



BOARD OF ZONING ADJUSTMENT

AGENDA

FEBRUARY 2019

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MINUTES JANUARY 2019

MEMBERS PRESENT: Chairman, Charles Taylor, Mr. Collis Stevenson, Ms. Delayne Dean, Ms. Susana Salcido

SUPERNUMERARIES: Rev. George Allen, Jr. and Mr. Steven Thomas (observing)

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Herman Marks, 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.

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.

The minutes from the November meeting were approved without any changes. Mr. Collis Stevenson motioned to approve the minutes. Ms. Delayne Dean seconded the motion. On a voice vote the motion carried.

Each applicant stated their name and address before presenting their case to the Board.

CASE NO. 1

Application and appeal of Apryl Botto 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 rebar installation company located at 1520 Southampton Ct SE, property is located in a PRD-6 Planned Residential Development Zoning District.

Ms. Apryl Botto presented this case to the Board. Ms. Botto stated she would like to have an administrative office for a rebar installation company.

Chairman Taylor asked if she had any employees. Ms. Botto yes she would have employees however, they would not come to her home that she would be using the home strictly for administrative work.

Mr. Collis Stevenson asked about the size of rebar that would be sold. Ms. Botto replied it could be any size depending on the customer's needs it would all be commercial grade.

Chairman Taylor asked where the rebar would be kept. Ms. Botto stated her company would provide labor only the rebar would be kept on the job site.

Chairman Taylor told Ms. Botto that there could not be any signs in her yard, Ms. Botto understood.

Ms. Susana Salcido asked about employees coming to the home. Ms. Botto stated no one would come to her home.

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

Mrs. Karen Smith, Planning Department, asked if there would be any equipment. Ms. Botto stated there is not any equipment, it is truly manual labor twist ties are used to hold the rebar.

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

CASE NO. 2

Application and appeal of Don Lovett 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 mowing business located at 410 Autumnwood Dr. S.W., property is located in a R-6 Residential Single-Family Semi-Attached Zoning District.

Mr. Don Lovett presented this case to the Board. Mr. Lovett stated he would like to have an office in his home for his lawn cutting business. Mr. Lovett stated he only cut 3 yards in his neighborhood for some elderly residents who are not able to cut their own grass. Mr. Lovett stated he did not store anything but 3 gallons of gasoline. If any type of fertilizer or weed killer was needed those item are stored in the residents own home.

Mr. Collis Stevenson asked if he had any employees. Mr. Lovett stated "no".

Chairman Taylor asked was there a storage building where he kept his supplies. Mr. Lovett stated the storage building was behind his house and he only kept his lawn mower and 3 gallons of gasoline in there.

Ms. Susana Salcido asked if he had any help. Mr. Lovett stated he did all of the work by himself.

Chairman, Charles Taylor read a letter from Mr. Robert A. Clem, 408 Autumnwood Dr S.W...Mr. Clem stated in the letter if approved he would asked that Mr. Lovett have to store his supplies such as gasoline and fertilizer off site for fear of an explosion. Mr. Lovett stated he did not store any fertilizer in his storage building and the most gasoline he would have at any given time would be 3 gallons.

Chairman Charles Taylor stated the concerns from Mr. Clem had been answered.

Ms. Delayne Dean reiterated that Mr. Lovett only had a 3 gallon gas can. Mr. Lovett stated yes.

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

Mrs. Karen Smith, Planning Department, had no comment.

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. 3

Application and appeal of Teresa Dotson 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 1226 North St. S.E., property is located in a R-4 Residential Single-Family Zoning District.

Ms. Teresa Dotson presented this case to the Board. Ms. Dotson stated she would like to have an administrative office for her commercial cleaning business.

Ms. Delayne Dean asked if she would have any employees. Ms. Dotson stated "no".

Mr. Collis Stevenson asked if she did any in home cleaning. Ms. Dotson replied only commercial cleaning.

Chairman Charles Taylor asked about the storage of supplies. Ms. Dotson replied the clients would furnish all of their own supplies and kept on site.

Ms. Delayne Dean reminded Ms. Dotson if she did acquire employees they could not come to her home they would have to meet at the job site. Ms. Dotson understood.

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

Mrs. Karen Smith, Planning Department, had no comment.

Ms. Susana Salcido 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 James L. Bell for an administrative decision of the Building Official as allowed in Section 25-2(1) of the Zoning Ordinance to construct a pole barn in the side yard located at 3413 Cedarhurst Dr. S.W., property is located in a R-3 Single-Family Zoning District.

Mr. Jason Bell presented this case to the Board. Mr. Bell stated he had purchased the lot next door and consolidated the 2 lots and would like to put a workshop/pole barn in his yard. Mr. Bell had pictures he presented to the Board. Mr. Bell stated that the building would not be visible from the road, except when all of the leaves are off of the trees the top of the building would be visible.

Mr. Bell stated that the reason he was asking for a variance to locate a pole barn in the side yard.

Chairman, Charles Taylor stated that accessory structures are to be located behind the rear of the house and asked Mr. Bell if he was saying that the lot crests and then slopes. And the hardship itself is the topography of the land. Mr. Bell agreed.

Rev, Allen inquired if the property Mr. Bell purchased was adjacent to the rear of his original property. Mr. Bell replied that it was to the side of the property. Mr. Bell stated that the structure would have to be in accordance with the neighborhood covenants.

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

Mrs. Karen Smith, Planning Department, stated this hardship was similar to a hardship which had been approved in the past and with that in mind she would recommend approval.

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

CASE NO. 5 **Deferred to February**

Application and appeal of Sunday Bougher, SGA Design Group for a 65.43 square foot area variance from Section 25-77 (e)(1) of the Zoning Ordinance in order to install a directional sign at 1203 6th Av. S.E., property is located in a RD Re-Development Zoning District.

This case was deferred until February due to winter weather.

CASE NO. 6

Application and appeal of Rose Elliott for a use permitted on appeal from Section 25-95(a) of the Zoning Ordinance in order to have a day care for children from 6 a.m. until 7 p.m. at 1605 8th St. S.W., property located in a R-2 Residential Single-Family Zoning District.

Ms. Elliott presented this case to the Board. Ms. Elliott stated she was requesting a license to open a home day care at her home.

Chairman, Charles Taylor stated that DHR has to actually approve the licensing of the daycare after this Board makes their recommendation. Ms. Elliott understood.

Chairman Charles Taylor stated the hours requested for operation, parking details and which part of the house would be used as the actual daycare. Chairman, Charles Taylor also stated the application reads that there are not any dogs or any pools on the property and that the yard is fenced. Ms. Elliott agreed.

Ms. Delayne Dean asked if parking was just for drop off and pick up. Ms Elliott stated that was correct.

Ms. Susana Salcido asked if there was actual parking on 8th St. Ms. Elliott stated just for drop off and pick up.

Rev. Allen asked Ms. Elliott the height of the fence. Ms Elliott stated taller than herself.

Mr. Bob Sims, Building Department, deferred any questions to Planning Department.

Mrs. Karen Smith, Planning Department, reminded Ms. Elliott that the children would need to be dropped off and picked up by means of the driveway since 8th St is defined as a collector street. Mrs. Smith stated she would recommend approval as long as the condition was made to drop off and pick-up the children in the driveway. Ms. Elliott said she understood.

Ms. Delayne Dean motioned to approve this case with the condition that the drop off and pick-ups would need to be in the driveway. Mr. Collis Stevenson seconded the motion. On a roll call vote the motion carried.

CASE NO. 7

Application and appeal of John Mitchell for the following two 5 foot setback variances at Mitford Place Subdivision S.W., property is located in a R5-0 Residential Single-Family Patio Home Zoning District.

A) 5 foot setback variance from Section 25-10.5 (2)(f) of the Zoning Ordinance at lots 13,14,15,17,18 located on Hempstead Av. S.W.

B) 5 foot setback variance from section 25-10.5 (1)(c) of the Zoning Ordinance at lots 12 located on Covina Dr. S.W.

Mr. John Mitchell presented this case to the Board. Mr. Mitchell stated the lots have a zero lot line which allows construction on the lot line. If construction were to take place on the lots as they are now the overhang from one residence could actually hang over into the neighbor's yard.

Mr. Mitchell stated he was trying to get a 5 foot side yard setback on each side of the lots.

Mr. Mitchell stated that the zoning as it is today would allow the over hangs from each house to hang over into the neighbor's property. If construction were to take place on the lots as they are now the overhang from one residence could actually hang over into the neighbor's yard.

Chairman, Charles Taylor stated that the plans submitted to the Building Department show zero lot lines and asked if that was correct.

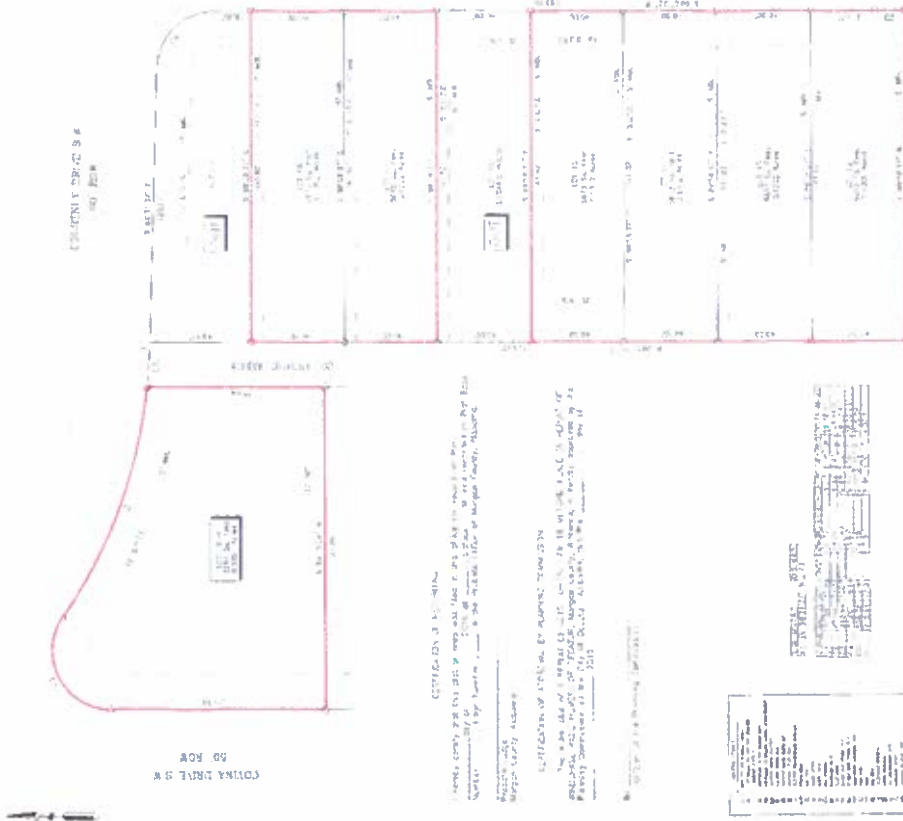
Mr. Mitchell stated yes however, he has submitted a re-plat to the Planning Department and they are working on getting it approved and recorded. Mr. Mitchell had a copy of the new plat and offered to show it the t Board, Chairman, Charles Taylor stated that was not necessary.

