



BOARD OF ZONING ADJUSTMENT

AGENDA

March 28, 2017

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MINUTES FEBRUARY 28, 2017

MEMBERS PRESENT: Chairman, Larry Waye, Messrs., Mr. Collis Stevenson and Mr. Thomas Rossi

SUPERNUMERARIES: Mrs. Delayne Dean

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

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

Mr. Thomas Rossi moved to **approve** the minutes of the January meeting as printed. Mr. Collis Stevenson seconded the motion. On a voice vote, the motion carried.

Chairman, Larry Waye explained there were only four members of the Board present. Therefore, it would take four yes votes for a motion to be approved. He asked if any of the applicants wanted to wait until next month. No one wanted to wait.

The Board considered the following applications and appeals.

Tabled Case from January

Application and appeal of Jenna Childers for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell clothing online at 3303 Cedarhurst DR SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Steve Thomas presented this case on behalf of Jenna Childers. Mr. Thomas stated Jenna would like an administrative office to sell clothing online. Mr. Thomas also stated there would be no employees.

Chairman, Larry Waye explained all the parameters of a home occupation. The applicant stated he understood.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department recommended approval.

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 1

Application and appeal of Richard V. Gomez 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 stock option and currency trading business at 611 Oak St NE, property located in a R-3H Residential Single-Family Historic Zoning District.

Mr. Richard V. Gomez presented this case to the Board. Mr. Gomez stated he would like approval for an administrative office for a stock option and currency trading business. Mr. Gomez also stated the business would be in his basement and access was by a private door. Mr. Gomez additionally stated that all business would be performed online and by phone plus there would be no employees and no signs.

Ms. Lynn Schupert of 618 Line Street NE stated she basically had no problem with the business but she was concerned about the private door and if the public would be coming in through that private door. Mr. Gomez stated there would be no customers coming to his home.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department recommended approval.

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

CASE NO 2

Application and appeal of Alicia Ramirez 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 416 Hay DR SW, Apt D-4, property located in a R-4

Mr. Mauricio Aranda, husband of Alicia presented this case to the Board. Mr. Aranda stated they would like to have an administrative office for a residential and commercial cleaning business. Mr. Aranda also stated there would be no employees, no chemicals stored at the home and the owner was aware of the request.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department 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 3

Application and appeal of Sarone K. Epps for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell clothing online at 810 Canterbury Ave SW, property located in a R-2 Residential Single-Family Zoning District.

Ms. Sarone K. Epps presented this case to the Board. Ms. Epps stated she would like an administrative office to sell clothing online and there would be no customers coming to her home.

Mr. Bob Sims of the Building Department and Mrs. Smith of the Planning Department both recommended approval.

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 4

Application and appeal of Ashley Strong for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an online boutique at 915 Hillwood DR SW, property located in a R-2 Residential Single-Family Zoning District.

Ms. Ashley Strong presented this case to the Board. Ms. Strong stated she would like an administrative office for an online boutique. Ms. Strong also explained there would be no employees and no customers coming to her home.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department recommended 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 fo Chiquita L. Mosley 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 317 Woodridge DR SW, property located in a R-6 Residential Single-Family Semi-Attached Zoning District.

Ms. Chiquita L. Mosley presented this case to the Board. Ms. Mosley explained she would like an administrative office for residential and commercial cleaning business. Ms. Mosley also stated she would store cleaning supplies at her home.

Chairman, Larry Waye explained all the parameters of a home occupation. The applicant stated she understood.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith asked if she was storing regular cleaning supplies. Ms. Mosley stated it was regular cleaning supplies. Mrs. Smith then stated the Planning Department would recommend approval.

Ms. Delayne Dean 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 Nicole Goodhue for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an online graphic and design business at 119 Lafayette ST NE, property located in a R-3H Residential Single-Family Historic Zoning District.

Ms. Nicole Goodhue presented this case to the Board. Ms. Goodhue stated she would like an administrative office for an online graphic design business. Ms. Goodhue also stated there would be no customers coming to her home.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department recommended approval.

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 7

Application and appeal of Anitra Burgess 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 office to sell gift basket at 1220 Pisgah RD SE, property located in an R-4 Multi-Family Zoning District.

Ms. Anitra Burgess presented this case to the Board. Ms. Burgess stated she would like an administrative office to make gift baskets utilizing one room of her home. Ms. Burgess also stated there would be no customers coming to her home.

Mr. Thomas Rossi asked her to explain her method for making the baskets.

Ms. Burgess explained that she would have a few baskets on hand and then once an order came in she would go pick up whatever the customer wanted the basket to be comprised of and she would take the items home and assemble. Once assembled, she would set up a mutual meeting place to finish the transaction. Ms. Burgess also explained she would advertise by social media, ads in the paper and word of mouth.

Chairman, Larry Waye explained to Ms. Burgess the importance of re-locating to a commercial site if her business grew to the extent that she needed more space.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith inquired as to where the baskets would be stored. Ms. Burgess stated in one room of her home in a specific area.

Mrs. Smith stated the Planning Department would recommend approval.

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

CASE NO 8

Application and appeal of Deloain Burgess for a 10 foot rear-yard setback variance from Section 25-10.10 of the Zoning Ordinance in order to construct an addition to the house at 425 Church ST NE, property located in a R-3H Residential Single-Family Zoning District.

Mr. Deloain Burgess presented this case to the Board. Mr. Burgess explained that he would like to add a bathroom and porch to the existing house which would mirror the one next door. Mr. Burgess also mentioned that the porch has been damaged and in order to make the changes desired he would need a 10 foot rear-yard setback variance.

Chairman, Larry Waye stated there was no survey in their paperwork and inquired if Mr. Deloain had a survey of the property.

Mr. Burgess stated he thought there was one sent to the city from the surveyor.

The Building Department stated that no survey had been sent to their department for submittal on this case.

Mr. Bob Sims stated that a survey would be needed in order to get permits for the construction if this case was approved.

Mr. Deloain stated he had performed the same type work on the house next door about fifteen years ago and wondered why there would be any different requirements.

After reviewing the pictures submitted, Mr. Bob Sims stated that a variance may not be needed.

Attorney, Herman Marks recommended that the Board go ahead and approve the variance since he was mirroring the house next door that had previously been renovated.

A survey was obtained and after much discussion, all parties agreed to go ahead with the request.

Mr. Sims stated the Building Department had no comment.

Mrs. Karen Smith stated the Planning Department had no comment.

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

CASE NO 9

Application and appeal of Level 3 LLC for a use permitted on appeal from Section 25-12 of the Zoning Ordinance in order to be allowed to use a building in a commercial zone as a residence at 16 Cherry ST NW, property located in a M-1 Light Industrial Zoning District.

Mr. Herb Underwood presented this case to the Board. Mr. Underwood explained that he had a commercial building that was totally empty and he wanted to be allowed to use the building as a mixed use. Mr. Underwood further explained there was a significant amount of development going on in the downtown area and he wanted to support the residential development by starting with one unit to manage storage and/or artist studio space.

Mr. Bob Sims stated the Building Department would recommend approval with the understanding that the building could not be occupied until a certificate of occupancy was issued by the Building Department.

Mrs. Smith inquired as to what type mixed use Mr. Underwood was considering.

Mr. Underwood further explained that his vision was to pattern this building after the Lowe Mill in Huntsville, AL but for now start small with one residential unit. Additionally, explaining that he may want as many as three residential units later and either partitioned artist studios on the second floor or mini storage.

Mrs. Smith stated the Planning Department would recommend approval for a single residential unit.

Mr. Underwood asked that she please consider the history of the building in the re-addressing.

Mr. Thomas Rossi moved to approve this request for one single residential unit in a M-1 Zoning District. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

The meeting adjourned at 4:50

Chairman, Larry Waye

AGENDA MARCH 28, 2017

CASE NO 1

Application and appeal of Charles Farrior for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell Candy's Foods Q-Kick sauces online at 2928 Breckenridge DR SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 2

Application and appeal of Carey Sutton 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 travel agency at 1807 26th Ave SE, property located in a R-1 Residential Single-Family Zoning District.

CASE NO 3

Application and appeal of Shelby Whisenant for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell clothing online at 2026 Danville Park Dr. Apt .4 ,property located in a R-4 Residential Multi-Family Zoning District.

CASE 4

Application and appeal of Davin Schmelter 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 106 Raymond ST SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 5

Application and appeal of Mahmood Abdullahpour for a 6 space parking variance from Section 25-16(q) of the Zoning Ordinance property located at 914 19th Ave SE Ste B, property located in a M-2 General Industrial Zoning District.

CASE NO 6

Application and appeal of Karen Thomas for the following setback variances at 809 Line ST NE, property located in a R-3H Residential Historic Zoning District.

