

BOARD OF ZONING ADJUSTMENT

AGENDA

August 25, 2015

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MINUTES JULY 28, 2015

MEMBERS PRESENT: Chairman; George Barran, Messrs., Mr. Larry Wayne, Mr. Greg Dobbs, Mr. Collis Stevenson, Mr. Charles Taylor

SUPERNUMERARIES: 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
Mr. Chuck Ard, Councilman
Ms. Judy Bosworth.

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.

Mr. Larry Wayne moved to **approve** the minutes of the June meeting as printed. Mr. Collis Stevenson seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

Tabled Case from last month's meeting: Application and appeal of Danny Hill for a determination as a use permitted on appeal as allowed in Section 25-12.2 and as defined in Article VI, as amended and adopted of the Zoning Ordinance in order to have a multi-family use in an I-D Institutional Zoning District at 2807 Old Moulton Rd SW.

Mr. Danny Hill presented this case to the Board. Mr. Hill stated at last month's meeting the Board asked if he would be willing to write some covenants to record with the deed. He stated he could write some covenants but there was no one to enforce them. Additionally, he stated there will still be a 5 acre tract of land that would be zoned ID. Mr. Hill also stated that Mr. Vernon Lane would be willing to get some of the property zoned to R-2.

Chairman, George Barran stated the Board had given him 30 days to bring some new information to them.

Mr. Danny Hill stated he would be willing to set up an architectural board of 5 persons to be sure the amenities of the apartments were in place as stated in last month's meeting.

Since there was no new information presented for the Board to consider, Chairman Barran called for the vote.

Mr. Larry Waye moved to approve this case as submitted for last month and this month. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion failed with Dobbs, Stevenson, Waye and Taylor voting against and Chairman, Barran abstaining from the vote.

CASE NO 1

Application and appeal of Rosalino V. Sanchez 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 roofing business at 303 Austinville Rd SW Apt 41, property located in an R-4 Residential Multi-Family Zoning District.

Mr. Rosalino V. Sanchez presented this case to the Board. Mr. Sanchez stated he would like an administrative office for a roofing business.

Mr. Greg Dobbs explained the parameters of a home occupation to Mr. Sanchez. Mr. Sanchez acknowledged he understood.

Mr. Sims stated the Building Department would recommend approval.

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

Mr. Greg Dobbs 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 Kasey Wallace 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 personalized children's clothing on-line at 2619 Summerwind DR SE, property located in a R-2 Residential Single-Family Zoning District.

Ms. Kasey Wallace presented this case to the Board. Ms. Wallace stated she would like an administrative office for an on-line children's personalized clothing line. Ms. Wallace also stated she would have no employees.

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. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3

Application and appeal of Shawn Mckenna 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 pressure washing business at 427 Clearview ST SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Shawn McKenna stated he would like an office in his home for a pressure washing business and he had no employees. Mr. McKenna also explained he had a 7 x 16 foot trailer for his business that would be stored in the carport. He also stated he had a sign on the trailer.

Mr. Larry Waye stated a sign was allowed on his vehicle but it could not contain his address.

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

Mr. Charles Taylor 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 4

Application and appeal of William A. Heim III for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have a home office for a wholesale supply business at 2305 Chapel Hill Rd SW, property located in a AG-2 Agricultural Zoning District.

Mr. William A. Heim III presented this case to the Board. Mr. Heim stated he needed a home office for a wholesale supply business.

Mr. Greg Dobbs inquired if he was going to distribute from his home. Mr. Heim replied he would be delivering from his home and he would act as the driver.

Mr. Bob Sims stated this may not fit the description of a home occupation as it sounds more like a distributorship. Mr. Sims additionally stated we need to determine what is being delivered and how it can be confined to one room as this could expand beyond what an administrative office is; therefore, off-site storage should be considered.

Mr. Heim stated the products were first aid kits and safety supplies. Also, the supplies would be dropped shipped to Madison, AL where he would pick it up personally.

Mrs. Karen Smith stated the Planning Department would encourage off-site storage of the supplies.

Mr. Larry Waye stated the applicant was warehousing supplies, and running a delivery service which crosses the line of a home occupation.

Chairman, Barran asked the applicant if he was willing to find an off-site storage facility in which to store the supplies. The applicant replied that he would be willing to store supplies off-site.

Mr. Greg Dobbs moved to approve this home occupation request as submitted with the condition of an administrative office only; no merchandise can be stored at the home, and no deliveries can be made from the home. Mr. Larry Waye seconded the motion. On a roll-call vote, the motion carried.

CASE NO 5

Application and appeal of Arel Deleon 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 roofing business at 1410 8th AV SE, property located in a R-3 Residential Single-Family Zoning District.

Mr. Arel Deleon presented this case to the Board. Mr. Deleon and his interpreter stated he would like an administrative office for a roofing business.

Mr. Larry Waye stated if he had employees they could not report to the home for work and the supplies would need to be delivered to the jobsite.

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 as submitted. Mr. Charles Taylor seconded the motion. On a roll-call vote, the motion carried.

CASE NO 6

Application and appeal of Sophie M. Hunter 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 consulting service at 1706 Carriage Way SE, property located in a PRD-6 Planned Residential Development Zoning District.

Ms. Sophie M. Hunter presented this case to the Board. Ms. Hunter stated she would like an administrative office for a consulting service and she would have no employees.

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

Mr. Greg Dobbs 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 7

Application and appeal of LaChelle Marshall for an 8 foot rear-yard setback variance to Section 25-10.9(2)(d) of the Zoning Ordinance in order to partially cover an existing patio at 1605 10th Ave CT SE, property located in a R-2 Residential Single-Family Zoning District.

Ms. LaChelle Marshall presented this case to the Board. Ms. Marshall stated she needed an 8 foot variance in order to partially cover an existing patio.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

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

CASE NO 8

Application and appeal of Will Akin for a variance to Section 25-80(a)(1) to install two new pylon panels on an existing pylon sign at 2019 6th Ave SE, property located in a B-2 General Business District.