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

Mrs. Karen Smith, Planning Department, asked the Board to make the approval of the plat a requirement in the motion because the way R5-Zero is written the building setbacks are required to be shown on the plat. At this time the plat is showing one set of building setbacks. The new plat should show side yard setback based on the variance. The Planning Commission meets on February 19, 2019. Once those conditions are met it can be recorded. They may approve the plat as submitted or place some conditions on the approval.

Ms. Delayne Dean motioned to approve this case with the requirement that the new plat is approved and recorded. Mr. Collis Stevenson seconded the motion. On a roll call vote the motion carried.

A REPLAT OF LOTS 10, 15, 17, & 18 WITFORD PLACE (A REPLAT OF WINDCHASE PATIO HOMES) (BOOK 2000, PAGE 1) DECATUR, ALABAMA



DECATUR, ALABAMA

WITFORD PLACE

LOT 10

LOT 15

LOT 17

LOT 18

WINDCHASE PATIO HOMES

BOOK 2000, PAGE 1

REPLAT OF LOTS 10, 15, 17, & 18 WITFORD PLACE (A
 REPLAT OF WINDCHASE PATIO HOMES) (BOOK 2000, PAGE 1)
 DECATUR, ALABAMA

DECATUR, ALABAMA

WITFORD PLACE

LOT 10

LOT 15

LOT 17

LOT 18

WINDCHASE PATIO HOMES

BOOK 2000, PAGE 1

DECATUR, ALABAMA

WITFORD PLACE

LOT 10

LOT 15

LOT 17

LOT 18

WINDCHASE PATIO HOMES

BOOK 2000, PAGE 1

REPLAT OF LOTS 10, 15, 17, & 18 WITFORD PLACE (A
 REPLAT OF WINDCHASE PATIO HOMES) (BOOK 2000, PAGE 1)
 DECATUR, ALABAMA

DECATUR, ALABAMA

WITFORD PLACE

LOT 10

LOT 15

LOT 17

LOT 18

WINDCHASE PATIO HOMES

BOOK 2000, PAGE 1

DECATUR, ALABAMA

WITFORD PLACE

LOT 10

LOT 15

LOT 17

LOT 18

WINDCHASE PATIO HOMES

BOOK 2000, PAGE 1

The meeting adjourned at 4:30 p.m.

Chairman, Charles Taylor

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FEBRUARY 2019

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, February 26, 2019 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—DEFERRED FROM JANUARY

Application and appeal of Sunday Bougher, SGA Design Group for a 65.43 square foot area variance from Section 25-77 (e)(1) of the Zoning Ordinance in order to install an attached sign at 1203 6th Av. S.E., property is located in a RD Re-Development Zoning District.

CASE NO. 2

Application and appeal of Ricky Barnett for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a lawn care business located at 719 8th Av SE, property is located in a R-3 Single-Family Residential Zoning District.

CASE NO. 3

Application and appeal of Dalena Nickerson 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 selling women's apparel and merchandise on line located at 715 Cedar Lake Rd SW, Apt #506, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 4

Application and appeal of Travez Mallard 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 mobile car wash located at 200 Somerville Rd SE, Apt B 12, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 5

Application and appeal of Detrus Dobbins 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 mobile car detailing business located at 4801 Joe Davis Dr., property is located in an AG-1 Agricultural Zoning District.

CASE NO. 6

Application and appeal of Emilio Machado 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 video production business located at 2905 Winfrey Dr. S.W., property is located in a R-2 Single Family Zoning District.

CASE NO. 7

Application and appeal of Natasha McCrary dba 1818 Farms LLC, for 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 502 and 504 Bank St. N.E., property located in a B-5 Central Business Zoning District.

CASE NO. 8

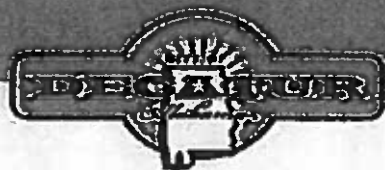
Application and appeal of Pugh Wright McAnally, Inc. as a use permitted on appeal as specified in Section 25-12.2 seeking approval to construct a single family home at 2735 Old Moulton Road SW, property is located in an I-D Institutional District.

CASE NO. 9

Application and appeal of Pugh Wright McAnally, Inc. for a 6 foot rear yard setback variance located at 2406 Hideaway Place S.E from Section 25-10.8 (2)(d)., property is located in a R-1 Single Family Residential Zoning District.

5

January 29, 2019 4:00pm



City of Decatur

Board of Zoning Adjustment

APPLICANT:	Sunday Bougher, SGA Design Group
MAILING ADDR:	1437 S Boulder, Suite 550
CITY STATE ZIP:	Tulsa, OK 74119
PHONE:	(918) 587-8600 ext. 331
PROPERTY OWNER:	Walmart Real Estate and Trust
OWNER ADDR:	2001 SE 10th Street
CITY STATE ZIP:	Bentonville, AR 72716
OWNER PHONE:	(479) 258-6558

ADDRESS FOR APPEAL: 1203 6th Avenue SE

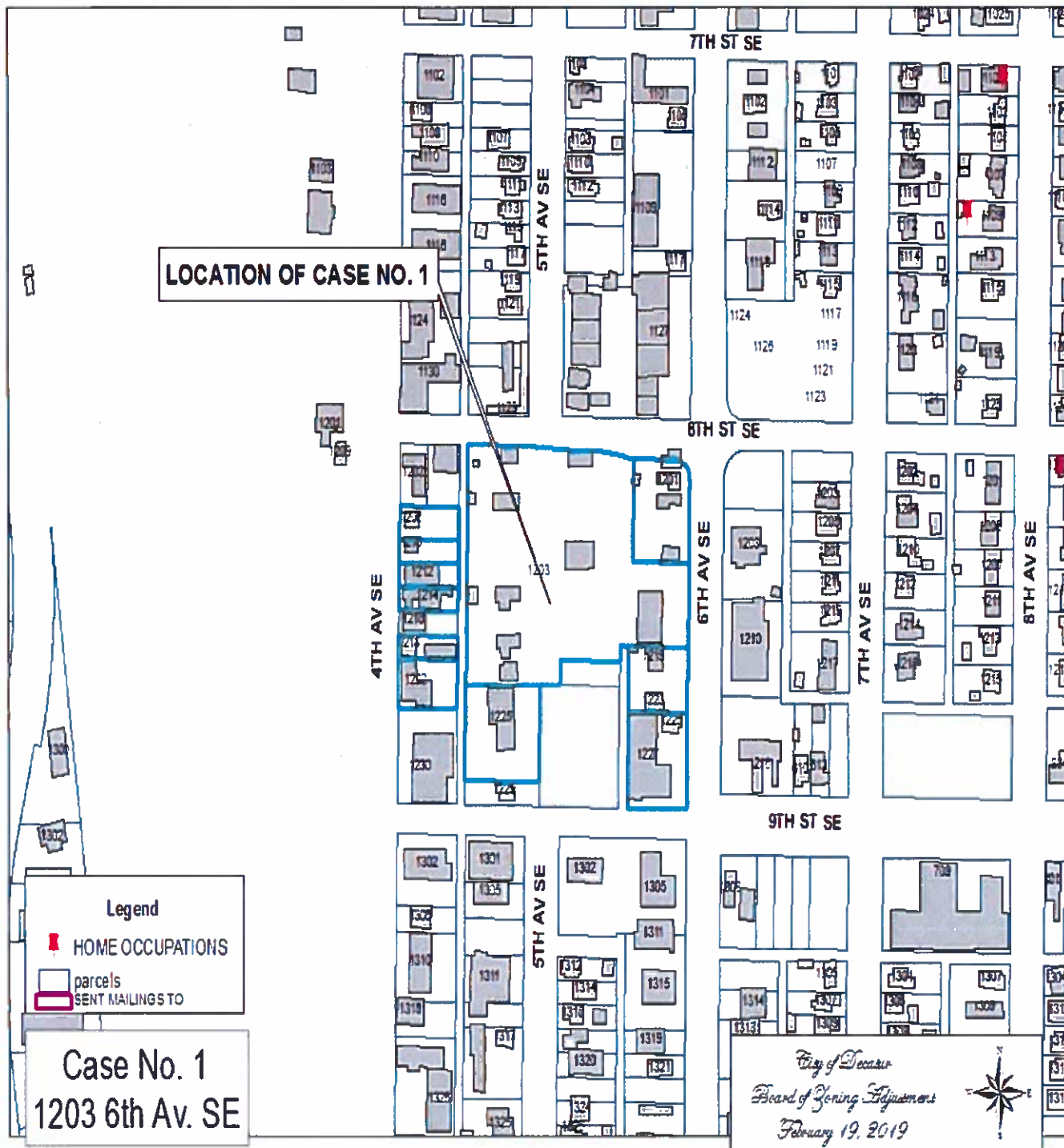
<input type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> SETBACK VARIANCE	<input checked="" type="checkbox"/> SIGN VARIANCE
<input type="checkbox"/> USE PERMITTED ON APPEAL	<input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION	
<input type="checkbox"/> OTHER	<input type="checkbox"/> SURVEY 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)		
City of Decatur Zoning Ordinance Chapter 25, Article III, Section 25.77(e)(1), limits the maximum area of two hundred square feet. We are respectfully requesting a variance for an additional 65.43 sf of sign area for the Pickup* sign. This directional sign at the front elevation assists customers, who need the Pickup service, to safely navigate to the Pickup service area.		
Applicant Name(print) Sunday Bougher	If applicant is using a representative for the request both signatures are required.	Office Use
Signature		Received By
Representative Name(print)		Zone R-5
Signature		Hearing Date 1.29.19
Date 1/9/19		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. 1 2001 10TH ST S.E.





CHARTING SCALE

Board of Zoning Adjustment

APPLICANT: Rick Barnett
MAILING ADDR: 719 8th Ave S.E.
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-565-0871

PROPERTY OWNER: Rick Barnett
OWNER ADDR: 719 8th Ave S.E.
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-565-0871

ADDRESS FOR APPEAL:

☒ 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.)

I want to use my home as a admin office for
my lawn care business

supplies in shed behind house

Applicant Name(print) Rick Barnett
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 1-28-19

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

Office Use
Received By _____
Zone R-5
Hearing Date Feb. 26 4:00
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. 2 719 8TH AV S.E.