1. A 22 foot front-yard setback variance from Section 25-10.10(2)(c) for the property facing Line ST NE.
2. A 15 foot front-yard-setback variance from Section 25.10.10(2)(c) for the property facing Church St NE.
3. A 29 foot rear-yard setback variance from Section 25-10.10(2)9d)

CASE NO 7

Application and appeal of Decatur Baptist Church for a variance from Section 25-73(2) in order to install campus directional signs as shown on the drawings provided and labeled on exhibit A at 2527 Danville Rd SW, property located in an I-D Institutional District.

CASE NO 8

Application and appeal of Hallie Alderson for a 2 foot side-yard setback variance from Section 25-12(1) in order to construct an addition at 2420 Modaus RD SW, property located in a AG-1 Agricultural Zoning District.

CASE NO 9

Application and appeal of Mapco for the following sign variances at 2400 Beltline Rd SW, property located in an M-1A Expressway Commercial Zoning District.

1. Requesting an 8 foot height variance from Section 25-77(e)(3) for a pylon sign.
2. Requesting a 12 foot area variance from Section 25-73(2) for 3 directional signs and
3. Requesting a 2 foot height variance from Section 25-73(2)(ii) for 1 directional sign located on Old Moulton Rd SW.



Board of Zoning Adjustment

APPLICANT:	<u>Charles Farris</u> [Charles Farris Solutions LLC] <u>aka Candy's Foods</u>
MAILING ADDR:	<u>2928 Breckenridge Drive SW</u>
CITY STATE ZIP:	<u>Decatur, AL 35602</u>
PHONE:	<u>256-682-3098</u>
PROPERTY OWNER:	<u>Charles Farris</u>
OWNER ADDR:	<u>2928 Breckenridge Drive SW</u>
CITY STATE ZIP:	<u>Decatur, AL 35603</u>
OWNER PHONE:	<u>256-682-3098</u>

ADDRESS FOR APPEAL: (same) 2928 Breckenridge Dr. SW, Decatur, AL 35603

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

*****Applicants or Duly Appointed Representative 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.)		
<u>Running Business Operations for Candy's Foods Q-Kiche</u> <u>Sauces. Production/Bottling Operations in Tennessee.</u> <u>No Customer would ever come to residence. All</u> <u>sales thru Pay Pal. Some by internet, some in person,</u> <u>& some direct ship from bottler to customer.</u>		
Applicant Name(print) <u>Charles Farris</u>	If applicant is using a representative for the request both signatures are required.	Office Use
Signature <u>CFG</u>		Received By <u>[Signature]</u>
Representative Name(print) _____		Zone <u>R-2</u>
Signature _____		Hearing Date <u>March 28, 2017</u>
Date <u>3/1/17</u>		Approved/Disapproved _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO 1 2928 BRECKENRIDGE 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 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: COG 7 L DATE: 2/1/17
ADDRESS: 2928 Breckentidge Dr. SW, Decatur, AL

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(256) 341-4500 • www.DecaturAlabamaUSA.com

QUESTIONNAIRE



Board of Zoning Adjustment

APPLICANT: Carey Sutton
MAILING ADDR: 1807 26th Ave SE
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-3518442

PROPERTY OWNER: Carey & Michael Sutton
OWNER ADDR: 1807 26th Ave SE
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256 351 8442

ADDRESS FOR APPEAL: 1807 26th Ave

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

*****Applicants or Duly Appointed Representative 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)

Est. business- moved.

residential Use home as administrative office only
travel agency

Applicant Name(print) Carey Sutton
Signature C Sutton
Representative Name(print) Carey Sutton
Signature _____
Date 3/7/17

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

Office Use
Received By Cid
Zone R-2
Hearing Date 3/28/17 4:00
Approved/Disapproved 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 by the 10th of the month to be heard the last Tuesday of the month.

CASE NO 2 1807 26TH AVE SE



HOME OCCUPATION QUESTIONS

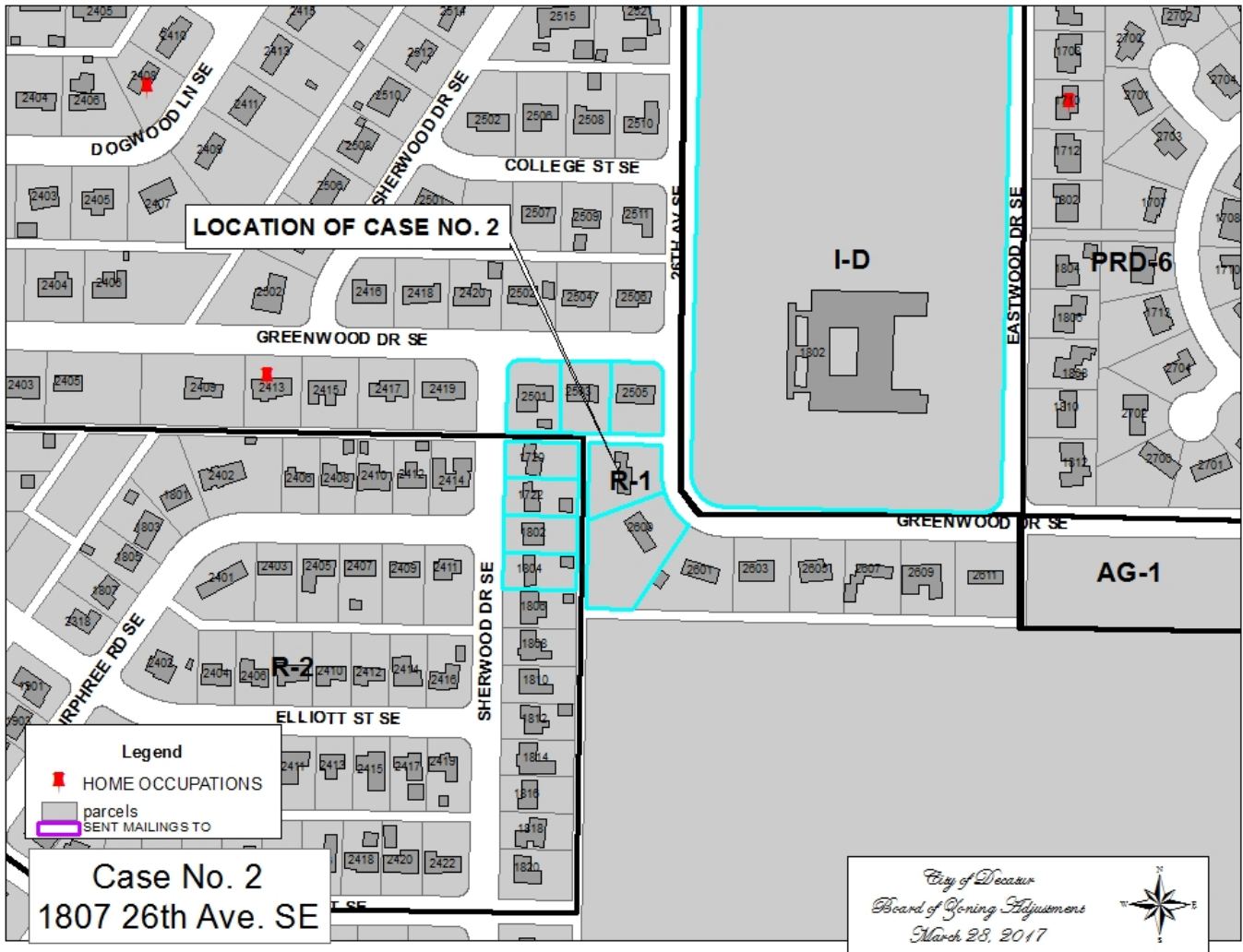
CHECK YES OR NO FOR EACH QUESTION

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: C Sutter DATE: 3/7/17
ADDRESS: 1807 26th Ave SE Decatur AL 35601

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QUESTIONNAIRE



LOCATION MAP 1807 26TH AVE SE



Board of Zoning Adjustment

APPLICANT: Shelby Whisenant
MAILING ADDR: 2026 DANVILLE PARK DR #4
CITY STATE ZIP: DECATUR AL 35603
PHONE: 256-606-2884

PROPERTY OWNER: DANVILLE PARK APTS (owner is aware)
OWNER ADDR: 2025 DANVILLE PARK DR
CITY STATE ZIP: DECATUR AL 35603
OWNER PHONE: 256-353-8919

ADDRESS FOR APPEAL: 2026 DANVILLE PARK DR #4 DECATUR AL 35603

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

*****Applicants or Duly Appointed Representative 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 an office for administrative
office purposes only to sell lululemon brand
clothing online

Applicant Name(print) Shelby Whisenant
Signature Shelby Whisenant
Representative Name(print) _____
Signature _____
Date 3-9-17

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

Office Use
Received By Judy
Zone R-4
Hearing Date March 28, 2017
Approved/Disapproved _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO 3 2026 DANVILLE PARK DR APT 4



