

BOARD OF ZONING ADJUSTMENT

AGENDA

JANUARY 30, 2018

TABLE OF CONTENTS

Minutes November 28, 2017..... 4

AGENDA JANUARY 30, 2018..... 12

CASE NO 1 1018 19TH AV SE..... 15

 QUESTIONNAIRE 16

 LOCATION MAP 1018 19TH AV SE 17

CASE NO 2 1006 CLARKVIEW ST SW..... 18

 QUESTIONNAIRE 19

 LOCATION MAP 1006 CLARKVIEW ST SW..... 20

CASE NO 3 2302 SHELBURNE AV SW 21

 QUESTIONNAIRE 22

 LOCATION MAP 2302 SHELBURNE AV SW 23

case no 4 2302 shelburne av sw..... 24

 QUESTIONNAIRE 25

 LOCATION MAP 2302 SHELBURNE AV SW 26

CASE NO 5 1214 FLETCHER AV SW..... 27

 QUESTIONNAIRE 28

 LOCATION MAP 1214 FLETCHER AV SW 29

CASE NO 6 1109 8TH AV SE..... 30

 QUESTIONNAIRE 31

 LOCATION MAP 1109 8TH AV SE 32

CASE NO 7 504 BANK ST NE 33

 QUESTIONNAIRE 34

 LETTER (1) 35

 LETTER (2) 36

 ARIEL VIEW 37

 LOCATION MAP 504 BANK ST NE 38

CASE NO 8 823 6TH AV SE..... 39

 PROPOSED SIGN LOCATION 40

 LOCATION MAP 823 6TH AV SE 41

CASE NO 9 2420 MODAUS RD SW..... 42

 SURVEY NO. 1 43

 SURVEY NO. 2..... 44

 SURVEY NO. 3..... 45

SURVEY NO. 4.....	46
BLUEPRINT.....	47
PERMIT TO INSTALL SEWER	48

MINUTES NOVEMBER 28, 2017

MEMBERS PRESENT: Chairman, Larry Wayne, Mr. Charles Taylor, Mr. Thomas Rossi, Collis Stevenson and Forrest Temple

SUPERNUMERARIES: None Present

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

Chairman Larry Wayne announced that there would not be a December meeting due to the holiday.

The Board considered the following applications and appeals.

CASE NO 1

Application and appeal of Jose Giraldo and Leonel Figueroa 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.

Mr. Jose Giraldo presented this case to the board with the help of a translator, Amalla Toras.

Ms. Toras stated that Mr. Giraldo and Mr. Leonel Figueroa would like an administrative office for a handyman business.

Board asked if both are going to be on the permit.

Ms. Toras replied yes both Mr. Giraldo and Mr. Figueroa would be.

Chairman, Larry Waye asked what is the relationship between the two?

Ms. Toras replied that they are friends.

Chairman, Larry Waye asks if this is a partnership.

Ms. Toras replied yes.

Chairman, Larry Waye asked if both reside at the same address.

Ms. Toras replied no.

Chairman, Larry Waye states that this presents a problem/challenge. A home occupation as defined by the Zoning Ordinance is limited to inhabitants of the principal structure. It appears that this legal partnership involves a person who does not reside at this address coming to the home to run the business.

Ms. Toras replied, they are both together to run business. Mr. Giraldo does paper work from his home.

Chairman, Larry Waye states that no employees can come to the home.

Ms. Toras states yes he understands.

Mr. Sims states the Building Department has no comment.

Mrs. Smith states administration of a small business is a home occupation if it meets the requirements of the home occupation ordinance and asked for comments from the Legal Department.

Mr. Alexander states given the description, the application needs to be amended and take Mr. Giraldo's name off and show Mr. Figueroa as the applicant. Mr. Figueroa could then have an office for administration of a handyman service as a home occupation at his home.

Mr. Giraldo is given an explanation by Ms. Toras, and he agrees. Mr. Figueroa comes forward and signs the application and takes Mr. Giraldo's name off of the application. All changes were made during this meeting.

Mr. Collis Stevenson moved to approve this case with the changes as stated. Mr. Thomas Rossi seconded the motion. On a roll-call vote the motion carried.

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.

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

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.

This case was moved to the end of the docket Mr. Phillips notified the Board he would be late to the meeting.

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.

Mr. Dry presented this case to the board. Mr. Dry stated he would like an administrative office for a construction supply company at his home in a detached garage.

The Board asks is there off-site storage for the supplies.

Mr. Dry stated yes.

The Board asks if the owner was aware of the business.

Mr. Dry stated yes the owner is his 93 year old cousin who lives next door.

Board states that no employees can come to home.

Mr. Sims stated that the Building Department has no comment

Mr. Alexander asks if the garage is attached.

Mr. Dry states no it is a detached garage.

Mr. Alexander states that there cannot be any business conducted in a detached building.

Chairman, Larry Waye asks if there is a room inside of the home he can use.

Mr. Dry states yes he can continue to use a bedroom.

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

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.

Ms. Edwards presented this case to the Board. Ms. Edwards states she would like to have an administrative office for a freight broker business in her home.

The Board stated that no employees can go to the home. Additionally, the Board inquired if the property owner was aware of the applicant's request.

Ms. Edwards stated, yes.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith stated the Planning Department had no comment.

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

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.

Mr. Cox presented this case to the Board. Mr. Cox stated he would like to have an administrative office for a wholesale car business. He stated he is in the processes of applying for his business license.

Chairman, Larry Waye asked if he had a business name, Mr. Cox stated not at this time. Mr. Waye asked about the questionnaire question 3 states there will be no advertising, then later on the application you said there could be some advertising can you explain?

Mr. Cox stated he may have a sign on a car.

The Board asks if anyone will be able to tell that a business is being run from the home?

Mr. Cox stated no that only one –two vehicles at a time at the residence. These vehicles will be taken to a dealership to be sold.

Chairman, Larry Wayne states, you understand you can't sell cars from home. Cars can only be sold in a company's name not your name.

Mr. Cox states that he understands.

Chairman, Larry Wayne advises applicant that if any complaints come in from the neighborhood that the permit can be revoked.

Mr. Cox states that he understands.

Mr. Sims states the Building Department has no comment.

Mrs. Smith asks Mr. Cox why would a car be at the home?

Mr. Cox states only one or two at a time would be stored at his home prior to them being sold from a car dealership more than that would be too much to maintain.

Mrs. Smith asks the Board if this is allowed.

The Board stated yes, you can store merchandise at your home. If there are any complaints in the future that could result in the permit being revoked.

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

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 a commercial cleaning business at 1410 Grant St SE, property located in a R-4 Residential Multi-Family Zoning District.

Mr. Stevenson presented this case to the Board. Mr. Stevenson stated he would like to have an administrative office for a commercial cleaning business. His family has been in this business for 15 years. He and his mother will be the only employees.

Chairman, Larry Wayne asks if he lives with his mother.

Mr. Stevenson replied yes.

Chairman, Larry Wayne asked if there will be any other employee.

Mr. Stevenson replied no.

The Board stated that only one room can be used as an office.

Mr. Stevenson replied yes he understood.

The Board inquired if the property owner was aware of the business.

Mr. Stevenson replied yes.

The Board ask if there were any questions.

Mr. Sims stated that the Building Department had no comment.

Mrs. Smith with the Planning Department inquired about the type of cleaning equipment to be used.

Mr. Stevenson referred to the usual cleaning equipment found in any home.

Mrs. Smith inquired if he would be living with his mother he stated yes that he lived with his mother.

Mr. Forrest Temple moved to approve this case as submitted. Mr. Thomas Rossi seconded the motion. On a roll-call vote, the motion carried.

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.

Mr. Letson presented this case to the Board. Mr. Letson is requesting a temporary permit to sell seasonal produce.

Chairman, Larry Waye states for the record we have a parking lot lay out and also a letter from the owner allowing the use of the parking lot and restrooms. This will start November 29 and end February 27, 2018, are there any comments from the public?

Public: Ms. Patel 2918 Ashville Rd SW, Decatur, Al. 35603. I am the property owner and I was not notified but, I have no problem with him using the parking lot to sell produce. Ms. Patel's brother in law is the tenant at this location and was the one who wrote the letter giving permission to use the property.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith asked if there was a need for Ms Patel to sign the agreement

Mr. Alexander responded that yes we needed her signature allowing the sale of produce on her property.

Chairman, Larry Way asked Ms. Patel if she would sign giving permission to Mr. Letson to sell his produce.

Ms. Patel replied that she had no problem.

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

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.

Carlton McMasters presented this case to the board. Mr. McMasters stated he was asking for a 14 foot setback variance request. He believes there have been several setback variances in this area.

Chairman, Larry Way asks if this will keep sign off of the sidewalk.

Mr. Mc Masters replies yes.

Are there any comments from the public?

Dwight Jett 1714 Diane St SW, Decatur, Al. 35601. He stated he owns the property across the street. How far from the sidewalk will this be? He asks that this be consistent with all the other signs in the area.

Chairman, Larry Way asks if there are any more comments.

Mr. McMasters says sign can be moved back a little further. He can explain to his client that the sign has to be set back to line up with all the other signs, if the sign will fit. It is an 8 foot sign.

Mrs. Smith asks if the other signs are perpendicular or parallel to the street.

Mr. Mc Masters stated they are perpendicular.

Chairman, Larry Way suggested changing the variance to a 6 foot variance to be consistent.

Mr. Forrest Temple moved to approve the six foot variance, and amend the request to a six foot variance instead of the 14 foot variance. Mr. Thomas Rossi seconded the motion. On a roll-call vote, the motion carried.

CASE NO 2

Case 2 was called again. This case was dismissed because no one came forward to present the case.

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.

The case was called again.

Mr. Phillips presented this case to the Board. He would like to have an administrative office for a concrete business in his home..

Chairman, Larry Waye asked if only one room of his home would be used?

Mr. Phillips replied yes.

Chairman, Larry Waye asked if he had any employees.

Mr. Phillips replied yes he has two employees.

He was advised that the employees cannot come to the house and Mr Waye also stated that advertising was only allowed only on his vehicles and cannot have his home address listed on the vehicles.

Mr. Sims stated that the Building Department had no comments.

Mrs. Smith asked about the storage of his equipment and recommended approval.

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

The meeting adjourned at 4:53

Chairman, Larry Waye

AGENDA JANUARY 30, 2018

CASE NO 1

Application and appeal of Jamie Moore 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 janitorial business located at 1018 19th Av. SE, property located in a R-4 Residential Multi-Family Zoning District.

