



# BOARD OF ZONING ADJUSTMENT

## AGENDA

June 30, 2015

## TABLE OF CONTENTS

<b>MINUTES MAY 26, 2015 .....</b>	<b>4</b>
<b>AGENDA JUNE 30, 2015 .....</b>	<b>8</b>
<b>CASE NO 1 702 SOMERVILLE RD SE .....</b>	<b>10</b>
QUESTIONNAIRE .....	11
LOCATION MAP 702 SOMERVILLE RD SE .....	12
<b>CASE NO 2 643 JACKSON ST SE .....</b>	<b>13</b>
QUESTIONNAIRE .....	14
LOCATION MAP 643 JACKSON ST SE .....	15
<b>CASE NO 3 2217 CARLETON DR SW .....</b>	<b>16</b>
QUESTIONNAIRE .....	17
LOCATION MAP 2217 CARLETON DR SW .....	18
<b>CASE NO 4 927 LAMAR ST SW .....</b>	<b>19</b>
QUESTIONNAIRE .....	20
LOCATION MAP 927 LAMAR ST SW .....	21
<b>CASE NO 5 902 SOMERVILLE RD SE .....</b>	<b>22</b>
QUESTIONNAIRE .....	23
LOCATION MAP 902 SOMERVILLE RD SE .....	24
<b>CASE NO 6 3201 WHEAT AVE SW .....</b>	<b>25</b>
QUESTIONNAIRE .....	26
LOCATION MAP 3201 WHEAT AVE SW .....	27
<b>CASE NO 7 211 8<sup>TH</sup> AVE SW .....</b>	<b>28</b>
QUESTIONNAIRE .....	29
LOCATION MAP 211 8 <sup>TH</sup> AVE SW .....	30
<b>CASE NO 8 1607 STRATFORD RD SE .....</b>	<b>31</b>
SURVEY W/PROPOSED GARAGE .....	32
LOCATION MAP 1607 STRATFORD RD SE .....	33
<b>CASE NO 9 2428 ALEXANDRIA ST SW .....</b>	<b>34</b>
SURVEY W/PROPOSED GARAGE .....	35
LOCATION MAP 2428 ALEXANDRIA ST SW .....	36
<b>CASE NO 10 224 MOULTON ST E .....</b>	<b>37</b>
LOCATION MAP 224 MOULTON ST E .....	38
<b>CASE NO 11 3832 HWY 31 S .....</b>	<b>39</b>
ADDITIONAL INFORMATION FOR REQUEST .....	40
PROPOSAL .....	41
PROPERTY INFORMATION .....	42
PICTURE .....	43
PICTURE .....	44
LOCATION MAP 3832 HWY 31 S .....	45
<b>CASE NO 12 3202 HWY 31 S. ....</b>	<b>46</b>

LOCATION MAP 3202 HWY 31 S.....	47
<b>CASE NO 13 2807 OLD MOULTON RD SW.....</b>	<b>48</b>
SITE PLAN .....	49
PROPOSED APARTMENTS AND LANDSCAPING .....	50
LOCATION MAP 2807 OLD MOULTON RD SW.....	51

## MINUTES MAY 26, 2015

MEMBERS PRESENT: Mr. Greg Dobbs, (Chaired the meeting) Messrs., Mr. Collis Stevenson

SUPERNUMERARIES: Mr. Charles Taylor and Mr. Thomas Rossi

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

Since neither the Chairman nor the Vice-Chairman could be present, Mr. Greg Dobbs, senior member chaired the meeting.

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

Mr. Collis Stevenson moved to **approve** the minutes of the April meeting as printed. Mr. Charles Taylor seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

### CASE NO 1

Application and appeal of Donald Orr Jr. 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 318 Wood Ridge DR SW, property located in an R-6 Residential Single-Family Semi-Attached Zoning District.

Mr. Donald Orr, Jr. presented this case to the Board. Mr. Orr stated he would like an administrative office for a lawn care business. Mr. Orr further stated there would be no equipment stored on site, and there would be no employees.

Mr. Sims stated the Building Department would recommend approval

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

Mr. Thomas Rossi moved to approve this home occupation request as submitted. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.



## CASE NO 2

Application and appeal of James J. Ridgeway 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 handy man business at 2317 Anderson DR SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. James J. Ridgeway presented this case to the Board. Mr. Ridgeway stated he was seeking an administrative office for a handy man business. Mr. Ridgeway further stated there would be no advertising, no employees, no material or equipment on site; he would only be using his computer.

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

Mr. Charles Taylor moved to approve this home occupation request as submitted. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

## CASE NO 3

Application and appeal of Destiny Hogan 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 tech support and customer service business at 715 Cedar Lake RD SW, Apt 314, property located in an R-4 Residential Multi-Family Zoning District.

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

## CASE NO 4

Application and appeal of Robert G. Henderson, Jr. 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 landscaping business at 1237 Brandywine Lane SE, property located in a PRD-6 Planned Residential Development District.

Mr. Robert G. Henderson presented this case to the Board. Mr. Henderson stated he would like an administrative office for a landscaping business. Mr. Henderson also stated there would be no customers coming to his home, no equipment stored at his home and nothing to show a business was there.

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

Mr. Collis Stevenson moved to approve this home occupation request as submitted. Mr. Thomas Rossi seconded the motion. On a roll-call vote, the motion carried.

## CASE NO 5

Application and appeal of Robert Neal Sparks, Jr. 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 business at 2701 Little John St SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Robert Neal Sparks, Jr. presented this case to the Board. Mr. Sparks stated he would like an administrative office for a lawn care business. Mr. Sparks also explained there would be no employees, no advertising and no signage. Additionally, his equipment would be kept in an enclosed trailer.

Mr. Sims stated the Building Department would recommend approval.

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

Mr. Charles Taylor moved to approve this home occupation request as submitted. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

## CASE NO 6

Application and appeal of Jan Thatcher 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 operate a business doing medical coding at 1202 Goldridge DR SW Apt A, property located in an R-4.0 Residential Multi-Family Zoning District.

When this case was called, Mr. Sims stated the applicant had notified the Building Department to withdrawn their request.

## CASE NO 7

Application and appeal of Deep River Brokerage, LLC for the following variances to the property located at 1648 Beltline Rd SW, property located in M-1A Expressway Commercial Zoning District.

Requesting an additional 10 foot front yard setback variance from Section 25-12 and 25-12.1 of the Zoning Ordinance to make a combined total of 28 feet from Beltline RD SW. A setback variance of 18 feet was previously approved in May of 2014.

Also, requesting a 4 space parking variance from Section 25-16 of the Zoning Ordinance in order to be allowed to have only 32 parking spaces rather than the required 36 spaces.

Mr. Michael Hicks with Deep River Brokerage, LLC presented this case to the Board. Mr. Hicks stated they were seeking the setback variance listed above in order to construct a 2,671 square foot building for Krispy Kreme. Mr. Hicks further stated they would need a drive-thru and by-

pass lane which would take up additional lot space. Mr. Hicks also explained they would not need the required 36 parking spaces because most of their business is drive-thru; therefore, 32 parking spaces would be more than enough. Mr. Hicks also stated there would be no direct access from Beltline Rd SW to the business.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the shopping center has internal circulation in addition to an alternative frontage road arrangement with the frontage road internal to the site rather than being in the state right of way. This restricts the size of the lot and creates a hardship with respect to the depth of the lot and having adequate room to allow stacking of vehicles in the drive-thru without granting a variance. There is additional parking in the center should it ever be needed. Mrs. Smith stated the Planning Department would recommend approval.

Mr. Charles Taylor moved to approve this variance request as submitted. Mr. Thomas Rossi seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3 – Called Again

When no one came forward to present, the case was dismissed by the Board.

CASE NO 6

This case was dismissed by the Board due to the applicant's request to withdraw.

The meeting adjourned at 4:20

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Mr. Greg Dobbs

## **AGENDA JUNE 30, 2015**

### **CASE NO 1**

Application and appeal of Angela R. Brown 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 women's accessories and apparel business at 702 Somerville Rd SE, property located in a R-3 Residential Single-Family Zoning District.

### **CASE NO 2**

Application and appeal of Carol DeAnn Meely 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 artist supply and artwork business at 643 Jackson St SE, property located in a R-3-H Residential Historic Single-Family Zoning District.

### **CASE NO 3**

Application and appeal of Charles C. Terry 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 retail on-line business selling automotive parts at 2217 Carleton DR SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 4**

Application and appeal of Allison Carter 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 face painting business at 927 Lamar ST SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 5**

Application and appeal of Subrina 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 personal assistant service at 902 Somerville RD SE, property located in a R-3 Residential Single-Family Zoning District.

### **CASE NO 6**

Application and appeal of Gary Balentine, Jr. 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 to rent out party equipment at 3201 Wheat Ave SW, property located in a R-2 Residential Single-Family Zoning District.

#### CASE NO 7

Application and appeal of Charles M. Stokes 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 handy man business at 211 8<sup>th</sup> Ave SW, property located in a R-3 Residential Single-Family Zoning District.

#### CASE NO 8

Application and appeal of Freddy W. Mayes for a 36.5 rear-yard setback variance from Section 25-10.8(2)(d) of the Zoning Ordinance in order to construct a garage with a breezeway at 1607 Stratford RD SE, property located in a R-1 Residential Single-Family Zoning District.

Application and appeal of Larry D. Phillips for a 13 foot rear-yard setback variance from Section 25-21.1(1)(m) of the Zoning Ordinance in order to construct a detached garage at 2428 Alexandria St SW, property located in a R-2 Residential Single-Family Zoning District.

#### CASE NO 10

Application and appeal of Juanita Healy for a use permitted on appeal from Section 25-11 of the Zoning Ordinance in order to be able to sell beer and table wine on and off premises at 224 Moulton St East, property located in a B-5 Central Business Zoning District.

#### CASE NO 11

Application and appeal of Jeff Hamm requesting relief from the definition outlined in Section 25-34 of the Zoning Ordinance in order to renovate a building in a flood zone at a cost above 50% of market value at 3832 Hwy 31 S, property located in a B-2 General Business District.

#### CASE NO 12

Application and appeal of J & M Signs for a variance from Section 25-77(e)(3) in order to install a detached sign on the property line at 3202 Hwy 31 S, property located in a M-1 Light Industrial Zoning District.

#### CASE NO 13

Application and appeal of Danny Hill for a use permitted on appeal from Section 25-12.2 of the Zoning Ordinance in order to have a multi-family use in a I-D Institutional Zoning District at 2807 Old Moulton Rd SW.



## Board of Zoning Adjustment

APPLICANT: Angela R Brown

MAILING ADDR: 702 Somerville Rd SE

CITY STATE ZIP: Decatur, AL 35601

PHONE: (256) 686-4388

PROPERTY OWNER: Southern Equity Group

OWNER ADDR: 1837 Moulton St W

CITY STATE ZIP: Decatur, AL 35601

OWNER PHONE: (256) 355-0448

SUBJECT ADDRESS FOR APPEAL: 702 Somerville Rd SE 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

AOAO Couture, LLC, is a disregarded entity led by sole member Angela R Brown.

The business is a small online retailer of women's accessories and apparel.

The store and it's day to day operations are handled by Ms. Brown. <sup>online</sup> Warehousing and other operations are currently being handled elsewhere. The business will continue to work and operate solely online. No parking or special accommodations needed.

Admin office only  
Applicant Name(print) Angela R Brown

Signature AR Brown

Representative Name(print) \_\_\_\_\_

Signature WJB

Date 5/13/15

If applicant is using a representative for the request both signatures are required.

Office Use

Received -

By WJB

Zone R-3

Hearing June 30<sup>th</sup> 2015

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 in the **BUILDING DEPARTMENT** by the **10<sup>th</sup>** of the **month** to be heard the last Tuesday of the month.