HOME OCCUPATION QUESTIONS

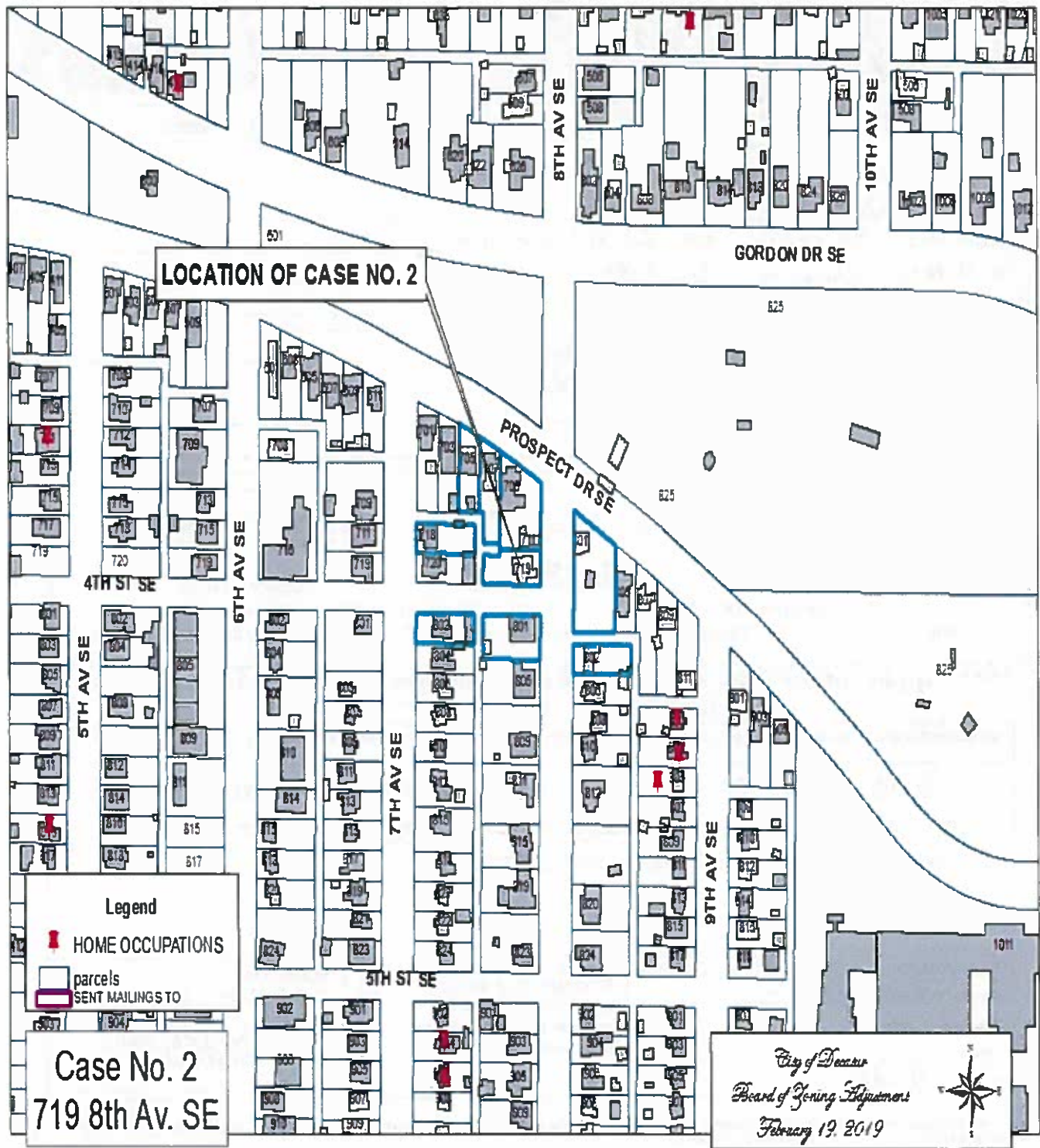
CHECK YES OR NO FOR EACH QUESTION

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:  DATE: 1-28-19
ADDRESS: 719 8th Ave S.E. Decatur AL 35601

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

QUESTIONNAIRE





Board of Zoning Adjustment

APPLICANT: Dalena M. Nickerson
MAILING ADDR: 715 Cedar Lake Rd SW, Apt 506
CITY STATE ZIP: Decatur, AL 35603
PHONE: (516) 884-0869

PROPERTY OWNER: ' Summer Key Apartments
OWNER ADDR: 715 Cedar Lake Rd SW
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: (256) 350-2738

ADDRESS FOR APPEAL: 715 Cedar Lake Rd SW, Apt 506, Decatur AL 35603

☒ 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)

I would like a license to operate my online business from my home address. It involves selling women's apparel and merchandise online and shipping it from my home.

Applicant Name (print) Dalena M. Nickerson
Signature Dalena M. Nickerson
Representative Name (print) _____
Signature _____
Date 1/29/19

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

Office Use
Received By bd
Zone _____
Hearing Date Feb 26
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. 3 715 CEDAR LAKE RD S.W. APT 506



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: _____

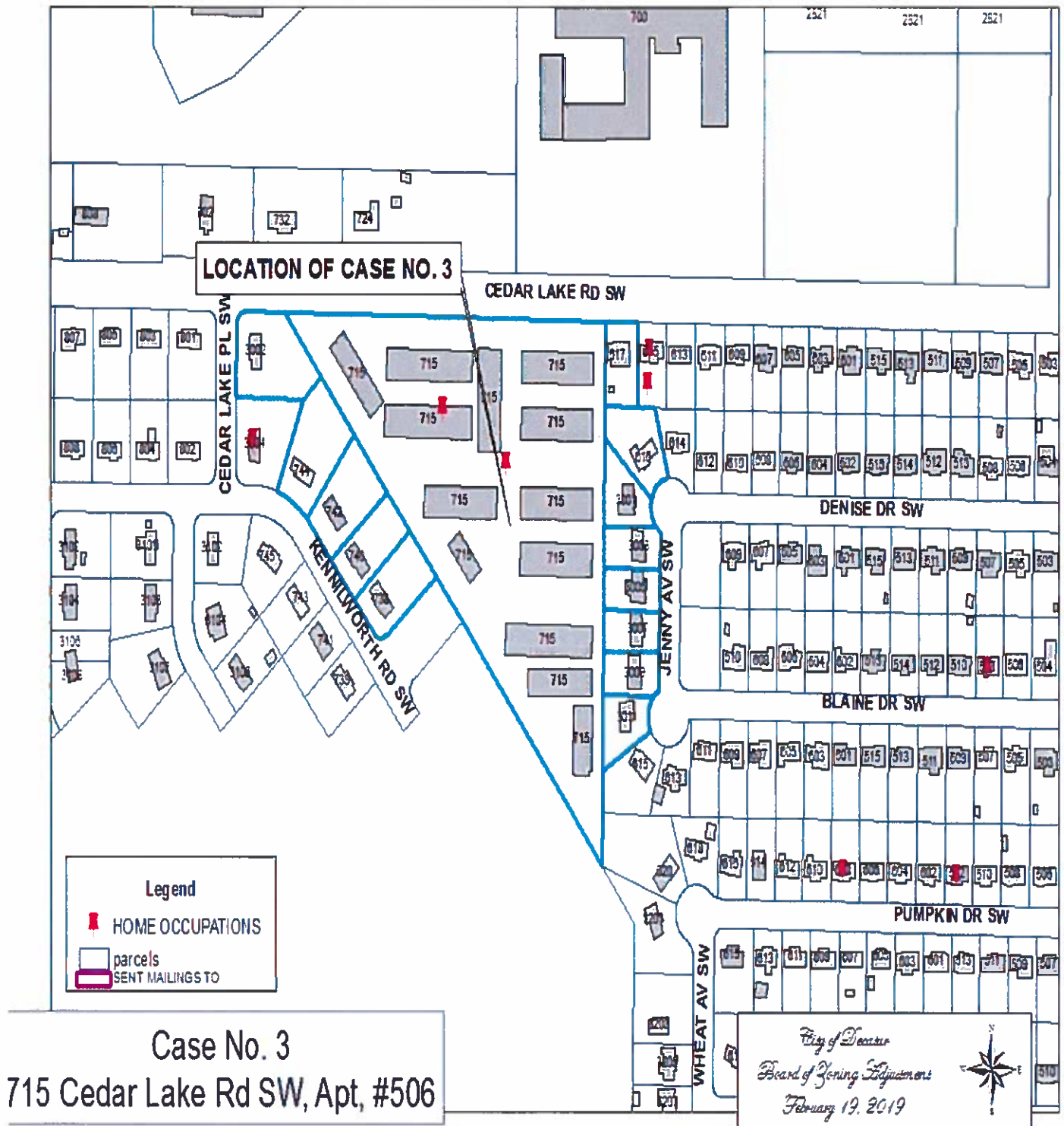
DATE: 1/29/19

ADDRESS: _____

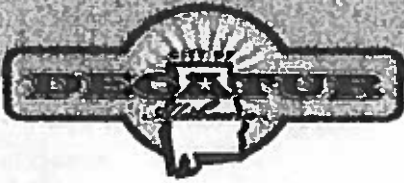
715 Cedar Lake Rd SW, Apt 506, Decatur AL 35603

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

QUESTIONNAIRE



Feb. 26, 2019 4:00p.m.



CHARTERED 1846

Board of Zoning Adjustment

APPLICANT: Travez Mallard
MAILING ADDR: 200 Somerville rd SE Apt B12
CITY STATE ZIP: Decatur, AL, 35601
PHONE: 256-606-2358

PROPERTY OWNER: Somerville rd / Housing Authority
OWNER ADDR: Pat
CITY STATE ZIP: Decatur, AL, 35601
OWNER PHONE: 100 Wilson St NE Decatur, AL

ADDRESS FOR APPEAL: 200 Somerville rd SE Apt B12

☒ 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 Office in my home for my
mobile car wash

Applicant Name(print) Travez Mallard
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 1-30-19

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 4 200 SOMERVILLE RD S.E. APT B12



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

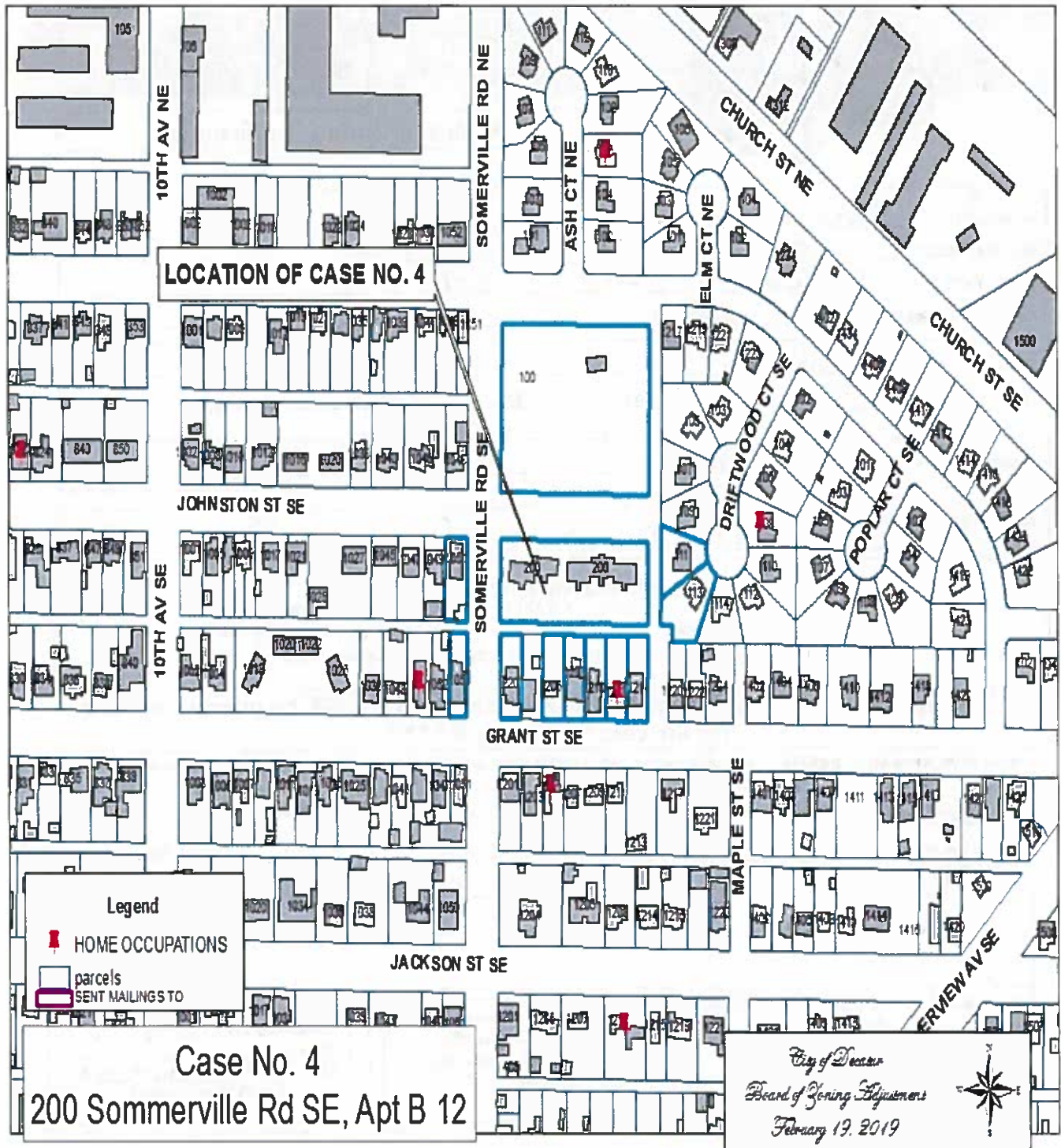
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation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

