

BOARD OF ZONING ADJUSTMENT

AGENDA

OCTOBER 2020

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MINUTES SEPTEMBER 2020

MEMBERS PRESENT: Chair, Delayne Dean, Mr. Charles Taylor, Mrs. Susana Salcido

SUPERNUMERARIES: Rev. George Allen, Mr. Steven Thomas

OTHERS PRESENT: Mr. Chip Alexander, Asst. City Attorney
Mr. Matthew Marques, Planner
Mr. Joseph Perez, Planner
Mr. Bob Sims, Building Inspector
Mrs. Nancy Whiteside, Recorder

Chairperson, Delayne Dean called the meeting to order at 4:00 p.m. in the council chambers on the 1st floor at City Hall.

Mr. Bob Sims called the roll.

The Board considered the following applications and appeals.

The minutes from the August 2020 meeting were approved without any changes. Mr. Charles Taylor motioned to approve the minutes. Mrs. Susana Salcido seconded the motion. On a voice vote the motion carried.

POINT OF INFORMATION: TODAY'S MEETING IS BEING BROADCAST LIVE VIA YOUTUBE DUE TO THE COVID-19 PANDEMIC. ANY QUESTIONSS THE PUBLIC MAY HAVE CAN BE EMAILED TO BOZAQUESTIONSS@DECATUR-AL.GOV

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 Santiago Gutierrez Hernandez 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 at 2330 Spring Av SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. Santiago Gurierrez Hernandez presented this case to the Board. Mr. Hernandez stated his name was Santiago Hernandez and his address was 2330 Spring Av SW. Ms. Dalia Cienfregos translated for Mr. Hernandez. Ms. Cienfregos stated Mr. Hernandez would like to use one room in his home for a construction business.

Chair Dean stated any questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV.

Chair Dean verified that Mr. Hernandez was wanting to use one room in his home for administrative work for his construction business, Mr. Hernandez agreed.

Chair Dean asked Mr. Hernandez to answer question number 7 on the questionnaire that was not answered when the paper work was filed. Mr. Hernandez answered the question and verified that there would not be any increase in traffic connected with this business at his home.

Chair Dean asked for questions from the Board.

Mr. Charles Taylor asked where the equipment for the business would be stored and what type of tools Mr. Hernandez would be working with.

Ms. Cienfuegos replied that all of the equipment and paper work would be stored in the one room. Ms. Cienfuegos stated that only hand tools would be used.

Rev. George Allen if Mr. Hernandez would be storing any type of materials, Ms. Cienfuegos stated only the hand tools.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 2

Application and appeal of Banisha Yvette Wilkerson 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 at 1202 Newman Av SW, property is located in a R-4 Multi-family Zoning District.

Ms. Banisha Wilkerson presented this case to the Board. Ms. Wilkerson stated her name was Banisha Yvette Wilkerson and her address was 1202 Newman Av SW. Ms. Wilkerson stated she would like to use one room in her home for a cleaning service.

Chair Dean asked Ms. Wilkerson where the cleaning supplies for the business would be kept or if the businesses would provide the supplies. Ms. Wilkerson stated some businesses would provide the supplies but otherwise all of the supplies would be kept on a shelving unit in her home.

Chair Dean verified that ordinary cleaning equipment would be used. Ms. Wilkerson agreed mops, brooms, vacuum cleaners etc...

Chair Dean asked for further questions from the Board.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

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

Mr. Matthew Marques, Planning Department, had no comment.

There were no questions from the public.

Mrs. Susana Salcido motioned to approve this case as submitted. Rev. George Allen seconded this motion. On a roll call vote the motion carried.

CASE NO. 3

Application and appeal of Tracy Watson 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 mechanic service at 309 6th Av NW, property is located in a R-3 Single-family Zoning District.

Mr. Tracy Watson presented this case to the Board. Mr. Watson stated his name was Tracy Watson and his address was 309 6th Av NW. Mr. Watson stated he would like to use one room in his home for his administrative work for a mobile mechanic service.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean, verified that Mr. Watson understood the rules and regulations of a home occupancy. Mr. Watson understood.

Rev. George Allen verified that no work other than personal work would take place on the property, Mr. Watson agreed.

Mr. Steven Thomas reiterated to Mr. Watson that he could not bring vehicles back to his property to be worked on if he was unable to complete the job on location, Mr. Watson understood.

Chair Dean asked for further questions from the Board.

There were no questions from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 4

Application and appeal of Dorgas Sebastian Tomas 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 repair business at 323 Monroe Dr. NW, property is located in a R-3 Single-Family Zoning District.

Ms. Dorgas Tomas presented this case to the Board. Ms. Tomas stated her name was Dorgas Tomas and her address was 323 Monroe Dr. NW. Ms. Tomas stated she would like to use one room in her home for administrative work for a foundation repair business.

Ms. Tomas stated there would not be any employees at this time and only small hand tools would be used. Ms. Tomas stated her husband would be operating the foundation repair business and she would be processing the paper work.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean reminded Ms. Tomas that as the business grew employees are allowed however, the employees could not come to the home, Ms. Tomas understood.

Chair Dean asked for further questions from the Board.

There were no questions from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 5

Application and appeal of Cynthia Elise Rinna 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 create and design homeschool journals at 2701 Dorchester Dr. SE, property is located in a PRD-6 Planned Residential Zoning District.

Ms. Rinna presented this case to the Board. Ms. Rinna stated her name was Cynthia Rinna and her address was 2701 Dorchester Dr. SE. Ms. Rinna stated she would like to use one room in her home to create educational resources that would primarily be used for home schooling however, any children going to school digitally or physically.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV
Chair Dean asked Ms. Rinna if she would print and assemble at her home or would she create the materials and then have it printed elsewhere. Ms. Rinna stated she would be using a local printer to print and assemble the material and some of the material could be sent electronically directly to the consumer.

Chair Dean asked if the materials would be stock piled. Ms. Rinna stated she would keep a small amount on hand.

Mr. Charles Taylor asked Ms. Rinna how she would get the materials to the consumer.

Ms. Rinna stated that she would ship if necessary and if the consumer was local she would deliver the items.

Rev. George Allen verified that there would not be anyone coming to her home, Ms. Rinna agreed.

Chair Dean asked for any further questions from the Board.

There were no questions from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 6

Application and appeal of Melea Hames 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 social media marketing agency located at 902 7th Av. SE, property is located in a R-3 Single-Family Residential Zoning District.

Ms. Melea Hames presented this case to the Board. Ms. Hames stated her name was Melea Hames and her address was 902 7th Av SE. Ms. Hames stated she would like to use one room in her home for a social media marketing agency. Ms. Hames stated that there would not be any consumers coming to her home.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean, asked for questions from the Board.

Mr. Steven Thomas asked Ms. Hames to explain social media marketing.

Ms. Hames stated that for whatever reason a business may not have the time to do their own social media then she would do the promoting for them on different social media outlets.

Chair Dean asked Ms. Hames how she would get her clients.

Ms. Hames stated she would visit small businesses in the area informing them of the services offered and ask how she may be able to help them in promoting their services.

Chair Dean asked for any other questions from the Board or from the public.

There were no further questions.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 7

Application and appeal of Rick Wolf 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 home repair business located at 1619 Runnymede Av SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. Rick Wolf presented this case to the Board. Mr. Wolf stated his name was Rick Wolf and his address was 1619 Runnymede Av SW. Mr. Wolf stated he would like to have an administrative office in his home for his home repair business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean asked for questions from the Board.

Rev. George Allen verified that Mr. Wolf was using only one room for his business, Mr. Wolf stated yes.

Mr. Charles Taylor verified that Mr. Wolf had heard and understood the rules and regulations for a home occupation, Mr. Wolf stated he understood.

Chair Dean stated to Mr. Wolf the regulations for advertising, Mr. Wolf understood.

Chair Dean asked for further questions from the Board.

There were no questions from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

Mrs. 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. 8

Application and appeal of Stephen Standifer 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 windshield repair business located at 809 5th Av SE, property is located in a R-4 Multi-family Residential Zoning District.

Mr. Stephen Standifer presented this case to the Board. Mr. Standifer stated his name was Stephen Standifer and his address was 809 5th Av SE. Mr. Standifer stated he would like to have an administrative office for a windshield repair business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean asked Mr. Standifer if he would be replacing or just repairing windshields.

Mr. Standifer explained that he would be working mainly for body shops. Mr. Standifer explained that when the body shop removes the windshield to paint the vehicles the body shop would then call him to put the windshield back into the vehicle.

Chair Dean asked Mr. Standifer if the property owner was aware he was wanting to operate a business from his home, Mr. Standifer stated yes he was aware.

Mrs. Susana Salcido asked Mr. Standifer if he only worked for the body shops or if he he would go to customer's homes. Mr. Standifer replied if someone called and requested him to come to their homes he would then go otherwise he would just work for the body shops.

Rev. George Allen asked Mr. Standifer if he would be storing windshield at his home. Mr. Standifer stated no.

Rev. George Allen asked Mr. Standifer if he would be repairing any windshields at his home, Mr. Standifer stated no.

Chair Dean verified Mr. Standifer understood the rules and regulations of a home occupation, Mr. Standifer stated he understood.

Chair Dean asked for any further questions from the Board and comments from the public.

Mr. Raymond Dupree of 806 4th Ave SE stood up in support of Mr. Standifer.
Mr. Bob Sims, Building Department, had no comment.

Mr. Matthew Marques, Planning Department, had no comment.

Mrs. Susana Salcido motioned to approve this case as submitted. Rev. George Allen seconded the motion. On a roll call vote the motion passed.

CASE NO. 9

Application and appeal of Caroline Swope 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 historic consulting business located at 1038 Jackson St SE, property is located in a R-3H Single-Family Historical Residential Zoning District.

Ms. Caroline Swope presented this case to the Board. Ms. Swope stated her name was Caroline Swope and her address was 1038 Jackson St. SE. Ms. Swope stated she would have a home office for a historic preservation business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Ms. Swope described the business as a business genealogy. Ms. Swope asked the Board to think instead of a family genealogy, think business genealogy which would show the history of a business.

Chair Dean asked for questions from the Board.

Mr. Steven Thomas asked Ms. Swope if she understood the rules and regulations for a home occupancy, Ms. Swope understood.

Ms. Swope stated that she would be working mainly with governmental contracts so normally the client seeks her out. Ms. Swope stated she would not be advertising. Ms. Swope stated she would have contact via email and phone calls.

Chair Dean asked for any further questions from the Board.

There were no comments from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 10

Application and appeal of Linton A. Barron 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 and wood working shop located at 3526 South Chapel Hill Rd. SW, property is located in an AG-1 Agricultural Zoning District.

Mr. Linton Barron presented this case to the Board. Mr. Barron stated his name was Linton Barron and his address was 3526 South Chapel Hill Rd. SW. Mr. Barron stated he would like to have an administrative office for his wood working business. Mr. Barron stated he would do the wood work in his garage.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean asked Mr. Barron to describe the type of wood work he would be creating.

Mr. Barron stated he would create only small items such as bowls, pens, knives, pistol handles. Mr. Barron stated he would be turning wood.

Mr. Steven Thomas asked Mr. Barron to explain turning wood.

Mr. Barron stated he would use a lathe and with a block of wood turn it to create the item.

Chair verified that Mr. Barron understood the rules and regulations of a home occupancy, Mr. Barron understood.

Chair Dean asked for any further questions from the Board.

There were no comments from the public.

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

Mr. Matthew Marques, Planning Department, asked Mr. Barron if any loud noises would be created, Mr. Barron stated no.

Mrs. 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. 11

Application and appeal of Jowanna Birgans 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 at 106 Poplar Ct SE, property is located in a R-3 Single-Family Residential Zoning District.

Ms. Jowanna Birgans presented this case to the Board. Ms. Birgans stated her name was Jowanna Birgans and her address was 106 Poplar Ct SE. Ms. Birgans stated she would like to use one room in her home for administrative purpose for her cleaning business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean explained the rules of a home occupancy to Ms. Birgans, Ms. Birgans understood all of these rules.

Chair Dean asked Ms. Birgans if the property owner was aware that she was going to run a business from this location. Ms. Birgans stated she was aware.

Chair Dean asked for further questions from the Board.

There were no comments from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 12

Application and appeal of Tina Reeves 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 dental career coaching business at 1526 Fieldstone Circle SW, property is located in a R-5 Single-Family Patio Home Residential Zoning District.

Ms. Tina Reeves presented this case to the Board. Ms. Reeves stated her name was Tina Reeves and her address was 1526 Fieldstone Circle SW. Ms. Reeves stated she would like to have an administrative office for a dental coaching business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Rev. George Allen asked Ms. Reeves to define dental coaching.

Ms. Reeves stated that she will go into dental offices helping them to become more successful in taking care of patients and how to put in protocols for better patient care, the dentists and the staff.

Chair Dean, asked Ms. Reeves if she heard and understood the rules of a home occupation, Ms. Reeves understood.

Chair Dean asked for further questions from the Board.

There were no comments from the public.

Mrs. Susana Salcido motioned to approve this case as submitted. Rev. George Allen seconded the motion. On a roll call vote the motion carries.

CASE NO. 13

Application and appeal of Laddie Cannon 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 maintenance business at 1602 Brookridge Dr. SW Apt 1007, property is located R-4 Multifamily Residential Zoning Business.