CASE NO 2

Application and appeal of Ivan M. Verdugo 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 service business located at 1006 Clarkview St. SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 3

Application and appeal of Virginia Janelle Brown for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a real estate photography business located at 2302 Shelburne Av. SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 4

Application and appeal of Virginia Janelle Brown for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a book/gift store located at 2302 Shelburne Av. SW, property located in a R-2 Residential Single Family Zoning District.

CASE NO 5

Application and appeal of Juan C. Salazar 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 income tax preparation service, located at 1214 Fletcher Av SW, property located in a R-2 Single Family Zoning District.

CASE NO 6

Application and appeal of Emilie J. Smith 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 handyman business located at 1109 8th Av SE, property located in a R-3 Single Family Zoning District.

CASE 7

Application and appeal of Natasha McCrary dba 1818 Farms LLC, for a determination as a use permitted on appeal as allowed in Section 25-113 in order to have a temporary business to sell cut flowers and plants at 504 Bank St. NE, property located in a B-5 Central Business District.

CASE 8

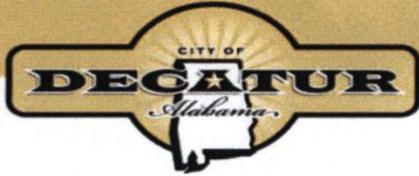
Application and appeal of J & M Signs for relief from Section 25-80 of the Zoning Ordinance in order to add a 32 foot Electronic Message Center to an existing non-conforming detached sign at 823 6th Av SE, property located in a B-1 Local Shopping Zoning District.

CASE 9

Application and appeal of Jeffery S. Curtis for the following two width variances at 2420 Modaus Rd. SW, property located in an AG-1 Agricultural District.

1. 39 foot lot width variance from Section 23-10.8(f) of the Zoning Ordinance.
2. 3 foot side yard variance on the east side from Section 25-10.8(e). And 9 feet on the west side from Section 25-10.8(e) of the Zoning Ordinance.

BLANK PAGE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jamie Moore
MAILING ADDR: 1018 19th Ave SE
CITY STATE ZIP: Decatur Alabama 35601
PHONE: 256-715-4243

PROPERTY OWNER: East Acres Housing Authority
OWNER ADDR: 100 Wilson St NE
CITY STATE ZIP: Decatur Alabama 35601
OWNER PHONE: 256 340-5783

ADDRESS FOR APPEAL: 1018 19th Ave SE Decatur Alabama 35601

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

***** 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.)
I would like to use my home as a business base. All paperwork will be stored at my home. (admin office)
The janitorial equipment will be stored at the sites I work at.

Applicant Name(print) Jamie Moore
Signature Jamie Moore
Representative Name(print)
Signature
Date 1-2-2018

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

Office Use
Received By Cindy
Zone
Hearing Date 1/30/18 4:00 PM
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 1018 19TH AV SE

HOME OCCUPATION QUESTIONS

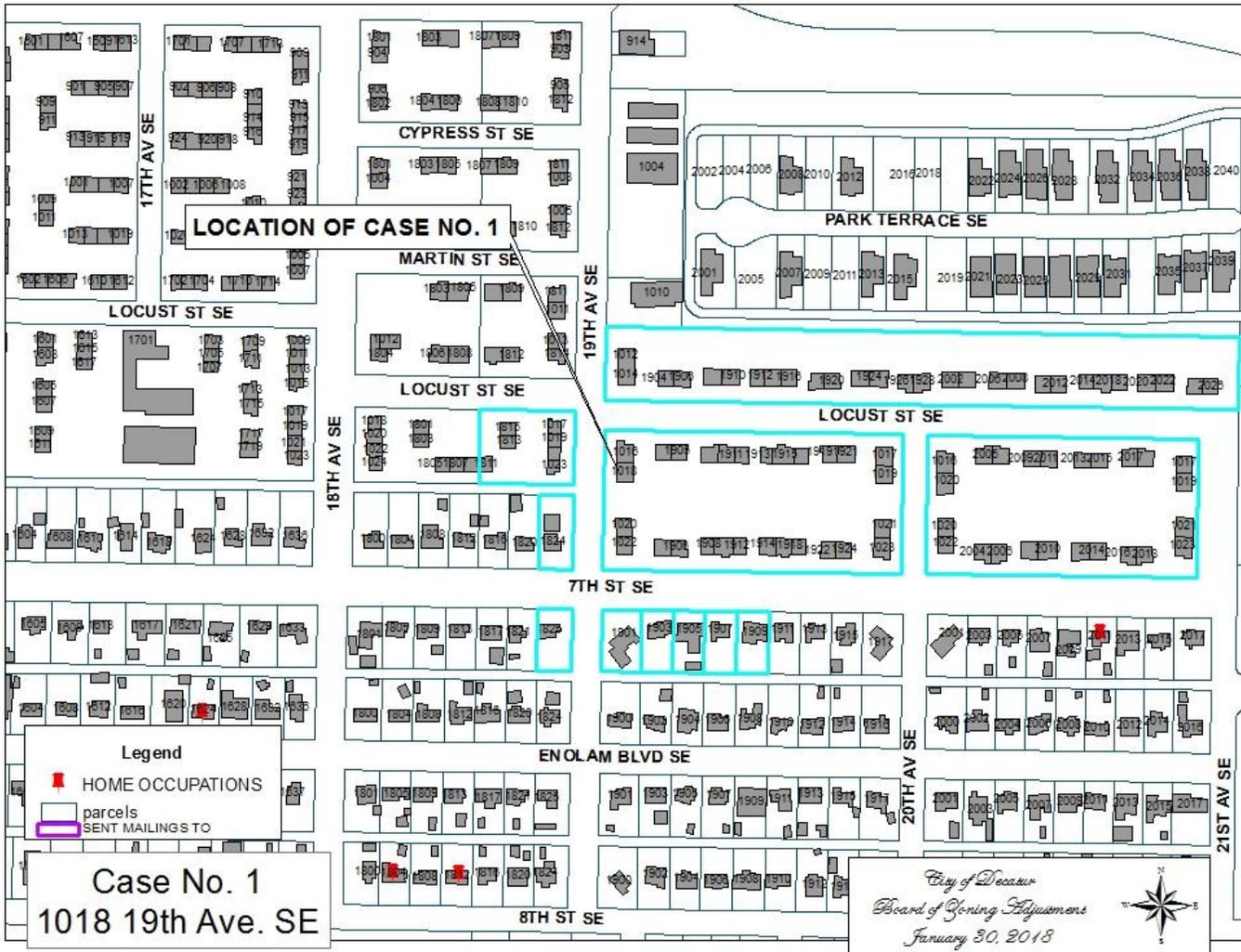
CHECK YES OR NO FOR EACH QUESTION

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: Game Moore DATE: 1-2-2018

ADDRESS: 1018 19th Ave SE
Decatur Alabama 35601

QUESTIONNAIRE



LOCATION MAP 1018 19TH AV SE

Jan. 10, 2018

2



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: IVAN M. VERDUGO
 MAILING ADDR: 1006 Clarkview ST SW
 CITY STATE ZIP: Decatur, Ala 35603
 PHONE: 256-345-6617

PROPERTY OWNER: IVAN M. VERDUGO
 OWNER ADDR: 1006 Clarkview ST SW
 CITY STATE ZIP: Decatur, Ala 35603
 OWNER PHONE: 256-345-6617

ADDRESS FOR APPEAL: 1006 clayview 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.)

Lawr Service Admin office only
Equipment will be located in Priceville 85 Partridge Rd

Applicant Name (print) IVAN M. Verdugo
 Signature [Signature]
 Representative Name (print) _____
 Signature _____
 Date _____

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

Office Use
 Received By [Signature]
 Zone _____
 Hearing Date Jan. 30, 2018
 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.

