

BOARD OF ZONING ADJUSTMENT

AGENDA

November 26, 2019

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MINUTES OCTOBER 2019

MEMBERS PRESENT: Chairman, Charles Taylor, Mr. Thomas Rossi, Ms. Susanna Salcido,
Mr. Collis Stevenson

SUPERNUMERARIES: Mr. 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. Matthew Marques, Planning Department
Mr. Bob Sims, Building Inspector
Mrs. Cindy Cantrell, 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.

The minutes from the September meeting were approved without any changes. Mr. Collis Stevenson motioned to approve the minutes. Mr. Thomas Rossi 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. 1

Application and appeal of Lawrence Fine 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 grill cleaning business located at 2808 Montrose Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. Lawrence Fine presented this case to the Board. Mr. Fine stated his name and address was 2808 Montrose Dr. SW. Mr. Fine stated he would like to have a mobile cleaning business going to homes or businesses for cleaning and refurbishing grills. Mr. Fine stated that advertisements would be on the internet and that there would not be any cleaning at his home and that all of his equipment would be stored in his vehicle.

Ms. Susanna Salcido asked Mr. Fine if all of his customers would be residential customers. Mr. Fine stated that he would service residential or commercial businesses that were in need of having their grills cleaned.

Ms. Susanna Salcido asked Mr. Fine how the collected grease would be disposed. Mr. Fine stated the cleaning process would be with steel brushes in an enclosed area that the pieces of the grill are put into and then vacuumed up. The grease and the debris that is collected would be placed in trash bags and put into the regular city garbage collection.

Chairman, Charles Taylor asked Mr. Fine if the type of grills he would be cleaning would be propane type and charcoal type, Mr. Fine replied yes there would not be any type of indoor commercial grills cleaned. All commercial grill cleaning would be if the grills were outdoor only.

Chairman, Charles Taylor verified the address on the application.

Chairman, Charles Taylor asked any further questions.

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

Mrs. Karen Smith, Planning Department, recommended 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. 2

Application and appeal of Jacob Wilbourn 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 pressure washing business located at 1319 Regency Blvd, property is located in a PRD-6 Planned Residential Development District.

Mr. Wilbourn presented this case to the Board. Mr. Wilbourn stated his name and address was 1319 Regency Blvd. Mr. Wilbourn stated he would like to use one room in his home for his exterior pressure washing business. Mr. Wilbourn stated that there would not be any type of traffic into or out of his home. Mr. Wilbourn stated all of his administrative work would be done from the home.

Chairman, Charles Taylor asked Mr. Wilbourn about his answer on the questionnaire about advertising and reminded Mr. Wilbourn that advertising is allowed however, he cannot display his home address on any his vehicles or advertisements, Mr. Wilbourn understood.

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

Chairman, Charles Taylor reminded Mr. Wilbourn that he lives in a neighborhood which has a neighborhood covenants. Chairman, Charles Taylor stated that this Board cannot enforce any such covenants and that Board can only authorize or decline the decision for a business license, Mr. Wilbourn understood.

Chairman, Charles Taylor asked for any further questions.

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

Mrs. Karen Smith, Planning Department, asked Mr. Wilbourn to better explain where he would have signs for the business. Mr. Wilbourn stated he would only have signs on his vehicle. Mrs. Smith recommend for approval. Mr. Collis Stevenson motioned to approve this case as submitted. Mr. Thomas Rossi seconded the motion. On a roll-call vote the motion carried.

CASE NO. 3

Application and appeal of Heather Dale 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 business located at 4504 Ivy Dale Rd , property is located in a R-1 Single-Family Residential Zoning District.

Ms. Heather Dale presented this case to the Board. Ms. Dale stated her name and address was 4504 Ivy Dale Rd and would like to use one room in her home for a residential cleaning business. Ms. Dale stated that her products would be stored in a closet in her home.

Chairman, Charles Taylor asked Ms. Dale if the name of her business Pure & Natural implied that she would be using all eco-friendly products, Ms. Dale replied yes.

Mr. Thomas Rossi asked Ms. Dale if she had any employees. Ms. Dale replied she did not. Mr. Rossi reminded her if she acquired any employees they could not report to her home, Ms. Dale understood.

Ms. Susanna Salcido asked Ms. Dale about her advertising. Ms. Dale stated that she would have advertising on her vehicle.

Chairman, Charles Taylor asked Ms. Dale how she acquired her customers. Ms. Dale stated through her advertising. Chairman, Taylor reminded her that customers could not come to her home, Ms. Dale understood. Mr. Steven Thomas reminded Ms. Dale that there should not be any extraordinarily large deliveries to her home, Ms. Dale understood.

Chairman, Charles Taylor asked for any further questions.

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

Mrs. Karen Smith, Planning Department, asked Ms. Dale to verify if she was selling cleaning products or just cleaning houses. Ms. Dale replied she was only cleaning houses. Mrs. Smith recommended approval.

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

CASE NO. 4

Application and appeal of Samuel Randolph 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 furniture repair business located at 2406 Windover Place, Apt #B, property is located in a R-4 Multi-Family Residential Zoning District.

Mr. Samuel Randolph presented this case to the Board. Mr. Randolph stated his name and address was 2406 Windover Place SW Apt #B.

Mr. Collis Stevenson asked Mr. Randolph where he repaired his furniture. Mr. Randolph stated he repaired all of the furniture at the client's home.

Mr. Steven Thomas verified that all of the repair work was done at the client's home. Mr. Randolph replied yes and that the only things stored at his home was his supplies which he keeps stored in a storage shed in the back yard. Mr. Randolph went on to explain that he worked for a furniture repair company that issues warranties for newly bought furniture and he was needing to have a service license.

Mr. Thomas Rossi asked Mr. Randolph if he worked on commercial furniture as well as home furniture. Chairman, Charles Taylor asked for any further questions.

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

Mrs. Karen Smith, Planning Department, asked Mr. Randolph if he built furniture as well. Mr. Randolph stated only if asked. Mrs. Smith recommended approval.

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

Chairman, Charles Taylor announced that there would not be a Board of Zoning and Adjustments meeting for the month of December.

Meeting adjourned at 4:20 p.m.

Charles Taylor, Chairman

AGENDA NOVEMBER 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, November 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

Application and appeal of Christine Reedus for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a commercial cleaning business located at 3526 Highway 31 S Apt 10-D, property is located in a R-4 Multi-Family Zoning District.

CASE NO. 2

Application and appeal of Chasity Green for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an on-line clothing boutique business located at 2920 Ashville Dr. SW, property is located in a R-2 Residential Single-Family Zoning District.

CASE NO. 3

Application and appeal of Traci McCormick for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an on-line health coaching business located at 1326 Brindwood Ln SE, property is located in a PRD-6 Planned Residential Development District.

CASE NO. 4

Application and appeal of Ginger Carter 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 miscellaneous keyboarding work through various contractors on the web. Also, miscellaneous craft work/quilting to be sold at craft fairs, located at 1615 4th Av. SW, property is located in a R-1 Residential Single-Family Zoning District.

CASE NO. 5

Application and appeal of Niel Aguiar 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 tow truck business located at 2005 8th St SW, property is located in a R-2 Residential Single-Family Zoning District.

CASE NO. 6

Application and appeal of Jordon Wood for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an on-line adult clothing boutique located at 1220 North St SE Apt #3, property is located in a R-4 Residential Multifamily Zoning District.

CASE NO. 7

Application and appeal of Jackie Letson for a use permitted on appeal from Section 25-11(a) in order to have a temporary business to sell produce at 214 6th Av SE, property is located in a B-2 General Business District.

CASE NO. 8

Application and appeal of Patrick Zalusky for determination as a use permitted on appeal as allowed in Section 25-2 (1) of the Zoning Ordinance to allow an existing structure in the side yard located at 4522 Day Rd SW, due to restrictive elevations, property is located in an AG-1 Agricultural District.

CASE NO. 9

Application and appeal of Jonathan Wocher, for the following sign variances at 3026 Highway 20 & Woodall Road, property is located in a B-2 General Business District:

1. To allow a reduction in the setback requirement to 15 feet for a 29'5" tall, 150 SF sign from Section 25-77 (e) (3).
2. To allow a 28.3 SF increase in the sign area on the truck fuel canopy from Section 25-77 (e) (1).
3. To allow directional signs for auto traffic for 1 SF sign area increase and 2" height increase from Section 25-73.
4. To allow directional signs for truck traffic for 28 SF sign area increase and 30" height increase from Section 25-73.

CASE NO. 10

Application and appeal of Taylor Jones for an administrative decision from Section 25-76 (p) to keep an off premises sign at 110 6th Av NE, property is located in a M-1 Light Industrial District.

①

November 26, 2019 @ 4:00 pm
City Council Chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Christina Reedus
 MAILING ADDR: 3526 Hwy 31 S Apt 10 D
 CITY STATE ZIP: Decatur, AL 35603
 PHONE: (256) 885-5825

PROPERTY OWNER: Alden Cove
 OWNER ADDR: 3526 Hwy 31 S Apt 10 D
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: (256) 303-0280

ADDRESS FOR APPEAL: 3526 Hwy 31 Apt 10D 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.)
One room used for administrative (paper work) for commercial clearing

Applicant Name (print) Christina Reedus
 Signature [Signature]
 Representative Name (print) _____
 Signature _____
 Date 10/22/19

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

Office Use Received By [Signature]
 Zone _____
 Hearing Date 11/26/19
 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.