**CASE NO 1 702 SOMERVILLE RD SE**

## HOME OCCUPATION QUESTIONS

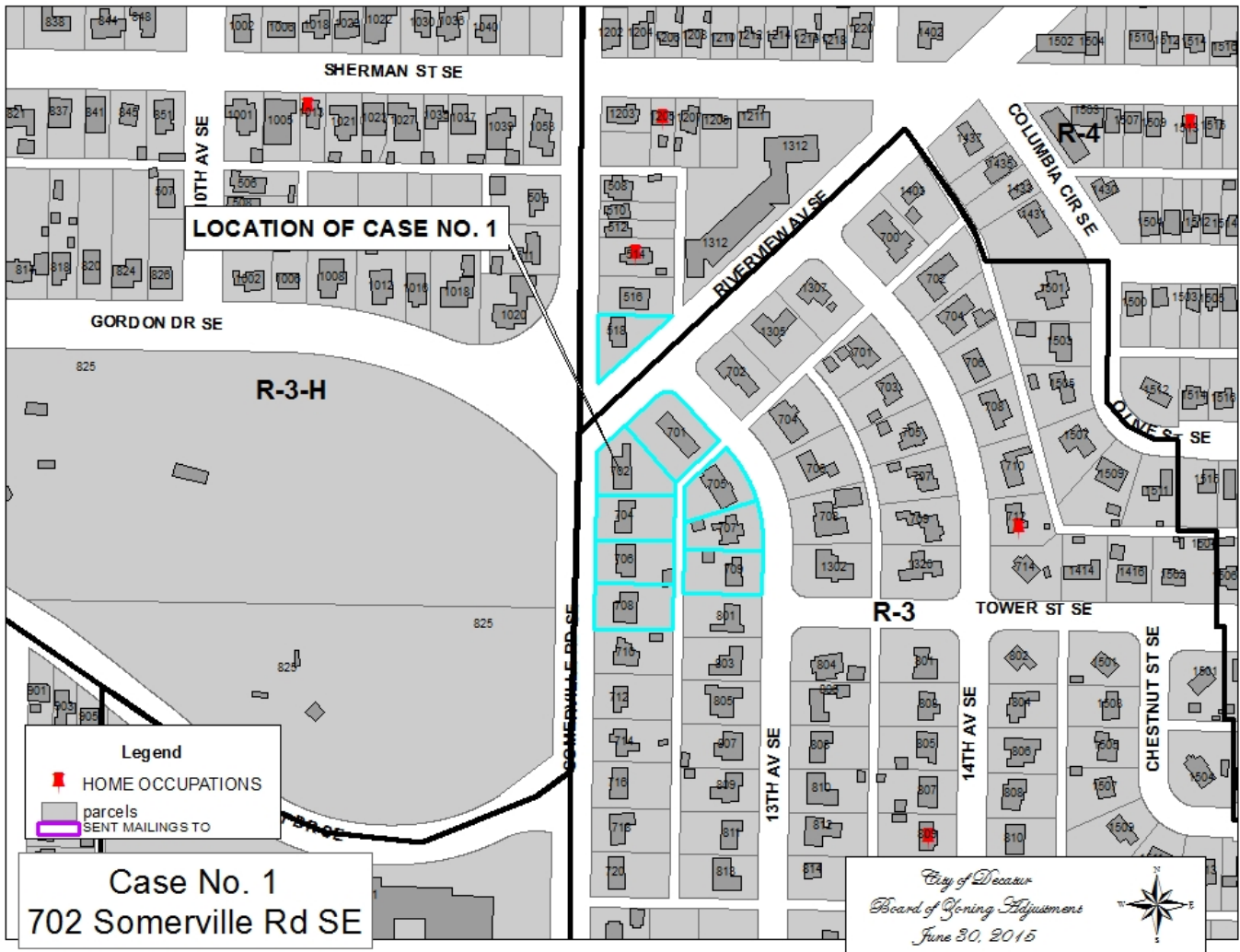
CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ \*note: this refers to only the work being done at your home.
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: A. R. W. B. DATE: 5/13/15

ADDRESS: 702 Somerville Rd SE Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 702 SOMERVILLE RD SE





## Board of Zoning Adjustment

APPLICANT: Carol Helen Meely  
MAILING ADDR: 643 Jackson Street, SE  
CITY STATE ZIP: Decatur, AL 35601  
PHONE: 334-477-1765 (cell)

PROPERTY OWNER: Michael & Carol Meely  
OWNER ADDR: same 643 Jackson St SE  
CITY STATE ZIP: Decatur, AL 35601  
OWNER PHONE: 334-477-1765 (cell)

SUBJECT ADDRESS FOR APPEAL: 643 Jackson St SE Decatur

### 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Administration of my web + online Artist supply + Artwork Business just relocated from Az. I travel teach internationally and administer all aspects online from my home pc or laptop.

Applicant Name (print): DeAnn Meely  
Signature: Carol Helen Meely  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 6-2-15

If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By: Judy  
Zone: R-3-H  
Hearing: June 30, 2015

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 in the **BUILDING DEPARTMENT** by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 2 643 JACKSON ST SE**

## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ \*note: this refers to only the work being done at your home.
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: Carol Helen Mely DATE: 6-2-15  
ADDRESS: 643 Jackson St. SE, Winston 35601

QUESTIONNAIRE



LOCATION MAP 643 JACKSON ST SE



## Board of Zoning Adjustment

APPLICANT: Charles codey Terry  
MAILING ADDR: 2217 Carleton Dr, Decatur AL 35603  
CITY STATE ZIP: Decatur AL 35603  
PHONE: 256-318-4729, 256-566-3250

PROPERTY OWNER: Codey Terry  
OWNER ADDR: 2217 Carleton Dr SW  
CITY STATE ZIP: Decatur, AL, 35603  
OWNER PHONE: 256-318-4729

SUBJECT ADDRESS FOR APPEAL:  
2217 Carleton Dr 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Conducting online retail sales for automotive parts.  
There will be no product delivered to the home. Everything  
will be dropshipped directly from distributor, or manufacturer  
to the consumer. Admin Office only.

Applicant Name/print: Charles Codey Terry  
Signature: Charles Codey Terry  
Representative Name/print: Charles Codey Terry  
Signature: Charles Codey Terry  
Date: 6/3/15

If applicant is using a representative for the request both signatures are required.

Office Use

Received

By Judy

Zone R-2

Hearing June 30, 2015

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 in the **BUILDING DEPARTMENT** by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 3 2217 CARLETON DR SW**

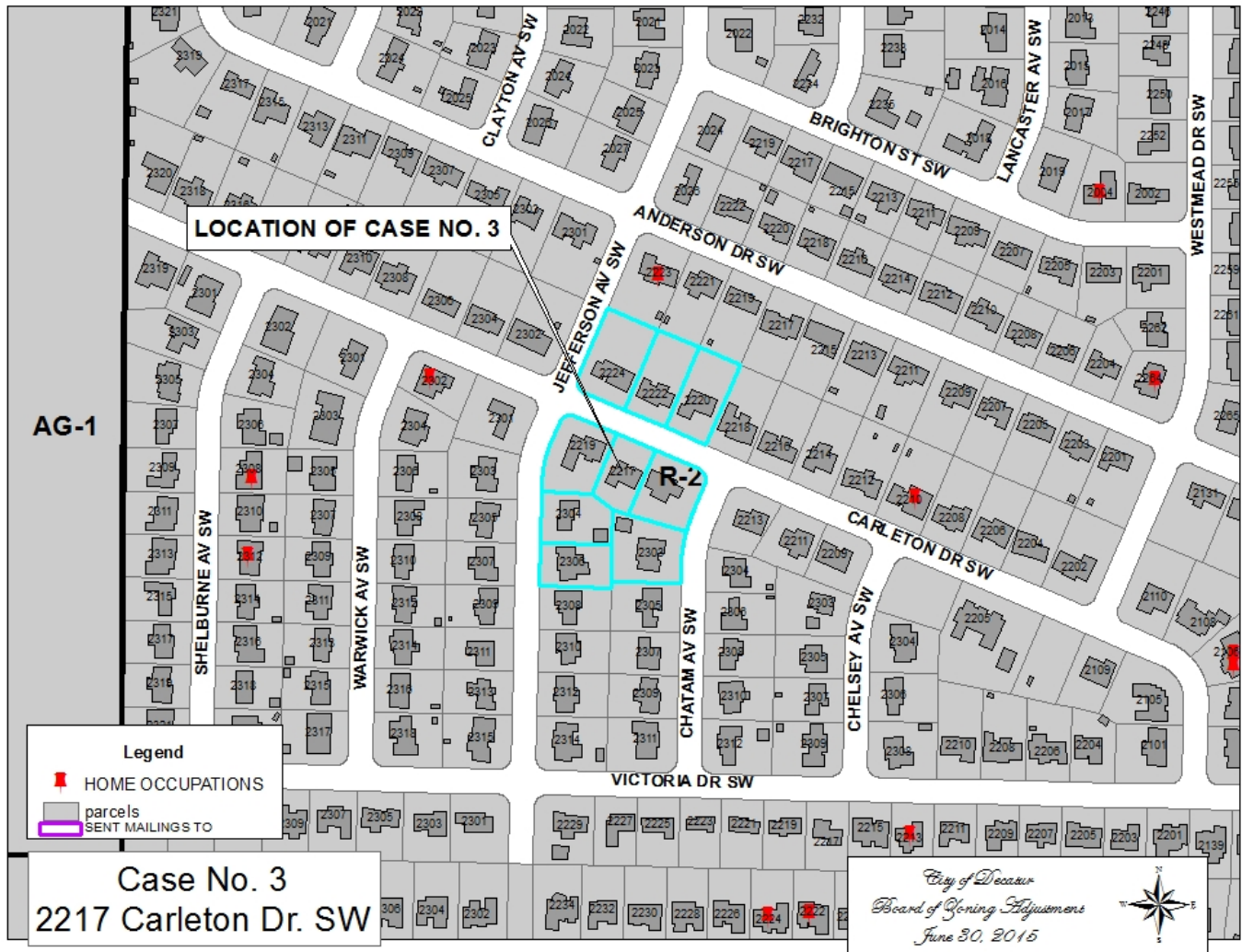
## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ \*note: this refers to only the work being done at your home.
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: Charles Coday Jones DATE: 6/3/2015  
ADDRESS: 2217 Corleton Dr

QUESTIONNAIRE



**LOCATION MAP 2217 CARLETON DR SW**



CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Allison Carter  
MAILING ADDR: 927 Lamar St SW  
CITY STATE ZIP: Decatur, AL 35601  
PHONE: 256-642-9125

PROPERTY OWNER: Jeff and Allison Carter  
OWNER ADDR: 927 Lamar St SW  
CITY STATE ZIP: Decatur, AL 35601  
OWNER PHONE: 256-642-9125

SUBJECT ADDRESS FOR APPEAL: 927 Lamar St. 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Face Painting Business - home property used for administrative office only.

