



BOARD OF ZONING ADJUSTMENT

AGENDA

November 28, 2017

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MINUTES OCTOBER 31, 2017

MEMBERS PRESENT: Chairman, Larry Wayne, Mr. Charles Taylor, Mr. Thomas Rossi, and Collis Stevenson
Forrest Temple attended the pre- meeting

SUPERNUMERARIES: Ms. Sally Jo Green

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
Ms. Paige Bibbee, pre-meeting
Mr. Bob Sims, Building Inspector
Ms. Judy Bosworth, Recorder

Chairman, Larry Wayne 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 September 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 Loren Grantland for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an off-site home health care business at 1717 Summerlane SE, property located at in a R-1 Residential Single Family Zoning District.

Mr. Loren Grantland presented this case to the Board. Mr. Grantland stated that he would like an administrative office for a home health care business for the elderly. Mr. Grantland also stated that no one would come to the home there would be no advertising, and no employees.

Mr. Charles Taylor stated that advertising on the applicant's vehicle was allowed as long as it did not contain the home address.

Chairman, Larry Wayne stated that no employees could come to the home and if the business grew enough to have employees a commercial site would need to be obtained.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith stated the Planning Department would recommend approval.

Mrs. Sally Jo Green moved to approve this case as submitted. Mr. Collis Stevenson seconded the motion. On a roll- call vote, the motion carried.

CASE NO 2

Application and appeal of David Westfall 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 forklift repair business at 1706 Westmeade St SW, property located at in a R-2 Residential Single Family Zoning District.

Mr. David Westfall presented this case to the Board. Mr. Westfall stated that he would like an administrative office for a fork lift repair business. He additionally stated that he would advertise on his vehicle.

The Board stated that the vehicle signage could not contain his address.

Mr. Thomas Rossi emphasized that the home could not be used as a repair shop. The applicant acknowledged that he understood.

Chairman, Larry Waye stated that no employees could come to the home.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith stated the Planning Department would recommend for approval.

Mr. Collis Stevenson moved to approve this case as submitted. Mrs. Sally Jo Green seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3

Application and appeal of Brittney Moody for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an off- site bartending business at 2302 Gaslight Ct. SW Apt 2, property located in a 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 Olita S. Harris for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an off-site private in-home sitting business at 1422 Smith Ave SW Apt D, property located in a R-4 Residential Multi-Family Zoning District.

Ms. Olita S. Harris presented this case to the Board. Ms. Harris stated she would like to have an administrative office for an off-site in home sitting business.

The Board stated that no customers could come to the home. Additionally, the Board inquired if the property owner was aware of the applicant's request. The applicant stated, "yes".

Chairman, Larry Waye stated no clients could come to the home.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith clarified with the applicant that no one would be coming to her home. She then stated that the Planning Department would recommend approval.

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

CASE NO 5

Application and appeal of Walt Stewart for a 5 foot setback variance from Section 25-10(2) (d) and 25-10(2)(e) of the Zoning Ordinance in order to locate an accessory structure on the rear and side property lines at 651 Johnston St SE, property located in an R-3H Residential Historic Zoning District.

Mr. Walt Stewart presented this case to the Board. Mr. Stewart stated he wanted a 5 foot rear and side yard setback variance in order to construct an accessory building. Mr. Stewart stated that the new structure would be in line with an existing historically contributing structure.

The Board asked Mr. Stewart what was the hardship? Mr. Stewart replied that he was trying to maximize the space on his property.

Mr. Thomas Rossi stated he had concerns with how this could impact garbage pick- up. Mr. Stewart replied that it was not uncommon for building to be on the line in that area.

Chairman, Larry Waye stated he had concerns with the rear yard variance however the side yard variance was not as much of a concern.

Mr. John Godwin of 2110 Brookmeade Rd SE stated he was the Chairman of the Historic Preservation Committee and also working with Mr. Stewart on this project in order to try and preserve the existing historical buildings while allowing a new structure to be constructed on the property also. Mr. Godwin also stated the hardship was in trying to retain a historical structure.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith asked Mr. Godwin if the existing lean-to was the one in which he was referring? Mr. Godwin replied “yes”.

Mrs. Smith stated there were serious issues with the garbage pick-up in that area and granting a rear-yard variance would cause the building to be too close to the alley and force the property owner to have his cans in the right of way. Mrs. Smith additionally stated there was no hardship for a rear yard variance so the Planning Department would recommend denial, however they would recommend approval for the side yard variance.

Mr. Charles Taylor moved to approve the side yard variance and deny the rear yard variance. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

CASE NO 6

Application and appeal of Chick-fil-A, Inc. for the following two variances at 2502 Highway 31 S, property located in a B-2 General Business Zoning District.

1. Requesting a parking variance from Section 25-16(f) of the Zoning Ordinance in order to reduce the required spaces from 71 to 68.
2. Requesting an off street loading and unloading variance from Section 25-17 and 25-11 of the Zoning Ordinance in order to eliminate the requirement to have a dedicated loading and unloading zone on the property.

Mr. Kai Burk presented this case to the Board. Mr. Burk stated his company was seeking a parking variance and an off street loading and unloading variance. Mr. Burk additionally stated the lot was odd shaped and the commercial buildings around them made it impossible to add onto the building while maintaining traffic circulation.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith stated she had concerns about the parking and the traffic circulation. Mrs. Smith additionally stated that Chick-fil-A was working with the Planning Department to give them the information needed; therefore, the Planning Department would recommend approval.

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 3

Application and appeal of Brittney Moody for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning

Ordinance to have an administrative office for an off- site bartending business at 2302 Gaslight Ct. SW Apt 2, property located in a R-4 Residential Multi-Family Zoning District.

This case was called again. The Board dismissed the case because no one came forward when the case was called.

The meeting adjourned at 4:25

Chairman, Larry Waye

AGENDA NOVEMBER 28, 2017

CASE NO 1

Application and appeal of Jose Giraldo 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 319 5th Av NW, property located in a R-4 Residential Multi-Family Zoning District.

CASE NO 2

Application and appeal of Brenda Madden 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 business making pastries, cakes, cookies and candies at 3026 Concord Ln SW, property located in a R-5 Residential Single-Family Patio Home Zoning District.

CASE NO 3

Application and appeal of Clint Phillips 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 concrete business at 2902 Willow View Trl SE, property located in a R-1 Residential Single-Family Zoning District.

CASE NO 4

Application and appeal of Jonathon Dry 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 contractor/supply business at 1513 16th Av SE, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 5

Application and appeal of Tyisha Edwards 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 freight broker business at 1310 Castleman Av SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 6

Application and appeal of Anthony Cox for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a wholesale car business at 2503 Durham Ct SW, property located in a R-2 Single-Family Zoning District.