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: _____

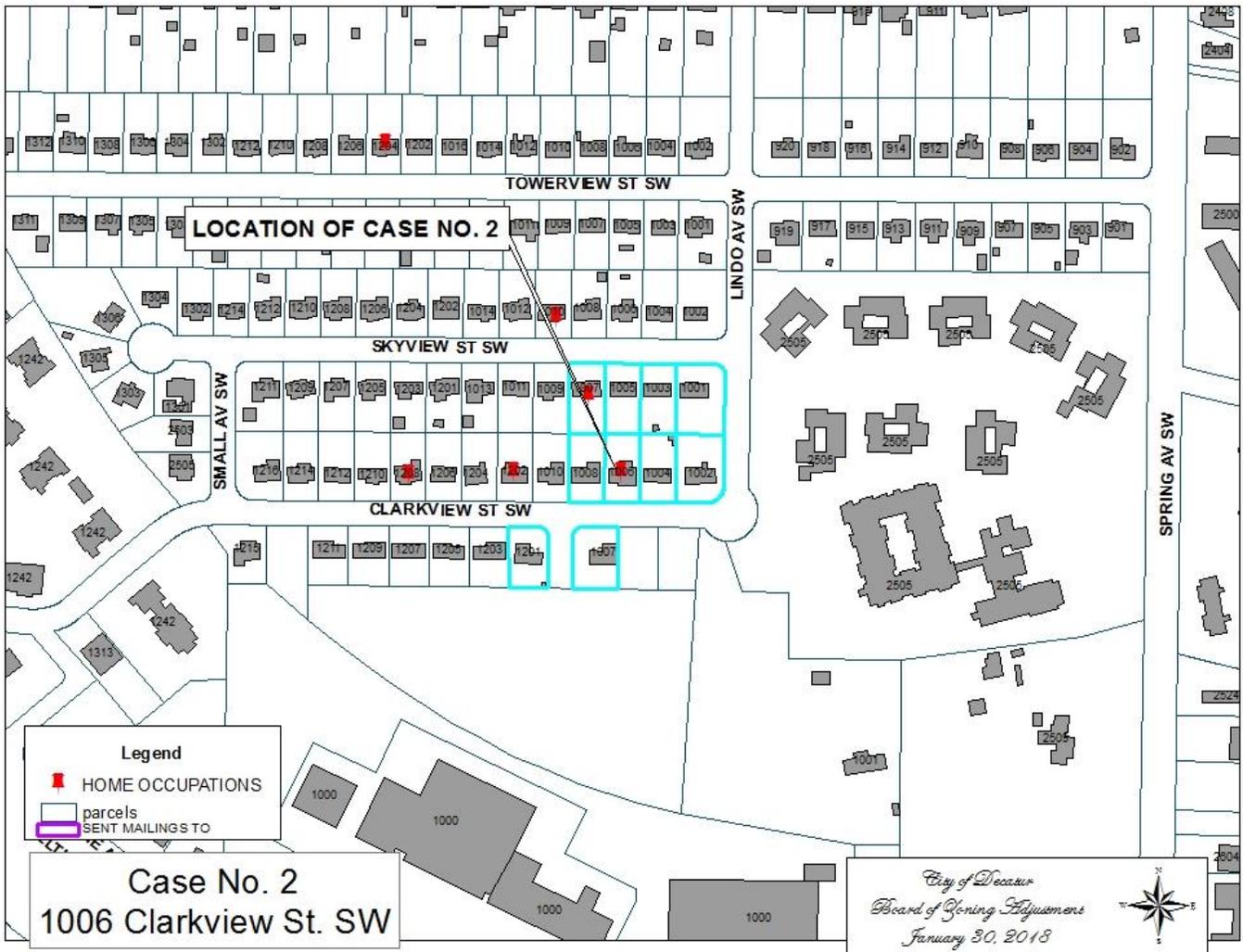


DATE: _____

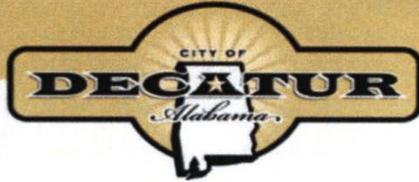
12/19/07

ADDRESS: 1006 Clarkview ST SW

QUESTIONNAIRE



LOCATION MAP 1006 CLARKVIEW ST SW



A Grand City on a CHARMING SCALE

3

Board of Zoning Adjustment

APPLICANT: Virginia Janelle Brown
MAILING ADDR: 2302 Shelburne Ave SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-476-3318

PROPERTY OWNER: Virginia Janelle Brown
OWNER ADDR: 2302 Shelburne Ave SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-654-1886

ADDRESS FOR APPEAL:

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

***** 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 duties for a real estate photography business.
I will go into various homes to stage & photograph the home. The pictures will be used when the homeowner sells their property.

Applicant Name (print) Virginia Janelle Brown
Signature [Signature]
Representative Name (print)
Signature
Date 1-4-18
If applicant is using a representative for the request both signatures are required.

Office Use
Received By [Signature]
Zone
Hearing Date 1-30-18
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 2302 SHELBURNE AV SW

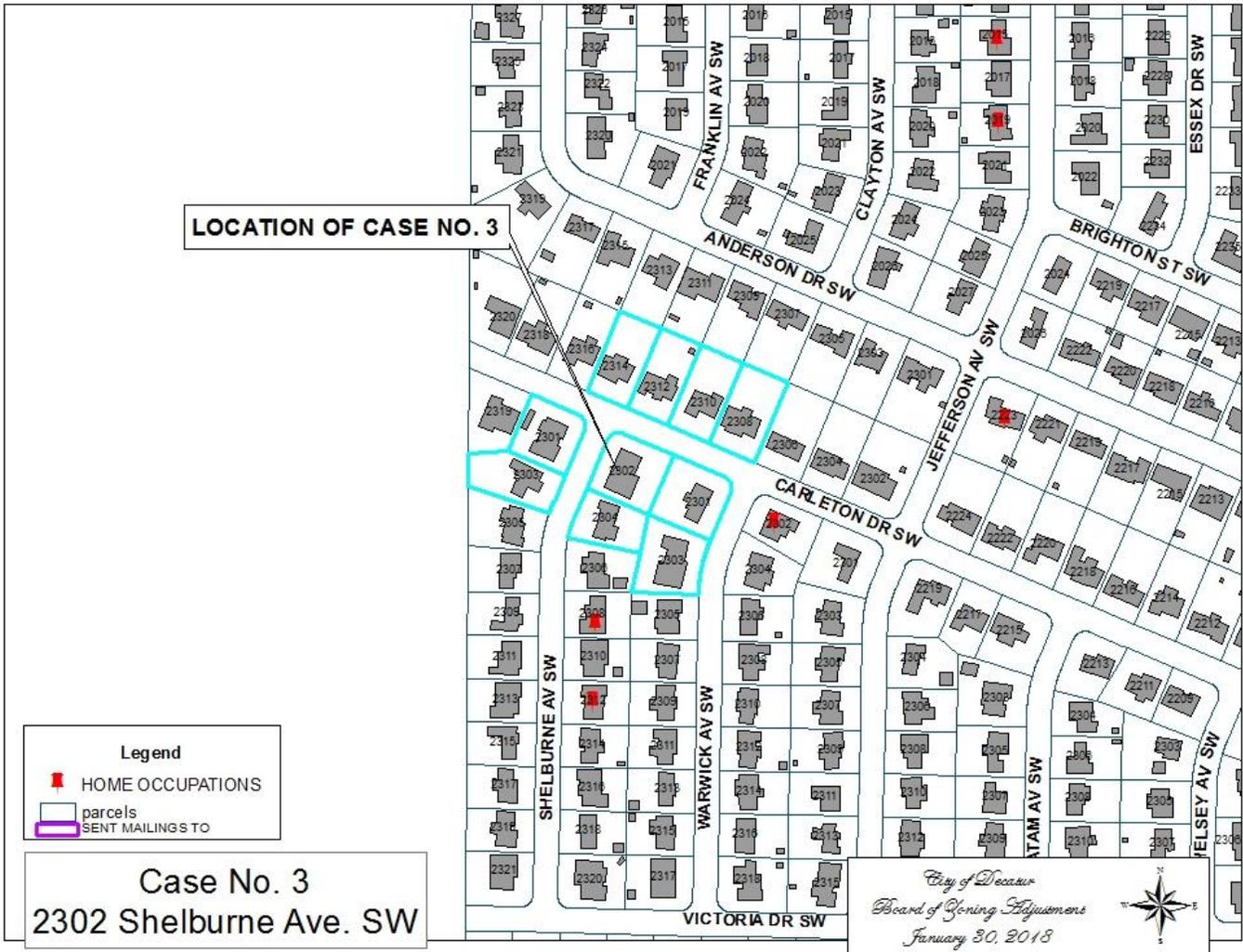
HOME OCCUPATION QUESTIONS

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: Virginia Guelle Brown DATE: 1-4-18
 ADDRESS: 2502 Shelburne Ave SW Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 2302 SHELBURNE AV SW



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Virginia Janelle Brown
MAILING ADDR: 2302 Shelburne Ave SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-476-3318

PROPERTY OWNER: Virginia Janelle Brown + Jammie Brown
OWNER ADDR: 2302 Shelburne Ave SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-654-1886

ADDRESS FOR APPEAL:

- 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

*****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 duties for a bookstore.
I will go to various events to sell books + gifts.

Applicant Name (print) Virginia Janelle Brown
Signature V. Janelle Brown
Representative Name (print)
Signature
Date 1-4-18

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

Office Use
Received By MW
Zone
Hearing Date 1-30-18
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.

HOME OCCUPATION QUESTIONS

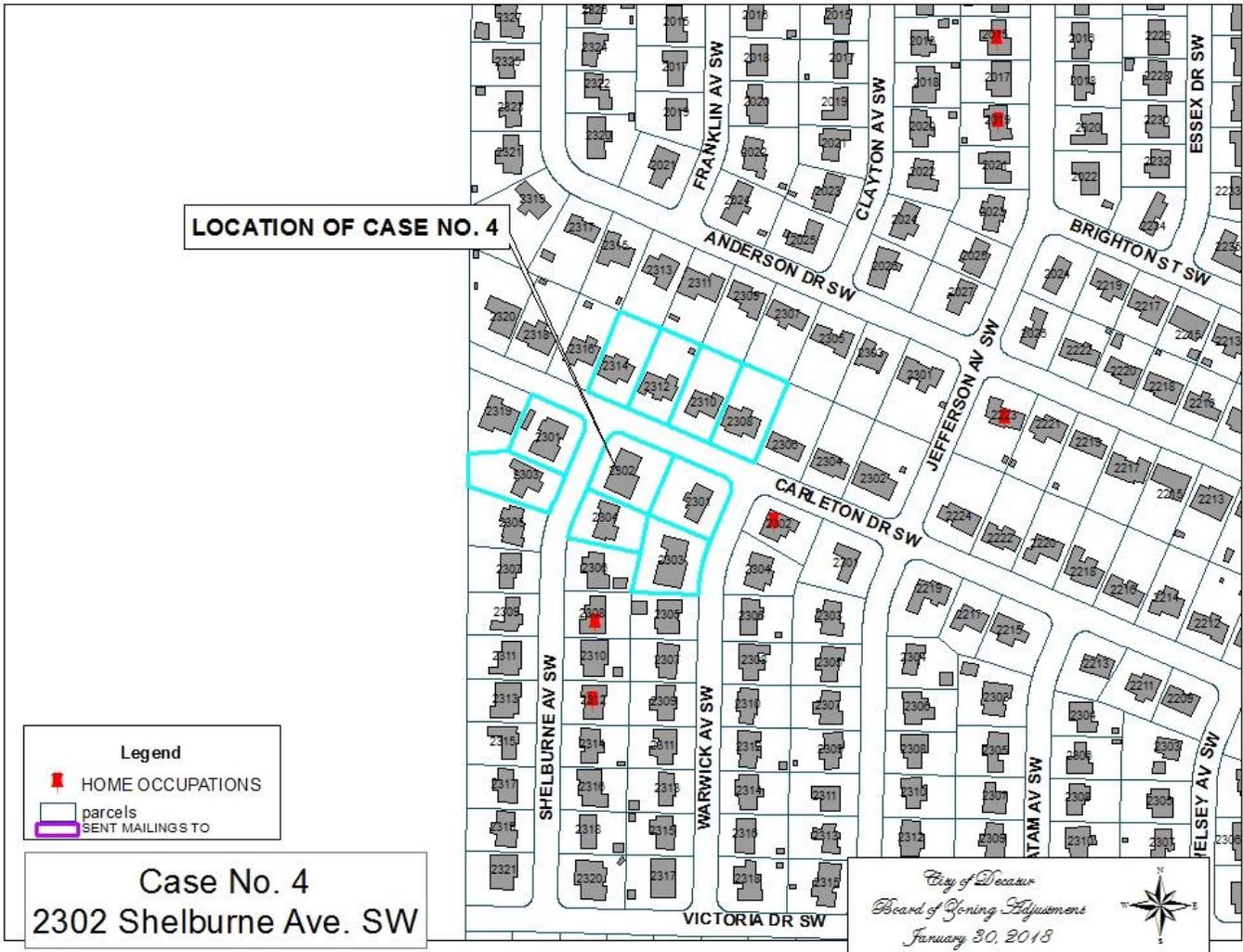
CHECK YES OR NO FOR EACH QUESTION

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: Virginia Janelle Bran DATE: 1-4-18

ADDRESS: 2302 Shelburne Ave SW Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 2302 SHELburne AV SW

6

Jan. 30, 2018 4:00pm



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Juan C. Salazar
 MAILING ADDR: 1214 Fletcher Ave SW
 CITY STATE ZIP: Decatur, AL. 35601
 PHONE: (256) 642-1486

PROPERTY OWNER: Juan C. Salazar
 OWNER ADDR: 1214 Fletcher Ave SW
 CITY STATE ZIP: Decatur, AL. 35601
 OWNER PHONE: (256) 642-1486

ADDRESS FOR APPEAL: 1214 Fletcher Ave SW Decatur, AL. 35601

NATURE OF APPEAL:

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

***** 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.)

For Administrative paperwork only
Income Tax Services.

