

BOARD OF ZONING ADJUSTMENT

AUGUST 2019

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Minutes July 2019

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

SUPERNUMERARIES: Rev. George Allen, Jr .Steven Thomas

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Herman Marks, City Attorney
Mr. Chip Alexander, Asst. City Attorney
Mrs. Karen Smith, Planner
Mr. Joseph Perez, Planning Department
Mr. Randy Lee, 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. Randy Lee called the roll.

The Board considered the following applications and appeals.

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

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

Case No 10 is being called first due to Ms. Hale needing to make a connection at the airport.

CASE NO. 10

Application and appeal of Waffle Capital, Inc. for an exception from Section 25-80(a) (4) of the Zoning Ordinance in order to keep an existing non-conforming sign, located at 2202 6th Av SE, property is located in a B-2 General Business Zoning District.

Ms. Suzanne Hale presented this case to the Board. Ms. Hale stated her address was 114 Pelham Springs Place, Greenville, SC. Ms. Hale stated that Waffle House Capital is requesting a thirty day extension to continue using a non-conforming sign at 2202 6th Av SE due to utility connection delays and supplier delays.

Mr. Collis Stevenson asked Ms. Hale if the project would be completed in the 30 day extension. Ms. Hale replied that she had spoken with construction manager to verify that the job would be completed by September 20, 2019.

Mr. Collis Stevenson asked Ms. Hale what was the major delay in the project. Ms. Hale stated the major delay was the utilities with electric being the main source of the problem and also having delays in having the parking lot paved.

Chairman Charles Taylor verified that the sign itself has not been moved during this remodel. Ms. Hale stated that the sign has not been disturbed.

Chairman, Charles Taylor asked for any further questions.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department recommended approval.

Rev. George Allen motioned to approve this case as submitted. Mr. Steven Thomas seconded the motion. On a roll-call vote the motion carried.

CASE NO. 1

Application and appeal of Brandon Crayton 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 309 Mark St SW, property is located in a R-2 Single-Family Residential Zoning District.

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

CASE NO. 2

Application and appeal of Pedro Mendez 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 foundation business located at 1607 Danville Rd SW, property is located in a R-2 Single Family Residential Zoning District.

Mr. Mendez presented this case to the Board. Mr. Mendez stated his address was 1607 Danville Rd SW. Mr. Mendez stated he would like to use one room in his home for administrative purposes for his foundation business.

Mr. Collis Stevenson asked Mr. Mendez to describe the work for a foundation repair business. Mr. Mendez replied that he determines why the house is not level. After the determination the problem would be corrected by going underneath the house to replace any rotting wood or foundation that was in need of repair.

Ms. Delayne Dean asked Mr. Mendez where he stored his equipment. Mr. Mendez replied all of his supplies are kept in his garage.

Chairman, Charles Taylor reminded Mr. Mendez that no employees could come to his house. Mr. Mendez understood.

Mr. Collis Stevenson asked Mr. Mendez if he raised the footing up on a house with concrete. Mr. Mendez stated not with concrete he used metal structures to lift the house to make each side level.

Chairman, Charles Taylor verified the property owner

Chairman, Charles Taylor asked for further questions.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department asked if any equipment would be visible from the street. Mr. Mendez replied that there would not be any equipment visible from the street.

Mr. Joseph Perez, Planning Department recommended 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. 3

Application and appeal of Keith Williams 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 support service located at 301 Conan Garden St SW, property is located in a R-2 Single Family Residential Zoning District.

Mr. Keith Williams presented this case to the Board. Mr. Williams stated his name, and address was 301 Conan Garden St. SW. Mr. Williams stated he would like to use one room in his home for administrative purposes for his support service.

Chairman, Charles Taylor asked Mr. Williams what type of support service he is offering. Mr. Williams replied he would be offering support to help people who are coming off drugs and alcohol.

Mr. Williams stated that no one would be coming to his home.

Chairman, Charles Taylor asked if Mr. Williams if he had any employees. Mr. Williams replied that he did not have any employees.

Ms. Delayne Dean asked if he was the property owner, Mr. Williams replied yes.

Chairman, Charles Taylor asked for any further questions.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department recommended approval.

Mr. Collis Stevenson motioned to approve this case as submitted. Rev. George Allen seconded the motion. On a roll-call vote the motion carried.

CASE NO. 4

Application and appeal of Ketrina Jones 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 1904 Cumberland Av SW, property is located in a R-2 Single Family Zoning District.

Ms. Ketrina Jones presented this case to the Board. Ms. Jones stated her name, and address was 1904 Cumberland Av SW. Ms. Jones stated she would like to use one room in her home for administrative purposes for her cleaning business.

Chairman, Charles Taylor asked for questions from the Board.

Rev. George Allen verified that Ms. Jones was only using her home as an administrative office. Ms. Jones replied yes.

Chairman, Charles Taylor asked if Ms. Jones had any employees. Ms. Jones stated no she did not have any employees at this time. Chairman, Charles Taylor reminded Ms. Jones if she did acquire any employees that they could not report to her home. Ms. Jones understood.

Chairman, Charles Taylor asked where her supplies are stored. Ms. Jones stated the cleaning supplies are all stored in her laundry room.

Chairman, Charles Taylor asked for any further questions.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department recommended approval.

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

CASE NO. 5

Application and appeal of Karen Rosas 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 809 Clearview St SW, property is located in a R-2 Single Family Zoning District.

Ms. Karen Rosas presented this case to the Board. Ms. Rosas stated her name, and address was 809 Clearview St SW. Ms. Rosas stated she would like to have business providing party items such as bouncy houses, tables, chairs, water slides etc... for kids.

Chairman, Charles Taylor asked Ms. Rosas where the supplies would be stored. Ms. Rosas replied the supplies would be stored in a storage shed in her back yard.

Mr. Steven Thomas asked Ms. Rosas if she was going to use a room in her home as a home office. Ms. Rosas was misunderstanding the purpose for this hearing. Chairman Charles Taylor explained to Ms. Rosas what an administrative office was. He asked Ms. Rosas if she would be using one room of her home for administrative purposes. Ms. Rosas said yes she would. After the explanation was heard Ms. Rosas understood and agreed that a home office was indeed what she was asking for.

Chairman, Charles Taylor asked for any further questions.

Mr. Chip Alexander, Legal Department asked Ms. Rosas where the inflatables would be cleaned after use.

Ms. Rosas stated she would clean them in her backyard.

Mr. Alexander, Legal Department asked how many inflatables would she have and if the inflatables would be cleaned by pressure washers.

Ms. Rosas replied she had 5 inflatables and that the inflatables would be cleaned by pressure washer.

Mr. Herman Marks, Legal Department asked how the water would be dispersed. Ms. Rosas stated that the water would be dried by the blowers in the inflatables so there would not be any water in the yard.

Mr. Herman Marks, Legal Department asked how the inflatables would be transported back and forth to the different events. Ms. Rosas stated they would use a truck and trailer but she was unsure of the size.

Mr. Randy Lee, Building Department had no comment.

Mrs. Karen Smith, Planning Department stated that several months ago there was another business for inflatables that came before the Board and they were asked to take the inflatables to

another location to have them cleaned. Mrs. Smith stated this way the neighbors would not be aware that there was a business at that address. Mrs. Smith asked Ms. Rosas if she had somewhere else she could take the inflatables to be cleaned. Ms. Rosas stated she could take them to her mother's house in Danville, AL. to be cleaned.

Chairman, Charles Taylor agreed that the cleaning and sanitizing would create a lot of activity for a residential area and agreed that the cleaning would need to be performed in another location. Ms. Rosas agreed to take the inflatables to her mother's in Danville AL. to be cleaned.

Joseph Perez, Planning Department recommended approval.

Mr. Collis Stevenson recommended approval with the condition that the inflatable were taken to Ms. Rosas mother's house in Danville, Al. to be cleaned. Ms. Delayne Dean seconded the motion. On a roll-call vote the motion carried.

CASE NO. 6

Application and appeal of Nicholas Martin for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a handyman service located at 413 Lafayette St NE Apt #2, property is located in a R-3H, Historic Single-Family Zoning District.

Mr. Nicholas Martin presented this case to the Board. Mr. Martin stated his name, and address was 413 Lafayette St NE Apt #2. Mr. Martin stated he would like to use one room in his home for administrative purposes for his handyman service. Mr. Martin stated he did not have large trucks or equipment; it was only himself, no employees. Mr. Martin stated all of his equipment was kept in his pickup truck.

Chairman, Charles Taylor asked for any further questions.

Mr. Wally Terry asked Mr. Martin if he had a home builder's licenses. Mr. Martin replied he did not have a home builder's license. Mr. Terry told Mr. Martin that without a home builder's license he could not accept any jobs over \$10,000 nor could he accept any jobs that were structural. Mr. Martin understood.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department recommend approval.

Mr. Steven Thomas 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 Richard Kral 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 seafood business located at 1802 Milligan St SW Apt #708, property is located in a R-4 Multifamily Residential Zoning District.

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

CASE NO. 8

Application and appeal of Anfernee Wallace 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 security business located at 1822 Tower St SE Apt A, property is located in a R-4 Multifamily Residential District.

