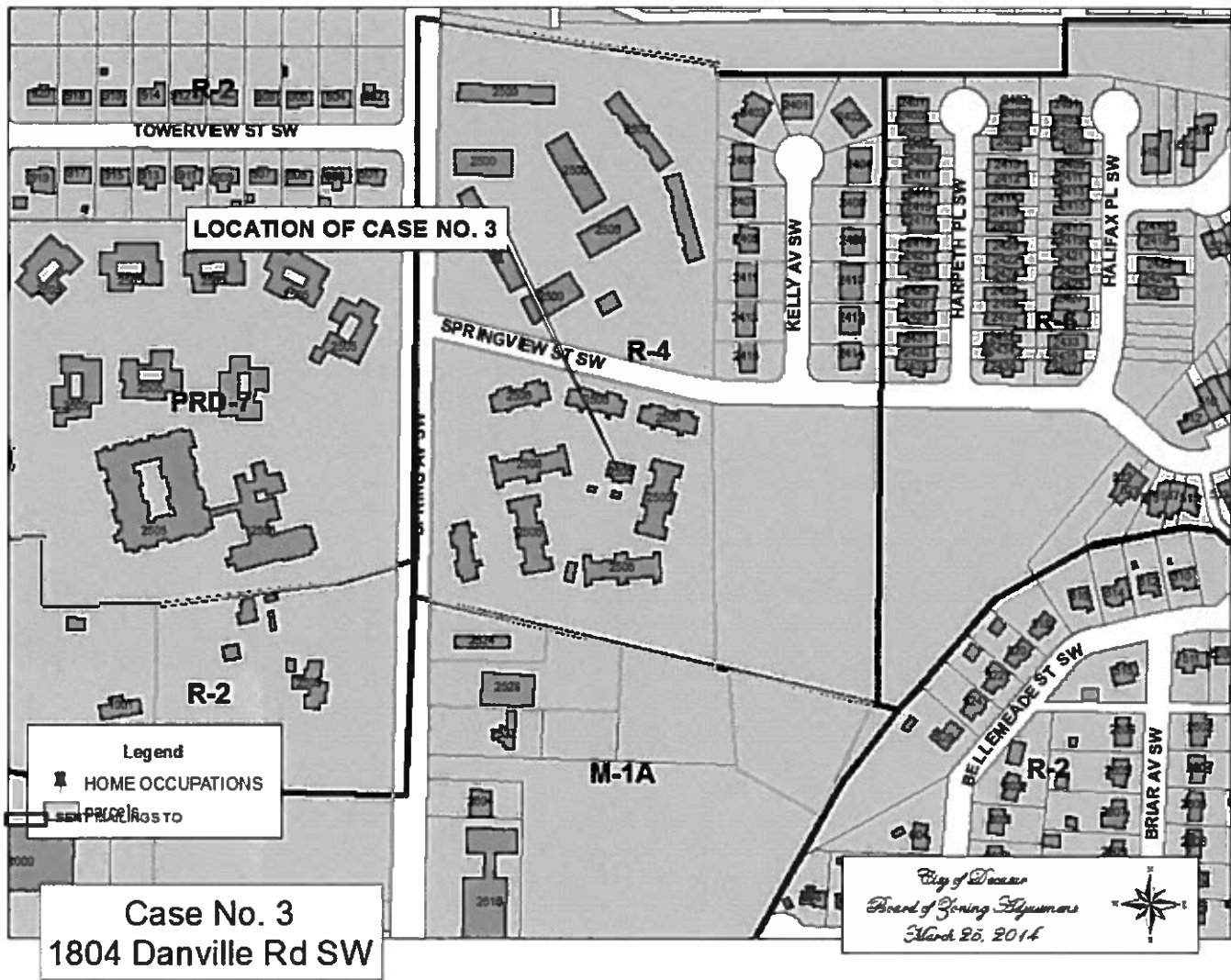
1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises 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: 2-21-14

ADDRESS: 1804 DANVILLE RD. S.W.

QUESTIONNAIRE



LOCATION MAP 1804 DANVILLE RD SW



Board of Zoning Adjustment

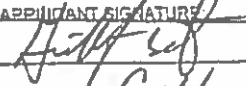
APPLICANT: Gilbert Ortiz
MAILING ADDR: 1306 Terrehaute Ave SW
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-214-2223

PROPERTY OWNER: Gilbert Ortiz
OWNER ADDR: 1306 Terrehaute Ave SW
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-214-2223

ADDRESS FOR APPEAL: 1306 Terrehaute 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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)
Use above stated residence for a home office -
Administrative use only -
I do automobile repair work on the side, but
at the client's location.

| APPLICANT SIGNATURE | OFFICE USE ONLY |
|--|---|
|  PRINT NAME <u>Gilbert Ortiz</u> | RECEIVED BY <u>Judy</u> ZONING DISTRICT <u>R-2</u> HEARING DATE <u>March 25 2014</u> APPROVED/DISAPPROVED: _____ |
| DATE <u>2-26-14</u> | |

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chamber 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. Applicant MUST be present in order for the case to be heard. Request a copy of the application.

CASE NO 4 1306 TERREHAUTE AVE SW

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

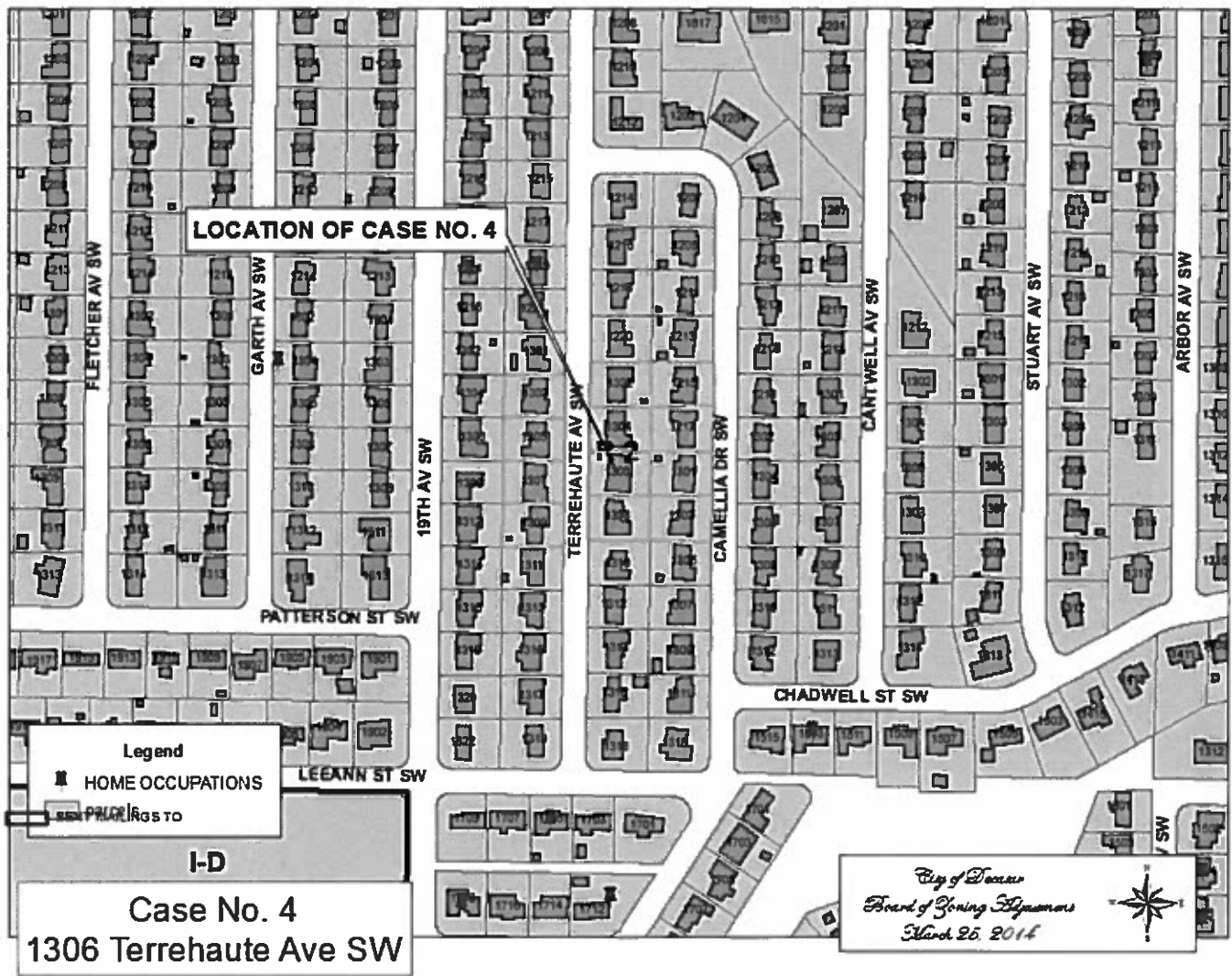
1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises 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 your 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: 