Mr. Will Akin presented this case to the Board. Mr. Akin stated his company had recently bought the property and were trying to attract national chains to the shopping center. Mr. Akin further explained some of the changes taking place including new tenants coming in to the shopping center, therefore; additional signage was needed. Mr. Akin stated they would like to add 2 panels to the existing sign in order to accommodate future tenants.

Chairman, Barran asked if he would be able to provide engineered drawings stating the wind load, Mr. Akin stated he would.

Mrs. Smith inquired about the temporary signs placed on the property. Mr. Akin stated they did not allow the occupants to display temporary signs that the tenants were doing that without permission.

Mr. Sims asked if they did get approval would they be willing to notify their tenants of the sign violations. Mr. Akin stated they would.

Mr. Sims stated the Building Department would recommend approval if the signage did not exceed a total of 40 SF.

Mrs. Smith of the Planning Department and Mr. Sims of the Building Department had a dialogue about what it would take to bring the existing pylon sign into conformance.

Mrs. Smith stated she did not see a hardship and further the sign is an existing non-conforming sign with temporary signs strewn across the bottom of the existing sign.

Mr. Greg Dobbs moved to approve this request as submitted. Mr. Larry Waye 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 determination as a use permitted on appeal as allowed in Section 25-113 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have a temporary business for farmers and artisan market at 3809 Spring Ave SW, property located in a AG-1 Agricultural Zoning District

Ms. Shelly Coxwell with The Church of the Good Shepherd presented this case to the Board. Ms. Coxwell stated they were requesting a temporary business for a farmers and artisan market from August to October.

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 request as submitted. Mr. Charles Taylor seconded the motion. On a roll-call vote, the motion carried.

The meeting adjourned at 4:35

Chairman, George Barran

AGENDA AUGUST 25, 2015

CASE NO 1

Application and appeal of Christy 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 an on-location photography business at 2814 Lexington Ave SW, property located in aR-2 Residential Single-Family Zoning District.

CASE NO 2

Application and appeal of Cody Mitchell 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 tree service at 2411 Dogwood LN SE, property located in a R-1 Residential Single-Family Zoning District.

CASE NO 3

Application and appeal of Harris J. Rodgers for a 12 foot front yard setback variance from Section 25-10.9(c) of the Zoning Ordinance in order to construct a car-port cover at 916 Hillwood Dr SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 4

Application and appeal of Rodney Gordon for a 7 space parking variance from Section 25-16(2)(q) of the Zoning Ordinance at 1416 Moulton St W, property located in a B-2 local shopping Business District.

CASE NO 5

Application and appeal of Blake McAnally for a variance from Section 25-2(1) of the Zoning Ordinance in order to locate an accessory structure in the front yard at 3724 South Woodtrail RD SW, property located in a AG-1 Agricultural Zoning District.



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Christy Carter Photography
MAILING ADDR: 2814 Lexington Ave SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-345-5455

PROPERTY OWNER: Zere Carter
OWNER ADDR: 2814 Lexington Ave SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-303-5195

SUBJECT ADDRESS FOR APPEAL: 2814 Lexington Ave SW Decatur, AL 35603

- NATURE OF APPEAL:
[X] 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.)

I am an on location photographer. I use my home as an office ONLY. No portraits are taken at my home.

Applicant Name (print) Christy Carter
Signature [Signature]
Representative Name (print)
Signature [Signature]
Date 8/7/15

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

Office Use Received
By [Signature]
Zone R-2
Hearing August 4th, 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 10th of the month to be heard the last Tuesday of the month.

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:

Christy Carter

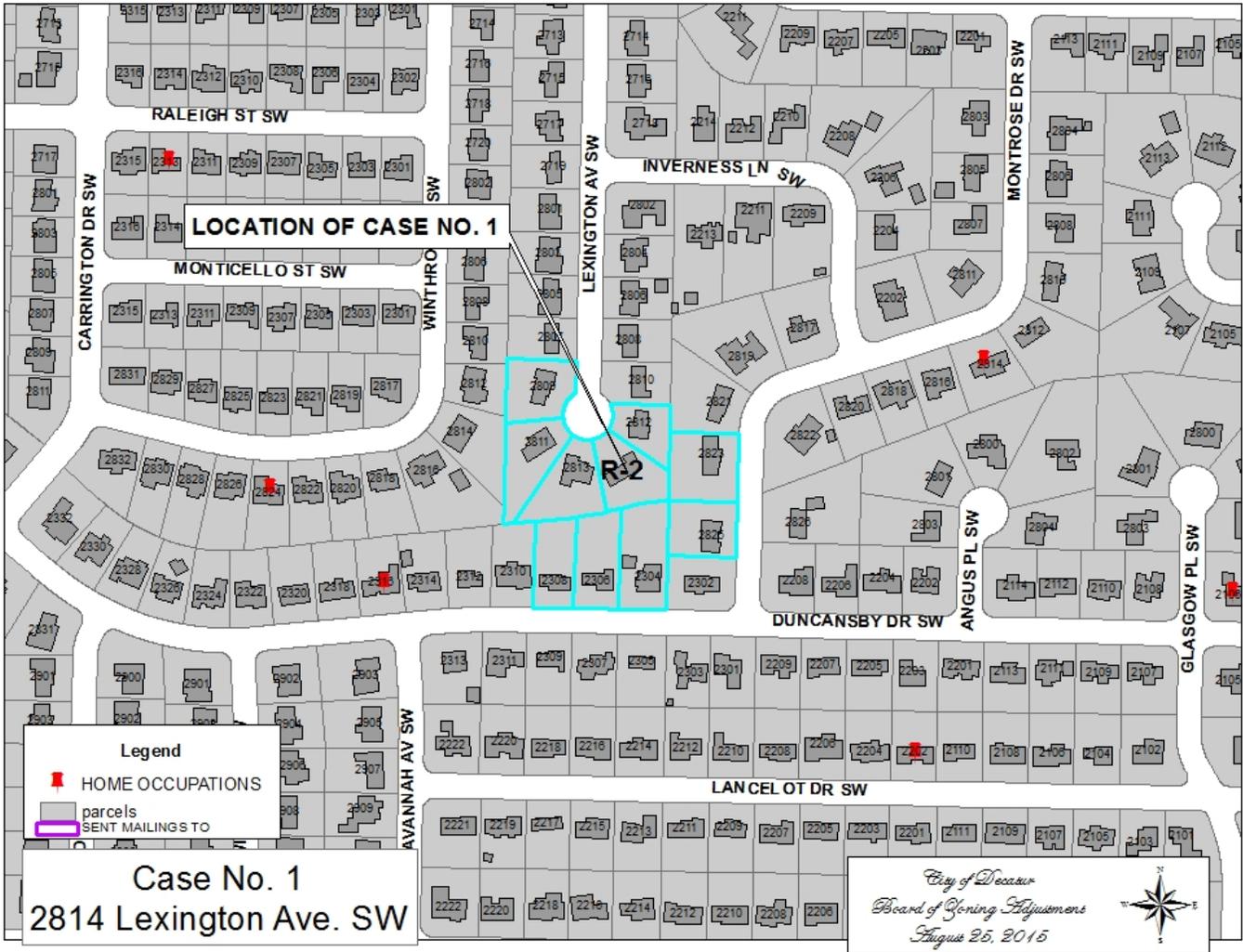
DATE:

8/7/15

ADDRESS:

2814 Lexington Ave SW
Decatur, GA 30033

QUESTIONNAIRE



LOCATION MAP 2814 LEXINGTON AVE SW



A Pleasant City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Cody Mitchell
MAILING ADDR: 2411 Dogwood Ln SE
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-566-2086

PROPERTY OWNER: Jessica Mitchell
OWNER ADDR: 2411 Dogwood Ln SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-466-0113

SUBJECT ADDRESS FOR APPEAL: 2411 Dogwood Ln, SE Decatur, AL 35601

- NATURE OF APPEAL:
[checked] 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.)

Administrative office for tree service.

Applicant Name (print): CODY MITCHELL
Signature: [Handwritten Signature]
Representative Name (print): Nancy Mitchell
Signature: [Handwritten Signature]
Date: 7-29-15

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

Office Use Received
By: [Handwritten Signature]
Zone: R-1
Hearing: 8/25/15

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 10th of the month to be heard the last Tuesday of the month.

CASE NO 2 2411 DOGWOOD LN SE



HOME OCCUPATION QUESTIONS

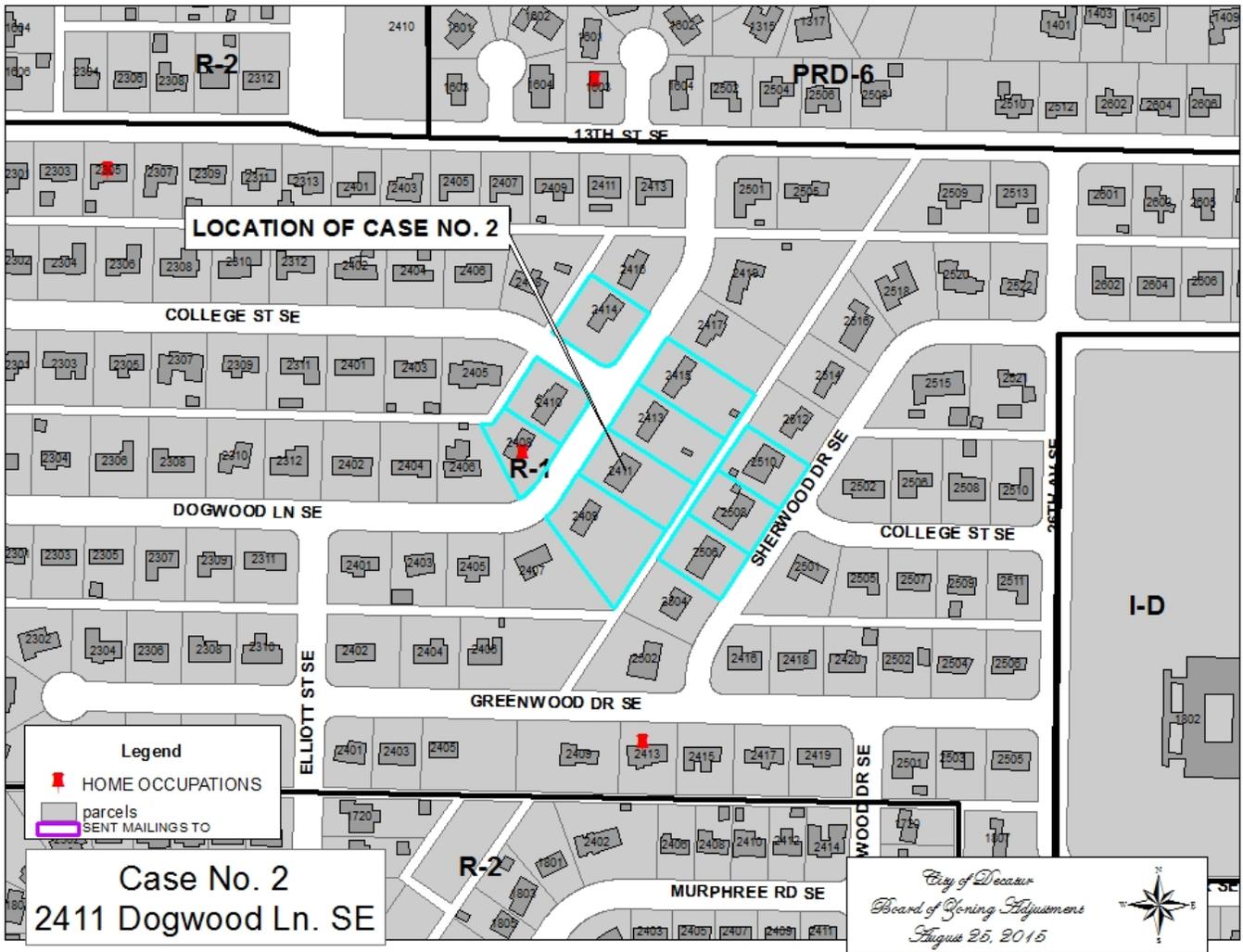
CHECK YES OR NO FOR EACH QUESTION

- 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 party 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, FedEx, 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: Cody Ritchie DATE: 7-29-15
 ADDRESS: 2411 Dogwood Lane