Mr. Laddie Cannon presented this case to the Board. Mr. Cannon stated his name was Laddie Cannon and his address was 1602 Brookridge Dr. SW. Mr. Cannon stated he would like to use one room in his home for a maintenance business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Chair Dean asked Mr. Cannon if he was going to be working for the apartment complex, Mr. Cannon yes.

Chair Dean asked Mr. Cannon if he would have any clients outside of the apartment complex, Mr. Cannon stated he was hoping to have more clients.

Chair Dean asked Mr. Cannon if he understood the rules and regulations of a home occupation, Mr. Cannon stated he understood.

Chair Dean verified that the property owner was aware he was going to be operating the business from his home, Mr. Cannon she was aware.

Chair Dean asked about the tools Mr. Cannon would be using.

Mr. Cannon stated only standard tools all of which would be stored in the apartment complexes maintenance shop.

Chair Dean asked for any further questions from the Board.

There were no comments from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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

CASE NO. 14

Application and appeal of Cahgan Jefferson 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 on-line apparel business at 213 Robinson St SW, property is located in a R-2 Single-Family Residential Zoning District.

Ms. Cahgan Jefferson presented this case to the Board. Ms. Jefferson stated her name was Cahgan Jefferson and her address was 213 Robinson St SW. Ms. Jefferson stated she would like to use one room in her home for administrative work and an on-line clothing business.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Mr. Charles Taylor asked Ms. Jefferson about her inventory.

Ms. Jefferson stated that she would only have a small amount of inventory.

Mr. Charles Taylor asked Ms. Jefferson how customers would find her clothing. Ms. Jefferson stated through an on-line web site and social media. Ms. Jefferson stated all of the merchandise would be shipped there would not be any pick-ups at her residence.

Chair Dean explained all of the rules and regulations of a home occupation to Ms. Jefferson. Ms. Jefferson understood and agreed to all of the rules and regulations.

Chair Dean asked for any other questions from the Board.

There were no comments from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

Mrs. Susana Salcido motioned to approve this case as submitted. Mr. Charles Taylor seconded the motion. On a roll call vote the motion carried.

CASE NO. 15

Application and appeal of LAS Properties, LLC for a 25 foot setback variance from Section 25-12.1 (b) at 620 Wilson Street NE on the Highway 31 side, property is located in a M-2 General Industry Industrial Zoning District.

Mr. Jeff Brown presented this case to the Board. Mr. Brown passed out maps for the Board.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Mr. Brown stated his name was Jeff Brown and he is an attorney at Harris, Caddell and Shanks and the address is 214 Johnston St SE. Mr. Brown is representing the owner of the property located at 620 Wilson St NE. and also the proposed buyer for the property.

Mr. Brown stated he was requesting a variance from the 25 foot minimum for all properties on 6th Av that is on code section 25-12.1. The variance is required to allow property sites to have proper access to 6th Av allowing for proper site lines and future expansion of road way as well as beautification along this corridor.

Mr. Brown stated that the request is that the setback variance not apply to this property because this spacing is already in existence with the city owned right of way that is to the west of the property.

Mr. Brown stated that the structure backs up to 6th Av. And will never have access to come out onto 6th Av.

Mr. Brown stated that when this area was developed an on ramp was proposed to come back onto Market Street then back onto Hwy 31, and this was the reason the city obtained the large right of way. Mr. Brown stated that the roadway has been redesigned by the city and the state, so now that will never happen.

Mr. Brown states that the proposed buyer had concerns if the building was ever destroyed a new building could not be rebuilt as it sits today. The new building would have to be shifted 25 feet to the east resulting in a much smaller building. If this occurred then all parking would be eliminated preventing any commercial vehicles from getting in and out of the property.

Mr. Brown is asking that the setback variance not apply to this property since there is a significant distance from the rear of the building to Hwy 31 and also considering that the building fronts on the Wilson St. and not on the 6th Av.

Chair Dean asked for any questions from the Board.

There were no questions from the public.

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

Mr. Matthew Marques, Planning Department, advised Mr. Brown that the lot lines could not be increased because of the non-conforming and cannot increase the footprint.

Mr. Brown verified that the clients were aware that there was already a zero lot line so they knew they could not go any closer and if they went any closer to 6th Av. it would be encroaching onto city property.

Chair Dean asked any further questions from the Planning Department, Mr. Marques did not have any more comments.

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

CASE NO. 16

Application and appeal of Austin Zimmerman for a 8 foot rear yard setback variance from Section 25-10.8 (2) (d) in order to construct a new home at 4408 Danville Rd. SW, property is located in a AG-1 Agricultural Zoning District.

This case was moved to end when no one came forward to present this case to the Board.

CASE NO. 17

Application and appeal of D H Morris Development, LLC for a 22 foot rear yard setback variance from Section 25-10.9 (2) (d) in order to construct a new home at 2702 Harley Cir SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. Richard Humphre with Pugh, Wright, McAnally at 310 8th Av NE was the representative for this case.

Mr. Humphre stated the request for this lot is for a reduction in the rear. The lot sits on the corner of Sarah Lane and Harley Cir. Mr. Humphre stated that a new plan had been designed so with that the request is being reduced to only a 14 foot setback variance. Mr. Humphre stated that a covered patio would sit in the existing setback which would be attached to the house and would still leave 26 feet to the property line.

Chair Dean asked for questions from the Board.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Mr. Charles Taylor asked what was going to sit in the 14 feet.

Mr. Humphre replied that the covered patio will sit in the 14 feet.

Chair Dean asked for further questions from the Board.
There were no comments from the public.

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

Mr. Matthew Marques, Planning Department had no comment.

Mr. Charles Taylor motioned to approve this case with the revised request of a 14 foot setback variance. Mr. Steven Thomas seconded the motion. On a roll call vote the motion passed for a 14 foot setback variance.

CASE NO. 18

Application and appeal of Larry G. Monk for a 5 foot side yard setback variance from an approved 10/25/1994 variance that allowed 9 feet side yards for lots 1 – 93 in the Vestavia Court subdivision property is located at 900 Village Court in a R-5 Single-Family Patio Home Residential Zoning District.

Mr. Richard Humphre with Pugh, Wright, McAnally at 310 8th Av NE was the representative for this case.

Chair Dean stated questions from the public could be directed to BOZAQUESTIONSS@DECATUR-AL.GOV

Mr. Humphrey stated that when this area was originally platted it was platted as a future street that would continue to the north. Based on the construction that has continued in this subdivision it was re-platted and the right of way was vacated and converted to a lot several years ago. This lot became a 50 foot wide lot. The adjacent lots in the area range in widths, along this street, and are a little bit wider.

The variance setbacks that were originally set up in the area one side was set up for a 1 foot setback and on the other side an 8 foot setback variance.

Mr. Humphre stated that this lot being only 50 foot wide leaves only 41 feet to build a house.

Mr. Humphre stated that the owners were requesting a side setback variance on the 8 foot side to go down to a 3 foot side setback variance that would be the 5 foot variance. If the variance is granted it will help this house to fit in with the look of the rest of the houses in the area.

Mr. Steven Thomas asked Mr. Humphre for clarity on what was being requested, Mr. Humphre explained to Mr. Thomas and he understood.

Chair Dean asked for further questions from the Board.

There were no comments from the public.

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

Mr. Matthew Marques, Planning Department, had no comment.

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. 16

Application and appeal of Austin Zimmerman for a 8 foot rear yard setback variance from Section 25-10.8 (2) (d) in order to construct a new home at 4408 Danville Rd. SW, property is located in a AG-1 Agricultural Zoning District.

This case was called again. This case was DISMISSED when no one came forward to present the case when called.

Meeting adjourned at 5:15 pm

Delayne Dean, Chair

AGENDA

October 2020

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE FIRST FLOOR OF City Hall, 402 Lee Street NE, on Tuesday, October 27, 2020 at 4:00 p.m. and also broadcast live on City of Decatur You Tube Channel at <https://www.youtube.com/c/CityofDecaturAl> 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. Questions can also be submitted via email at bozaquestions@decatur-al.gov.

CASE NO. 1

Application and appeal of Julio Chich Alvarez 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 tree trimming business located at 409 6th Avenue SW, property is located in a R-3 Single-Family Residential Zoning District.

CASE NO. 2

Application and appeal of Shynnee Nicholas 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 press on nail business located at 426 Clearview Street SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 3

Application and appeal of Allen L. Coleman, Jr. 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 courier business located at 1401 19th Avenue SE Apt 5, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 4

Application and appeal of John M. Peterson 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 industrial training business located at 1530 Fieldstone Circle SW, property is located in a R-5 Single-Family Patio Home Residential Zoning District.

CASE NO. 5

Application and appeal of Grant Lamar Bentley 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 auto detailing business located at 2820 Winthrop Drive SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 6

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 business located at 310 Cedar Lake Road SW Apt B-2, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 7

Application and appeal of Jorge F. Rodriguez for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a concrete business located at 1913 Patterson Street SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 8

Application and appeal of Rica Robinson for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an income tax business located at 629 15th Place NW, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 9

Application and appeal of Aretha S. Tate 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 operate a baking business located at 1410 Puckett Avenue SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 10

Application and appeal of Kendra Orr 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 on-line business selling miscellaneous products located at 311 11th Avenue NW, property is located in a R-3 Single-Family Residential Zoning District.

CASE NO. 11

Application and appeal of Michael Manly for a 4 foot lot width variance from Section 25-10.10 (2) (f) at 1407 8th Street SE, property is located in a R-3 Single-Family Residential Zoning District.

CASE NO. 12

Application and appeal of Nari Baddam, Frontier Inc, requesting a variance from Section 25-9.1 (2) in order to sell beer and table wine located at 101 6th Avenue SE, property is located in a B-2 General Business District.

CASE NO. 13

Application and appeal of Jackie Letson for a use permitted on appeal from Section 25-110 (a) in order to have a temporary business to sell produce at 214 6th Avenue SE, property is located in a B-2 General Business District.

CASE NO. 14

Application and appeal Stacy Brown in order to place an accessory structure in the front yard from Section 25-2 (1) located at 1430 Columbia Circle SE, property is located in a R-4 Multi-family Residential Zoning District.

CASE NO. 15

Application and appeal Hagler Wiley for the following setback variances at 2102 Pennylane SE, property is located in a R-1 Single-Family Residential Zoning District.

1. 19 foot front yard setback variance from Section 25-10.8 (2) (e).
2. 17 foot rear yard setback variance from Section 25-10.8 (2) (d).

CASE NO. 16

Application and appeal of Jonathan South for a 14 foot rear yard setback variance from Section 25-10.8 (2) (d) located at 2303 Horsetree Place SE, property is located in a R-1 Single-Family Residential Zoning District.

CASE NO. 17

Application and appeal Copper Line Properties, LLC for a 5 foot 3 inch rear yard setback variance from Section 25-11 located at 2931 Highway 67 East, property is located in a B-2 General Business Zoning District.



A Grand City CHICKEN AND Waffles

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: JULIO CHICH ALVAREZ
MAILING ADDR: 409 6th AVE SW
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 256 616-8046

PROPERTY OWNER: CHARITE BOBBY KIRBY
OWNER ADDR: DANVILLE AL 35619
CITY, STATE, ZIP: Decatur, AL 35603 PHONE: 256 303-3942

ADDRESS FOR APPEAL: 409 6th AVE 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)

Administrative office for my tree trimming
business. No traffic in or out to my house.

Applicant Name (print) JULIO CHICH ALVAREZ applicant is using a
Signature JULIO CHICH ALVAREZ representative for the
Representative Name (print) _____ request both signatures
Signature _____ are required
Date _____

Office Use Received By: bd
Zone B-4
Hearing Date 7-11-20 10-27-20
Approved/Disapproved _____