Applicant Name (print) <u>Juan C. Salazar</u> Signature <u>Juan Salazar</u> Representative Name (print) <u>Juan C. Salazar</u> Signature <u>Juan Salazar</u> Date <u>1/10/18</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>Ancy</u> Zone _____ Hearing Date <u>1-30-18</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 5 1214 FLETCHER 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: _____

Juan Salazar

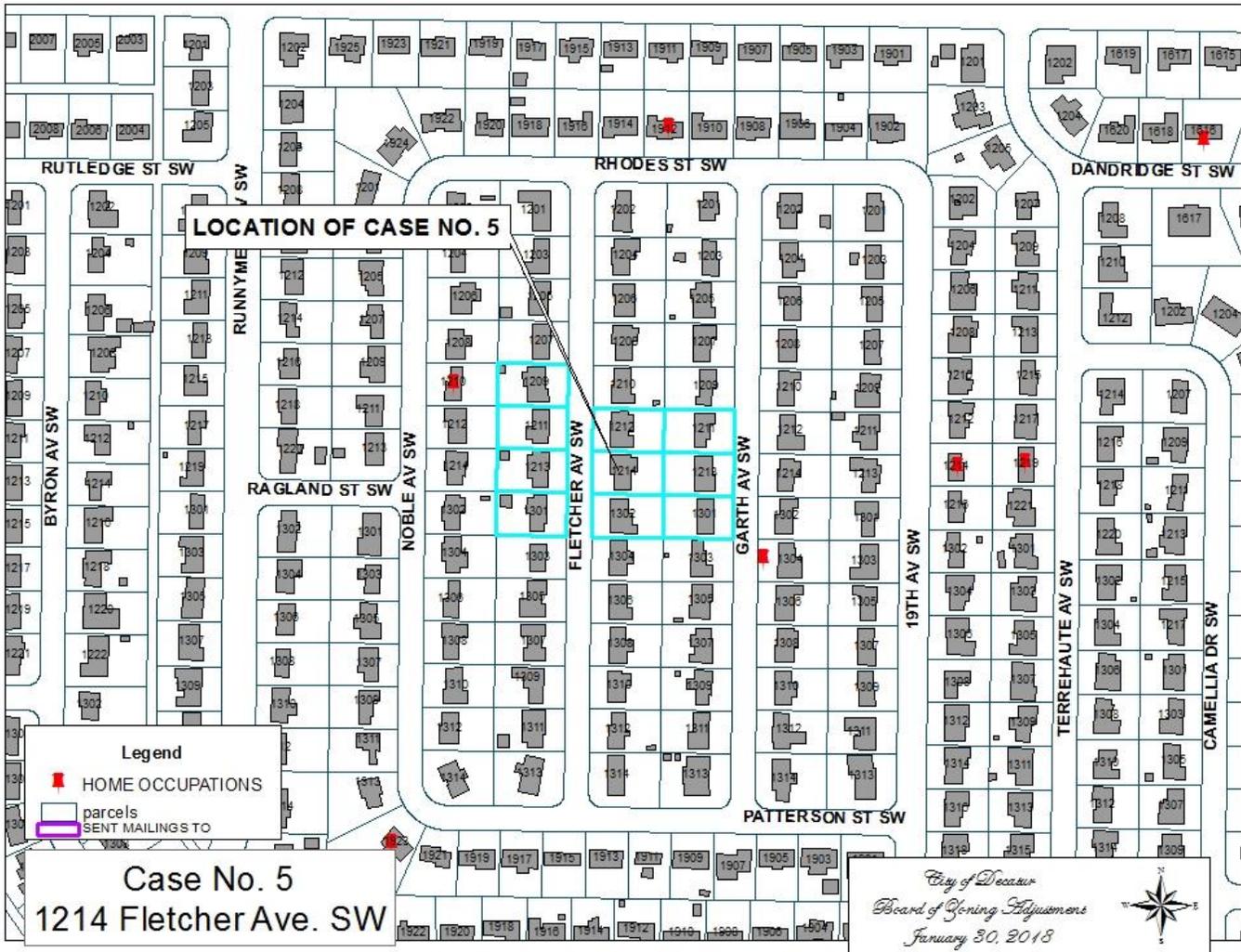
DATE: _____

1/10/2018

ADDRESS: _____

1214 Fletcher Ave SW Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 1214 FLETCHER AV SW

Jan. 30, 2018 4:00pm.



Board of Zoning Adjustment

APPLICANT: Emilie J. Smith
 MAILING ADDR: 1109 8th Ave. SE
 CITY STATE ZIP: Decatur GA 35601
 PHONE: 256-288-6178

PROPERTY OWNER: Hm Nowling
 OWNER ADDR: 118 moulton St. East
 CITY STATE ZIP: Decatur GA 35601
 OWNER PHONE: 256-353-8601

ADDRESS FOR APPEAL:

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.)

* admidistrative business only - handy man business.

Applicant Name(print) Emilie J. Smith
 Signature Emilie J. Smith
 Represenative Name(print) _____
 Signature _____
 Date 1/10/18

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

Office Use
 Received By MSW
 Zone _____
 Hearing Date 1-30-18
 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 1109 8TH AV SE

HOME OCCUPATION QUESTIONS

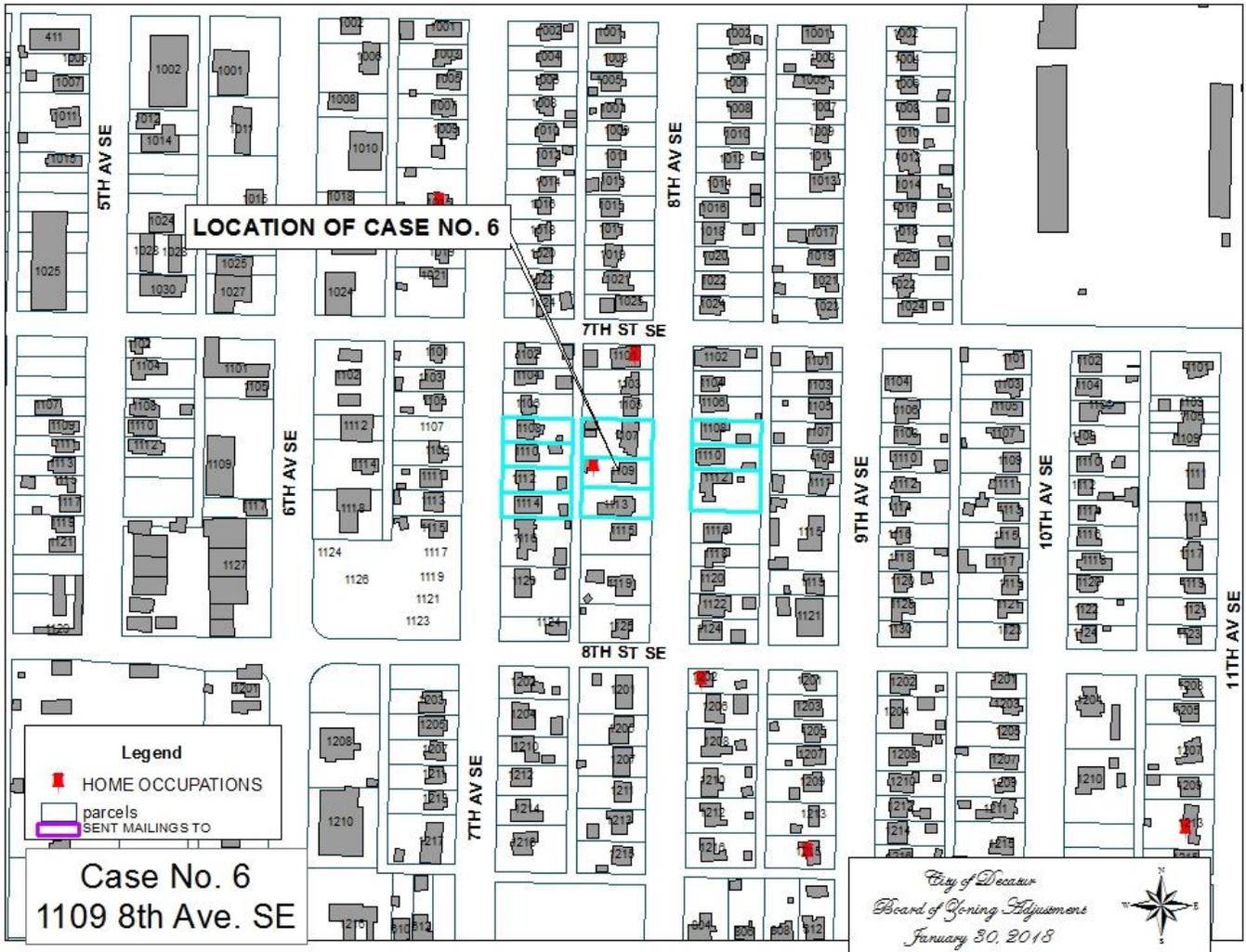
CHECK YES OR NO FOR EACH QUESTION

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: Emilie J Smith DATE: 1-10-18

ADDRESS: 1109 8th Ave. SE
Of carter rd 35601

QUESTIONNAIRE



LOCATION MAP 1109 8TH AV SE



A Grand City with a Charming Scale

Board of Zoning Adjustment

APPLICANT: 1818 Farms LLC - Natasha McCrary
 MAILING ADDR: PO Box 18
 CITY STATE ZIP: Moorestville, Alabama 35649
 PHONE: 256-489-0777

PROPERTY OWNER: David Eddy
 OWNER ADDR: 502 Bank St. NE
 CITY STATE ZIP: Decatur, Alabama 35601
 OWNER PHONE: 256-566-4809

ADDRESS FOR APPEAL: 502 Bank St NE Decatur, AL 35601 504 Bank St NE 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

***** 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)

1818 Farms is requesting a temporary occupancy license to sell cut flowers & plants from their vintage flower truck in the privately owned parking lot of 502 & 504 Bank St NE. The owner has given 1818 Farms permission to setup on the property. The truck will be on the premises no more than one day a week with limited operating hours.