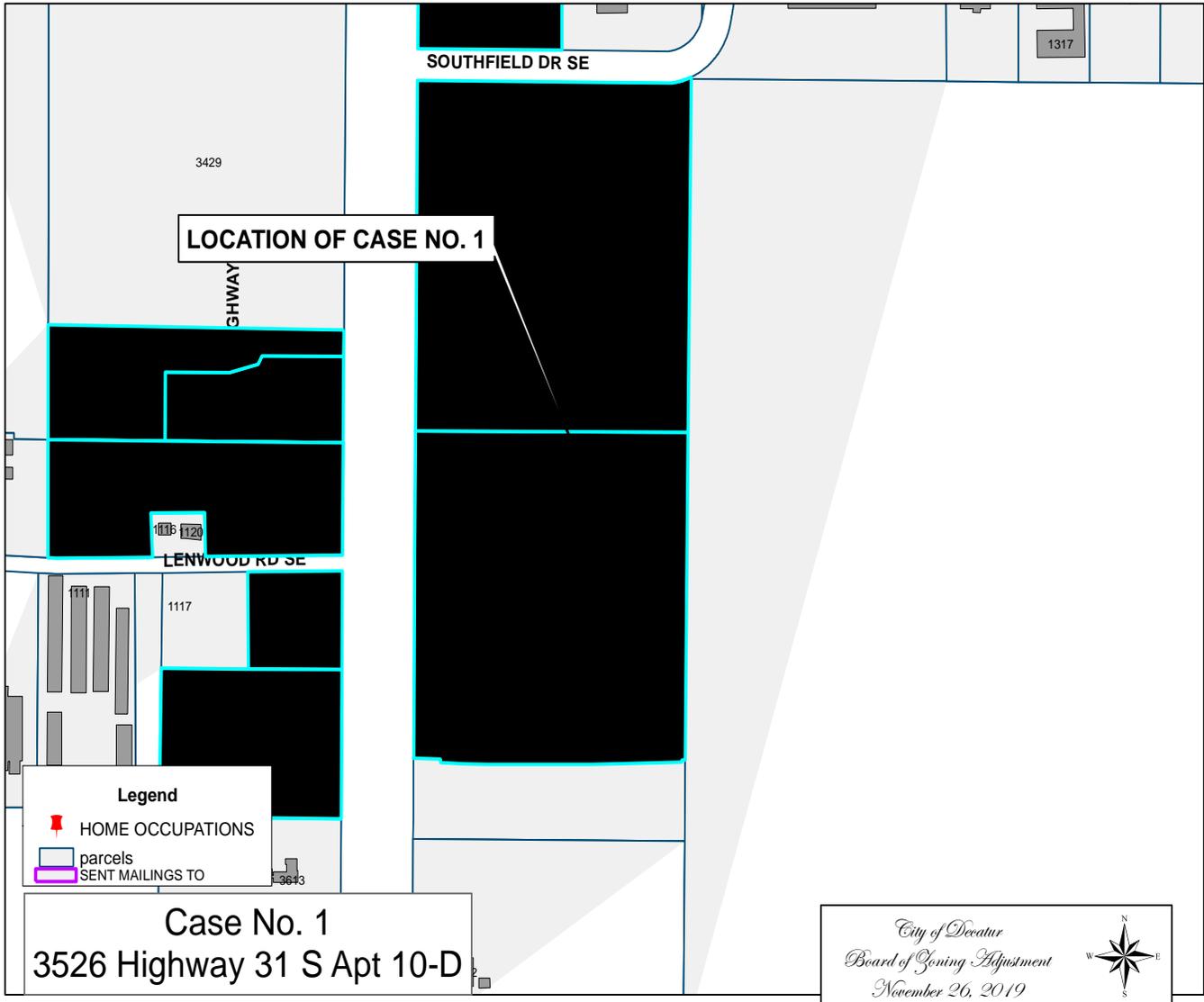
HOME OCCUPATION QUESTIONS

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: William Reedus DATE: 10/22/19

ADDRESS: 3526 Hwy 31 S. Apt. 10 D



LOCATION MAP

(2)



City of CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Chasity Green
 MAILING ADDR: 2920 Ashville DR SW
 CITY STATE ZIP: Decatur AL 35603
 PHONE: 256-565-3177

PROPERTY OWNER: Chasity Green
 OWNER ADDR: 2920 Ashville DR SW
 CITY STATE ZIP: Decatur AL 35603
 OWNER PHONE: 256-565-3177

ADDRESS FOR APPEAL: 2920 Ashville DR 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.)
Request to use (1) room of my home for office space for an online Clothing Boutique. Will be online only.

Applicant Name (print) Chasity Green
 Signature Chasity Green
 Representative Name (print) _____
 Signature _____
 Date _____

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

Office Use
 Received By bd
 Zone R-2
 Hearing Date November 26
 Approved/Disapproved _____

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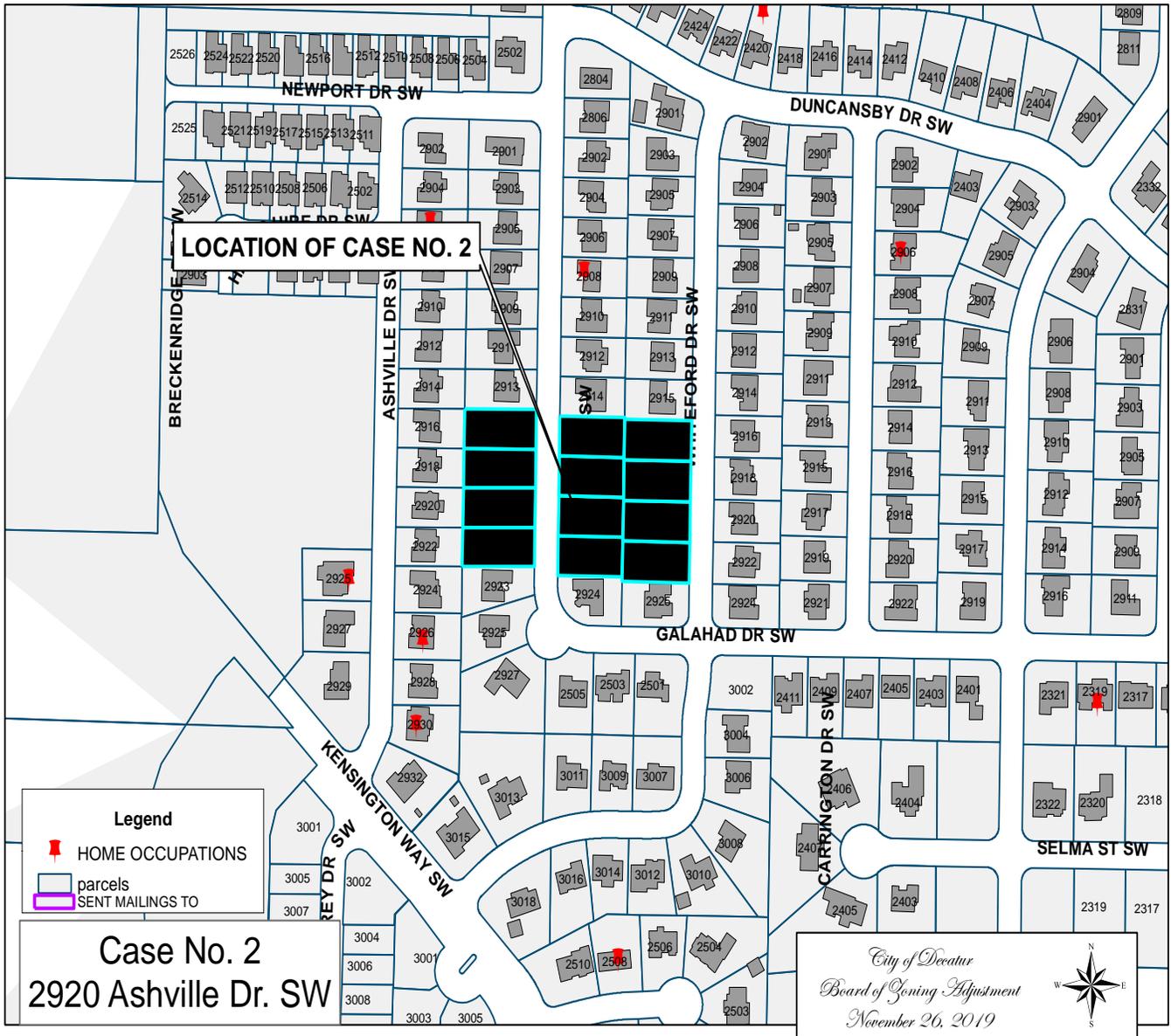


HOME OCCUPATION QUESTIONS

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 Guent DATE: 11-1-19
 ADDRESS: 2920 Ashville Dr Decatur, AL 35603



LOCATION MAP

3



A Proud City of GRADING SCALE

Board of Zoning Adjustment

APPLICANT: Traci McCormick
 MAILING ADDR: 1326 Brindwood Ln SE
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-318-2900

PROPERTY OWNER: Traci McCormick
 OWNER ADDR: 1326 Brindwood Ln SE
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-318-2900

ADDRESS FOR APPEAL: 1326 Brindwood Ln SE

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)
I am starting an online health coaching business from home. this will be internet only.