Applicant Name(print) Allison Carter  
Signature [Signature]  
Representative Name(print) \_\_\_\_\_  
Signature \_\_\_\_\_  
Date 6-4-15

If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By Judy  
Zone R-2  
Hearing June 30, 2015

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 in the **BUILDING DEPARTMENT** by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 4 927 LAMAR ST SW**

## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ \*note: this refers to only the work being done at your home.
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 ☒

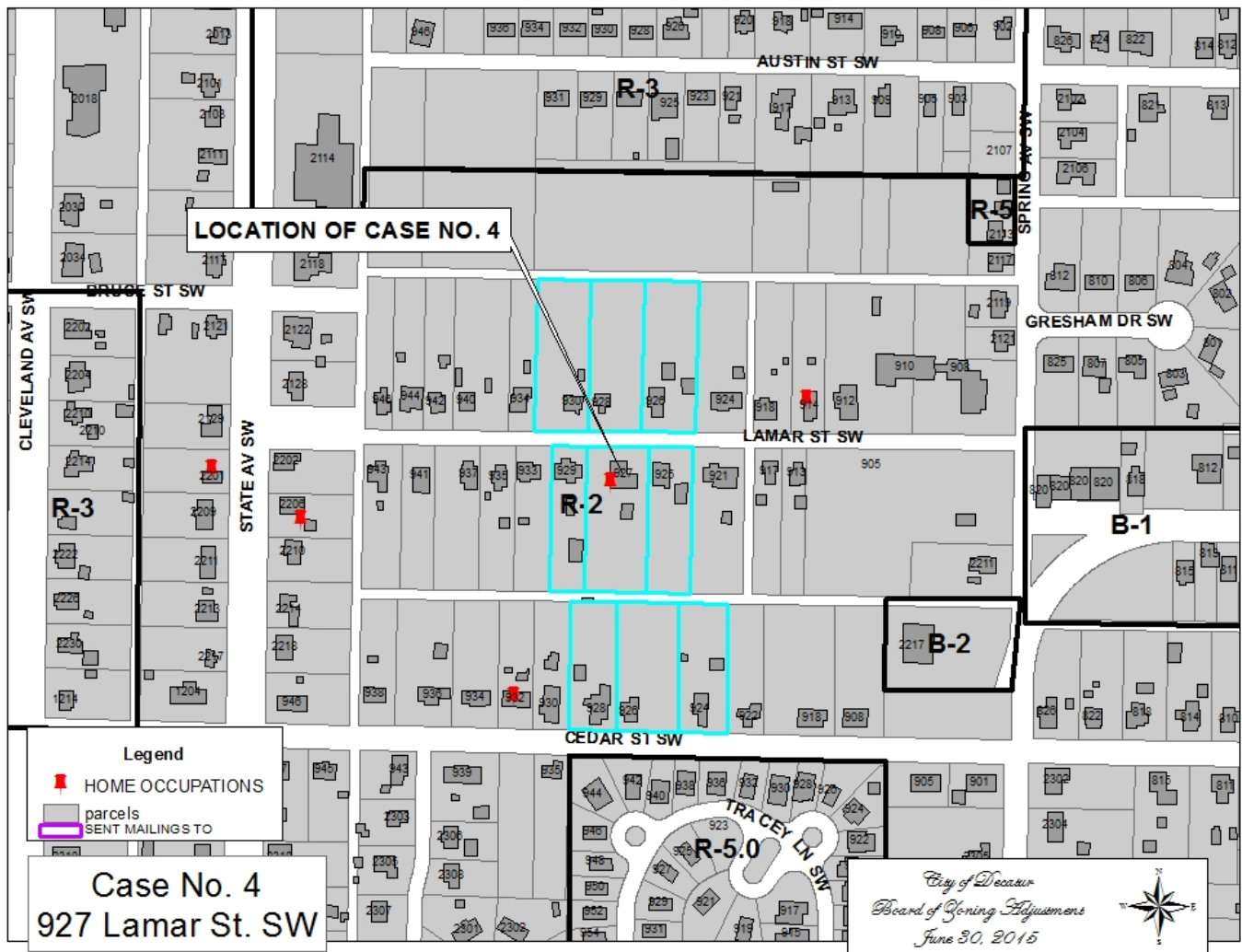
SIGNED: \_\_\_\_\_

DATE: 6-5-15

ADDRESS: 927 Lamar St SW Decatur, AL 35601

QUESTIONNAIRE





LOCATION MAP 927 LAMAR ST SW



12-12-15 CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Subrina Williams  
MAILING ADDR: 902 Somerville Rd SE  
CITY STATE ZIP: Decatur AL 35601  
PHONE: 256-686-2253

PROPERTY OWNER: Billy D & Subrina Williams  
OWNER ADDR: 902 Somerville Rd SE  
CITY STATE ZIP: Decatur AL 35601  
OWNER PHONE: 256-686-2253

SUBJECT ADDRESS FOR APPEAL: 902 Somerville Rd 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

This is A personal assistant service. My business would be to run errands for clients. No clients would come to the home address. I will use this address mainly for taking calls and doing some at home work such as making copies, send faxes, writing letters ect. Home for admin use only

Applicant Name(print): Subrina Williams  
Signature: Subrina Williams  
Representative Name(print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 6-5-15

If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By: Cindy  
Zone: R-3  
Hearing June 30th 2015 4:00pm

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 in the BUILDING DEPARTMENT by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 5 902 SOMERVILLE RD SE**

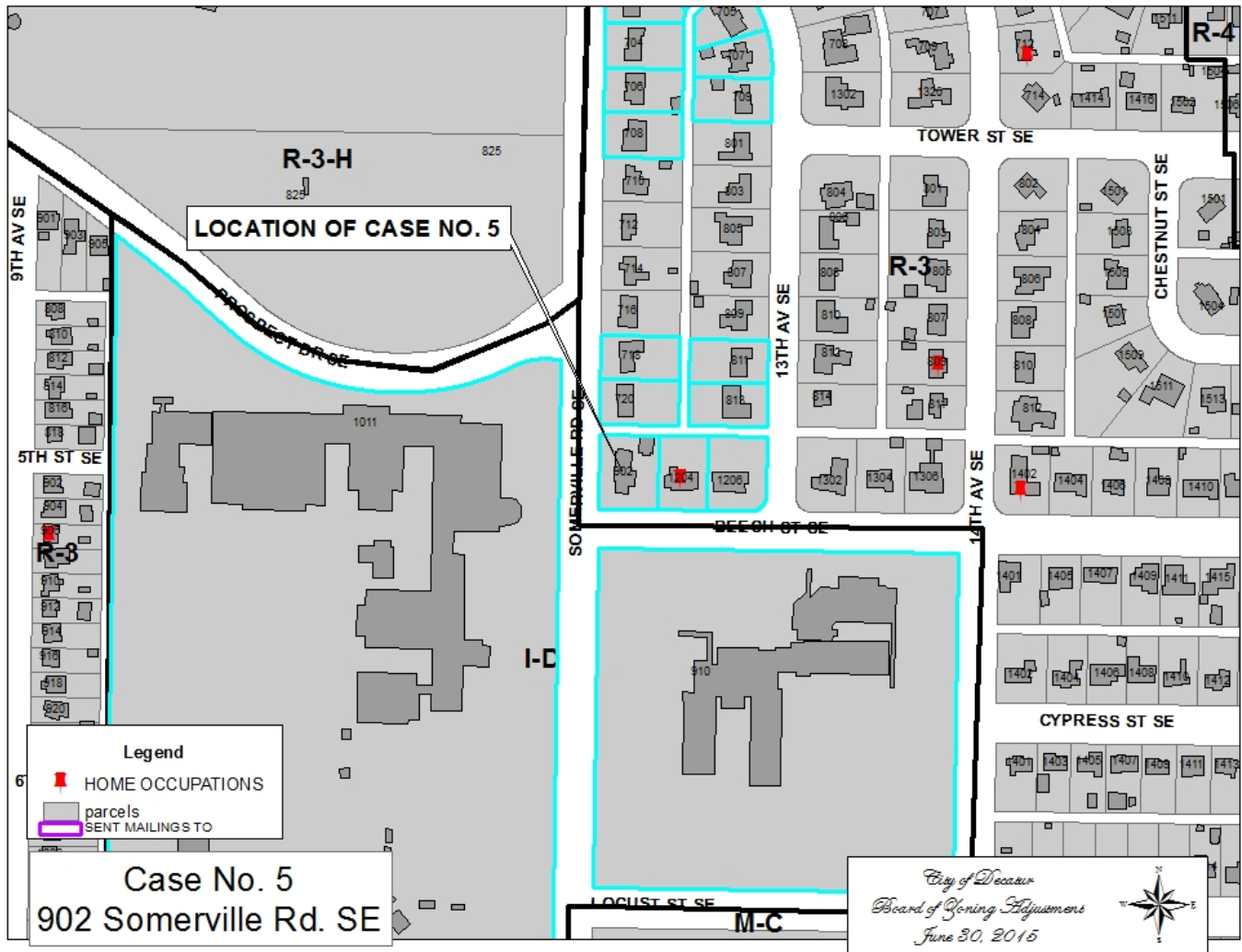
## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☒ \*note: this refers to only the work being done at your home.
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: Subina Williams DATE: 5-6-15  
ADDRESS: 902 Somerville Rd SE Decatur

QUESTIONNAIRE





Board of Zoning Adjustment

APPLICANT: Gary Balentine Sr.  
MAILING ADDR: 3201 Wheat Ave S.W.  
CITY STATE ZIP: Decatur, Alabama, 35603  
PHONE: 256 - 227 - 6227

PROPERTY OWNER: Gary Balentine  
OWNER ADDR: 3201 Wheat Ave S.W.  
CITY STATE ZIP: Decatur, Alabama, 35603  
OWNER PHONE: 256 - 345 - 5564

SUBJECT ADDRESS FOR APPEAL: 3201 Wheat Ave S.W. Decatur, Alabama

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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Business license for home office.  
The company will tent out party equipment  
such as moon walks.  
Home is used as Admin. & office only

Applicant Name(print) Gary Balentine Sr.  
Signature Gary Balentine Sr.  
Representative Name(print) \_\_\_\_\_  
Signature \_\_\_\_\_  
Date 6/9/2015

If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By [Signature]  
Zone R-2  
Hearing June 30<sup>th</sup>, 2015 4:00 PM

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 in the BUILDING DEPARTMENT by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