DATE: Jan. 30, 2019

ADDRESS: _____

200 Somerville rd SE Apt B12





Board of Zoning Adjustment

APPLICANT: Detrus Dobbins
MAILING ADDR: 4801 Joe Davis Dr SW ✓
CITY STATE ZIP: Decatur AL 35603
PHONE: 216 224 6857

PROPERTY OWNER: Cathrine Davis
OWNER ADDR: 4801 Joe Davis Dr SW ✓
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256 350 7791

ADDRESS FOR APPEAL: 4801 Joe Davis Dr SW Decatur 35603 ✓

☒ 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)

DMD Mobile Detail I want to use my
home as a Admin office for my mobile
Detail business supply stored in UAW

Applicant Name(print): Detrus Dobbins
Signature: [Signature]
Representative Name(print): _____
Signature: _____
Date: 2/1/2019

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

Office Use
Received By City
Zone _____
Hearing Date 2/26/19 4:00 PM
Approved/Disapproved PM

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

CASE NO. 5 4801 JOE DAVIS DR SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☒
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☒ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales party at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, FedEx, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED:

DATE:

11/31/2019

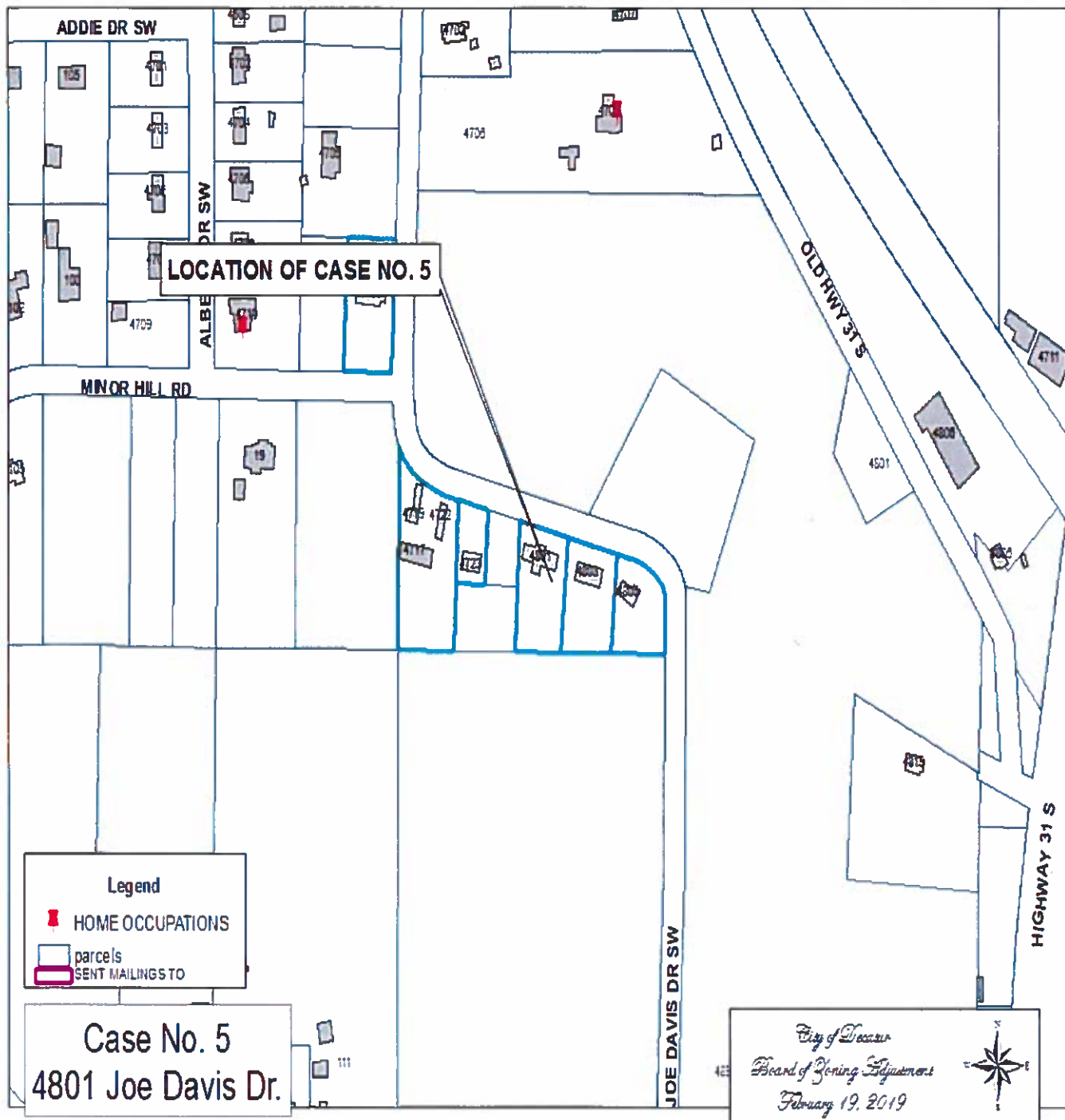
ADDRESS:

4801 Joe Davis Dr 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



(b)



Atlanta City - 116-1110-3013

Board of Zoning Adjustment

APPLICANT: Emilio Machado
MAILING ADDR: 2905 Winfrey Drive SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-280-6911

PROPERTY OWNER: Pascual Machado
OWNER ADDR: 2905 Winfrey Drive
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-280-6499

ADDRESS FOR APPEAL: 2905 Winfrey Dr. SW Decatur, AL 35603

☒ 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)

I will be operating business from home and all media
will be delivered online.

Applicant Name(print) Emilio Machado
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 2-4-19

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

Office Use
Received By [Signature]
Zone R-2
Hearing Date Feb 26
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 2905 WINFREY DR SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
*note: This refers to only the work being done at your home.
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises or your vehicles? YES ☐ NO ☒
4. Is more than one room within the home used for the home occupation? YES ☐ NO ☒
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES ☐ NO ☒
7. Is there any increase in traffic connected with this home occupation? YES ☐ NO ☒
8. Will there be any more than one sales party at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, FedEx, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

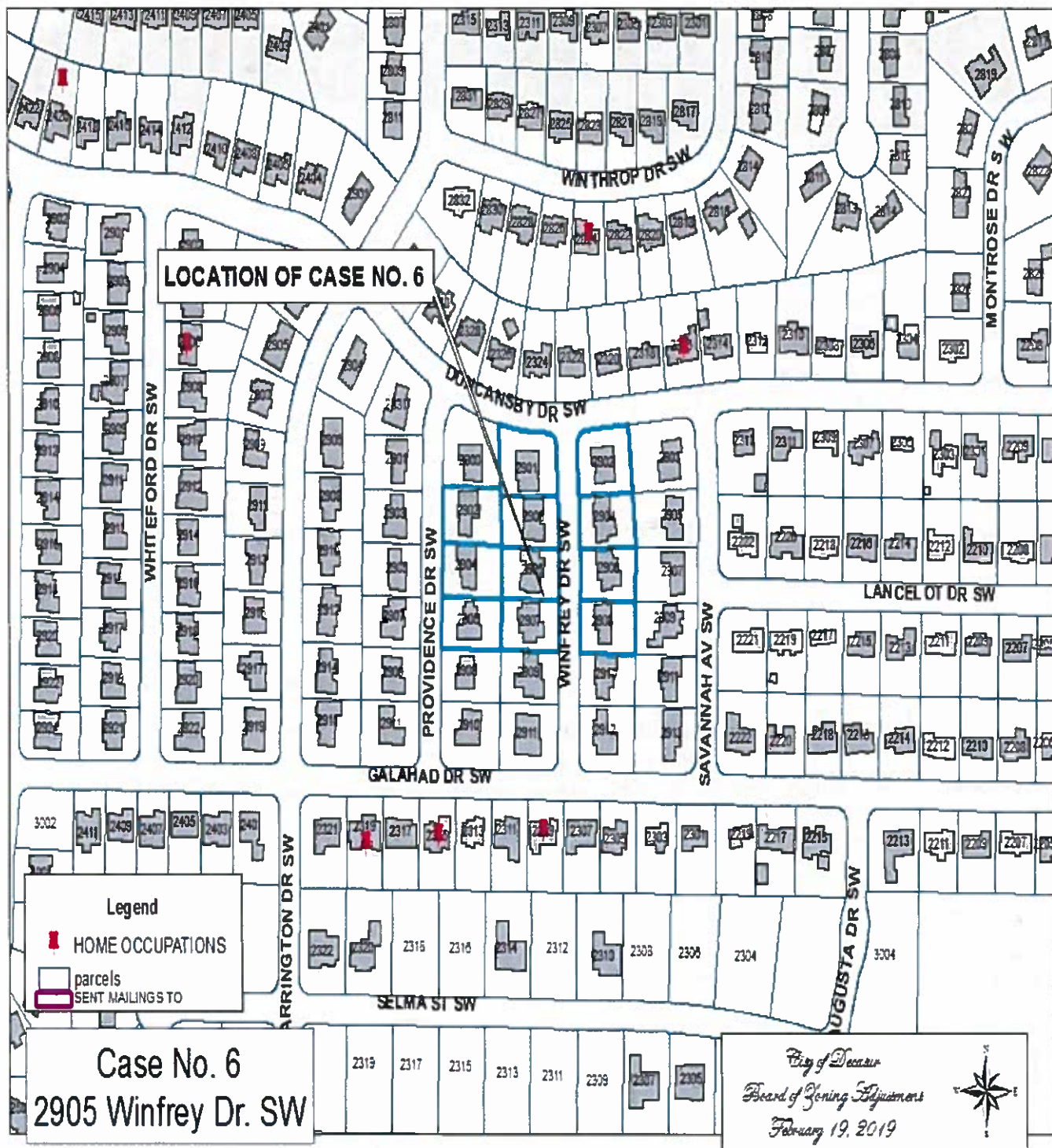
SIGNED: ELMIN MEDDAL

DATE: 7-4-19

ADDRESS: 2905 Wintrey Dr. 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





A Grand City 27 SEADURO SCALE

Board of Zoning Adjustment

APPLICANT: 1818 Farms LLC - Natasha McCrary

MAILING ADDR PO Box 18

CITY STATE ZIP Mooresville, AL 35649

PHONE: 256-489-0777

PROPERTY OWNER David Eddy

OWNER ADDR 502 Bank St NE

CITY STATE ZIP Decatur, AL 35601

OWNER PHONE: 256-566-4809

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

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 truck will be on the premises no more than one day a week with limited operating hours. The owner has given 1818 Farms permission to setup on the property.