CASE NO 7

Application and appeal of Demetrius M Stevenson II 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 administrative office for a commercial cleaning business at 1410 Grant St SE, property located in a R-4 Residential Multi-Family Zoning District.

CASE NO 8

Application and appeal of Jackie Letson for a use permitted on appeal from Section 25-110(a) in order to have a temporary business to sell produce at 114 6th Av NE, property located in a M-1 Light Industry Zoning District.

CASE NO 9

Application and appeal of J & M Signs for a 14 foot setback variance from Section 25-77(e)(3) of the Zoning Ordinance in order to locate a sign 1 foot from the property line at 432 Moulton St East, property located in a B-2 General Business Zoning District.



A Charmful City with a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT:	<u>Jose-Giraldo, Gates & Leonel Isidro Figueroa Herrera.</u>
MAILING ADDR:	<u>319 5th AVE. NW</u>
CITY STATE ZIP:	<u>Decatur AL, 35601</u>
PHONE:	<u>256 466-6483</u>
PROPERTY OWNER:	<u>Leonel Isidro Figueroa Herrera</u>
OWNER ADDR:	<u>319 5th AVE. NW -</u>
CITY STATE ZIP:	<u>Decatur AL 35601</u>
OWNER PHONE:	<u>256-466-6483</u>

ADDRESS FOR APPEAL:	<u>319 5th AVE NW.</u>
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<input checked="" type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> SETBACK VARIANCE	<input type="checkbox"/> SIGN VARIANCE
<input type="checkbox"/> USE PERMITTED ON APPEAL	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION	
<input type="checkbox"/> OTHER	<input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED	<input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED

*****Applicants or Duly Appointed Representative MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN <u>DETAIL</u> : (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)		
<u>Home for administrative. Office Only. For Handy man, Supplies store off site.</u>		
<u>Sol sold them a License subject to BOZA approval</u>		
Applicant Name(print) <u>JOSE GIRALDO</u>	If applicant is using a representative for the request both signatures are required.	Office Use
Signature <u>[Signature]</u>		Received By <u>bd</u>
Representative Name(print) _____		Zone <u>R-4</u>
Signature _____		Hearing Date <u>November 28</u>
Date <u>10-20-17</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 1 319 5TH AV NW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

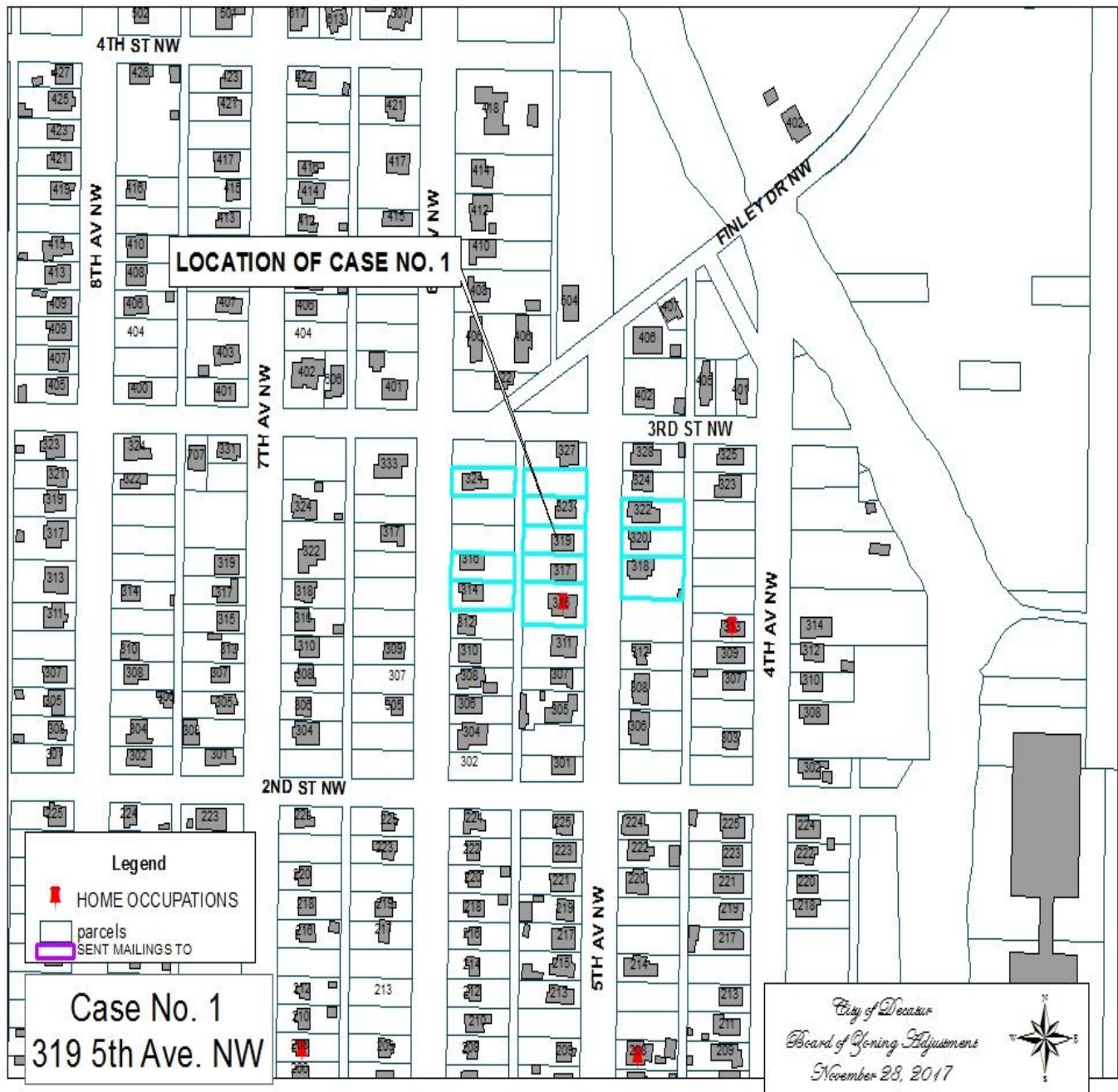
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation 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: 10-20-17

ADDRESS: 319- 5th. Ave. NW

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

QUESTIONNAIRE



LOCATION MAP 319 5TH AV NW



A Charmful City on a Charming Scale

Board of Zoning Adjustment

APPLICANT:	Brenda Madden
MAILING ADDR:	3026 Concord Lane S.W.
CITY STATE ZIP:	Decatur, Alabama 35603
PHONE:	256-318-0022 + 256-580-5620
PROPERTY OWNER:	SAME - Brenda Madden
OWNER ADDR:	3026 Concord Lane S.W.
CITY STATE ZIP:	Decatur, Alabama 35603
OWNER PHONE:	256-580-5620 or 256-318-0022