CASE NO 6 3201 WHEAT AVE SW

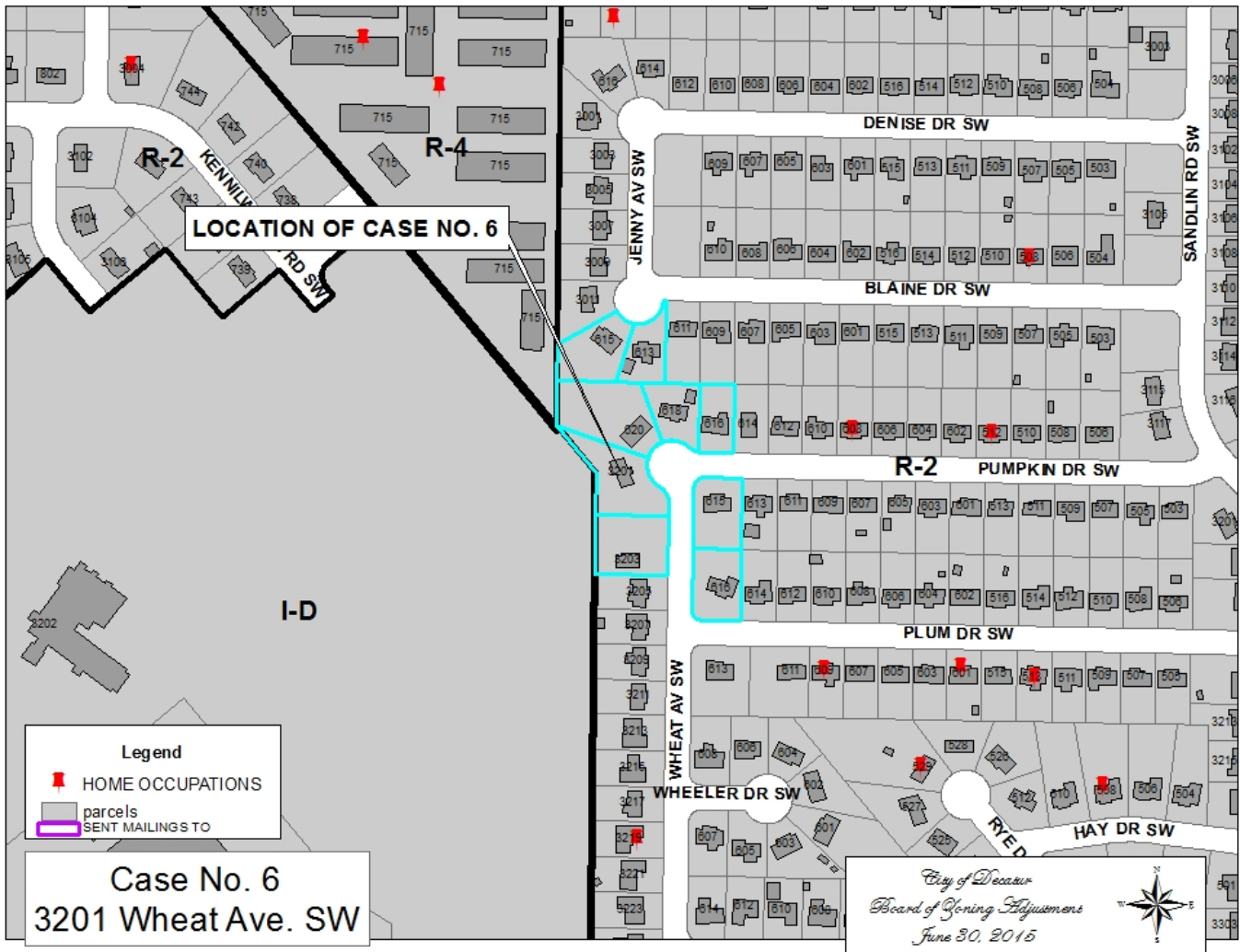
## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ \*note: this refers to only the work being done at your home.
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒ *GB*
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: Glory Balentine Sr. DATE: 6/1/15  
ADDRESS: 3201 Wheat Ave S.W.

QUESTIONNAIRE



LOCATION MAP 3201 WHEAT AVE SW



on a CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Charles Michael Stokes

MAILING ADDR: 211 8<sup>th</sup> Ave S.W

CITY STATE ZIP: Decatur, AL 35601

PHONE: Cell 256-226-6713

PROPERTY OWNER: Dalton Burnett

OWNER ADDR: 35 Cotton town square

CITY STATE ZIP: Leighton, AL 35646

OWNER PHONE: 256-483-7447

### SUBJECT ADDRESS FOR APPEAL:

211 8<sup>th</sup> Ave S.W

### 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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. of Acc Lawn & Handyman, Co.

Applicant Name (print) Charles Stokes

Signature Charles Stokes

Representative Name (print) \_\_\_\_\_

Signature \_\_\_\_\_

Date 6-9-15

If applicant is using a representative for the request both signatures are required.

Office Use

Received

By [Signature]

Zone R-3

Hearing June 30<sup>th</sup> 2015

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 in the **BUILDING DEPARTMENT** by the **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 7 211 8<sup>TH</sup> AVE SW**



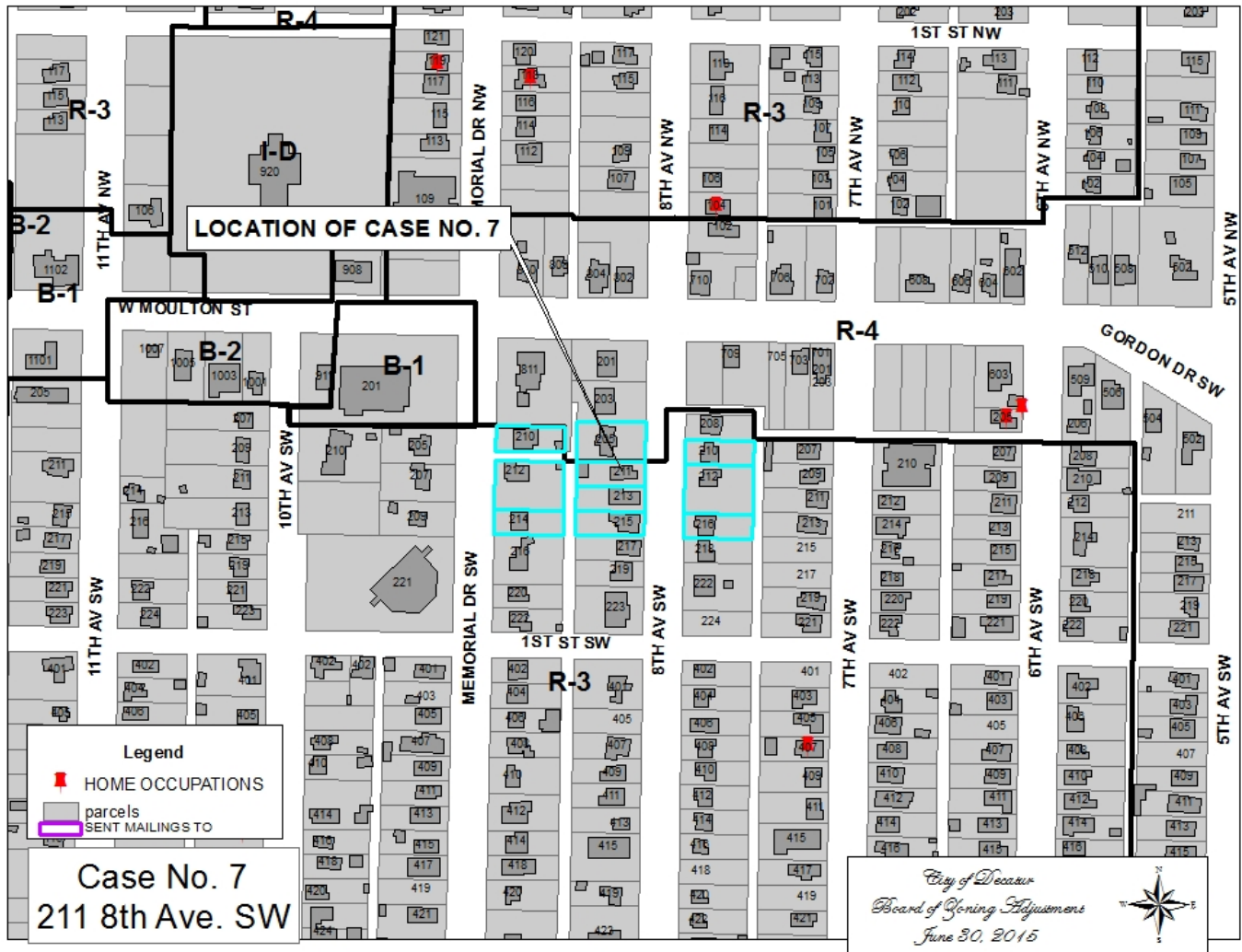
## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ \*note: this refers to only the work being done at your home.
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: Charles Stokes DATE: 6-9-15  
ADDRESS: 211 8TH AVE SW

QUESTIONNAIRE



LOCATION MAP 211 8<sup>TH</sup> AVE SW



Board of Zoning Adjustment

APPLICANT: Fredrick W. Mayes  
MAILING ADDR: 1607 Stratford Rd SE  
CITY STATE ZIP: Decatur, AL. 35601  
PHONE: 256-318-6208

PROPERTY OWNER: Fredrick and Leanne Mayes  
OWNER ADDR: 1607 Stratford Rd SE  
CITY STATE ZIP: Decatur, AL. 35601  
OWNER PHONE: 256-318-6208

SUBJECT ADDRESS FOR APPEAL:  
1607 Stratford Rd SE 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Rear yard setback variance to construct a 28' x 36' attached with breezeway (16 x 8') to main structure. a variance of 36.5' rear. The house is existing non-conforming.

Applicant Name(print): Fredrick W. Mayes  
Signature: [Signature]  
Representative Name(print):  
Signature:  
Date: 6-9-15

If applicant is using a representative for the request both signatures are required.

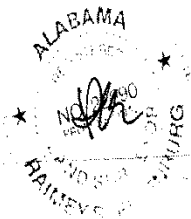
Office Use  
Received  
By: [Signature]  
Zone: R-1  
Hearing: June 30<sup>th</sup>, 2015

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 in the BUILDING DEPARTMENT by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

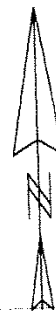
CASE NO 8 1607 STRATFORD RD SE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY & PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF.