HOME OCCUPATION QUESTIONS

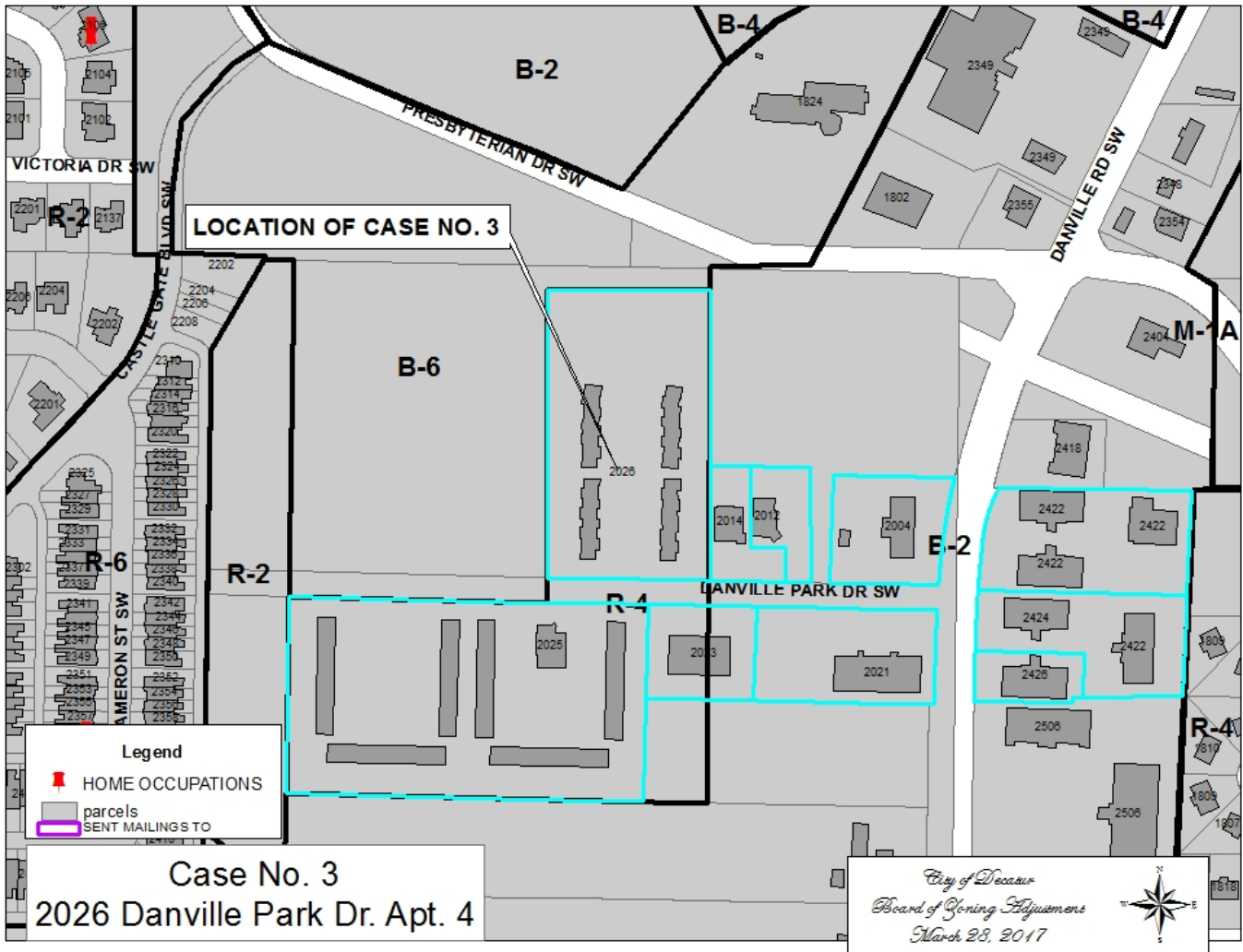
CHECK YES OR NO FOR EACH QUESTION

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: Shelby Whigman DATE: 3-9-17
ADDRESS: 2026 Danville Park DR #4
Decatur, AL 35603

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(256) 341-4500 • www.DecaturAlabamaUSA.com

QUESTIONNAIRE



LOCATION MAP 2026 DANVILLE PARK DR APT 4



Board of Zoning Adjustment

APPLICANT: Devin Schmelter
MAILING ADDR: 106 Raymond St SW
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-318-4840

PROPERTY OWNER: Susan Schmelter
OWNER ADDR: 106 Raymond St SW
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-303-8900

ADDRESS FOR APPEAL: 106 Raymond St SW

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

***** Applicants or Duly Appointed Representative 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)

Lawn Care Service Mowing, Edging, Trimming, Hedge Trimming
For Administrative Office Only

Applicant Name(print) Devin Schmelter
Signature [Signature]
Representative Name(print) Jeremy Henderson
Signature [Signature]
Date 3/9/2017

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

Office Use
Received By _____
Zone R-2
Hearing Date _____
Approved/Disapproved _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO 4 106 RAYMOND ST SW



HOME OCCUPATION QUESTIONS

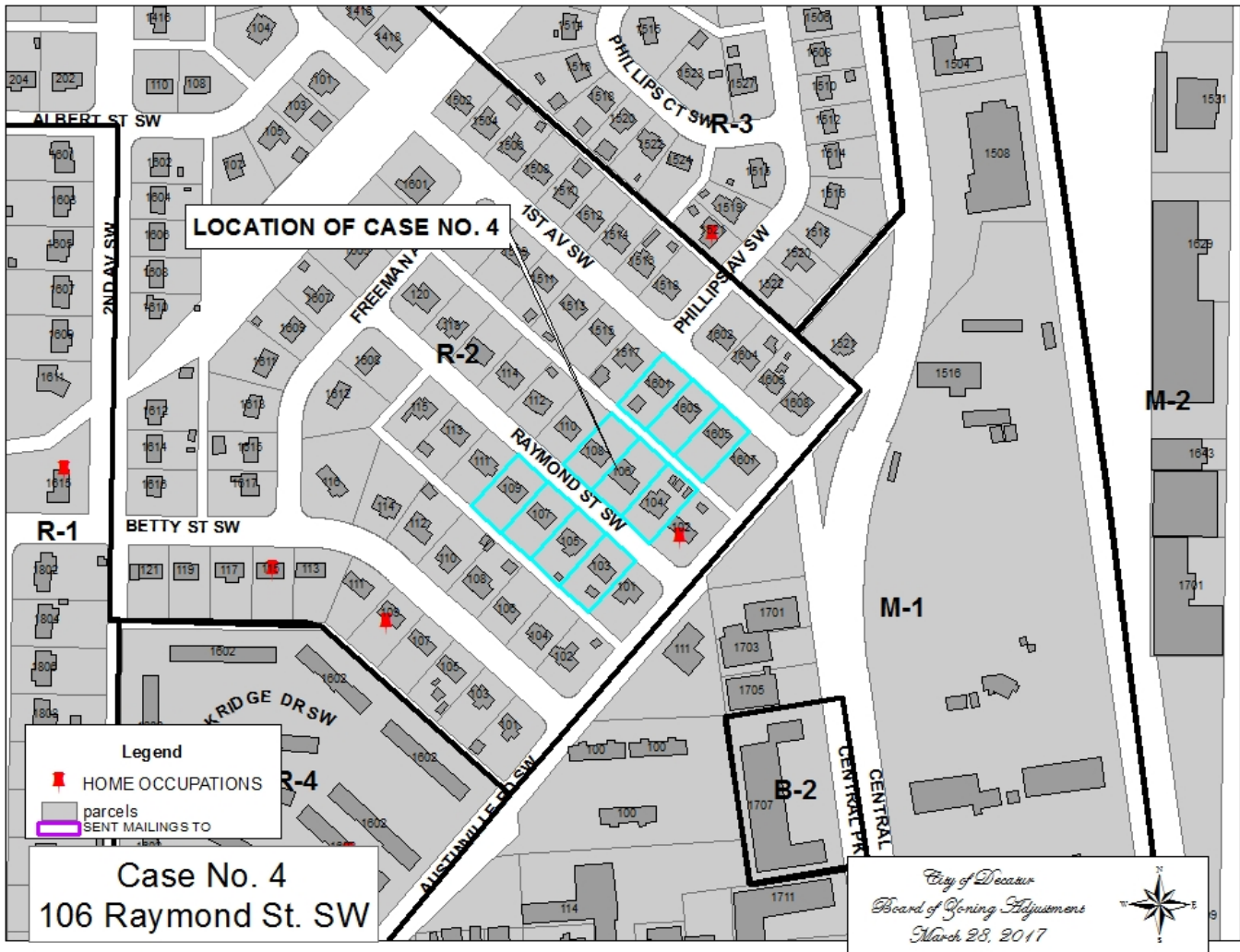
CHECK YES OR NO FOR EACH QUESTION

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 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: [Signature] DATE: 3/9/2017
ADDRESS: 106 Raymond St SW, Decatur AL

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

QUESTIONNAIRE



LOCATION MAP 106 RAYMOND ST SW



Board of Zoning Adjustment

APPLICANT: Mahmood Abdullahpour
MAILING ADDR: 1821 8th St S.E
CITY STATE ZIP: Decatur, Ala 35601
PHONE: 256-466-6284