ADDRESS FOR APPEAL: 3026 Concord Lane S.W., Decatur, Ala. 35603

<input checked="" type="checkbox"/> HOME OCCUPATION		NATURE OF APPEAL:		<input type="checkbox"/> SIGN VARIANCE
<input type="checkbox"/> USE PERMITTED ON APPEAL	<input type="checkbox"/> SETBACK VARIANCE	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION		
<input type="checkbox"/> OTHER	<input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED	<input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED		

***** 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)		
Administrative office only. Baking cakes, pies, cookies, Cup cakes, rice krispie treats, candies.		
Applicant Name(print) Brenda Madden	If applicant is using a representative for the request both signatures are required.	Office Use
Signature Brenda Madden		Received By bd
Representative Name(print) Brenda Madden		Zone R-5
Signature Brenda Madden		Hearing Date Nov. 28, 2017
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 2 3026 CONCORD LN 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:

Brenda Madden

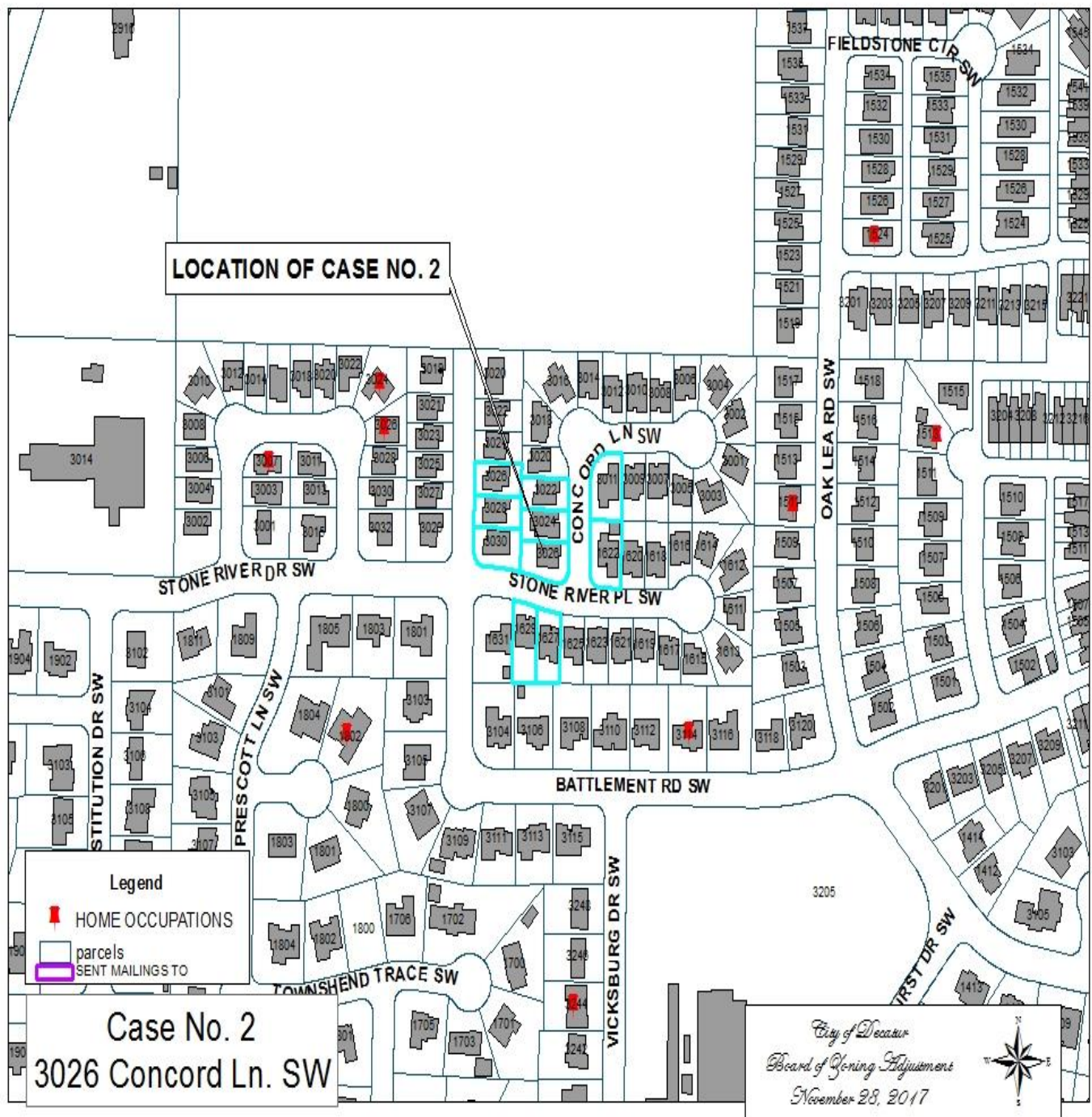
DATE: 11-1-2017

ADDRESS:

3026 Concord Lane SW - Dec. Ala. 35603

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

QUESTIONNAIRE



LOCATION MAP 3026 CONCORD LN SW



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Clint Phillips
MAILING ADDR: 2902 Willow View Trl SE
CITY STATE ZIP: Decatur AL 35603
PHONE: 256-542-8851

PROPERTY OWNER: Clint and Jannie Phillips
OWNER ADDR: 2902 Willow View Trl SE
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-542-8851

ADDRESS FOR APPEAL: 2902 Willow View Trl SE

☒ HOME OCCUPATION

NATURE OF APPEAL:

☐ 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.)

Concrete Business Administrative office only

Applicant Name(print) _____

Signature _____

Representative Name(print) _____

Signature _____

Date _____

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

Office Use

Received By bd

Zone R-1

Hearing Date November 28

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 2902 WILLOWVIEW TRL 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 ☒