Applicant Name(print) <u>Natasha McCrary</u> Signature <u>Natasha McCrary</u> Representative Name(print) <u>Lisa Miller</u> Signature <u>Lisa Miller</u> Date <u>12-5-2017</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>Nancy</u> Zone _____ Hearing Date <u>Jan 30th 2018</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

2



CITY OF DECATUR
TEMPORARY BUSINESS OCCUPANCY
CHECKLIST

Read the following list carefully. Mark the box that applies. Some boxes are marked with a mandatory yes; please read carefully. All required information must be obtained prior to the issuance of a Business License.

Yes No

1. Will there be any signs? If yes, signs require a separate permit.
2. Will there be any portable storage/office buildings? If yes, manufacture's installation instructions and the current adopted building codes shall apply.
3. Will there be any tents? If yes, tent certification on flame resistance will be required.
4. Will electrical hookups be required? If yes, compliance with the currently adopted electric code shall be required. A separate permit and inspection will be required.
5. Approved temporary toilet facilities shall be required for the entire length of the temporary occupancy.
6. A site plan will be required done by a registered land surveyor showing the REQUIRED PARKING for your occupancy and the occupancy of the shared tenant space, if applicable.
7. A non-refundable application fee of TWO-HUNDRED-FIFTY DOLLARS (\$250), is required before processing this application.
8. A copy of the City of Decatur Business Privilege License shall be submitted to the Building Department after all required approvals.

NAME: 1818 Farms LLC

ADDRESS: PO Box 18 Mooresville, AL 35649

PHONE: 256-489-0777 DATE: 1-5-2018

SIGNATURE: unetaha C mccrory

QUESTIONNAIRE

Ginger Cobl
The Cupboard
504 Bank Street NE
Decatur, AL 35601
January 3, 2018

To Whom It May Concern:

Let it be known that during normal hours of operation, patrons of the 1818 Farms Flower Truck have permission to use the restrooms at The Cupboard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ginger Cobl", written in a cursive style.

Ginger Cobl
Proprietor

LETTER (1)

Bank Street Properties
c/o David A. Eddy
1227 Bethel Road
Hartselle, Alabama 35640

December 7, 2017

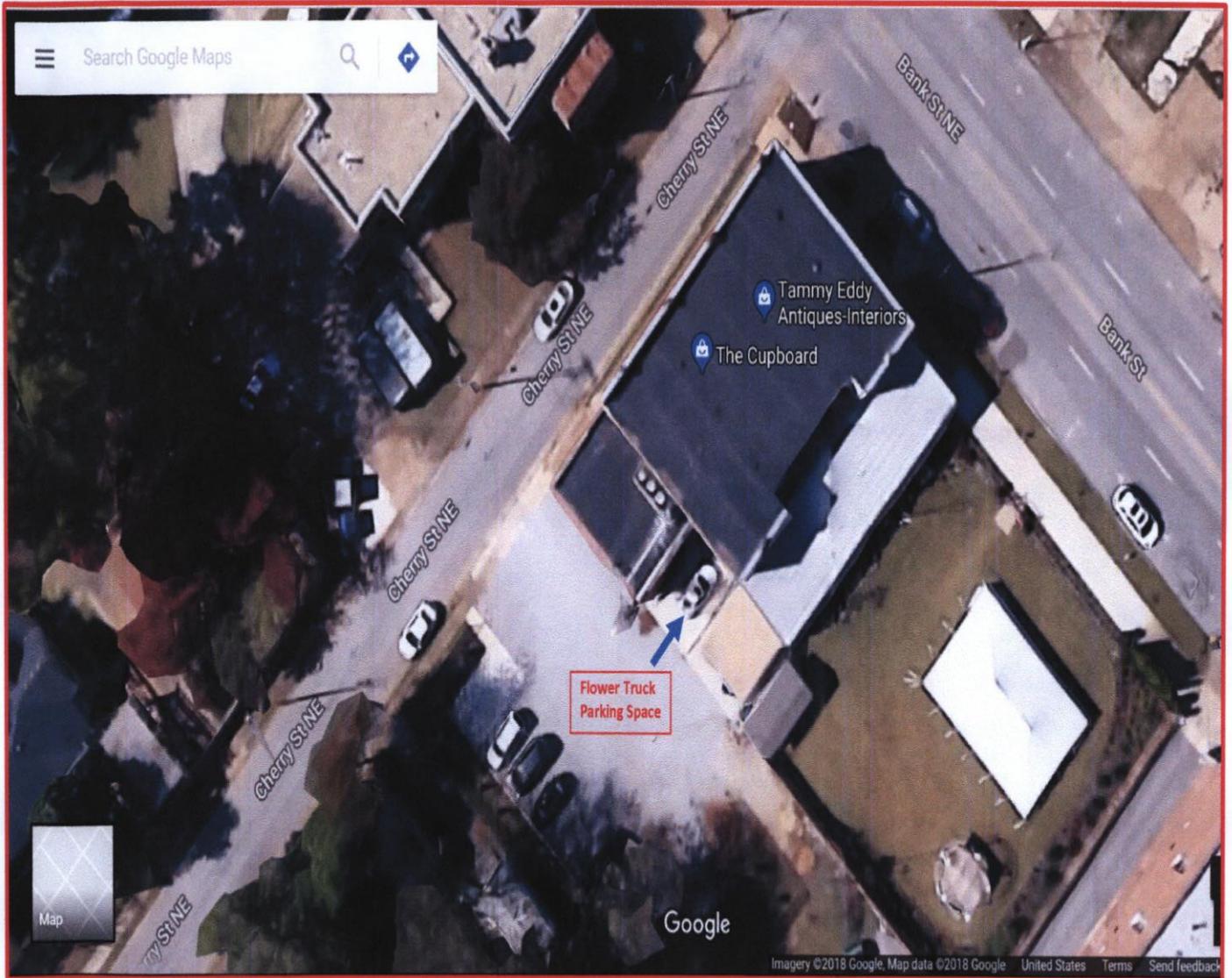
TO WHOM IT MAY CONCERN:

Please let it be known that I, David A. Eddy of Bank Street Properties, hereby grants Ginger Cobl of the Cupboard and Natasha McCrary of 1818 Farms permission to use my property located at 502-504 Bank Street NE, Decatur, Alabama 35601 (including private parking lot in rear of building) for the purposes of a mobile flower truck on dates and times of their choosing, until said permission is revoked.

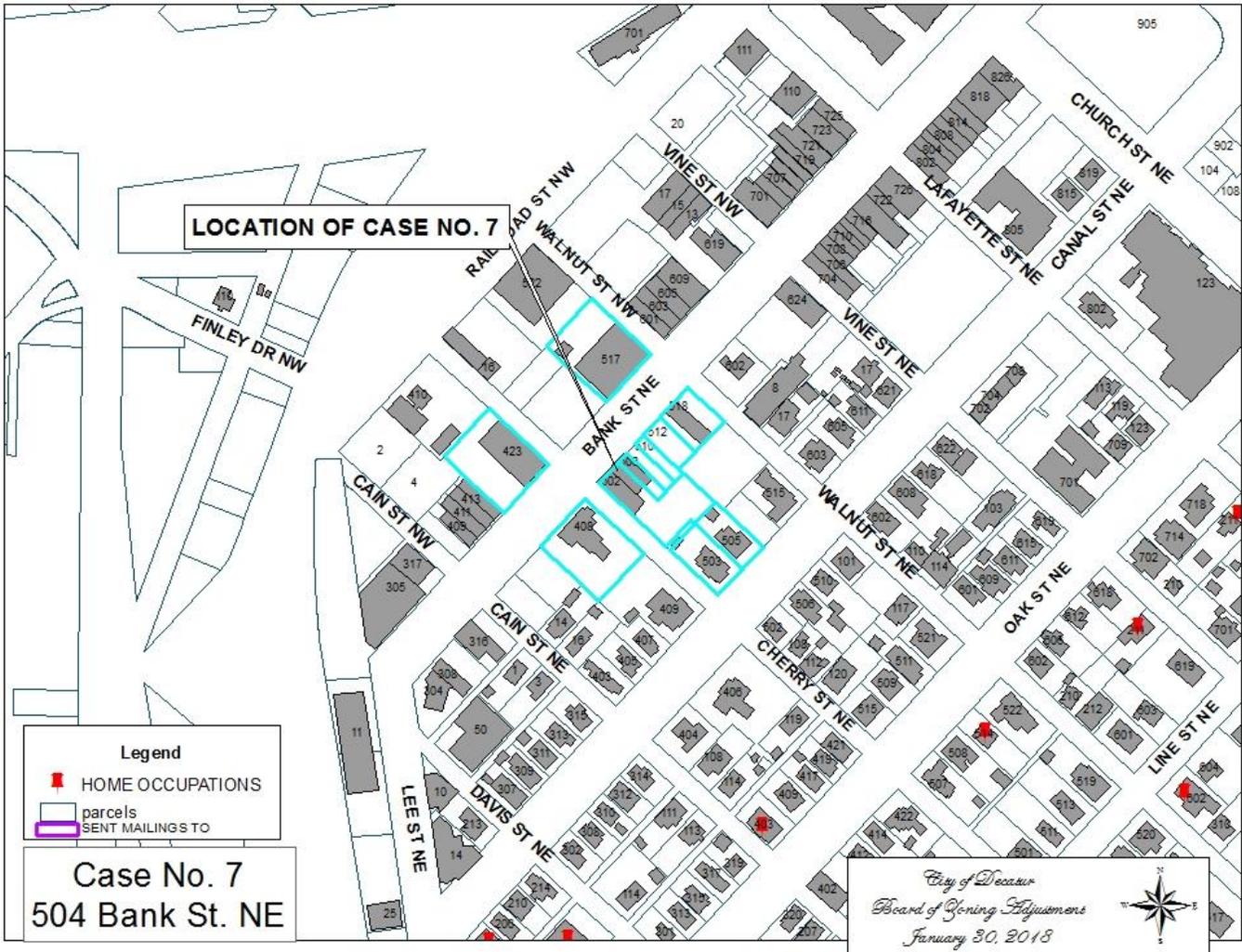
Ginger Cobl of the Cupboard and Natasha McCrary of 1818 Farms agree to add Bank Street Properties, LLC as an additional insured to their liability insurance and to provide Bank Street Properties of evidence of compliance.