Decatur City Hall • 402 Lee Street, NE • Post Office Box 488 • Decatur, AL 35602-0488
 (256) 341-4500 • www.DecaturAlabamaUSA.com

QUESTIONNAIRE



LOCATION MAP 2411 DOGWOOD LN SE



Small Town on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Harris J. Rodgers
 MAILING ADDR: 916 Hillwood Dr. S.W.
 CITY STATE ZIP: Decatur, Al. 35601
 PHONE: 256-355-4997 / 256-431-4072

PROPERTY OWNER: Harris J. Rodgers
 OWNER ADDR: 916 Hillwood Dr. S.W.
 CITY STATE ZIP: Decatur, Al. 35601
 OWNER PHONE: 256-431-4072

SUBJECT ADDRESS FOR APPEAL: 916 Hillwood Dr. S.W.
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

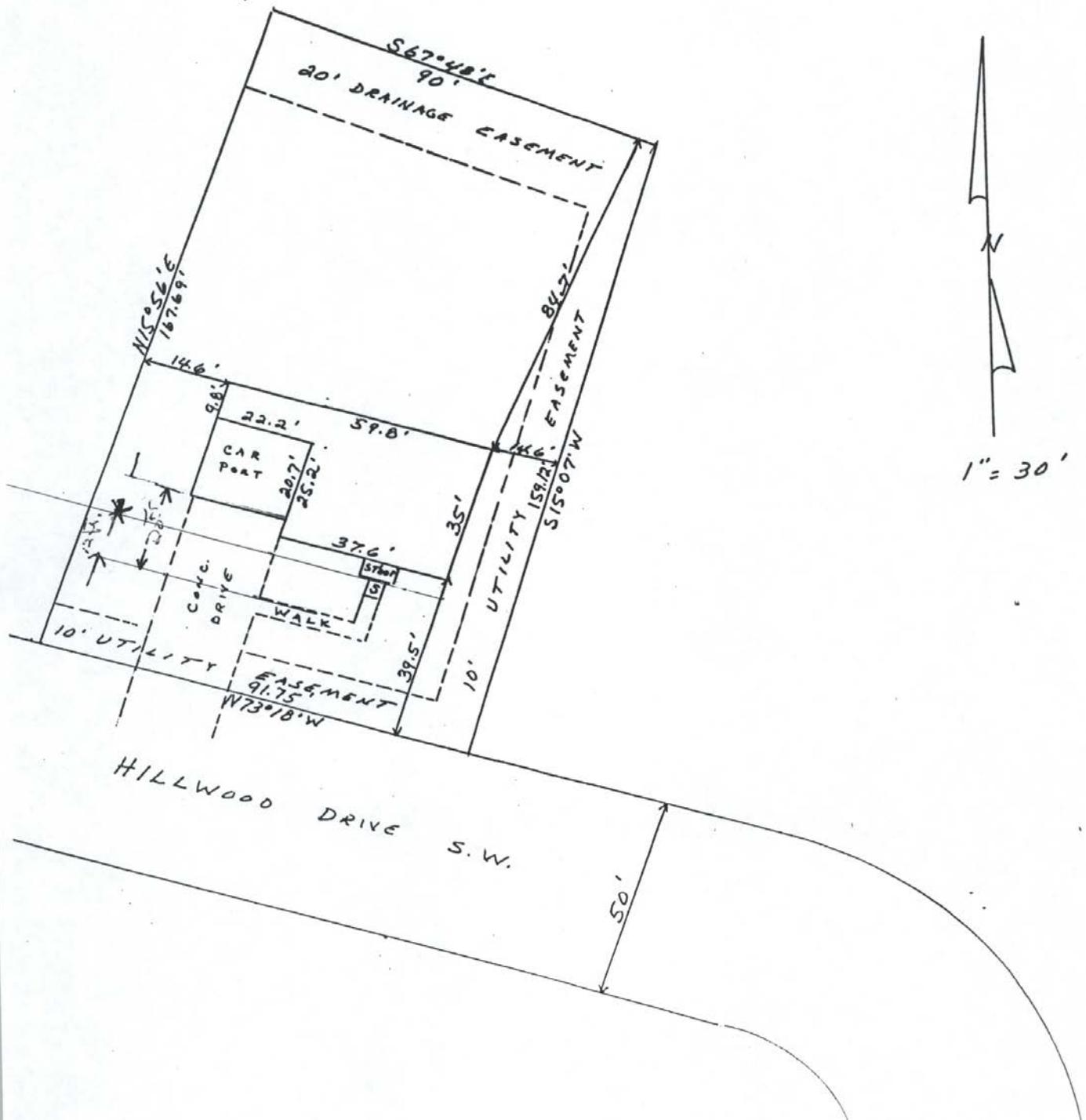
PLEASE NOTE Applicants or Duly Appointed Representative, listed above MUST be present in order for the case to be heard

DESCRIBE APPEAL IN DETAIL: (INCLUDE: DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I need a 12 foot setback variance in front drive way in order to construct a car-port / carport.