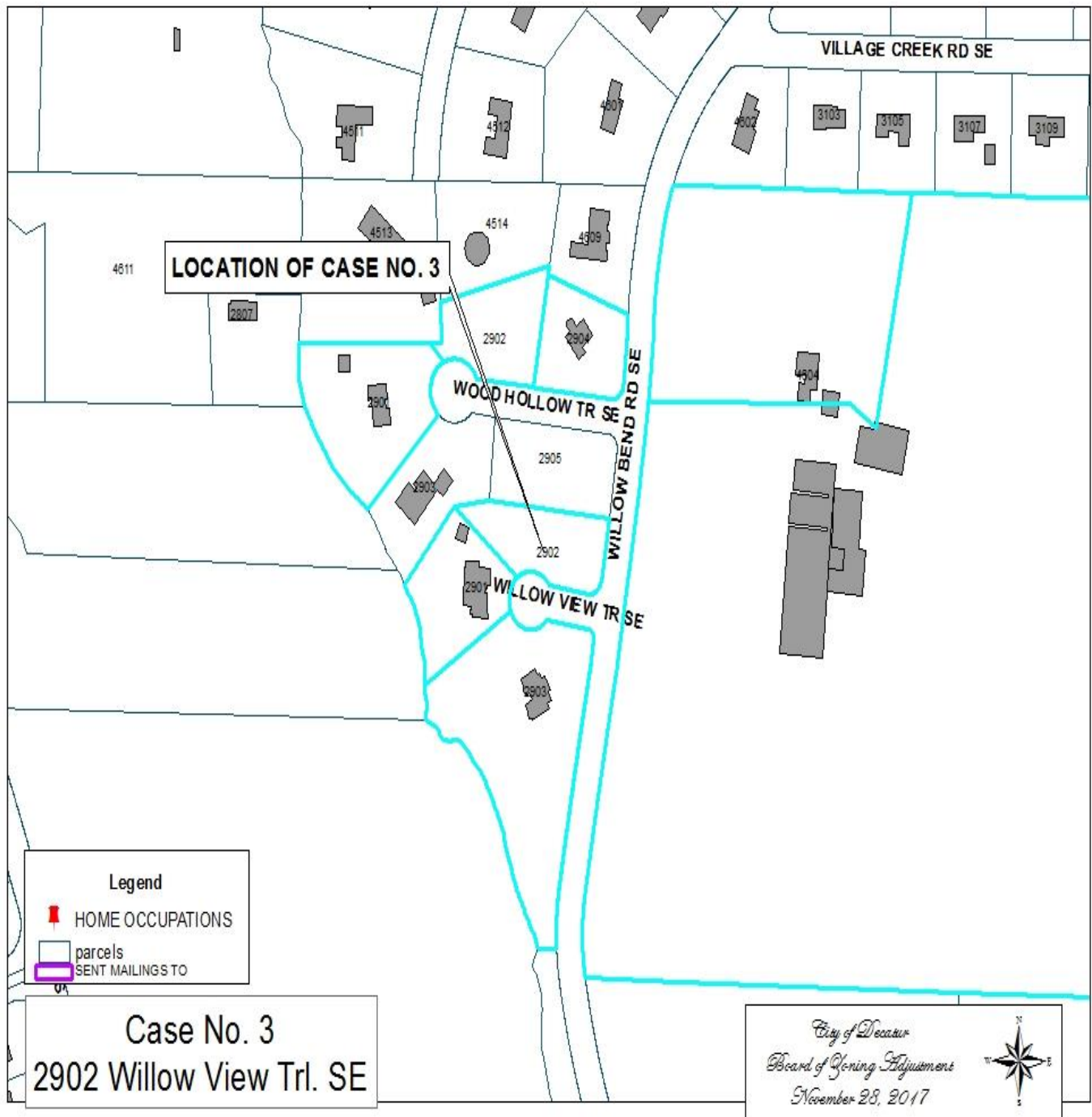
SIGNED



DATE: 11/3/2017

ADDRESS: 2902 Willow View Trl SE Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 2902 WILLOW VIEW TRL SE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jonathon Dry
MAILING ADDR: 1513 16th AVE SE
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-444-5834

PROPERTY OWNER: T.A. Hendrix
OWNER ADDR: 1515 16th AVE SE
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-353-6061

ADDRESS FOR APPEAL: 1513 16th AVE SE 1

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.)

Need to use home as office for paperwork for
construction company. Materials will be stored @
2114 Central pkwy storage unit.
Will be both Contractor and supplier of materials

Applicant Name(print) Jonathon Dry
Signature Jonathon Dry
Representative Name(print) _____
Signature _____
Date 11/6/17

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

Office Use
Received By Cindy
Zone R-2
Hearing Date 11/28/17
Approved/Disapproved 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 by the **10th of the month** to be heard the last Tuesday of the month.