Mr. Anfernee Wallace presented this case to the Board. Mr. Wallace stated his name, and address was 1822 Tower St Se Apt A. Mr. Wallace stated he would like to use one room in his home for administrative purposes for a security business.

Mr. Steven Thomas asked what type of security he would be providing. Would it be physical type security or security alarms? Mr. Wallace stated he would be providing physical security for bars, schools, events and such.

Chairman, Charles Taylor asked Mr. Wallace if he had any employees. Mr. Wallace stated not at this time. Chairman Charles, Taylor reminded Mr. Wallace if he did acquire any employees they could not report to his home. Mr. Wallace understood.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department recommend approval.

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

CASE NO. 9

Application and appeal of Tyler Boyd 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 construction business located at 2806 Hunterwood Dr. SE, property is located in a R-2 Single Family Residential Zoning District.

Mr. Tyler Boyd presented this case to the Board. Mr. Boyd stated his name and address was 2806 Hunterwood Dr. SE. Mr. Boyd stated he would like to use one room in his house for a

remodeling business. Mr. Boyd stated he would not have any employees at his home and he does have a small enclosed trailer that will be at the job site.

Chairman, Charles Taylor asked Mr. Boyd to sign the application that only Leah Boyd had signed. Mr. Boyd signed the application.

Chairman, Charles Taylor asked for any further questions.

Mr. Randy Lee, Building Department had no comment.

Mr. Joseph Perez, Planning Department recommended approval.

*Ms. Amelia Robson, Mountainview Dr. SE came forward to inquire if Mr. Boyd would have any heavy equipment or employees at his home. Mr. Boyd replied that he would not have any heavy equipment or employees at his house.

Mr. Steven Thomas motioned to approve this case as submitted. Rev. George Allen seconded the motion. On a roll-call vote the motion carried.

CASE NO. 11

Application and appeal of William L. Pensworth and Melissa Pensworth from Section 25-10.9 (2) (g) for a 4 foot height variance in order to construct a new home, located at 3410 Highland Dr. SW, property is located in a AG-2 Single Family Residential Zoning District.

Mr. Pensworth presented this case to the Board. Mr. Pensworth stated his name and address was 2322 Cameron St. SW. Mr. Pensworth stated he would like to build a new home at 3410 Highland Dr. SW. The plans for the new home has 10 foot ceilings on the first floor and a 10 foot on the second floor with a 12 foot pitch which makes it a height of 38.8 foot height and the maximum is 35 feet. Mr. Pensworth is asking for a 4 foot height variance.

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

Mr. Randy Lee, Building Department recommended approval.

Mr. Joseph Perez, Planning Department had no comment.

Mr. Wally Terry, Community Development thanked Mr. Pensworth for building in Decatur.

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

CASE NO. 1

Application and appeal of Brandon Crayton 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 309 Mark St SW, property is located in a R-2 Single-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. 7

Application and appeal of Richard Karl 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 seafood business located at 1802 Milligan St SW Apt #708, property is located in a R-4 Multifamily 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 4:41 p.m.

Charles Taylor, Chairman

AUGUST 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, August 27, 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

Application and appeal of Shakira Edmonds 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 1524 Puckett Av SW, property is located in a R-2 Single Family Residential Zoning District.

CASE NO. 2

Application and appeal of Courtney Bolden 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 413 Denver Place SW, property is located in a R-6 Single Family Semi-Attached Residential Zoning District.

CASE NO. 3

Application and appeal of Travon Daloney 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 630 Sunset Dr NW, property is located in a R-4 Multifamily Residential Zoning District.

CASE NO. 4

Application and appeal of Justin Moody for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a TV installation business located at 1513 Faye St SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 5

Application and appeal of David Donald 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 2111 Spring Av SW, property is located in a R-5 Single-Family Patio Home Residential Zoning District.

CASE NO. 6

Application and appeal of Billy R. Bates 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 artistic engraving business located at 2302 Winthrop Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 7

Application and appeal of Allean R Doss 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 personal assistant business located at 1214 Evelee St SW, property is located in a R-2 Single Family Residential Zoning District.

CASE NO. 8

Application and appeal of Christopher H. Litto 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 2128 Parkplace SE, property is located in a R-6 Single Family Semi-Attached Residential District.

CASE NO. 9

Application and appeal of Maria Mendez for the following setback at 2203 Cleveland Av SW, property is located in a R-3 Single Family Residential Zoning District.

- 13 foot setback variance from Section 25-10.10 (2) (c) to add a 3 foot long porch to the house preventing rain from entering the house.

CASE NO. 10

Application and appeal of Quentin Gillette for a determination as a use permitted on appeal as allowed in Section 25-10 in order to have a church located at 601 Memorial Dr. SW, property is located in a R-2 Single Family Residential Zoning District.

CASE NO 11

Application and appeal of Reyno Contreras for a parking space variance from Section 25-16 (2) (f) in order to reduce the required number of parking spaces from 36 to 28 therefore needing an 8 space variance at 1214 W. Moulton St , property is located in a B-1 Local Shopping Business District.

Aug. 27, 2019 @ 4:00pm
Council Chambers



000 # CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Shakira Edmonds

MAILING ADDR: 1524 Puckett Ave SW ✓

CITY STATE ZIP: Decatur, AL 35601

PHONE: 256 345-7179

PROPERTY OWNER: Shakira Edmonds

OWNER ADDR: 1524 Puckett Ave SW ✓

CITY STATE ZIP: Decatur, AL 35601

OWNER PHONE: 256-345-7179

ADDRESS FOR APPEAL: 1524 Puckett Ave SW Decatur, AL 35601 ✓

NATURE OF APPEAL:

HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE

USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION

OTHER SURVEY FOR VARIANCES ATTACHED DRAWINGS FOR VARIANCES ATTACHED

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

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

Cleaning Service, using only one room for administrative purposes.

Applicant Name(print) <u>Shakira Edmonds</u> Signature <u>[Signature]</u> Representative Name(print) _____ Signature _____ Date <u>7/1/19</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>[Signature]</u> Zone _____ Hearing Date <u>August 27, 2019</u> Approved/Disapproved _____
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The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO. 1 1524 PUCKETT AV SW



HOME OCCUPATION QUESTIONS

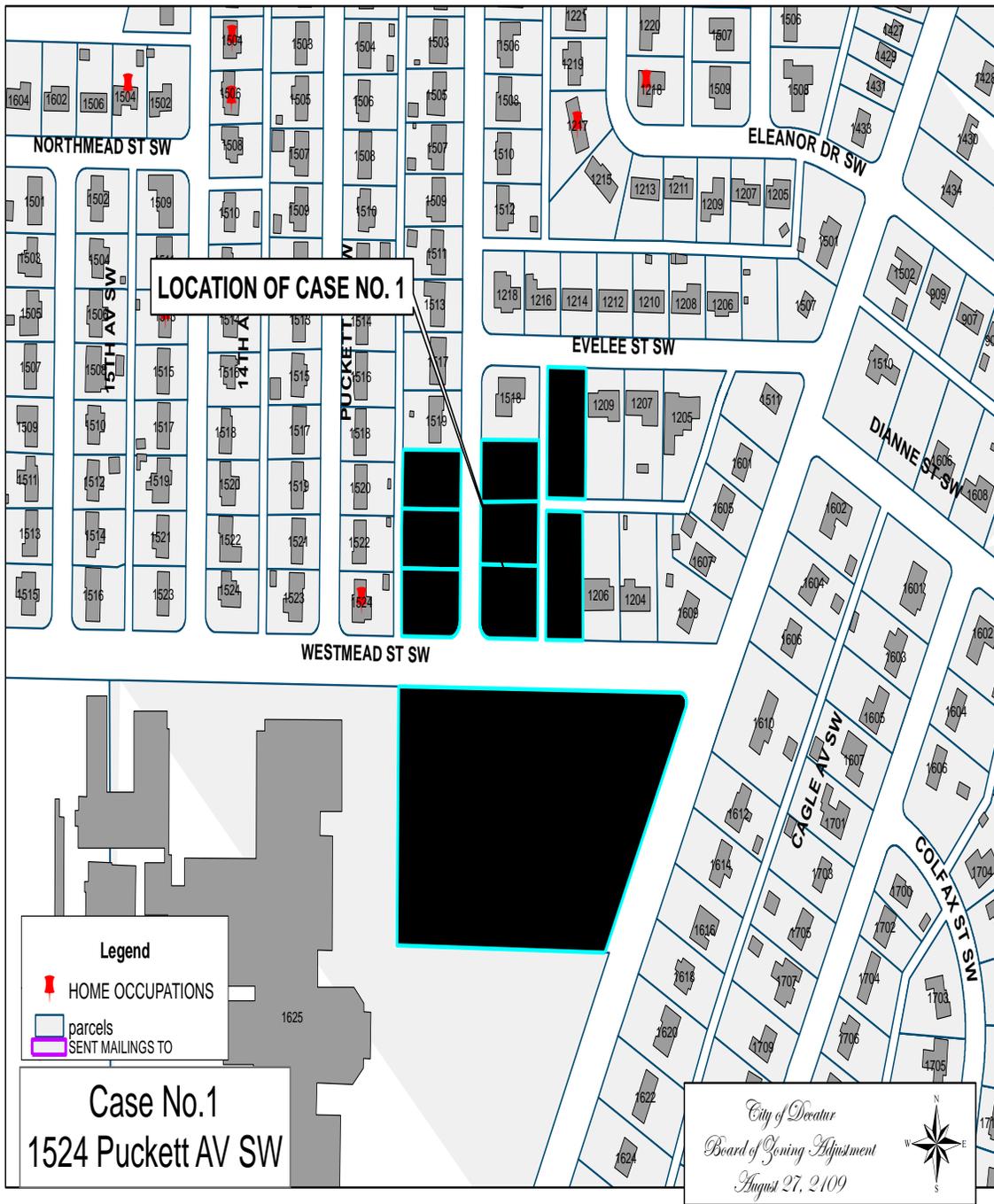
CHECK YES OR NO FOR EACH QUESTION

- 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 you home per quarter related to this home occupation? YES NO
- 9. Will this home occupation result in increased parking demands? YES NO
- 10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, FedEx, Airborne Freight? YES NO
- 11. Will there be any employees of this home occupation other than members of the family living in the home? YES NO

