

BOARD OF ZONING ADJUSTMENT

AGENDA

OCTOBER 2018

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Minutes September 2018

MEMBERS PRESENT: Chairman, Charles Taylor, Mr. Forrest Temple and Mr. Collis Stevenson, Mr. Thomas Rossi and Ms. Delayne Dean

SUPERNUMERARIES: None

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Chip Alexander, Asst. City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
Mrs. Nancy Whiteside, Recorder

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

Mr. Forrest Temple motioned to **approve** the minutes of the August meeting as printed. Mr. Collis Stevenson seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

Point of Information: The rules and regulations of a home occupation were explained to each applicant requesting a home occupation. Each applicant stated they understood the rules and regulations.

CASE NO. 1

Application and appeal of Esteban Gonzalez 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 painting business located at 824 4th Av SE, property located in a R-4 Residential Multi Family Zoning District.

Mr. Gonzalez presented this case to the Board. Mr. Gonzalez stated he would like to have an administrative office for a painting business.

Mr. Forrest Temple asked Mr. Gonzalez if he would have any employees. Mr. Gonzalez said he had an employee however; he would meet him at the job site.

Mr. Thomas Rossi stated to Mr. Gonzalez that the neighbors should not be able to tell that a business is being run from his home. Mr. Gonzalez understood.

Chairman, Charles Taylor stated the condition of a home occupancy.

Ms. Susana Salcido, Supernumerary for the Board, translated in Spanish to Mr. Gonzalez these conditions, Mr. Gonzalez understood.

Chairman, Charles Taylor asked for any comments from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended approval.

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

CASE NO. 2

Application and appeal of Joel Britnell 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 flooring installation business located at 1205 15th Av SE, property located in a R-3 Residential Single-Family Zoning District.

Mr. Britnell presented this case to the Board. Mr. Britnell stated he would like to have an administrative office for his flooring business. Mr. Britnell stated he did not have any employees, no customers coming to the home or any type of shipments to the home.

Mr. Forrest Temple inquired about customers looking at the different flooring designs. Mr. Britnell stated he goes directly to the customer's home.

Mr. Thomas Rossi asked if all of the supplies went to the job site, Mr. Britnell stated yes.

Chairman, Charles Taylor asked about the tools and any equipment.

Mr. Britnell stated he had a tool trailer that he takes to the job site.

Chairman, Charles Taylor asked if there were any signage on the trailer and explained signage is allowed on the trailer as long as his home address was not on the trailer.

Mr. Britnell stated no signs were on the trailer however, he did have a sign on his truck with just the business name on it.

Ms. Delayne Dean asked if the phone number was on the truck.

Mr. Britnell stated yes.

Mr. Forrest Temple asked if the property owner was aware that a business was being run out of the home.

Mr. Britnell stated yes he was aware.

Chairman, Charles Taylor asked for any questions from the public.

Mr. Douglas Feil, 1310 15th Av SE came forward stating concerns about Mr. Britnell keeping the trailer on the street.

Mr. Feil stated the trash trucks are unable to pick up trash around the trailer also pallets are laying in the yard. Mr. Feil stated both the front and back yards were an eyesore.

Mr. Chip Alexander, Legal Department, stated that the purpose of this Board was to grant permission for a home business license and that the city has a Community Development Department who is responsible for property maintenance and Mr. Feil's concerns about the condition of the property should be directed to that department. A complaint form would be filled out and if the property is not brought up to standard then the complaint would go to the municipal court if those conditions were not met. And that the Police Department could measure the size of the trailer to ensure it met the size requirements to be parked on the street because they are the ones to regulate what is parked on the streets.

Chairman, Charles Taylor asked for any other questions from the public.

Mr. Bob Sims, Building Department, stated he would stipulate a condition that the trailer should be kept off site and no materials kept on site.

Mr. Britnell stated he was in the process of cleaning up the property and he has another location where he can park the trailer.

Mr. Feil asked about the pallets in the yard. Mr. Sims stated since the Community Development Department has been to the property; the property owner has only a certain amount of time to remove the debris or it would be taken to court.

Mrs. Karen Smith, Planning Department, recommended for approval with the stated conditions.

Mr. Collis Stevenson motioned to approve this case with the conditions stated. Mr. Thomas Rossi seconded the motion. On a roll call vote the motion carried.

CASE NO. 3

Application and appeal of Corina Meza 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 painting and pressure washing business located at 1505 20th Av SE, property located in a R-2 Single-Family Zoning District.

Ms. Meza presented this case to the Board. Ms. Meza stated she would like to have an administrative office for a pressure washing and exterior and interior painting business. Ms. Meza states there are no employees and no one would be coming to the home. She does have a truck that has a signage with the business name and phone number. Ms. Meza states the truck is

parked in the front however can be parked in the back if the Board would prefer. Ms. Meza states she does have a yard sign with the same information on it.

Mr. Bob Sims, Building Department, interjected that she could not have a yard sign. Ms. Meza understood and will remove the sign.

Chairman, Charles Taylor asked for questions from the Board.

Ms. Delayne Dean asked if her equipment would be contained in the truck. Ms. Meza stated yes however, some would be stored in a storage shed in the back.

Chairman, Charles Taylor asked for questions from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended for approval.

Mr. Forrest Temple motioned to approve this case as submitted. Mr. Collis Stevenson seconded the motion. On a roll call vote the motion carried.

CASE NO. 4

Application and appeal of Pamela Y. Reynolds 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 service located at 1003 Hillside Cir. SW, property located in a R-2 Single-Family Zoning District.

Ms. Reynolds presented this case to the Board. Ms. Reynolds stated she would like to have an administrative office at her home for a janitorial service. Ms. Reynolds stated no chemicals would be stored at her home. Ms. Reynolds stated she did not have any employees and that she would not have any customers coming to her home.

Chairman, Charles Taylor asked for question from the Board.

Mr. Collis Stevenson asked about the chemicals she would use since she would not be storing any chemicals at her home. Ms. Reynolds stated that the chemicals would be provided by the business's she would be working for.

Chairman, Charles Taylor asked if the landlord was aware she was going to be operating a home business out of her home. Ms. Reynolds stated yes they were aware.

Chairman, Charles Taylor asked for questions from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended for approval.

Mr. Collis Stevenson motioned to approve. Mr. Thomas Rossi seconded the motion. On a roll call vote the motion carried.

CASE NO. 5

Application and appeal of Shirley Harden 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 as an independent elder care giver located at 2414 Kelly Av SW, property located in a R-4 Multi-Family Residential Zoning District.

Ms. Harden presented this case to the Board. Ms. Harden stated she would like to have an administrative office for an independent senior best care giver. Ms. Harden stated she would not have any employees and there would not be any customers coming to her home. Ms. Harden provided a brief job description of a senior care giver.

Ms. Delayne Dean verified that all work would take place at the consumer's home.

Mr. Thomas Rossi verified that Ms. Harden would not have any employees.

Chairman, Charles Taylor asked for any questions from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended for approval.

Mr. Forrest Temple motioned to this case as submitted. Mr. Collis Stevenson seconded the motion. On a roll call vote the motion carried.

CASE NO. 6

Application and appeal of Elizabeth Britt 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 as a style consultant located at 2816 Dorchester Dr. SE, property located in the PDR-6 Planned Residential Development District Zoning District.

Ms. Britt presented this case to the Board. Ms. Britt stated she would like to have an administrative office for her style consulting business. Ms. Britt stated that she would not have any customers coming to her home and that she would not have any employees.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Forrest Temple inquired if Ms. Britt's home address was present on any marketing schemes.

Ms. Britt stated no it was not. Only her email address and social media accounts were listed.

Chairman, Charles Taylor asked for questions from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended for approval.

Ms. Delayne Dean motioned to approve this case as submitted. Mr. Collis Stevenson seconded the motion. On a roll call vote the motion carried.

CASE NO. 7

Application and appeal of Jodi Suggs for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an on-line monogramming business located at 4204 Horseshoe Bend SE, property located in a R-1 Single-Family Residential Zoning District.

Ms. Suggs presented this case to the Board. Ms. Suggs stated she would like to have an administrative office at her home for her on-line monogramming business. Ms. Suggs stated she would not have any employees and that she did not have any vehicles that would be used for the business.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Thomas Rossi asked if the monogramming would be done at the home and about the equipment used for the monogramming. Ms. Suggs stated she did the monogramming from her home and she only has one machine which she uses to do the monogramming.

Chairman, Charles Taylor asked how she got the orders. Ms. Suggs stated through social media accounts and once the orders are complete the orders are mailed out to the customer.

Chairman, Charles Taylor asked for questions from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, asked about storage. Ms. Suggs stated she would not have much, only baby items at this time and would mainly have a few items on hand and monogram what she on hand first then replace. With that caveat Ms. Smith recommended for approval.

Mr. Forrest Temple motioned 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 Edwin Nichols for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a consulting business located at 2203 Fleetwood Dr. SE, property located in a R-1 Single-Family Residential Zoning District.

Mr. Nichols presented this case to the Board. Mr. Nichols stated he would like to have an administrative office for his consulting business. Mr. Nichols stated he would not have any signage, nor vehicles and no employees coming to his home.

Chairman, Charles Taylor asked for questions from the Board.

Ms. Delayne Dean inquired as to what type of consulting would he be conducting. Mr. Nichols responded that he would be offering strategic planning and leadership development for business and educational groups.

Chairman, Charles Taylor asked for questions from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended for approval.

Mr. Forrest Temple motioned to approve this case as submitted. Mr. Collis Stevenson seconded the motion. On a roll call vote the motion carried.

CASE NO. 9

Application and appeal of Elizabeth Chandler 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 locksmith business, River City Lock and Key, located at 2005 Morgan Av SW, Apt 1, property located in a R-4 Multi-Family Residential Zoning District.

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

CASE NO. 10

Application and appeal of Anitra Burgess for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a cleaning service located at 1420 Smith Av. SW Apt D, property located in a R-4 Multi-Family Residential Zoning District.

This case was moved to the end of the docket because no one came forward to present this case.

CASE NO. 11 WITHDRAWN PRIOR TO THIS MEETING

Application and appeal of Jonathan Young for an appeal on an administrative decision of the Building official to conduct a non-conforming use for an auto repair business, located at 1010 6th Av. SE, property located in a RD-2 Redevelopment Zoning District.

CASE NO. 12

Application and appeal of J & M Signs for a 21 foot setback variance from Section 25-78(d) of the Zoning Ordinance from Carridale St. SW and Morgan Av. SW, in order to install a 14.8 foot tall 46 square foot sign at 1309 Carridale St. SW, property is located in a B-1 Local Shopping Business District.

Mr. Carlton McMaster of J & M Signs presented this case to the Board.

Mr. McMasters stated that the existing conforming sign needs to be replaced with another sign that is conforming.

Mr. Bob Sims, Building Department, explained that the existing sign is conforming because a variance was granted to have the existing sign erected in a non-conforming spot, which was granted so now that sign is a conforming sign.

Chairman, Charles Taylor clarified that because a new sign is being requested and the process must be completed again.

Mr. McMasters explained that if a new set back was not granted that the new sign would have to be place directly in the middle of the gas island. Mr. McMasters explained that the new sign would be approximately the same size as the old sign only taller.

Chairman, Charles Taylor asked for questions from the public.

Mr. Rob Wilson, 1306 Carridale St SW, came forward with concerns about this request. Mr. Wilson states that the existing sign is already bright at 3 feet tall and is concerned about the brightness of a 15 foot sign. He states concerns about setting precedence for the rest of the businesses in the surrounding neighborhood.

Chairman, Charles Taylor asked Mr. McMasters if he had a rebuttal.

Mr. McMasters stated he understand the concerns of Mr. Wilson however, where the gas station is zoned they are allowed a sign of that size and the issue is a setback. If the setback is not granted then it becomes a safety issue with the traffic going into and out of the gas pumps.

Mr. Wilson states he feel the existing sign is sufficient for that neighborhood. And, the sign that is there now it works.

Mr. Forrest Temple asked Mr. McMasters if the existing sign had been damaged. Mr. McMasters stated that the sign had been hit previously.

Mr. Thomas Rossi asked Mr. McMasters how much bigger the new sign will be compared to the existing sign. Mr. McMaster stated approximately 10.5 feet tall. The square footage it is about 32 x 46 approximately 14 square feet. The standard size which Exxon uses is 22 square feet.

Mr. Thomas Rossi asked if existing sign is illuminated. Mr. McMasters stated the sign is internally illuminated.

Chairman, Charles Taylor asks for other comments from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, ask what is the hardship particular to this property that makes it necessary to replace the sign.

Mr. McMasters responds that the sign is damaged and Exxon no longer uses this particular signage and without the setback being granted the sign would have to be placed in the middle of the entrance to the gas island.

Chairman, Charles Taylor asks if there are any more comments then asked the Board for their ruling.

Mr. Forrest Temple motions to approve this request as submitted. Mr. Collis Stevenson seconded the motion. Chairman, Charles Taylor voted no. On a roll call vote the motion carried 4-1.

CASE NO. 13

Application and appeal of Douglas Clark for the following variances at 2108 Duncansby Dr. SW, property is located in a R-2 Residential Single-Family Zoning District.

- A) Too allow the placement of an accessory structure in the side yard not in the rear yard from Section 25-2(a).
- B) A 3 foot side yard setback variance from Section 25-10(2) (e) (2).

Mr. Clark presented this case to the Board. Mr. Clark is asking for a variance to build a storage building on the side of his house. Mr. Clark states this portion of the yard is unused and would like to utilize this portion of the property.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Forrest Temple asked Mr. Clark what is the hardship and why can't the building be built according to the ordinance.