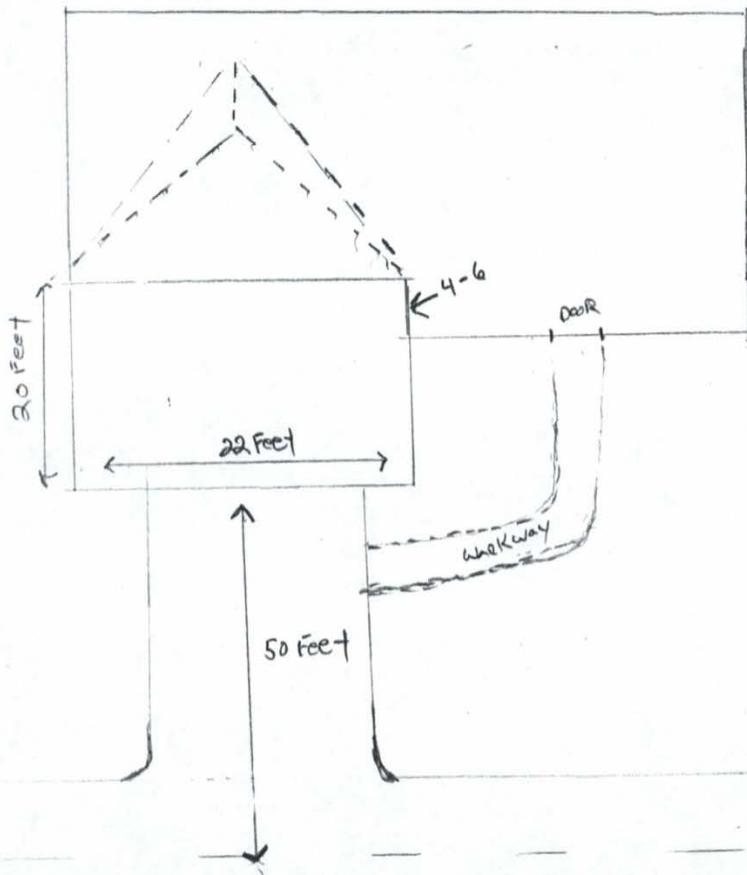
Applicant Name (print) <u>Harris J. Rodgers</u> Signature <u>Harris J. Rodgers</u> Representative Name (print) _____ Signature _____ Date _____	If applicant is using a representative for the request both signatures are required.	Office Use Received <u>RLS</u> By <u>R-2</u> Zone _____ - <u>8/25/15</u> Hearing
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The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed in the BUILDING DEPARTMENT by the 10th of the month to be heard the last Tuesday of the month.