SIGNED: [Signature] DATE: 7-11-19
 ADDRESS: 1524 Puckett Ave SW 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



MAP



Decatur on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Courtney Bolden Courtney Bolden ✓
 MAILING ADDR: 413 Denver Pl
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-560-5487

PROPERTY OWNER: Shannon Johnson
 OWNER ADDR: 413 Denver Pl ✓
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256 280-8601

ADDRESS FOR APPEAL: 413 Denver Pl Decatur AL 35603 ✓

NATURE OF APPEAL:

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

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

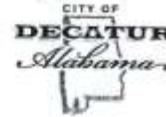
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP, TYPE OF BUSINESS.)

I want to run my paint business out of my home
My supplies will be stored in my truck

Applicant Name(print) <u>Courtney Bolden</u> Signature: <u>[Signature]</u> Representative Name(print) _____ Signature _____ Date <u>7-12-19</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>Cindy</u> Zone _____ Hearing Date <u>8/27/19</u> Approved/Disapproved <u>4:00 p.m.</u>
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The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO. 2 413 DENVER PLACE SW



HOME OCCUPATION QUESTIONS

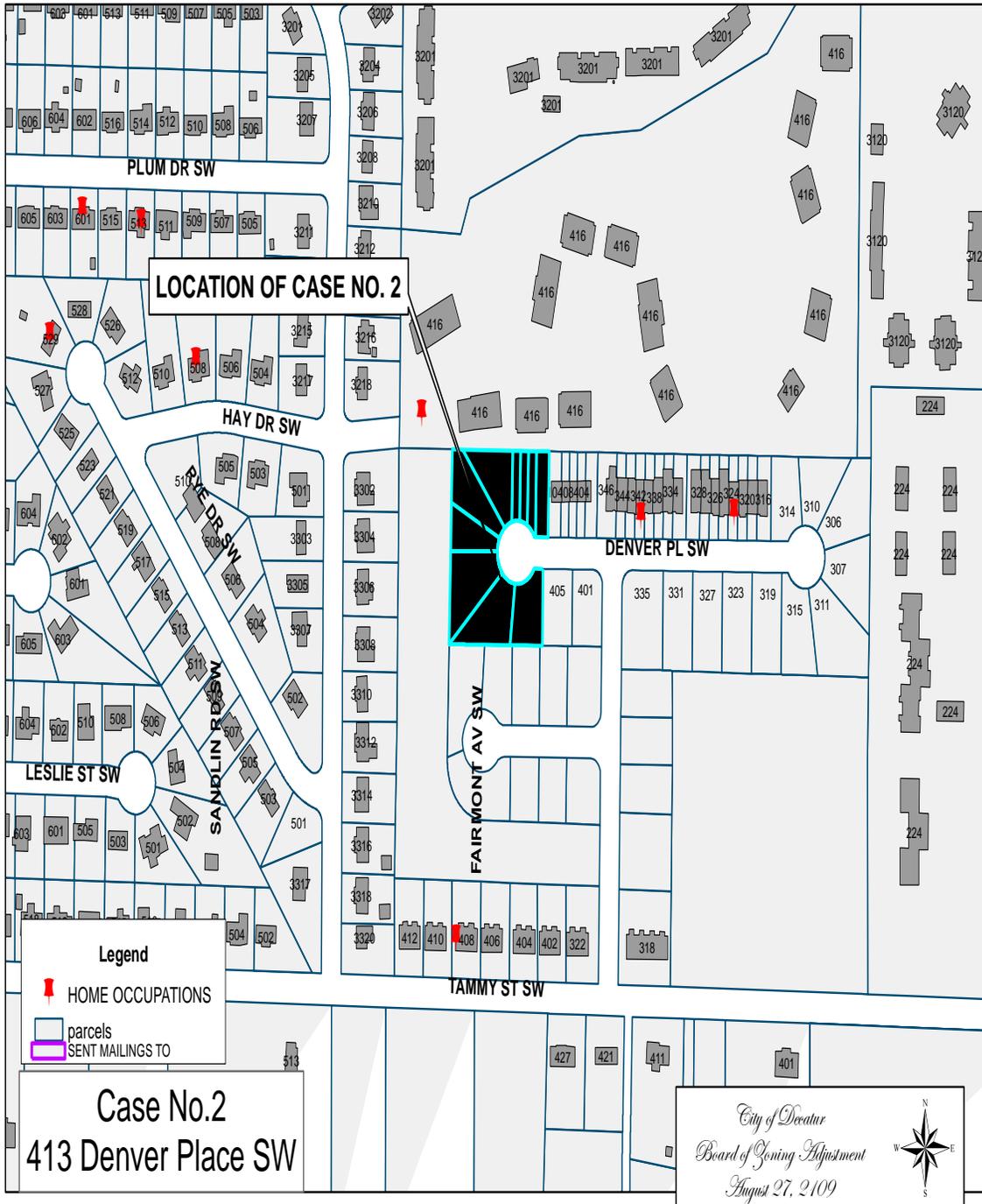
CHECK YES OR NO FOR EACH QUESTION

- 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: 7-12-19
 ADDRESS: 413 Denver Pl Decatur AL 35601

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

QUESTIONNAIRE



MAP

3



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Laneate Travon Deloney
 MAILING ADDR: 630 Sunset Dr NW ✓
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-796-7176

PROPERTY OWNER: Decatur House Authority
 OWNER ADDR: 100 Wilson St NE *
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-353-4691

ADDRESS FOR APPEAL: 630 Sunset Dr NW ✓

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.)

I want to use my home as a Office for my Lawn care business
Supplies stored in storage building

Applicant Name(print) <u>Travon Deloney</u> Signature <u>[Signature]</u> Representative Name(print) _____ Signature _____ Date <u>7/18/19</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>[Signature]</u> Zone _____ Hearing Date <u>8/27/19 4:00 PM</u> Approved/Disapproved _____
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The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO 3 630 SUNSET DR NW