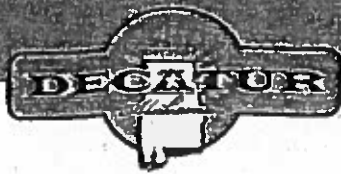
DATE: 2-26-14

ADDRESS: 1306 Terre Haute Ave SW Decatur AL 35601

QUESTIONNAIRE



LOCATION MAP 1306 TERREHAUTE AVE SW



Board of Zoning Adjustment

| | |
|-----------------|---------------------------|
| APPLICANT: | <u>Matthew B. Holmes</u> |
| MAILING ADDR: | <u>3208 Trenton PL SW</u> |
| CITY STATE ZIP: | <u>Decatur, AL 35603</u> |
| PHONE: | <u>256 580 5133</u> |
| PROPERTY OWNER: | <u>Matthew B. Holmes</u> |
| OWNER ADDR: | <u>3208 Trenton PL SW</u> |
| CITY STATE ZIP: | <u>Decatur, AL 35603</u> |
| OWNER PHONE: | <u>256 580 5133</u> |

ADDRESS FOR APPEAL: 3208 Trenton PL 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)

Bridge Communications is my new business that will be a telecommunication consulting group for businesses throughout Alabama. I am the only employee & will conduct all business at this address by phone only. Any customer visits will be at the customers location only. No extra traffic.

APPLICANT SIGNATURE

Matthew B. Holmes

PRINT NAME Matthew B. Holmes

DATE 3-7-14

OFFICE USE ONLY:

RECEIVED BY Judy

ZONING DISTRICT R-2

HEARING DATE 3/25/14 @ 4:00

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 1st of the month to be heard the last Tuesday of the month. Applicant MUST be present in person for the case to be heard. Request a copy of the application.

CASE NO 5 3208 TRENTON PL 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:

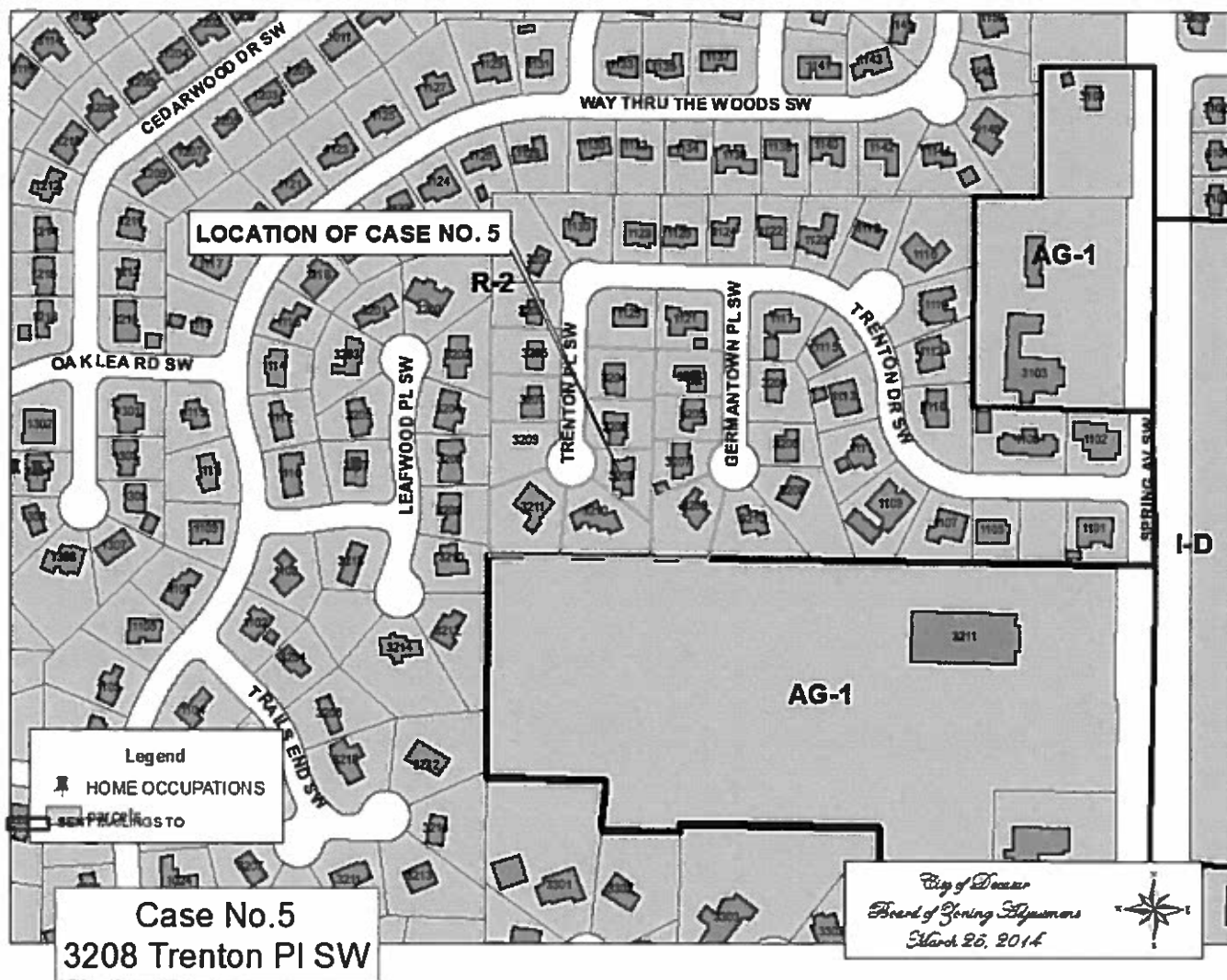
Matthew B. Helms

DATE: 3-6-14

ADDRESS:

3208 Trenton PLSW District, AL 35603

QUESTIONNAIRE



LOCATION MAP 3208 TRENTON PL SW



Board of Zoning Adjustment

| | |
|-----------------|-----------------------------------|
| APPLICANT: | <u>Elaine Collins</u> |
| MAILING ADDR: | <u>3106 Village Creek Rd SE</u> |
| CITY STATE ZIP: | <u>Decatur, AL 35603</u> |
| PHONE: | <u>256-318-0614</u> |
| PROPERTY OWNER: | <u>William and Elaine Collins</u> |
| OWNER ADDR: | <u>3106 Village Creek Rd SE</u> |
| CITY STATE ZIP: | <u>Decatur, AL 35603</u> |
| OWNER PHONE: | <u>256-301-1690</u> |

| | |
|---------------------|---------------------------------|
| ADDRESS FOR APPEAL: | <u>3106 Village Creek Rd SE</u> |
|---------------------|---------------------------------|

| | |
|--|--|
| NATURE OF 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"/> OTHER | <input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION |
| <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED | <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED |

| |
|--|
| DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS) |
| <u>Administrative office only for massage business. As a Massage Therapist I will go to client to do the massage. Phone call only for appointments</u> |

| | |
|----------------------------------|-------------------------------|
| APPLICANT SIGNATURE: | OFFICE USE ONLY: |
| <u>Elaine Collins, LMT</u> | RECEIVED BY <u>JH</u> |
| PRINT NAME <u>Elaine Collins</u> | ZONING DISTRICT <u>R-1</u> |
| DATE <u>6 March 2014</u> | HEARING DATE <u>3/25/2014</u> |
| | APPROVED/DISAPPROVED _____ |

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chamber on the first floor of City Hall. Applications may be filed by the 10th of the month to be heard the last Tuesday of the month. Applications MUST be taken in order for the case to be heard. Forward a copy of your application.