Mr. Clark responded this is a portion of unused yard and the structure would be out of sight and that is why he is asking for the variance.

Mr. Forrest Temple replied that this is not a hardship, Mr. Clark agreed.

Mr. Thomas Rossi asked Mr. Clark why he wouldn't put the structure in the back yard instead of on the side of the house. Mr. Clark states that he wants to put the structure in an unused portion of the yard. Mr. Rossi says that is not a hardship, Mr. Clark agrees.

Chairman, Charles Taylor asked if there are any more questions from the Board or the public.

Mr. Bob Sims, Building Department, asked Mr. Clark about a structure that is in one of the submitted pictures.

Mr. Clark explains it is a storage structure which he added a lean-to which is separated from the fence.

Mr. Sims asked the distance from the shed to the fence.

Mr. Clark answered 6 feet.

Mr. Sims asked if the lean-to was covered.

Mr. Clark answered yes it was covered.

Mr. Sims told Mr. Clark that the small shed that is there should be 5 feet off of the property line as well.

Mr. Clark stated that the small shed could be moved.

Mr. Sims said that any covered structure is considered to be part of the footprint of the building.

Mr. Sims asked if the Board if the request is granted that the existing structure be brought into conformance by removing the lean-to and moving the shed to at least 5 feet of the property line.

Mrs. Karen Smith, Planning Department, asked what the hardship is.

Chairman, Charles Taylor replied that a hardship had not been stated.

Mr. Forrest Temple motioned to approve this request. Ms. Delayne Dean seconded the motion. On a roll call vote the request was denied with a unanimous vote. No hardship proven.

CASE NO. 9

Application and appeal of Elizabeth Chandler 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 locksmith business, River City Lock and Key, located at 2005 Morgan Av SW, Apt 1, property located in a R-4 Multi-Family Residential Zoning District.

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

CASE NO. 10

Application and appeal of Anitra Burgess for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a cleaning service located at 1420 Smith Av. SW Apt D, property located in a R-4 Multi-Family Residential Zoning District.

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

Meeting adjourned at 4:50 p.m.

Charles Taylor, Chairman

OCTOBER 2018

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE FIRST FLOOR OF City Hall, 402 Lee Street NE, on Tuesday, October 30, 2018 at 4:00 p.m. for the purpose of hearing the following applications and appeals at which time all interested parties are requested to be present and will be given an opportunity to be heard.

CASE NO. 1

Application and appeal of Elizabeth W. Terry for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a consulting business located at 2252 Westmeade Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 2

Application and appeal of Lorrianne Curtis 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 interior design business located at 2406 Modaus Rd. SW, property is located in an AG-1 Agricultural Zoning District.

CASE NO. 3

Application and appeal of Makeba Pettus 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 event planning business located at 1001 Terrehaute Av. SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 4

Application and appeal of Sandra Woods 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 painting business located at 1401 19th Av. SE Apt. # 6, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 5

Application and appeal of Latrise Jackson 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 independent caregiver business located at 3216 Sandlin Rd. SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO. 6

Application and appeal of Tim Swims for an appeal on an administrative decision of the Building Official to construct a garage on a vacant lot, located at 3925 Fall Bluff Dr. SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO. 7

Application and appeal of Experience Signs of the South for a 12 foot setback variance from Section 25-78 (d) of the Zoning Ordinance, property is located at 1809 6th Av. SE in a M-1 Light Industry Industrial District.

CASE NO. 8

Application and appeal of Experience Signs of the South for a 12.5 square foot variance from Section 25-73 (2) of the Zoning Ordinance, in order to install a directional sign at 2828 Highway 31 South, property is located in a MC Medical Center District.

CASE NO. 9

Application and appeal of Experience Signs of the South for a 25 foot setback from Section 25-78 (d) of the Zoning Ordinance, in order to replace an existing pre-school sign at 1700 Carridale St. SW, property is located in a B-1 Local Shopping Business District.

CASE NO. 10

Application and appeal of Martin Martinez for an appeal on an administrative decision of the Building Official to use the property located at 1010 6th Av. SE for a general automotive retail and parts store, property is located in a RD-2 Redevelopment District-2.

Oct. 30, 2018 4:00 p.m.



Small print text CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Elizabeth W. Terry ✓
MAILING ADDR: 2252 Westmead Drive SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-350-1486

PROPERTY OWNER: James R and Elizabeth W Terry ✓
OWNER ADDR: 2252 Westmead Drive SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-350-1486

ADDRESS FOR APPEAL: 2252 Westmead Drive SW, Decatur, AL 35603 ✓

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

Home office for consulting services

Applicant Name(print) Elizabeth Terry
Signature [Signature]
Representative Name(print) James Terry
Signature [Signature]
Date 9-14-2018

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

Office Use
Received By Nancy
Zone R-2
Hearing Date October 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 1 2252 WESTMEADE DR. SW



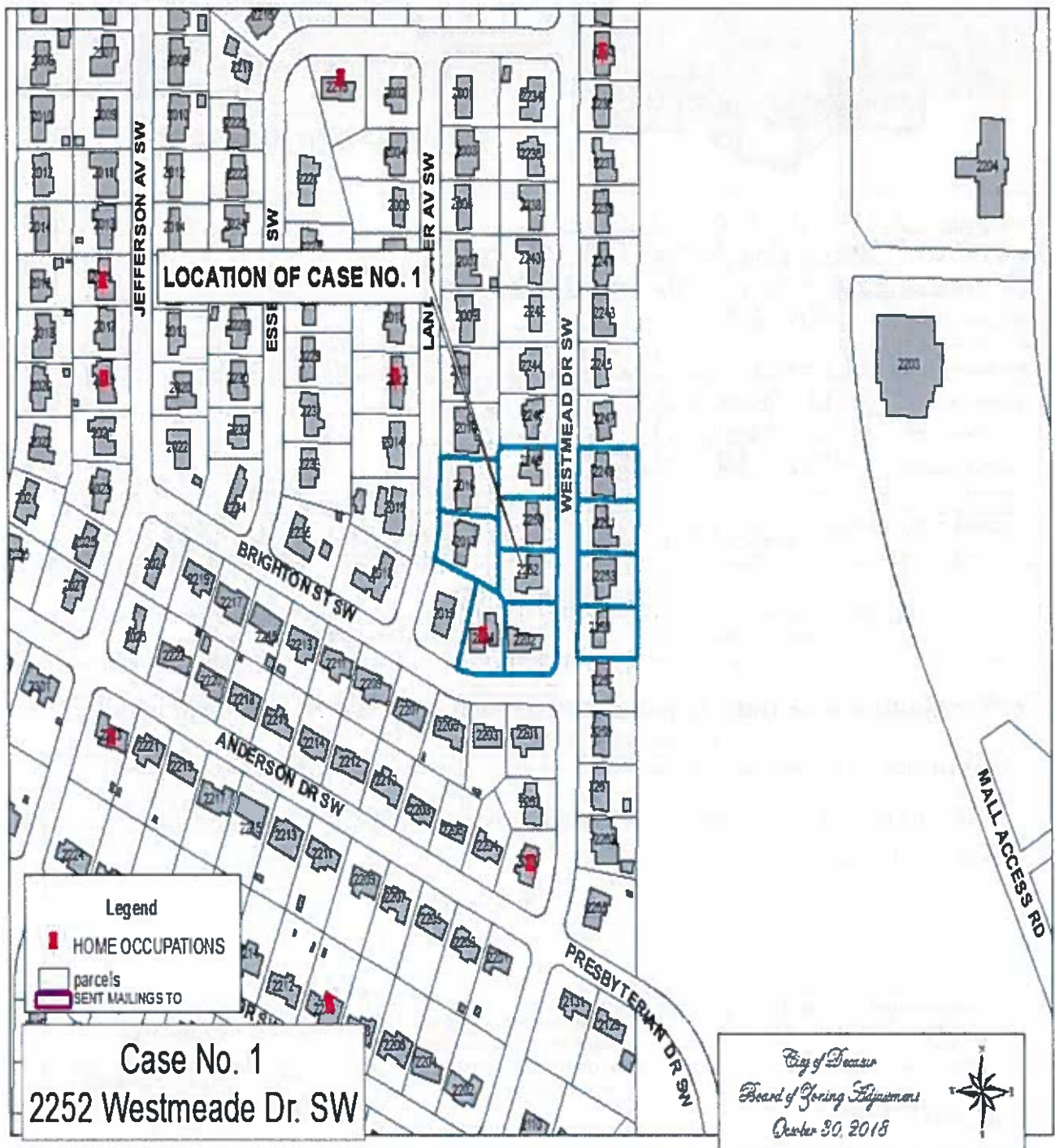
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales party at your 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: Elizabeth W. Dwyer DATE: 9/13/18

ADDRESS: 2252 Westmead Drive SW Decatur, AL 35603



2

Oct. 30, 2018, 4:00pm.



Small Town Charm #1 CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Lorrienne Curtis
 MAILING ADDR: 2406 Modaus Rd. SW
 CITY STATE ZIP: Decatur, AL 35603
 PHONE: 256-343-6327

PROPERTY OWNER: Lorrienne Curtis or Jerry Sparkman
 OWNER ADDR: 2406 Modaus Rd. SW
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: 256-343-6327

ADDRESS FOR APPEAL: 2406 Modaus Rd. SW Decatur, AL 35603

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)
Admin office for residential interior design business.

Applicant Name(print) Lorrienne Curtis
 Signature [Signature]
 Representative Name(print) _____
 Signature _____
 Date 09/24/18

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

Office Use
 Received By [Signature]
 Zone _____
 Hearing Date 10/30/2018
 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.

CASE NO 2 2406 MODAUS RD. 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:

Lianne Cuth

DATE:

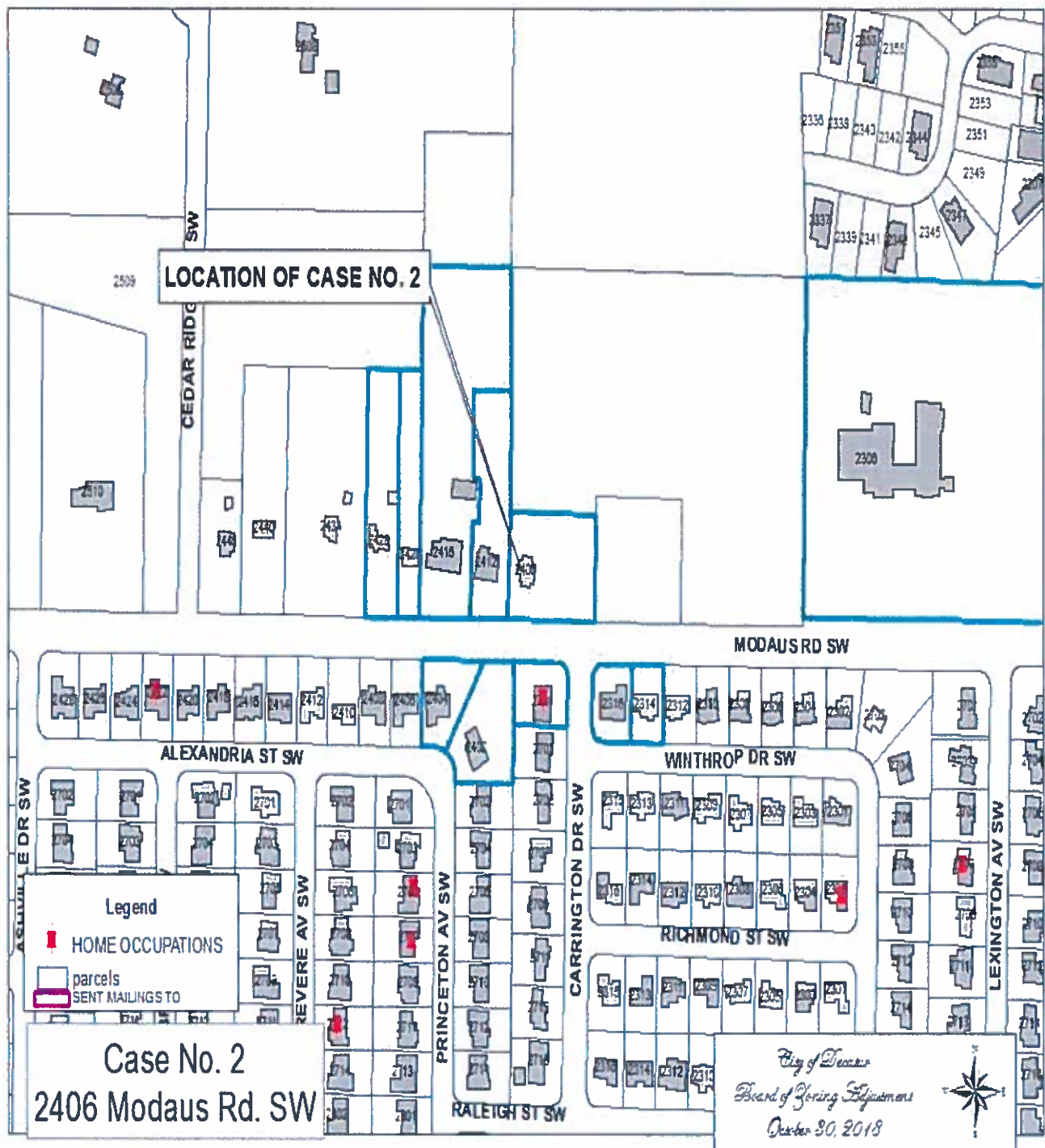
9/24/18

ADDRESS:

2406 Modaus Rd. SW Decatur, AL 35603

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

QUESTIONNAIRE



LOCATION MAP

3

Oct. 30, 2018 4:00pm



So Proud to be a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Makeba Pettus
MAILING ADDR: 1001 Terrehaute Ave SW
CITY STATE ZIP: Decatur, AL 35601
PHONE: (256) 898-5484

PROPERTY OWNER: Makeba Pettus
OWNER ADDR: 1001 Terrehaute Ave SW
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: (256) 898-5484

ADDRESS FOR APPEAL: 1001 Terrehaute Ave SW 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)

Administrative Event Planning
office for

Applicant Name(print) Makeba Pettus
Signature Makeba Pettus
Representative Name(print) _____
Signature _____
Date 10/1/18

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

Office Use
Received By Nancy
Zone _____
Hearing Date 10.30.18
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 1001 TERREHAUTE 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 party at your 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:

Makuba P. M.