PROPERTY OWNER: Mahmood Abdullahpour
OWNER ADDR: 1821 8th St S.E
CITY STATE ZIP: Decatur, Ala 35601
OWNER PHONE: 256-466-6284

ADDRESS FOR APPEAL: 914. 19th Ave S.E Decatur, Ala 35601

STE B

NATURE OF APPEAL:

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

*****Applicants or Duly Appointed Representative 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)

Parking
variance of 6 Parking Spaces

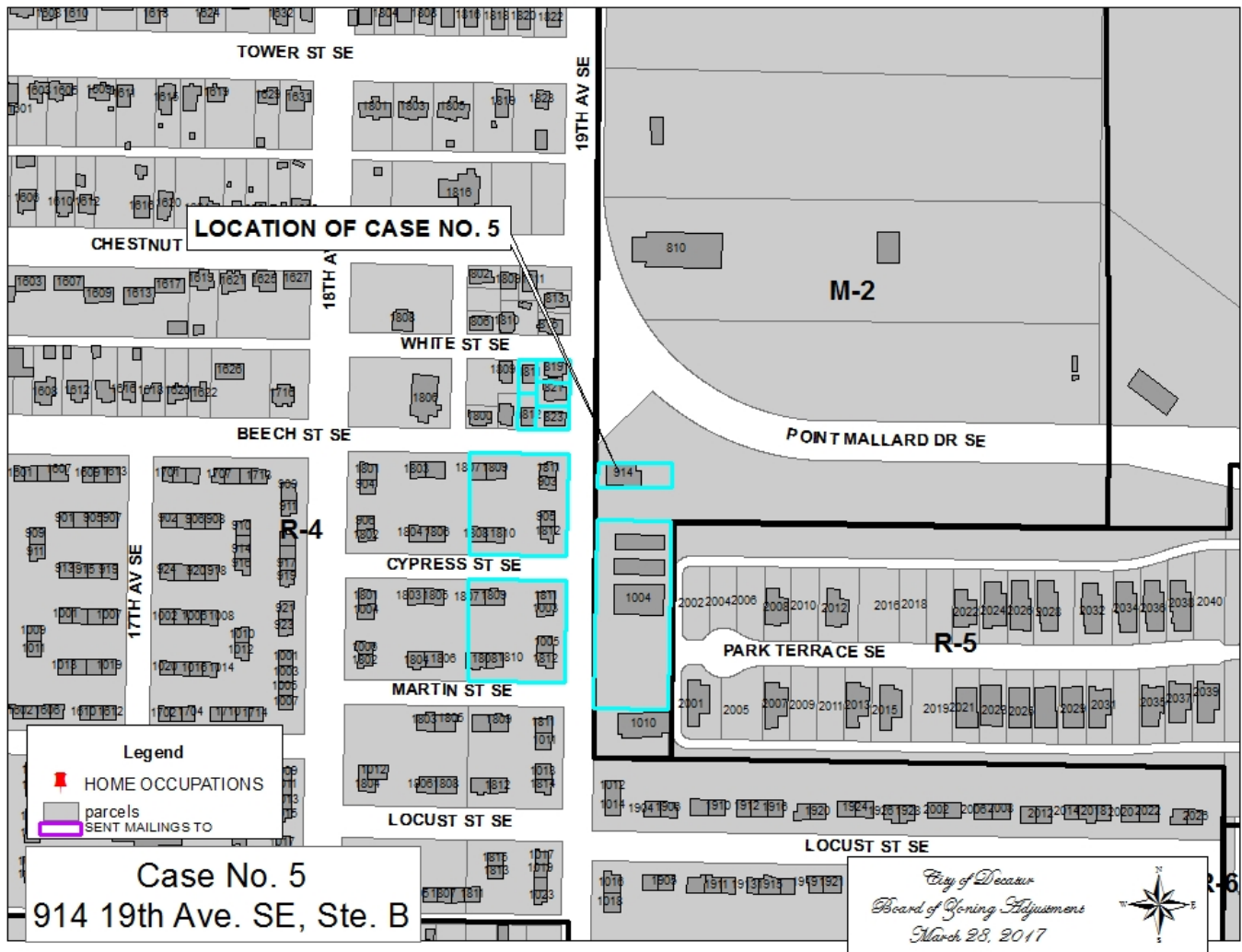
Applicant Name(print) Mahmood Abdullahpour
Signature M. Abdullahpour
Representative Name(print) _____
Signature _____
Date 3-9-17

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

Office Use
Received By Judy
Zone M-E
Hearing Date March 28, 2017
Approved/Disapproved _____

The Board of Zoning Adjustment meets the **last Tuesday** of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the **10th of the month** to be heard the last Tuesday of the month.

CASE NO 5 914 19TH AVE SE STE B



LOCATION MAP 914 19TH AVE SE, STE B



Board of Zoning Adjustment

REPRESENTATIVE FOR KAREN THOMAS;
APPLICANT: SHIRLEY HAMMOND, PERCEPTIVE DESIGNS
MAILING ADDR: 716 BANK ST. N.E.
CITY STATE ZIP: DECATUR, AL 35601
PHONE: 256-355-3411 256-654-2668

PROPERTY OWNER: KAREN THOMAS
OWNER ADDR: 809 LINE ST. N.E.
CITY STATE ZIP: DECATUR, AL 35601
OWNER PHONE: 256-350-1320 404-580-5027

SUBJECT ADDRESS FOR APPEAL:

809 LINE ST. N.E., 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.)

TO FIT LOT FOR RESIDENCE ADDITION:
LINE ST. N.E.: 22' VARIANCE (FROM 30' = 8' SETBACK)
CHURCH ST. N.E.: 15' VARIANCE (FROM 30' = 15' SETBACK)
BACKYARD (N.W. SIDE): 29' REARYARD VARIANCE (FROM 35' = 6' SETBACK)
(SEE ATTACHMENTS)

Applicant Name(print) KAREN THOMAS

Signature [Signature]

Representative Name(print) SHIRLEY HAMMOND

Signature [Signature]

Date _____

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

Office Use

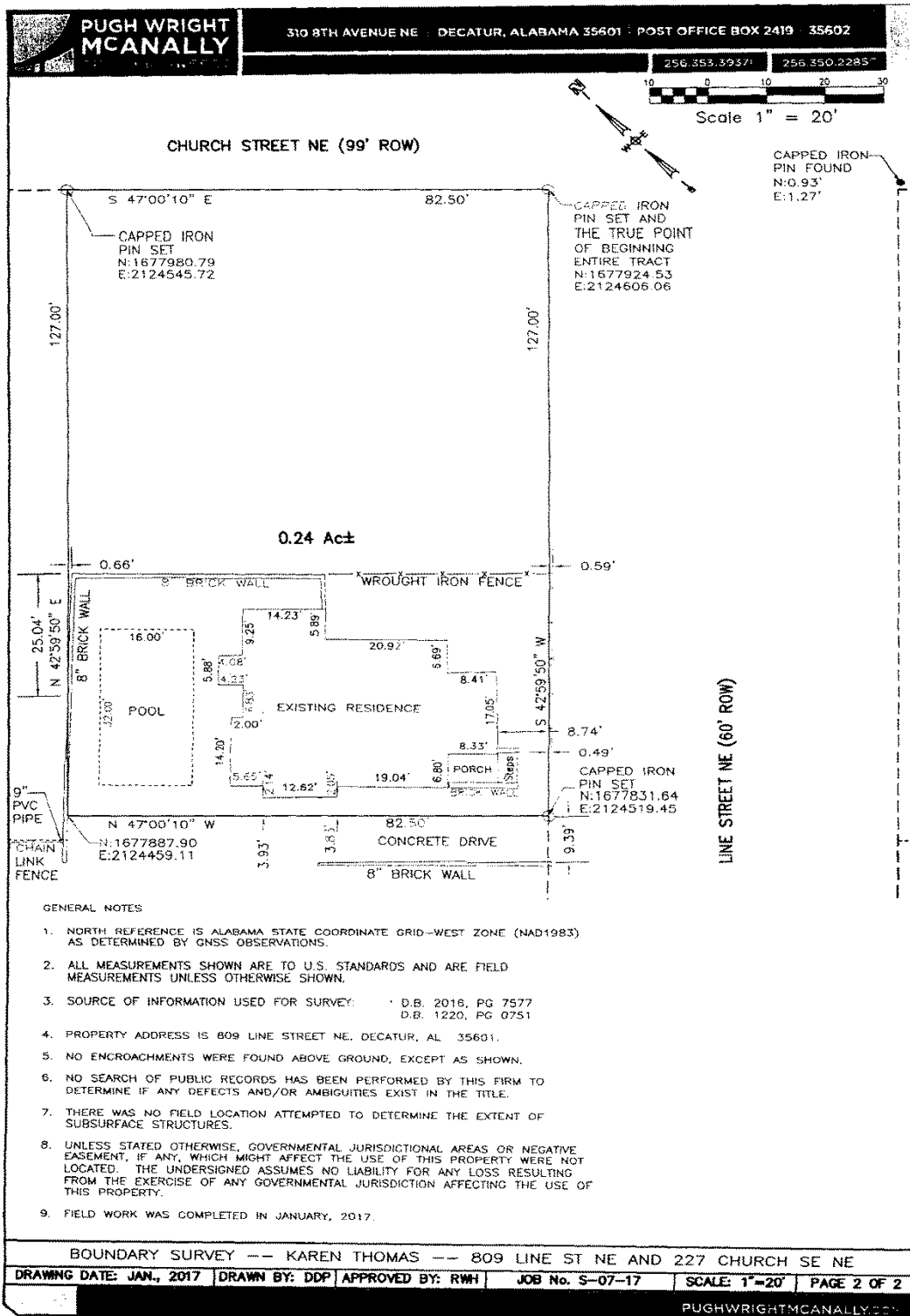
Received

By Cid?