Applicant Name (print) Traci McCormick
 Signature [Handwritten Signature]
 Representative Name (print) _____
 Signature _____
 Date 11/4/19

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

Office Use
 Received By [Handwritten Name]
 Zone PRD-6
 Hearing Date 11.26.19
 Approved/Disapproved _____

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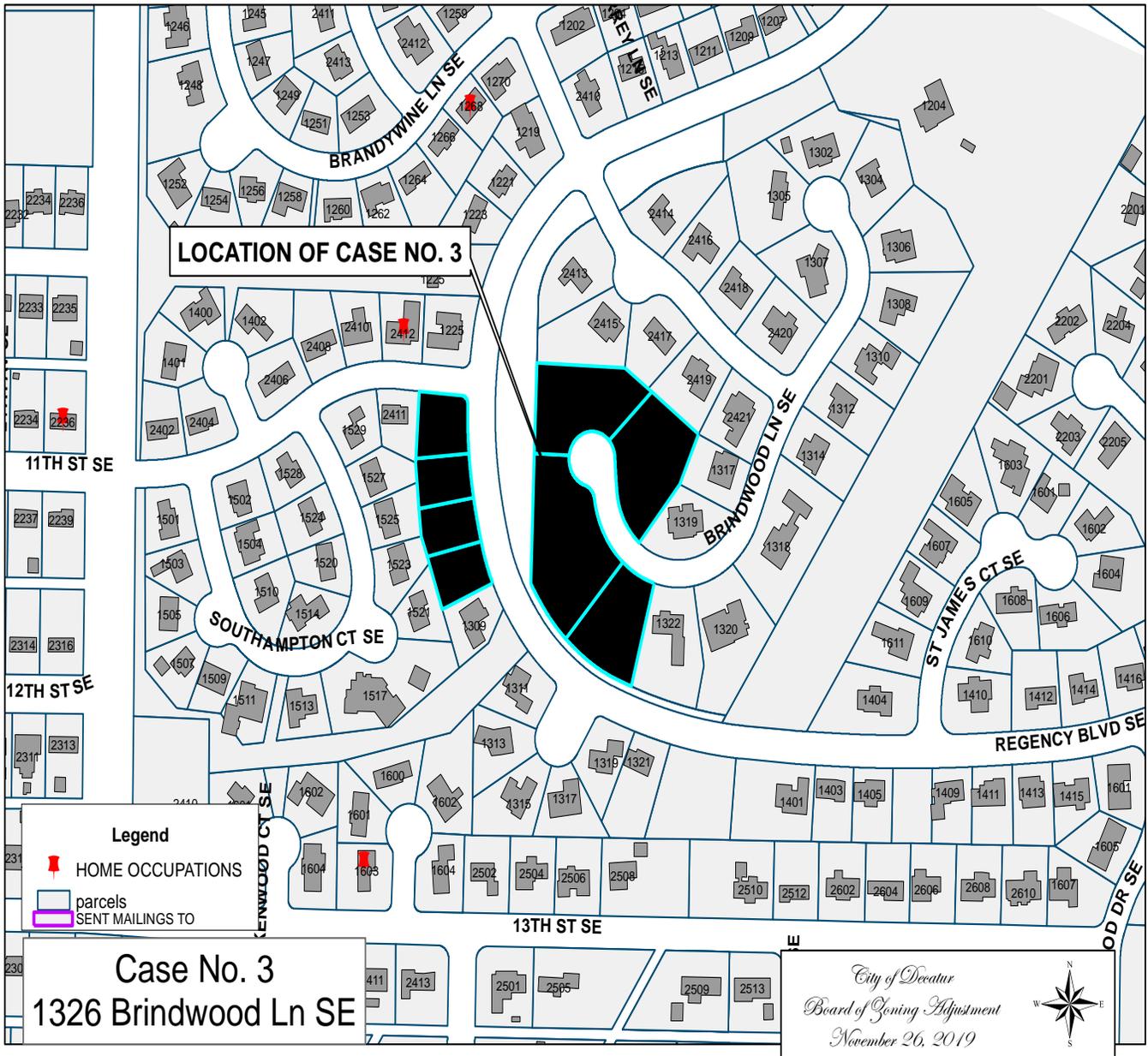
HOME OCCUPATION QUESTIONS

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: 11/4/19

ADDRESS: 1326 Brindwood Lane SE
Decatur AL 35601



4



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Ginger Carter
MAILING ADDR: 1615 4th Avenue SW
CITY STATE ZIP: Decatur, Alabama 35601
PHONE: (256) 353-6730

PROPERTY OWNER: Estate of Mildred Rogers
OWNER ADDR: 1615 4th Avenue SW
CITY STATE ZIP: Decatur, Alabama 35601
OWNER PHONE: (256) 353-6730

ADDRESS FOR APPEAL: 1615 4th Ave SW, Decatur, AL. 35601

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I am requesting a zoning variance for admin occupation of a home business which will involve online freelance / contract work and some crafts sewing. There will not be any customer traffic.

Applicant Name(print) Ginger Carter
Signature [Signature]
Representative Name(print)
Signature
Date 11/7/19

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

Office Use
Received By Cidy
Zone
Hearing Date 11/26 at 4:00
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.



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

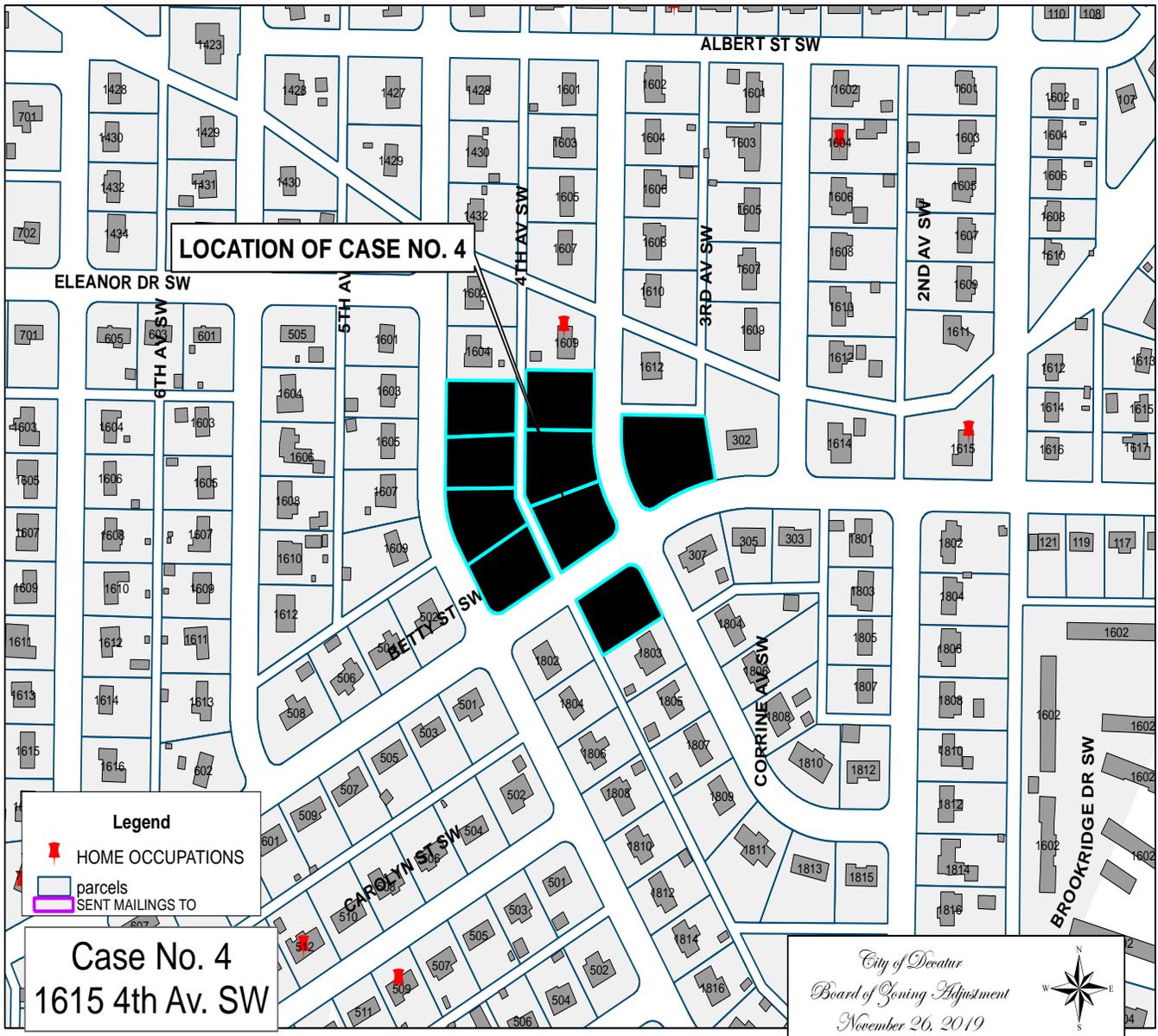
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES NO
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation 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: Ginger Carter (Ginger Carter) DATE: 11/7/2019

ADDRESS: 1615 4th Avenue S.W., 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



LOCATION OF CASE NO. 4

Legend

 HOME OCCUPATIONS

 SENT MAILINGS TO

Case No. 4
1615 4th Av. SW

City of Decatur
Board of Zoning Adjustment
November 26, 2019





on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Niel Aboiar
MAILING ADDR: 2005 8TH ST SW
CITY STATE ZIP: Decatur - AL - 35601
PHONE: (256) 616-1318

PROPERTY OWNER: Lidia E Aboiar and Niel Aboiar
OWNER ADDR: 2005 8TH ST SW
CITY STATE ZIP: Decatur - AL - 35601
OWNER PHONE: Lidia (256) 616-2127 - Niel (256) 616-1318

ADDRESS FOR APPEAL: 2005 8TH ST SW Decatur.