Bank Street Properties, LLC
by David A. Eddy.

LETTER (2)



ARIEL VIEW



LOCATION MAP 504 BANK ST NE

Jan. 30, 2018 4:00 pm

pd



at Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: THU SIGNS
 MAILING ADDR: PO BOX 215
 CITY STATE ZIP: DECATUR, AL 35602
 PHONE: 256.353.8801

PROPERTY OWNER: CHRIS TEICHMILLER
 OWNER ADDR: 823 6th AVE
 CITY STATE ZIP: DECATUR, AL 35601
 OWNER PHONE: _____

ADDRESS FOR APPEAL: 823 6th AVE SE

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

***** 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.)
ADD 32" ~~EMC~~ ^{EMC} TO ~~EMC~~ ^{SIGN}. CORRECT SIGN IS 40" ALLOWABLE IS 80. ~~EMC~~ ~~EMC~~

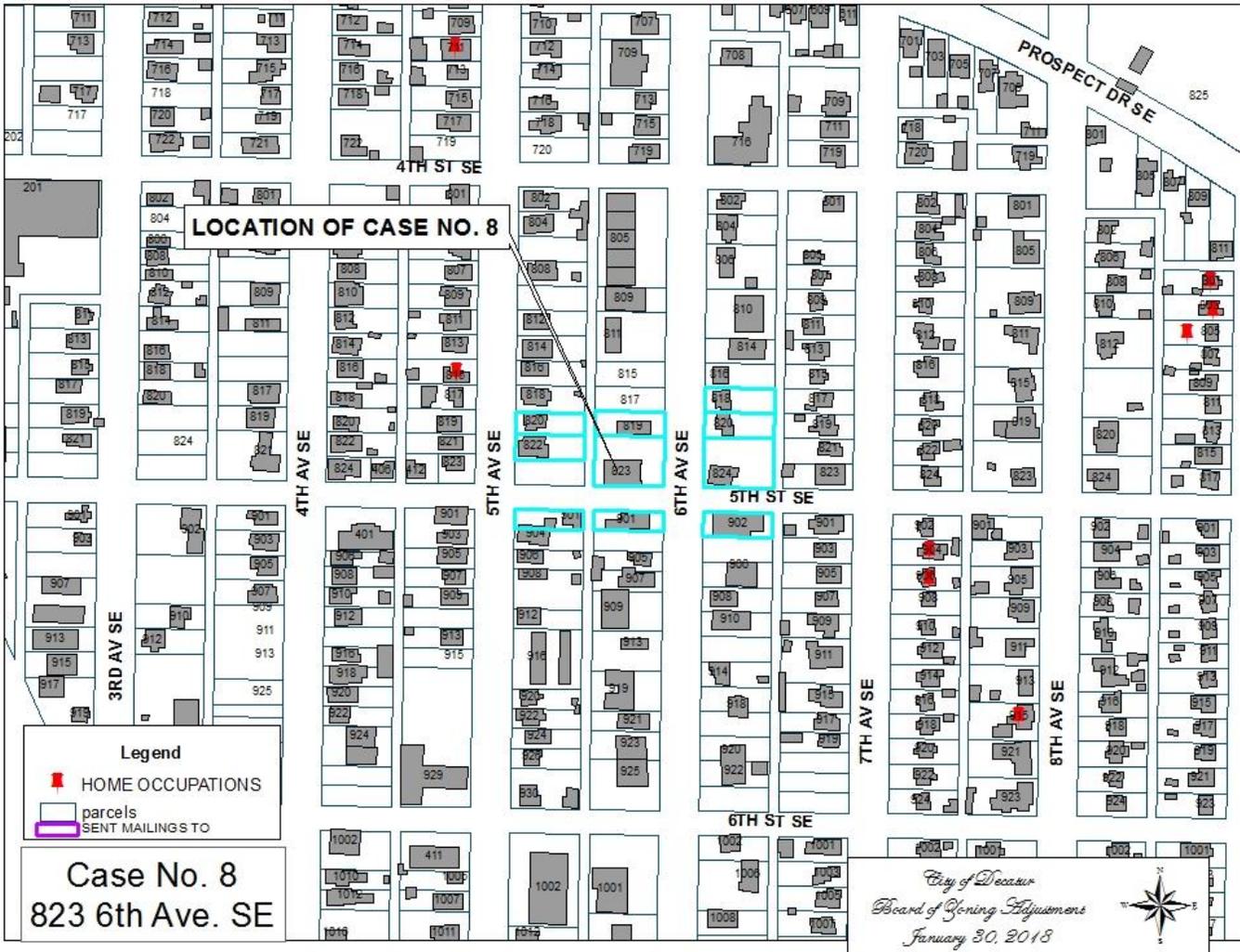
Applicant Name (print) <u>CAROL MANSFIELD</u> Signature Representative Name (print) _____ Signature _____ Date <u>1/4/18</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By _____ Zone _____ Hearing Date _____ Approved/Disapproved _____
--	--	---

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 8 823 6TH AV SE



PROPOSED SIGN LOCATION



LOCATION MAP 823 6TH AV SE



Board of Zoning Adjustment

APPLICANT: Jeffery S. Curtis
MAILING ADDR: 2309 Winthrop Drive SW
CITY STATE ZIP: Decatur AL 35603
PHONE: 256-476-5162
PROPERTY OWNER: Jeffery S. Curtis
OWNER ADDR: 2309 Winthrop Drive SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-476-5162

ADDRESS FOR APPEAL: 2420 Modaus Road SW

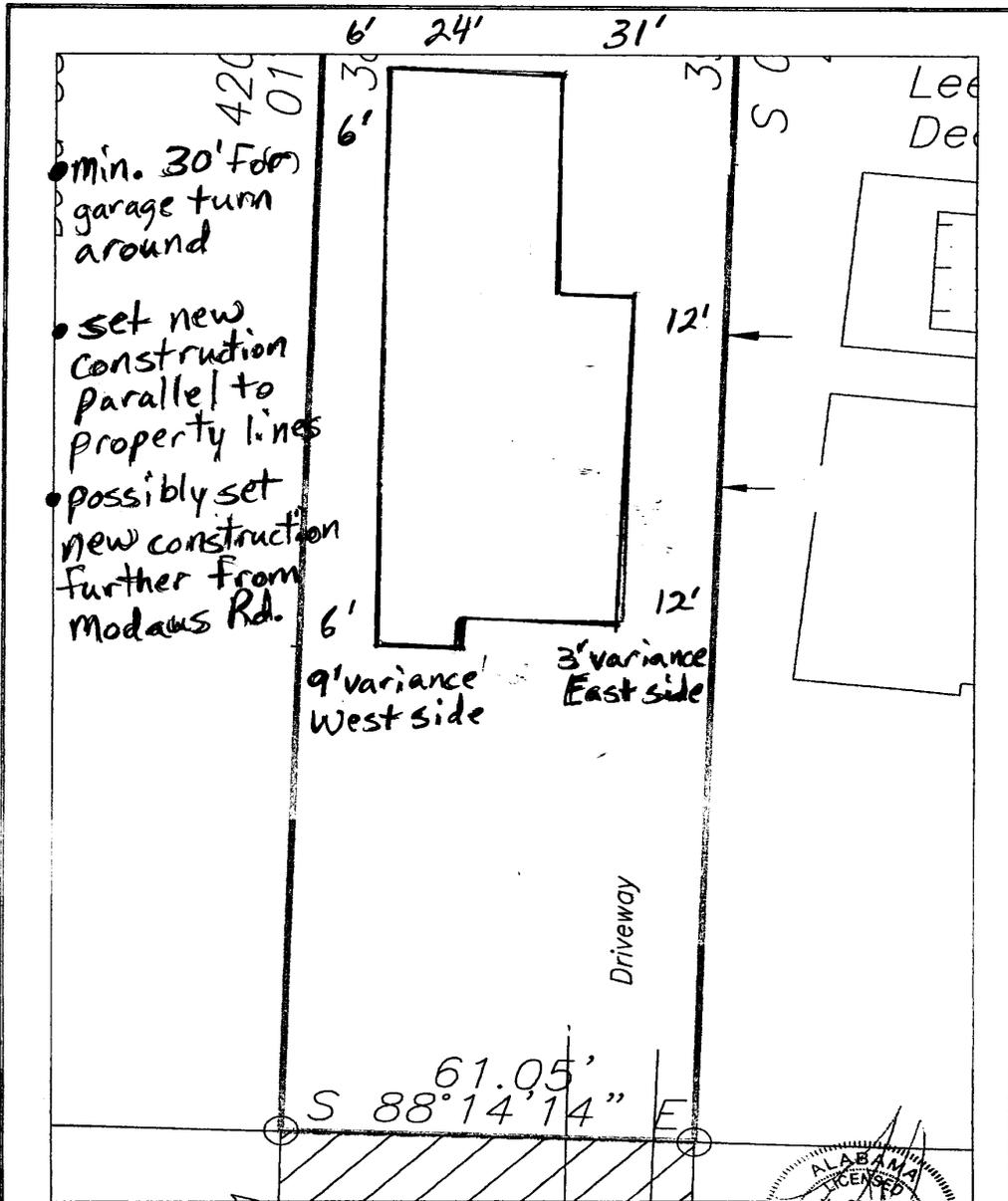
NATURE OF APPEAL:
[] HOME OCCUPATION [x] SETBACK VARIANCE [] SIGN VARIANCE
[] USE PERMITTED ON APPEAL [] APPEAL OF ADMINISTRATIVE DECISION
[] OTHER [x] SURVEY FOR VARIANCES ATTACHED [x] DRAWINGS FOR VARIANCES ATTACHED

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

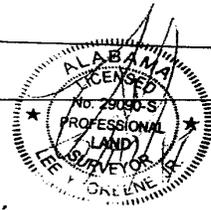
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS.)
• Need instructions to obtain permit for demolition of current structure and raised mound system
• Variance or hardship for lot width less than 100'; actual 61'
• Variance setback east side 3'; 12' required for drive way
• Variance, setback west side 9'; new construction will be 6' from west side property line
Applicant Name(print) Jeffery S. Curtis
Signature Jeffery S. Curtis
Date 1/10/18
If applicant is using a representative for the request both signatures are required.
Office Use
Received By bd
Zone AG
Hearing Date 30
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 2420 MODAUS RD SW



- 1) Bearings and coordinates shown hereon are based on Alabama State Plane Grid, West Zone, NAD83, and were determined from GPS observations. Contours and spot elevations are based on the NAVD88 datum and were determined from GPS observations.
- 2) No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.