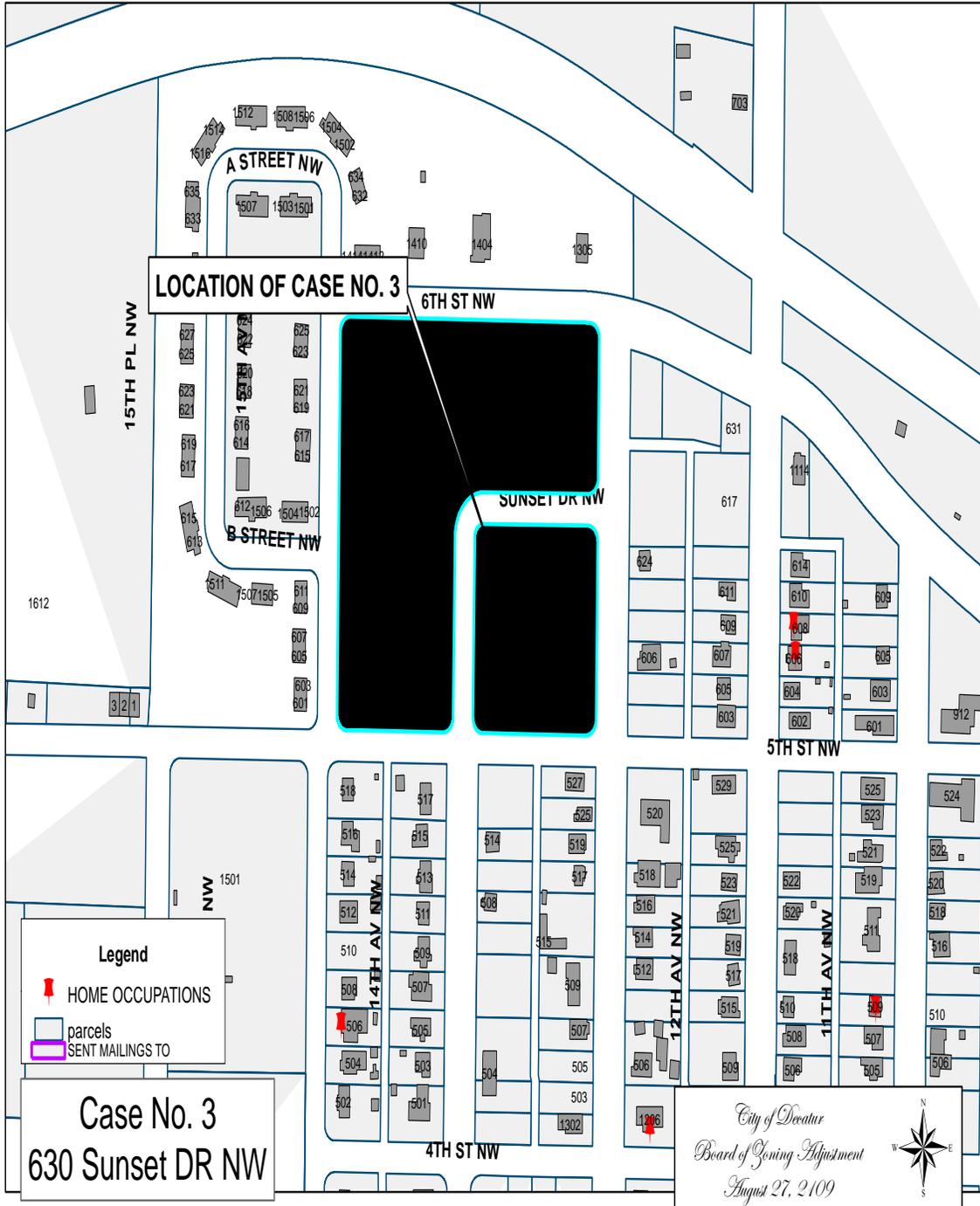


HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Travon Deloney DATE: 7/18/19
 ADDRESS: 630 Sunset Dr NW



MAP

4

Aug 27, 2019 @ 4:00 pm
Council Chambers



Small Town CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Justin Moody

MAILING ADDR: 1513 Faye St Sw

CITY STATE ZIP: Decatur AL 35601

PHONE: 256-227-5702

PROPERTY OWNER: Larry Moody

OWNER ADDR: 1513 Faye St Sw

CITY STATE ZIP: Decatur AL 35601

OWNER PHONE: 256-353-0753

ADDRESS FOR APPEAL: 1513 Faye St. S.W. Decatur, AL 35601

HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE

USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION

OTHER SURVEY FOR VARIANCES ATTACHED DRAWINGS FOR VARIANCES ATTACHED

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

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

I would like to use my home for my t.v. installation business. No customers will come to my house, I will go to theirs.

Applicant Name (print) Justin Moody

Signature [Signature]

Representative Name (print) Termaine Jackson

Signature [Signature]

Date 7/26/19

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

Office Use

Received By [Signature]

Zone R-2

Hearing Date 8.27.19

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 10th of the month to be heard the last Tuesday of the month.

CASE NO. 4 1513 FAYE ST. SW

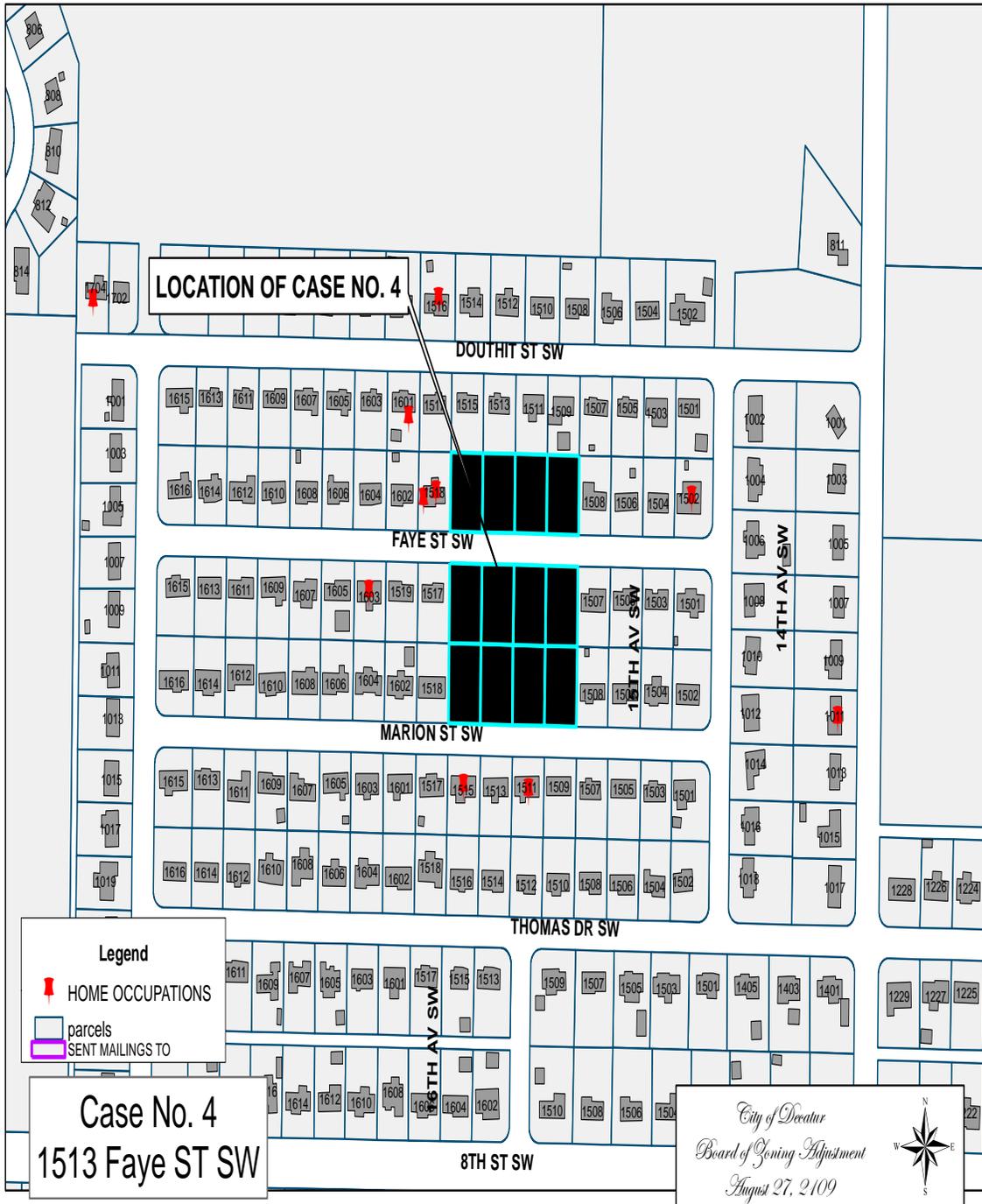


HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

- 1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES NO *505*
*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: *J. Moody* DATE: 7/26/19
 ADDRESS: 1513 Faye St SW Decatur AL 35601



MAP

5



Small text above logo: CITY OF DECATUR on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: David Donald

MAILING ADDR: 2111 Spring Ave SW

CITY STATE ZIP: Decatur, AL 35601

PHONE: 256 227-5587

PROPERTY OWNER: Kisha Tiags

OWNER ADDR: 2111 Spring Ave SW

CITY STATE ZIP: Decatur AL 35601

OWNER PHONE: 256-345-6844

ADDRESS FOR APPEAL: 2111 Spring Ave SW

NATURE OF APPEAL:

HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE

USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION

OTHER SURVEY FOR VARIANCES ATTACHED DRAWINGS FOR VARIANCES ATTACHED

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

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

All products & equipment will be stored at the facilities where I clean. I want to use my home as an office only.

Applicant Name (print) David Donald

Signature [Signature]

Representative Name (print) _____

Signature _____

Date 7/30/19

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

Office Use Received By Cindy

Zone R-5

Hearing Date 8/27/19 4:00

Approved/Disapproved pu

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 2111 SPRING 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 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:

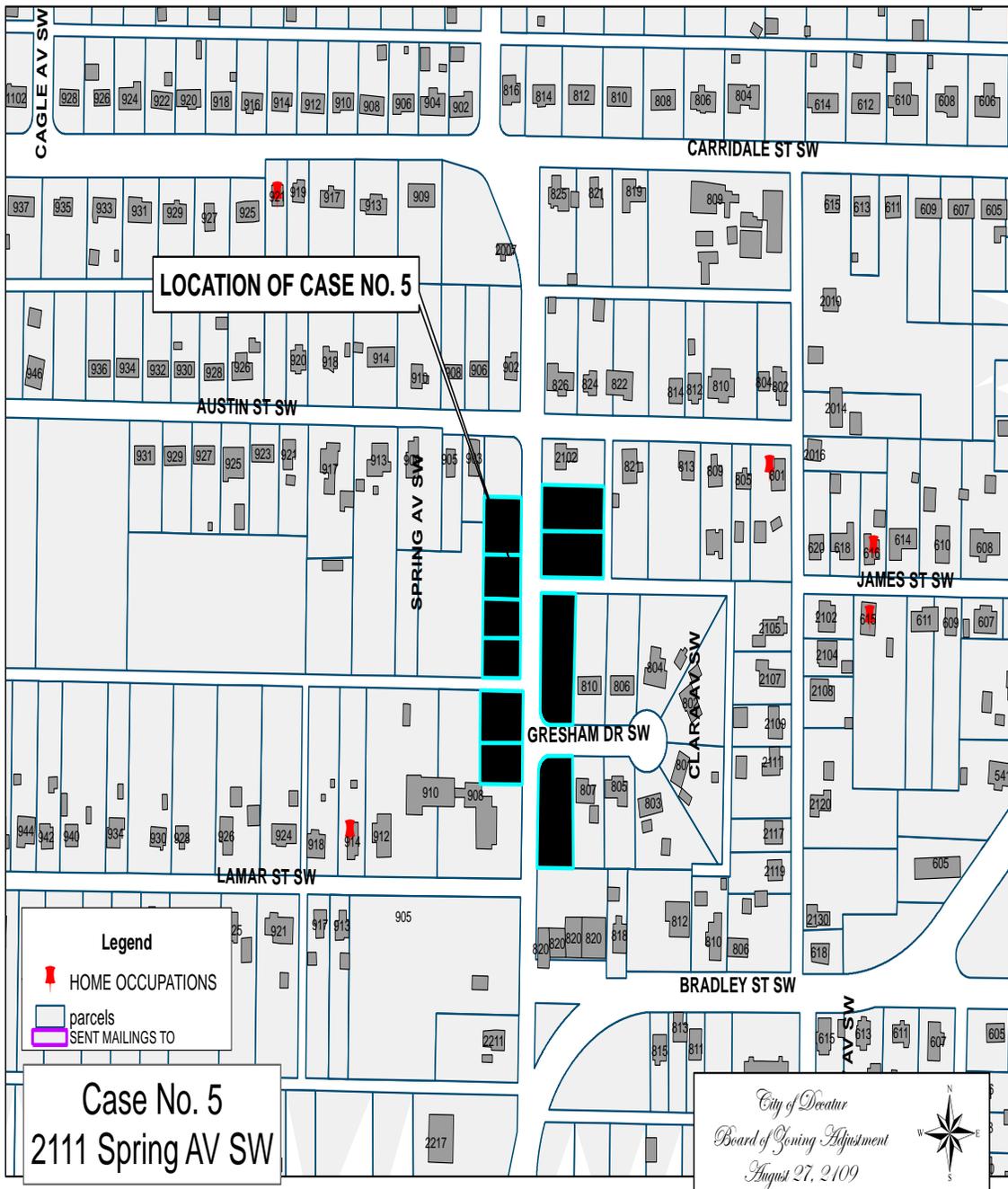
7/30/19

ADDRESS:

2111 Spring Ave SW Decatur, AL 35601

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

QUESTIONNAIRE



MAP

④

Aug 27, 2019 @ 4:00 p.m.
Council chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Billy R. Bates
 MAILING ADDR: 2302 WINTHROP Dr. S.W. ✓
 CITY STATE ZIP: Decatur AL 35603
 PHONE: 256-355-3690

PROPERTY OWNER: Billy R. Bates
 OWNER ADDR: 2302 WINTHROP Dr S.W. ✓
 CITY STATE ZIP: Decatur AL 35603
 OWNER PHONE: 256-303-0963

ADDRESS FOR APPEAL: Billy Bates 2302 WINTHROP DR SW Decatur ✓
35603

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

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

Art Engraving

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

I do custom, ART hand ENGRAVING, NO MACHINERY,
 I engrave KNIVES, guns, Jewelry, WATCHES, Bracelets,
 I don't sell ANYTHING, I ONLY WORK ON CUSTOMER'S
 OBJECTS, Orders come from internet, ART SHOWS
 Knife shows, Gun shows. This will be a PART TIME
 BUSINESS, AS I AM 63 and DON'T WANT TO WORK A LOT

Applicant Name(print) Billy Bates
 Signature Billy Bates
 Representative Name(print) _____
 Signature _____
 Date 8-31-19

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

Office Use
 Received By Manoy
 Zone _____
 Hearing Date August 27, 2019
 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 2302 WINTHROP DR SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

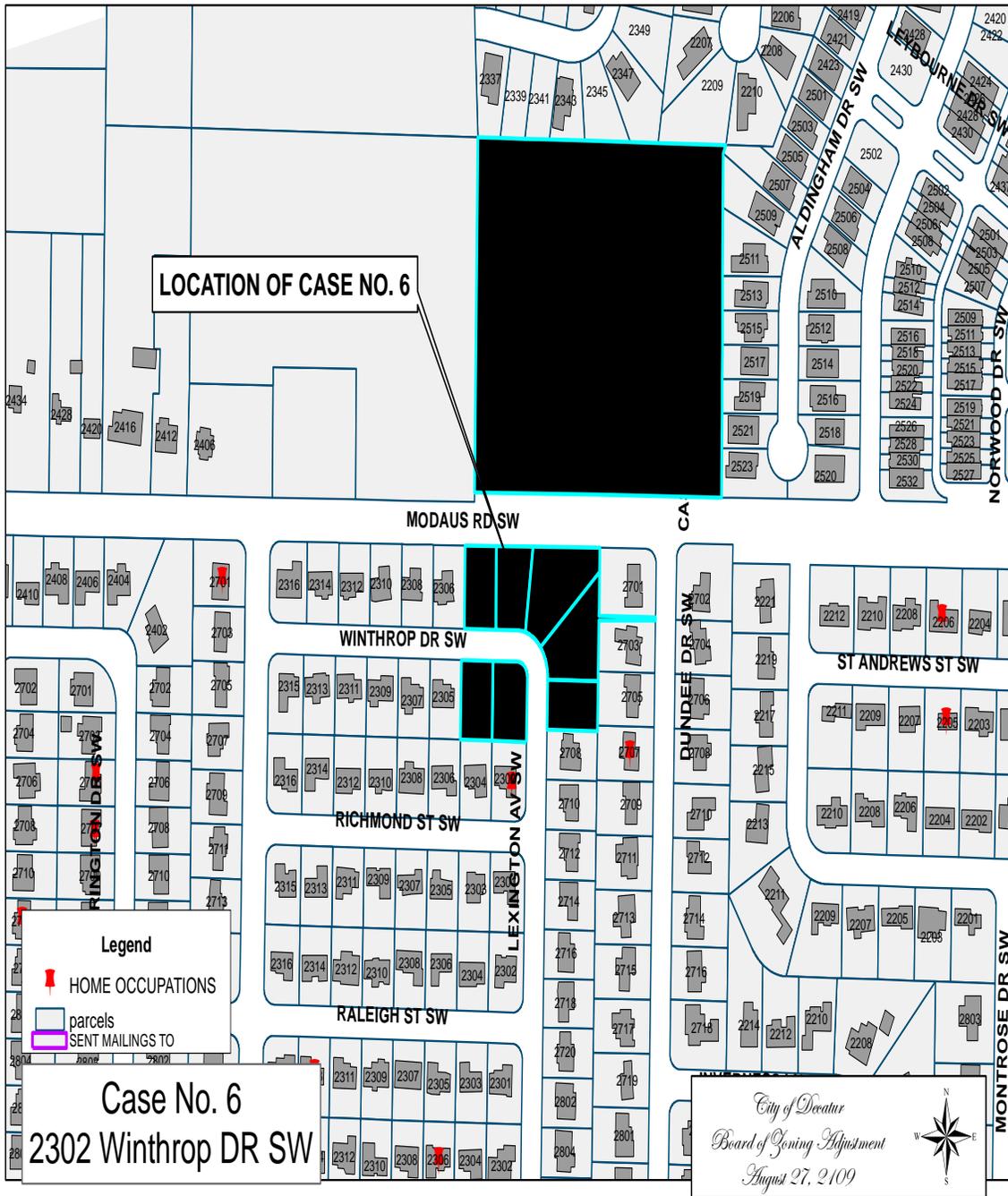
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES NO
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation 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: Billy Bates DATE: 7-31-19

ADDRESS: 2302 Winthrop Dr. S.W. Decatur

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

QUESTIONNAIRE



MAP

7)

Hearg 27, 2019 @ 4:00 p.m.
in the Council Chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Allean R Doss
 MAILING ADDR: 1214 Evelee St SW
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-415-1046 256 340-0795

PROPERTY OWNER: Allean R Doss
 OWNER ADDR: 1214 Evelee St SW
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-415-1046 256 340 0795

ADDRESS FOR APPEAL: 1214 Evelee St SW

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

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

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

Business will have an office space 4x5' for desks and files in my home. I will drive to homes of persons who need a sitter. I will provide grocery and other shopping, cooking, cleaning, companion-ship. House will be home office only.