DATE:

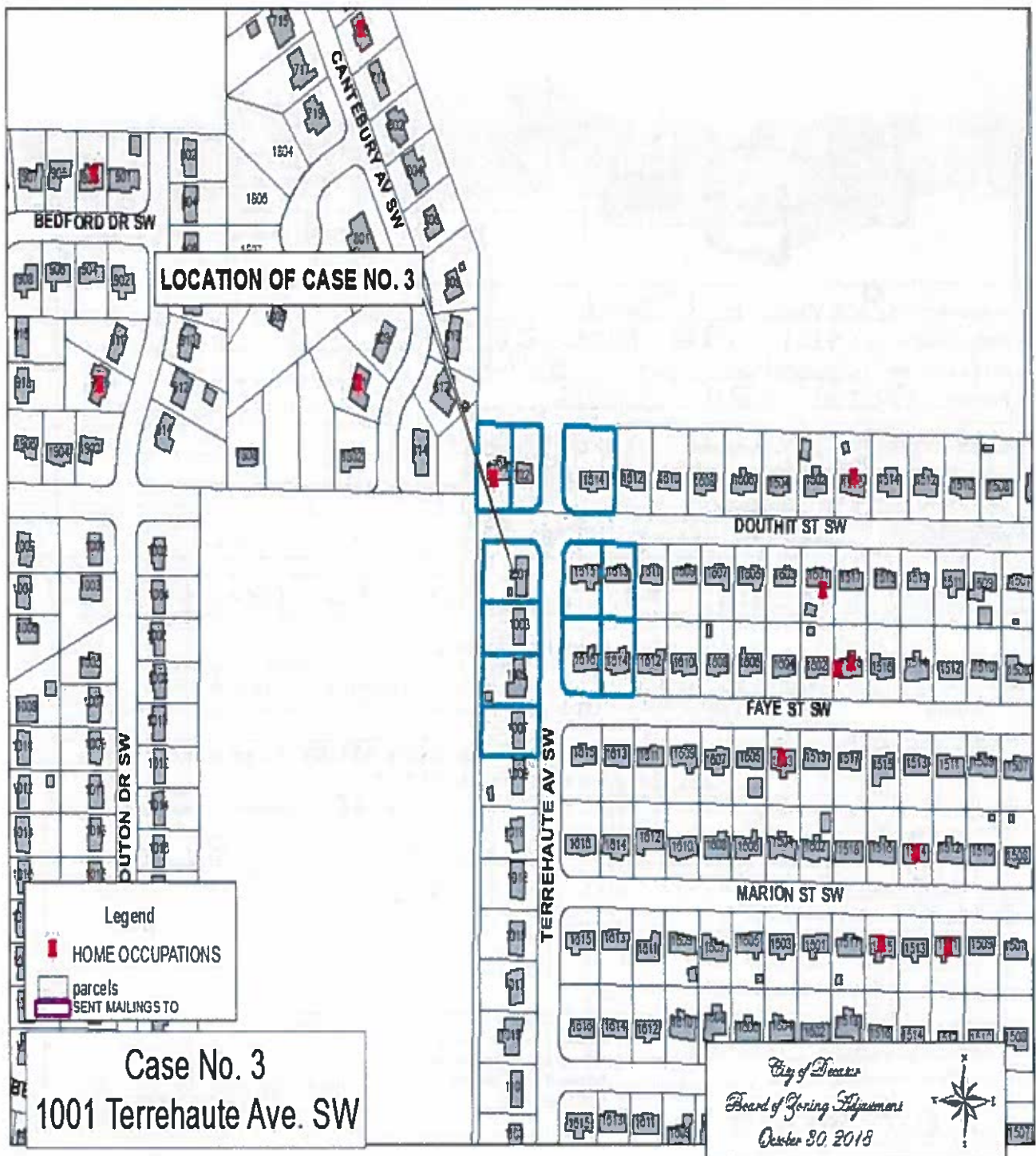
10/1/18

ADDRESS:

1001 Terrehaute Ave SW Decatur, AL 35601

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

QUESTIONNAIRE



LOCATION MAP

(4)

Oct. 30, 2018 4:00p.m.



Board of Zoning Adjustment

APPLICANT:	Sandra Woods
MAILING ADDR:	1401 19th Ave SE #6
CITY STATE ZIP:	Decatur, AL 35601
PHONE:	(256) 224-3033
PROPERTY OWNER:	Granada Apartments
OWNER ADDR:	1619 11th St SE #1
CITY STATE ZIP:	Decatur, AL 35601
OWNER PHONE:	(256) 355-3865

ADDRESS FOR APPEAL: 1401 19th Ave SE #6 Dec, AL 35601

<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 DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)		
Using one room in my Apt for Business administration purposes only my Printing		
Applicant Name(print) Sandra Woods	If applicant is using a representative for the request both signatures are required.	Office Use
Signature Sandra Woods		Received By Mary
Representative Name(print)		Zone
Signature		Hearing Date 10/30/18
Date Oct 09, 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.

CASE NO 4 1401 19TH AV. SE APT 6



HOME OCCUPATION QUESTIONS

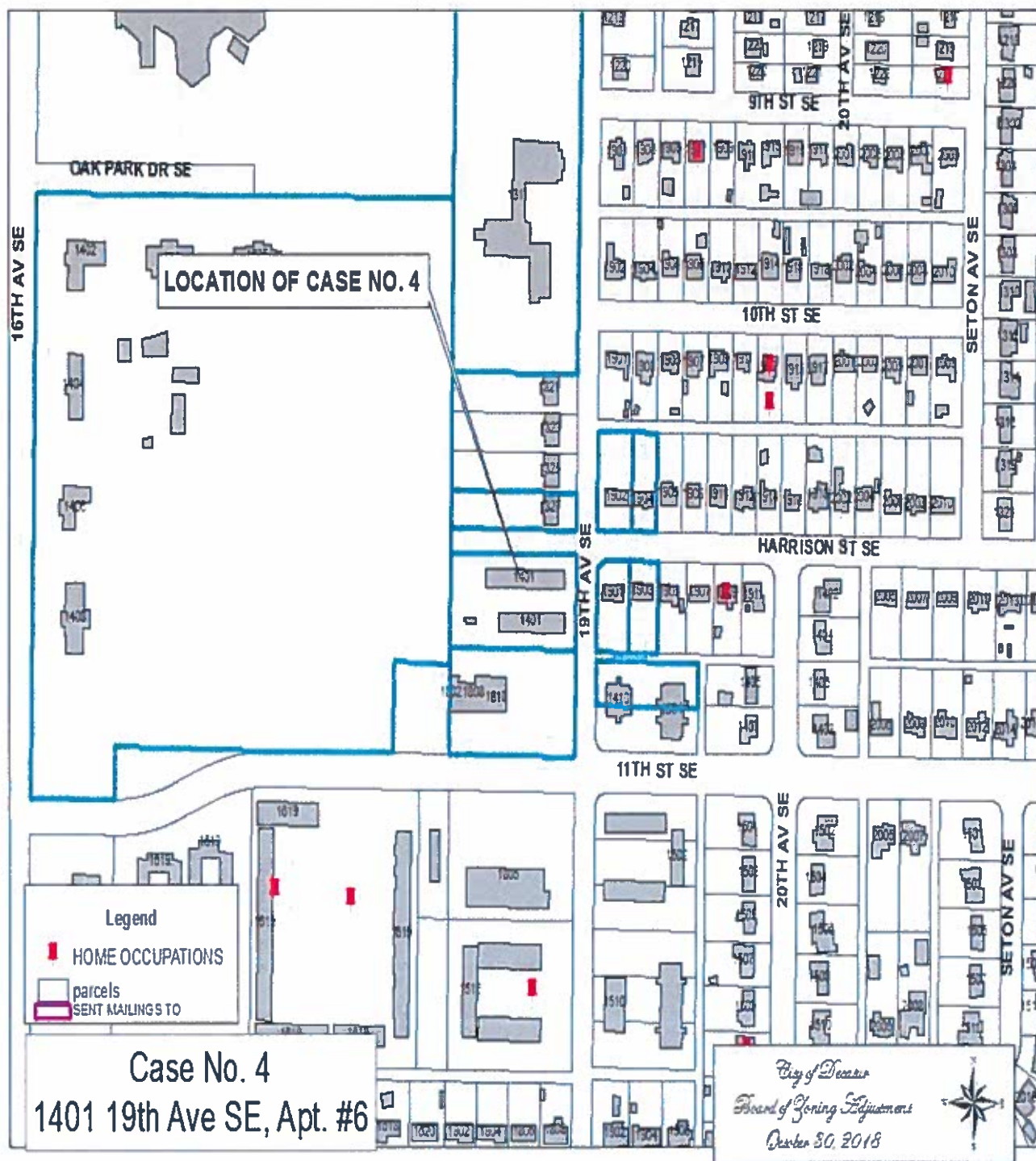
CHECK YES OR NO FOR EACH QUESTION

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: Andrea Woods DATE: Oct 09, 2018
ADDRESS: 1401 19th Ave SE #6

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

QUESTIONNAIRE



LOCATION MAP

Oct 10th

Oct. 30, 2018 4:20 p.m.
Council Chambers



Charming Scale CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Latrise Jackson
MAILING ADDR: 3216 Sandlin Rd. SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-345-9141

PROPERTY OWNER: Latrise Jackson
OWNER ADDR: 3216 Sandlin Rd SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-345-9141

ADDRESS FOR APPEAL: 3216 Sandlin Rd. SW

☒ 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)

One room in my home for administrative purposes for
Caregiver profession

Applicant Name(print) Latrise Jackson
Signature Latrise Jackson
Representative Name(print) _____
Signature _____
Date 10/9/18

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

Office Use
Received By Nancy
Zone _____
Hearing Date Oct. 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.

CASE NO. 5 3216 SANDLIN RD. 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:

Latrice Jackson

DATE:

10/5/18

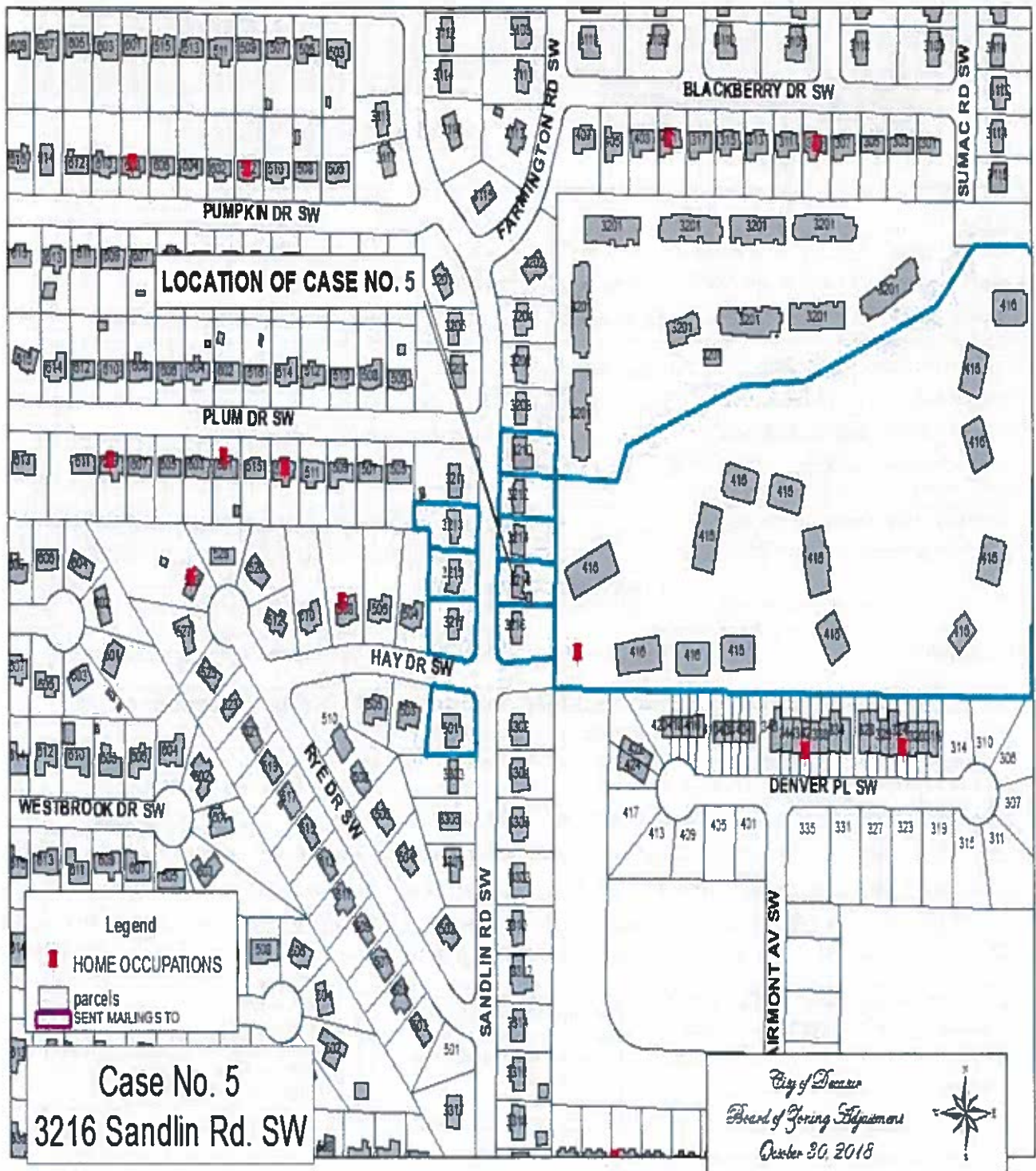
ADDRESS:

3116 Sandlin Rd

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

QUESTIONNAIRE

30





Charming Scale

Board of Zoning Adjustment

APPLICANT: Tim Swims
MAILING ADDR: 1244 Twin Lakes Circle
CITY STATE ZIP: Hartselle, AL 35640
PHONE: 256-227-4629

PROPERTY OWNER: Tim Swims
OWNER ADDR: 3925 Fall Bluff Dr.
CITY STATE ZIP: Decatur AL 36501
OWNER PHONE: 256-227-4629

ADDRESS FOR APPEAL: 3925 Fall Bluff Dr. 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)

① I am asking to build Garage on the right side of my house due to the lot size and lay out of the lot. There is currently a 30x40' concrete pad already that was on the lot when I purchased it on the northern most side of the property. There is no possible way I can build the Garage (detached), or the house in front or back →

Applicant Name(print) Tim Swims
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 [Signature]
Hearing Date 10/30
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. 6 3925 FALL BLUFF DR. SW

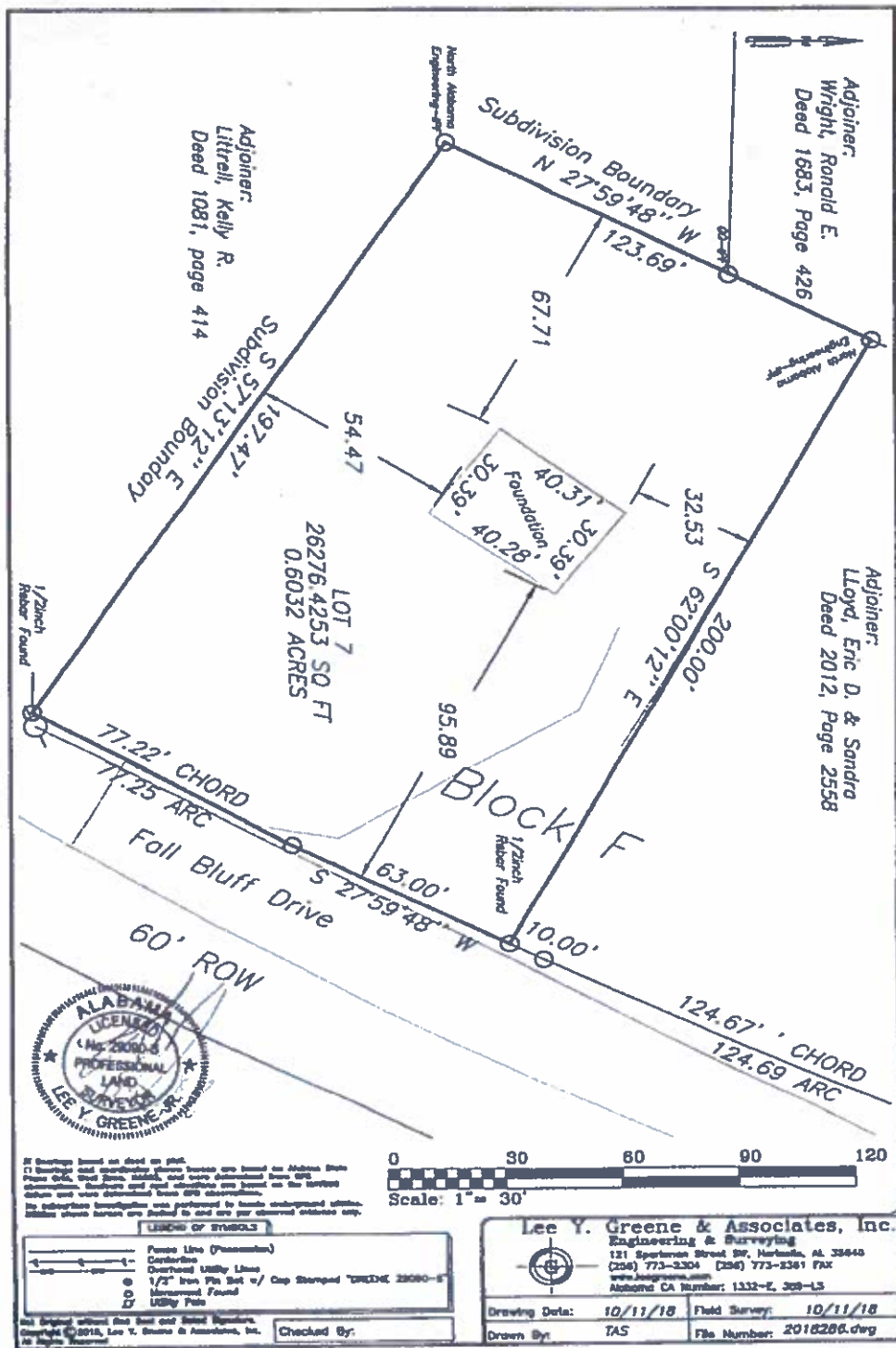
of each other due to the huge slope of the land from front to back and the Rock bluff that is behind the house, garage location. The rock bluff will be roughly 25' to 30' behind where the house will be built and is not enough room for the garage to be behind the house or would I be able to get to it with a vehicle.

② Second I would ask if I can build the garage before I build the house. I need to do this because the slab & Foundation is already there to build the garage and this will allow me to bring tools, things needed to build the house when its time and have a place to leave them inside and locked up. The other Reason is ~~because~~ I have the money to build the garage first without getting construction loan yet because we will not be ready to start building the house until after the 1st of year when we will be listing our current house for sale in the Spring of 2019.

I have already approved all of this with our HOA and the neighbors and everyone is ok with us doing all of this. Several other lots are this way due to slope

I will have pictures at the meeting to help better understand situation. Thanks

#6



227-4629

#6

STATE OF ALABAMA)
MORGAN COUNTY)

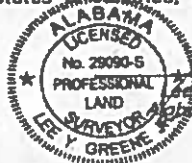
I, Lee Y. Greene, Jr., a Registered Professional Engineer and Land Surveyor of Hartselle, Alabama hereby certify to Timothy W. & Anna P. Swims, that this survey has been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama, and that the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

(Source: Morgan County, Alabama Probate records, Deed 2018, Page 5591)

Lot 7, Block F, Replat of and an addition to Lake Chula Vista Estates, Decatur, Alabama, as shown by map or plat of said subdivision, on file and of record in Map Book 3 at Page 34, in the office of Judge of Probate Of Morgan County, Alabama, situated, lying and being in the City of Decatur, Morgan County, Alabama.

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 12th day of October, 2018 and of the Independence of the United States of America, the 243rd year.



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

1) Boundaries based on deed as plat.
2) Boundaries and coordinates shown herein are based on Alabama State Plane 83N, North Zone, datum, and were determined from GPS observations. Boundaries and spot elevations are based on the 1985 datum and were determined from GPS observations.
3) Subsurface investigations were performed to locate underground utilities. Utilities shown herein are limited to and are per observed utilities only.

LEGEND OF SYMBOLS

--- --	Property Line (Permanence)
--- --	Overhead Utility Lines
--- --	1/2" Iron Pin Set w/ Cap Stamped "GREENE 29090-S"
○	Measured Point
●	Utility Pole

Not Original without Seal and Signed Signature.
Copyright © 2018, Lee Y. Greene & Associates, Inc.
All Rights Reserved

Checked By:

Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Spartan Street SE, Hartselle, AL 35640
(256) 773-2304 (256) 773-2361 FAX
www.lygreene.com
Alabama CA Number: 1332-E, 388-LS

Drawing Date: 10/12/18

Field Survey: 10/11/18

Drawn By: LYG-2

File Number: 2018288.DWG

SURVEY PG 2



PICTURE
36



PICTURE 2



PICTURE 3



PICTURE 4



PICTURE 5

7



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Experience Signs of the South
 MAILING ADDR: 1950 Central Parkway SW
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-350-5795

PROPERTY OWNER: Brad Gaspard - Authorized agent Laura McGrath
 OWNER ADDR: 1100 Camellia Blvd Suite 201
 CITY STATE ZIP: Lafayette LA 70508
 OWNER PHONE: 337-216-6539

ADDRESS FOR APPEAL: ✓ 1809 6th Ave SE, Decatur AL 35601 unit B

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

Needing a 12' set back Variance from Section 25-78(d)
of the code. Sign is already installed & out of the way
of any obstruction. Sign is for ImmuneTEK - Bio Center.

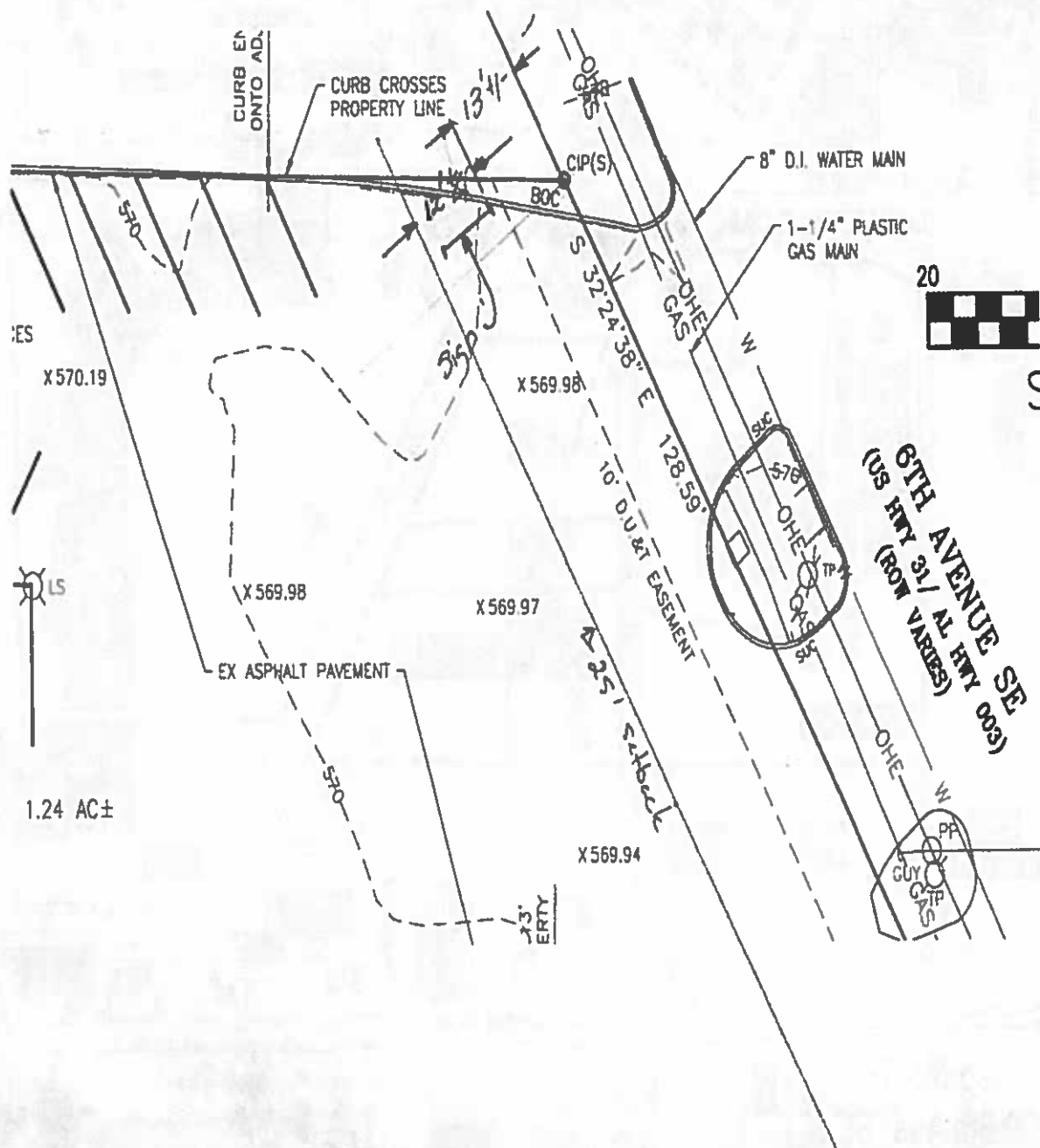
Applicant Name(print) Michael McKen
 Signature: [Signature]
 Representative Name(print) _____
 Signature _____
 Date 12/9/18