CASE NO. 1 409 6TH AVENUE SW



HOME OCCUPATION QUESTIONS

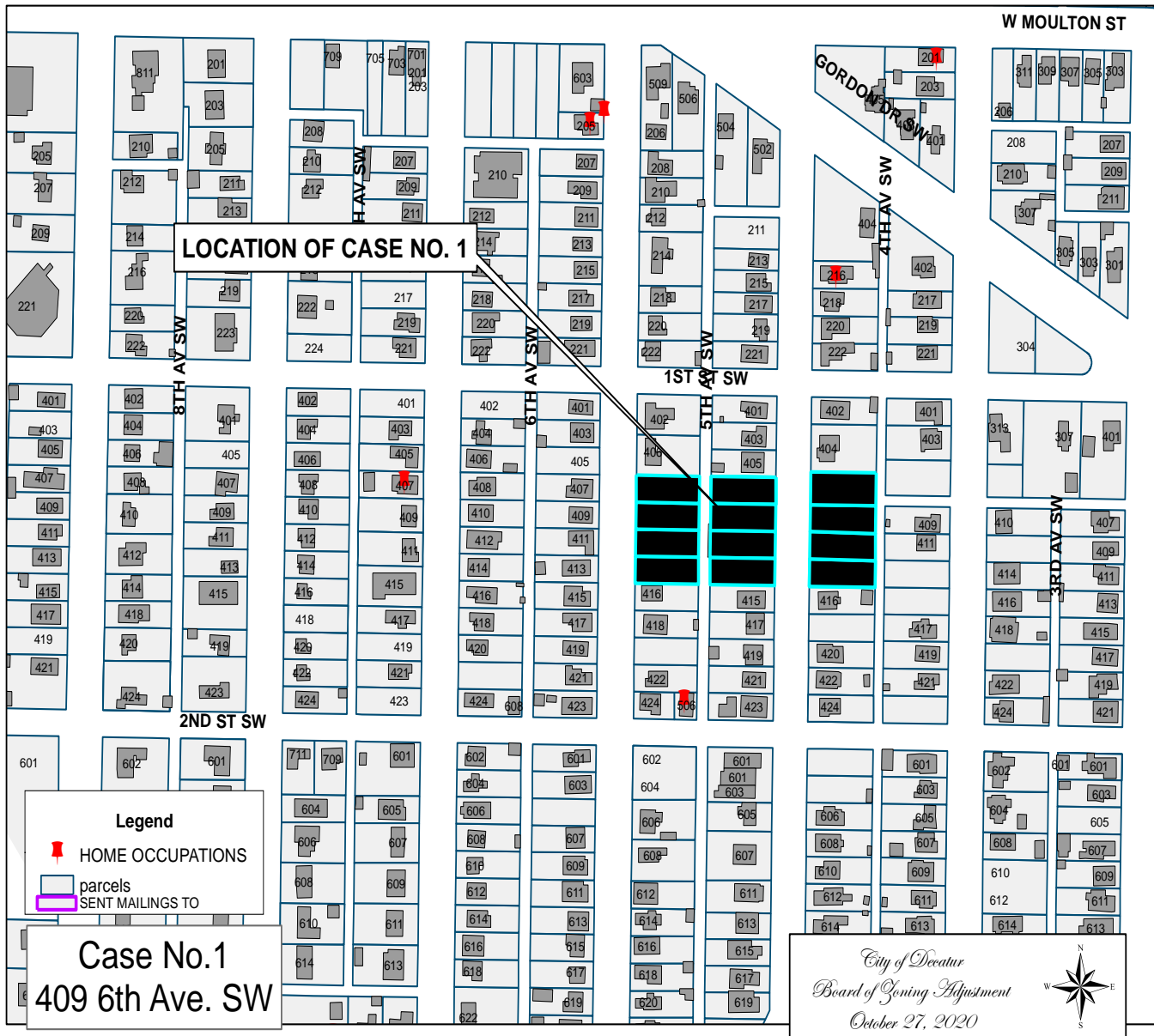
CHECK YES OR NO FOR EACH QUESTION

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: JULIO CHICH ALVAREZ DATE: 9/1/2020
ADDRESS: 403 6th Ave SW

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QUESTIONNAIRE



2



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Shyneer Nicholas
MAILING ADDR: 426 Clearview St
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 256-226-1408

PROPERTY OWNER: Charles Baker
OWNER ADDR: 2209 Naples Dr.
CITY, STATE, ZIP: Decatur AL 35601 PHONE: 256-~~850~~⁵⁶⁶⁻¹⁵⁷⁸

ADDRESS FOR APPEAL: 426 Clearview St

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 use one room in my home to start
my online Press-on nail business.

Applicant Name (print) Shyneer Nicholas

Signature Shyneer Nicholas

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 October 27

Approved/Disapproved

CASE NO. 2 426 CLEARVIEW STREET 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 ☒

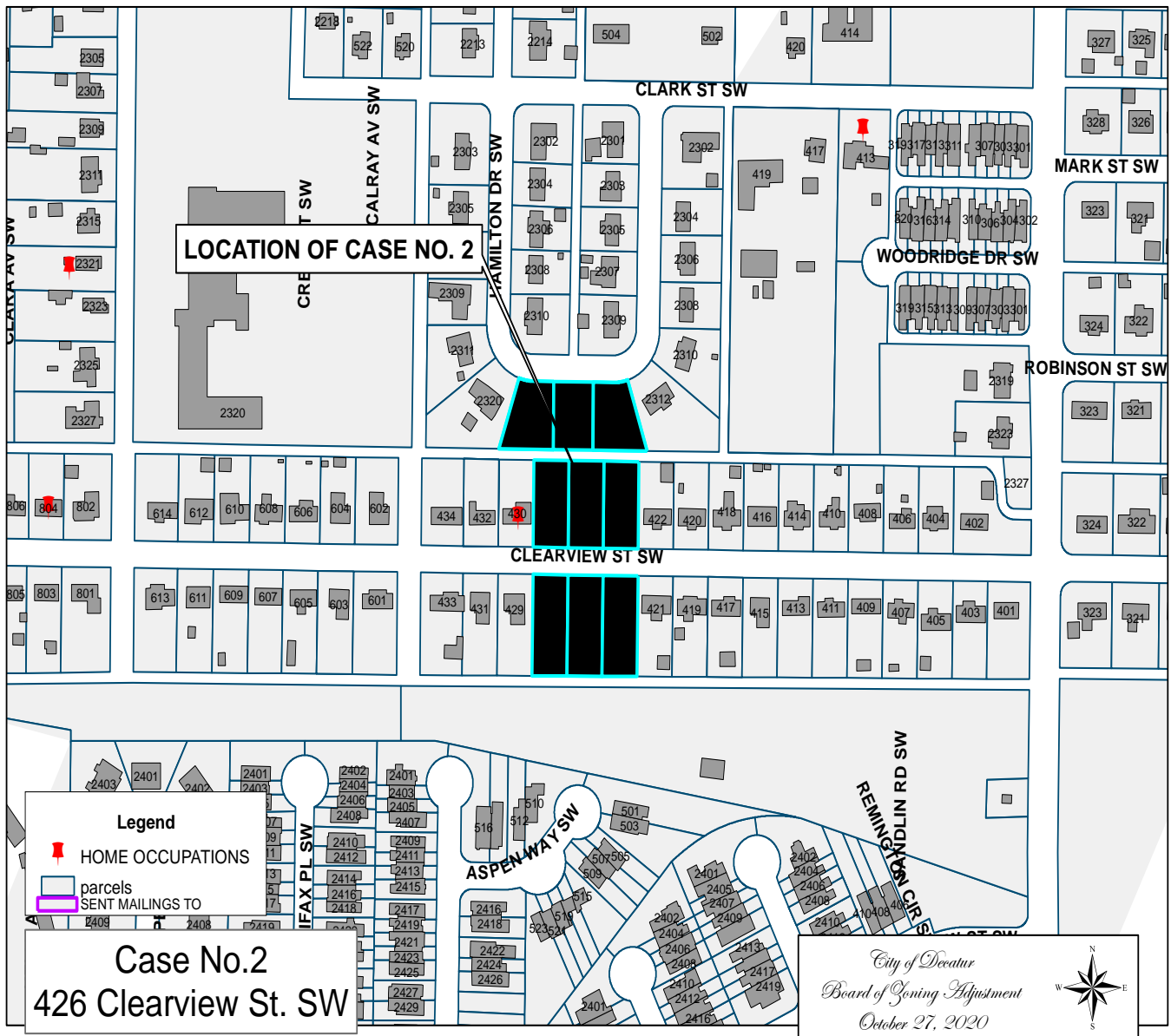
SIGNED: _____

DATE: _____

ADDRESS: _____

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QUESTIONNAIRE



3



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Allen L. Coleman JR
MAILING ADDR: 1401 19th Av SE Apt. 5
CITY, STATE, ZIP: Decatur, AL, 35601
PHONE: (256) 606-6464

PROPERTY OWNER: Granada Apartments
OWNER ADDR: 1669 11th St SE
CITY, STATE, ZIP: Decatur, AL, 35601 PHONE: (256) 395-3865

ADDRESS FOR APPEAL: 1401 19th Av SE Apt. 5 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)

I will be owning and operating a courier business, office only
Office Only

Applicant Name (print) Allen Lawrence Coleman JR
Signature Allen Lawrence Coleman JR
Representative Name (print) Allen Lawrence Coleman JR
Signature Allen Lawrence Coleman JR
Date 9-28-20

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

Office Use Received By: Cindy
Zone R-4
Hearing Date 10/27/20 4:43pm
Approved/Disapproved

CASE NO. 3 1401 19TH AVENUE SE APT. 5



HOME OCCUPATION QUESTIONS

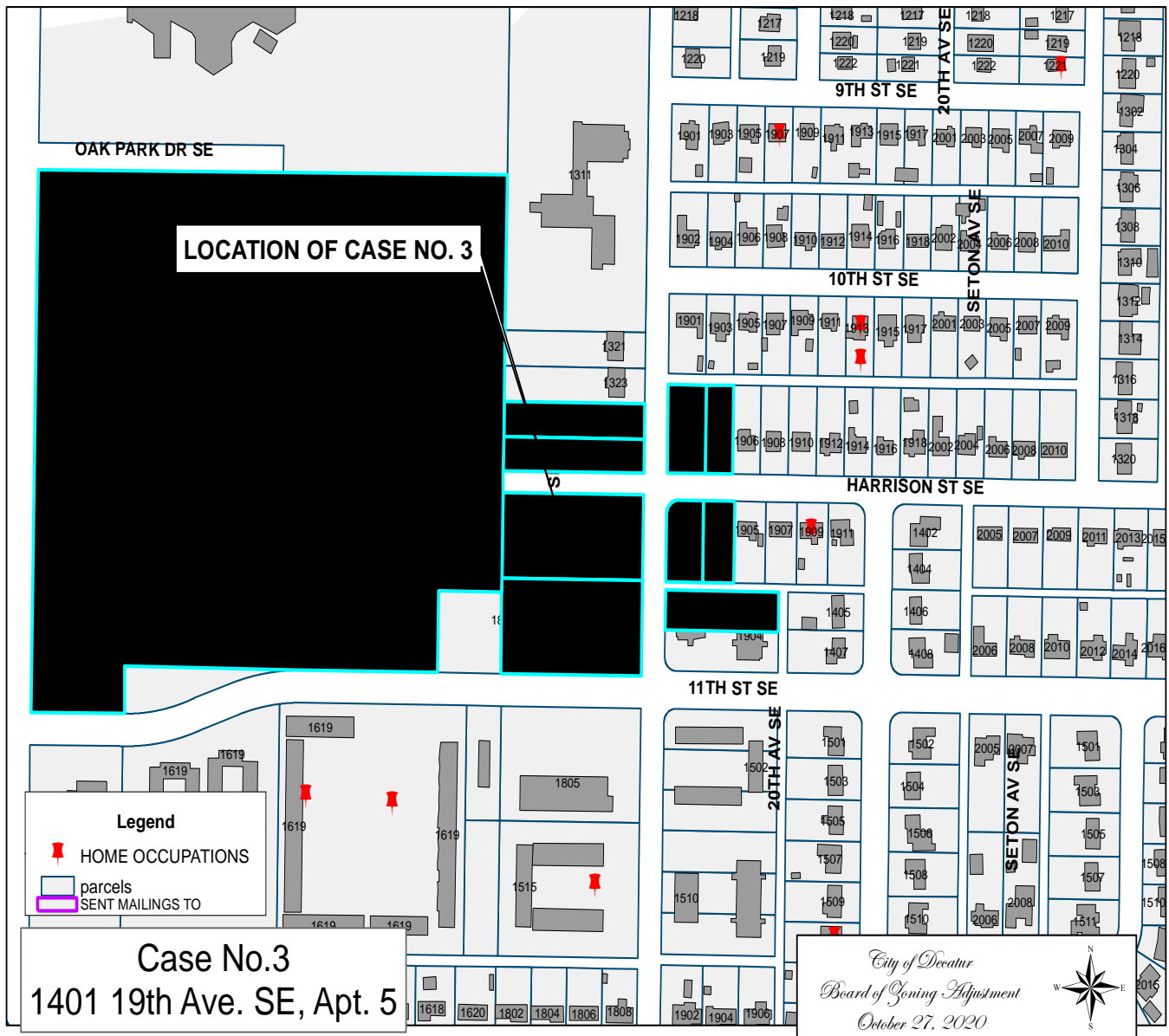
CHECK YES OR NO FOR EACH QUESTION

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 L. Coleman JR DATE: 9-28-20
ADDRESS: 1401 19th Av SE Apt. 5 Decatur, AL, 35601

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QUESTIONNAIRE



4



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: JOHN M. PETERSON
MAILING ADDR: 1530 FIELDSTONE CIR SW
CITY, STATE, ZIP: DECATUR, AL 35603
PHONE: 256-616-3842

PROPERTY OWNER: KIM WALLACE
OWNER ADDR: 1089 VESTAVIA DR SW
CITY, STATE, ZIP: DECATUR AL 35603 PHONE: 256-303-9001

ADDRESS FOR APPEAL: 1530 FIELDSTONE CIR 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)

WILL USE ONE ROOM OF THIS HOUSE AS AN OFFICE FOR
AN INDUSTRIAL TRAINING BUSINESS

Applicant Name (print) JOHN M. PETERSON
Signature [Signature]
Representative Name (print) _____
Signature _____
Date _____

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

Office Use Received By: Cindy
Zone R-5
Hearing Date Oct. 27th 4:00 pm.
Approved/Disapproved _____