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*****

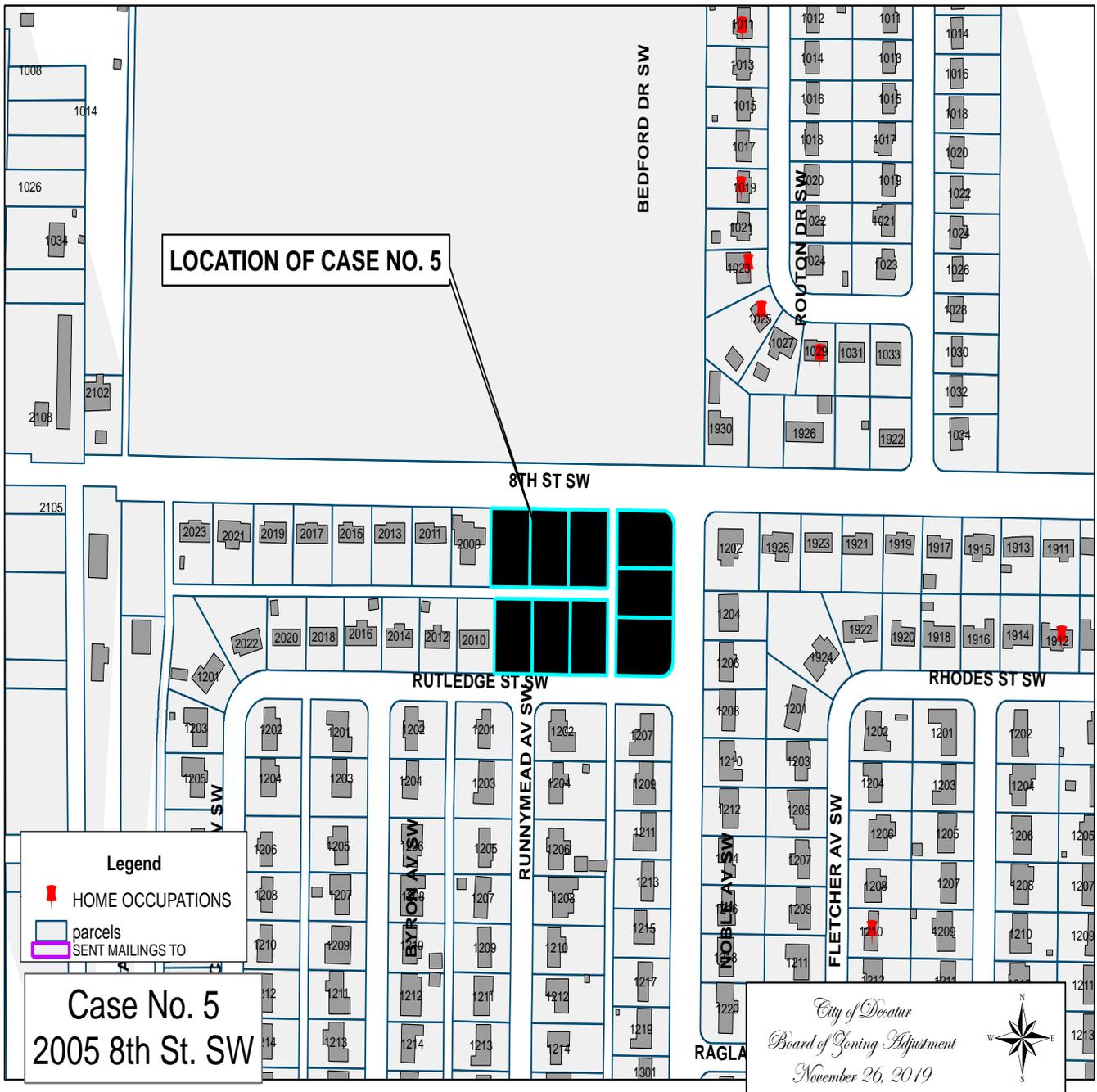
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I will be using my home to park my tow truck only. I will not be parking any vehicles on the property. I will only use my home for my personal parking and will do my paperwork in my home computer. The vehicles that I will be picking up will be taken wherever the customer desires.

Applicant Name (print) Niel Aboiar
Signature [Signature]
Representative Name (print) Niel Aboiar
Signature [Signature]
Date 11-6-19

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

Office Use
Received By Cidy
Zone R-2
Hearing Date 11/26 4:00 pm
Approved/Disapproved [initials]

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6



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jordan Wood
 MAILING ADDR: 1220 North St. SE Apt. 3
 CITY STATE ZIP: Decatur, AL 35601
 PHONE: (256) 221-7804

PROPERTY OWNER: Keith Paradise
 OWNER ADDR: 2303 Pennylane SE
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-466-4382

ADDRESS FOR APPEAL: 1220 North St. SE Apt 3 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*****

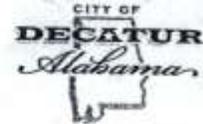
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)
Adult clothing
 I run an online boutique. Previously, Hillsboro Alabama. Since I have moved to Decatur, I work out of my home doing this part time. Only limited space is used with a rack and up to 80 pieces of inventory that I ship or meet people with after purchased online. I will use my home as an admin office only.

Applicant Name(print) Jordan Wood
 Signature Jordan Wood
 Representative Name(print) _____
 Signature _____
 Date 11/8/19

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

Office Use
 Received By Cidy
 Zone R-4
 Hearing Date 11/26 4:00
 Approved/Disapproved p.m.

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



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

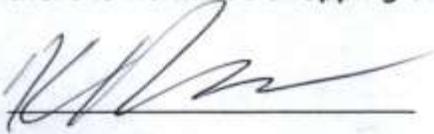
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES NO
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES NO
3. Is there advertising on the premises or your vehicles? YES NO
4. Is more than one room within the home used for the home occupation? YES NO
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES NO
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES NO
7. Is there any increase in traffic connected with this home occupation? YES NO
8. Will there be any more than one sales 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: Jordan Wood DATE: 11/5/19
 ADDRESS: 1220 North St. SE Apt. 3 Decatur, AL 35601

November 8, 2019

To Whom It May Concern:

My landlord is aware that I run a clothing boutique from my home, and there is no inside shopping or through traffic.

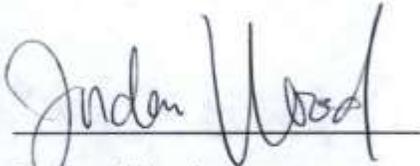


Keith Paradise

Landlord

11-8-19

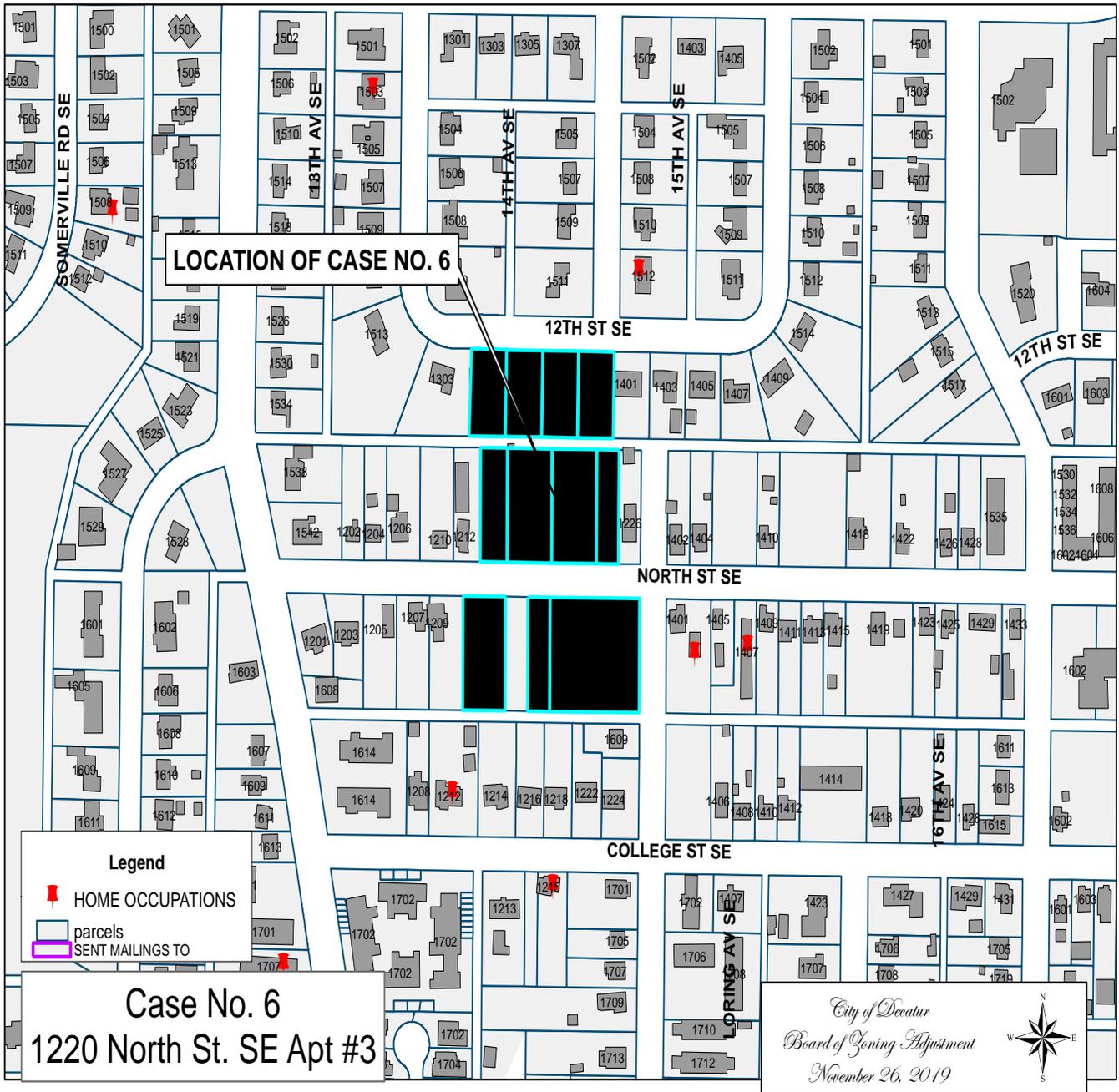
Date



Jordan Wood

11/8/19

Date



LOCATION MAP

4

November 26, 2019
@ 4:00 p.m.



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jackie Letson
 MAILING ADDR: 539 Co. Road 245
 CITY STATE ZIP: Moulton, AL 35650
 PHONE: (256) 470-0398

PROPERTY OWNER: Michael Clay Earls
 OWNER ADDR: 214 6th Avenue S.E. Home address 2937 Frost Drive SW.
 CITY STATE ZIP: Decatur, AL 35601
 OWNER PHONE: 256 466-6735

ADDRESS FOR APPEAL: 214 6th Avenue S.E., Decatur, AL 35601

Temporary Seasonal Business to Sell produce at 214 6th Ave S.E.
 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.)
Temporary Seasonal Business to sell produce at
214 6th Avenue S.E.
FOR 3 months

Applicant Name(print) Jackie Letson
 Signature [Signature]
 Representative Name(print) _____
 Signature _____
 Date 10-28-2019

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

Office Use
 Received By Cindy
 Zone B-2
 Hearing Date Nov. 26, 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. 7 214 6TH AV SE

10/24/2019.