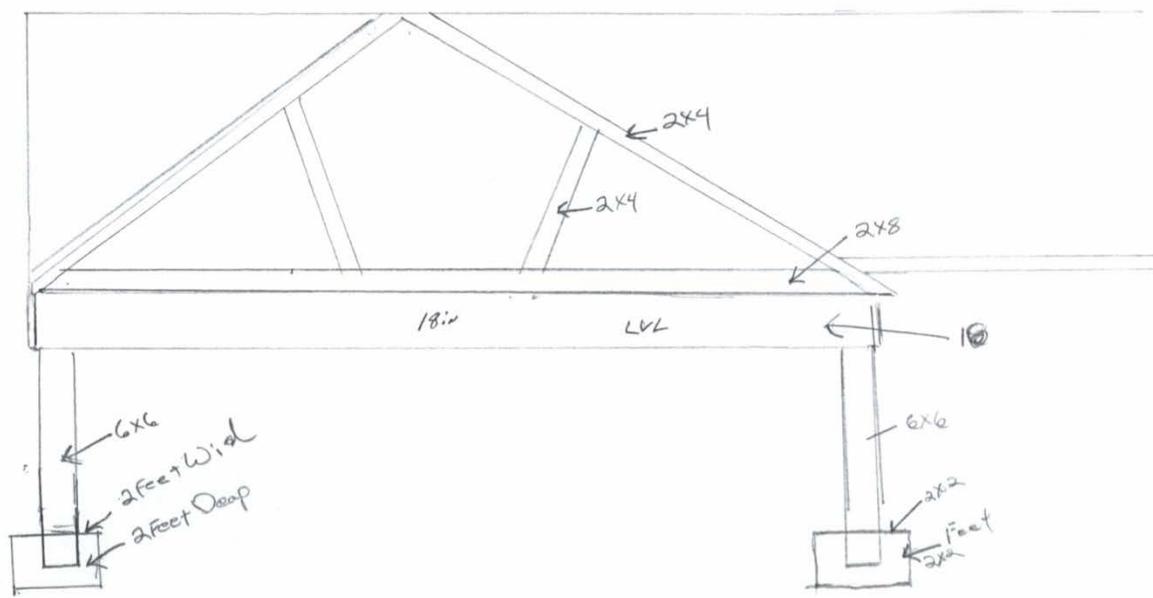
CASE NO 3 916 HILLWOOD DR SW



SURVEY

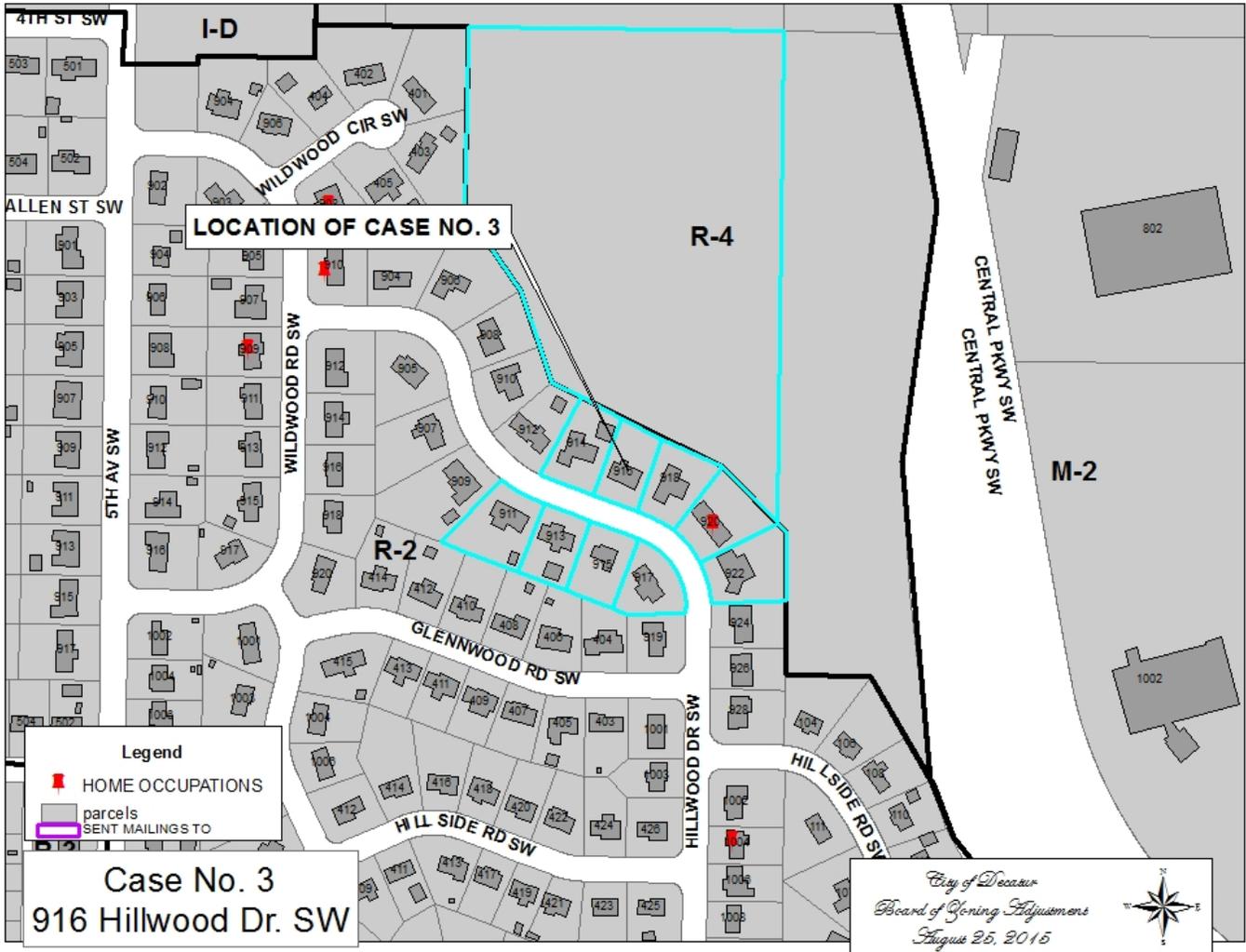


DRAWING



18 - LVL 22 Feet
 Truss 2x4 Rafter Shear Logs 2x8
 1x10 OSB 4x8

CONSTRUCTION DWG.



LOCATION MAP 916 HILLWOOD DR SW



Alabama on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Rodney Gordon
MAILING ADDR: 2301 Rockingham Lane S.W.
CITY STATE ZIP: Decatur Alabama 35603
PHONE: 256-214-0080

PROPERTY OWNER: Rodney Gordon
OWNER ADDR: 2301 Rockingham Lane SW
CITY STATE ZIP: Decatur, Alabama 35601
OWNER PHONE: 256-214-0080 256 214 1275

SUBJECT ADDRESS FOR APPEAL: 1416 W. Moulton St. NW

- 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.)
REQUESTING RELIEF FROM OFF STREET PARKING SPACE REQUIREMENT. MAXIMUM PARKING SPACES PROVIDED IS 10 AFTER MEETING OTHER SITE PLAN REQUIREMENTS.

Applicant Name (print) Rodney Gordon
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 8/3/15

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

Office Use
Received
By Judy
Zone B-2
Hearing Aug 25 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 10th of the month to be heard the last Tuesday of the month.

CASE NO 4 1416 MOULTON ST W



August 3, 2015

City of Decatur
Building Department
402 Lee St NE
Decatur AL 35601

RE: CAYA Center

To Whom It May Concern,

The purpose of this letter is to explain the nature of the CAYA Center's operations.

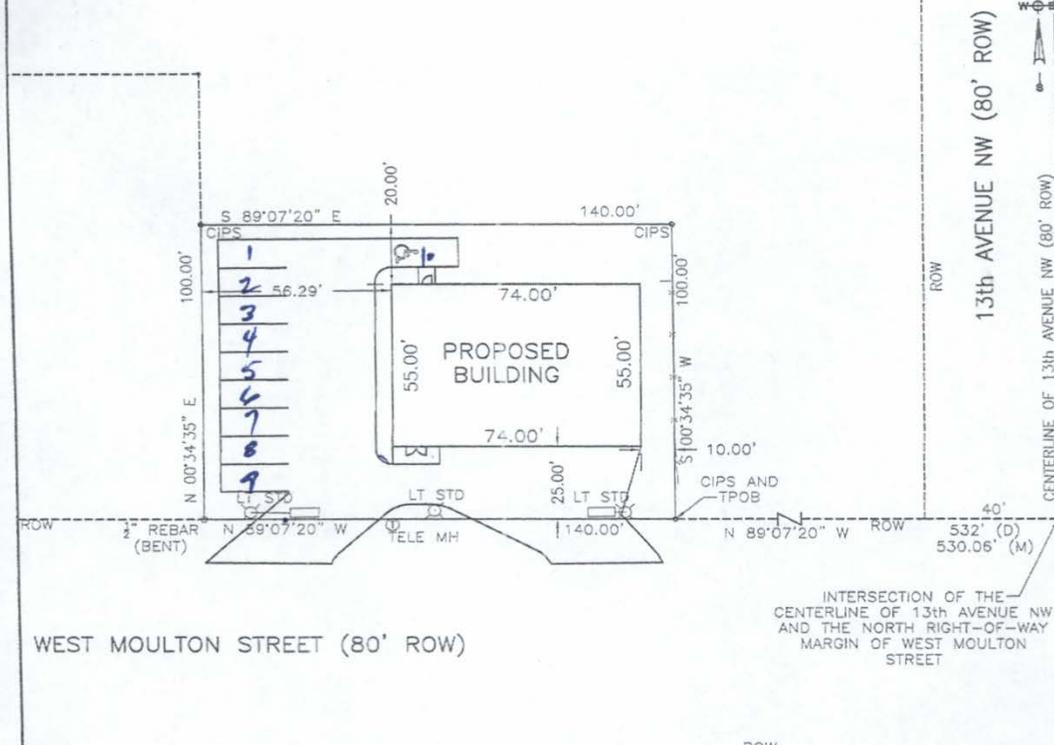
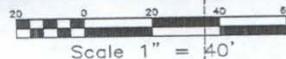
Our primary purpose is one-on-one counseling with clients to instruct them in independent living and job readiness. These sessions are scheduled by appointment and the parking spaces as designed are adequate for our current needs.