CASE NO 6 3106 VILLAGE CREEK RD SE

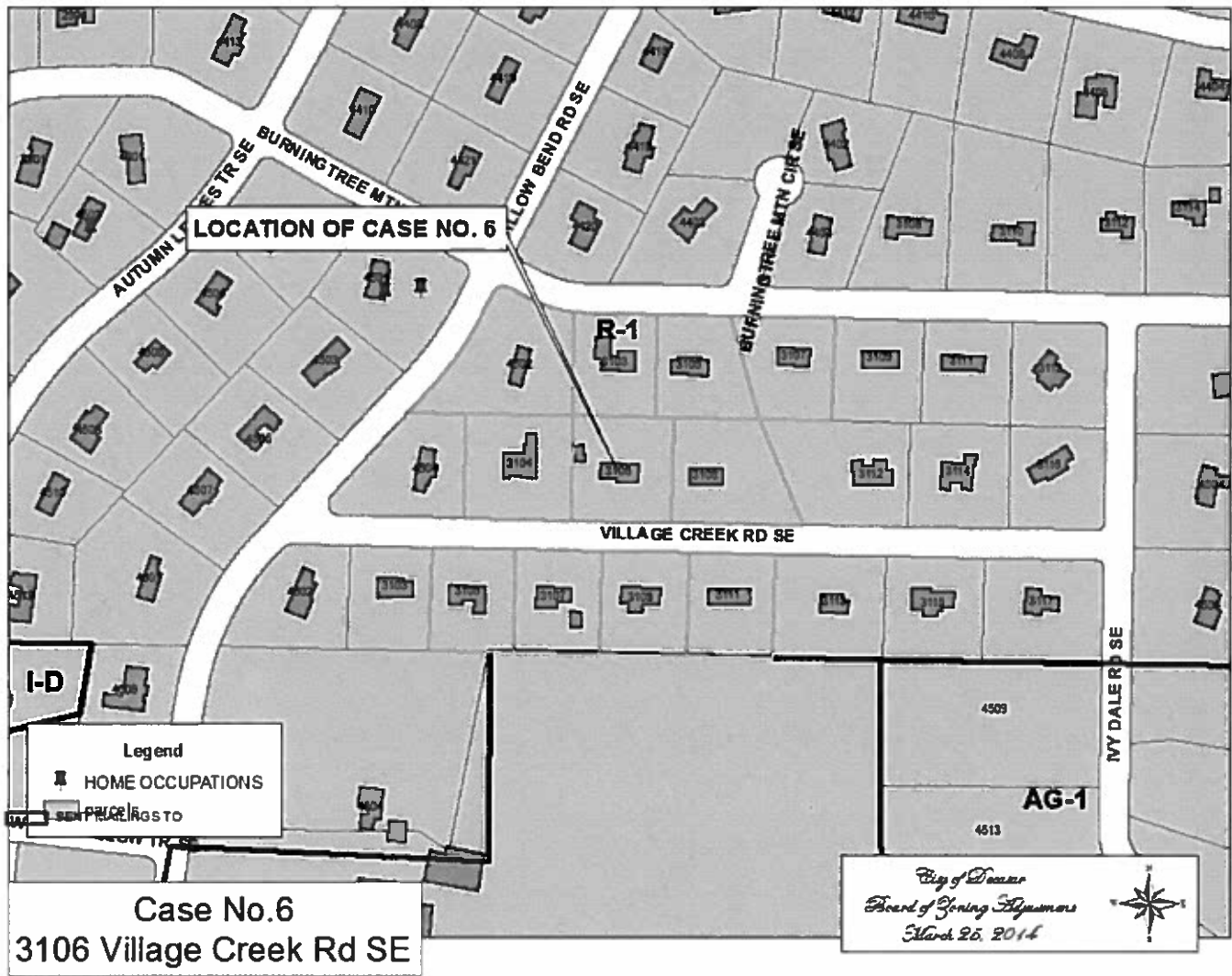
HOME OCCUPATION QUESTIONS

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: Elaine Collins DATE: 6 March 2014
ADDRESS: 3106 Village Creek Rd
Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 3106 VILLAGE CREEK RD SE



Board of Zoning Adjustment

| | |
|-----------------|-------------------------------|
| APPLICANT: | <u>Dorothy Williams</u> |
| MAILING ADDR: | <u>503 Cedar Lake Rd. SW</u> |
| CITY STATE ZIP: | <u>Decatur, Alabama 35603</u> |
| PHONE: | <u>(256) 466-0031</u> |
| PROPERTY OWNER: | <u>Dorothy Williams</u> |
| OWNER ADDR: | <u>503 Cedar Lake Rd SW</u> |
| CITY STATE ZIP: | <u>Decatur, Alabama 35603</u> |
| OWNER PHONE: | <u>(256) 466-0031</u> |

ADDRESS FOR APPEAL: 503 Cedar Lake Rd SW Dec Ala. 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)

Starting cleaning business. There won't be any vehicles needed only the use of phone, computer. I will be doing residential cleaning as well as industrial cleaning. I will not have any employees.

APPLICANT SIGNATURE:

Dorothy Williams
PRINT NAME Dorothy Williams
DATE 3-07-14

OFFICE USE ONLY:

RECEIVED BY Judy
ZONING DISTRICT R-2
HEARING DATE March 25 @ 4:00
APPROVED/DISAPPROVED: 2014

The Board of Zoning Adjustment meets on the 2nd Tuesday of each month at 4:00 PM in the Council Chambers on the 3rd floor of City Hall. Applicants must be filed by the 10th of the month to be heard the 1st Tuesday of the month. Applicants MUST be present at the hearing or their case will be heard. I require a copy of the application.