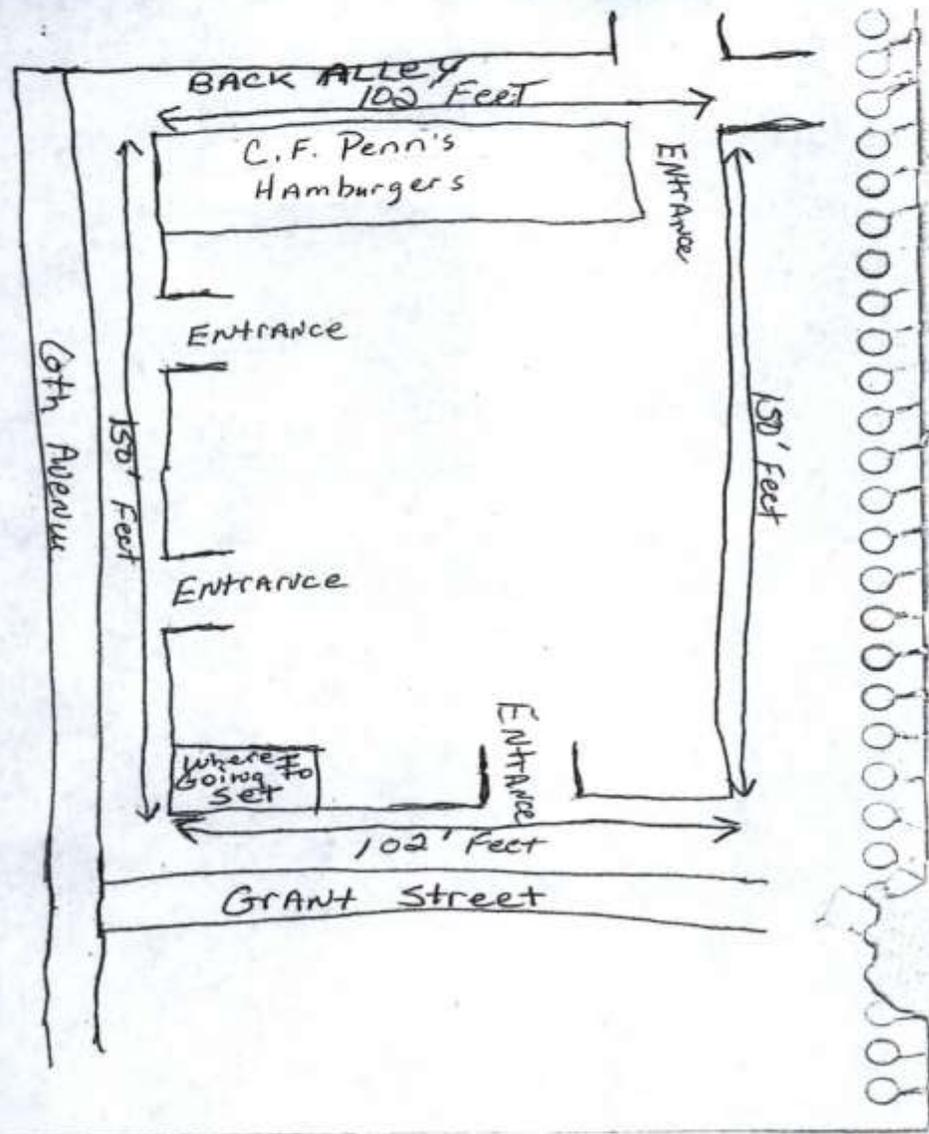
I Clay Earls give Jackie Letson permission to set on My Property.

I own at 214 6th Avenue S.E... Decatur, AL 35601

Owner Print Name: *Michael Clayton Earls*

Owner Signature: *Michael Clayton Earls*

PERMISSION LETTER



Copy

DRAWING

54

DRAWING

10-23-19

I hereby give Jackie
Letson permission to
utilize the bathroom @

Pen's Hamburgers - _____
Kornhuber
(owner)

2/2018

214 6th Ave SE - Google Maps

214 6th Ave SE
Decatur, AL 35601



<https://www.google.com/maps/place/214+6th+Ave+SE,+Decatur,+AL+35601/@34.6021831,-86.9800851,119m/data=!3m1!1e3!1m5!1m4!1s0x886266807b67c631d3c086a3c6231ed118m2!3d34.6022...>

PICTURE

55 |

Copy

PICTURE

Google Maps 214 6th Ave SE



Imagery ©2018 Google, Map data ©2018 Google 20 ft

Location



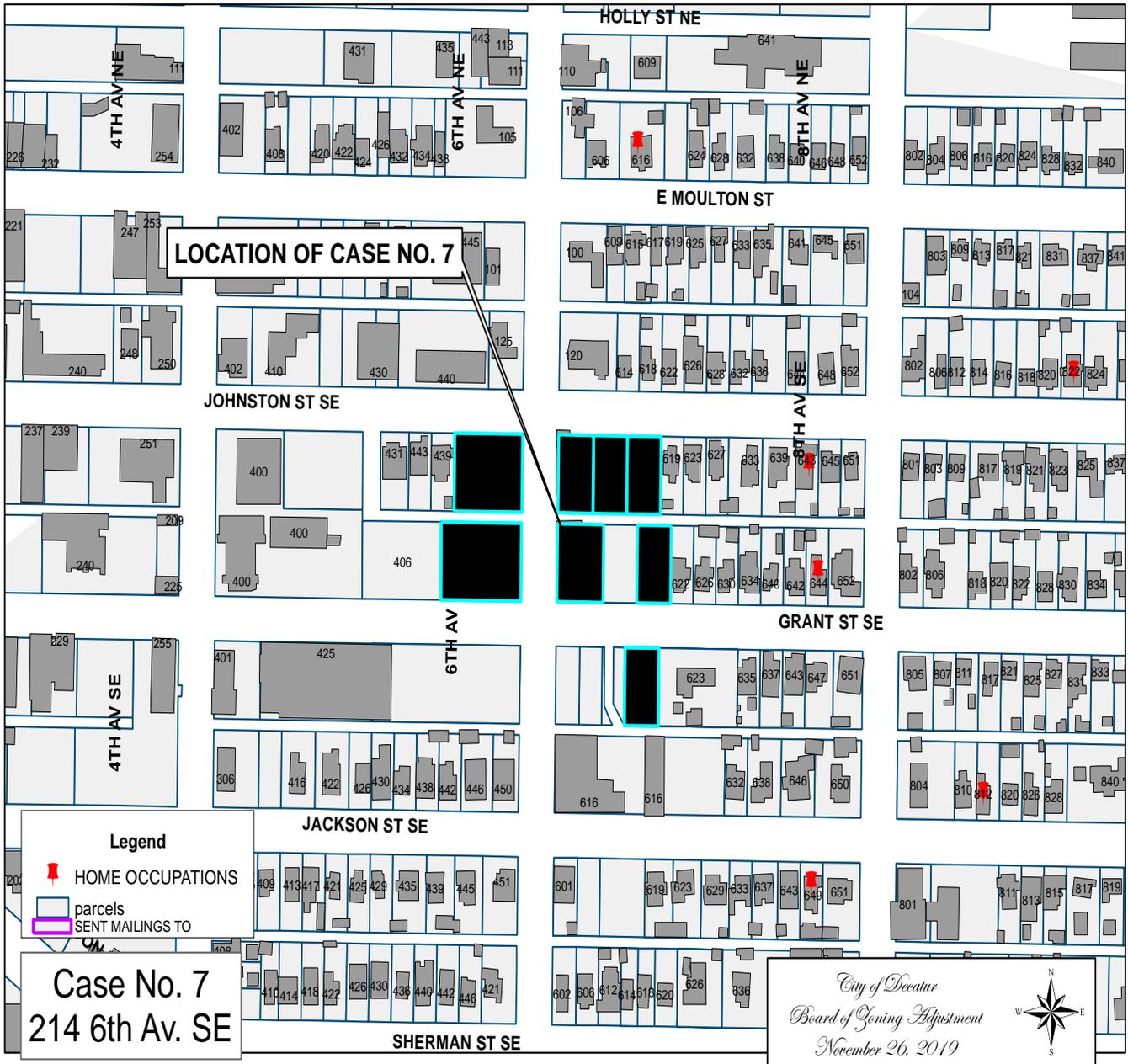
www.google.com/maps/place/214+6th+Ave+SE,+Decatur,+AL+35601/@34.8021831,-86.9800851,119m/data=!3m1!1s3!4m5!3m4!1s0x886286807b87c63:0x3c0b6a3c8231edf118m2!3d34.8022...

AERIAL VIEW

56

copy

AERIAL VIEW



5



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Patrick Zalusky
 MAILING ADDR: 1605 Beltline Rd SW, Suite D8
 CITY STATE ZIP: Decatur, AL 35601
 PHONE: 256-822-2103

PROPERTY OWNER: Patrick & Heidi Zalusky
 OWNER ADDR: 1605 Beltline Rd SW, Suite D8
 CITY STATE ZIP: Decatur, AL 35601
 OWNER PHONE: 256-822-2103

ADDRESS FOR APPEAL: 4522 Day Rd SW, 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*****