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

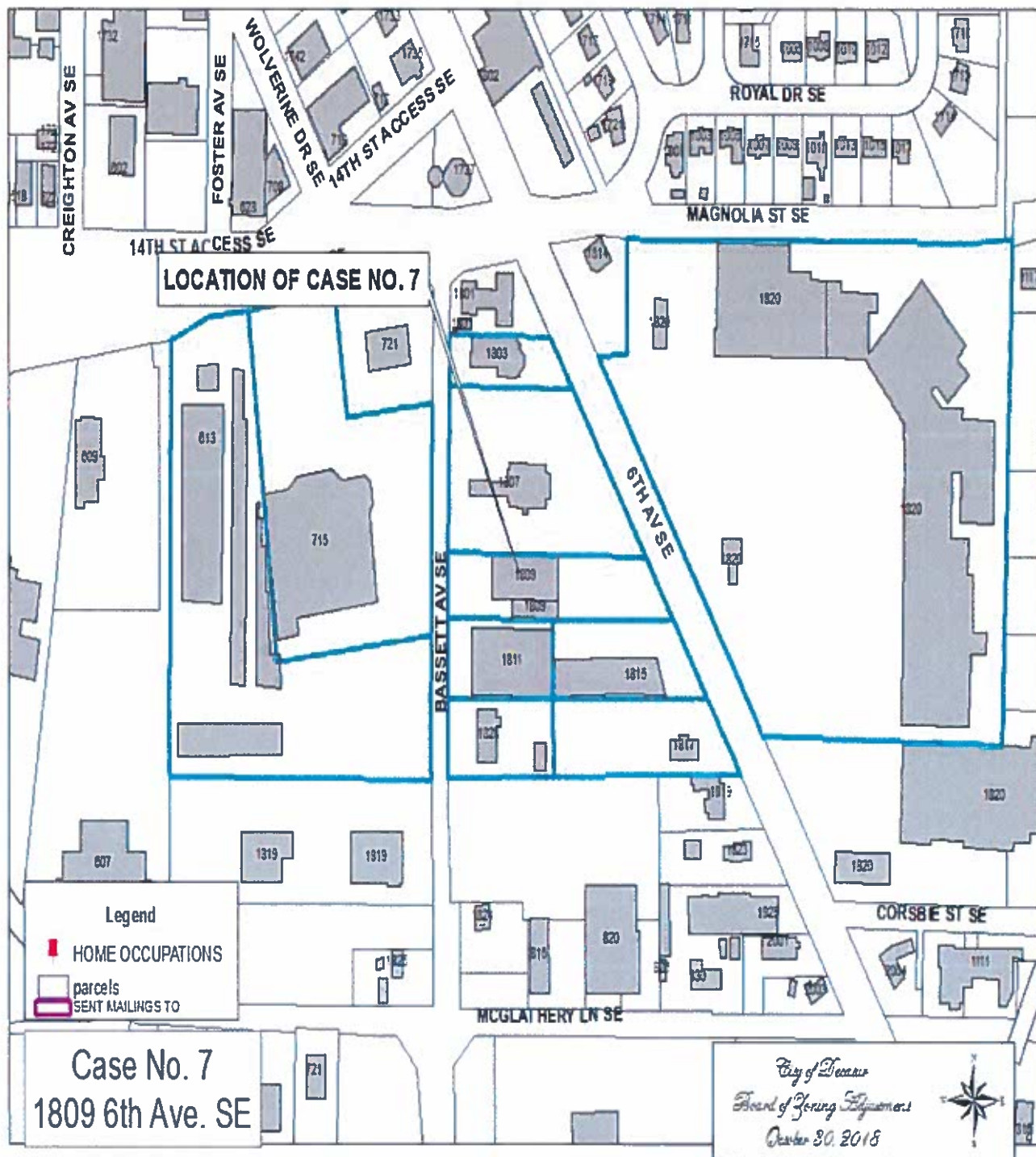
Office Use
 Received By bd
 Zone M-1
 Hearing Date 10-30
 Approved/Disapproved _____

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. 7 1809 6TH AV. SE UNIT B



SURVEY



LOCATION MAP

8



St. Paul City, Georgia

Board of Zoning Adjustment

APPLICANT: Dr. Angelo Mancuso dba Southern Dermatology Center, P.C.
MAILING ADDR. 2828 Highway 31 South; Suite 105
CITY STATE ZIP Decatur, AL 35603
PHONE: 256-351-9996

PROPERTY OWNER: Dr. Kantamneni
OWNER ADDR. 2828 Highway 31 South
CITY STATE ZIP. Decatur, AL 35603
OWNER PHONE 256-353-2000

ADDRESS FOR APPEAL: 2828 Highway 31 South; Decatur, AL 35603

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

We have designed an on premises directional sign to be installed near the front of the Med/Surg Building. We are requesting a variance for the size of the sign which is 16.5 sq ft. Decatur sign ordinance allows 4 sq ft as max for an on premises directional sign. We have attached photos of the sign and map showing it's location. Permission to install the sign has been given by the building owner.

Applicant Name(print) Dr. Angelo Mancuso
Signature [Signature]
Representative Name(print) Karl Hall
Signature [Signature]
Date 10/9/2018

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 2828 HIGHWAY 31 SOUTH

Art for Customer Approval



Quantity: 1
 Customer: _____
 Square Footage: _____



Experience Signs

1950 Central Pkwy SW, Decatur, AL 35601
 ExperienceSigns.com
 SignsoftheSouth.com
 256-350-5795
 info@experiencesigns.com

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File Name: ASCC_proof.pdf

Initial and date

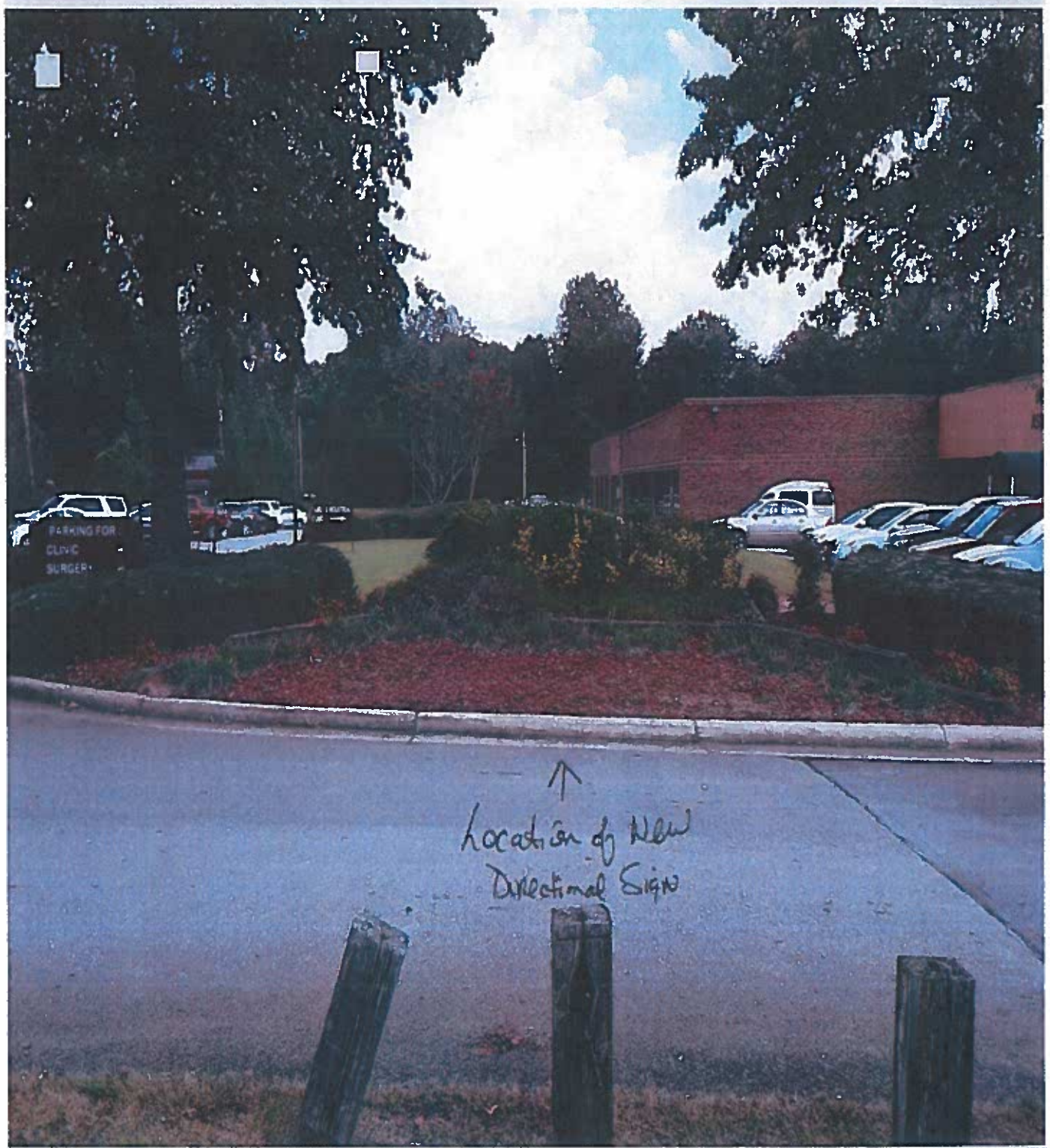
Created By:
 js 07/30/2018

Approved By: _____

PROOF PICTURE



PICTURE

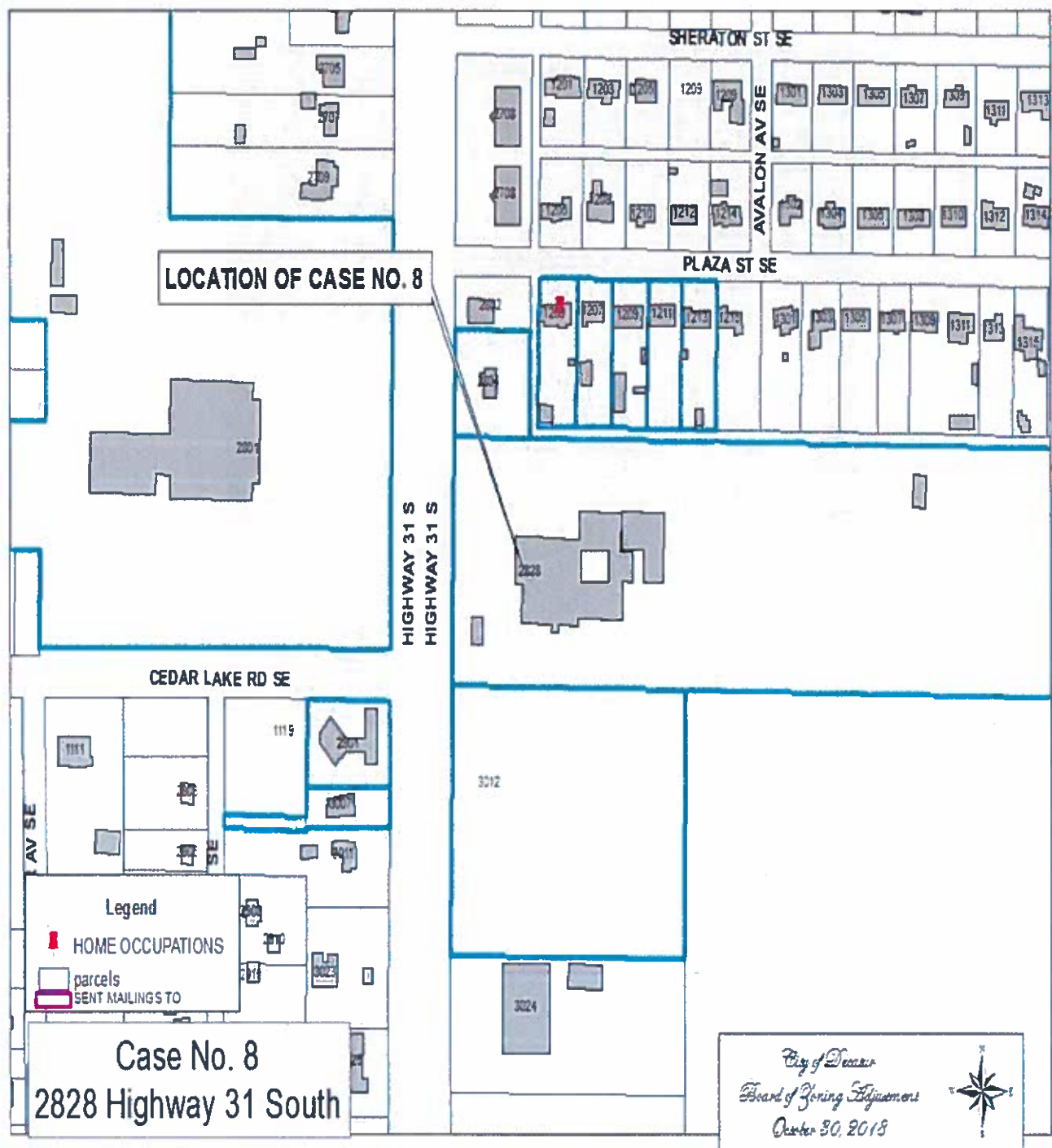


PICTURE

Location of Sign



AERIAL VIEW



(9)



St. Paul's Lutheran Church & Preschool

Board of Zoning Adjustment

APPLICANT: St. Paul's Lutheran Church & Preschool
MAILING ADDR. 1700 Carridale Street SW
CITY STATE ZIP Decatur, AL 35601
PHONE 256-227-5156

PROPERTY OWNER St. Paul's Lutheran Church
OWNER ADDR. 1700 Carridale Street SW
CITY STATE ZIP Decatur, AL 35601
OWNER PHONE 256-227-5156

ADDRESS FOR APPEAL: 1700 Carridale Street SW; 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)

We are proposing to replace our existing Preschool sign with a new one in the same location. Our new sign is 24 sq ft and a height of 72". By ordinance we are allowed 36 sq ft and 72" max height. The variance we are asking is for the setback requirement. The existing sign is setback 23 ft from Carridale Street which is where we are proposing to install the new sign. By ordinance a 25 foot setback is required. We have attached pictures of our proposed sign, the existing sign and a copy of our survey showing location of new sign.