CASE NO 4 1513 16TH AV SE

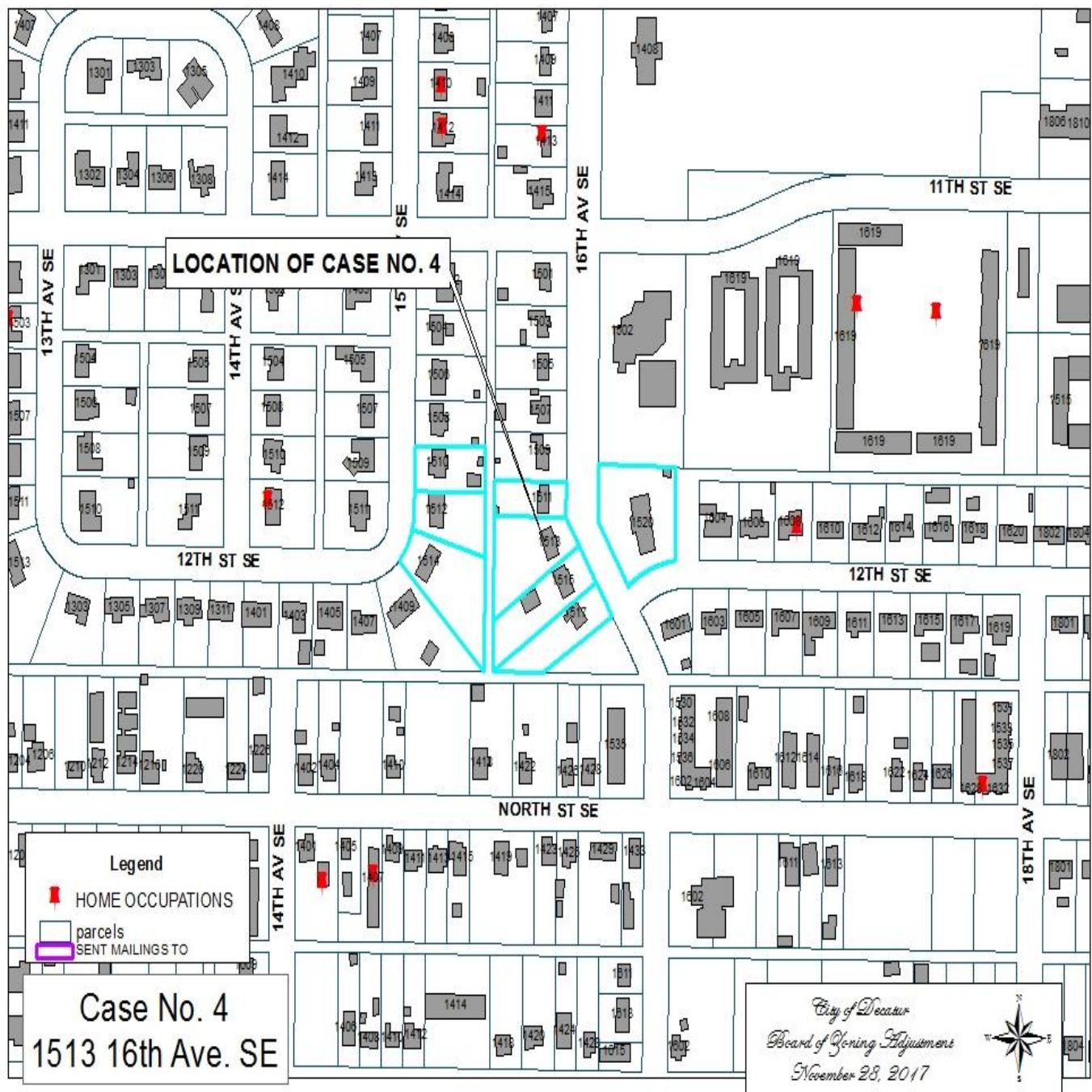
HOME OCCUPATION QUESTIONS

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: Jonathan Dwy DATE: 11/6/17

ADDRESS: 1513 16th AVE SE Decatur 35601



LOCATION MAP 1513 16TH AV SE



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Tyisha Edwards
MAILING ADDR: 1310 Castleman Ave SW
CITY STATE ZIP: Decatur, AL 35601
PHONE: 254-345-9868

PROPERTY OWNER: Zehara Wallace
OWNER ADDR: 1382 Wilhite Rd
CITY STATE ZIP: Paulkville, AL 35622
OWNER PHONE: 256-339-8348

SUBJECT ADDRESS FOR APPEAL: 1310 Castleman Ave SW Decatur, AL 35601

NATURE OF APPEAL:

<input checked="" type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> SETBACK VARIANCE	<input type="checkbox"/> SIGN VARIANCE
<input type="checkbox"/> USE PERMITTED ON APPEAL	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION	
<input type="checkbox"/> OTHER	<input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED	<input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED

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.)

Need home office for Bright Broker business
* Administrative office only

Applicant Name(print) <u>Tyisha Edwards</u> Signature <u>Tyisha Edwards</u> Representative Name(print) _____ Signature _____ Date <u>11/16/17</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>[Signature]</u> Zone <u>K-2</u> Hearing Date <u>11-28-17</u> Approved/Disapproved _____
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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 1310 CASTLEMAN AV SW

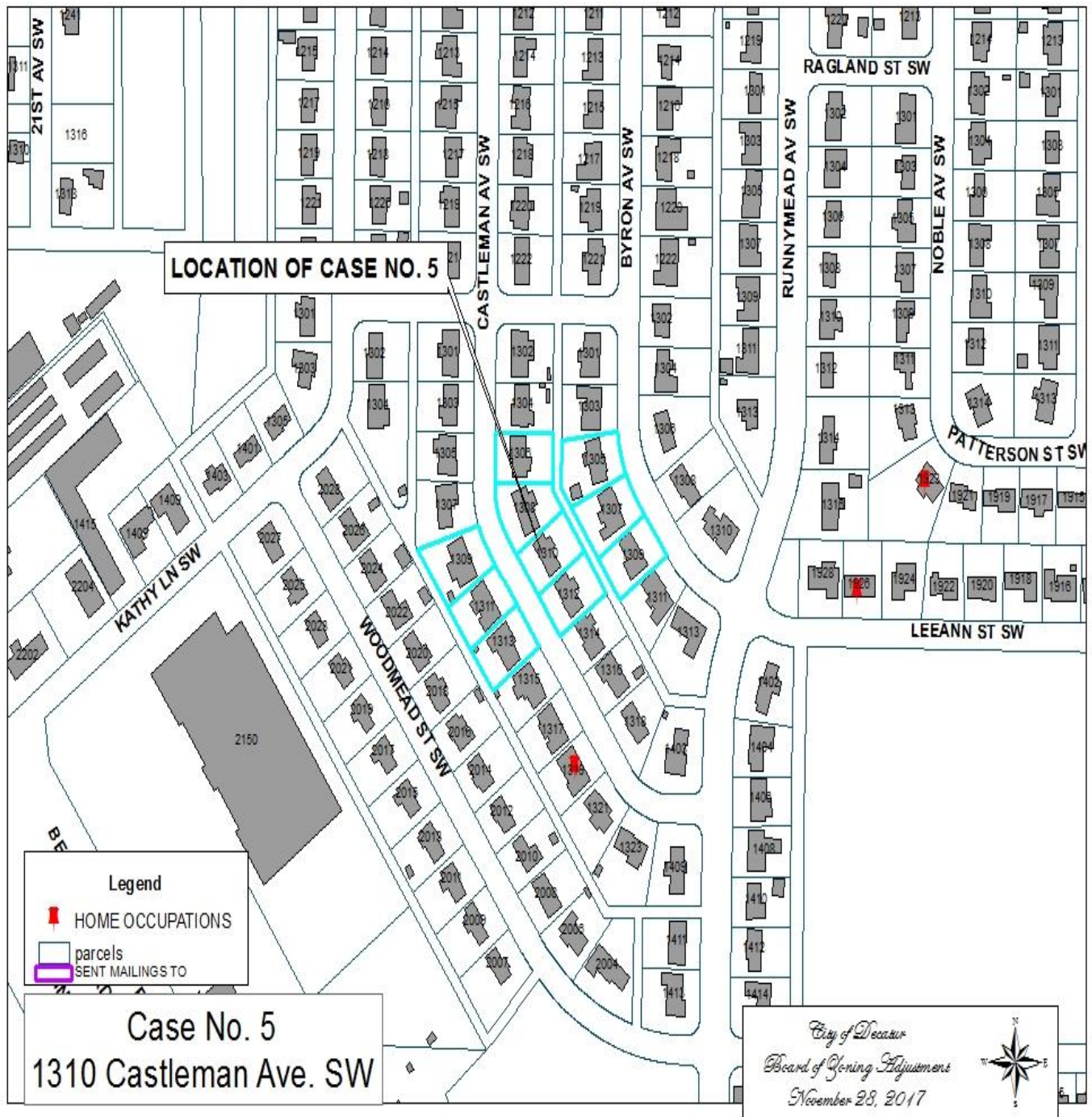
HOME OCCUPATION QUESTIONS

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: Ayisha D. Edwards DATE: 11/11/17
ADDRESS: 1310 Castleman Ave SW Dec., AL 35601

QUESTIONNAIRE



LOCATION MAP 1310 CASTLEMAN AV SW



A Grand City with a Charming Scale

Board of Zoning Adjustment

APPLICANT: Anthony Cox And Annette D. Cox
MAILING ADDR: 2503 Durham Ct SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: (256) 656-3584