Applicant Name(print) Allean R Doss
 Signature Allean R Doss
 Representative Name(print) NA
 Signature NA
 Date 8-6-19

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

Office Use Received By Cide
 Zone _____
 Hearing Date Aug. 27, 2019 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 1214 EVELEE ST SW



HOME OCCUPATION QUESTIONS

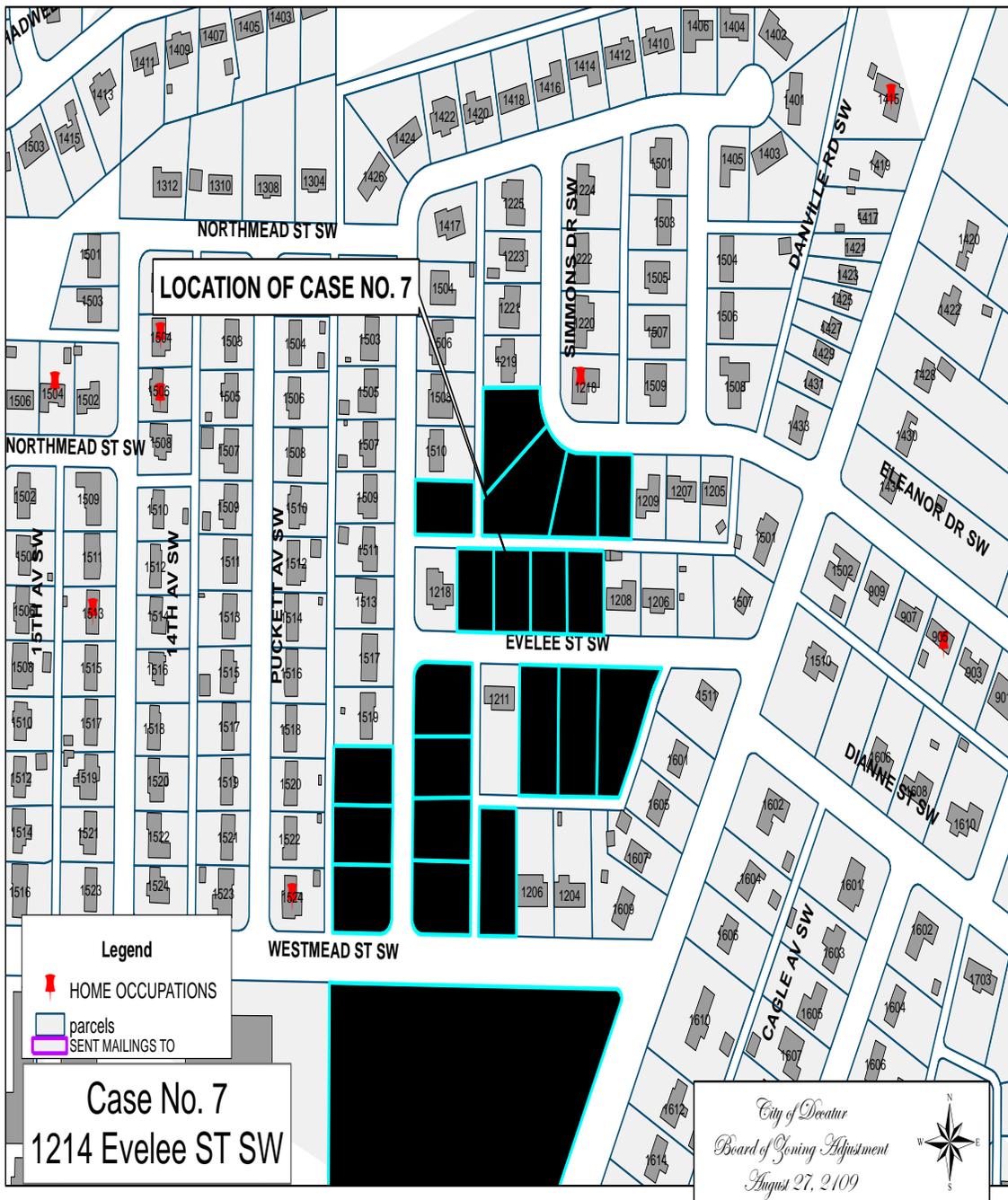
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Allen R Doss DATE: 8-6-19
ADDRESS: 1214 Kueper St SW Decatur

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

QUESTIONNAIRE



Case No. 7
1214 Evelee ST SW

City of Decatur
Board of Zoning Adjustment
August 27, 2009



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: CHRISTOPHER H. LITTO
 MAILING ADDR: 2128 PARKPLACE ST. SE
 CITY STATE ZIP: DECATUR, AL 35601
 PHONE: 256-309-4039

PROPERTY OWNER: CHRISTOPHER H. LITTO
 OWNER ADDR: 2128 PARKPLACE ST. SE
 CITY STATE ZIP: DECATUR, AL 35601
 OWNER PHONE: 256-309-4039

ADDRESS FOR APPEAL: 2128 PARKPLACE ST. SE 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.)

HOME OFFICE - PAINTING CONTRACTOR

Applicant Name(print) CHRISTOPHER H. LITTO
 Signature [Signature]
 Representative Name(print) _____
 Signature _____
 Date 8/8/19

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

Office Use
 Received By bd
 Zone R-6
 Hearing Date August 27
 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 2128 PARKPLACE ST SE

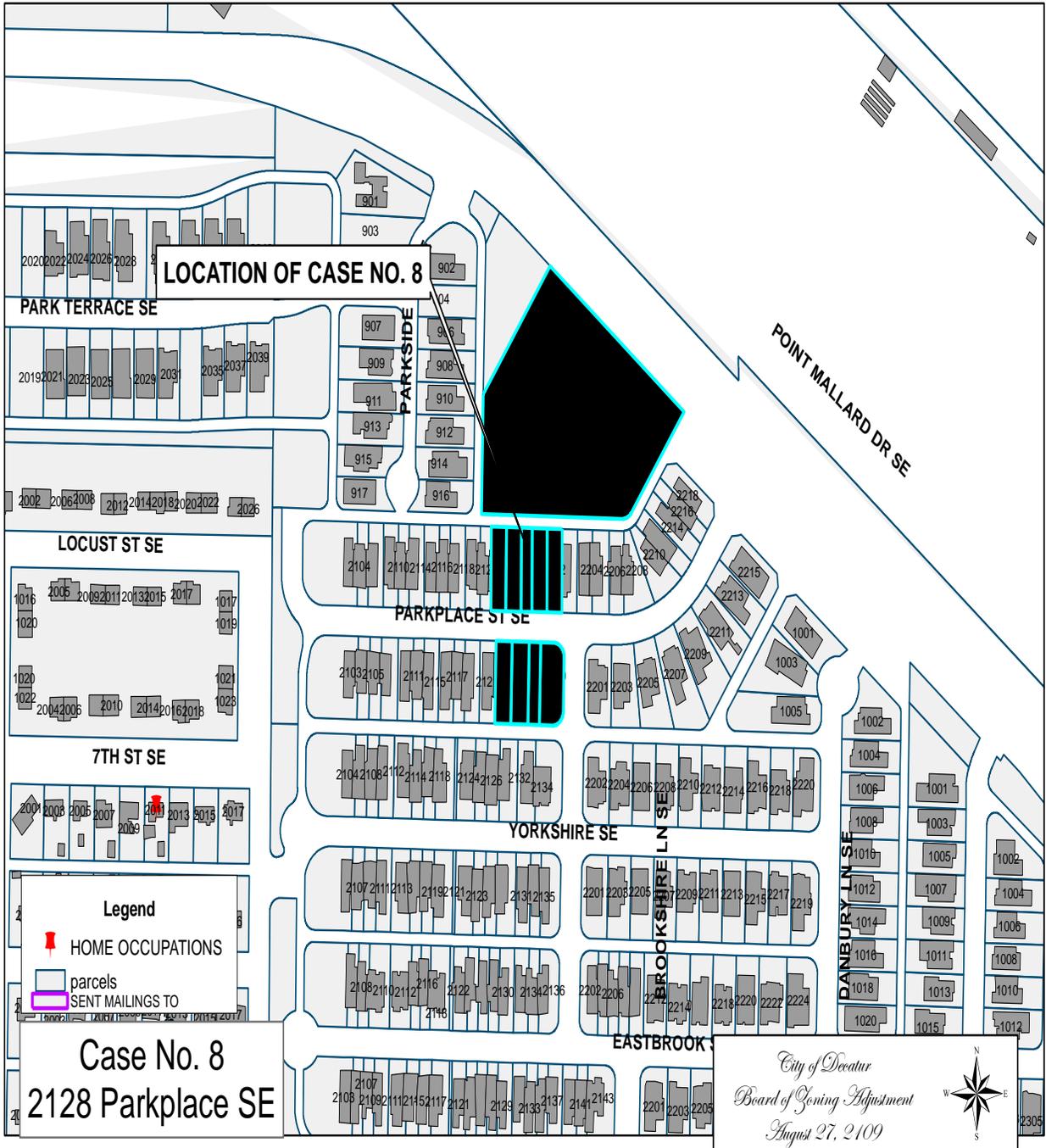


HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

- 1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES NO
*note: This refers to only the work being done at your home.
- 2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES NO
- 3. Is there advertising on the premises or your vehicles? YES NO
- 4. Is more than one room within the home used for the home occupation? YES NO
- 5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES NO
- 6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES NO
- 7. Is there any increase in traffic connected with this home occupation? YES NO
- 8. Will there be any more than one sales 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: Cheryl H. [Signature] DATE: 8/8/19
 ADDRESS: 2128 PARKPLACE ST. SE DECATUR, AL 35601



MAP

9



A Proud City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: MARIA MENDEZ
 MAILING ADDR: 2203 Cleveland. ave Sw
 CITY STATE ZIP: 35601 Decatur, Al.
 PHONE: (256) 434 3247

PROPERTY OWNER: MARIA MENDEZ
 OWNER ADDR: 2203 Cleveland. ave. Sw
 CITY STATE ZIP: 35601 Decatur, Al.
 OWNER PHONE: (256) 434 3247

ADDRESS FOR APPEAL: 2203 Cleveland Ave SW

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I would like to add a porch to my house approximately 3 feet long. This is to prevent rain from entering the house.