Applicant Name(print) Carol Morgan
Signature Carol Morgan
Representative Name(print) Karl Hall
Signature Karl Hall
Date 10/8/2018

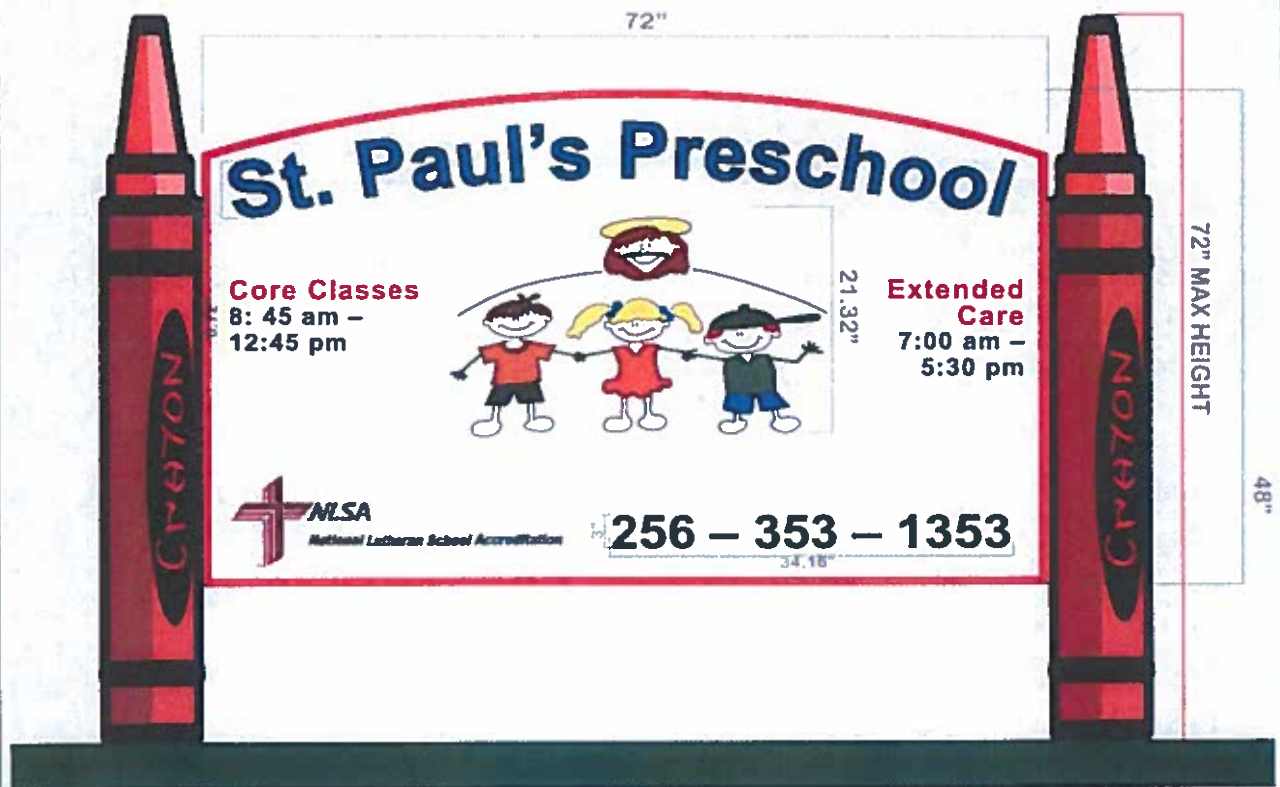
If applicant is using a representative for the request both signatures are required.

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 18th of the month to be heard the last Tuesday of the month.

CASE NO. 9 1700 CARRIDALE ST. SW

Art for Customer Approval



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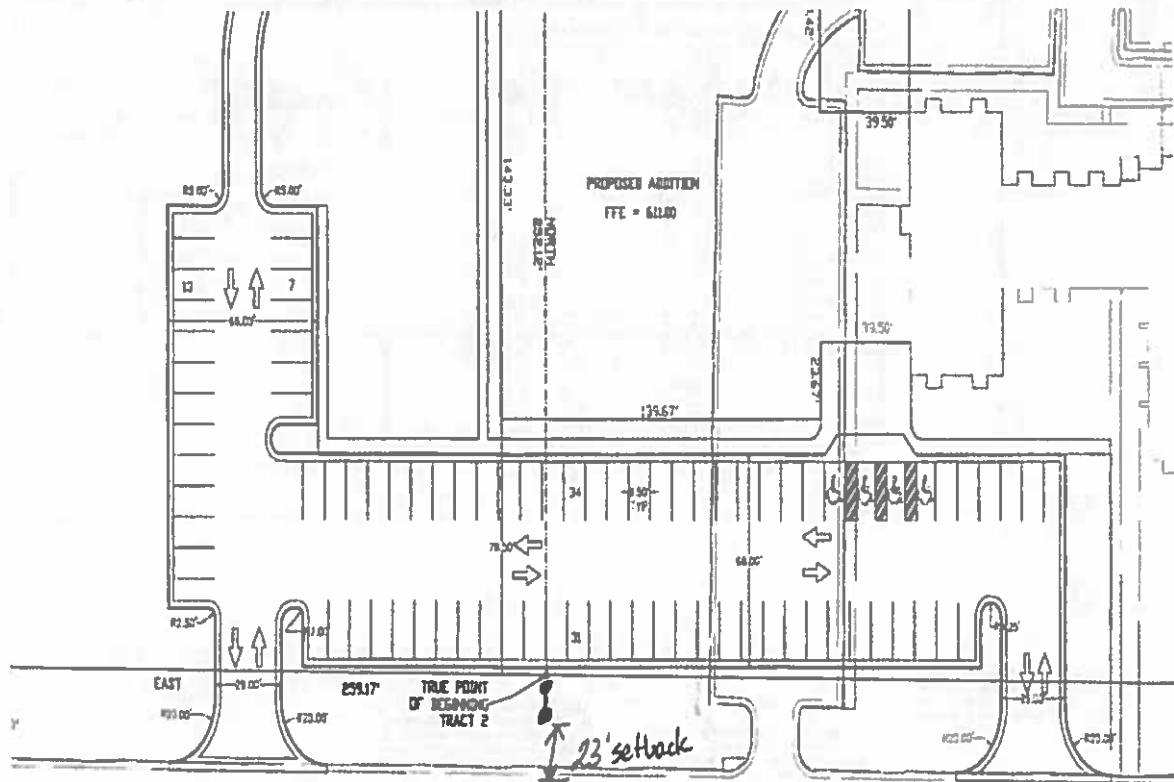
Quantity: 1
Customer:
Square Footage:
ExperienceSigns.com
256-350-5795
Info@experiencesigns.com
1950 Central Pkwy SW,
Decatur, AL 35601

SCALE:
File Name: stpauls_proof.pdf

Initial and date
Created By: JS 08/24/18
Approved By:

PROOF PICTURE

St Paul's Lutheran Preschool
1700 Carrisdale Street SW

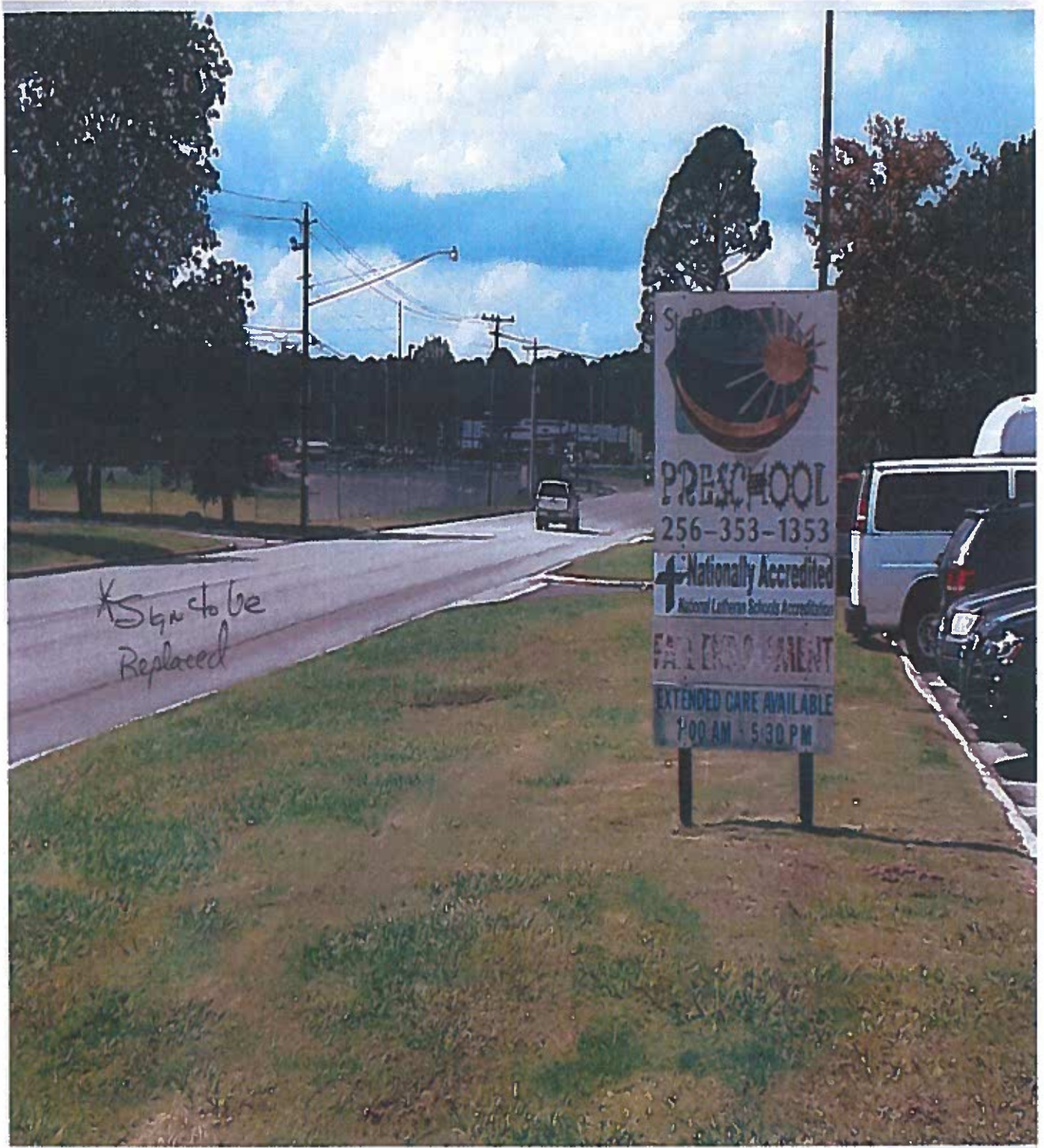


* New Preschool Sign *

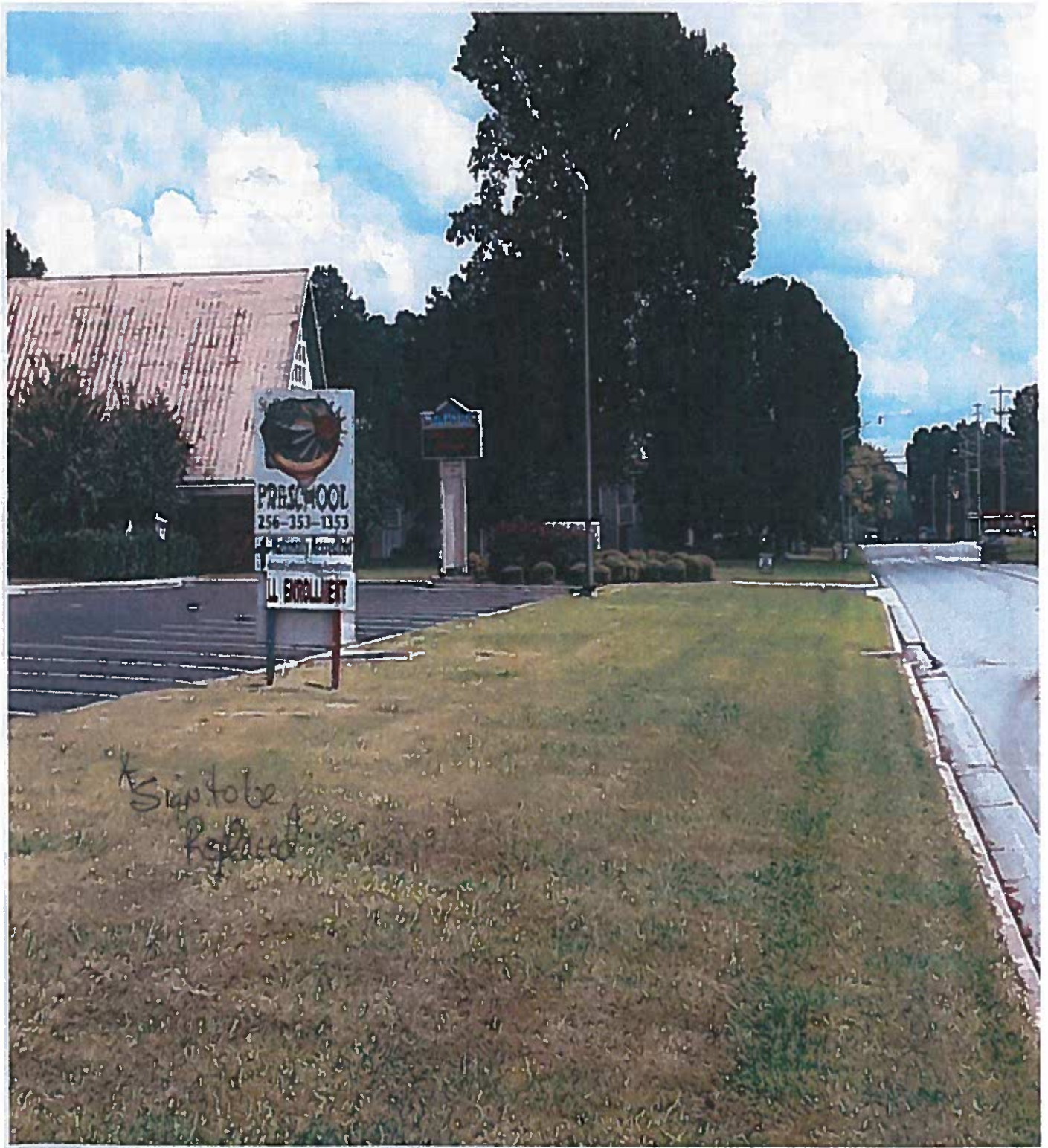
St. Paul's Lutheran Church & Preschool



AERIAL VIEW

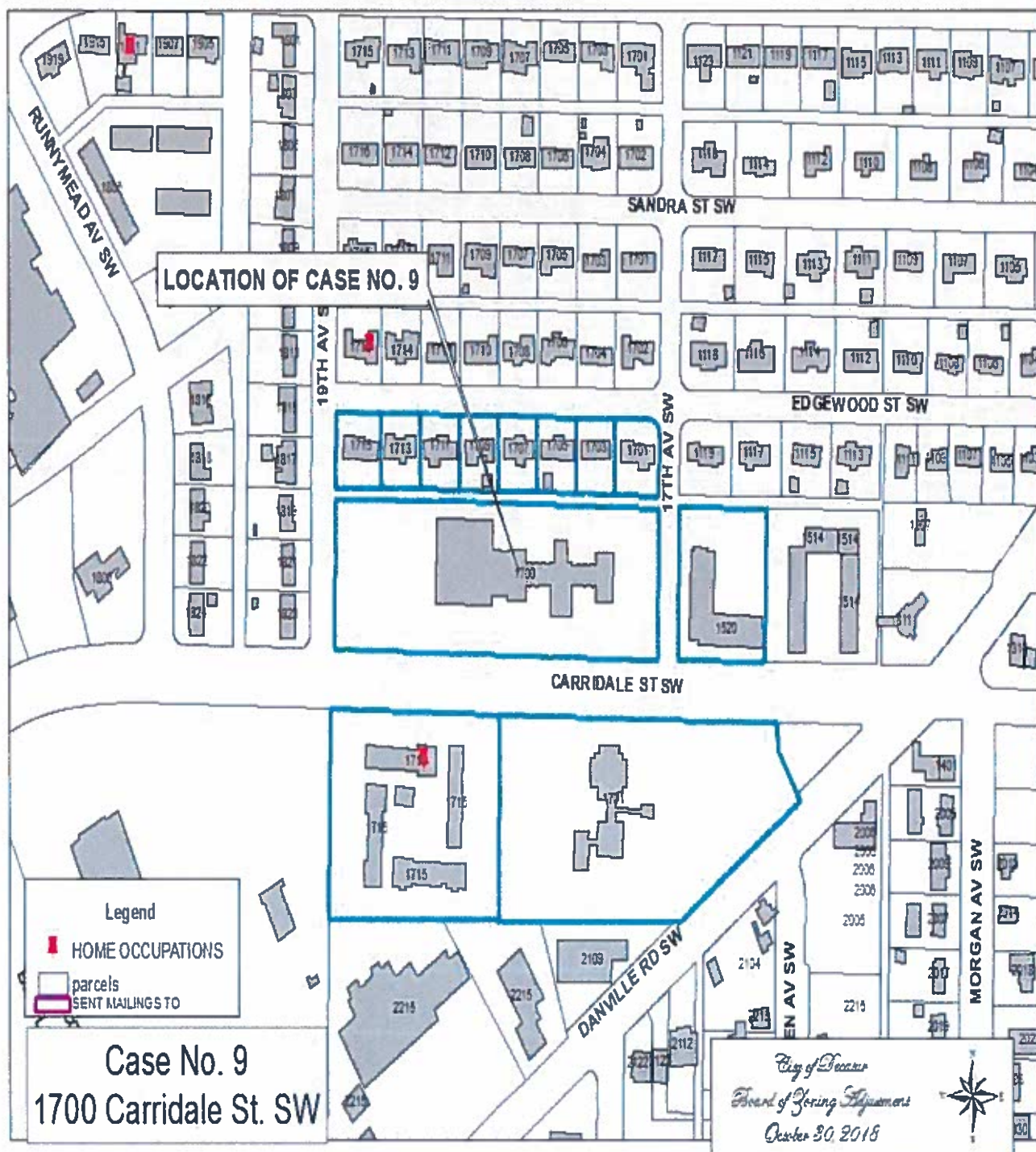


SIGN TO BE REPLACED



4/24/2017 10:10 AM

SIGN TO BE REPLACED 2



LOCATION MAP

10/30/2018

Martinez garage signed and ready thank you!

Oct 30, 2018

4:00pm



City of CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Martin Martinez
 MAILING ADDR: 3912 9th Av
 CITY STATE ZIP: Huntsville AL 35805
 PHONE: 256 337-4842
 PROPERTY OWNER: Kathy W. Tuley
 OWNER ADDR: P.O. Box 1195
 CITY STATE ZIP: Hazard, Kentucky 41701
 OWNER PHONE: 256-438-2299 (cell)

ADDRESS FOR APPEAL: PPIN 11379 1010 6th Avenue SE, Decatur, AL 35601

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING; HARDSHIP, TYPE OF BUSINESS)

We are requesting variance for property use due to economic hardship. The user is Martinez Garage. The use would be for a general automotive retail and parts store (NAICS code 811111). Martinez has been a well established business in Huntsville for 12 years. Several other auto-related, prospects for the building have been told that they could not locate at this location because it is zoned RD-2. This is causing an economic hardship thru loss of income to the Owner. In March of this year, the Owner's real estate agent, had a ready, willing and able tenant that was going to sign a lease in the amount of \$3,600.00 per month (nnn) (\$43,200 per year x 5 years). That's a potential \$216,000.00 that the property Owner has already lost because of the RD-2 zoning. Heriz Rental Car Company was also told that they could not use the building due to its' current zoning. The building is currently listed for \$450,000.00. That is a \$450,000.00 potential loss because of the zoning. A Meineke Car Care Center also backed out of purchasing the building. The zoning was one of the factors in their decision.

Applicant Name (print) Martin Martinez

Signature [Signature]
 Representative Name (print) Paula Bevilacqua

Signature [Signature]
 Date 10/26/18

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

Office Use
 Received By [Signature]
 Zone RD 2
 Hearing Date 10.30.18
 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 15th of the month to be heard the last Tuesday of the month.

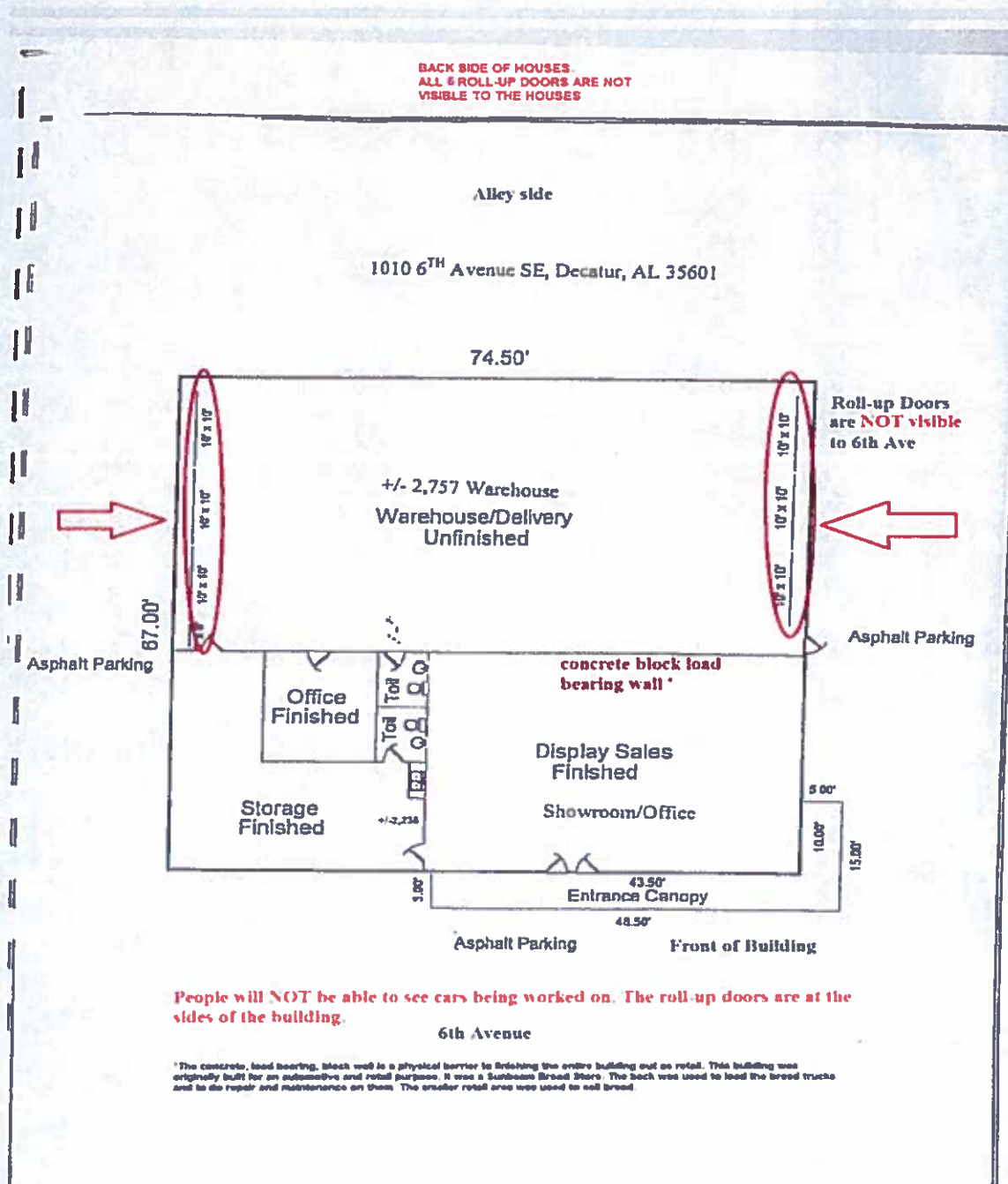
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<https://mail.aol.com/webmail-std/en-us/PrintMessage>

2/3

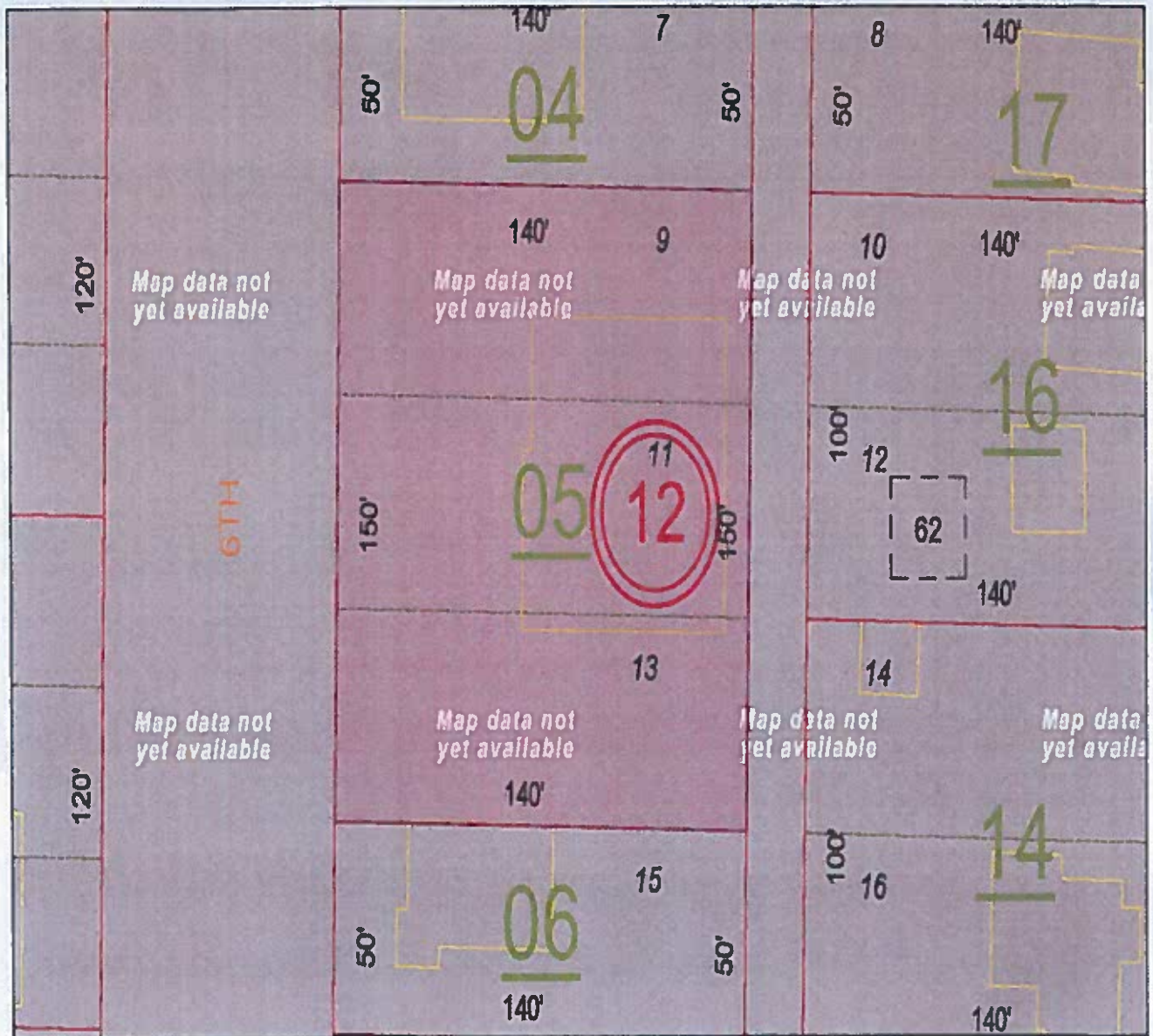
CASE NO. 10 1010 6TH AV. SE

59



PROPOSED DRAWING

1010 6th Avenue Lot Size



August 28, 2018

polygonLayer

Override 1

Parcels

Lot Line

Building Footprint

Hydro Line



RCS
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan.