Applicant Name(print) Natasha McCrary

Signature Natasha McCrary

Representative Name(print)

Signature

Date 2-5-2019

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

Office Use
Received By Cidy
Zone
Hearing Date 2/26/19 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.

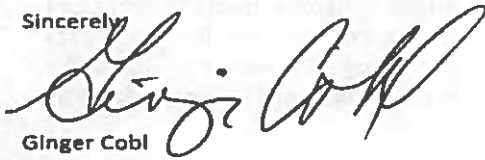
CASE NO. 7 502 BANK ST N.E.

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 black ink, appearing to read "Ginger Cobl", written in a cursive style.

Ginger Cobl
Proprietor

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

December 7, 2017

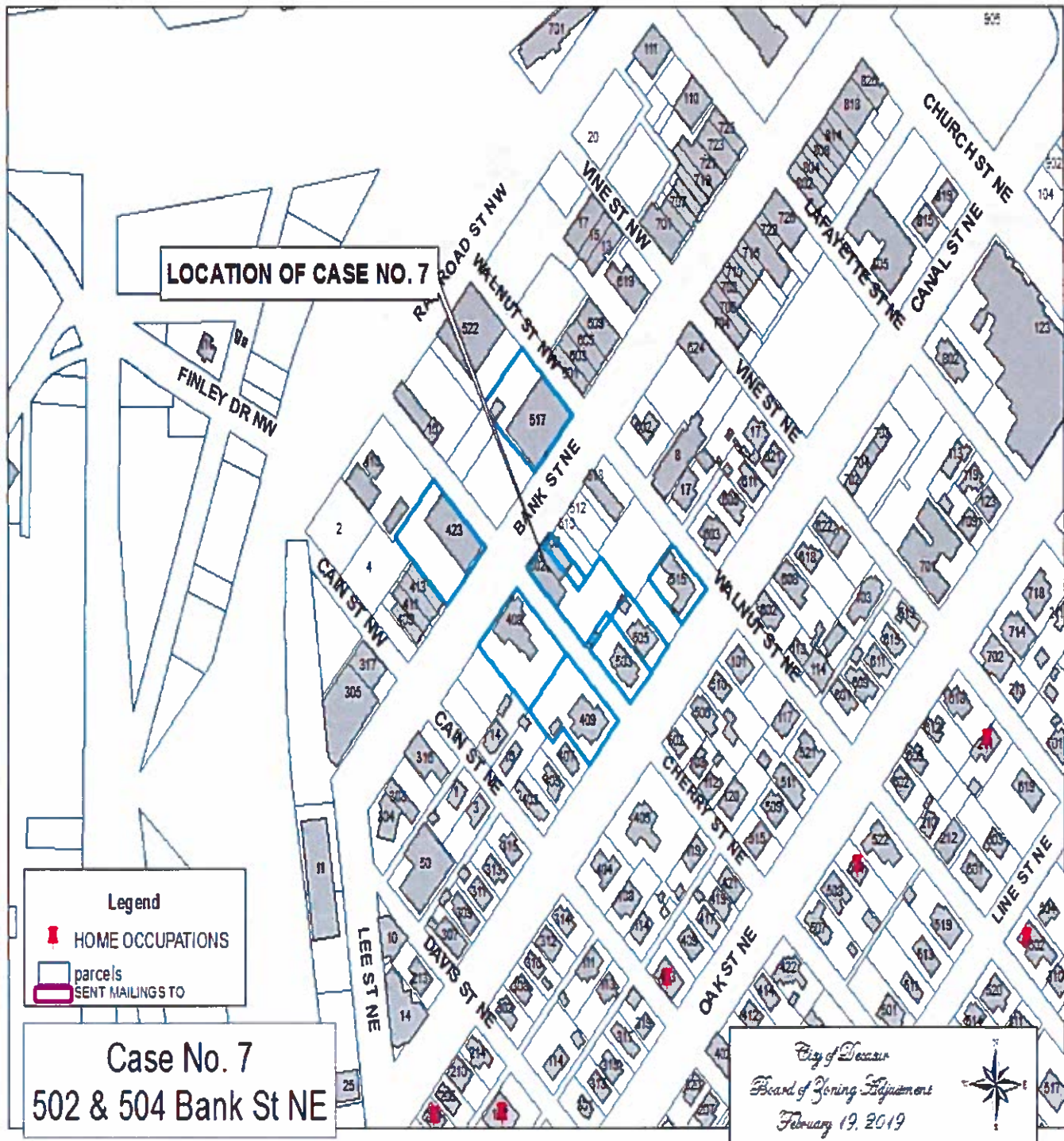
TO WHOM IT MAY CONCERN:

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.







**CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION**

APPLICANT: Pugh Wright McAnally, Inc.
MAILING ADDRESS: 310 8th Avenue NE
CITY-STATE-ZIP: Decatur, AL 35601
PHONE: 256-353-3937

PROPERTY OWNER: Vernon A. Lane
OWNER ADDRESS: 2813 Old Moulton Road
CITY-STATE-ZIP: Decatur, AL 35603
PHONE: 256-303-8788

ADDRESS OF APPEAL: 32.32 Acres between 2813 (City View Farms) and 2715 (former Vernon Lane Residence)
on Old Moulton Road.

NATURE OF APPEAL:
☐ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE
☒ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER

DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING, HARDSHIP, TYPE OF BUSINESS, ETC.)
Present zone is I-D (Institutional District). Use permitted on appeal specified in Section 25-10 seeking approval to
construct single family home on this property

APPLICANT SIGNATURE:
H. Blake McAnally
PRINT NAME H. BLAKE McANALLY
DATE: 2/5/19

OFFICE USE ONLY:
REVIEWED BY: _____
ZONING DISTRICT: _____
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 the first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO. 8 2813 OLD MOULTON RD

February 5, 2019

City of Decatur – Building Department
Board of Zoning Adjustment
P.O. Box 488
Decatur, AL 35602-0488

I, Vernon A. Lane, property owner, do hereby request Pugh Wright McAnally, Inc. to act as my agent for the application of variance to my property on Old Moulton Road (near City View Farms).



Vernon A. Lane
256-303-8788

LETTER

C# 3309-16

CERTIFICATE TO SUBDIVIDE

STATE OF ALABAMA)
MORGAN COUNTY)

2016 2853
Recorded in the Above
MISC Book & Page
04-26-2016 09:21:45 AM
Gren Cain - Probate Judge
State of Alabama, Morgan County

KNOW ALL MEN BY THESE PRESENTS THAT:

The Decatur City Planning Commission does hereby certify that it has received a request from Vernon Lane, the owner of the following described real estate, situated in Morgan County, Alabama, to wit:

Total Tract

A tract of land containing 19.00 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to the point of beginning; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 59.81 feet to the western right of way of the new modified Auburn Drive; thence along the westerly right of way of said road along a curve to the right having a radius of 40.00 feet, a chord bearing of South 78 degrees 44 minutes 50 seconds East for a chord distance of 57.52 feet; thence South 30 degrees 46 minutes 42 seconds East along the westerly right of way margin of said road for 810.41 feet; thence along said right of way along a curve to the left having a radius of 890.00 feet, a chord bearing of South 48 degrees 51 minutes 46 seconds East for a chord distance of 428.38 feet; thence South 66 degrees 56 minutes 51 seconds East along said right of way for 252.75 feet; thence along said right of way along a curve to the right having a radius of 720.00 feet, a chord bearing of South 81 degrees 02 minutes 04 seconds East for a chord distance of 148.34 feet; thence South 34 degrees 53 minutes 02 seconds West along said right of way for 10.00 feet; thence along said right of way along a curve to the right having a radius of 710.00 feet, a chord bearing of South 45 degrees 35 minutes 14 seconds East for a chord distance of 234.79 feet; thence South 63 degrees 57 minutes 37 seconds West along the north boundary of said subdivision for 185.22 feet to a point on the southerly right of way margin of Brayden Drive; thence along a curve to the right having a radius of 175.00, a chord bearing of South 45 degrees 09 minutes 58 seconds East for a chord distance of 34.90 feet; South 50 degrees 33 minutes 27 seconds East along the north boundary of said subdivision for 29.66 feet; thence North 89 degrees 24 minutes 58 seconds West for 1115.56 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

for permission to convey, hold, sell, purchase, or otherwise treat said property in 2 unit(s) or parcel(s) as follows, to-wit:

Tract 1

A tract of land containing 18.67 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to the point of beginning; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 59.81 feet to the western right of way of the new modified Auburn Drive; thence along the westerly right of way of said road along a curve to the right having a radius of 40.00 feet, a chord bearing of South 78 degrees 44 minutes 50 seconds East for a chord distance of 57.52 feet; thence South 30 degrees 46 minutes 42 seconds East along the westerly right of way margin of said road for 810.41 feet; thence along said right of way along a curve to the left having a radius of 890.00 feet, a chord bearing of South 48 degrees 51 minutes 46 seconds East for a chord distance of 428.38 feet; thence South 66 degrees 56 minutes 51 seconds East along said right of way for 252.75 feet; thence along said right of way along a curve to the right having a radius of 720.00 feet, a chord bearing of South 81 degrees 02 minutes 04 seconds East for a chord distance of 148.34 feet; thence South 34 degrees 53 minutes 02 seconds West along said right of way for 10.00 feet; thence South 35 degrees 11 minutes 25 seconds West for 19.87 feet; thence North 88 degrees 40 minutes 34 seconds

West for 121.80 feet; thence South 75 degrees 40 minutes 45 seconds West for 77.86 feet; thence South 18 degrees 08 minutes 40 seconds West for 200.00 feet; thence South 00 degrees 34 minutes 24 seconds West for 95.33 feet to the south boundary of the SE1/4 of the SW11/4; thence North 89 degrees 24 minutes 58 seconds West for 824.23 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 2

A tract of land containing 2.33 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a point; thence continue South 89 degrees 24 minutes 58 seconds East for 824.23 feet to the point of beginning; thence North 00 degrees 34 minutes 24 seconds East for 95.33 feet; thence North 18 degrees 08 minutes 40 seconds East for 200.00 feet; thence North 75 degrees 40 minutes 45 seconds East for 77.86 feet; thence South 88 degrees 40 minutes 34 seconds East for 121.85 feet; thence North 35 degrees 11 minutes 25 seconds East for 19.87 feet to the southerly right of way margin of Auburn Drive; thence along said right of way along a curve to the right having a radius of 710.00 feet, a chord bearing of South 45 degrees 35 minutes 14 seconds East for a chord distance of 234.79 feet; to the northwest corner of the Charlotte Addition to City View Estates; thence South 53 degrees 57 minutes 37 seconds West along the north boundary of said subdivision for 185.22 feet to a point on the southerly right of way margin of Brayden Drive; thence along a curve to the right having a radius of 175.00, a chord bearing of South 45 degrees 09 minutes 56 seconds East for a chord distance of 29.88 feet; South 50 degrees 33 minutes 27 seconds West along the north boundary of said subdivision for 29.86 feet; thence North 89 degrees 24 minutes 58 seconds West for 281.33 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 2 unit(s) or parcel(s) as the subdivision of land contained in the Subdivision Regulations of the City of Decatur, and the above aforesaid is in harmony and conformity with the general requirements and minimum standards of design for described units may be conveyed without destroying the intent of said regulations and in conformity with the general requirements and minimum standards, as aforesaid, and the said Planning Commission does hereby authorize and approve the conveyance of deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in title thereto; provided, however, that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval of the Planning Commission, except in the footages and frontages as herein approved for the conveyance of said units and as complete units as hereinabove described.