SCALE: 1" = 20'

LEGEND OF SYMBOLS	
	Fence Line (Possession)
	Centerline
	Overhead Utility Lines
	1/2" Iron Pin Set w/ Cap Stamped "GREENE 29090-S"
	Monument Found
	Utility Pole

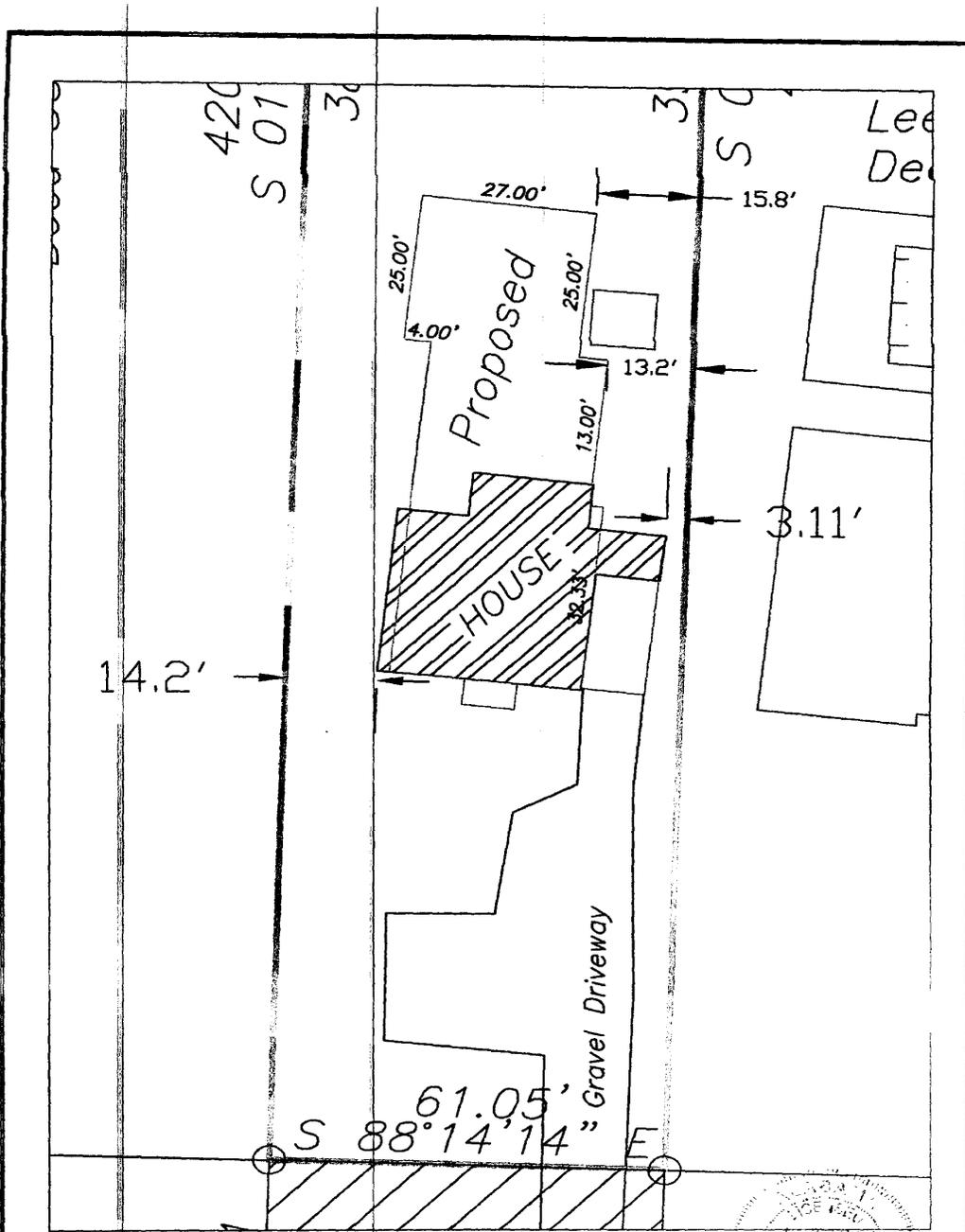
Not Original without Red Seal and Dated Signature.
 Copyright © 2017, Lee Y. Greene & Associates, Inc.
 All Rights Reserved

Checked By:

Lee Y. Greene & Associates, Inc.
 Engineering & Surveying
 121 Sparkman Street SW, Hartselle, AL 35640
 (256) 773-2304 (256) 773-2361 FAX
 www.leeagreene.com
 Alabama CA Number: 1332-E, 389-LS

Drawing Date: ~~3/7/17~~ Field Survey: 3/8/17
 Drawn By: LYG-2 File Number: 2017068.DWG

new proposal 1/10/18



1) Bearings and coordinates shown hereon are based on Alabama State Plane Grid, West Zone, NAD83, and were determined from GPS observations. Contours and spot elevations are based on the NAVD88 datum and were determined from GPS observations.
 2) No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.

SCALE: 1" = 20'

LEGEND OF SYMBOLS	
	Fence Line (Possession)
	Centerline
	Overhead Utility Lines
	1/2" Iron Pin Set w/ Cap Stamped "GREENE 29080-S"
	Monument Found
	Utility Pole

Lee Y. Greene & Associates, Inc.
 Engineering & Surveying
 121 Sparkman Street SW, Hartselle, AL 35640
 (256) 773-2304 (256) 773-2381 FAX
 www.leeagreene.com
 Alabama CA Number 1332-E, 389-LS

Drawing Date: 3/10/17 Field Survey: 3/8/17
 Drawn By: LYG-2 File Number: 2017068.DWG

Not Original without Red Seal and Dated Signature.
 Copyright © 2017, Lee Y. Greene & Associates, Inc.
 All Rights Reserved.

Adjoiner:
Holland Partnership
Deed 1496, Page 208



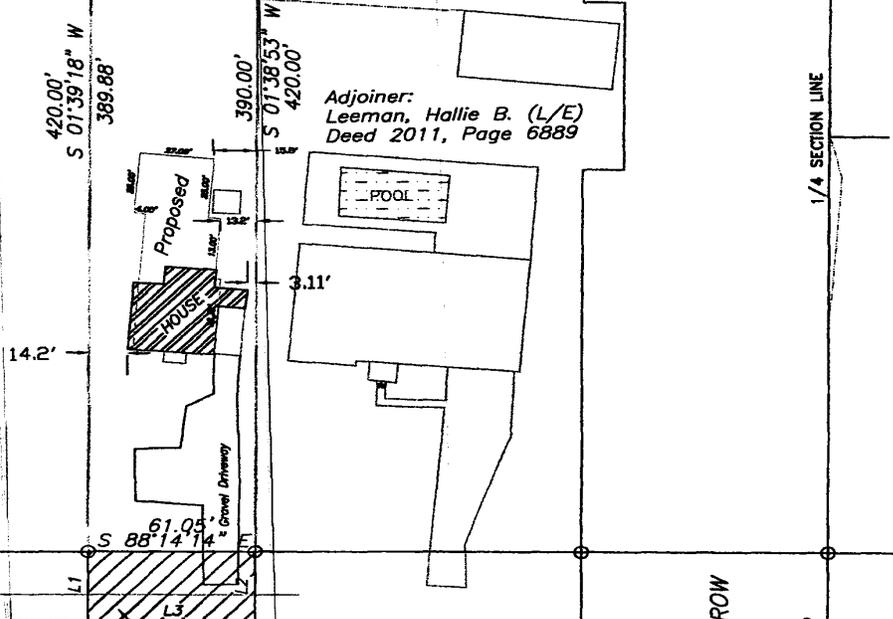
Deed Area
2378.00 Square Feet
0.0543 Acres

1' Strip
Deed 777/526
Robert H. Leemon & Hallie B.
To Hugh G. & Ethel B. Leemon
Dated 11/30/1966

Source:
Leemon, Hallie B.
Deed 777/512
City of Decatur Certificate #117
Deed 2011/6890

Adjoiner:
Green, Thomas B. & Sharon G.
Deed 888, Page 116

Adjoiner:
Leeman, Hallie B. (L/E)
Deed 2011, Page 6889



MOADUS Road
(Moulton And Decatur, US)

SE Corner,
SW 1/4 -
Section 35,

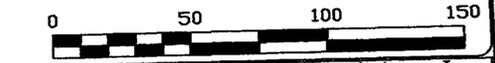
Deed Area in R.O.W.
1834.3692 Square Feet
0.0421 Acres

LINE	BEARING	DISTANCE
L1	N 01°33'38" E	30.12'
L2	S 01°38'53" W	30.00'
L3	N 88°10'40" W	61.00'

1) Bearings and coordinates shown hereon are based on Alabama State Plane Grid, West Zone, NAD83, and were determined from GPS observations. Contours and spot elevations are based on the NAVD83 datum and were determined from GPS observations.
2) No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.

LEGEND OF SYMBOLS

- Fence Line (Possession)
- Centerline
- Overhead Utility Lines
- 1/2" Iron Pin Set w/ Cap Stamped "GREENE 29090-S"
- Monument Found
- Utility Pole



Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Spartan Street SW, Harbree, AL 35640
(256) 775-2304 (256) 773-2361 FAX
www.lygreene.com
Alabama CA Number: 1332-E, 389-LS

Drawing Date: 3/10/17 Field Survey: 3/8/17
Drawn By: LYG-2 File Number: 2017068.DWG

Not Original without Red Seal and Dated Signature.
Copyright © 2017, Lee Y. Greene & Associates, Inc. All Rights Reserved. Checked By:

STATE OF ALABAMA)
MORGAN COUNTY)

I, Lee Y. Greene, Jr., a Registered Professional Engineer and Land Surveyor of Hartselle, Alabama hereby certify to Jessica Hogland Payne, that this survey has been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama, and that the foregoing is a true and correct plat or map of the following real estate, to-wit:

(Source: Morgan County, Alabama Probate records, Deed 2011, Page 6890)
Beginning at the Se corner of the SW 1/4, of the SW 1/4 of Section 35, Township 5 South, Range 5 West, and running West 209 feet to the True Point of Beginning; thence continuing West 61 feet to a point; thence running North 420 feet to a point; thence running East 61 feet to a point; thence running South 420 feet to the True Point of Beginning.