*Rayme S. Ellenburg*  
 RAIMEY S. ELLENBURG  
 PLS #22090



NE CORNER  
 SECTION 32  
 T-5-S, R-4-W



SCALE: 1 INCH = 50 FEET  
 BEARINGS ARE NAD83(1992)  
 AL GRID WEST

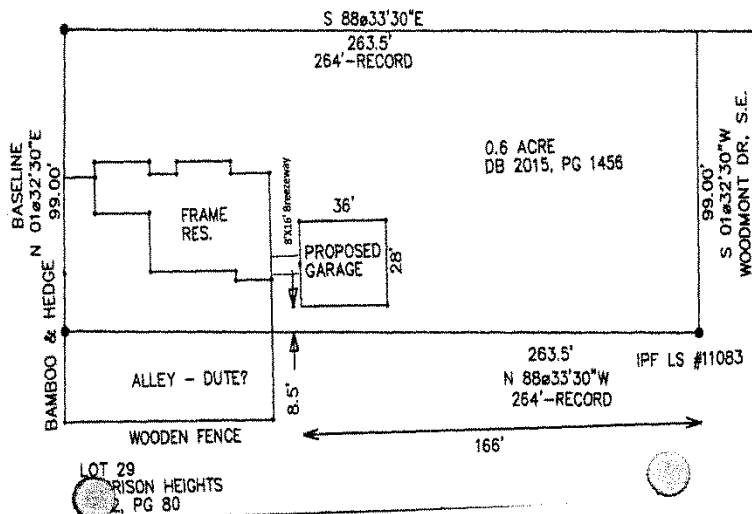


● IRON PIN FOUND

1607 STRATFORD RD, S.E.  
 DECATUR, AL 35601

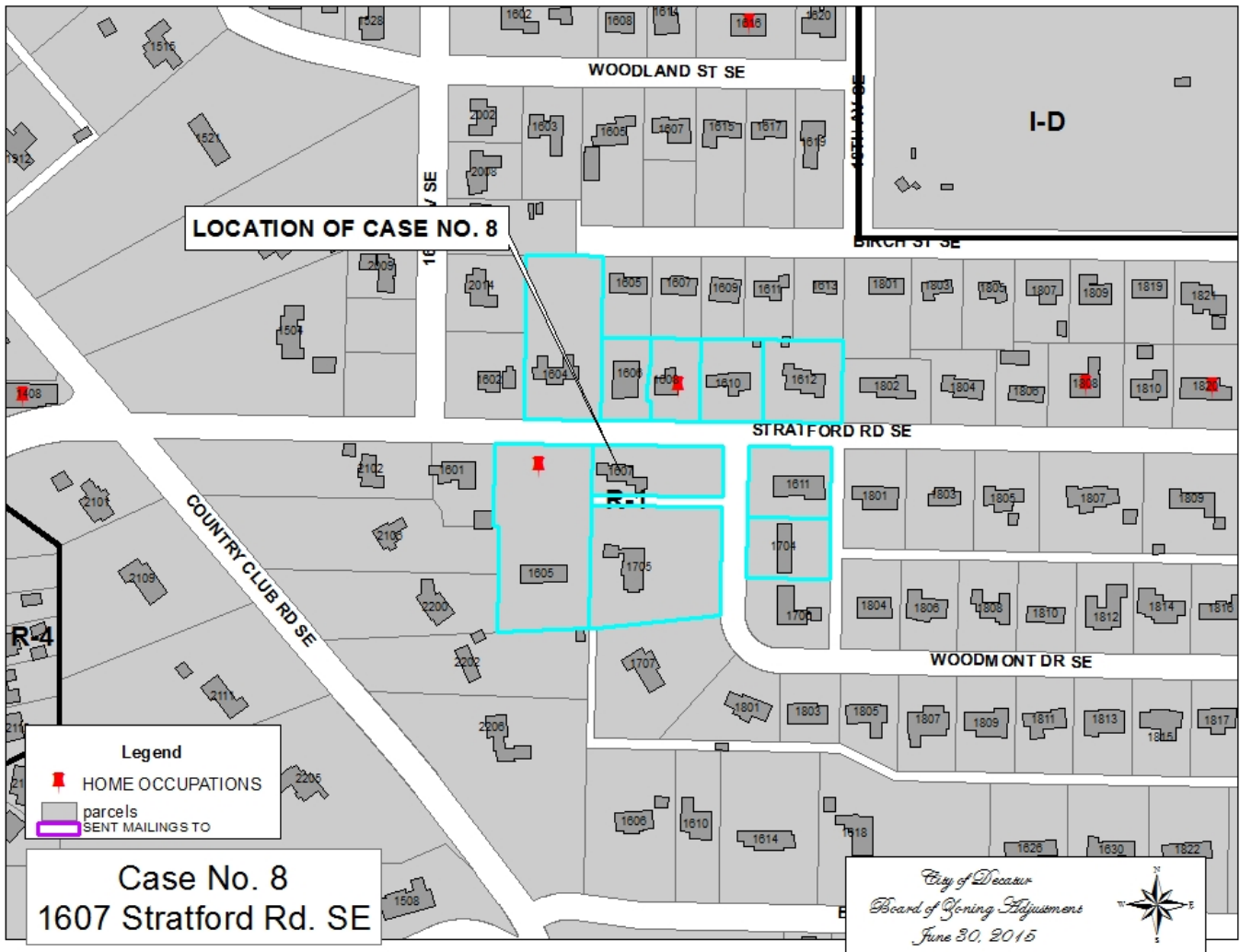
ZONE X  
 FEMA PANEL  
 01103C0079E

R/W=50' I-536(10-17-1921)  
 STRATFORD ROAD S.E.  
 -SOUTH AVENUE



SPOT SURVEY FOR  
 LEANNE BROWN PROPERTY  
 RAIMEY S. ELLENBURG  
 PLS #22090  
 628 BROWN ROAD  
 DANVILLE, AL 35619  
 256.221.7646  
 SURVEY DATE 3.01.2015  
 DRAWING DATE 6.03.2015

**SURVEY W/PROPOSED GARAGE**



**LOCATION MAP 1607 STRATFORD RD SE**



THE CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Larry D. Phillips  
MAILING ADDR: 2428 Alexandria St. S.W.  
CITY STATE ZIP: Decatur, AL 35603  
PHONE: 256-350-0727

PROPERTY OWNER: Larry D. Phillips  
OWNER ADDR: 2428 Alexandria St. S.W.  
CITY STATE ZIP: Decatur, AL 35603  
OWNER PHONE: 256-350-0727

SUBJECT ADDRESS FOR APPEAL: 2428 Alexandria St. S.W. Decatur, AL

### 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

only have room to build a 11ft wide detached garage. would like a variance to build a 26 x 24 detached garage wood frame and vinyl siding. Requesting a 13 ft. backyard set back variance

Applicant Name(print) Larry D. Phillips  
Signature Larry D. Phillips  
Representative Name(print) \_\_\_\_\_  
Signature \_\_\_\_\_  
Date 6-10-15

If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By WS  
Zone R-2  
Hearing 6/30/15

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 in the **BUILDING DEPARTMENT** by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

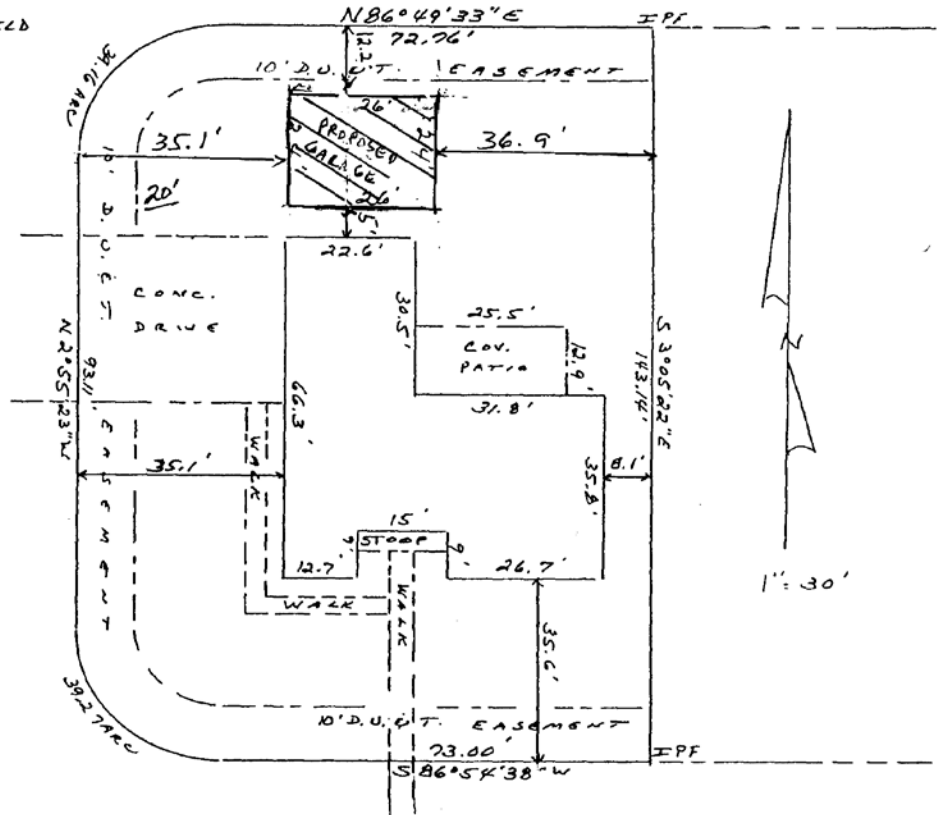
**CASE NO 9 2428 ALEXANDRIA ST SW**

PLAT FOR VARIANCE  
 CLIENT: LARRY PHILLIPS  
 SOURCE: SUBDIVISION PLAT  
 PREPARED BY: JAMES R. BEDINGFIELD

SECTION 00 2101 0000

MODAU ROAD S.W.

ASHVILLE DRIVE S.W.  
 50' R.O.W.



ALEXANDRIA STREET S.W.  
 50' R.O.W.

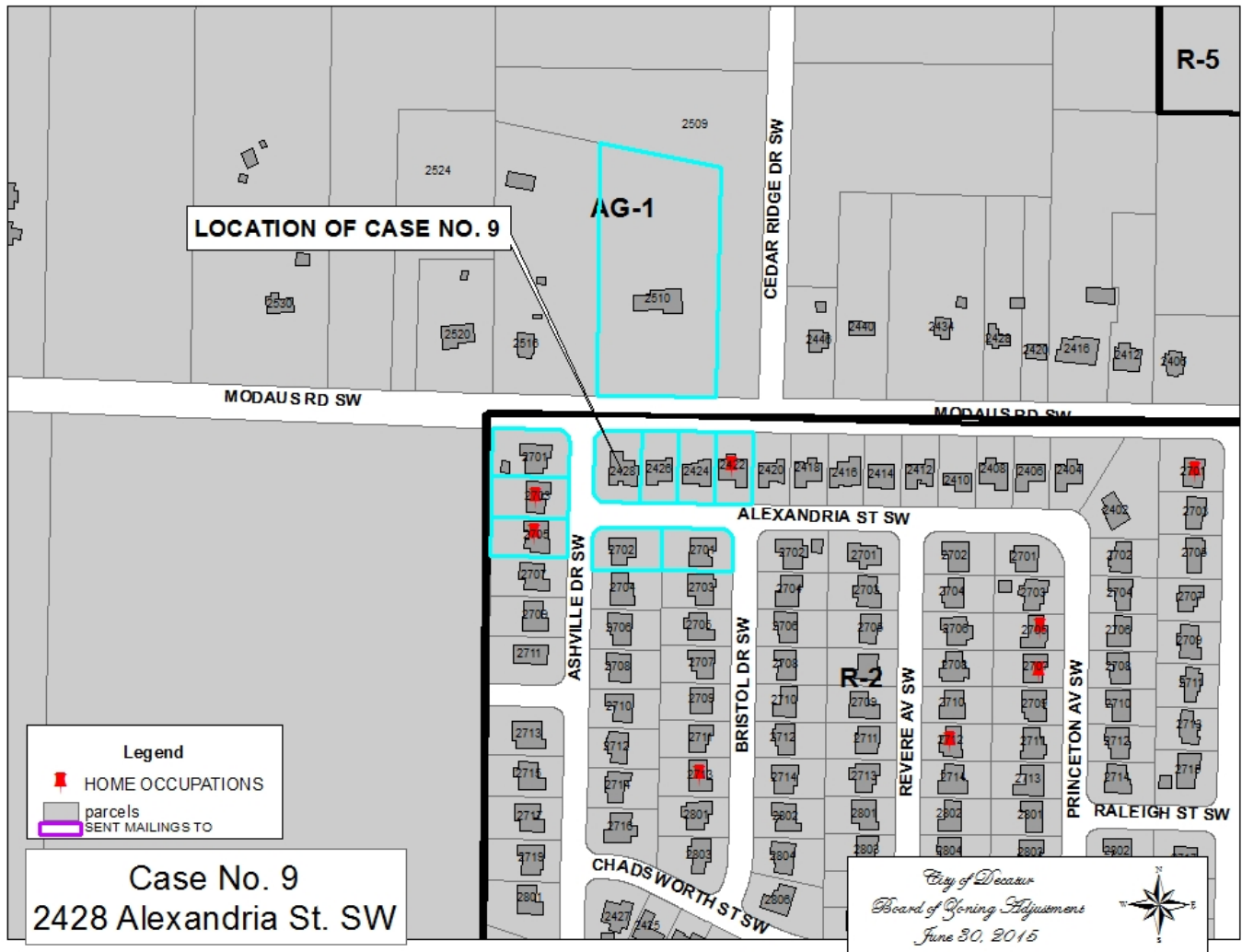
STATE OF ALABAMA )  
 MORGAN COUNTY )

I, James R. Bedingfield, a registered Land Surveyor of Decatur Alabama, hereby certify that this is a true and correct map or plat of the following described property.