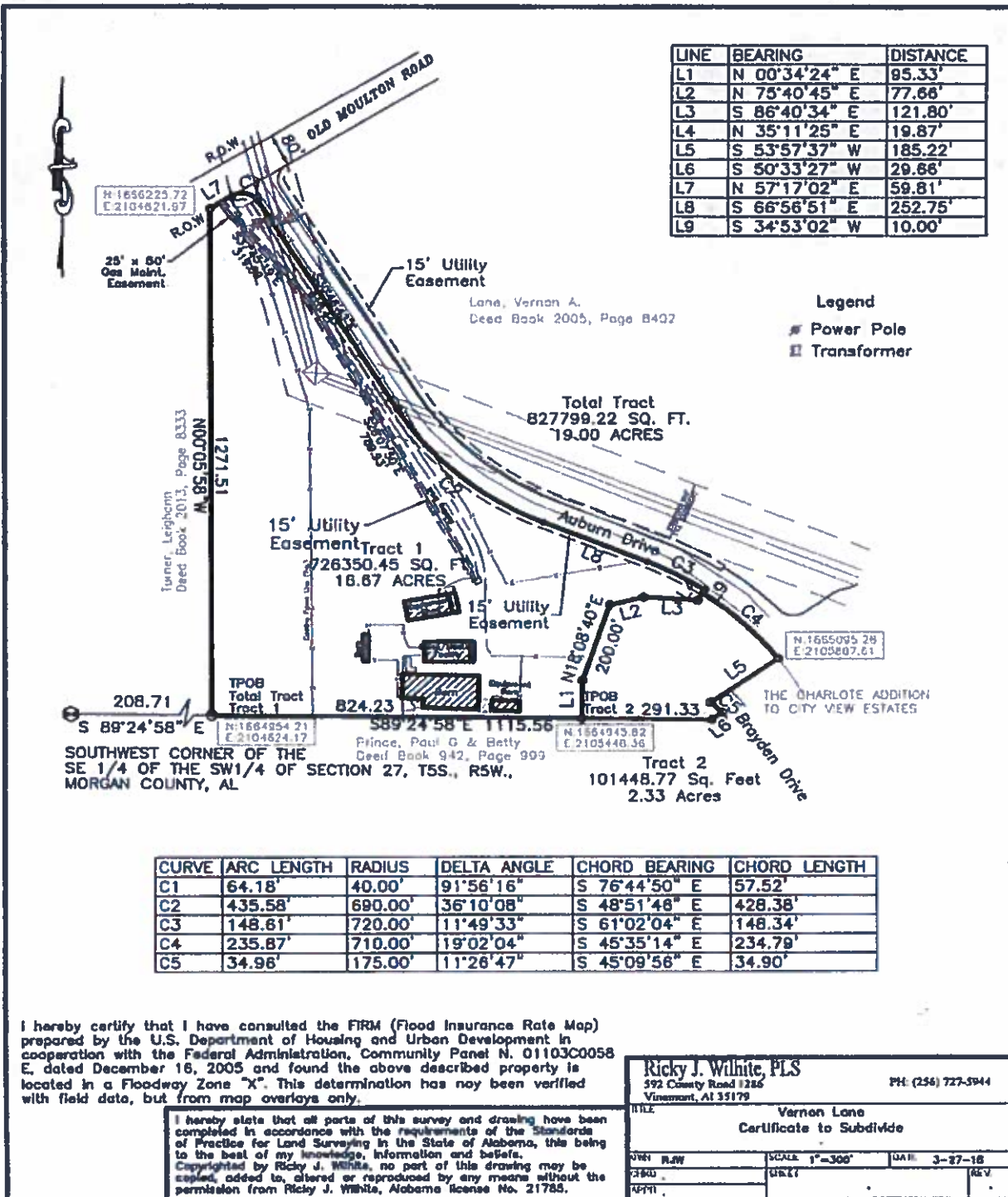
IN WITNESS WHEREOF, the Decatur City Planning Commission has caused this certificate to be issued and executed by its Chairman on this the 19 day of APRIL, 2016.

DECATUR CITY PLANNING COMMISSION
BY: [Signature]
Its Chairman

STATE OF ALABAMA)
MORGAN COUNTY)
[Signature], a Notary Public in and for said County in said State hereby certify that
[Signature], whose name as Chairman of the Decatur City Planning Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the contents of the certificate, he, in his capacity as Chairman of the Decatur City Planning Commission executed the same voluntarily for and as the act of said Planning Commission and with full authority.
GIVEN under my hand and the seal of my office, this the 19 day of April, 2016.

[Signature]
NOTARY PUBLIC

My Commission Expires 02-19-2018



STATE OF ALABAMA
COUNTY OF MORGAN

I, Ricky J. Wilhite, a Registered Land Surveyor, State of Alabama, hereby report that to the best of my knowledge, information and beliefs, the following is a true and correct plat of the following described tract of land:

Total Tract

A tract of land containing 19.00 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to the point of beginning; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 59.81 feet to the western right of way of the new modified Auburn Drive; thence along the westerly right of way of said road along a curve to the right having a radius of 40.00 feet, a chord bearing of South 76 degrees 44 minutes 50 seconds East for a chord distance of 57.52 feet; thence South 30 degrees 48 minutes 42 seconds East along the westerly right of way margin of said road for 610.41 feet; thence along said right of way along a curve to the left having a radius of 890.00 feet, a chord bearing of South 48 degrees 51 minutes 46 seconds East for a chord distance of 428.38 feet; thence South 66 degrees 58 minutes 51 seconds East along said right of way for 252.75 feet; thence along said right of way along a curve to the right having a radius of 720.00 feet, a chord bearing of South 61 degrees 02 minutes 04 seconds East for a chord distance of 148.34 feet; thence South 34 degrees 53 minutes 02 seconds West along said right of way for 10.00 feet; thence along said right of way along a curve to the right having a radius of 710.00 feet, a chord bearing of South 45 degrees 35 minutes 14 seconds East for a chord distance of 234.79 feet; thence South 53 degrees 57 minutes 37 seconds West along the north boundary of said subdivision for 185.22 feet to a point on the southerly right of way margin of Brayden Drive; thence along a curve to the right having a radius of 175.00, a chord bearing of South 45 degrees 09 minutes 56 seconds East for a chord distance of 34.90 feet; South 50 degrees 33 minutes 27 seconds East along the north boundary of said subdivision for 29.86 feet; thence North 89 degrees 24 minutes 58 seconds West for 1115.56 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 1

A tract of land containing 16.67 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to the point of beginning; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 59.81 feet to the western right of way of the new modified Auburn Drive; thence along the westerly right of way of said road along a curve to the right having a radius of 40.00 feet, a chord bearing of South 76 degrees 44 minutes 50 seconds East for a chord distance of 57.52 feet; thence South 30 degrees 48 minutes 42 seconds East along the westerly right of way margin of said road for 610.41 feet; thence along said right of way along a curve to the left having a radius of 890.00 feet, a chord bearing of South 48 degrees 51 minutes 46 seconds East for a chord distance of 428.38 feet; thence South 66 degrees 58 minutes 51 seconds East along said right of way for 252.75 feet; thence along said right of way along

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs. Copyrighted by Ricky J. Wilhite, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ricky J. Wilhite, Alabama Survey No. 21785.

Ricky J. Wilhite, PLS		P.L. (256) 727-1944	
592 County Road 1286		Vineyard, AL 35179	
TITLE			
Vernon Lane			
Certificate to Subdivide			
DATE	SCALE	DATE	3-27-16
CHGO	SHEET	REV	
APPR			

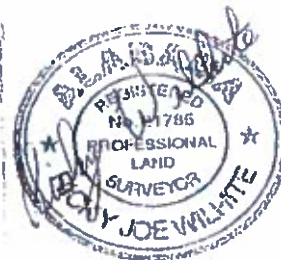
a curve to the right having a radius of 720.00 feet, a chord bearing of South 81 degrees 02 minutes 04 seconds East for a chord distance of 148.34 feet; thence South 34 degrees 53 minutes 02 seconds West along said right of way for 10.00 feet; thence South 35 degrees 11 minutes 25 seconds West for 19.87 feet; thence North 86 degrees 40 minutes 34 seconds West for 121.80 feet; thence South 75 degrees 40 minutes 45 seconds West for 77.66 feet; thence South 18 degrees 08 minutes 40 seconds West for 200.00 feet; thence South 00 degrees 34 minutes 24 seconds West for 95.33 feet to the south boundary of the SE1/4 of the SW11/4; thence North 89 degrees 24 minutes 58 seconds West for 824.23 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 2

A tract of land containing 2.33 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a point; thence continue South 89 degrees 24 minutes 58 seconds East for 824.23 feet to the point of beginning; thence North 00 degrees 34 minutes 24 seconds East for 95.33 feet; thence North 18 degrees 08 minutes 40 seconds East for 200.00 feet; thence North 75 degrees 40 minutes 45 seconds East for 77.66 feet; thence South 86 degrees 40 minutes 34 seconds East for 121.85 feet; thence North 35 degrees 11 minutes 25 seconds East for 19.87 feet to the southerly right of way margin of Auburn Drive; thence along said right of way along a curve to the right having a radius of 710.00 feet, a chord bearing of South 45 degrees 35 minutes 14 seconds East for a chord distance of 234.79 feet; to the northwest corner of the Charlotte Addition to City View Estates; thence South 53 degrees 57 minutes 37 seconds West along the north boundary of said subdivision for 185.22 feet to a point on the southerly right of way margin of Brayden Drive; thence along a curve to the right having a radius of 175.00, a chord bearing of South 45 degrees 09 minutes 56 seconds East for a chord distance of 29.66 feet; South 50 degrees 33 minutes 27 seconds West along the north boundary of said subdivision for 29.66 feet; thence North 89 degrees 24 minutes 58 seconds West for 291.33 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Book/Page: 2016/2857
Deed/Instrument: PROBATE-19 / Torrier
Grant: 16387, 3-20-2016, 486926
Recorded: 04-20-2016 09:22:57
REC Recording Fee 15.00
AFF Special Fee (Act 99-424) 3.00
RI, Filings Fee 1.00
Total Fees: \$ 21.00
State of Alabama, Morgan County
I certify this instrument was filed on
04-20-2016 09:22:57 AM
and recorded in HSC Book
2016 at pages 2851 - 2857
Gres Cain - Probate Judge



I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs.
Copyrighted by Ricky J. Wilhite, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ricky J. Wilhite, Alabama License No. 21785.