PROPERTY OWNER: Anthony Cox And Annette D. Cox
OWNER ADDR: 2503 Durham Ct SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-656-3584

ADDRESS FOR APPEAL: 2503 Durham Ct SW

☒ HOME OCCUPATION

NATURE OF APPEAL:

☐ 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)

This is a wholesale car business. Cars will be sold
Via Auction or directly to a Retail Dealer

Applicant Name(print) _____

Signature _____

Representative Name(print) _____

Signature Anthony Cox

Date 11/7/17

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

Office Use

Received By bd

Zone R-2

Hearing Date November 28

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 6 2503 DURHAM CT 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 ☒
NO Advertising — we may have one vehicle at our home.
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: _____

DATE: _____

ADDRESS: _____

2503 Durham Ct SW Decatur, AL 35603



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Demetrius Montreal Stevenson II
MAILING ADDR: 1410 Grant St SE
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-945-5158

PROPERTY OWNER: Travis Stewart
OWNER ADDR: 16411 N. 21st St
CITY STATE ZIP: Phoenix, AZ, 85022
OWNER PHONE: 256-318-4853

ADDRESS FOR APPEAL: 1410 Grant St SE Decatur AL 35601

☒ HOME OCCUPATION

NATURE OF APPEAL:

☐ 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.)

Commercial Cleaning Company
Property used for administration only.
No traffic, clients or customers will visit the
the property.

Applicant Name (print) Demetrius M. Stevenson II

Signature Demetrius M. Stevenson II

Representative Name (print) _____

Signature _____

Date 11/9/2017

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

Office Use

Received By bd

Zone R-4

Hearing Date November 28

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 1410 GRANT ST SE

HOME OCCUPATION QUESTIONS

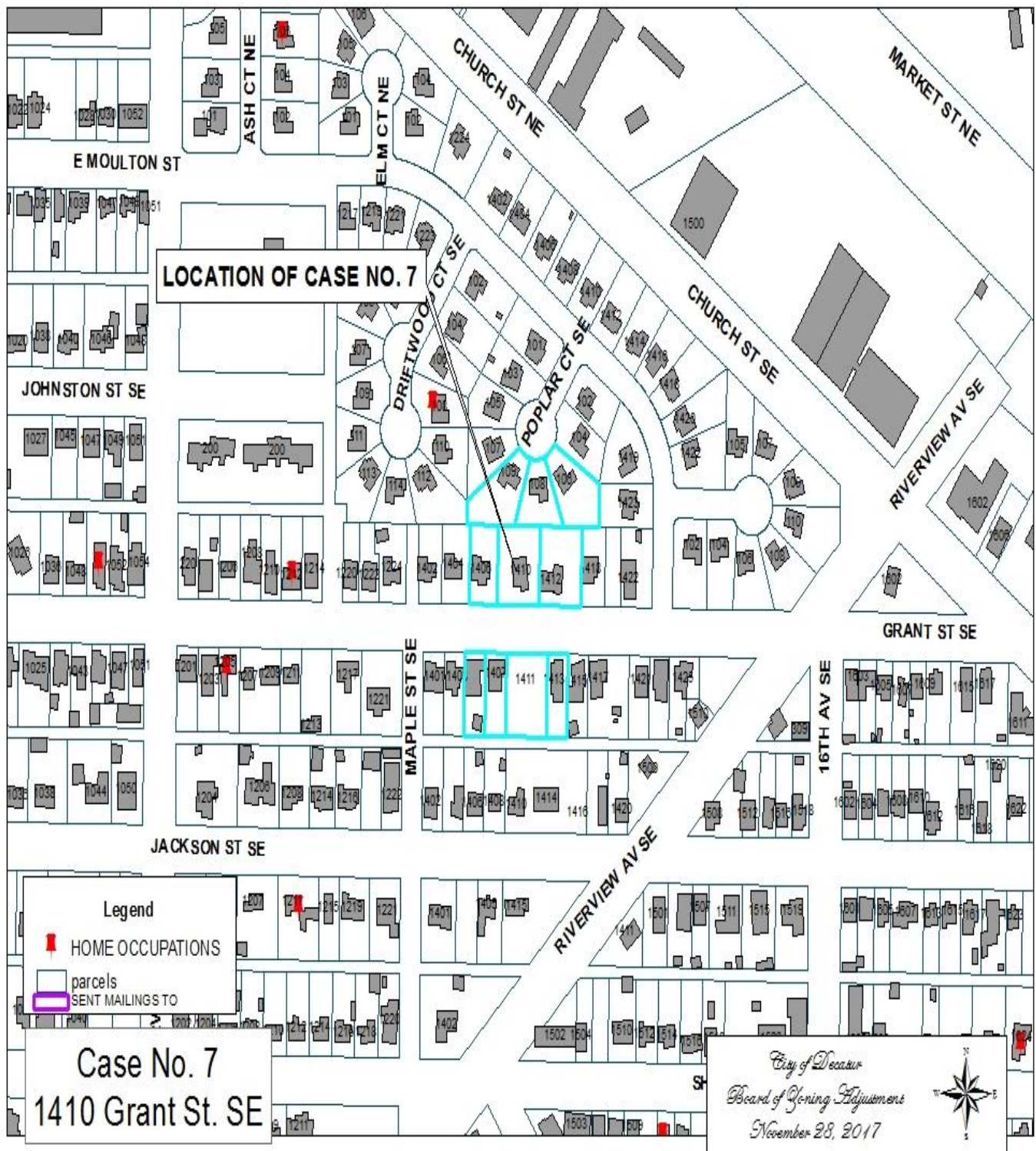
CHECK YES OR NO FOR EACH QUESTION

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: Demetris H. Stevens DATE: 11-08-2017

ADDRESS: 1410 Grant St SE

QUESTIONNAIRE



LOCATION MAP 1410 GRANT ST SE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: JACKIE Letson
MAILING ADDR: 539 CO. Rd. 245
CITY STATE ZIP: MOULTON ALABAMA 35650
PHONE: 256-476-0398

PROPERTY OWNER: Jose Contreas
OWNER ADDR: 114 6th Avenue N.E.
CITY STATE ZIP: Decatur ALABAMA 35601
OWNER PHONE: 256-590-1235

ADDRESS FOR APPEAL:
114 6th Avenue N.E. Decatur ALABAMA 35601

☐ 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.)