Lot 2, Dunbarton Subdivision Addition No. 7, Decatur Alabama, as shown by map or plat of said addition, on file and of record in Map Book 8 at Page 96 in the Office of the Judge of Probate of Morgan County, Alabama, situated, lying and being in the City of Decatur, Morgan County, Alabama.

that the buildings now erected on said property are within the boundaries of same, that there are no rights-of-way, easements or joint driveways over or across said property visible on the surface that there are no electrical or telephone wires excluding wires which serve the premises only), or structures or supports thereof, including poles, anchors and guy wires on or over said premises except as shown, that I have examined the FIA Flood Insurance Rate Maps dated September 5, 1979 and found that the above described property is located in a zone C Flood zone, and that the correct street address is 2428 Alexandria Street S.W. Decatur Alabama. "I certify that all parts of this survey and drawing have been

**SURVEY W/PROPOSED GARAGE**



**LOCATION MAP 2428 ALEXANDRIA ST SW**





on a CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Juanita Healy - Keep Your Fork Cafe, LLC  
MAILING ADDR: 224 Moulton St East  
CITY STATE ZIP: Decatur AL 35601  
PHONE: 256-353-2602

PROPERTY OWNER: Ferry Prestwood  
OWNER ADDR: 224 Moulton St. East  
CITY STATE ZIP: Decatur AL 35601  
OWNER PHONE: 256-227-1534

### SUBJECT ADDRESS FOR APPEAL:

224 Moulton St East

### 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Would like to sell Beer & Table wine on and off premises for our food establishment

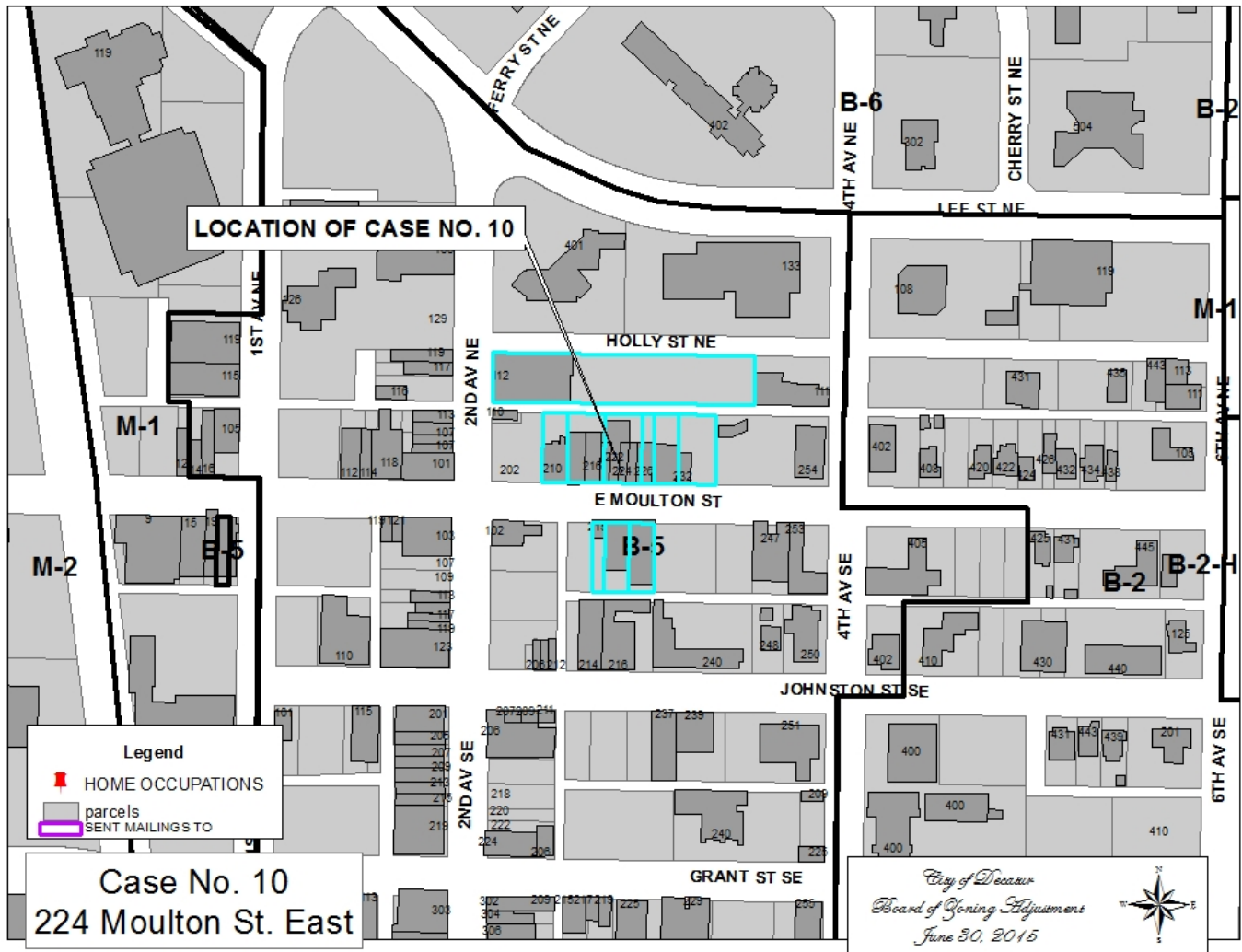
Applicant Name (print) Juanita Healy  
Signature Juanita Healy  
Representative Name (print) \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By CLS  
Zone B-5  
Hearing 6/30/15

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 in the **BUILDING DEPARTMENT** by the **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 10 224 MOULTON ST E**



LOCATION MAP 224 MOULTON ST E



ON A CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: JEFF HAMM

MAILING ADDR: 921 S CLINTON ST

CITY STATE ZIP: ATHENS, AL 35611

PHONE: 256-232-5692

PROPERTY OWNER: V. J. CAROLS L.L.C

JEFF HAMM PRES

OWNER ADDR: P.O. Box 850 921 S. CLINTON ST

VICKIE HAMM V. PRES

CITY STATE ZIP: ATHENS AL

OWNER PHONE: 256-232-5692

### SUBJECT ADDRESS FOR APPEAL:

3832 HWY 31 S DECATUR AL 35608

### 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

SEE ATTACHED DOCUMENTS

REQUEST RELIEF FROM SEC 2534 OF SUBSTANTIAL IMPROVEMENT DEFINITION

IN ORDER TO RENOVATE BUILDING AT A COST OF 50% OF market value

Applicant Name(print) JEFF HAMM

Signature [Signature]

Representative Name(print) Michael F Beck

Signature [Signature]

Date 6-10-15

If applicant is using a representative for the request both signatures are required.

Office Use

Received

By Judy/ Bob

Zone R-2

Hearing June 30<sup>th</sup> 2015

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 in the **BUILDING DEPARTMENT** by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

CASE NO 11 3832 HWY 31 S

WE ARE ASKING FOR A VARIANCE CONCERNING THE GUIDELINES OUTLINED WITHIN FLOODPLAIN MANAGEMENT ZTA-230-14

CHAMPION IS OPENING A RETAIL SALES/SERVICE ATV/MOTORCYCLE STORE WITHIN THE DECATUR CITY LIMITS. THE PROPERTY LIES WITHIN A FLOOD ZONE, 2 INCHES ABOVE THE BASE FLOOD ELEVATION BUT BELOW THE LOCAL FLOOD PLAIN MANAGEMENT GUIDELINES.

THE GUIDELINES STATE THAT IF THE RENOVATION COST IS 50% OR LESS THAN THE APPRAISED/ASSESSED VALUE THEN ONLY THE NEW CONSTRUCTION MUST MEET THE NEW GUIDELINES. HOWEVER, IF THE RENOVATIONS EXCEED 50% THEN THE ENTIRE BUILDING MUST BE MODIFIED TO COMPLY.

THE REAL NUMBERS ARE AS FOLLOWS: MARKET VALUE-  $\$260,600.00 \times 50\% = \$130,300.00$

SO \$130,300.00 IS THE MAXIMUM WE CAN SPEND WITHOUT COMPLETING MAJOR STRUCTURAL CHANGES TO COMPLY WITH NEW GUIDELINES. WE CAN OPEN AND OPERATE OUR BUSINESS WITHIN THESE GUIDELINES (\$130,000.00) AND WILL DO IF NO OTHER OPTION IS AVAILABLE.

THE VARIANCE WE ARE ASKING FOR IS TO ALLOW US TO MAKE OPTIONAL/VISUALLY ASTHETIC UPGRADES THAT WILL PUSH OUR INVESTMENT OVER THE 50% THRESHOLD.

ROOF EXTERIOR INSULATION AND PROTECTIVE COAT	\$26,000.00
REPLACE HVAC AND DUCTWORK	\$60,000.00
EXTERIOR PAINT	\$13,500.00
STOREFRONT GLASS/ DOORS	<u>\$7,000.00</u>
TOTAL	\$106,500.00

AGAIN, THESE ARE OPTIONAL BUT WOULD PREFER TO DO THE UPGRADES WHILE UNDER CURRENT CONSTRUCTION.

WHY SHOULD THE BOARD ALLOW ME THESE VARIANCES:

- THE FOOT PRINT OF THE BUILDING IS NOT CHANGING
- THE CHARACTER OF THE BUILDING IS NOT CHANGING
- THERE IS NO INCREASE TO HAZARD
- NO CHANGE IN GROUND SURFACE, NO CHANGE IN GROUND WATER FLOW
- ALL REQUIRED AND REQUESTED (OPTIONAL) CHANGES WILL COMPLY WITH CURRENT GUIDELINES.
- NO INCREASE IN LIABILITY CONCERNING ZTA 230-14 FLOODPLAIN MANAGEMENT GUIDELINES, INFACIT THE LIABILITY IS REDUCED BECAUSE THE ALL WORK WOULD MEET NEW STANDARDS.
- ALL ITEMS LISTED IN THE VARIANCE REQUEST ARE BENEFICIAL AS PREVENTATIVE MAINTANENCE, IMPROVED UTILITY EFFECIENCY AND COSMETIC ENHANCEMENTS.

THANK YOU FOR YOUR CONSIDERATION.

JEFF HAMM

**ADDITIONAL INFORMATION FOR REQUEST**

# RAYDAN

Acoustical & Drywall Inc.

Phone: (256) 230-3220

17198 US Highway 72 W

Athens, AL 35611

UNDER 50%

## PROPOSAL

Page No. 1

Of 1 Pages

PROPOSAL SUBMITTED TO:		PHONE:	DATE: 5/5/15
NAME: JEFF HAMM		JOB NAME: Decatur Champion Powersports	
STREET:		STREET:	
CITY:	STATE:	CITY:	STATE:

We provide Material and Labor for the following:

Remove 2'x4' acoustical ceiling tile and grid, gyp. bd. from existing walls, demo existing stage and platform and existing VCT and ceramic flooring. Install ½" gyp. bd. on existing metal stud framing at mens and womens restrooms. Install new vanities, flooring and new 2'x2' acoustical ceilings in mens and womens restrooms as needed. Install new metal stud framing @ 16" O.C. 20ga. with ½" gyp. bd. each side to create (6) new offices app. 12'x12'. Clean-up when complete.

\$48,998.00

Install R-19 Super Saver Insulation system in existing roof purlins .

\$22,000.00

Install new electrical lights and upgrade electrical as needed.

\$33,000.00

Install new plumbing fixtures in mens and womens restrooms as per code.

\$14,600.00

Clean existing concrete flooring and apply new epoxy paint through-out bldg.

\$9,200.00

TOTAL: \$127,798.00

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of

\_\_\_\_\_ dollars (\$ \_\_\_\_\_ ) with payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident of delays beyond our control. This proposal subject to acceptance within \_\_\_\_\_ days and is void thereafter at the option of the undersigned.