Sincerely,

Rodney Gordon
Proprietor

1843 Bassett Avenue SE Decatur, AL 35601, USA | TEL 1: 256.309.0440 · TEL 2: 256.214.1275 | FAX: 256.340.9353 | EMAIL: rgordon1515@charter.net

LETTER



WEST MOULTON STREET (80' ROW)

INTERSECTION OF THE
CENTERLINE OF 13th AVENUE NW
AND THE NORTH RIGHT-OF-WAY
MARGIN OF WEST MOULTON
STREET

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID [NAD83] AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.S. 2015, PG 2102
4. PROPERTY ADDRESS IS 1416 WEST MOULTON STREET, DECATUR, AL 35601
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN MAY, 2015.

06-12-15
[Signature]

LEGEND

TPOB	TRUE POINT OF BEGINNING
ROW	RIGHT-OF-WAY
CIPS	CAPPED IRON PIN SET
LT STD	LIGHT STANDARD
TELE MH	TELEPHONE MANHOLE
(D)	DEED DISTANCE
(M)	MEASURED DISTANCE

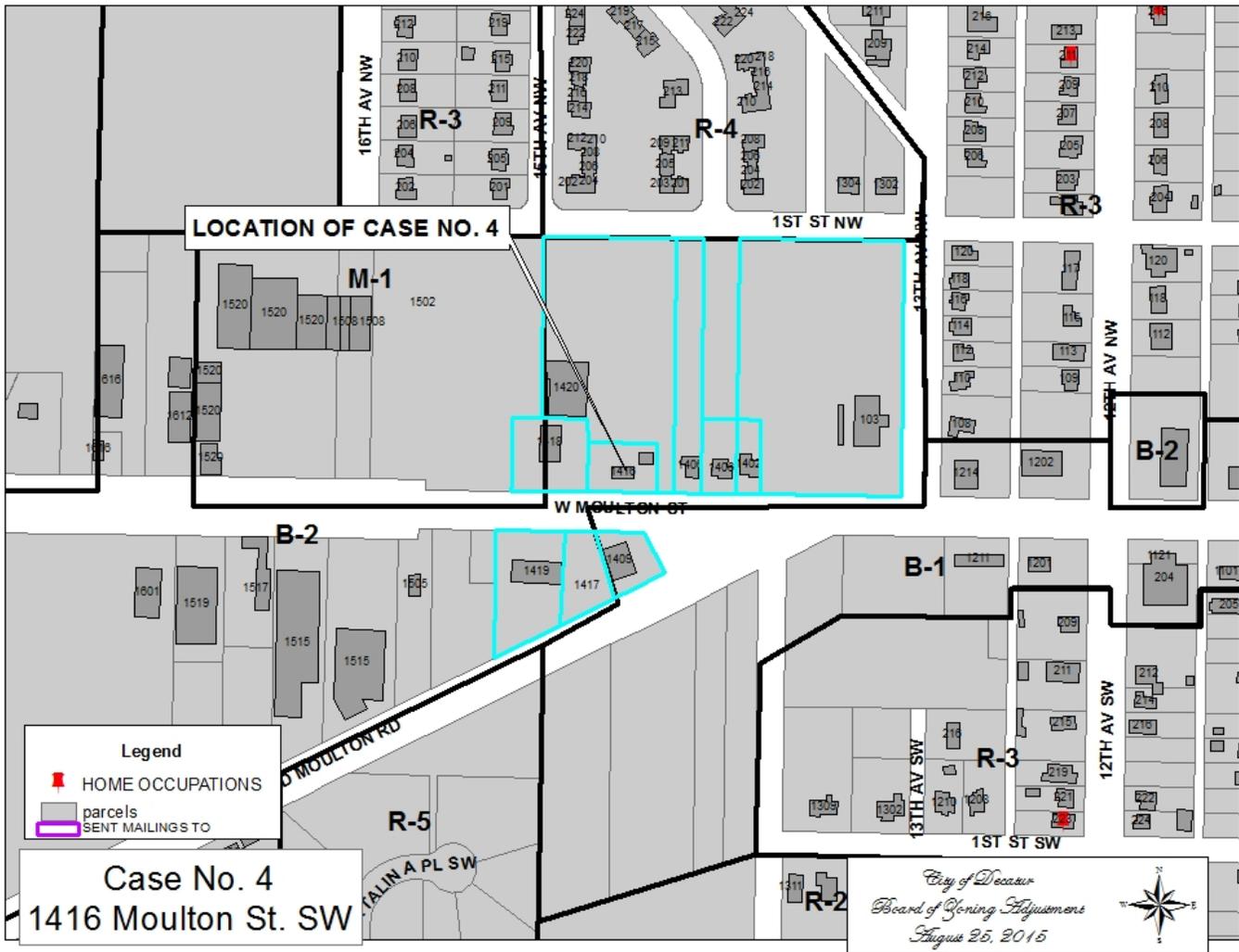
RECEIVED
JUL 06 2015
BY

PROPOSED PLOT PLAN-CAYA CENTER - JERRY L. SMITH & ASSOCIATES - 1416 W MOULTON STREET

DRAWING DATE: JUNE 2015 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. PPP-85-15 | SCALE: 1"=40' | PAGE 2 OF 2

PUGHWRIGHTMCANALLY.COM

PROPOSED BLDG.