CASE NO. 4 1530 FIELDSTONE CIRCLE SW



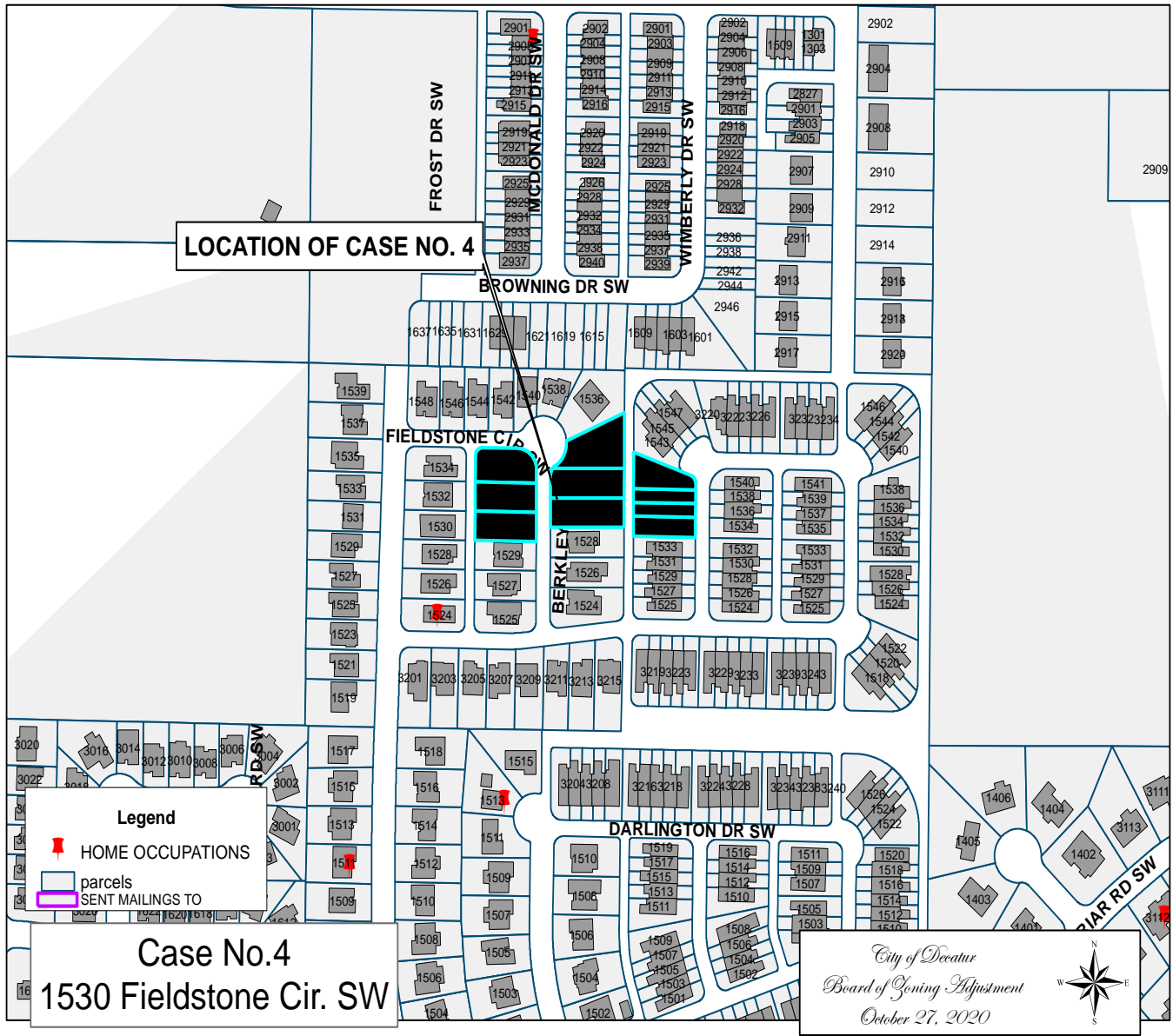
HOME OCCUPATION QUESTIONS

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: John Little DATE: SEPT 30, 2020
ADDRESS: 1530 FIELDSTONE CIR SW, DECATUR AL 35603

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5



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Grant Lamar Bentley
MAILING ADDR: 2820 Winthrop Dr SW
CITY, STATE, ZIP: Decatur AL 35603
PHONE: 256 566-6886

PROPERTY OWNER: Grant Lamar Bentley
OWNER ADDR: 2820 Winthrop Dr SW
CITY, STATE, ZIP: Decatur AL 35603 PHONE: (256) 566-6886

ADDRESS FOR APPEAL: 2820 Winthrop Dr 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)

I would like to do mobile automobile
detailing, washing and waxing with the administrative
office at my residence.

Applicant Name (print) Grant Lamar Bentley
Signature [Signature]
Representative Name (print) _____
Signature ** _____
Date 10-1-20

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

Office Use Received By: _____
Zone R-2
Hearing Date Oct 27
Approved/Disapproved _____

CASE NO. 5 2820 WINTHROP DRIVE SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

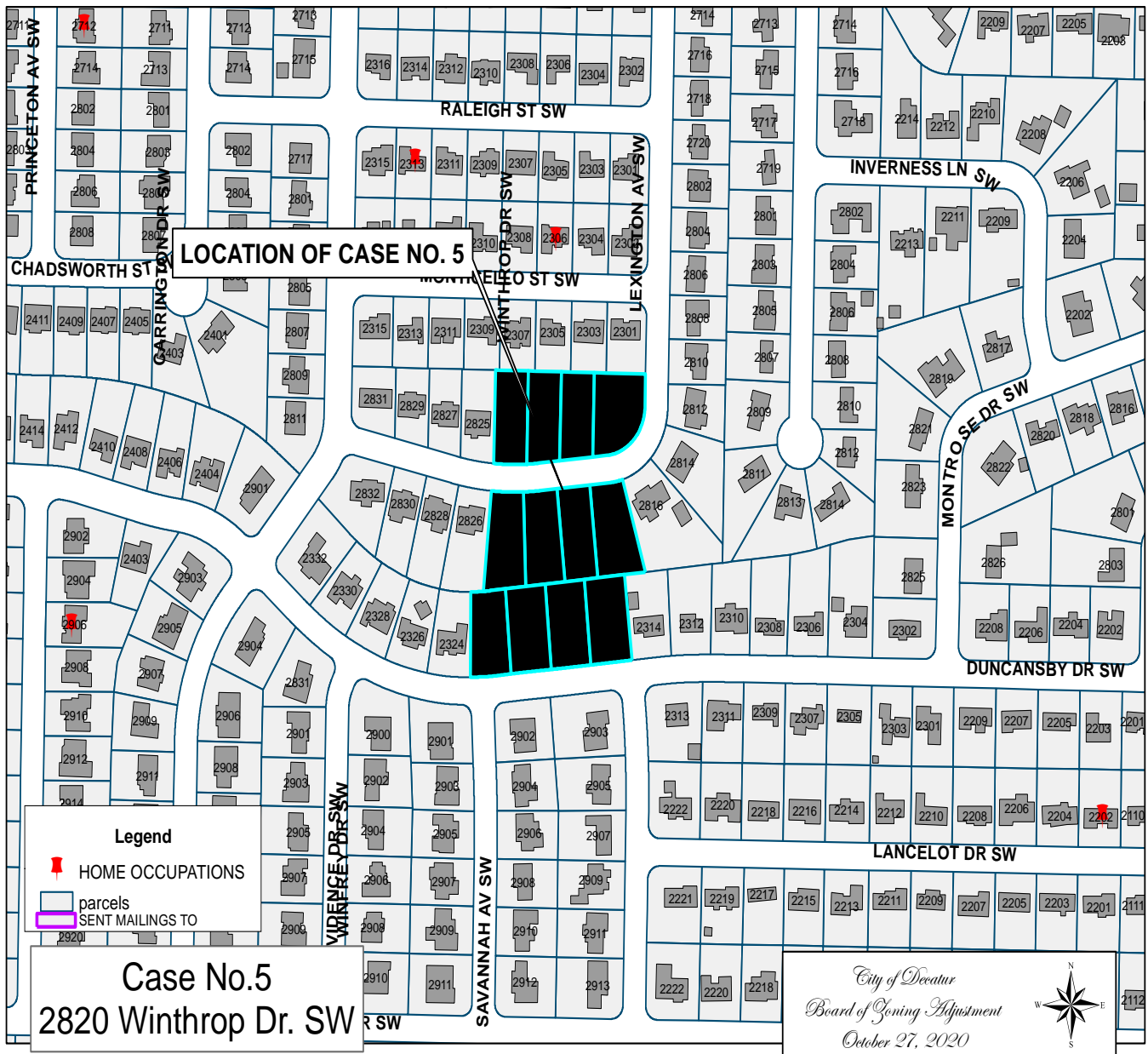
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☒
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation 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: 10-1-20

ADDRESS: 2820 Winthrop Dr SW Decatur AL 35603

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

QUESTIONNAIRE



6

Oct. 27, 2020 @ 4:00
Council chamber



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Brandon Crayton
MAILING ADDR: 310 Cedar Lake Rd Apt B2
CITY, STATE, ZIP: Decatur, AL 35603
PHONE: (256) 288-9247

PROPERTY OWNER: Pat Locklayer
OWNER ADDR: 907 10th Ave SE
CITY, STATE, ZIP: Decatur, AL 35601 PHONE: (256) 309-5826

ADDRESS FOR APPEAL: 310 Cedar Lake Rd Apt B2

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'd like to use 1 room in my home for an office
for my cleaning business.

Applicant Name (print) Brandon Crayton
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 10/5/20

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

Office Use Received By: NW
Zone R-4
Hearing Date October 27, 2020
Approved/Disapproved _____

CASE NO. 6 310 CEDAR LAKE ROAD APT. B-2



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

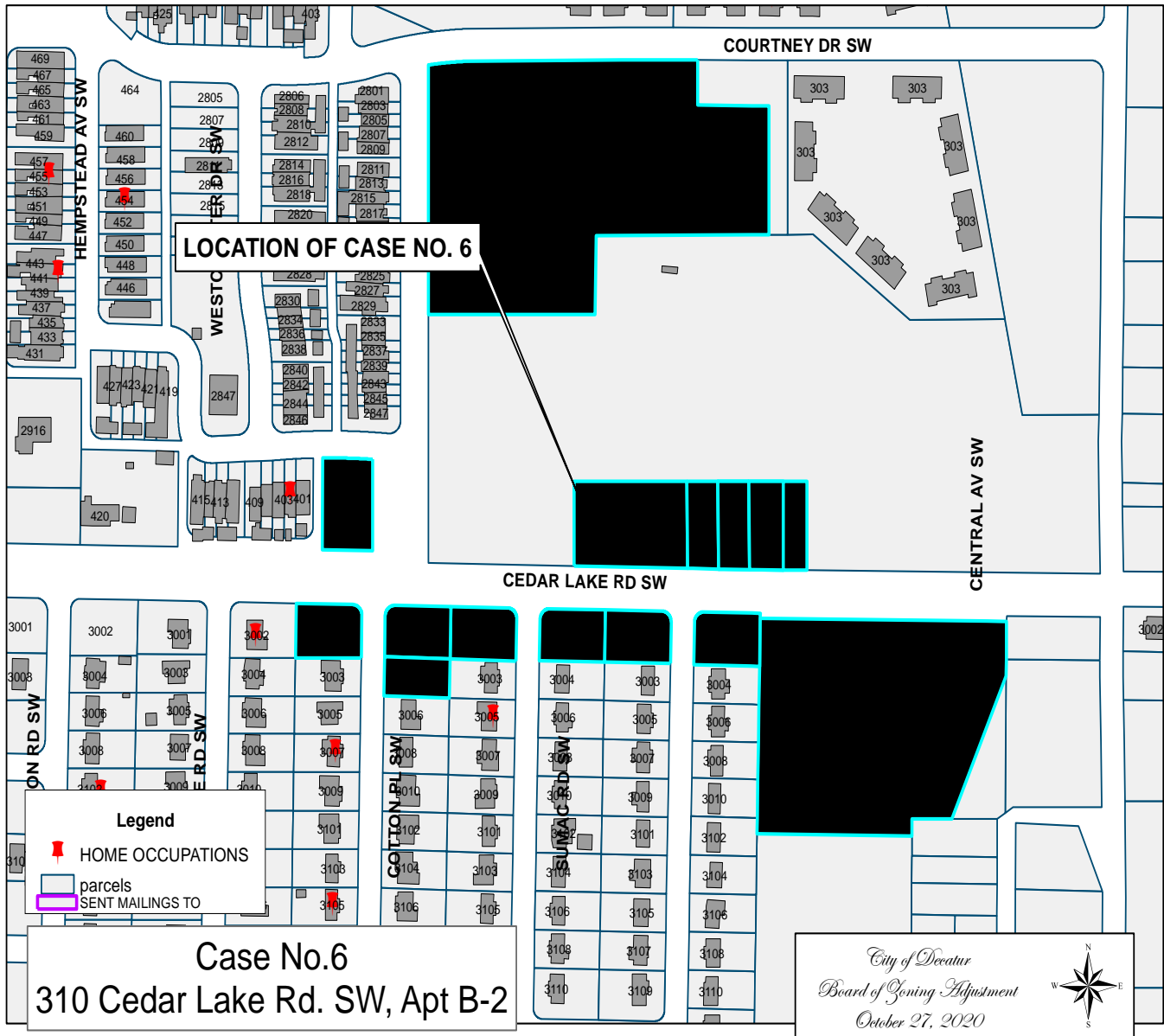
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES X NO
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation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

SIGNED: RLH DATE: 10/1/20

ADDRESS: 310 Cedar Lake Rd Apt B2 Decatur, AL 35603

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

QUESTIONNAIRE



②

October 27, 2020 @ 4:00 p.m.
Council Chamber



City Hall, Council Chamber 402 Lee St NE @ 4:00PM

Board of Zoning Adjustment

APPLICANT: Jorge F. Rodriguez

MAILING ADDR: 1913 Patterson St. SW

CITY, STATE, ZIP: Decatur, AL, 35601

(256) 616-8373

PROPERTY OWNER: Jorge F. Rodriguez

OWNER ADDR: 1913 Patterson St. SW

CITY, STATE, ZIP: Decatur, AL, 35601

ADDRESS FOR APPEAL: 1913 Patterson 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)