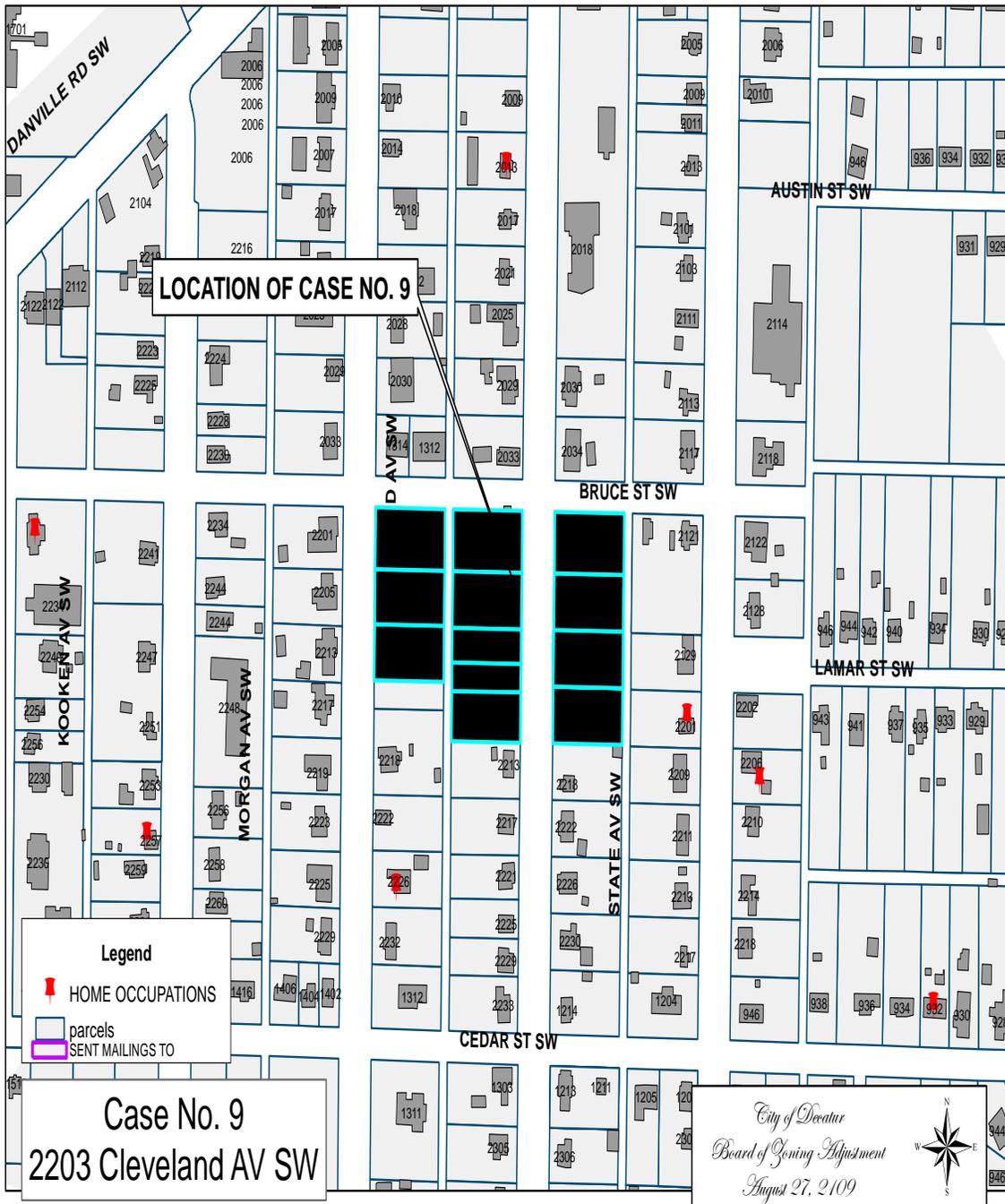
Applicant Name(print) MARIA MENDEZ
 Signature MARIA MENDEZ
 Representative Name(print) Maria Mendez
 Signature [Signature]
 Date 07/24/14

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

Office Use
 Received By RLS
 Zone R-3
 Hearing Date 8/27/14
 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 11 2203 CLEVELAND AV SW



MAP

10



A Grand City ...

Board of Zoning Adjustment

APPLICANT: Quentin Gillette
 MAILING ADDR: 2350 Hwy 31 NW
 CITY STATE ZIP: Hartselle, AL, 35640
 PHONE: 256-214-2314

PROPERTY OWNER: Beth + Quentin Gillette
 OWNER ADDR: 2350 Hwy 31 NW
 CITY STATE ZIP: Hartselle, AL, 35640
 OWNER PHONE: 256-214-2314

ADDRESS FOR APPEAL: 601 Memorial DRIVE SW Decatur AL

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

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

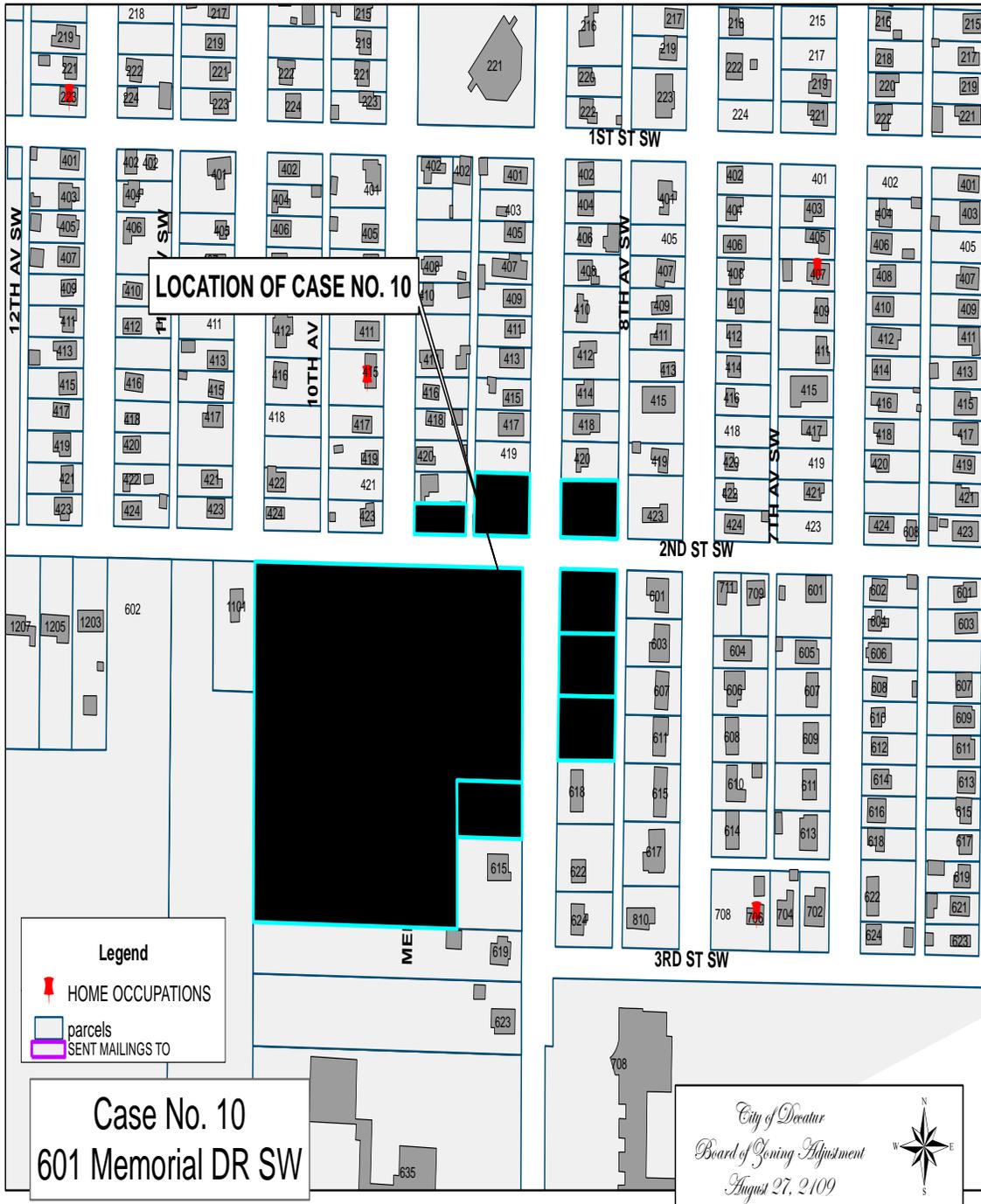
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)
 We are going to use this property for a church and pavilion for the community to gather together for worship and fellowship

Applicant Name (print): <u>Quentin Gillette</u>	if applicant is using a representative for the request both signatures are required.	Office Use
Signature: <u>Quentin Gillette</u>		Received By: <u>bd</u>
Representative Name (print): <u>Beth K. Gillette</u>		Zone: <u>R-2</u>
Signature: <u>Beth K. Gillette</u>		Hearing Date: <u>Aug 27</u>
Date: <u>8/5/19</u>		Approved/Disapproved

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

OR - Sarah Payne
Sarah Payne

CASE NO 10 601 MEMORIAL DR SW



MAP



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

APPLICANT: Reyno Contreras
 MAILING ADDRESS: 1214 Moulton St. W
 CITY-STATE-ZIP: Decatur, AL 35601
 PHONE: 256-874-6281

PROPERTY OWNER: EMILE & FARIS LUTFI
 OWNER ADDRESS: 1485 SCOUT RIDGE DRIVE
 CITY-STATE-ZIP: HOOVER, AL 35244
 PHONE: _____

ADDRESS OF APPEAL: 1214 WEST MOULTON STREET

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.)
This property has been used as a restaurant for many years. The property is developed and is utilizing all the available space for building and parking. The total building square footage is 2,665 square feet. Based on this size, the required parking would be 36 spaces. The current tenant has limited the guest dining area to approx. 14 tables in a portion of the building. The maximum number of spaces that can be placed on the lot without backing out onto a public street is 28 spaces. We request a variance to reduce the required parking to a maximum of 28 spaces.