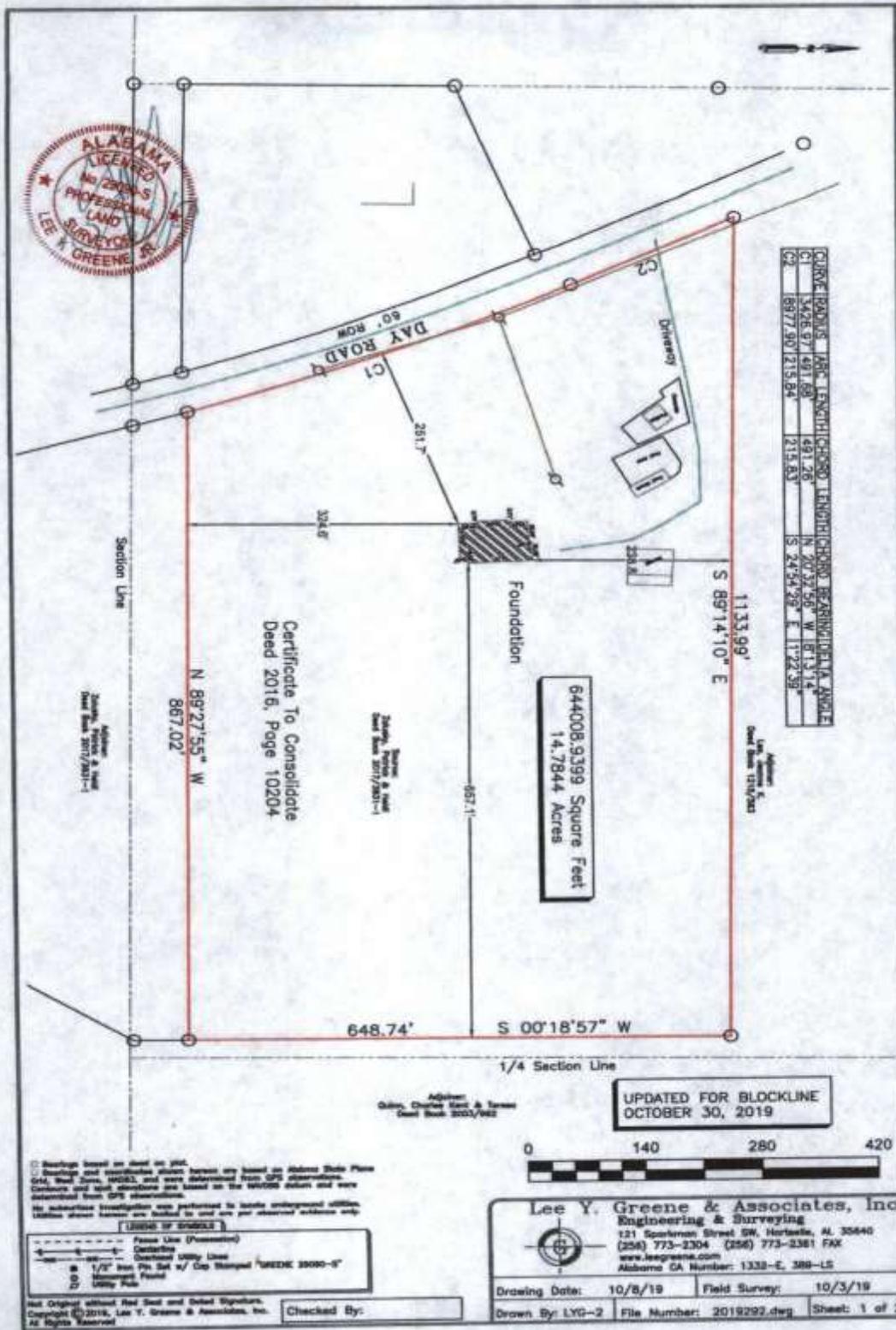
DESCRIBE APPEAL IN DETAIL: (INCLUDE: DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
To allow existing structure to be in side yard as shown on survey,
the hardship is restrictive elevation.

Applicant Name(print) Patrick R. Zalusky
 Signature PRZalusky
 Representative Name(print) Rodney Heaps
 Signature Rodney Heaps
 Date _____

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

Office Use
 Received By [Signature]
 Zone AG-1
 Hearing Date 11.26.17
 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.



CURVE DATA FOR LENGTH-CHORD LENGTH-CHORD BEARING METHOD

C1	3426.87	491.69	491.26	N 20°22'56"	W 87°3'14"
C2	8977.90	215.84	215.83	S 24°54'29"	E 11°22'29"

644008.9399 Square Feet
14.7844 Acres

Certificate To Consolidate
Deed 2016, Page 10204

UPDATED FOR BLOCKLINE
OCTOBER 30, 2019



Boundaries shown are based on plat.
 Boundaries and specifications shown herein are based on Alabama State Plane
 Grid, State Plane, NAD83, and were determined from GPS observations.
 Contours and spot elevations are based on the 192000 datum and were
 determined from GPS observations.
 No subsurface investigation was performed to locate underground utilities.
 Utilities shown herein are located by and are per observed address only.

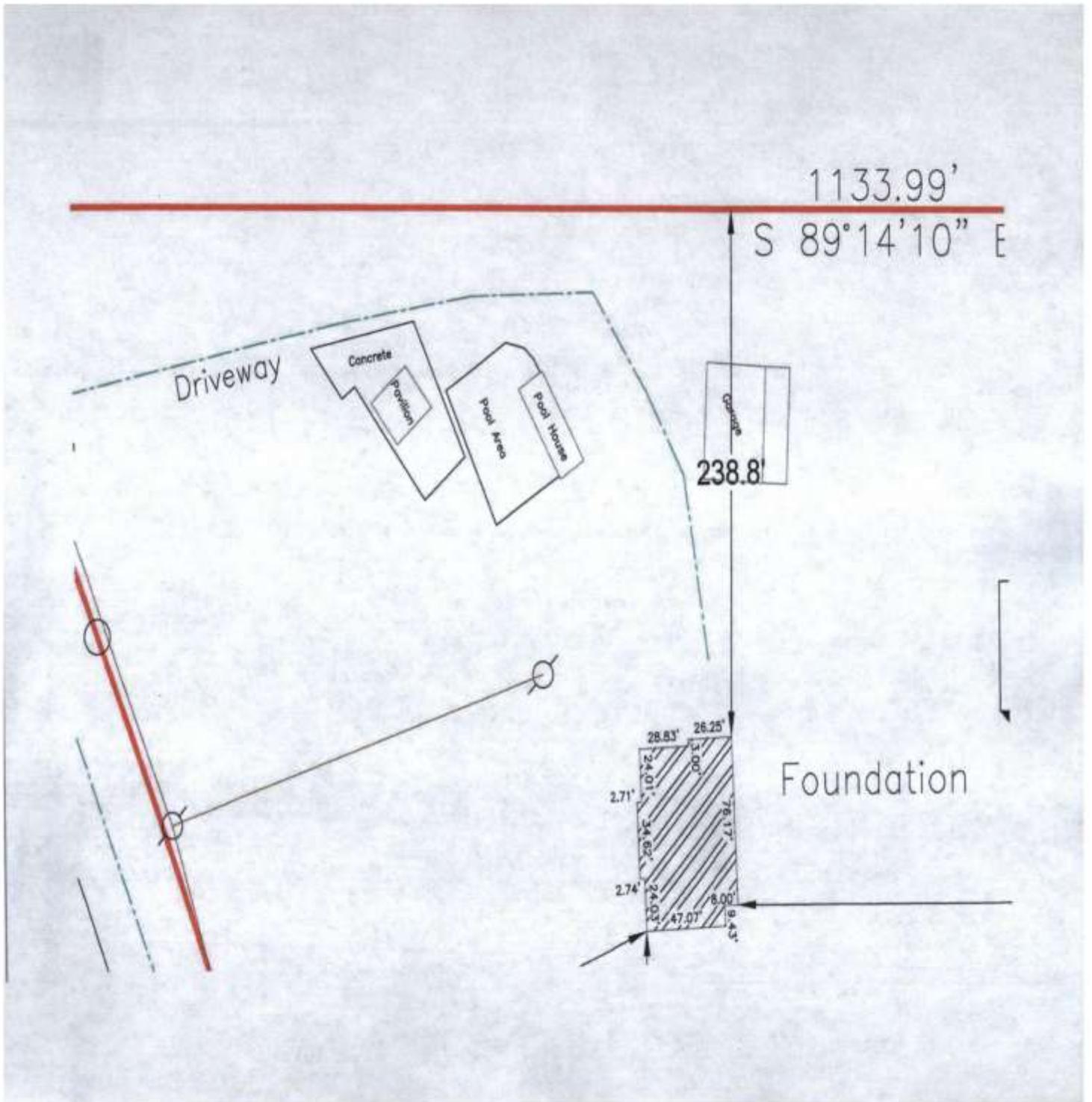
LEGEND OF SYMBOLS

- Possessive Line (Possession)
- Containing
- Discontinued Utility Lines
- 1/2" Iron Pin Set w/ Cap Shaped "GRENE 25000-0"
- Monument Point
- Utility Pole

Lee Y. Greene & Associates, Inc.
 Engineering & Surveying
 121 Sparkman Street SW, Huntsville, AL 35840
 (256) 773-2304 (256) 773-2381 FAX
 www.leeagreen.com
 Alabama CA Number: 13323-E, 388-LS

Drawing Date: 10/8/19 Field Survey: 10/3/19
 Drawn By: LYG-2 File Number: 2019292.dwg Sheet: 1 of 2

Not Original without Red Seal and Signed Signature.
 Copyright © 2019, Lee Y. Greene & Associates, Inc.
 All Rights Reserved. Checked By: _____