I will like to use one of my room for a office
for my concrete bussines

Applicant Name (print) Jorge Fernando Rodriguez

Signature Jorge Rodriguez

Representative Name (print) _____

Signature _____

Date 10/06/2020

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

Office Use Received By: ld

Zone R-2

Hearing Date October 27

Approved/Disapproved _____

CASE NO. 7 1913 PATTERSON STREET 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: Jorge Rodriguez DATE: 10/6/2020
ADDRESS: 1913 Patterson St SW

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QUESTIONNAIRE

8



Official Seal of the City of Decatur, Georgia

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Rica Robinson
MAILING ADDR: 629 15th pl NW
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 256-517-2761

PROPERTY OWNER: Decatur Housing Authority
OWNER ADDR: 100 Wilson St NE
CITY, STATE, ZIP: Decatur AL 35601 PHONE: 256-552-1966

ADDRESS FOR APPEAL: 629 15th pl NW 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)

I would like to use one room in my home as
an administrative office for my tax business

Applicant Name (print) Rica Robinson
Signature Rica Robinson
Representative Name (print) _____
Signature _____
Date 10/6/2020

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

Office Use Received By: bd
Zone R-4
Hearing Date October 27
Approved/Disapproved _____

CASE NO. 8 629 15TH PLACE 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 YES NO 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:

R. Kabin

DATE:

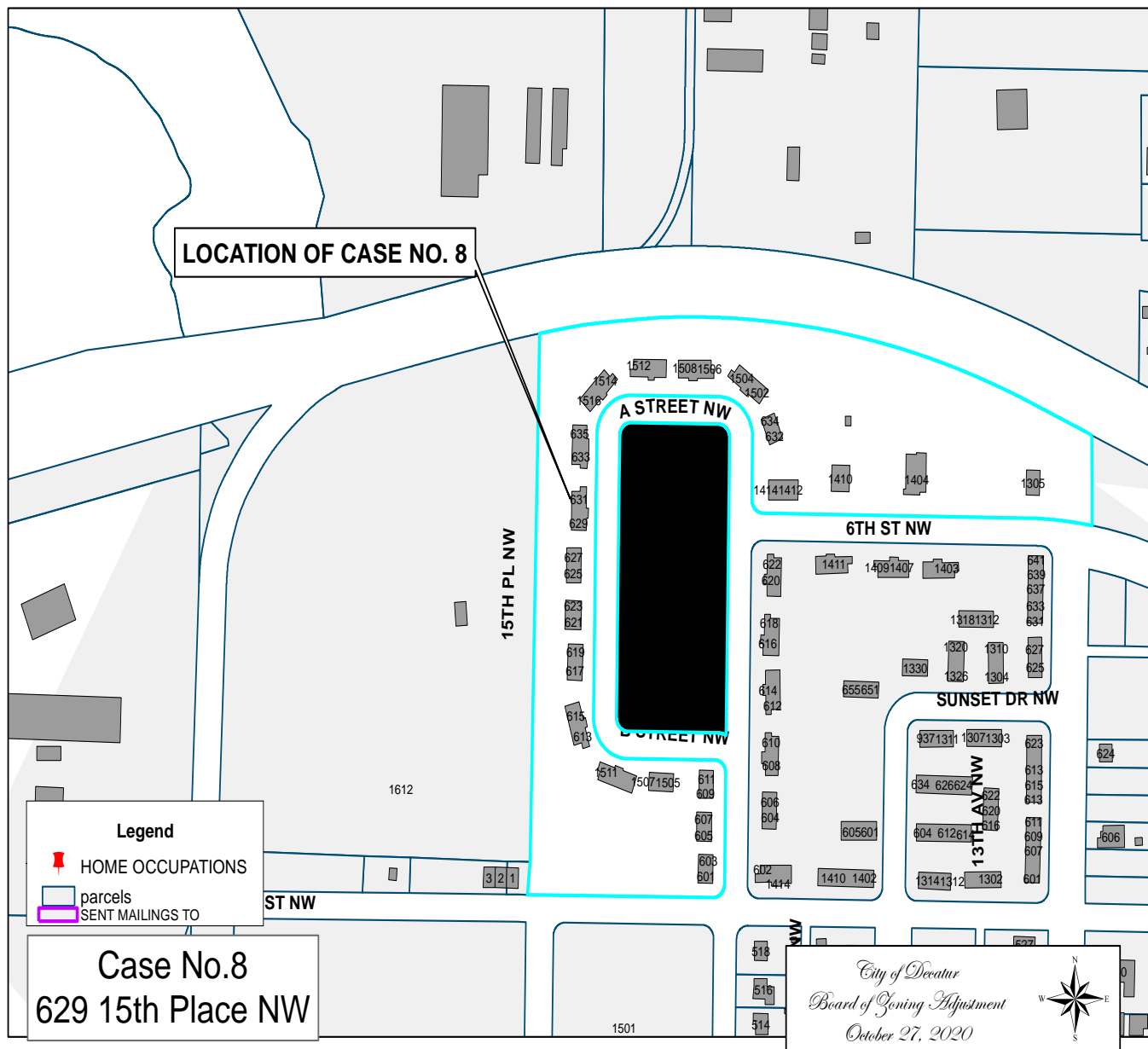
10/6/2020

ADDRESS:

629 15th pl NW

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

QUESTIONNAIRE



Oct. 27, 2020 @ 4:00 p.m.
in Council Chamber



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Aretha S. Tate
MAILING ADDR: 1410 Puckett Avenue SW
CITY, STATE, ZIP: Decatur, AL 35601
PHONE: (256) 566-6726

PROPERTY OWNER: Nathan & Aretha Tate
OWNER ADDR: 1410 Puckett Avenue SW
CITY, STATE, ZIP: Decatur, AL 35601 PHONE: (256) 566-6726

ADDRESS FOR APPEAL: 1410 Puckett Avenue 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)

To operate a baking business governed by the "cottage
food law of Alabama" out of my private residence that would
allow certain low-risked foods such as cakes, pies & cookies.
for sale at Farmers Markets, Festivals etc.

Applicant Name (print) Aretha S. Tate
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 10/7/20

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

Office Use Received By: [Signature]
Zone R-2
Hearing Date 10/27/2020
Approved/Disapproved _____

CASE NO. 9 1410 PUCKETT AVENUE SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

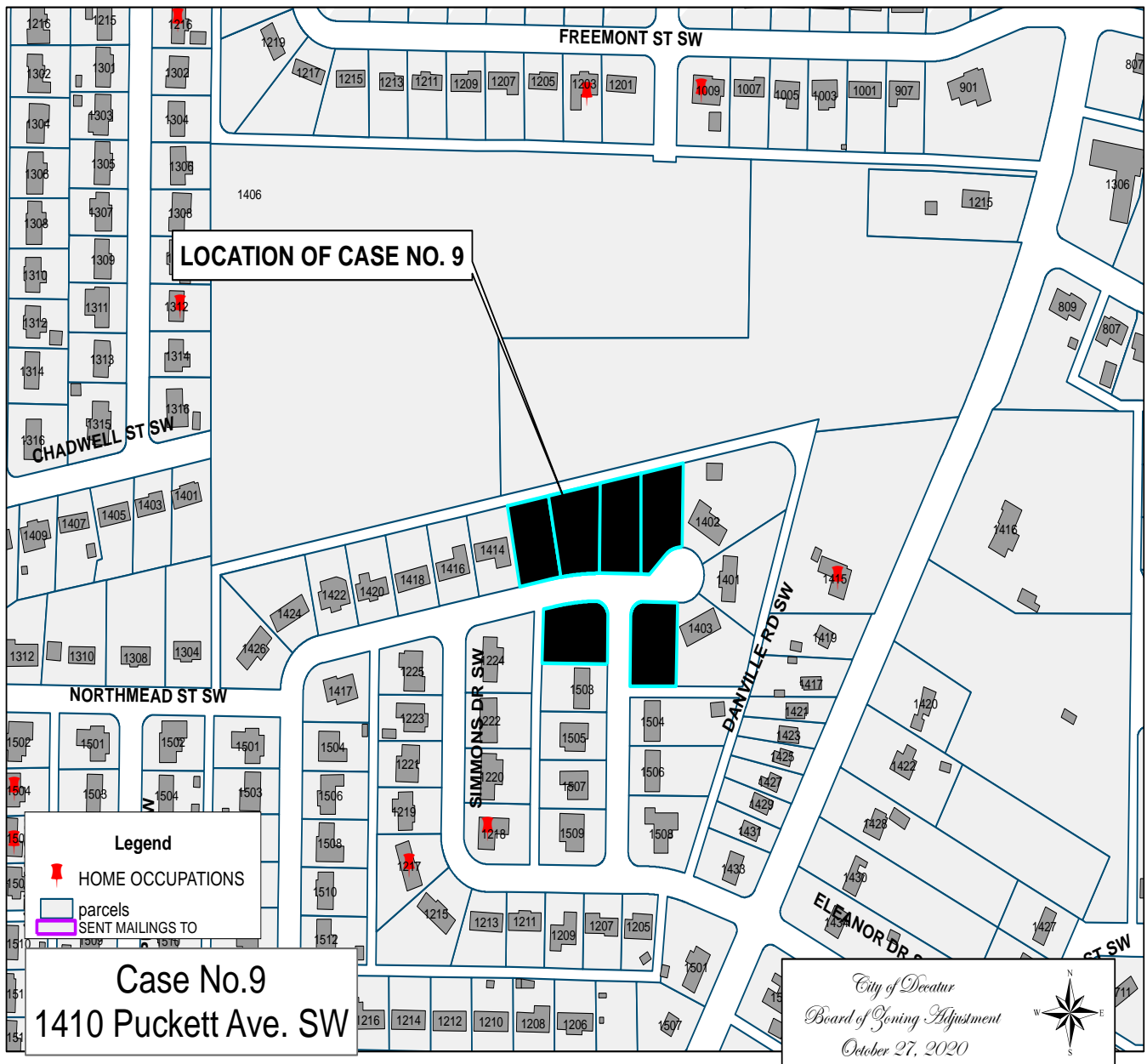
SIGNED: _____

DATE: 10/7/20

ADDRESS: 1410 Puckett Avenue SW Decatur, AL 35601

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QUESTIONNAIRE





402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Kendra Orr
MAILING ADDR: 142 Jacques Jim Dr 311 11th Ave NW
CITY, STATE, ZIP: Huntsville AL 35810 Decatur, AL 35601
PHONE: 256-345-0665

PROPERTY OWNER: Georgia Jones/Doris Jones
OWNER ADDR: 311 11th Ave NW
CITY, STATE, ZIP: Decatur AL 35601 PHONE: 256-345-0515

ADDRESS FOR APPEAL: x 311 11th Ave 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)

Room with computer, living room, office
online retail store marketplace- miscellaneous products

Applicant Name (print) Kendra Orr
Signature Kendra Orr
Representative Name (print) _____
Signature _____
Date _____

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

Office Use Received By: Tw
Zone R-3
Hearing Date 10/27/2020
Approved/Disapproved _____

CASE NO. 10 311 11TH AVENUE 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:

Kendall

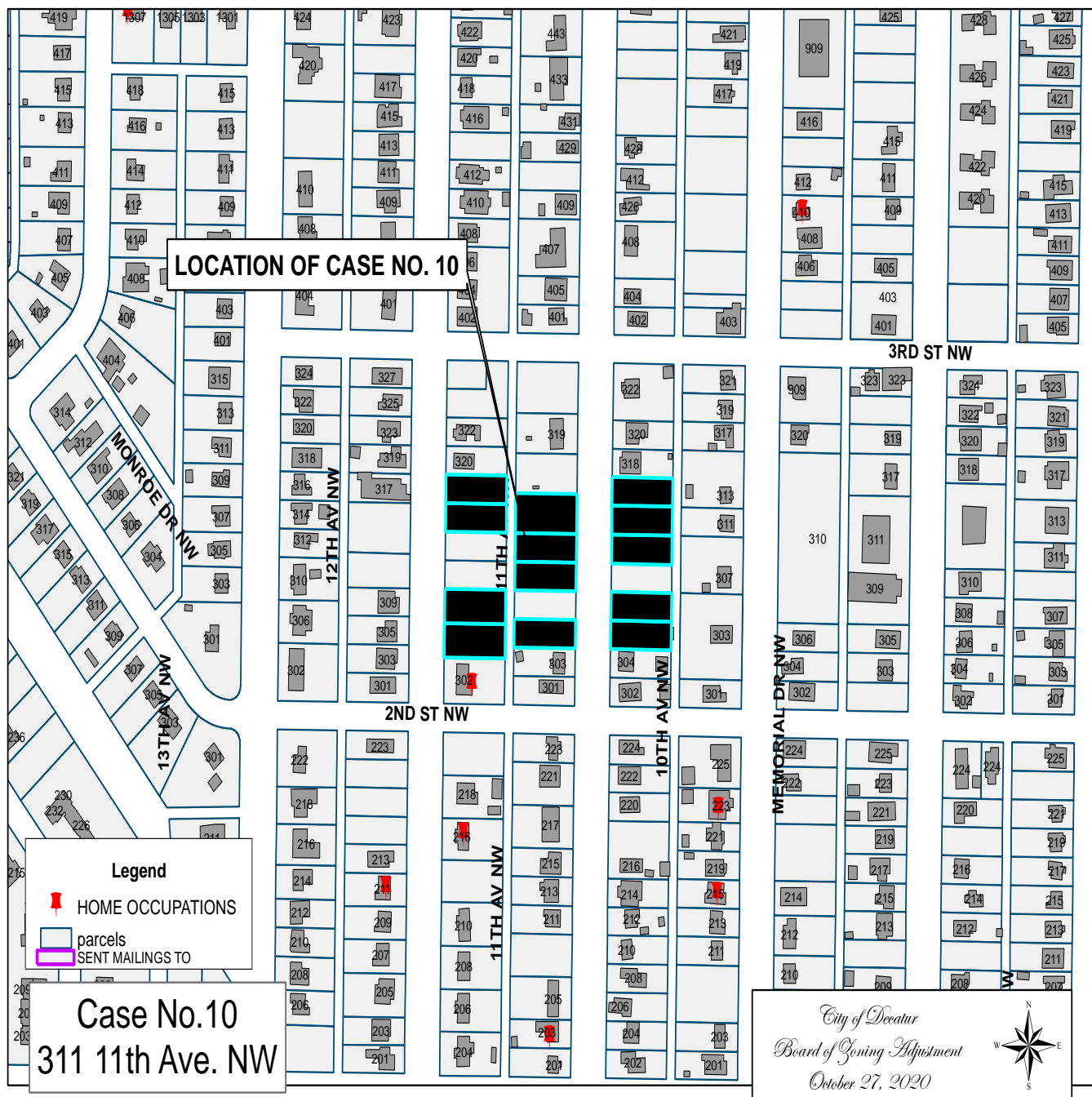
DATE: 10-9-20

ADDRESS:

311 11th Ave NW Decatur AL 35601

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

QUESTIONNAIRE



11

Oct 27, 2020



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: MICHAEL MANLY
MAILING ADDR: 1630 MAGNOLIA ST SE
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 615-578-0037

PROPERTY OWNER: MICHAEL MANLY
OWNER ADDR: 1630 Magnolia St SE
CITY, STATE, ZIP: Decatur AL 35601 PHONE: 615-578-0037

ADDRESS FOR APPEAL: 1407 8th 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)

LOT for sale is 46 ft requesting
variance/waiver to make it
50 ft
requesting 4 feet

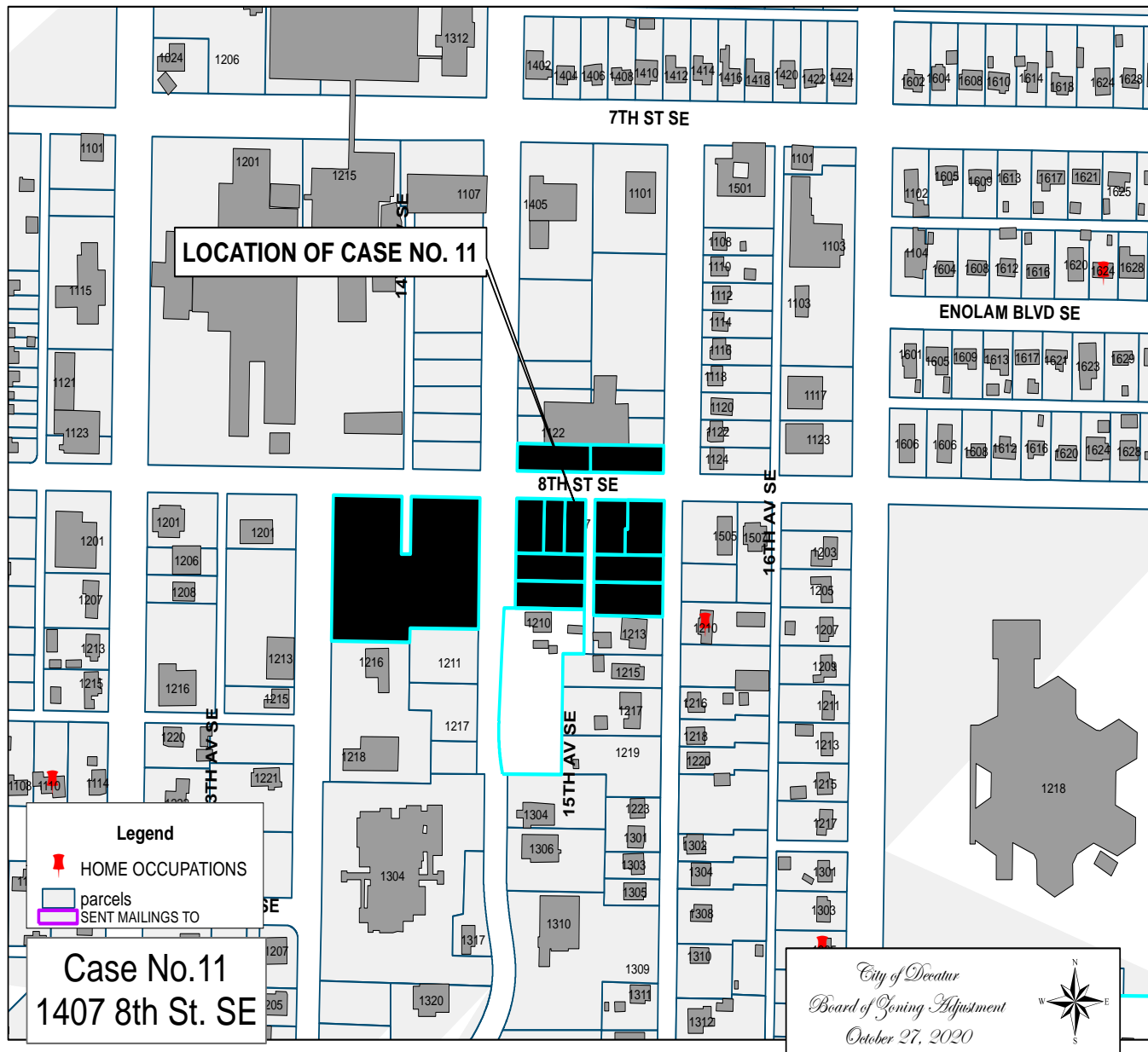
Applicant Name (print) Michael Manly
Signature Michael Manly
Representative Name (print) Jason Barrett
Signature Jason Barrett
Date 9/11/2020

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

Office Use Received By: Cinder
Zone R-3
Hearing Date Oct. 27th 2020
Approved/Disapproved

4:10 P.M.

CASE NO. 11 1407 8TH STREET SE



12

Oct 27, 2020 @ 4:00
1st Floor Council Chamber



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: ~~Yashwanth Duggala~~ FRONTIER INC
MAILING ADDR: ~~2300 West Street~~ 101. 6th Ave
CITY, STATE, ZIP: DECATUR, AL, 35601
PHONE: 256 - 227-8084 Decatur, AL-35601
NARI BADDAM 256-227-8084

PROPERTY OWNER: NARI BADDAM
OWNER ADDR: 101, 6th AVE SE,
CITY, STATE, ZIP: Decatur, AL, 35601 PHONE: 256-227-8084
ADDRESS FOR APPEAL: 101, 6th AVE 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)

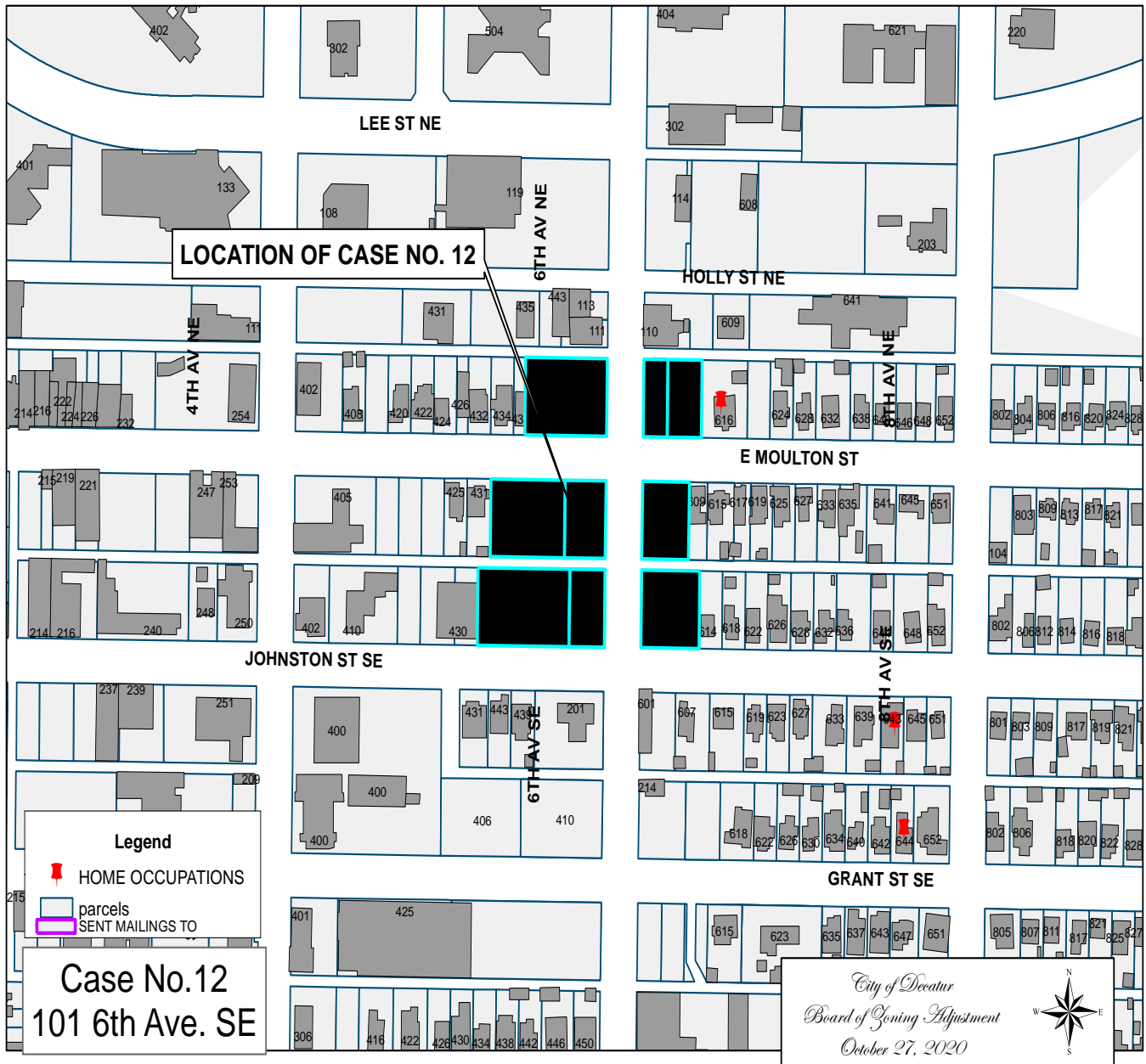
Request to consider Application for
A Liquor license.
church entry is on Johnson St & we
are located on 6th ave SE.
Less than 200 bed room church.

Applicant Name (print) Yashwanth Duggala
Signature
Representative Name (print) NARI BADDAM
Signature
Date 9/17/2020 10/5/2020

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

Office Use Received By: NW
Zone TB-2
Hearing Date Oct 27 2020
Approved/Disapproved

CASE NO. 12 101 6TH AVENUE SE



13

Oct 27, 2020 @ 4:00 p.m



402 Lee St NE 1st Floor Council Chamber

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: 2937 Front Drive SW, Decatur, AL
CITY, STATE, ZIP: Decatur, AL PHONE: (256) 466 6735

ADDRESS FOR APPEAL: 214 6th Avenue S.E., 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)

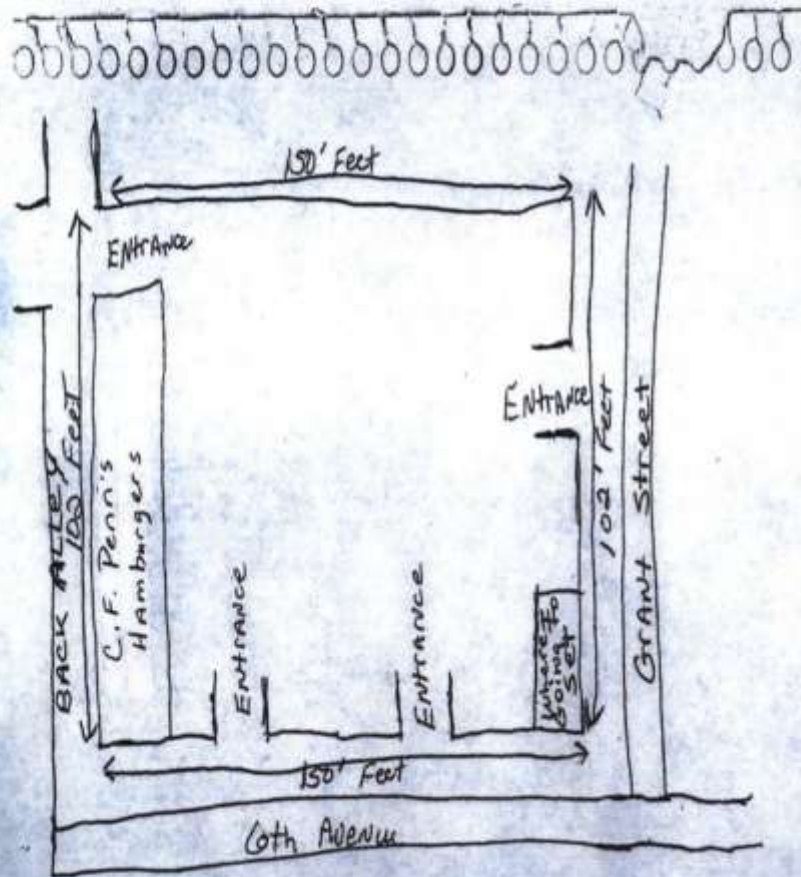
Temporary Seasonal Business to sell produce at
214 6th Avenue S.E., Decatur, AL 35601
FOR 3 Months After the Farmer Market closed

Applicant Name (print) Jackie Letson
Signature Jackie Letson
Representative Name (print) _____
Signature _____
Date 9/25/2020

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

Office Use Received By: bd
Zone B-2
Hearing Date October 27
Approved/Disapproved _____

CASE NO. 13 214 6TH AVENUE SE



09/24/2020.