Zone R-S-11

Hearing 3/28/17 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 10th of the month to be heard the last Tuesday of the month.



SURVEY

To: Board of Zoning Adjustment

From: Karen Thomas, owner

Shirley Hammond, Perceptive Designs, representative for Karen Thomas

Re: 809 Line St., NE, Decatur, AL 35601

Dear Members of the Board of Zoning Adjustment,

For the purpose of adding an approximate 1800 square foot addition to a pre-existing residence on two recently consolidated lots (corner of Line & Church St.), the owner and representative are requesting the following:

Setback Variances as follows:

- 1) Line St. NE: 22' variance (from 30' resulting in setback 8')**
- 2) Church St., NE: 15' variance (from 30' resulting in setback 15')**
- 3) Backyard (N.W. side) 29' rear yard variance (from 35' resulting in 6' setback)**

Discussion: (see attached drawing)

The property has been consolidated from 2 lots into one, combining an existing 1384 sq. ft. bungalow-style home (facing Line St. NE) and a vacant lot (where a condemned and termite-ridden home was recently demolished, formerly facing Church St. NE). The owner wishes to add a proposed addition to the existing bungalow.

Variance #1: The Line St. facing structure, an existing small Bungalow Style home (1384 square feet) facing Line St. has an existing front yard setback of 8.74' (see property survey). The #1 variance for new construction would follow the same setback as the connecting structure. This would allow a consistent visual aesthetic with the adjacent property.

Variance #2: The Church St. properties, adjacent to the vacant lot, are much closer to their respective lot lines than the prescribed 30' setback requirement because these properties were built prior to the current zoning regulations. It is hoped that the owner of the new construction will align the front of the new

DESC. OF REQUEST PG. 1

construction consistent with current properties and no closer than 15' from the Church St. setback.

Variance #3: The backyard (NW side) setback is requested to allow the new construction to fit the lot and, because it is a corner lot, appear to have the same side-yard setbacks as adjacent properties and visually consistent with the Church St. properties.

DESC. OF REQUEST PG. 2



LOCATION MAP 809 LINE ST NE



City of Decatur

Board of Zoning Adjustment

APPLICANT: Decatur Baptist Church
MAILING ADDR: 2527 Danville Road S.W.
CITY STATE ZIP: Decatur, AL 35603
PHONE: (256) 353-8579

PROPERTY OWNER: Decatur Baptist Church
OWNER ADDR: 2527 Danville Rd S.W.
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-353-8579

ADDRESS FOR APPEAL: 2527 Danville Road Decatur AL 35603

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

*****Applicants or Duly Appointed Representative 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)

We are requesting a variance to the maximum
square footage allowance for on premise directionals.
7 Total Signs

Applicant Name(print) Scott K Davis
Signature SKD
Representative Name(print) _____
Signature _____
Date 3-8-12

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

Office Use
Received By Judy
Zone 1-B
Hearing Date March 28, 2012
Approved/Disapproved _____

The Board of Zoning Adjustment meets the **last Tuesday** of each month at 4 00 PM in the Council Chambers on first floor of City Hall Applications must be filed by the **10th of the month** to be heard the last Tuesday of the month

CASE NO 7 2527 DANVILLE RD SW

SITE MAP OF SIGNS

DocuSign Envelope ID: 67187A7A-1212-48FE-86FC-F7D5AD87C9EA

Colors shown are approximate. Please refer to the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.
Prior to Manufacturing and Installation:

- Actual Sign Dimensions & Sign Placement To Be Field Verified
- Actual Sign Dimensions and Placement are Approximate and for Illustration Only. Location To Be Approved by Customer.
- Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for Illustration/Pricing only).
- Be Advised!** Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representative's Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product.

Proposed:

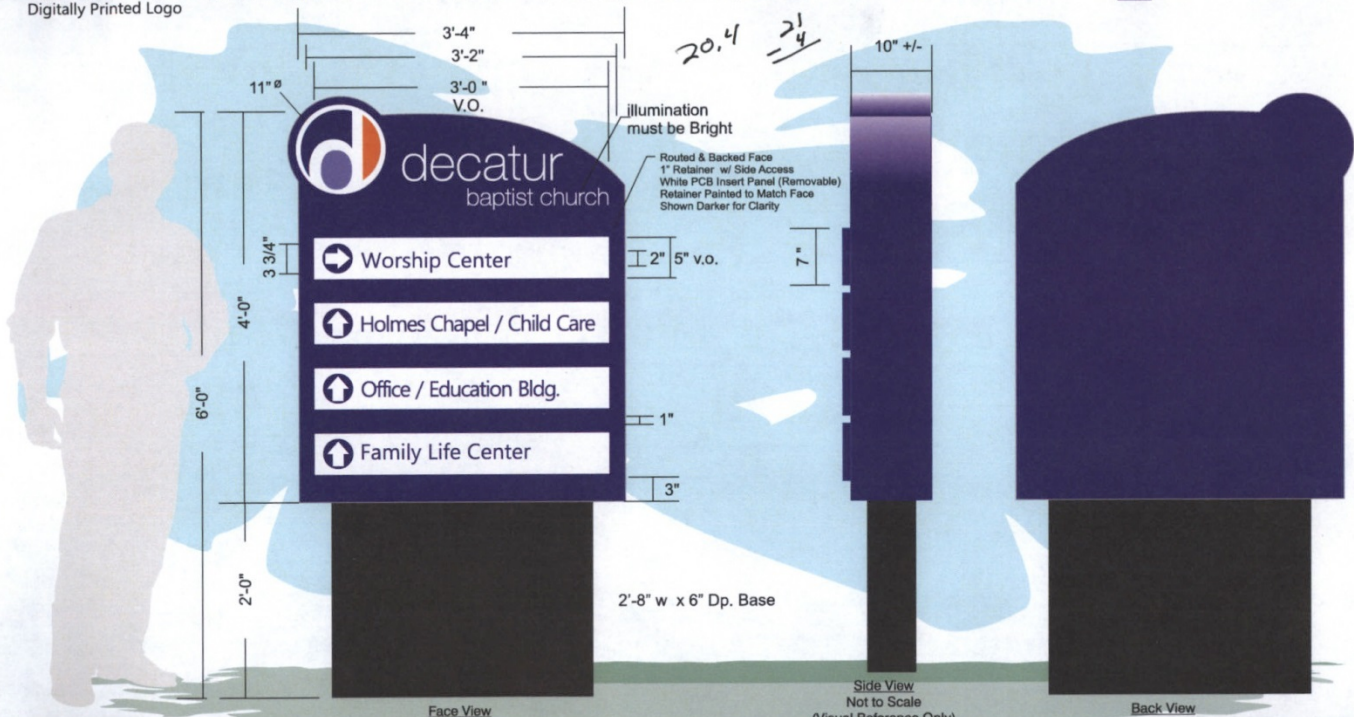
S/F Fabricated Aluminum Directional Sign (Internally Illuminated)

One Piece Routed Face w/ Removable Panels : White PCB w/ Purple Vinyl Lettering. Enclosed Using 1" Perimeter Retainer w/ Side Access
Digitally Printed Logo

- PMS 63% OF 2685C PURPLE (DIGITAL)
- PMS 2685C PURPLE (DIGITAL)
- PMS 151C ORANGE (DIGITAL)
- REFLECTIVE WHITE
- PMS 2685 MATT FINISH

801

17 ft 59
Variance



Color renderings are for presentation only and should not be considered as manufacturing drawings.

CompleteSigns
P.O. Box 8961 Dothan, AL 36304 P 888.823.9005
F 334.556.0218 signs@completesigns.net www.completesigns.net

Decatur Baptist Church
Decatur, AL

DocuSigned by:
Scott Davis
Approval: 30870B213DEC4A4

Date: 2/22/2017

Customer: Decatur Baptist Church
12_13_2016 Directionals Feb 2017
Created: 2.8.16
Revised: 5.16.16 12.13.16 01.23.17
02.07.17
Dwg: Pres 801 Directional
Scale: Proportional
Illustrated by: Nikki Roland

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SIGN 801

802 SIGN 1

802 SIGN 2

803 SIGN 1

803 SIGN 2

804 SIGN

DocuSign Envelope ID: 67187A7A-1212-48FE-86FC-F7D5AD87C9EA

Colors: The actual colors of the product may vary slightly from the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

Prior to Manufacturing and Installation:

Actual Sign Dimensions & Sign Placement To Be Field Verified

** (Dimensions and placement are Approximate and for illustration only). Location To Be Approved by Customer.

Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).