Authorized Signature Ray Higginbotham

### Acceptance of Proposal

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Signature \_\_\_\_\_

PROPOSAL



**Amanda G. Scott, CPA**  
**Revenue Commissioner**  
**Morgan County**



## Property Appraisal Link

**MORGAN COUNTY, AL**

Current Date 5/21/2015

Tax Year 2014

**OWNER INFORMATION**

**PARCEL**  
**NAME**  
**ADDRESS**

12-03-08-0-000-003.000      **PPIN** 027026    **TAX DIST** 06  
 THOMAS, BETTY

**DEED TYPE** 1  
**PREVIOUS OWNER**  
**LAST DEED DATE**

2404 CIRCLE DRIVE SE  
 DECATUR AL 35603  
**BOOK** 2009      **PAGE** 0005022  
 BRUMBACK, LINDSEY & THOMAS, INC.  
 3/23/2009

**DESCRIPTION**

BEG AT INT N LINE OF SW 1/4 OF  
 SE 1/4 AND E R/W OF HWY 31; TH  
 SO ON SD R/W 390' TO POB; TH  
 CONT SO 260'; TH E 478'; TH  
 N 304'; TH W 510' TO POB IN  
 SEC 8 T6S R4W

**PROPERTY INFORMATION**

**PROPERTY ADDRESS**  
**NEIGHBORHOOD**  
**PROPERTY CLASS**  
**LOT BLOCK**  
**SECTION/TOWNSHIP/RANGE**  
**LOT DIMENSION**  
**COMMENTS**

3832 HIGHWAY 31 SOUTH  
 6THAVECOMM 6TH AVE COMM / HWY 31 DECATUR  
**SUB CLASS**

**ZONING**

FRONTIER LOUNGE

**PROPERTY VALUES**

<b>LAND:</b>	→ 135000	<b>CLASS 1:</b>		<b>TOTAL ACRES:</b>
<b>BUILDING:</b>	317400	<b>CLASS 2:</b>	452400	<b>TIMBER ACRES:</b>
	<u>          </u>	<b>CLASS 3:</b>		
<b>TOTAL PARCEL VALUE:</b>	452400			

**DETAIL INFORMATION**

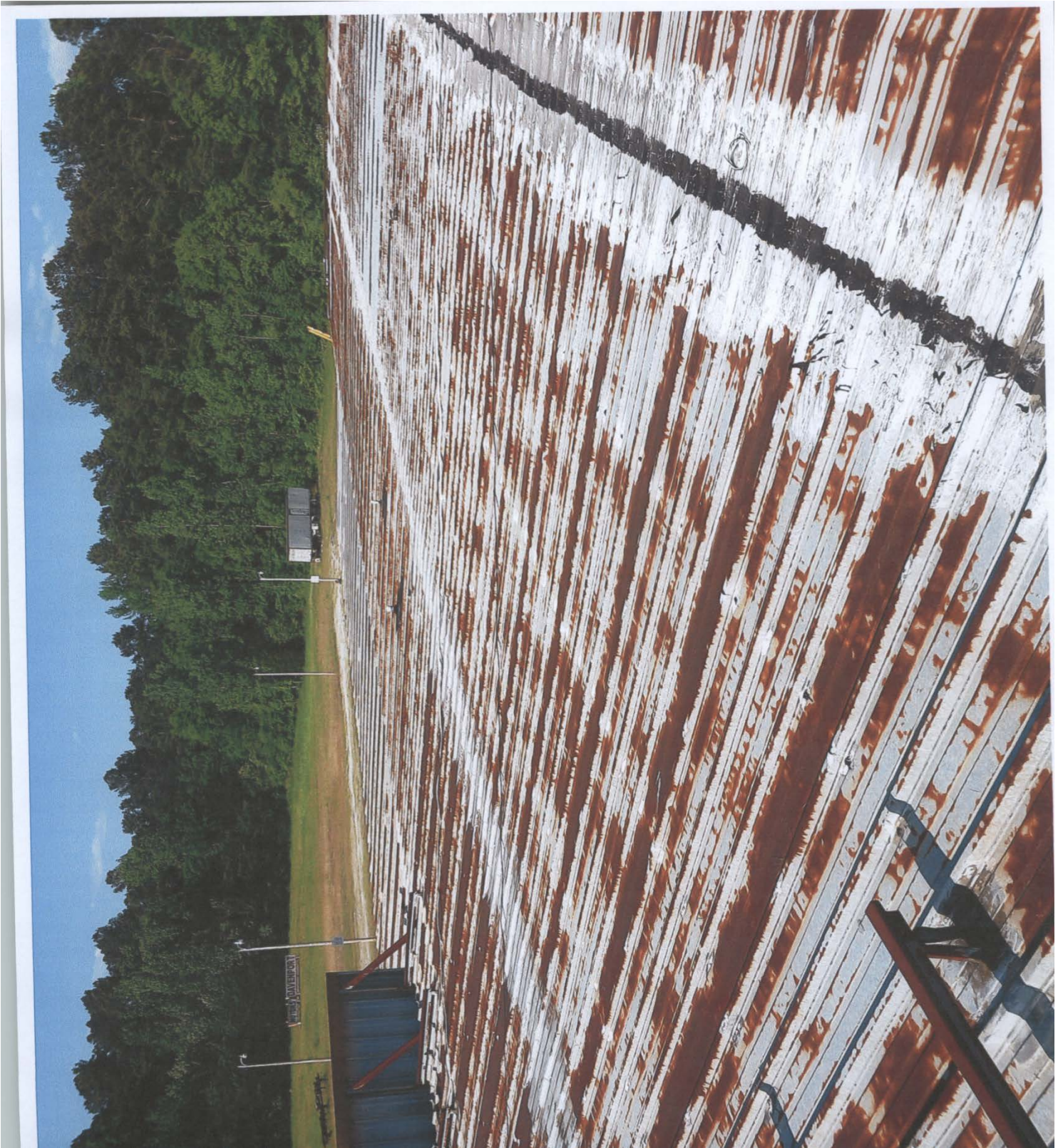
<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
M	<u>LAND</u>	1	SF SQ FT	X	9999-	2	N N	135000		
	<u>BLDG</u>	1	C 600	SERVICE/SHOP (LOW PARTIT	-	2	N N	260600		
	<u>BLDG</u>	2	O 34 PASP2	PAVING, ASPHALT, 1 1/2"	-	2	N N	31500		
	<u>BLDG</u>	3	C 600	SERVICE/SHOP (LOW PARTIT	-	2	N N	25300		

file:///C:/Users/MIKEBE~1/AppData/Local/Temp/Low/PBSXSGV8.htm

5/21/2015

**PROPERTY INFORMATION**





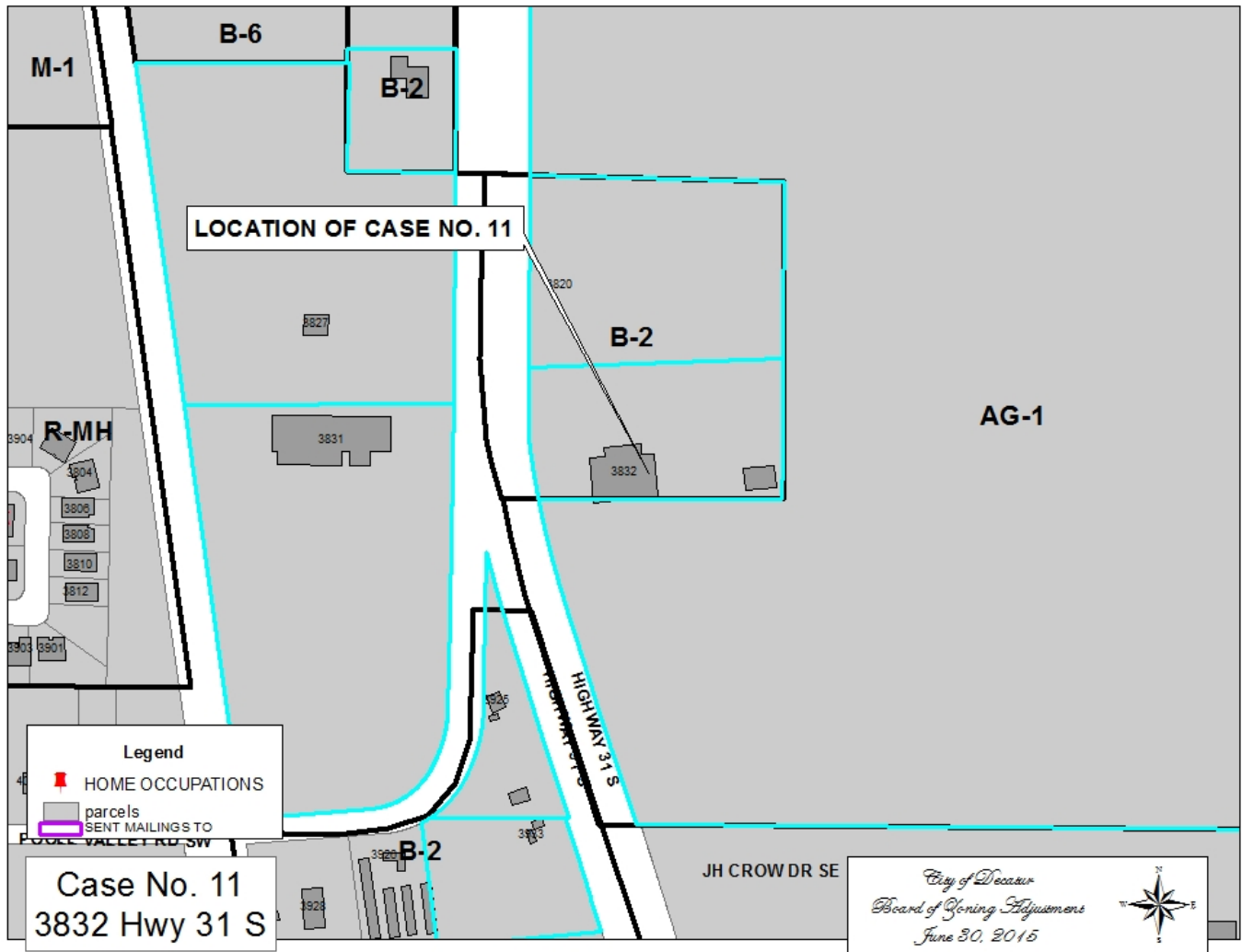
PICTURE





**PICTURE**





LOCATION MAP 3832 HWY 31 S



THE CITY OF DECATUR  
A CITY OF CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: J + M SIGNS  
MAILING ADDR: PO Box 275  
CITY STATE ZIP: Decatur, AL 35602  
PHONE: 256-353-8801

PROPERTY OWNER: \_\_\_\_\_  
OWNER ADDR: Lynn Layton  
CITY STATE ZIP: 3202 Hwy 31 S. Decatur, AL  
OWNER PHONE: 227-2234

SUBJECT ADDRESS FOR APPEAL:  
3202 Hwy 31 S.

### 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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

JUSTICE AS IT SIGN 20' OR 21' w/ 10' SET BACK  
VEHICLES

Property line is only location for visibility from the north  
if we are denied variance, sign will block service bays.

Applicant Name (print): J + M SIGNS

Signature: [Signature]

Representative Name (print): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 6/9/15

If applicant is using a representative for the request both signatures are required.