PICTURE

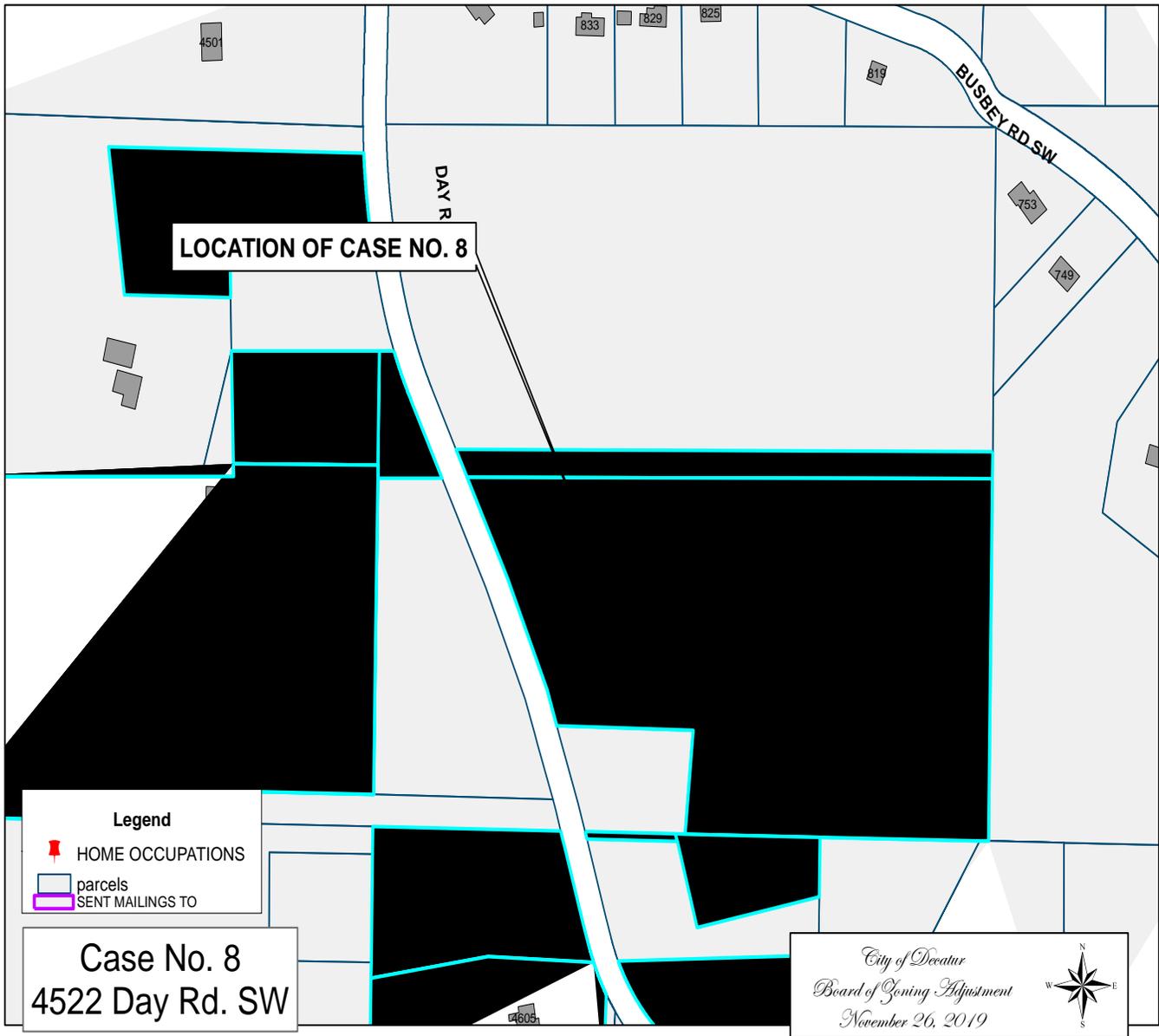
38



PICTURE 2
39



PICTURE 3





A Grand City with a Charming Scale

Board of Zoning Adjustment

APPLICANT: Jonathan Woche, AICP - Planner (for Speedway)
 MAILING ADDR: McBride Dale Clarion - 5721 Dragon Way, Ste. 300
 CITY STATE ZIP: Cincinnati, OH 45227
 PHONE: 513-561-6232 x.4

PROPERTY OWNER: Speedway LLC
 OWNER ADDR: 500 Speedway Drive
 CITY STATE ZIP: Enon, OH 45323
 OWNER PHONE: 615-335-9489 - Attn: Jared Cron

ADDRESS FOR APPEAL: 3026 Highway 20 (at Woodall Road)

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)

Sec. 25-77 (e)(3) to allow a reduction in the setback requirement to 15 feet for a 29'5" tall, 150 SF sign.
Sec. 25-77 (e)(1) to allow a 28.3 SF increase in the sign area on the truck fuel canopy
Sec. 25-73 to allow directional signs for auto traffic for 1 SF sign area increase & 2" height increase
Sec. 25-73 to allow directional signs for truck traffic for 28 SF sign area increase & 30" height increase

Applicant Name(print) Jonathan Woche
 Signature [Signature]
 Representative Name(print) _____
 Signature _____
 Date 11-8-2019

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

Office Use
 Received By Nancy
 Zone PS
 Hearing Date 11.26.19
 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 16th of the month to be heard the last Tuesday of the month

Project Description and Variance Explanation
Speedway Store #1044 Decatur, AL
3026 Highway 20

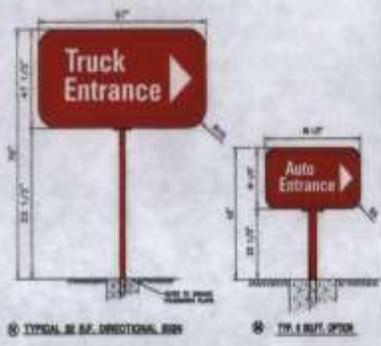
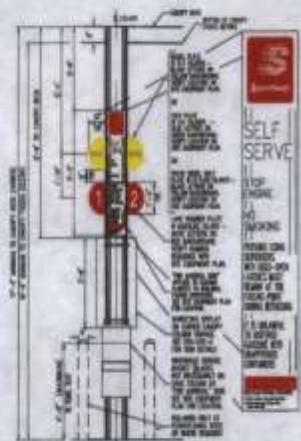
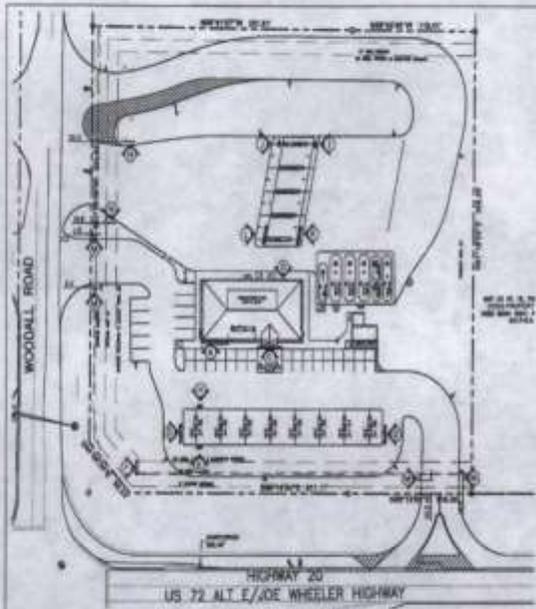
Speedway owns 3.14 combined acres at the southwest corner of Highway 20 and Woodall Road that was recently annexed into the city and was zoned B-2 General Business District. Speedway proposes to build a new 4,608 SF convenience store with 8 fuel dispenser islands for auto customers and 4 fueling lanes for commercial/truck customers. Variances are requested associated with the proposed freestanding sign, signs on the truck fueling canopy and for directional signs.

Below is a summary of the variance requests:

- Sec. 25-77 (e)(1) Truck Fuel Canopy Signs: Speedway proposes 1, 47.25 SF Speedway channel letter sign and 1, 16.9 SF Café sign on each of the long sides of the truck fueling canopy. This is a total of 128.3 SF of sign area. A variance is requested to allow an additional 28.3 SF of sign area on the truck fueling canopy since. We believe that the additional sign area is appropriate for the size and scale of the proposed, and that half of the proposed sign area will be only be visible to truck customers once on the site and fueling.
- Sec. 25-77 (e)(3) Truck Fuel Canopy Signs: A variance is requested to allow a 29'5" tall, 150 SF per side freestanding goalpost sign for Speedway to be located 15 feet from the existing right-of-way. The zoning code requires the proposed size sign to be located a minimum of 30 feet from the right-of-way. As proposed the Speedway sign will be located approximately 60 feet from the edge of pavement from Highway 20 – there is approximately 45 feet of existing right-of-way. Similarly, the proposed Speedway sign will be located approximately 70 feet from the Woodall Road edge of pavement. We believe that the proposed sign will not have negative impacts on sight visibility or appear too close to either road.
- Sec. 25-73 Directional Signs: Speedway is requesting variances to the proposed size and height of the directional signs at the proposed driveways.
 - A variance is requested to allow the auto entrance directional signs on both the Highway 20 and Woodall Road driveways to be 5 SF (1 SF larger than permitted) and to be 42" tall. The two directional signs on Highway 20 will be located more than 10 feet from the right-of-way but will be more than 55 feet from the Highway 20 edge of pavement. The two auto directional signs on Woodall Road will be located approximately 1.5 feet from the right-of-way but will be more than 25 feet from the Woodall Road edge of pavement.
 - A variance is requested to allow the truck entrance directional signs on Woodall Road to be 32 SF each and 70" tall. These signs will be located more than 15 feet from the right-of-way.
 - We believe that the proposed sign sizes are needed to provide clear visibility to customers. It is important to be able to clearly distinguish between the auto and the truck entrances and for the signs to be large enough and tall enough for truck customers to see.

Speedway respectfully requests the variances listed above. We believe that granting the variances will not have a detrimental impact on adjacent property or a negative impact on the character of the area. Approval of the variances will allow Speedway to develop the property in a manner that will provide clear sign information to our customers.