** **Be Advised!** Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representatives Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product.

Proposed:

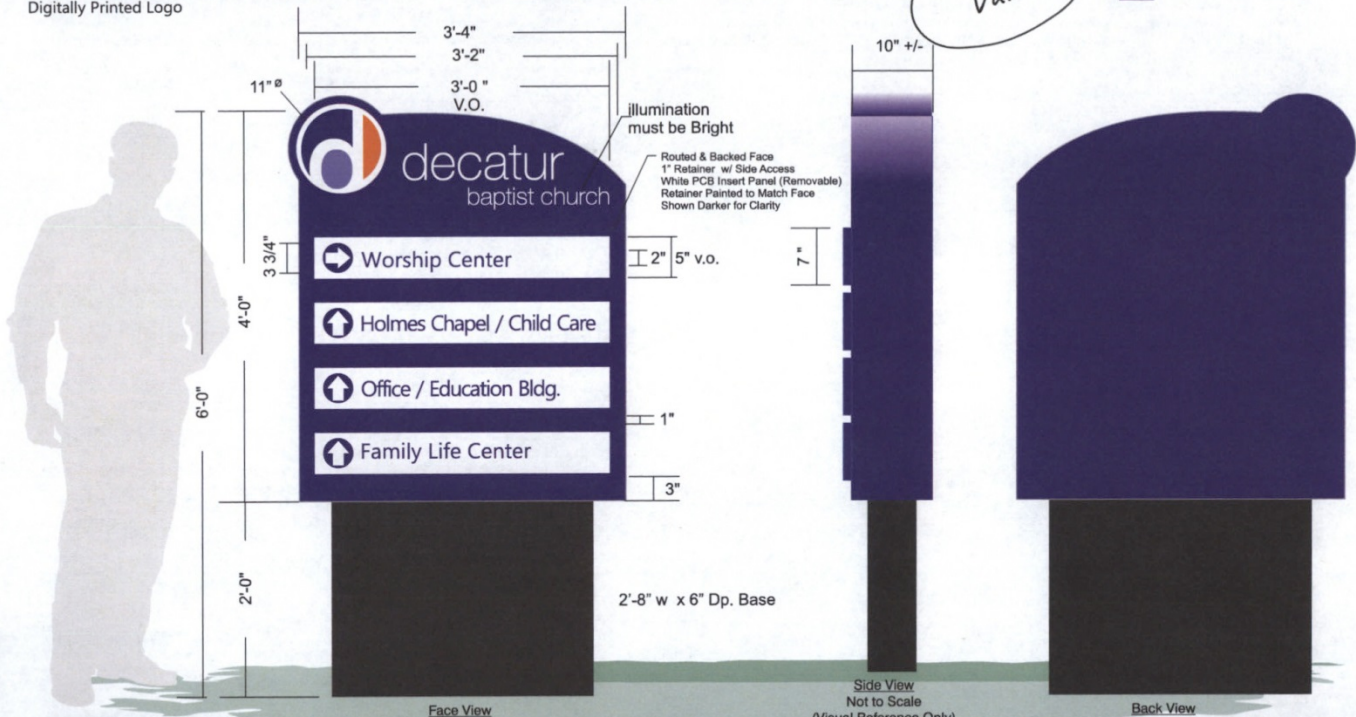
D/F One Piece Fabricated Aluminum Directional Sign (Internally Illuminated)

Routed Face w/ Removable Panels : White PCB w/ Purple Vinyl Lettering. Enclosed Using 1" Perimeter Retainer w/ Side Access

Digitally Printed Logo

- PMS 63% OF 2685C PURPLE (DIGITAL)
- PMS 2685C PURPLE (DIGITAL)
- PMS 151C ORANGE (DIGITAL)
- REFLECTIVE WHITE
- PMS 2685 MATT FINISH

806
17ft 59
Variance



Color renderings are for presentation only and should not be considered as manufacturing drawings.



CompleteSigns

P. O. Box 8861, Dothan, AL 36304 P 888.823.9005
F 334.556.0218 signs@completesigns.net www.completesigns.net

Decatur Baptist Church
Decatur, AL

DocuSigned by:

Approved: Scott Davis

30870B213DEC4A4...

Date: 2/22/2017

Customer: Decatur Baptist Church
01_23_2017 Directionals Feb 2017
Created: 2.8.16
Revised: 5.16.16 12.13.16 01.23.17
02.07.17 02.09.17 02.21.17
Dwg: Pres 806 Rev B Way Finder
Scale: Proportional
Illustrated by: Nikki Roland

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806 SIGN

DocuSign Envelope ID: 67187A7A-1212-48FE-86FC-F7D5AD87C9EA

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Prior to Manufacturing and Installation:

Actual Sign Dimensions & Sign Placement To Be Field Verified

** (Dimensions and placement are Approximate and for illustration only). Location To Be Approved by Customer.

Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).






** **Be Advised!** Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representatives Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product.

Proposed:

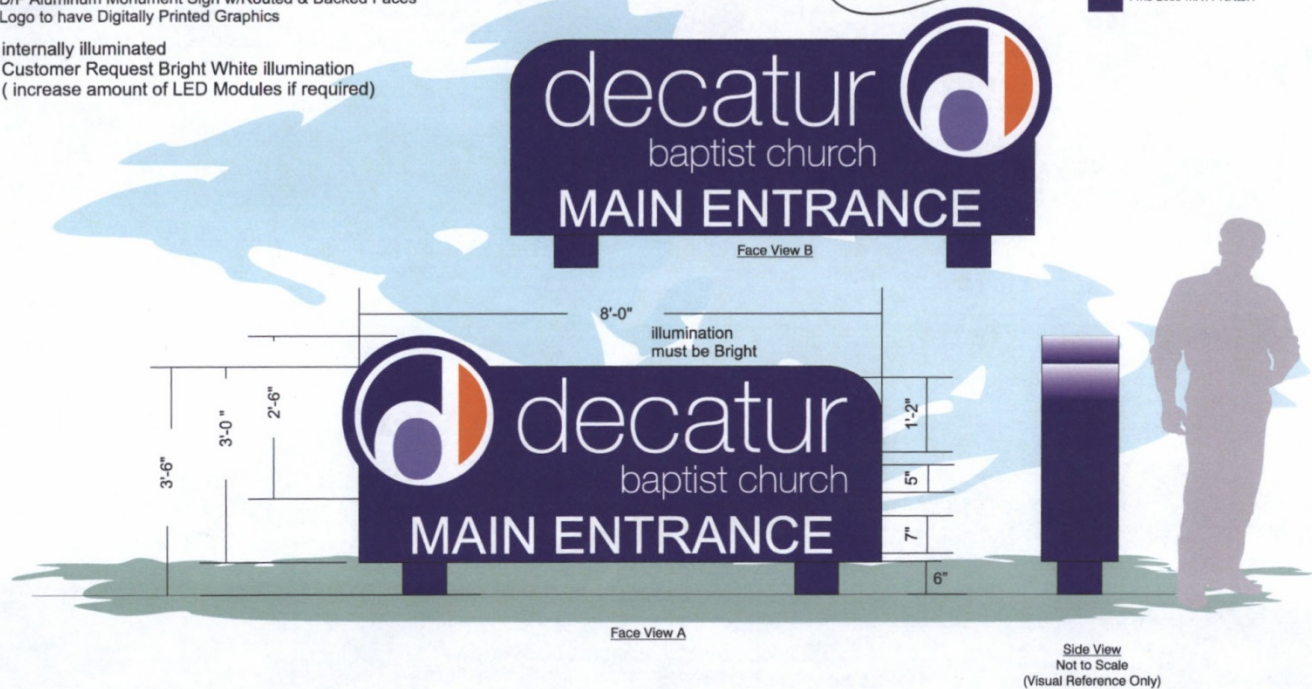
D/F Aluminum Monument Sign w/Routed & Backed Faces
Logo to have Digitally Printed Graphics

internally illuminated

Customer Request Bright White illumination
(increase amount of LED Modules if required)

-  PMS 63% OF 2685C PURPLE (DIGITAL)
-  PMS 2685C PURPLE (DIGITAL)
-  PMS 151C ORANGE (DIGITAL)
-  REFLECTIVE WHITE
-  PMS 2685 MATT FINISH

809
25 sq ft
Variance



Color renderings are for presentation only and should not be considered as manufacturing drawings.