CASE NO 7 503 CEDAR LAKE RD SW

HOME OCCUPATION QUESTIONS

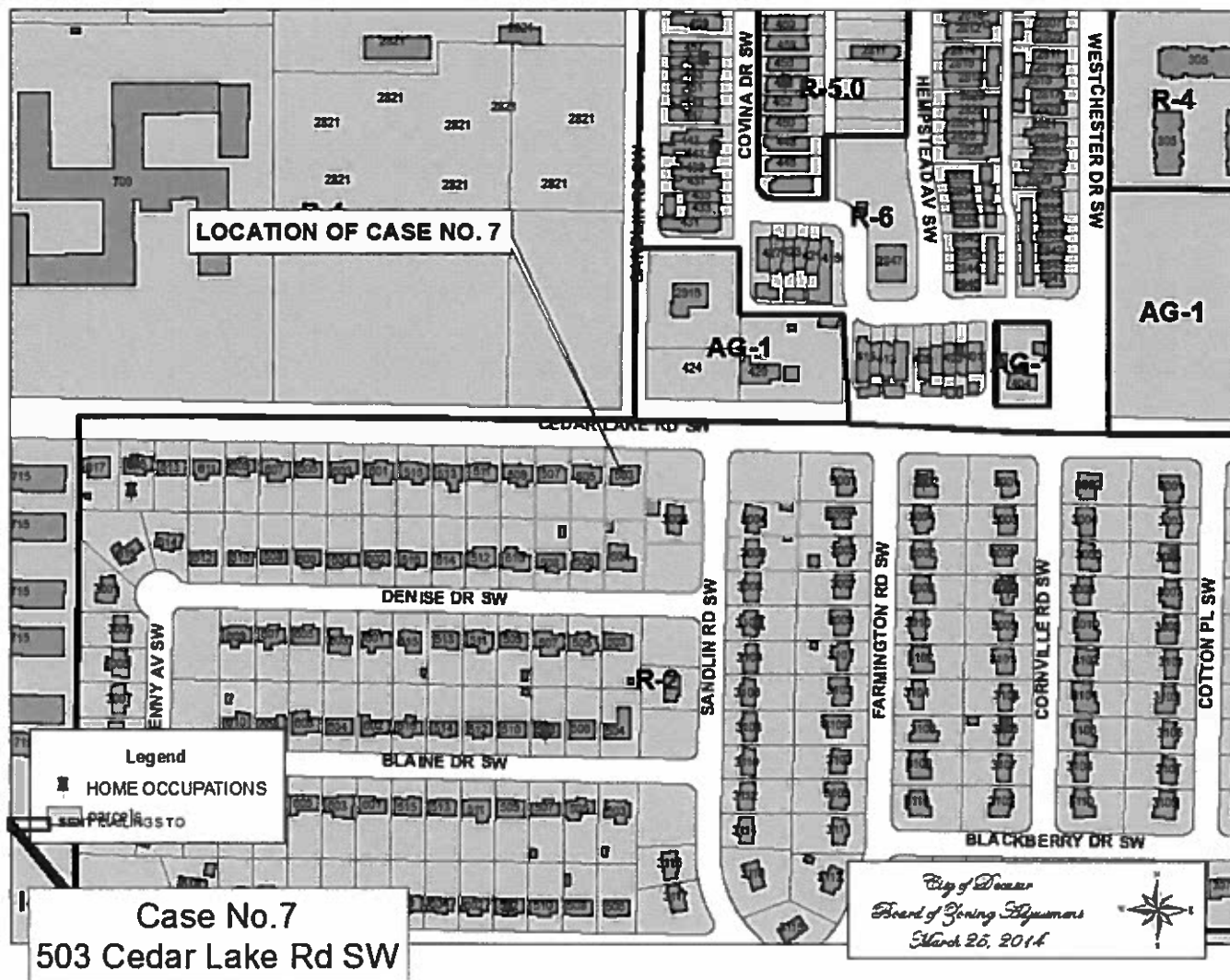
CHECK YES OR NO FOR EACH QUESTION

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 ☐ *vehicle only*
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: *Dorothy Williams* DATE: 3-07-14

ADDRESS: _____

QUESTIONNAIRE



LOCATION MAP 503 CEDAR LAKE RD SW



Board of Zoning Adjustment

| | |
|-----------------|---------------------------------|
| APPLICANT: | <u>Kevin Penn</u> |
| MAILING ADDR: | <u>306 Albert St</u> |
| CITY STATE ZIP: | <u>Decatur AL 35601</u> |
| PHONE: | <u>256-565-2010</u> |
| PROPERTY OWNER: | <u>Kevin & Lakesha Penn</u> |
| OWNER ADDR: | <u>306 Albert St</u> |
| CITY STATE ZIP: | <u>Decatur, AL 35601</u> |
| OWNER PHONE: | <u>256-565-2010</u> |

ADDRESS FOR APPEAL: 306 Albert St. S.W. Decatur, AL 35601

| | | |
|---|--|--|
| NATURE OF APPEAL: | | |
| <input checked="" 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 type="checkbox"/> OTHER | <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED | <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED |

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS.)
~~Administration office only. Computer desk~~
with computer, telephone, and Fax, 50 sq, logistic company.
Broker leads for truck drivers across the U.S.

| | |
|---|--|
| APPLICANT SIGNATURE: <u>Kevin Penn</u> | OFFICE USE ONLY: |
| PRINT NAME: <u>Kevin Penn</u> | RECEIVED BY: <u>Judy</u> |
| DATE: <u>3/7/14</u> | ZONING DISTRICT: <u>R-2</u> |
| | HEARING DATE: <u>MARCH 25, 2014</u> ^{C4-00} |
| | APPROVED/DISAPPROVED: _____ |

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on the 3rd 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 at every hearing for the case to be heard. A signed appeal form is required.

CASE NO 8 306 ALBERT ST SW

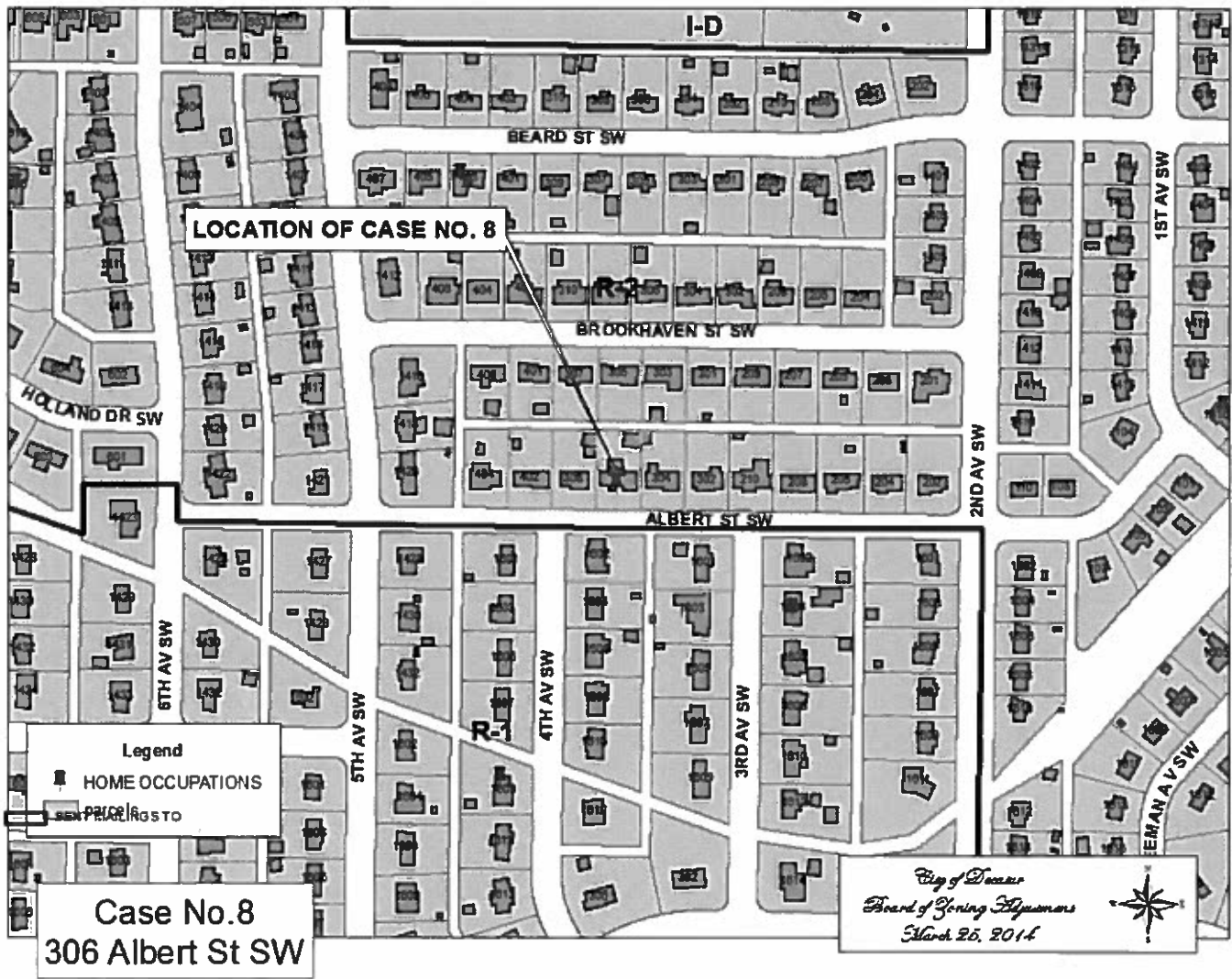
HOME OCCUPATION QUESTIONS

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: K. P. DATE: 3/7/14
ADDRESS: 306 Albert St S.W.