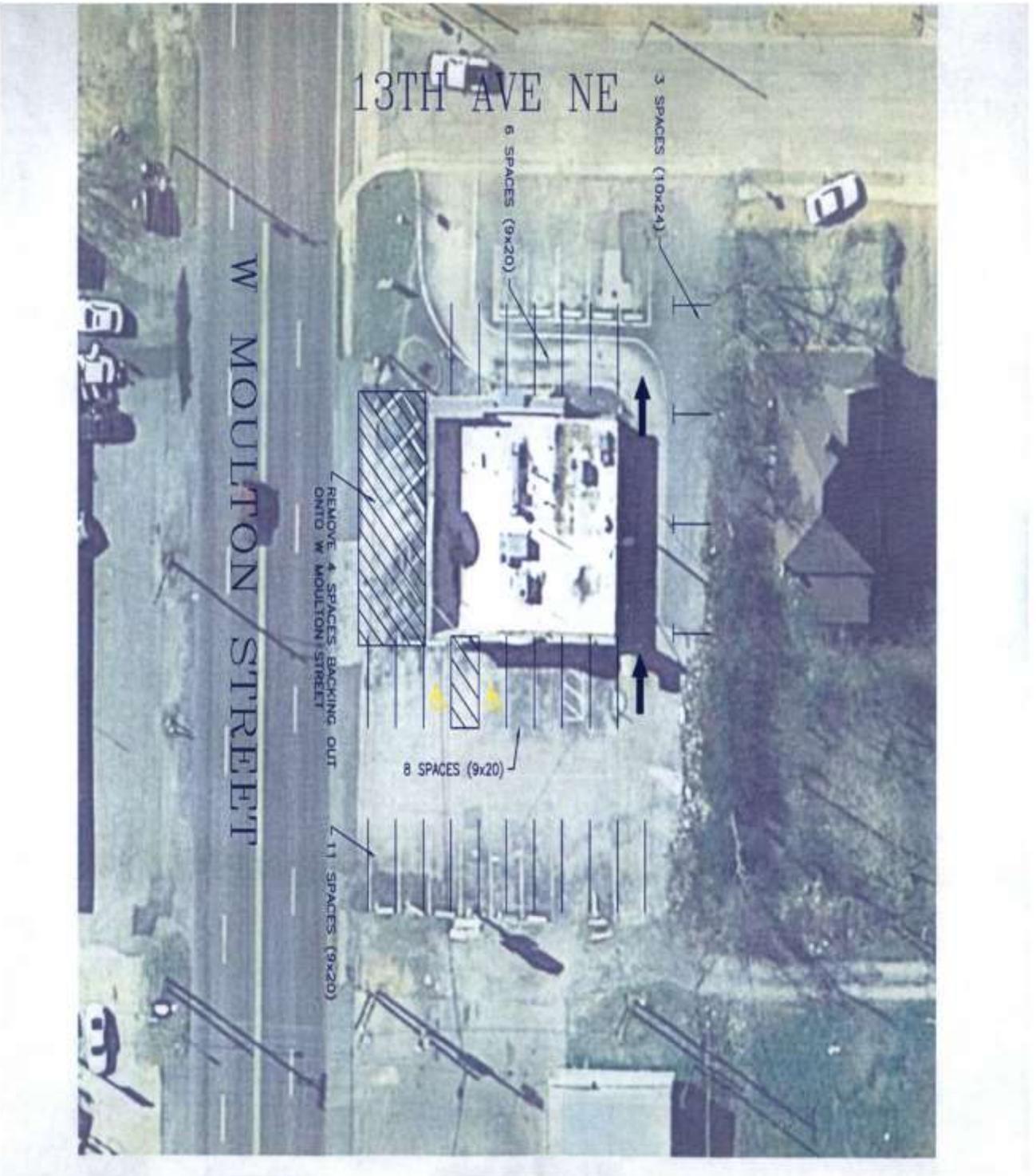
APPLICANT SIGNATURE:
Reyno Contreras
 PRINT NAME Reyno Contreras
 DATE: 8-9-19

OFFICE USE ONLY:
 REVIEWED BY: [Signature]
 ZONING DISTRICT: B-1
 HEARING DATE: Aug 27, 2019
 APPROVED/DISAPPROVED: _____

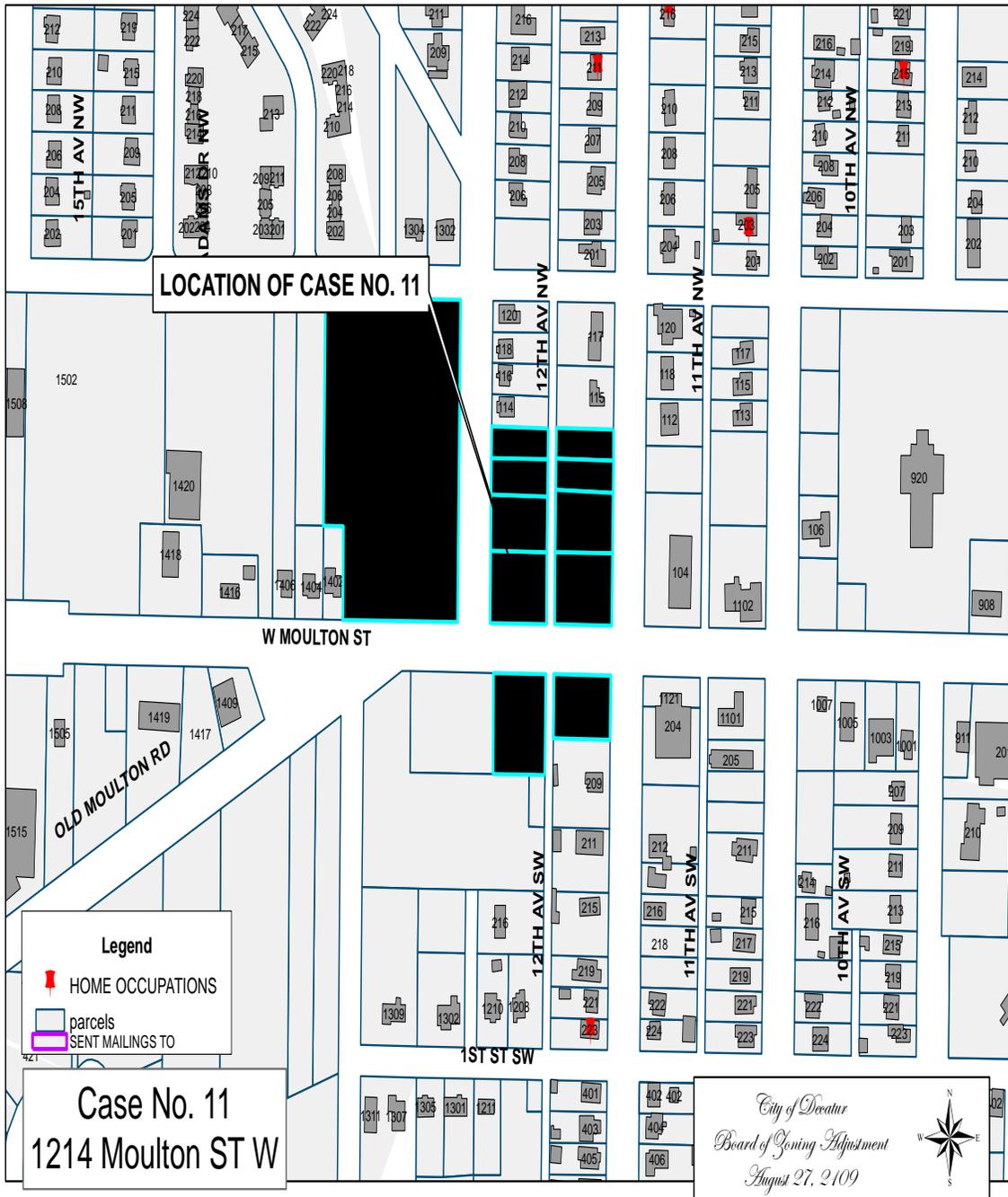
Representative: Richard Humphrey

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 11 1214 MOULTON ST W.



OVERHEAD VIEW



MAP