Complete Signs

P. O. Box 8861 Dothan, AL 36304 P 888.823.9005
F 334.556.0218 signs@completesigns.net www.completesigns.net

Decatur Baptist Church
Decatur, AL

DocuSigned by:
Approval: Scott Davis

30870B213DEC4AA

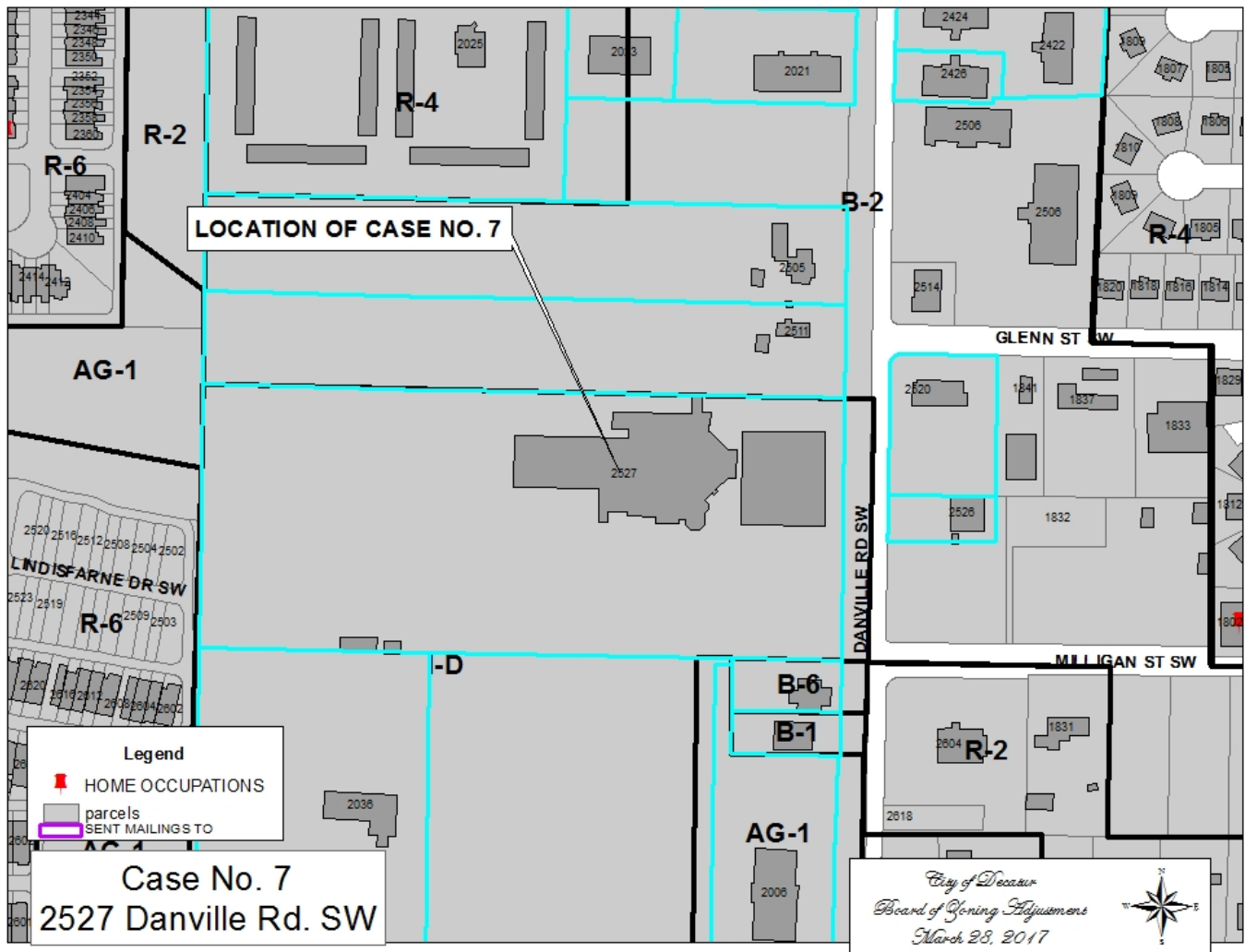
2/22/2017

Date:

Customer: Decatur Baptist Church
01_23_2017 Directionals Feb 2017
Created: 2.8.16
Revised: 5.16.16 12.13.16 01.23.17
02.07.17 02.21.17
Dwg: Pres 809 Rev A Entrance Monument
Scale: Proportional
Illustrated by: Nikki Roland

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809 SIGN



LOCATION MAP 2527 DANVILLE RD SW



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Hallie Alderson / Terry Sparkman
MAILING ADDR: 2420 Modaus Rd. SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: (256) 345-6327

PROPERTY OWNER: Hallie Alderson
OWNER ADDR: 2416 Modaus Rd. SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: (256) 345-6327

ADDRESS FOR APPEAL: 2420 Modaus Rd. SW Decatur, AL 35603

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

***** Applicants or Duly Appointed Representative 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.)

Hardship - Existing house is approximately 10 ft. from the property line on one side, and we need an exception on the 15 ft. ~~setback~~ requirement for the addition planned. ^{Setback}
Requesting a 2 foot side yard variance.

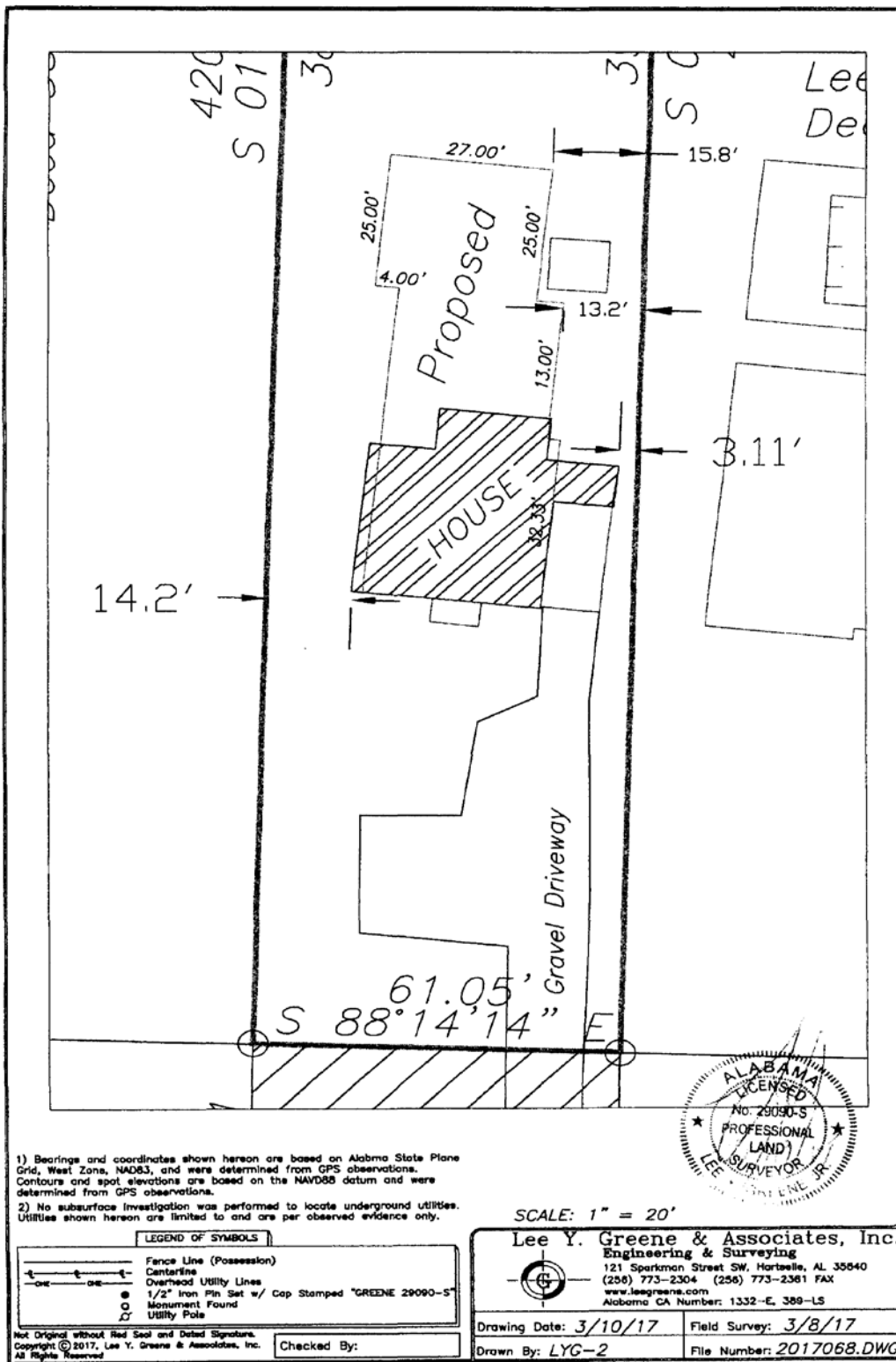
Applicant Name(print): Terry Sparkman
Signature: Terry Sparkman
Representative Name(print): Lorrienne Curtis
Signature: Lorrienne Curtis
Date: 12/27/16