Copyright 2018

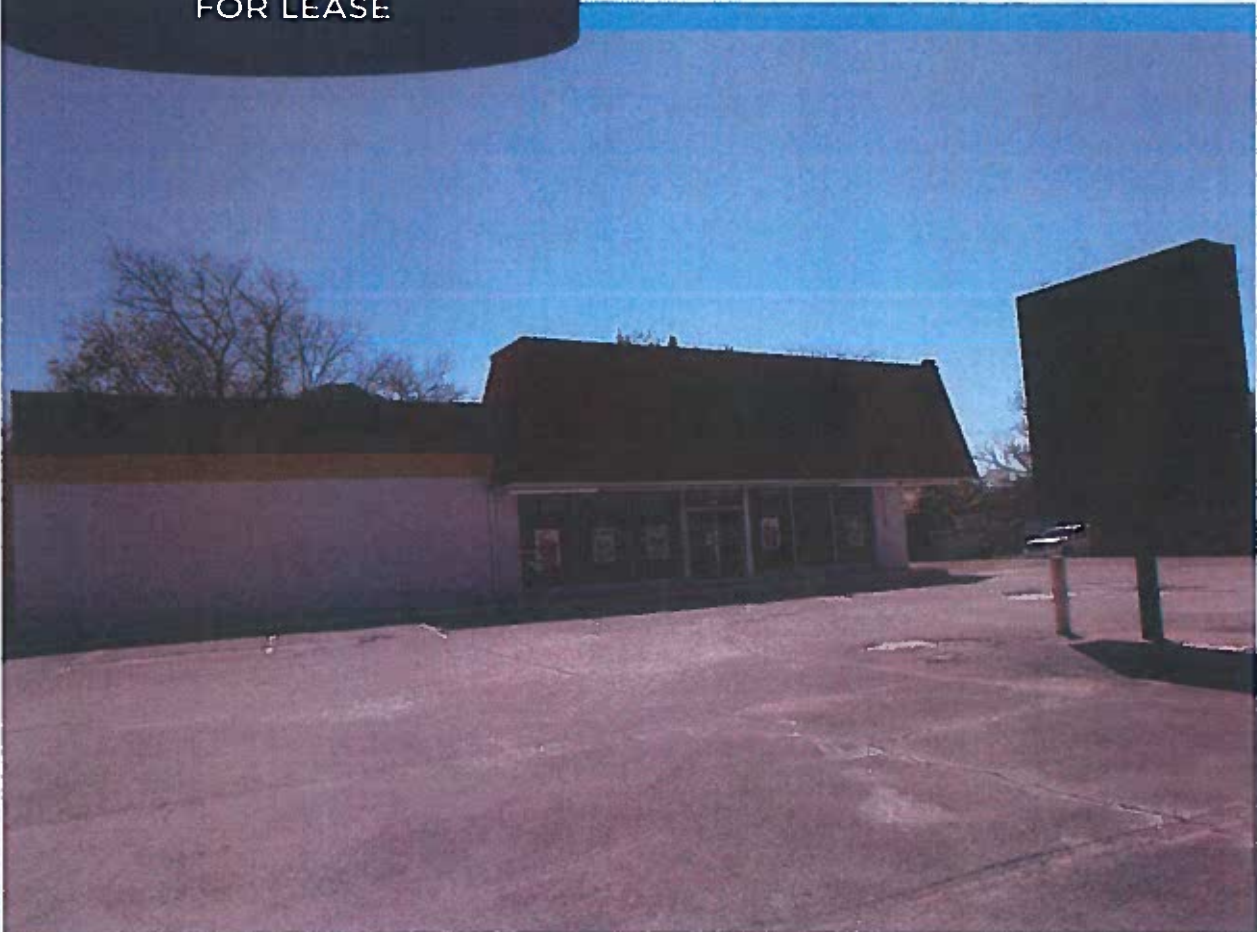
LOT SIZE

1010 6TH AVENUE
DECATUR, AL 35601

2,235 SQ. FT. RETAIL
2,757 SQ. FT. WAREHOUSE
FOR LEASE



GATEWAY
COMMERCIAL BROKERAGE



For More Information, Please Contact:

Paula Prestwood
(256) 227-1524
Salesperson
PPrestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

EXISTING BUILDING

1010 6TH AVENUE

2,235 SQ. FT. RETAIL/2,757 SQ. FT. WAREHOUSE

FOR
LEASE



PROPERTY OVERVIEW

Property is +/- 4958 square feet, and includes a front retail/office area, storage room with two restrooms, and a warehouse in the back with six at-grade roll up doors. Property provides ample parking and great visibility in both directions of traffic. Average daily traffic count is +/- 30,080 cars.

SITE FEATURES

RETAIL SIZE	+/- 2,235 square feet
WAREHOUSE SIZE	+/- 2,757 square feet
ZONING	RD-2
LEASE PRICE	\$3,300/month + CAM

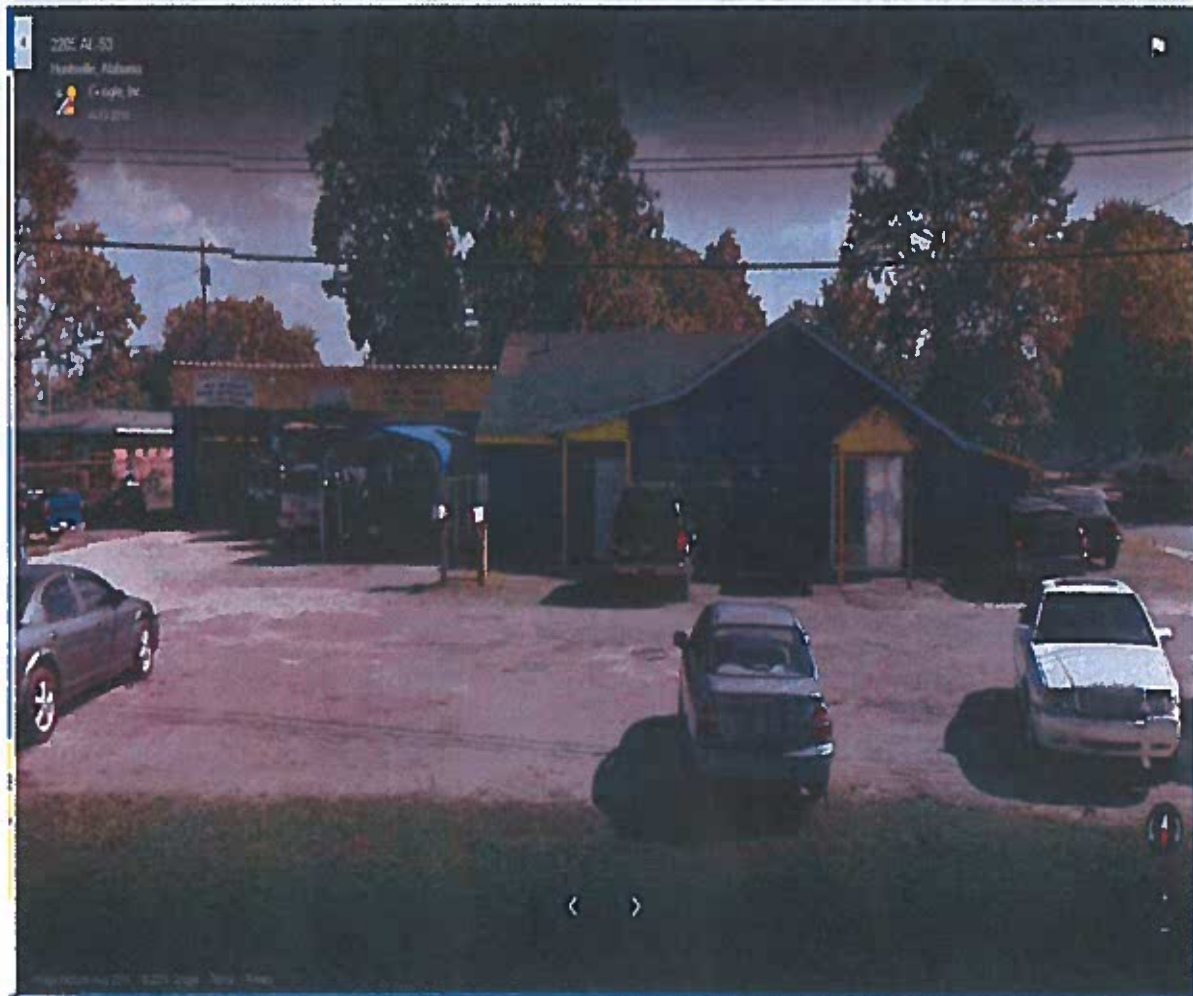
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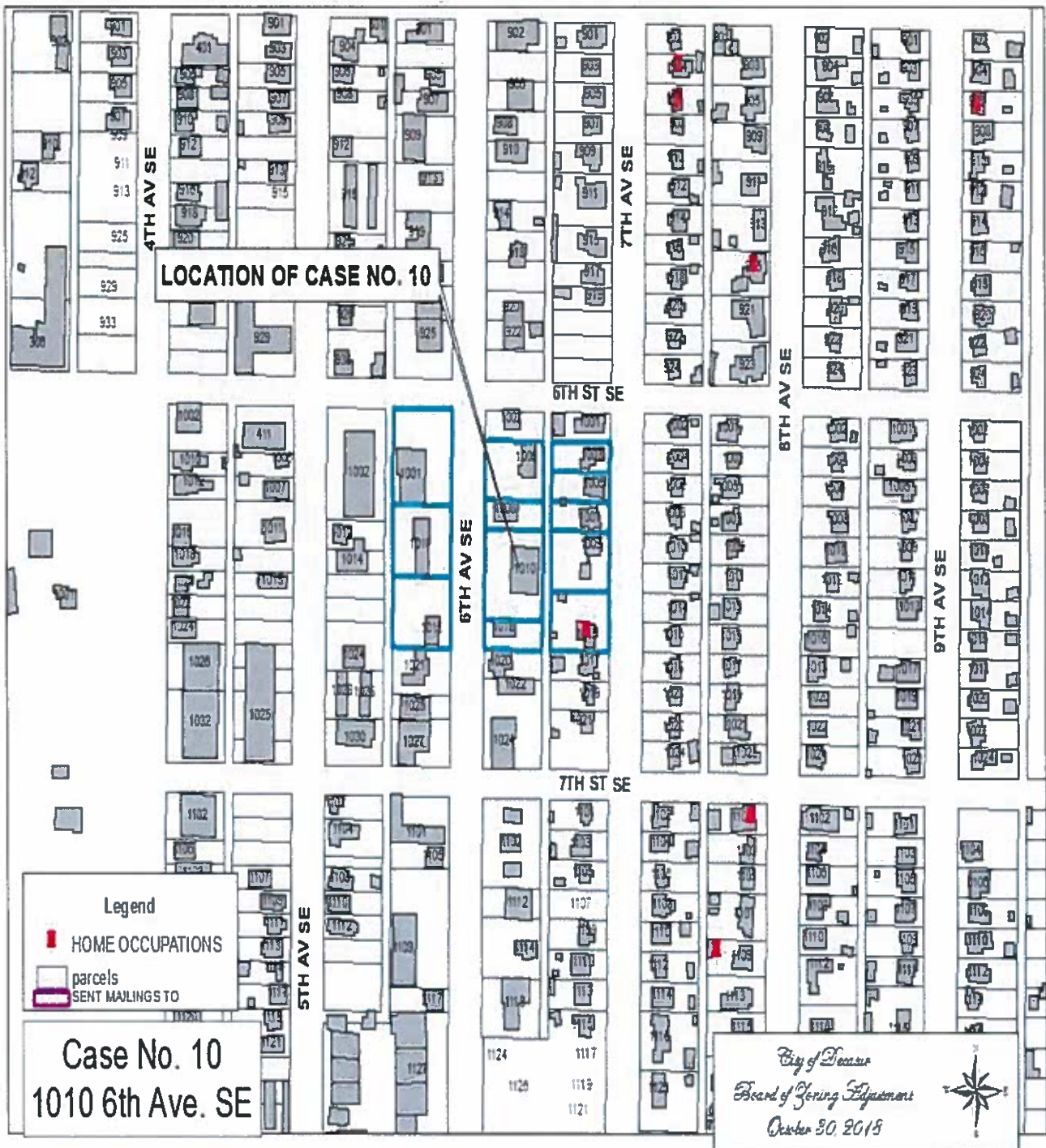
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EXISTING INTERIOR/EXTERIOR PICTURE



EXISTING BUSINESS IN H'VILLE



LOCATION MAP