LOCATION MAP 1416 MOULTON ST W



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Blake McAnally
 MAILING ADDR: 3724 South Woodtrail Rd. SW
 CITY STATE ZIP: Decatur, AL 35603
 PHONE: (256) 566-4009

PROPERTY OWNER: Blake McAnally
 OWNER ADDR: 3724 South Woodtrail Rd. SW
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: (256) 566-4009

SUBJECT ADDRESS FOR APPEAL: 3724 South Woodtrail Rd. 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

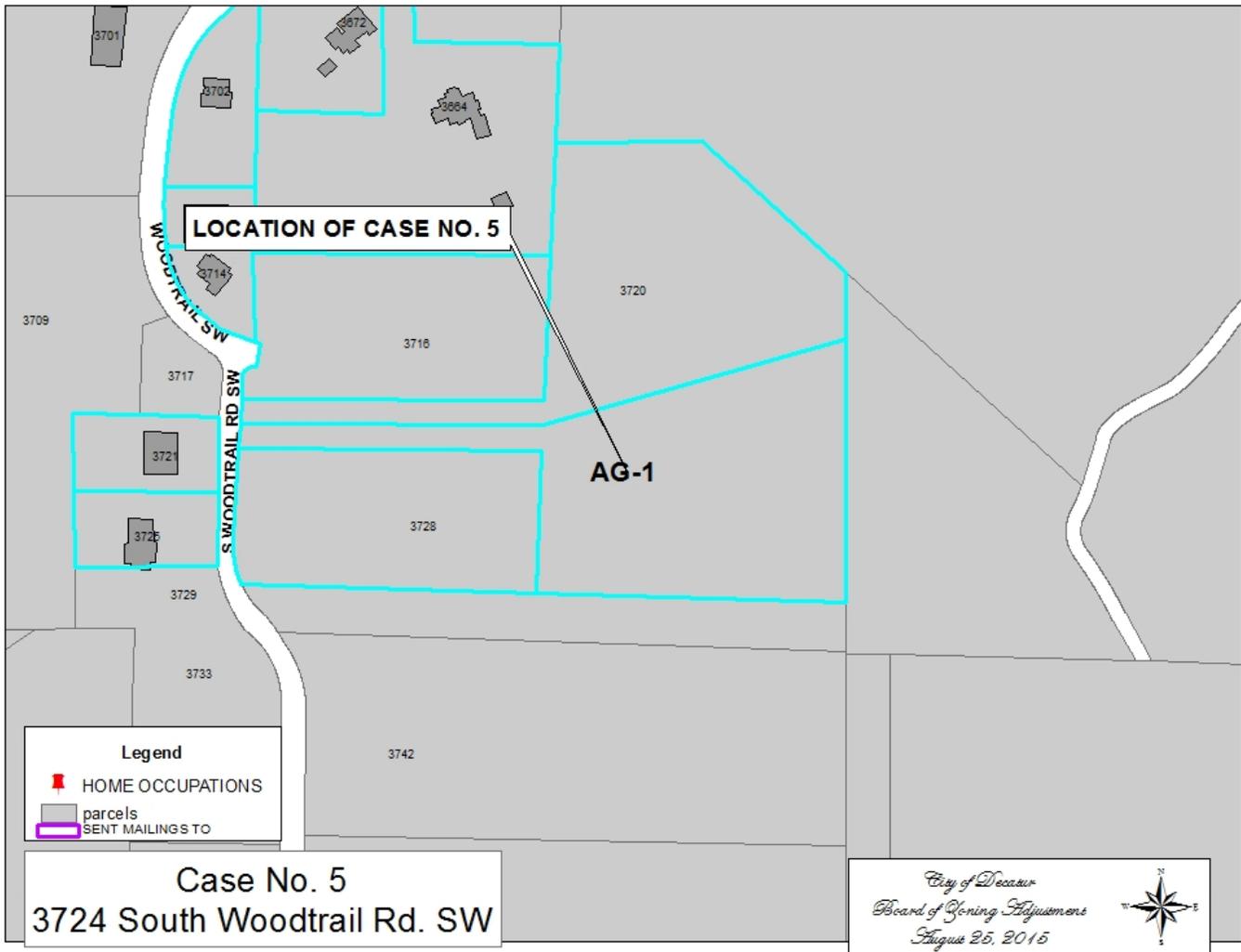
PLEASE NOTE Applicants or Duly Appointed Representative, listed above MUST be present in order for the case to be heard

DESCRIBE APPEAL IN DETAIL: (INCLUDE: DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
 Attached is a plat of a 7.24 ac. tract of land I own off of S. Woodtrail Rd. The plat shows a small guest home being constructed on the property currently. Existing contours and tree lines are also shown as well as the 1000' driveway. This request is a use on appeal to construct a detached garage/barn and a future primary residence as shown on the plat. The land has considerable grade change, which limits building sites. The overall plan is to construct the primary residence in front of the guest home and to construct the garage/barn at the lower south edge of the property. The barn is 350' from the primary and guest residences. All of the property and construction is over 1200' from public roadway and shielded by old growth timber, which will limit visibility of two smaller bldgs.

Applicant Name(print) <u>Blake McAnally</u> Signature <u><i>Blake McAnally</i></u> Representative Name(print) _____ Signature _____ Date <u>8/6/15</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u><i>Judy</i></u> Zone <u><i>A6-2</i></u> Hearing <u><i>Aug 25, 2015</i></u>
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The Board of Zoning Adjustment meets the **last Tuesday** of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed in the **BUILDING DEPARTMENT** by the **10th of the month** to be heard the last Tuesday of the month.

CASE NO 5 3724 SOUTH WOODTRAIL RD SW



LOCATION MAP 3724 SOUTH WOODTRAIL RD SW