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

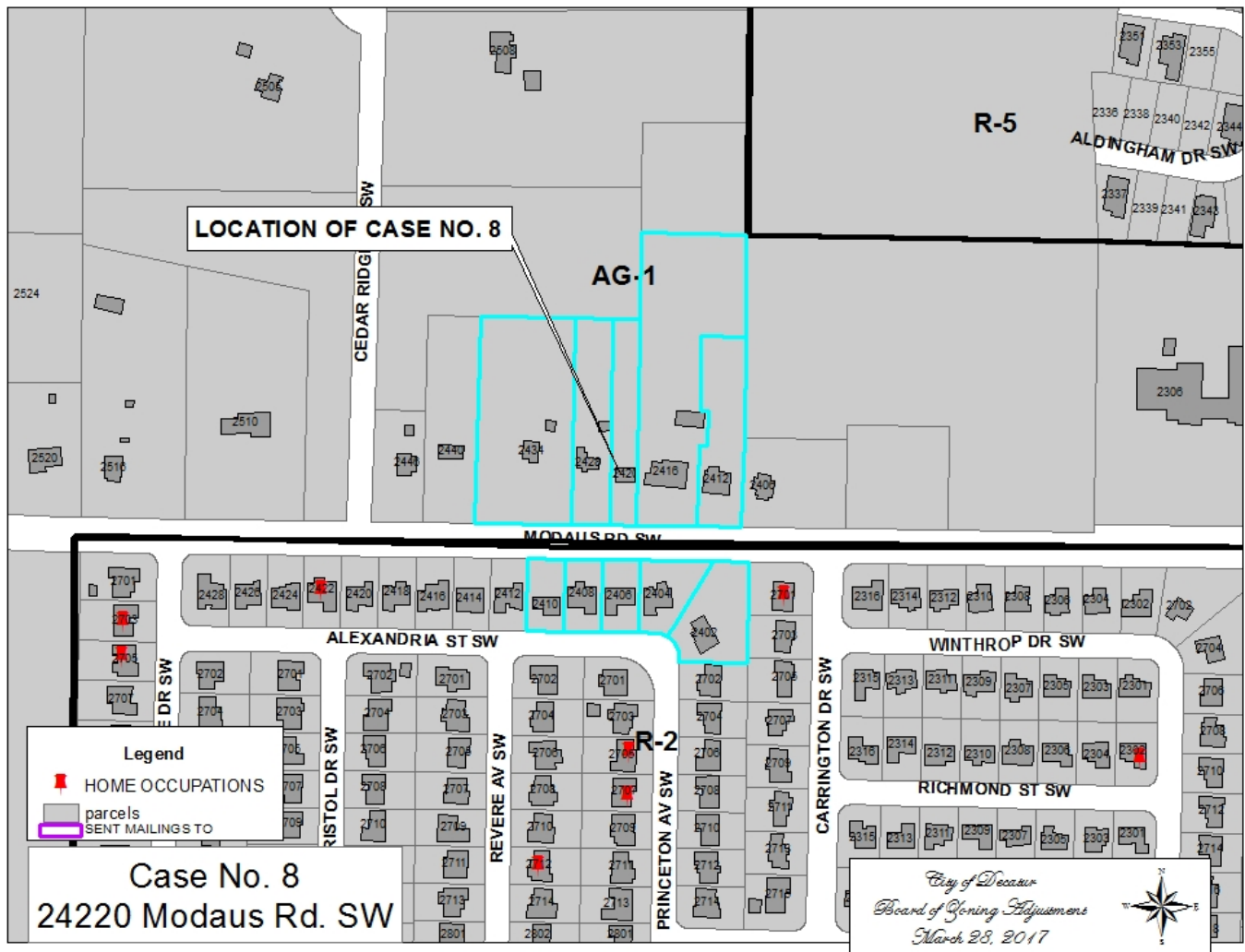
Office Use
Received By: Tom
Zone: AG-1
Hearing Date: 1/31
Approved/Disapproved

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by

CASE 8 2420 MODAUS RD SW



SURVEY



LOCATION MAP 2420 MODAUS RD SW



Charming Scale

Board of Zoning Adjustment

APPLICANT: MAPCO

MAILING ADDR: 2400 BELTLINE RD

CITY STATE ZIP: DECATUR, AL

PHONE: _____

PROPERTY OWNER: MAPCO

OWNER ADDR: 801 Crescent Centre Drive, Suite 300

CITY STATE ZIP: Franklin, TN 37067

OWNER PHONE: 615-994-0453

SUBJECT ADDRESS FOR APPEAL:

2400 BELTLINE ROAD

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.)

- Height of freestanding pylon sign requested at 30' OAH with 8ft. height variance
- Height and square footage of directional signs requested at 5' 6" OAH
with 12ft area variance and 2ft height variance

We are seeking variance due to the trees on the property blocking visibility and getting trucks to exit safely onto the property.

Applicant Name(print) TRAV-AD SIGNS

Signature [Signature]

Representative Name(print) _____

Signature _____

Date 03/13/2017

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

Office Use

Received

By _____

Zone M-1A

Hearing 3/29/17

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 9 2400 BELTLINE RD SW

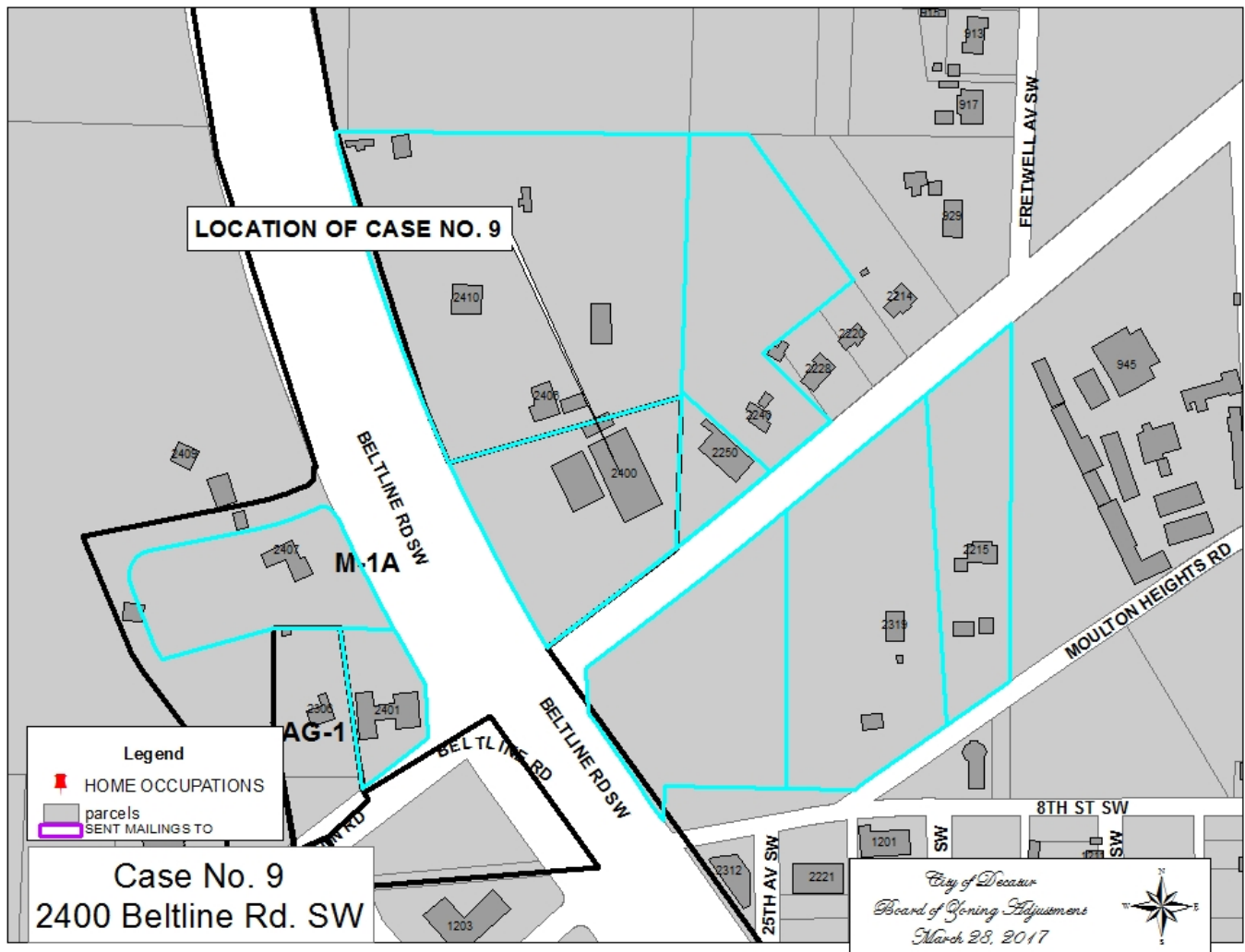
TRUCK DIRECTIONAL SIGN

PYLON SIGN

TRUCK ENTRANCE SIGNAGE

TRUCK EXIT SIGNAGE

ADDITIONAL SIGNAGE



LOCATION MAP 2400 BELTLINE RD SW