Ricky J. Wilhite, PLS		PH: (256) 727-5944
392 County Road 1286 Vernon, AL 35179		
TITLE: Vernon Lane Certificate to Subdivide		
DRAWN BY: RJW	SCALE:	DATE: 3-27-16
CHECKED BY:	DATE:	REV:
APPROVED BY:		

Cat 3323-16

2016 6804
Recorded in the Above
HSC Book 1 Page
06-26-2016 01:46:30 PM
Brea Cain - Probate Judge
State of Alabama, Morgan County

CERTIFICATE TO SUBDIVIDE

STATE OF ALABAMA)
MORGAN COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

The Decatur City Planning Commission does hereby certify that it has received a request from Vernon Lane, the owner of the following described real estate, situated in Morgan County, Alabama, to wit:

STATE OF ALABAMA
COUNTY OF MORGAN

Total Tract

A tract of land containing 37.33 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive, said point being the point of beginning; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 15 minutes 59 seconds East for 498.65 feet to a capped rebar; thence North 57 degrees 17 minutes 58 seconds East along the southerly right of way margin of said road for 182.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 167.79 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 35 degrees 10 minutes 42 seconds East for 622.29 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 54 degrees 55 minutes 50 seconds West for 355.11 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 34 degrees 44 minutes 28 seconds East for 286.00 feet to a capped rebar; thence North 54 degrees 55 minutes 38 seconds East for 687.40 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 07 degrees 37 minutes 34 seconds West for 89.98 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 88 degrees 39 minutes 53 seconds East for 465.24 feet to a found capped rebar stamped "MST CA-0334 LS" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 29 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farms; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 48 minutes 14 seconds West along the westerly boundary of said subdivision for 285.88 feet to a found rebar; thence South 14 degrees 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 foot T.V.A. power Easement; thence North 66 degrees 58 minutes 49 seconds West along the northerly boundary of said power easement for 348.83 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 65.00 feet, a chord bearing of South 65 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 60.00 feet, a chord bearing of South 65 degrees 42 minutes 50 seconds West for a chord distance of 29.03 feet to a capped rebar; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 85 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 760.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.61 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 760.00 feet, a chord bearing of North 61 degrees 02 minutes 04 seconds West for a chord distance of 180.71 feet to a capped rebar; thence North 66 degrees 58 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 630.00 feet, a chord bearing of North 48 degrees 51 minutes 46 seconds West for a chord distance of 391.13 feet to a capped rebar; thence North 30 degrees 48 minutes 42 seconds West along the northerly right of way of said road for 618.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.60 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

for permission to convey, hold, sell, purchase, or otherwise treat said property in 2 unit(s) or parcel(s) as follows, to-wit:

Tract 1

A tract of land containing 5.01 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 15 minutes 59 seconds East for 498.65 feet to a capped rebar, said point being the point of beginning; thence North 57 degrees

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17 minutes 58 seconds East along the southerly right of way margin of said road for 182.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 167.79 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 35 degrees 10 minutes 42 seconds East for 622.29 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 54 degrees 55 minutes 50 seconds West for 355.11 feet to a found capped rebar stamped "MST CA-0334-LS"; thence North 34 degrees 44 minutes 28 seconds West for 821.92 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 2

A tract of land containing 32.32 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive, said point being the point of beginning; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 18 minutes 59 seconds East for 498.65 feet to a capped rebar; thence South 34 degrees 44 minutes 28 seconds East for 621.92 feet to a capped rebar stamped "MST CA-0334-LS"; thence continue South 34 degrees 44 minutes 28 seconds East for 286.00 feet to a capped rebar; thence North 54 degrees 55 minutes 38 seconds East for 687.40 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 07 degrees 37 minutes 34 seconds West for 89.96 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 88 degrees 39 minutes 53 seconds East for 465.24 feet to a found capped rebar stamped "MST CA-0334-LS" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 29 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farms; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 46 minutes 14 seconds West along the westerly boundary of said subdivision for 285.88 feet to a found rebar; thence South 14 degrees 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 foot T.V.A. power Easement; thence North 66 degrees 58 minutes 49 seconds West along the northerly boundary of said power easement for 348.83 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 65.00 feet, a chord bearing of South 65 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 60.00 feet, a chord bearing of South 65 degrees 42 minutes 50 seconds West for a chord distance of 29.03 feet to a capped rebar; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 65 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 790.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.61 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 780.00 feet, a chord bearing of North 61 degrees 02 minutes 04 seconds West for a chord distance of 180.71 feet to a capped rebar; thence North 66 degrees 56 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 630.00 feet, a chord bearing of North 48 degrees 51 minutes 46 seconds West for a chord distance of 391.13 feet to a capped rebar; thence North 30 degrees 46 minutes 42 seconds West along the northerly right of way of said road for 615.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.80 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 2 unit(s) or parcel(s) as the subdivision of land contained in the Subdivision Regulations of the City of Decatur, and the above aforesaid is in harmony and conformity with the general requirements and minimum standards of design for described units may be conveyed without destroying the intent of said regulations and in conformity with the general requirements and minimum standards, as aforesaid, and the said Planning Commission does hereby authorize and approve the conveyance of deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in title thereto; provided, however, that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval of the Planning Commission, except in the footages and frontages as herein approved for the conveyance of said units and as complete units as hereinabove described.

IN WITNESS WHEREOF, the Decatur City Planning Commission has caused this certificate to be issued and executed by its Chairman on this the 30th day of August, 2016.

DECATUR CITY PLANNING COMMISSION
BY: [Signature]
Its Chairman

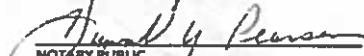
STATE OF ALABAMA)

MORGAN COUNTY)

[Signature] Notary Public in and for said County in said State hereby certify that [Signature], whose name as Chairman of the Decatur City Planning Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the

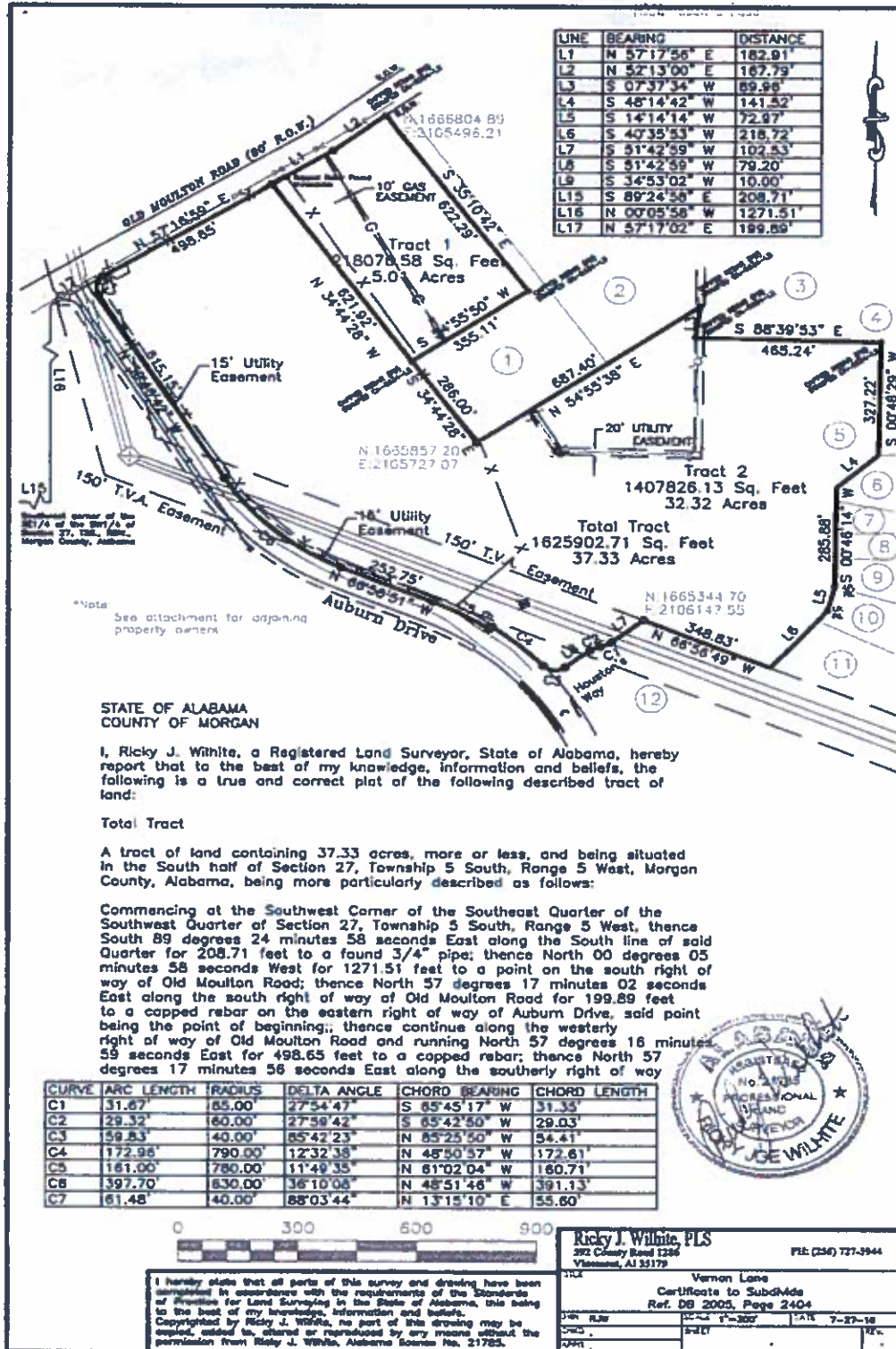
2016 6806
NISC, Not. & Title

contents of the certificate, he, in his capacity as Chairman of the Decatur City Planning Commission executed the same voluntarily for and as the act of said Planning Commission and with full authority.
GIVEN under my hand and the seal of my office, this the 26 day of August, 20 16


NOTARY PUBLIC

My Commission Expires 02-19-2018

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margin of said road for 182.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 167.79 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 35 degrees 10 minutes 42 seconds East for 822.29 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 54 degrees 55 minutes 50 seconds West for 355.11 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 34 degrees 44 minutes 28 seconds East for 288.00 feet to a capped rebar; thence North 54 degrees 55 minutes 38 seconds East for 887.40 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 07 degrees 37 minutes 34 seconds West for 89.98 feet to a found capped rebar stamped "MST CA-0334 LS"; thence South 88 degrees 39 minutes 53 seconds East for 465.24 feet to a found capped rebar stamped "MST CA-0334 LS" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 29 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farms; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 48 minutes 14 seconds West along the westerly boundary of said subdivision for 285.88 feet to a found rebar; thence South 14 degrees 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 foot T.V.A. power Easement; thence North 66 degrees 56 minutes 49 seconds West along the northerly boundary of said power easement for 348.63 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 65.00 feet, a chord bearing of South 65 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 80.00 feet, a chord bearing of South 65 degrees 42 minutes 50 seconds West for a chord distance of 29.03 feet to a capped rebar; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 85 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 790.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.61 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 780.00 feet, a chord bearing of North 61 degrees 02 minutes 04 seconds West for a chord distance of 160.71 feet to a capped rebar; thence North 66 degrees 56 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 630.00 feet, a chord bearing of North 48 degrees 51 minutes 46 seconds West for a chord distance of 391.13 feet to a capped rebar; thence North 30 degrees 46 minutes 42 seconds West along the northerly right of way of said road for 815.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.60 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 1

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Ricky J. Wilkie, PLS
290 Olney Road 1256
Vestavia, AL 35219

PLS (204) 727-2944

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and belief. Copyrighted by Ricky J. Wilkie, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ricky J. Wilkie, Alabama Survey No. 21785.