I Robert Matthews hereby give Jackie Letson permission to set in my Parking lot and to utilize the Bathroom at C. F. Penn Hamburgers at 214 6th Avenue S.E., Decatur, AL 35601.

Owner Print Name: Bob MATTHEWS
JEFFREY L. EDNEY G.M.

Owner Signature: Jeffrey L. Edney G.M.

09/24/2020.

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

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

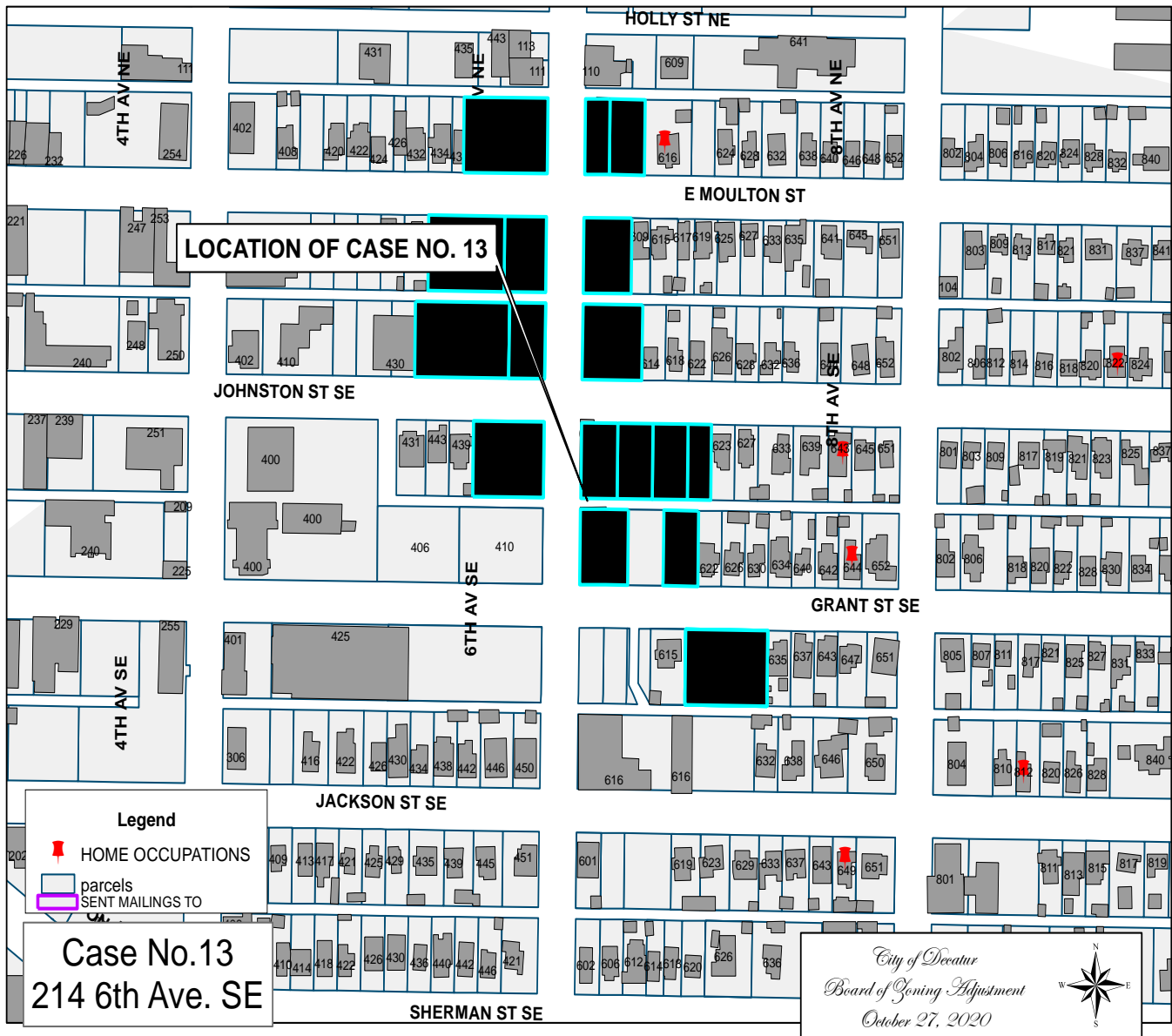
Owner Print Name:

Michael Clayton Earls

Owner Signature:

Michael Clayton Earls

PERMISSION LETTER 2



14



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Stacy Brown
MAILING ADDR: 1430 columbia cir
CITY, STATE, ZIP: Decatur, AL, 35601
PHONE: 256-335-2302

PROPERTY OWNER: Jamie Marshall
OWNER ADDR: 692 Bell factory Rd
CITY, STATE, ZIP: Huntsville, AL, 35811 PHONE: 256-642-8744

ADDRESS FOR APPEAL: 1430 columbia cir

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)

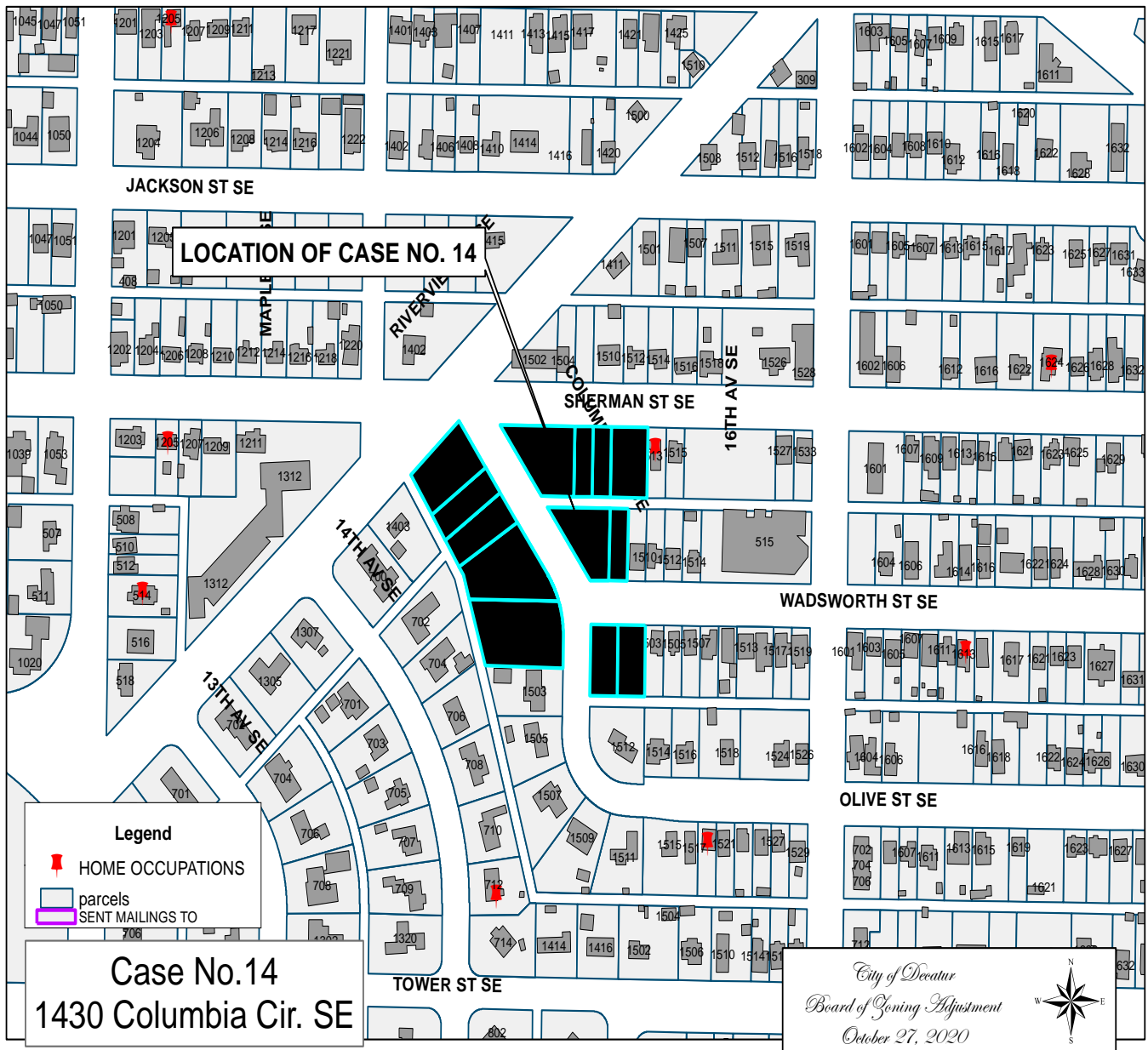
I have shed and I want to put it on the side of my house. I really can not put it behind because its not going to me the requirements because my back yard is small.

Applicant Name (print) Stacy Brown
Signature Stacy Brown
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-4
Hearing Date October 27
Approved/Disapproved _____

CASE NO. 14 1430 COLUMBIA CIRCLE SE



15



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Hagler Wiley
 MAILING ADDR: 2102 Penny lane
 CITY STATE ZIP: Decatur Alabama 35601
 PHONE: 256-280-6462

PROPERTY OWNER: Same Hagler Wiley
 OWNER ADDR: 2102 Penny lane
 CITY STATE ZIP: Decatur, AL 35601
 OWNER PHONE: 256.280.6462

ADDRESS FOR APPEAL: 2102 Penny lane 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.)

This is a triangular shaped corner lot at the intersection of Penny lane with Stratford Rd. Because this is a corner lot, the typical side setback is increased to a rear setback dimension and there are two front setbacks. We request a variance of 17' to the rear setback and 19' to the front setback along Penny lane for the construction of an addition on the end of the house nearest Penny lane

Applicant Name(print) _____
 Signature _____
 Representative Name(print) Richard Hunzinger
 Signature [Signature]
 Date 10-29-2020

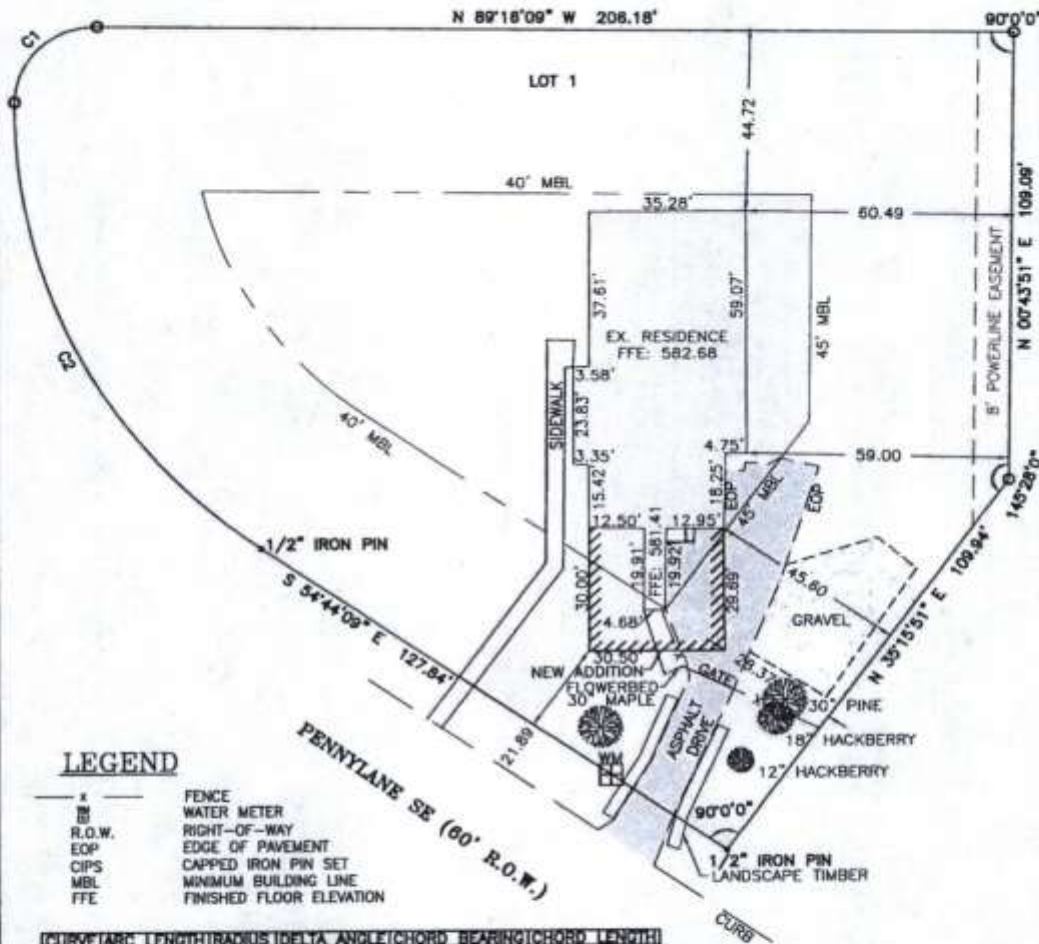
If applicant is using a representative for the request both signatures are required.