Occupancy of Temporary business
For 3 months for sale of vegetables

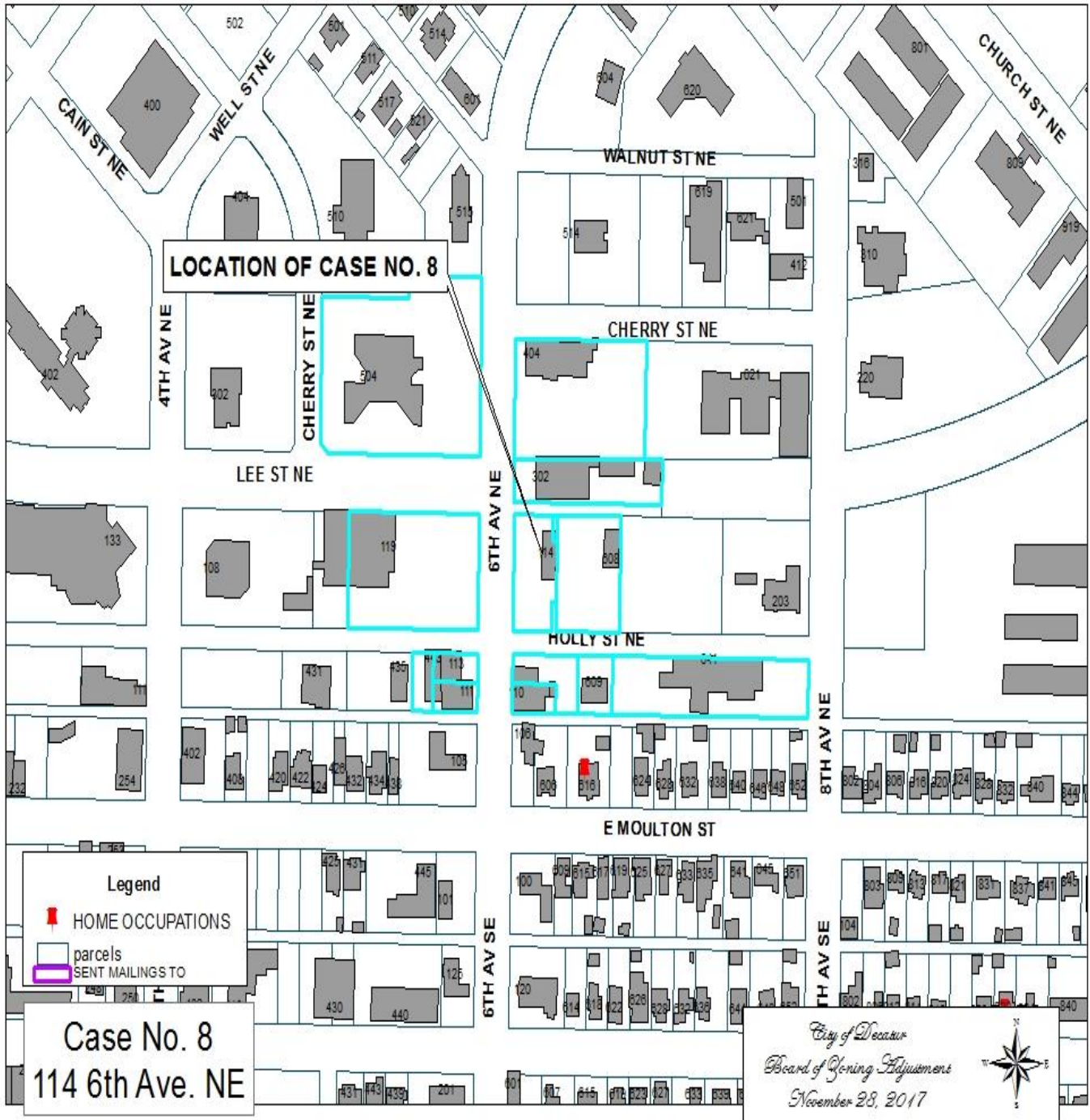
Applicant Name(print) Jackie Letson
Signature Jackie Letson
Representative Name(print) _____
Signature _____
Date 11-6-17

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

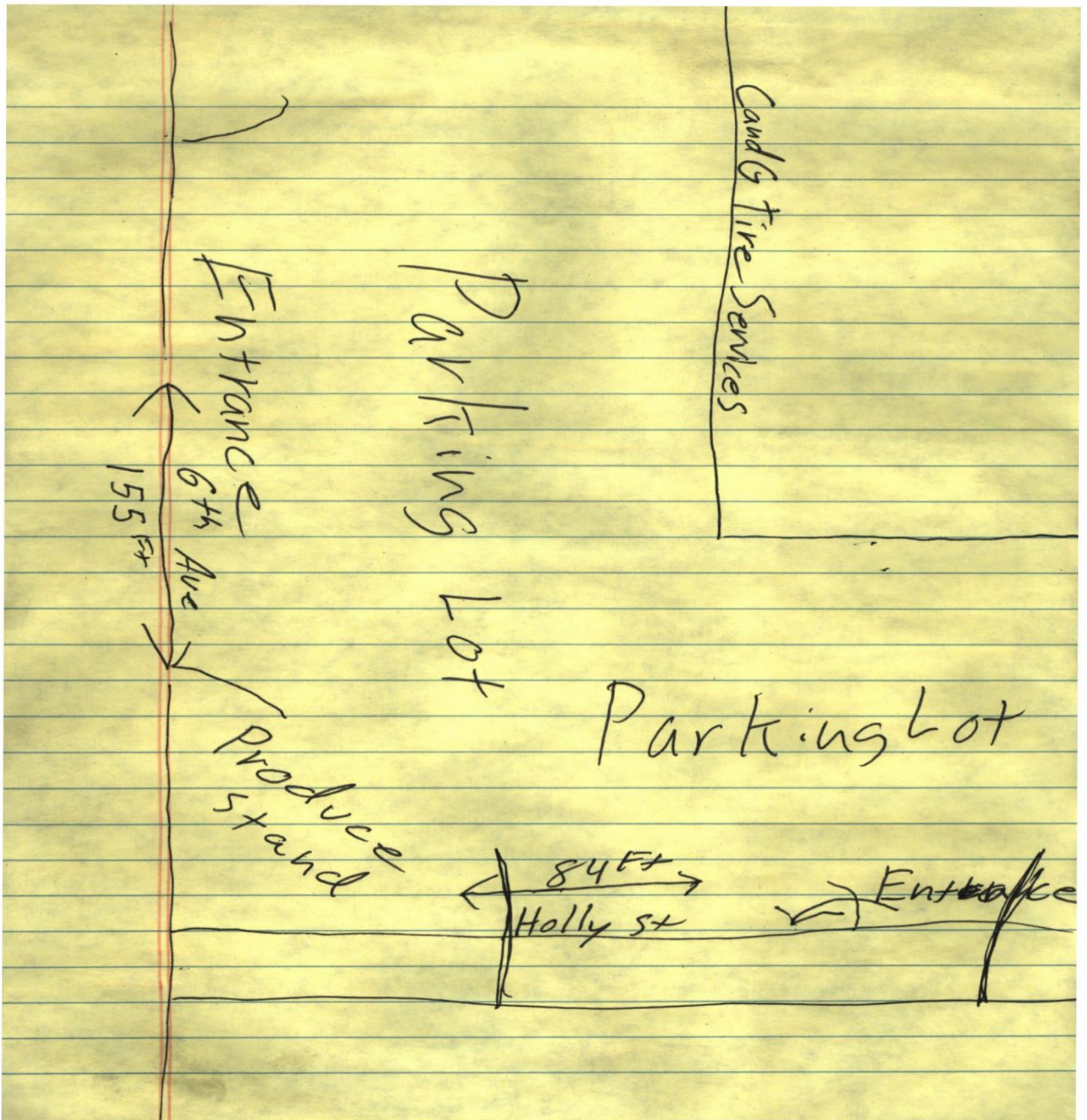
Office Use
Received By Cindy
Zone M-2
Hearing Date 11/28/17
Approved/Disapproved 4:10 PM