Vernon Lane		
Certificate to Subdivide		
Ref. DB 2006, Page 2404		
DATE	SCALE	DATE
2-27-18	1"=300'	2-27-18
BY	DATE	DATE

found capped rebar stamped "MST CA-0334-LS"; thence South 35 degrees 10 minutes 42 seconds East for 822.29 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 54 degrees 55 minutes 50 seconds West for 355.11 feet to a found capped rebar stamped "MST CA-0334-LS"; thence North 34 degrees 44 minutes 28 seconds West for 821.92 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 2

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Ricky J. Wilkie, PLS
292 Cherry Road Lane
Vernon, AL 35779

PE: (256) 727-3944

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and belief.
Copyrighted by Ricky J. Wilkie, no part of this drawing may be copied, altered or reproduced by any means without the permission from Ricky J. Wilkie, Alabama Survey No. 21763.

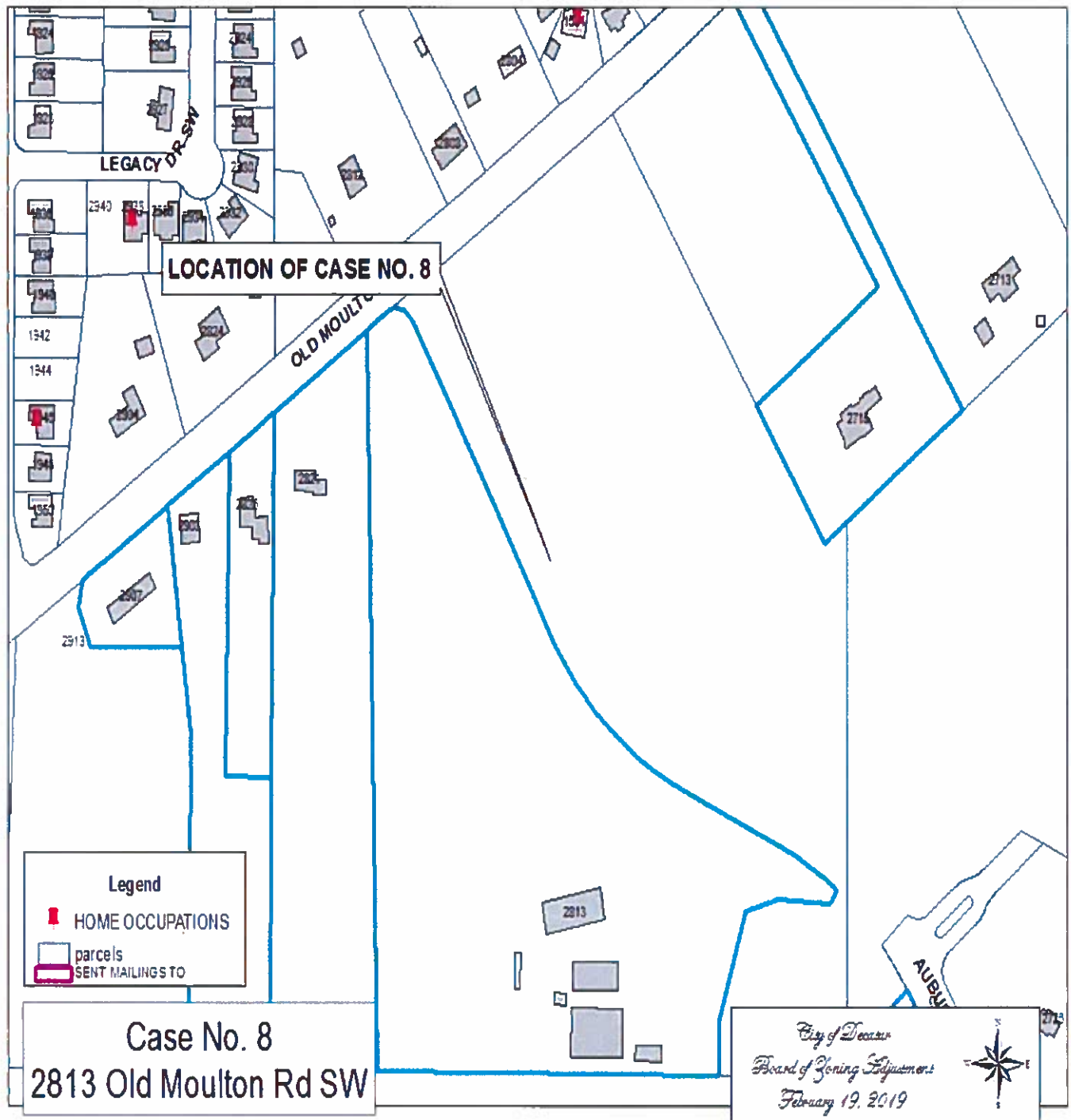
Vernon Lane	
Certificate to Subdivide	
Ref. 08 2005, Page 2404	
DATE	7-27-10
BY	
DATE	

2016 6809-001
MISC Book & Page

Book/Pg: 2016/6804
Term/Cashier: PR016-06 / Lorriel
Tran: 16634.372384.496543
Recorded: 08-26-2016 13:49:56
REC Recording Fee 18.00
ATT Special Fee (Act 95-424) 5.00
FIL Filings Fee 1.00
Total Fees: \$ 24.00

State of Alabama, Morgan County
I certify this instrument was filed on
08-26-2016 01:48:30 PM
and recorded in MISC Book
2016 at pages 6804 - 6809
Gres Cain - Probate Judge

OFFICIAL RECORDING





**CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION**

APPLICANT: Pugh Wright McAnally, Inc.
MAILING ADDRESS: 310 8th Avenue NE
CITY-STATE-ZIP: Decatur, AL 35601
PHONE: 256-353-3937

PROPERTY OWNER: Jason & Jo Terri Wright
OWNER ADDRESS: 2406 Hideaway Pl. SE
CITY-STATE-ZIP: Decatur, AL 35603
PHONE: 256-476-1983

ADDRESS OF APPEAL: 2406 Hideaway Place, SE

NATURE OF APPEAL:
☐ HOME OCCUPATION ☒ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER

DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING; HARDSHIP; TYPE OF BUSINESS, ETC.)
Present zone is R-1 Residential District with a rear yard setback of forty-five (45') feet. We are asking for a six (6.00') foot variance for new construction.

APPLICANT SIGNATURE:
H. Blake McAnally
PRINT NAME: H. BLAKE MCANALLY
DATE: 2/7/19

OFFICE USE ONLY:
REVIEWED BY: _____
ZONING DISTRICT: _____
HEARING DATE: _____
APPROVED/DISAPPROVED: _____

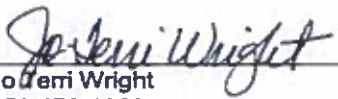
The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on the first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO. 9 2406 HIDEAWAY PLACE S.E.

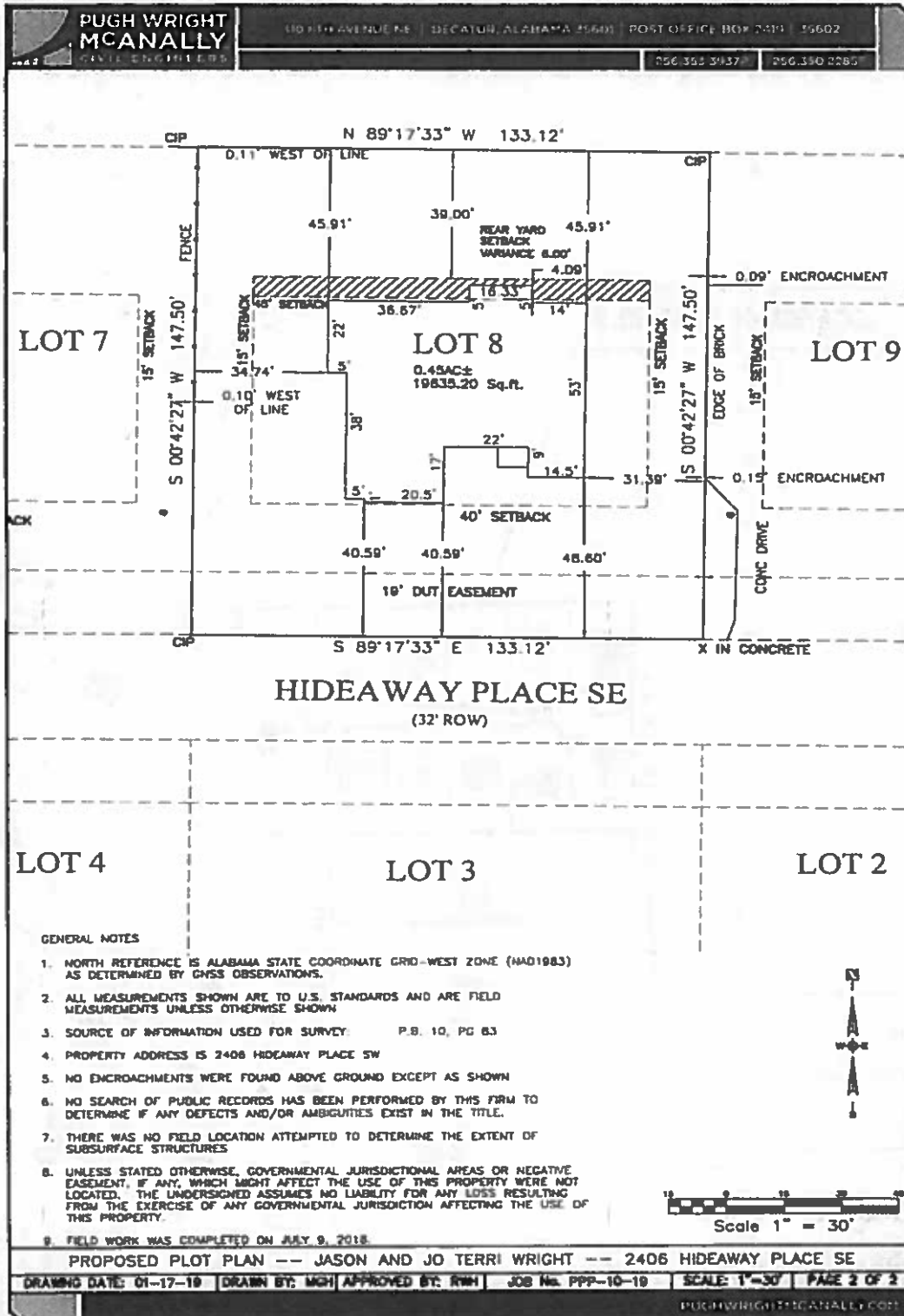
February 7, 2019

City of Decatur – Building Department
Board of Zoning Adjustment
P.O. Box 488
Decatur, AL 35602-0488

I, Jo Terri Wright, property owner, do hereby request Pugh Wright McAnally, Inc. to act as my agent for the application of variance to my property on 2406 Hideaway PL. SW Decatur, AL 35603.


Jo Terri Wright
256-476-1983

LETTER



PROPOSED PLOT PLAN