QUESTIONNAIRE



LOCATION MAP 306 ALBERT ST SW



Board of Zoning Adjustment

| |
|--|
| APPLICANT: <u>Allison Tapscott</u> |
| MAILING ADDR: <u>1711 Pennylane SE</u> |
| CITY STATE ZIP: <u>Decatur, AL 35601</u> |
| PHONE: <u>256-303-5103</u> |
| PROPERTY OWNER: <u>Kim Hallmark</u> |
| OWNER ADDR: <u>1711 Pennylane SE</u> |
| CITY STATE ZIP: <u>Decatur, AL 35601</u> |
| OWNER PHONE: <u>256-227-1933</u> |

| |
|--|
| ADDRESS FOR APPEAL: <u>1711 Pennylane SE Decatur, AL 35601</u> |
|--|

| | | |
|---|--|--|
| NATURE OF APPEAL: | | |
| <input checked="" 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 type="checkbox"/> OTHER | <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED | <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED |

| |
|--|
| DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS.) |
| <u>Home based business for administrative use only. There will be no traffic to or from business. Business is construction based boring but equipment will not be located at address listed.</u> |

| | |
|--|-------------------------------------|
| APPLICANT SIGNATURE: <u>Allison Tapscott</u> | OFFICE USE ONLY: |
| PRINT NAME: <u>Allison Tapscott</u> | RECEIVED BY: <u>Judy</u> |
| DATE: <u>3/10/14</u> | ZONING DISTRICT: <u>R-1</u> |
| | HEARING DATE: <u>March 25, 2014</u> |
| | APPROVED/DISAPPROVED: <u>CH:00</u> |

The Board of Zoning Adjustment meets the 1st Tuesday of each month at 4:00 PM in the Council Chamber on the 1st floor of City Hall. Applicants must be filed by the 1st of the month to be heard the day Tuesday of the month. Applicant MUST be present at every hearing for the case to be heard. Please bring a copy of this application.

CASE NO 9 1711 PENNYLANE SE

HOME OCCUPATION QUESTIONS

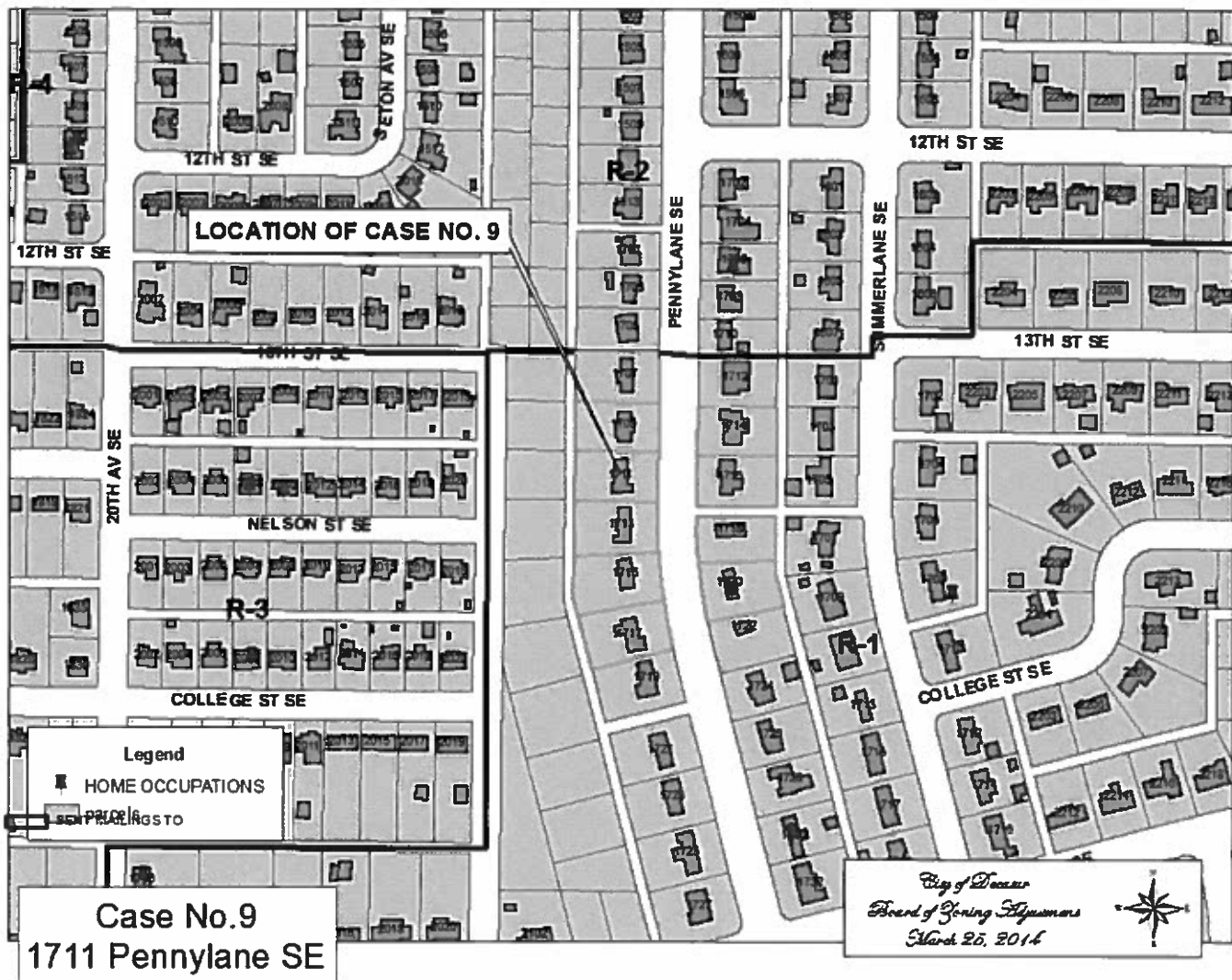
CHECK YES OR NO FOR EACH QUESTION

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 Al Japuth DATE 3/10/14

ADDRESS 1711 Pennylane SE, Decatur, AL 35801

QUESTIONNAIRE



LOCATION MAP 1711 PENNYLANE SE



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

| | |
|---------------------------------------|------------------------------|
| APPLICANT NAME: | Jeron Witt |
| MAILING ADDRESS: | 3205 Germantown Place SW |
| PLEASE INCLUDE CITY, STATE AND ZIP | Decatur, Alabama 35603 |
| PHONE: | 256-476-1077 |
| PROPERTY OWNER NAME: | (Same) Jeron Witt |
| MAILING ADDRESS: | (Same) 3205 Germantown Pl SW |
| PLEASE INCLUDE CITY, STATE AND ZIP | (Same) Decatur 35603 |
| PHONE: | (Same) 256-476-1077 |

PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:
3205 Germantown Place SW Decatur, Alabama 35603

NATURE OF THE APPEAL:

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

DESCRIBE IN DETAIL THE REQUEST: 10' Rear Yard setback variance. (Change 40' setback to 30')

Variance to allow for new addition to existing residence, with the extent of the addition aligning with rear of existing outbuilding. (See attached drawing)

| | |
|--------------------------|------------------------------|
| APPLICANT SIGNATURE | OFFICE USE ONLY |
| PRINT NAME Jeron Witt | REVIEWED BY: |
| DATE 3-4-14 | ZONING DISTRICT: R-2 |
| | HEARING DATE: March 25, 2014 |
| | 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 10 3205 GERMANTOWN PL SW

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 1, Township 6 South, Range 4 West, Decatur, Morgan County, Alabama, and more particularly described as follows, to-wit:

Lot 16, Ridgeland Subdivision, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 8, at Page 18.

That the improvements to be made on said lot is 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 3205 Germantown Place, SW, Decatur, AL 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 18 December 2005.