November 8, 2019



FRONT ELEVATION @ FIVE ANGLE SIDE VIEW AND SIDE LANE VIEW ELEVATION

DEF AT ALL LANES
 (ELEVATION 40 FT)

CPL ENTRANCE - 3 LANES
 (1) (1) SPL CANOPY FABRIC WITH "SPEEDWAY" LOGO ELEVATION 10' & 12'
 NOT TO SCALE

Speedway
 EXIT THIS SIDE ONLY

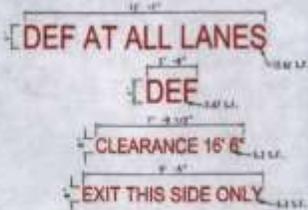
CPL EXIT - 3 LANES
 * NOTE: EXTEND STRIPING FOR 4-6 DL LINES- SAME GRAPHICS STYLES AS SHOWN
 (1) (1) SPL CANOPY FABRIC WITH "SPEEDWAY" LOGO ELEVATION 10' & 12'
 NOT TO SCALE



GRAPHICS - INSTALLATION

ITEM	QUANTITY	ISSUED BY	ISSUED BY	REMARKS
SHIPPED SIGNS	2	Y		SEE SPEC FOR PLAN
TRUCK ENTRANCE SIGN	1	Y		SEE SPEC FOR PLAN
AUTO ENTRANCE SIGN	1	Y		ELECTRICAL BY CONTRACTOR
TRUCK ENTRANCE SIGN	1	Y		
AUTO ENTRANCE SIGN	1	Y		

S - OWNER E - OWNER'S ENGINEER C - CONTRACTOR

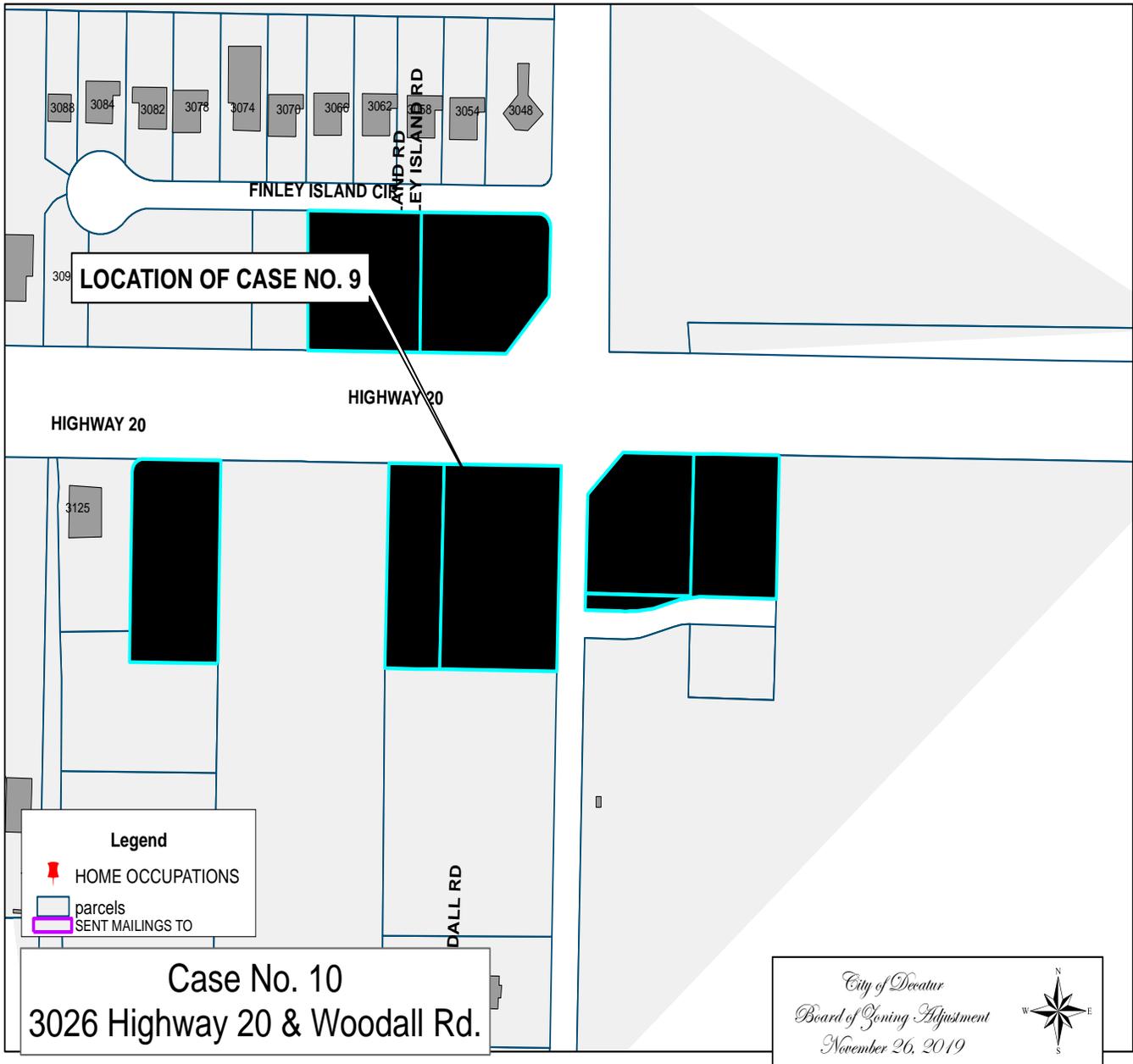


NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	REMARKS
1	TRUCK ENTRANCE SIGN	1	SQ FT	100.00	100.00	
2	AUTO ENTRANCE SIGN	1	SQ FT	75.00	75.00	
3	TRUCK ENTRANCE SIGN	1	SQ FT	100.00	100.00	
4	AUTO ENTRANCE SIGN	1	SQ FT	75.00	75.00	
5	TRUCK ENTRANCE SIGN	1	SQ FT	100.00	100.00	
6	AUTO ENTRANCE SIGN	1	SQ FT	75.00	75.00	
7	TRUCK ENTRANCE SIGN	1	SQ FT	100.00	100.00	
8	AUTO ENTRANCE SIGN	1	SQ FT	75.00	75.00	
9	TRUCK ENTRANCE SIGN	1	SQ FT	100.00	100.00	
10	AUTO ENTRANCE SIGN	1	SQ FT	75.00	75.00	
11	TRUCK ENTRANCE SIGN	1	SQ FT	100.00	100.00	
12	AUTO ENTRANCE SIGN	1	SQ FT	75.00	75.00	

Speedway

NEW BUILD
 SIGNAGE PLAN
 MOBILE COUNTY, ALABAMA

1044-SS1



LOCATION MAP



Board of Zoning Adjustment

APPLICANT: Taylor Jones
 MAILING ADDR: 404 Canal Street NE
 CITY STATE ZIP: Decatur, Alabama 35601
 PHONE: (205) 266-7682

PROPERTY OWNER: Stephen Puryear
 OWNER ADDR: 2010 Woodmont Drive
 CITY STATE ZIP: Decatur, Alabama 35601
 OWNER PHONE: (256) 616-5926

ADDRESS FOR APPEAL: 110 6th Ave NE

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*****

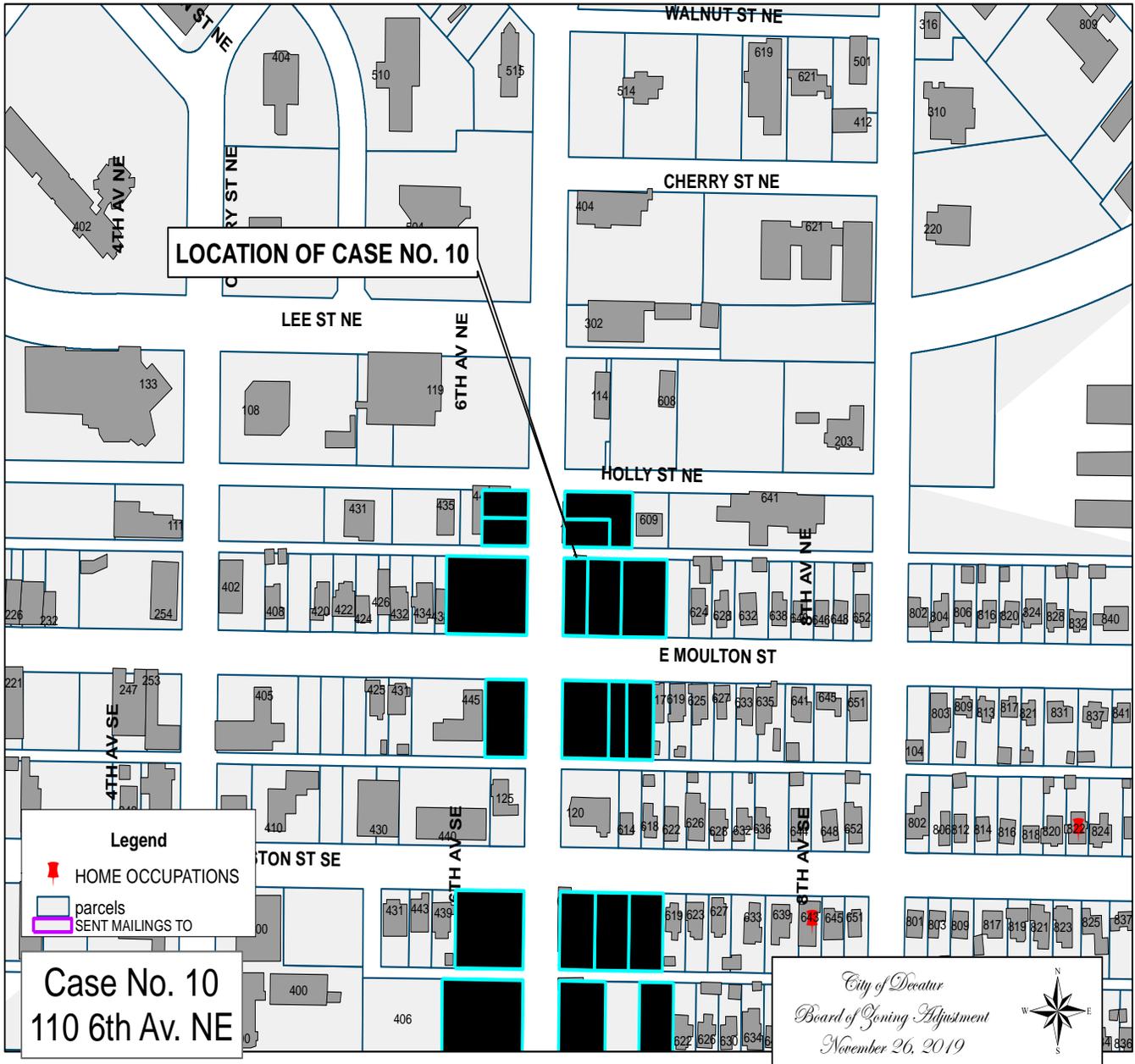
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
To be able to keep an off premise sign.

Applicant Name (print) Taylor Jones
 Signature Taylor Jones
 Representative Name (print) N/A
 Signature N/A
 Date 43 November

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.



LOCATION OF CASE NO. 10

Legend
 📌 HOME OCCUPATIONS
 [Red Border] parcels SENT MAILINGS TO

Case No. 10
 110 6th Av. NE

*City of Decatur
 Board of Zoning Adjustment
 November 26, 2019*