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 8 1146TH AV SE

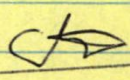


LOCATION MAP 114 6TH AV NE

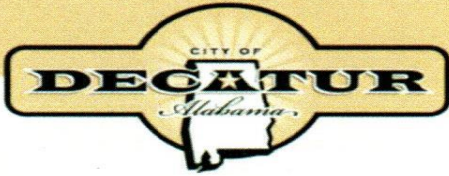


PARKING LOT LAYOUT

I Give Jackie Letson
permission to Use the parking
lot and to Use my
bathroom facilities.

Jusi 

PERMISSION LETTER FROM OWNER



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: SHU SIGNS
MAILING ADDR: PO BOX 275 DECATUR, AL 35602
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256.353.8801

PROPERTY OWNER: DUMAS PROPERTIES
OWNER ADDR: 432 MOULTON ST
CITY STATE ZIP: DECATUR, AL 35601
OWNER PHONE: _____

ADDRESS FOR APPEAL: 432 Moulton St

☐ HOME OCCUPATION

NATURE OF APPEAL:

☐ 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.)

~~SETBACK~~ ~~RELIEF~~ CODE REQUIRES 5' SETBACK. BUILDING IS APPROXIMATELY 18' FROM LINE. WERE ASKING FOR SETBACK RELIEF TO INSTALL SIGN ~~8'~~ BEHIND SIDEWALK. REQUESTING FOR A 14' VARIANCE

Applicant Name (print) GARY TOPP
Signature [Signature]
Representative Name (print) _____
Signature _____
Date _____

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

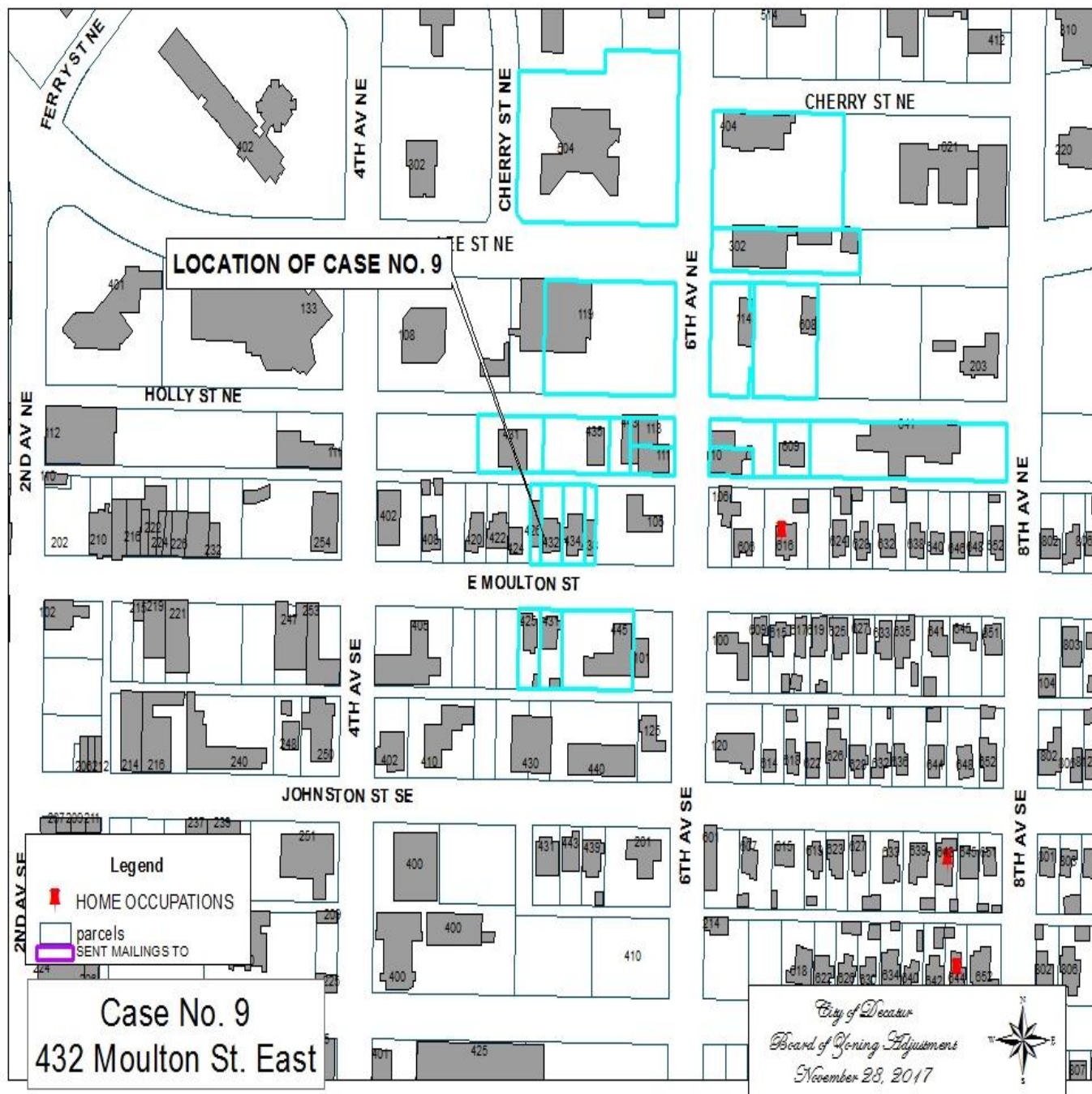
Office Use
Received By RLS
Zone B-2
Hearing Date November 28
Approved/Disapproved _____

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 9 432 MOULTON ST SE



PROPOSED SIGN LOCATION



LOCATION MAP 432 MOULTON ST SE