All lands described herein lying and being in the SW 1/4 of the SW 1/4 of Section 35, Township 5 South, Range 5 West, Morgan County, Alabama, and containing 0.58 acres, more or less.

One (1) foot evenly along and off the Westerly boundary of the following tract or parcel of land, situated in Decatur, Morgan County, Alabama to wit; Beginning at the SE corner of the SE 1/4 of the SW 1/4 Section 35, Township 5 South, Range 5 West, and running West 210 feet to a point; thence running North 420 feet to a point; thence running East 210 feet to a point; thence running South 420 feet to the Point of Beginning. Subject to the Right of Way for Modus Road thereon.

I further certify that there are no encroachments by buildings on the adjoining property; and that there are no right-of-way, easements, or joint driveways over or across said land visible on the surface of the ground; there are no electric or telephone wires (excluding wire which serves the premises only) or structures of supports thereof including poles, anchors and guy wires on or over said premises, except as shown. Subsurface and environmental conditions were not surveyed or examined or considered as part of the survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers, facilities, or any historical or cultural resources that may affect the use or development of this property. The professional surveyor has made no investigation of independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on site, whether private, municipal or public owned.

According to my survey this the 9th day of March, 2017.



Lee Y. Greene, Jr. PE/PLS
Alabama Reg. No. 29090-S

Survey and previous proposal March 10, 2017 for informational purposes

- 1) Bearings and coordinates shown hereon are based on Alabama State Plane Grid, West Zone, NAD83, and were determined from GPS observations. Contours and spot elevations are based on the NAVD83 datum and were determined from GPS observations.
- 2) No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.

LEGEND OF SYMBOLS

	Fence Line (Possession)
	Centerline
	Overhead Utility Lines
	1/2" Iron Pin Set w/ Cap Stamped "GREENE 29090-S"
	Monument Found
	UTILITY Pole

Not Original without Red Seal and Dated Signature.
Copyright © 2017, Lee Y. Greene & Associates, Inc.
All Rights Reserved

Checked By:

Lee Y. Greene & Associates, Inc.

Engineering & Surveying
121 Spartan Street SW, Hartselle, AL 35640
(256) 773-2304 (256) 773-2361 FAX
lyg@lygfirm.com
Alabama CA Number: 1332-E, 369-15

Drawing Date: 3/10/17

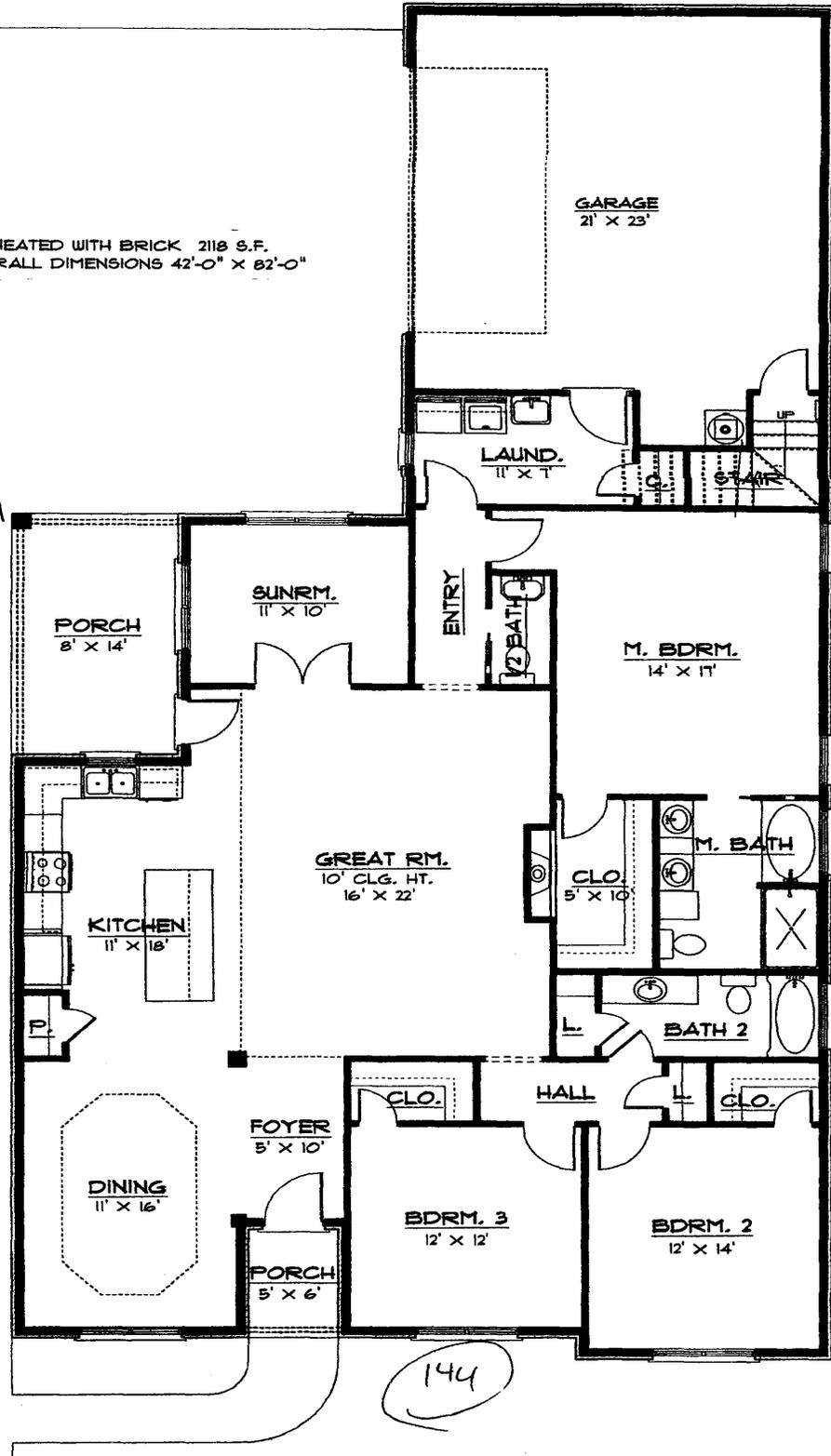
Field Survey: 3/8/17

Drawn By: LYG-2

File Number: 2017068.DWG

HEATED WITH BRICK 2118 S.F.
OVERALL DIMENSIONS 42'-0" X 82'-0"

• New construction similar to this layout
• New construction will be mirror image



Flp

BLUEPRINT

ALABAMA DEPARTMENT OF PUBLIC HEALTH
PERMIT TO INSTALL(Repair) AN ONSITE SEWAGE DISPOSAL SYSTEM

MORGAN County Health Department

Permit Number: 16-52-102195-
R1

	Repair	Conventional	Small Flow	No of Bedrooms :2
--	--------	--------------	------------	-------------------

A APPLICANT: Hallie Alderson Owner Phone: (256) 345-6327
 Property Address: 2420 Modaus Rd SW
 Property City, State: Decatur, AL Property Zip: 35603
 Development Name: Plat: Lot:

B INSTALL AT THIS SITE: An approved onsite sewage disposal system constructed in compliance with the Onsite Sewage Disposal Rules (Chapter 420-3-1) and the approved plot/construction plan.

1. SEPTIC TANK: 1000 gallons
 2. EFFLUENT DISPOSAL FIELD Treatment Type: *Septic Tank with Risers & NSF Filter
 Other requirements:



NOTE: MINIMUM 25% of linear footage can be installed as separate washing machine line (Primary EDF reduction not to exceed 1/5 of total).
 NOTE: Linear footage must be increased by 50% if spa/hot tub (90 Gallons or greater capacity) is installed.

C ADDITIONAL PERMIT CONDITIONS: Amount of field lines to be replaced is to be based upon results of site evaluation

Location On Site:
 Permit Issued Date: 9/8/2016 LON_X_COORD 0, 0, 0
 Permit Expires On: 9/8/2021 LAT_Y_COORD 0, 0, 0


 Signature Public Health Environmentalist

Applicant may have a system installed ONLY BY A LICENSED PERSON who has complied with the provisions of Act 99-571, as enacted by the Legislature of Alabama in its 1999 regular Session, and as implemented. No changes without prior written approval. Call the Health Department PRIOR to beginning installation at (256) 560-6563

No part of any installation shall be covered or used until inspected, corrections made (if necessary), and approved by the local health department (unless expressly authorized by the local health department in writing). Permitting of this site for the installation and usage of an onsite sewage disposal system is based on, and contingent upon, the certifying professional's soils tests and statements being accurate. This sewage disposal system permit to install is null and void if: (a) conditions are changed from those shown on the application or the approved plot/construction plan; or (b) conditions of this permit are not followed. Any part of the installation which has been covered prior to approval shall be uncovered, if necessary, upon direction by the local health department. NOTE: Effluent lines must be a minimum of 100 feet from any water well or source of potable water, 50 feet from any surface waters, 10 feet from any existing or proposed swimming pool, 5 feet from any property line, 25 feet from a natural or man-made drainage feature, embankment, or cut, and 5 feet from any dwelling. The issuance of this permit is based on the soil test results reported on the application form and is site-specific for the area selected by the engineer land surveyor/soil classifier/site evaluator.

Issuance of the Permit To Install (Repair) An Onsite Sewage Disposal System, and subsequent approval (if any) of same by representatives of the Alabama Department of Health or county health departments, shall not be construed as a guarantee that such systems will function satisfactorily for any given period of time; furthermore, the health department does not assume any liability for damages which are caused, or which may be caused, by the malfunction of such a system. The submittal of the Application To Install (Repair) An Onsite Sewage Disposal System assumes that the owner, applicant, or developer has insured that the tract is usable for the installation and usage of an onsite sewage disposal system.