Office Use
 Received By rw
 Zone R-1
 Hearing Date 10/27/2020
 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. 15 2102 PENNYLANE SE

STRATFORD ROAD SE (50' R.O.W.)

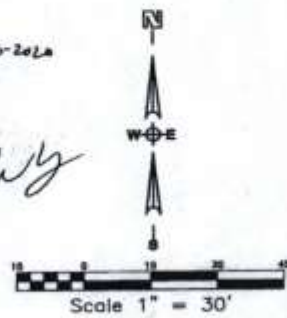


GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM PLAT AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: P.B. 2, PG 87
4. PROPERTY ADDRESS IS 2102 PENNYLANE SE
5. NO ENCRDACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN SEPTEMBER 2020.

09-23-2020

HW



PROPOSED PLOT PLAN -- HAGLER WILEY -- 2102 PENNYLANE SE

DRAWING DATE: 09-15-20 | DRAWN BY: JSL | APPROVED BY: RWH | JOB No. PPP-220-20 | SCALE: 1"=30' | PAGE 2 OF 2

PUGHWRIGHTMCANALLY.COM

SURVEY

STATE OF ALABAMA)
COUNTY OF MORGAN)

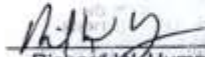
I, Richard W. Humphrey a Professional Land Surveyor of Decatur, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following described real estate situated within Section 33, Township 5 South, Range 4 West, Decatur, Morgan County, Alabama, and more particularly described as follows, to-wit:

Lot 1, Block 3, of Brookmead Subdivision Addition No. 1, Decatur Alabama,
as recorded by map or plat in the Morgan County, Alabama Probate Judge's
Office, in Plat Book 2, at Page 87.

That the improvements to be made are shown hereon, that there are no encroachments by buildings on adjoining property; that there are no rights of way, easements, or joint driveways over or across said lot visible on the surface except as shown on the plat and the street address is 2102 Pennylane SE, Decatur, Alabama 35601.

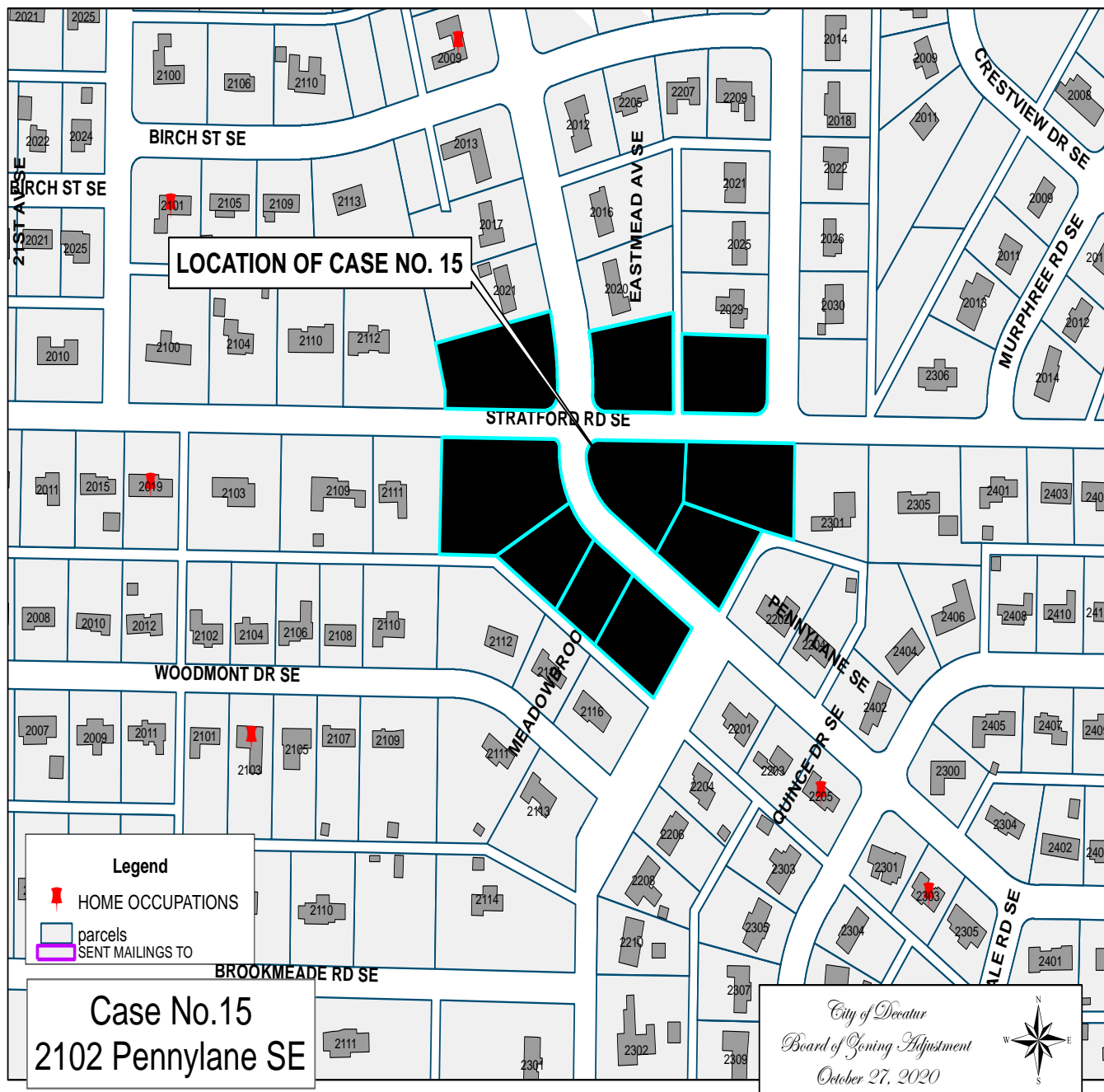
And I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey, this the 17th day of September, 2020.


Richard W. Humphrey
Ala. Reg. No. 22738

PWM Job No. PPP-220-20
Page 1 of 2

SURVEY DESCRIPTION



16



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jonathan South

MAILING ADDR: 2303 Horsetree Place

CITY STATE ZIP: Decatur AL 35601

PHONE: 256-466-8684

PROPERTY OWNER: Same Jonathan South

OWNER ADDR: 2303 Horsetree Place

CITY STATE ZIP: Decatur AL 35601

OWNER PHONE: 256-466-8684

ADDRESS FOR APPEAL: 2303 Horsetree Place

☐ HOME OCCUPATION

NATURE OF APPEAL:

☒ SETBACK VARIANCE

☐ SIGN VARIANCE

☐ USE PERMITTED ON APPEAL

☐ APPEAL OF ADMINISTRATIVE DECISION

☐ OTHER

☐ SURVEY FOR VARIANCES ATTACHED

☐ DRAWINGS FOR VARIANCES ATTACHED

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

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

This work is for a proposed covered patio addition to the rear of the existing house. This house is set back approximately 70 feet from the front lot line reducing the depth of the rear yard. There are steep slopes on and adjacent to this lot which limit potential areas of construction. We request a variance to the rear setback of 14 feet which would leave a remaining setback of 31 feet.

Applicant Name(print) _____

Signature _____

Representative Name(print) Richard Humphrey

Signature RH

Date 10-09-2020

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

Office Use

Received By _____

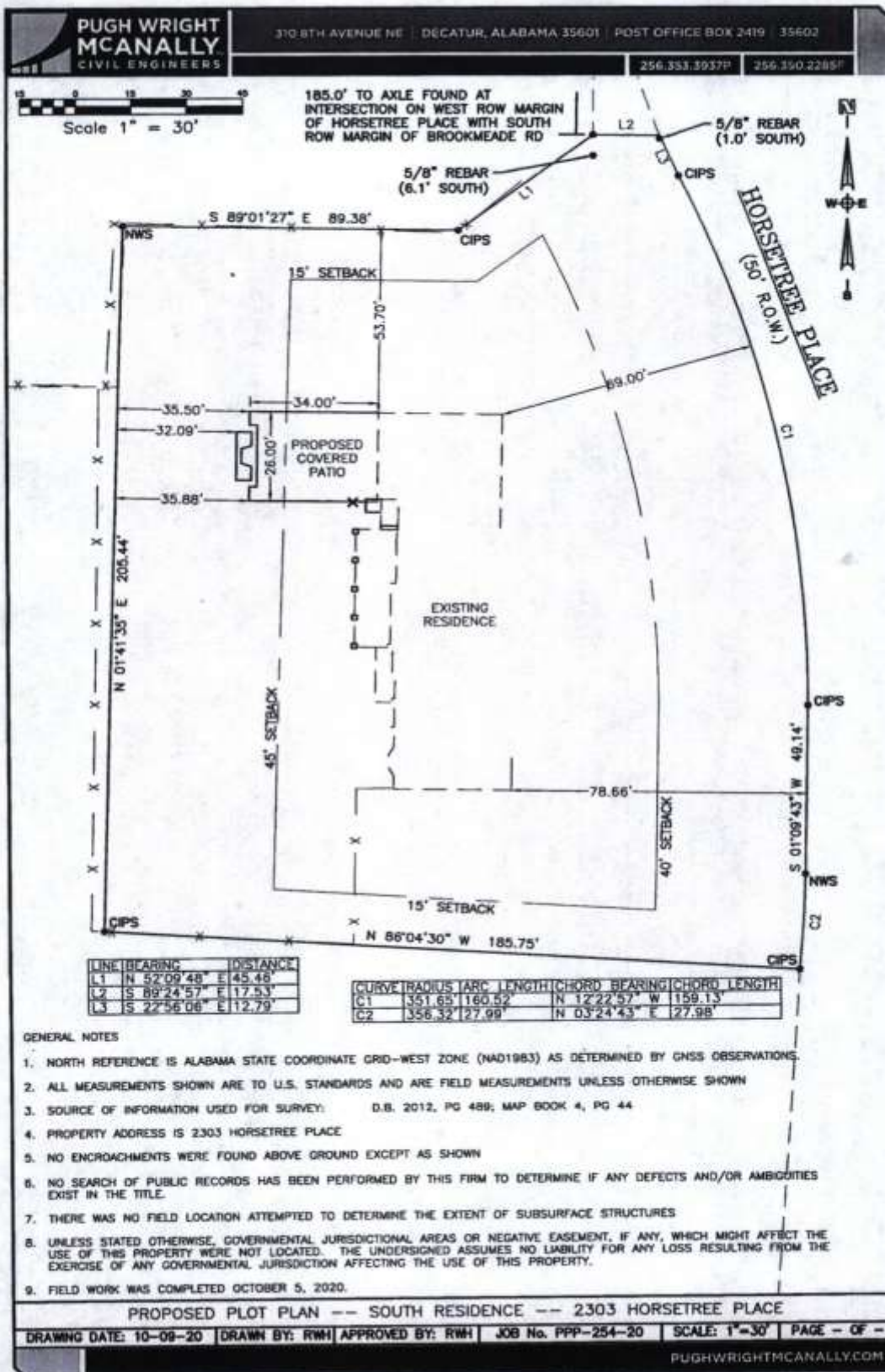
Zone _____

Hearing Date _____

Approved/Disapproved _____

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

CASE NO. 16 2303 HORSETREE PLACE SE



SURVEY

19



A Grand City ... ESTABLISHED 1823

Board of Zoning Adjustment

APPLICANT: Copper Line Properties, LLC

MAILING ADDR: 400 Bob Wallace Ave. SW

CITY STATE ZIP: Huntsville, AL 35801

PHONE: 256-759-8017

PROPERTY OWNER: Copper Line Properties, LLC

OWNER ADDR: 400 Bob Wallace Ave., SW

CITY STATE ZIP: Huntsville, AL 35801

OWNER PHONE: 256-759-8017

ADDRESS FOR APPEAL: 2931 Hwy. 67 E, Decatur, AL 35601

- NATURE OF APPEAL:**
- | | | |
|--|--|--|
| <input type="checkbox"/> HOME OCCUPATION | <input checked="" type="checkbox"/> SETBACK VARIANCE | <input type="checkbox"/> SIGN VARIANCE |
| <input type="checkbox"/> USE PERMITTED ON APPEAL | <input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION | |
| <input type="checkbox"/> OTHER | <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED | <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED |

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

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

Request is for a 5' 3" setback variance on the rear yard line. The existing building is located on a lot that was subdivided in 2020. Creation of the new rear lot line resulted in the encroachment of the existing structure. Plans to renovate the existing building will require construction permitting and a variance for the nonconforming structure.

Applicant Name(print) John Cutter
Signature [Signature]
Representative Name(print) John H Cutter
Signature [Signature]
Date 10/19/20

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

Office Use
Received By CC/NW
Zone B-2
Hearing Date 10/27/2020
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.

CASE NO. 17 2931 HIGHWAY 67 EAST