Office Use

Received

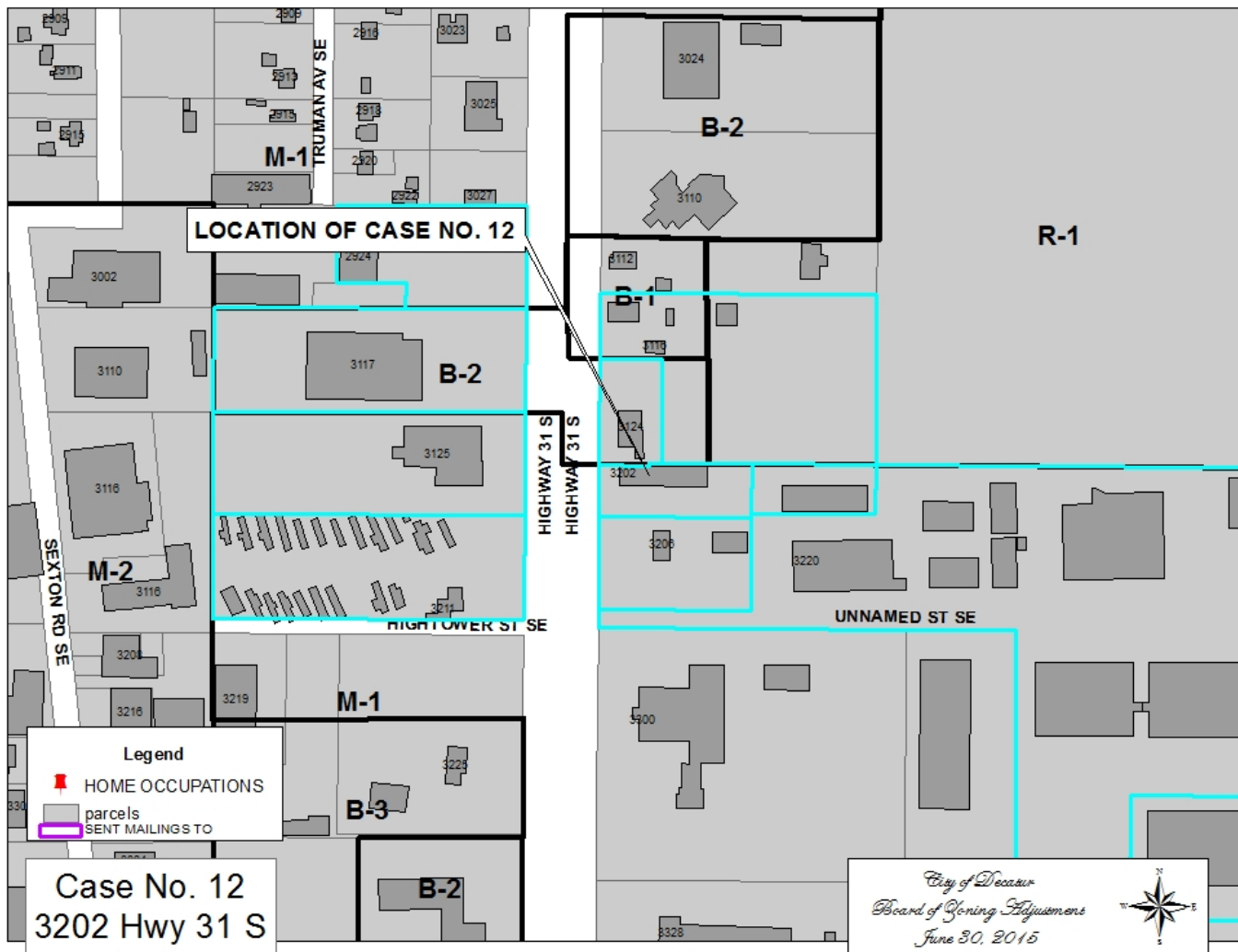
By RLP

Zone M-2

Hearing 6/30/15

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 in the BUILDING DEPARTMENT by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 12 3202 HWY 31 S.**



**LOCATION MAP 3202 HWY 31 S.**



## Board of Zoning Adjustment

APPLICANT: Hill Construction Co. LLC  
MAILING ADDR: 2202 Martinwood Lane SW  
CITY STATE ZIP: Decatur, AL 35603  
PHONE: 256-227-2323

PROPERTY OWNER: VERNON A. LAW  
OWNER ADDR: 2813 Old Moulton Road  
CITY STATE ZIP: Decatur, AL 35603  
OWNER PHONE: 256-303-8788

SUBJECT ADDRESS FOR APPEAL: 2807 Old Moulton (per planning)  
Parcel # 02-08-27-3-000-001.000  
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

**PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

R4 - Multi-Family use w/in existing ~~zone~~ <sup>I-D</sup> zoned property.

Applicant Name(print): Danny Hill  
Signature: [Signature]  
Representative Name(print): Vernon Law  
Signature: [Signature]  
Date: 6-10-15

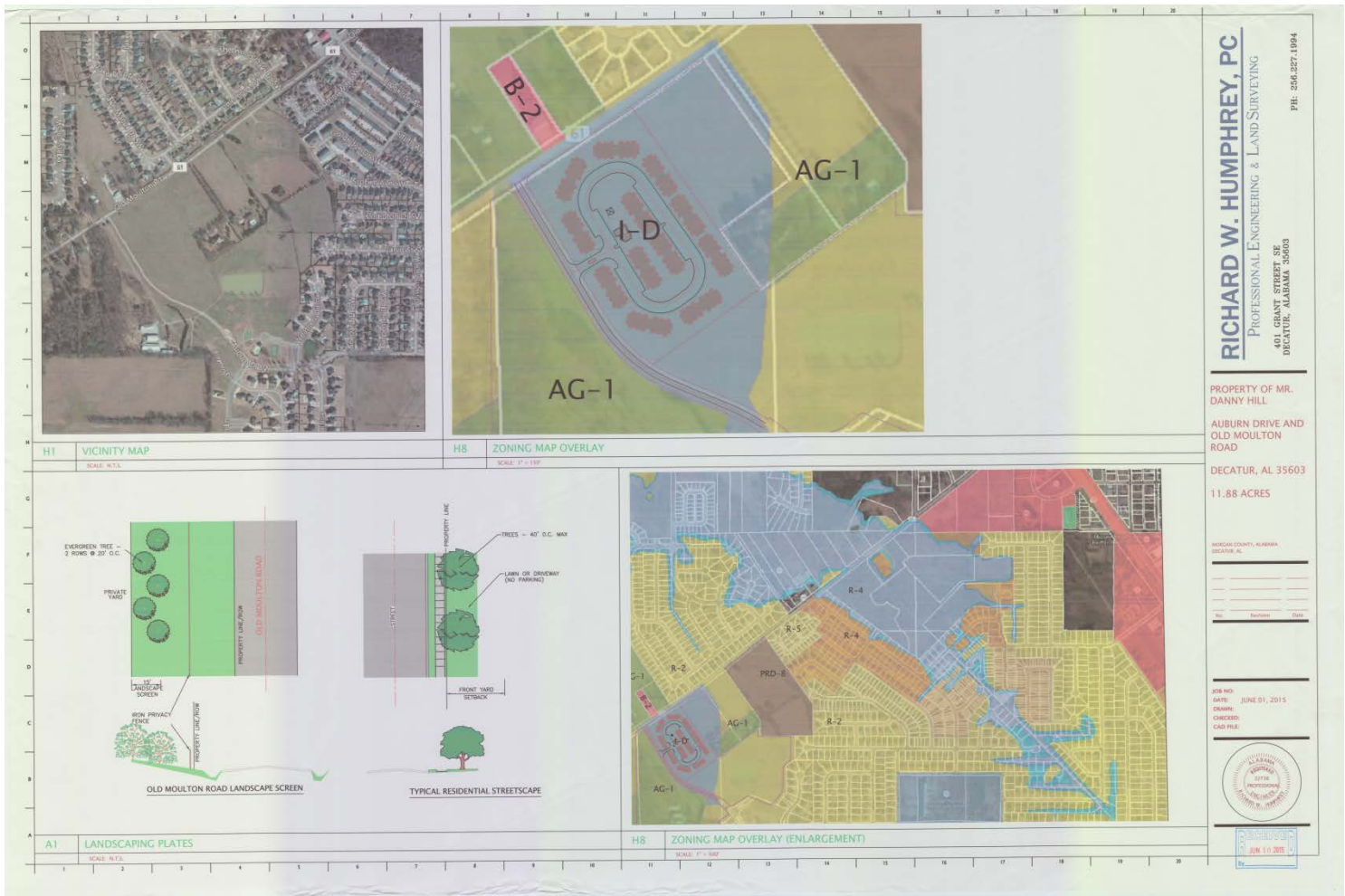
If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By: [Signature]  
Zone: ID

RECEIVED  
Hearing June 30, 2015  
JUN 10 2015  
By: \_\_\_\_\_

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 in the BUILDING DEPARTMENT by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

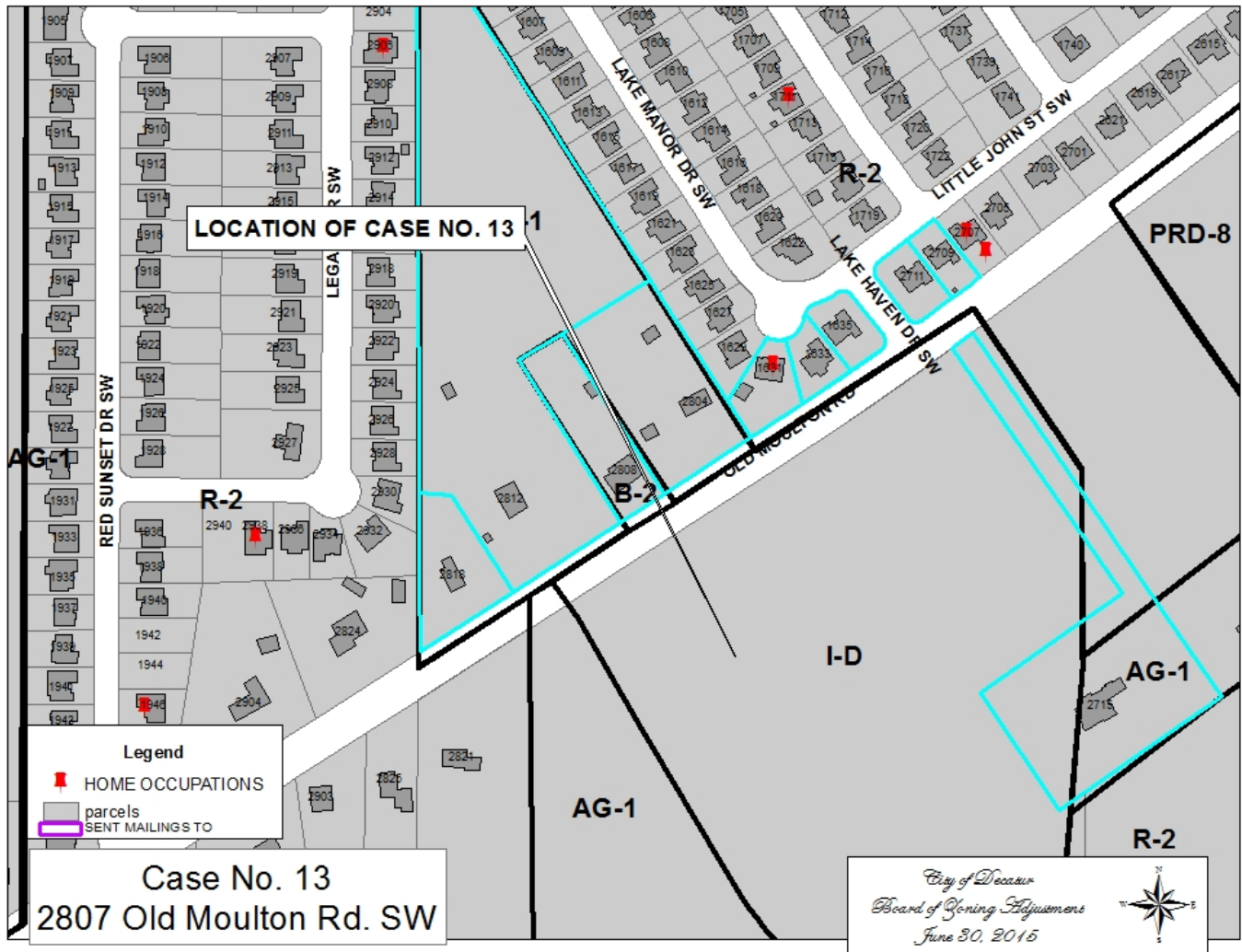
CASE NO 13 2807 OLD MOULTON RD SW



## SITE PLAN







**LOCATION MAP 2807 OLD MOULTON RD SW**