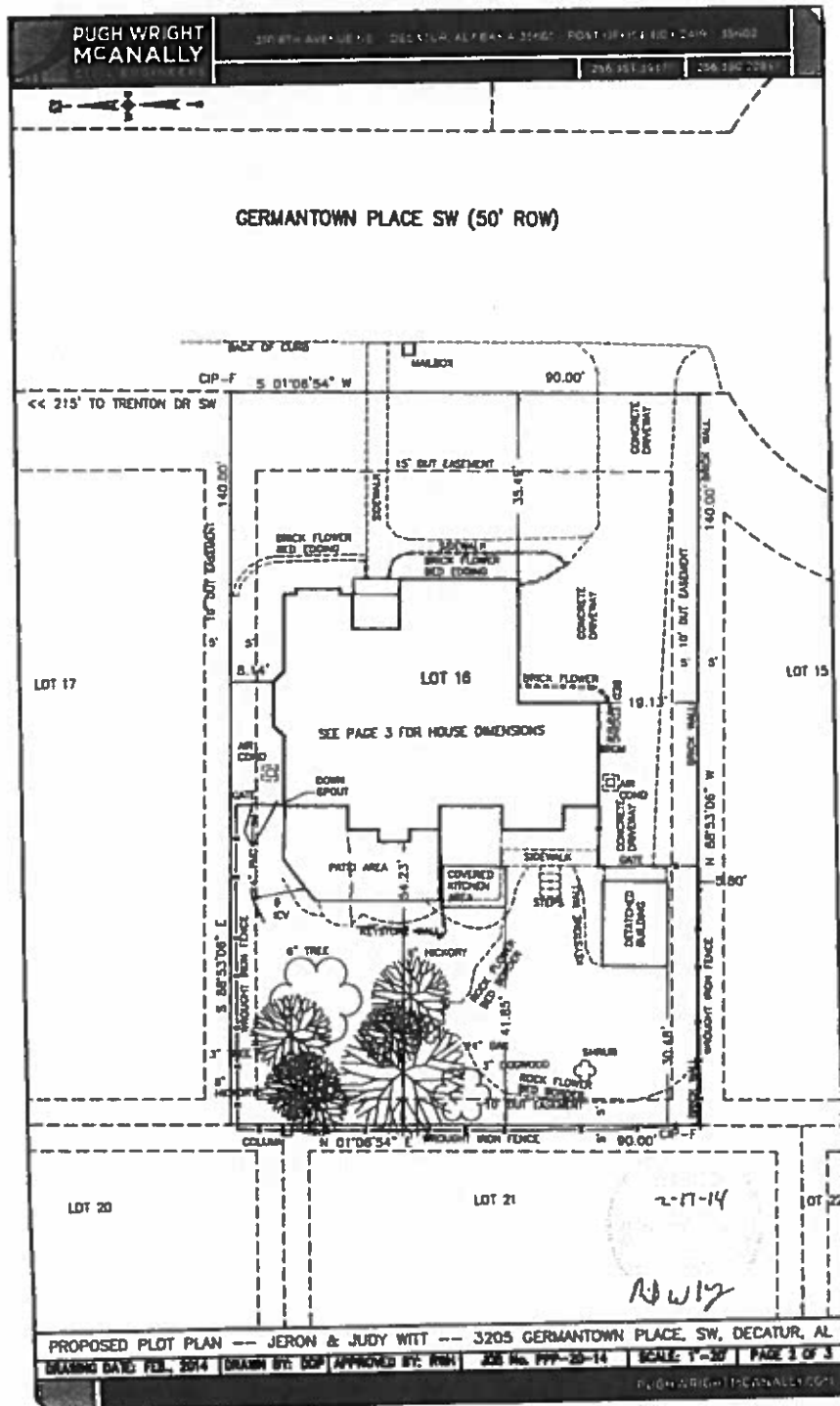
And I further certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey, this the 17th day of February, 2014.

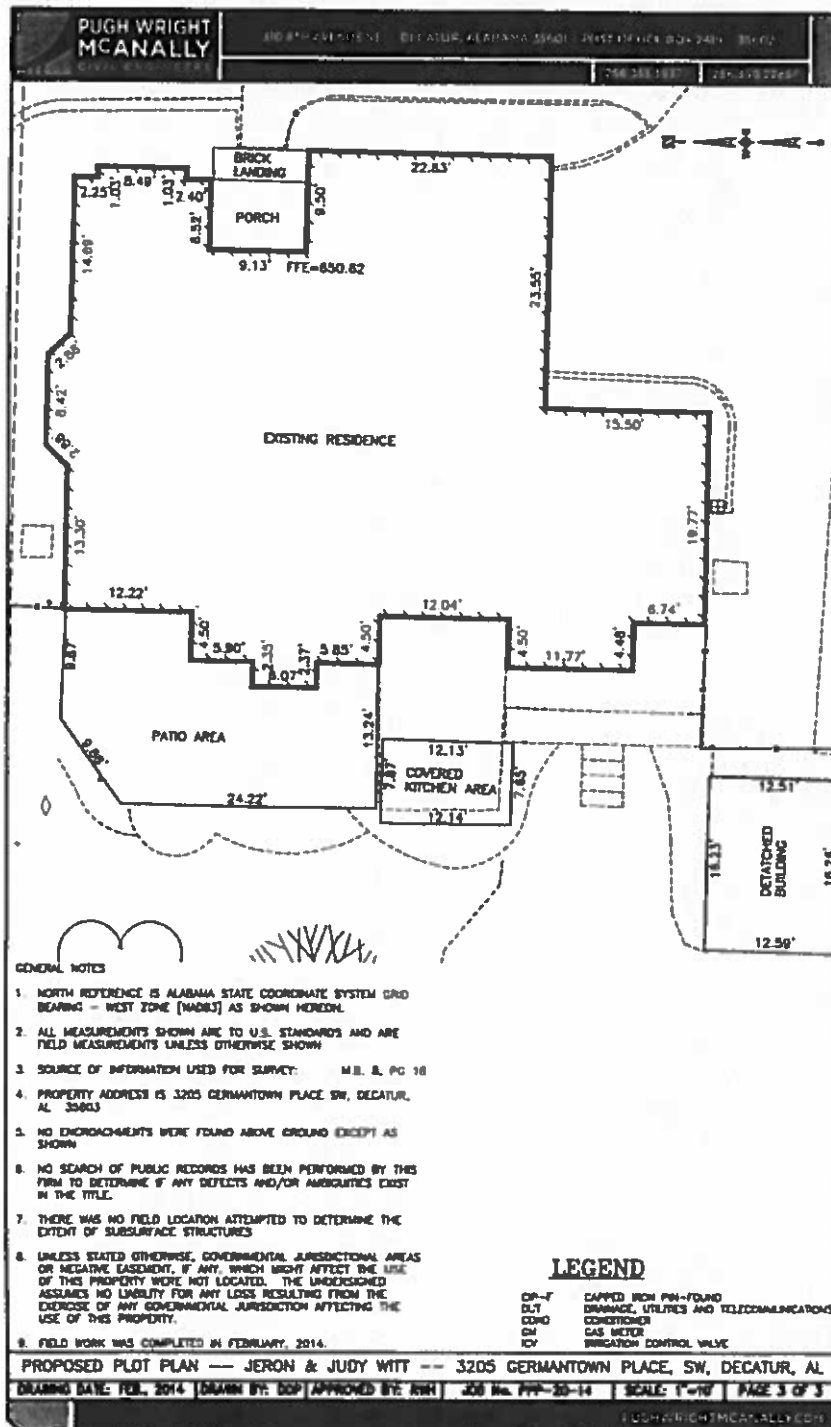

Richard W. Humphrey
Ala. Reg. No. 22738

PWM Job No. PPP-20-14
Page 1 of 3

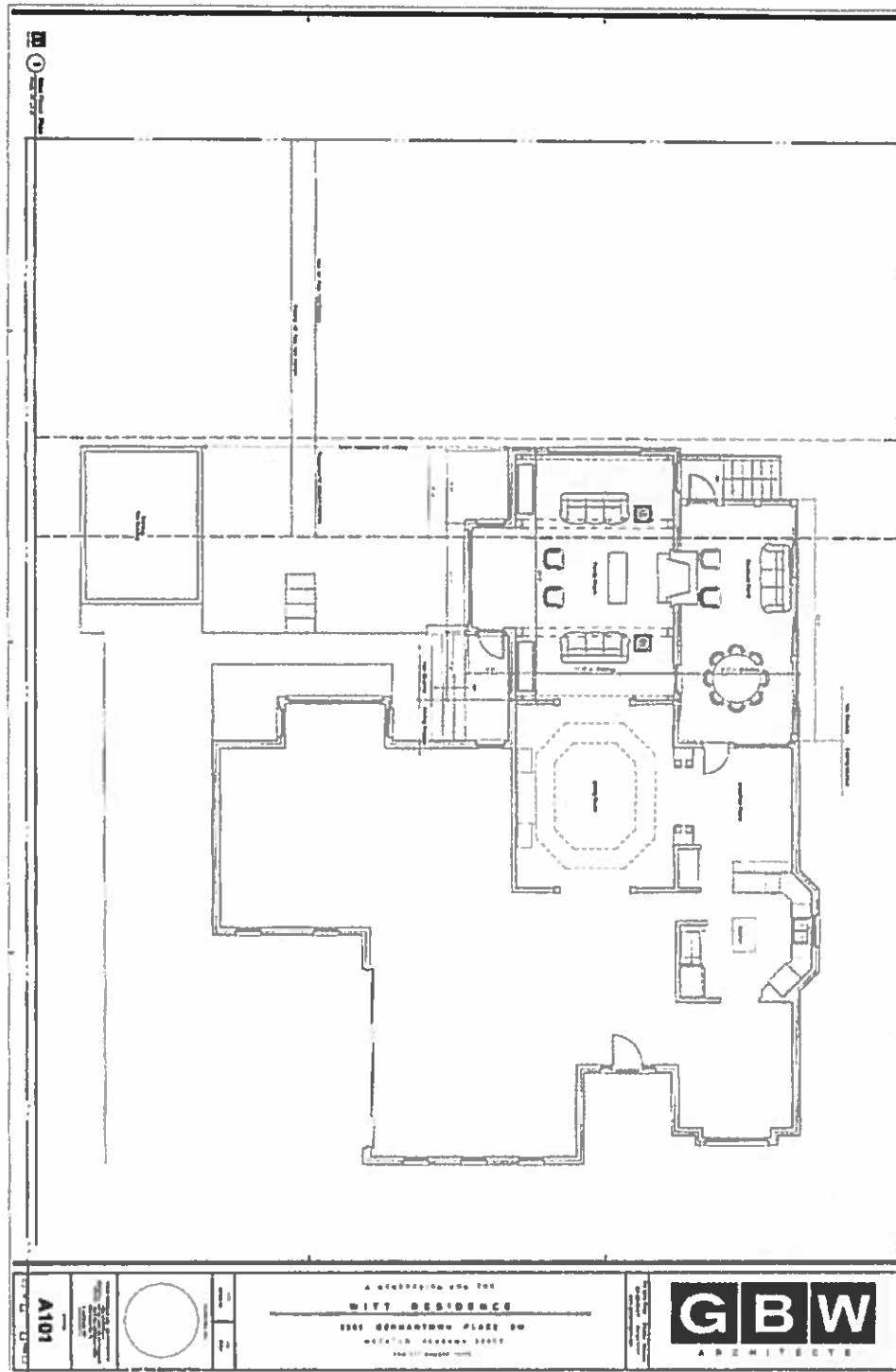
LEGAL DESCRIPTION



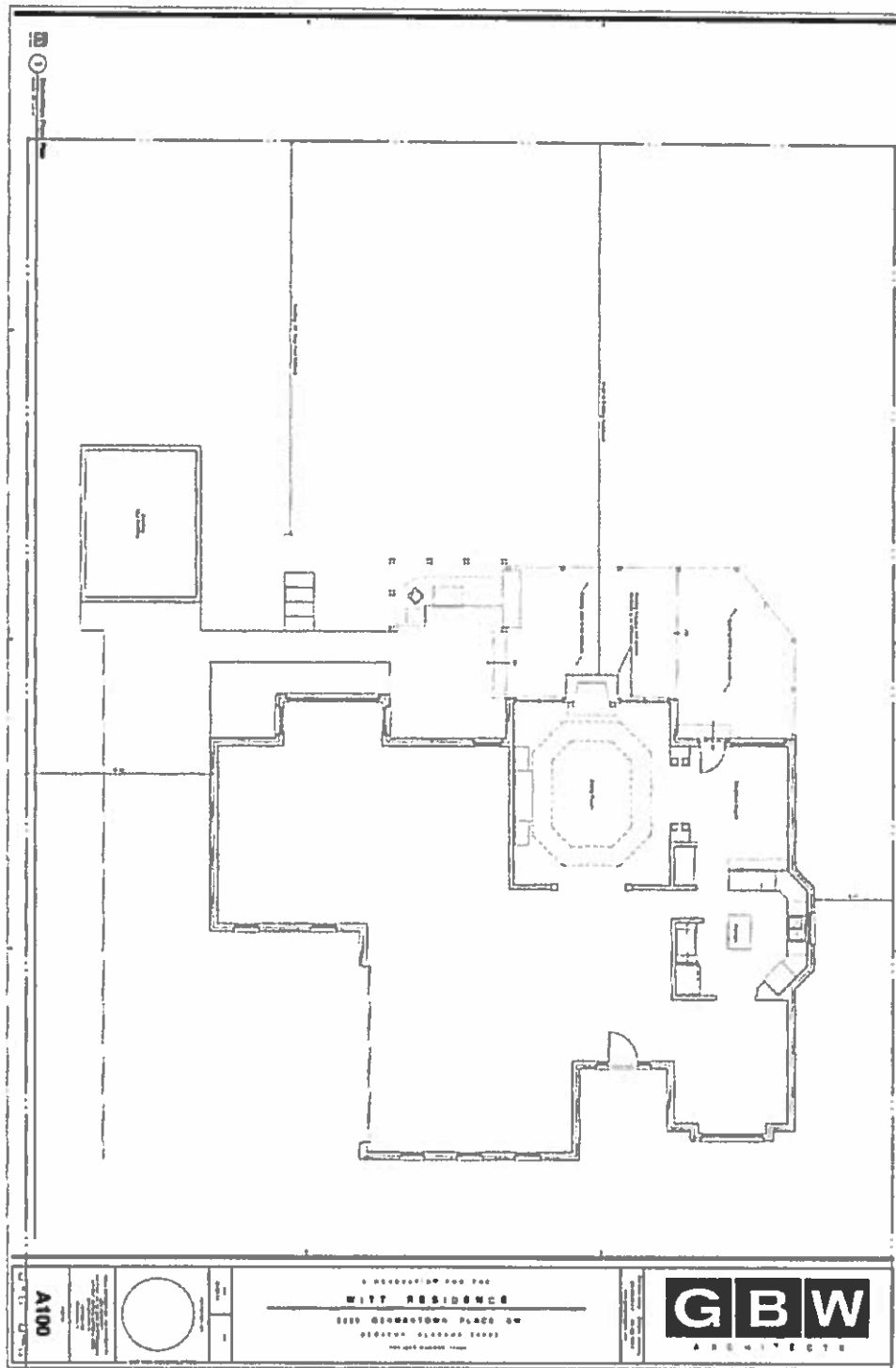
PLOT PLAN # 1



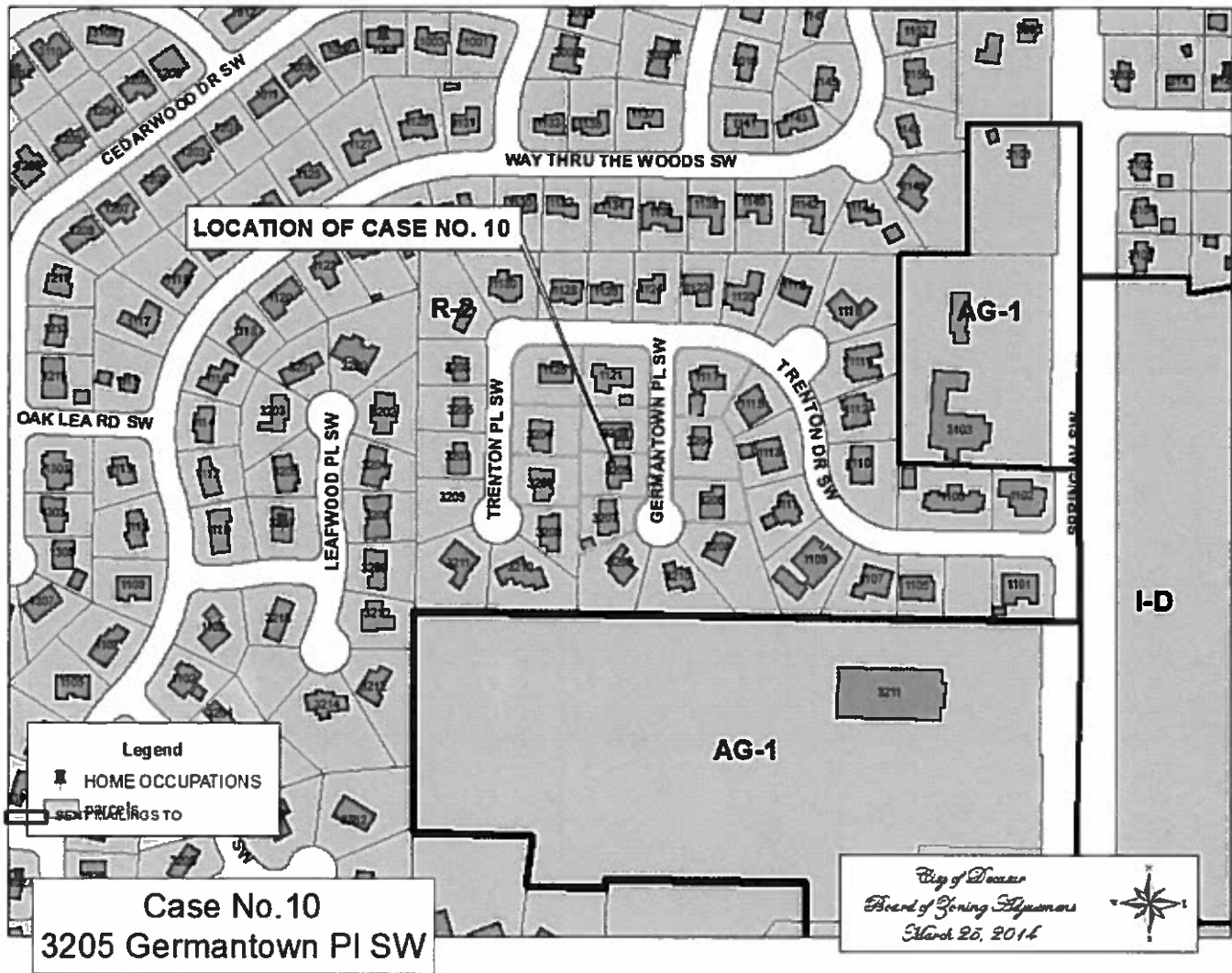
PLOT PLAN #2



DRAWING # 1



DRAWING #2



LOCATION MAP 3205 GERMANTOWN PL SW

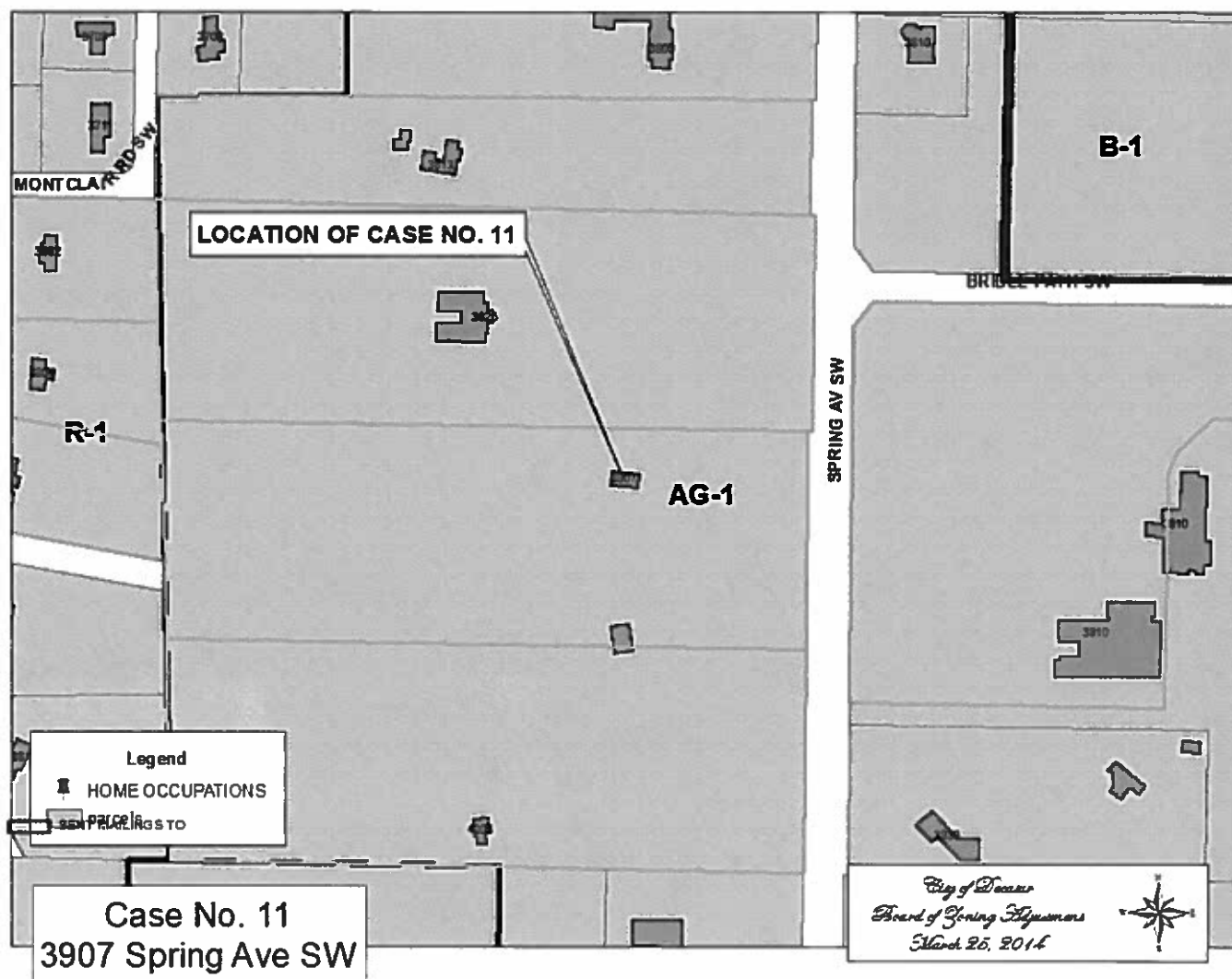


Board of Zoning Adjustment

| | |
|---|--|
| APPLICANT: <u>Jake Jensen</u> | |
| MAILING ADDR: <u>110 Hamaker St</u> | |
| CITY STATE ZIP: <u>Decatur AL, 35603</u> | |
| PHONE: <u>(256) - 345 - 5434</u> | |
| PROPERTY OWNER: <u>Jake Jensen</u> | |
| OWNER ADDR: <u>110 Hamaker St</u> | |
| CITY STATE ZIP: <u>Decatur AL, 35603</u> | |
| OWNER PHONE: <u>(256) - 345 - 5434</u> | |
| ADDRESS FOR APPEAL: <u>3907 Spring Ave</u> | |
| NATURE OF APPEAL: <input type="checkbox"/> HOME OCCUPATION <input checked="" type="checkbox"/> USE PERMITTED ON APPEAL <input type="checkbox"/> OTHER <input type="checkbox"/> SETBACK VARIANCE <input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED <input type="checkbox"/> SIGN VARIANCE <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED | |
| DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS) <u>To request a temporary business license for the sales of</u> <u>landscaping materials & plants. (Trees, shrubs, annuals, etc.)</u> | |
| APPLICANT SIGNATURE: <u>Jake Jensen</u> PRINT NAME: <u>Jake Jensen</u> DATE: <u>3-10-14</u> | OFFICE USE ONLY: RECEIVED BY: <u>Judy</u> ZONING DISTRICT: <u>AG-1</u> HEARING DATE: <u>March 25, 2014</u> APPROVED/DISAPPROVED: <u>6:40</u> |

The Board of Zoning Adjustment meets on the first Tuesday of each month at 6:00 PM in the Council Chambers on the first floor of City Hall. Applications must be filed by the 10th of the month or be heard the first Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of the application.

CASE NO 11 3907 SPRING AVE SW



LOCATION MAP 3907 SPRING AVE SW