



BOARD OF ZONING ADJUSTMENT

AGENDA

February 2021

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MINUTES JANUARY 2021

MEMBERS PRESENT: Chair, Delayne Dean,

SUPERNUMERARIES: Mr. Steven Thomas, Mr. Collis Stevenson, Mrs. Susana Salcido

OTHERS PRESENT: Mr. Chip Alexander, Asst. City Attorney
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 minutes from the November 2020 meeting were approved without any changes. Mr. Steven Thomas motioned to approve the minutes. Mr. Collis Stevenson 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 QUESTIONS THE PUBLIC MAY HAVE, CAN BE EMAILED TO BOZAQUESTIONS@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.

POINT OF INFORMATION: There are only four board members present for today's meeting therefore a unanimous vote among the board members will be required for a case to pass. All applicants were given the opportunity to post pone their case until next month when there could be five members present. Four favorable votes are needed to approve any case

The Board considered the following applications and appeals.

CASE NO. 1

Application and appeal of Jovanie Desmaraise 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 an administrative office for an investment business located at 1205 Goldridge Dr. SW unit F, property is located in a R-4.0 Multi-Family Residential Zoning Zero Lot Line District.

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

CASE NO. 2

Application and appeal of George Hagen Jackson for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to operate an

administrative office for a floor refinishing business located at 2012 Brayden Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

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

CASE NO. 3

Application and appeal of Maurice Fuqua 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 an administrative office for an automotive parts business located at 209 Memorial Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. Maurice Fuqua presented this case to the Board. Mr. Fuqua stated his name was Maurice Fuqua and his address was 209 Memorial Dr. SW. Mr. Fuqua stated he would like to use one room in his home for an automotive parts business.

Chair, Dean asked Mr. Fuqua to give an explanation of how the automotive parts would be sold. Chair, Dean asked if he would have any vehicles coming to his home.

Mr. Fuqua responded by saying that there would not be any vehicles coming to his home.

Mr. Fuqua stated he would take orders through the internet. The ordered parts would then go through a third party service and be delivered to the customers via the postal service or other delivery service.

Mr. Fuqua stated he would have parts stored in a storage facility and would pick up the parts and deliver the parts to the customer himself when feasible.

Mr. Steven Thomas verified Mr. Fuqua's business platform and Mr. Fuqua agreed.

Chair, Dean asked for further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 4

Application and appeal of Tyler Sears 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 an administrative office for a real estate business located at 50 Wilson St. Apt. 227/D, property is located in a R-4 Multi-Family Residential Zoning District.

Mr. Tyler Sears presented this case to the Board. Mr. Sears stated his name was Tyler Sears and his address was 50 Wilson St Apt 227 D. Mr. Sears explained his working status at this time which requires him to travel. Mr. Sears stated he does live at this address with his mother however, he also lives elsewhere.

Mr. Steven Thomas verified that Mr. Sears was wanting to start a real estate business in his home using only one room in the home.

Mr. Sears explained it was for the investment purposes of different real estate properties.

Ms. Susana Salcido verified Mr. Sears was going to use 50 Wilson St Apt 227/D for the business.

Chair, Dean asked for any further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

Mr. Bob Sims, Building Department, reminded Mr. Sears when he changed residency he would need to acquire a new business license, Mr. Sears understood.

Mr. Joseph Perez, Planning Department, had no comment.

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. 5

Application and appeal of Mariea Satchel 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 an administrative office for a staffing business located at 2601 Little John St. SW, property is located in a R-2 Single-Family Residential Zoning District.

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

CASE NO. 6

Application and appeal of Connie P. Torbert 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 14th Av. SE, property is located in a R-2 Single-Family Residential Zoning District.

Ms. Connie Torbert presented this case to the Board. Ms. Torbert state her name was Connie Torbert and her address was 1410 14th Av SE. Ms. Torbert stated she would like to start a baking business.

Ms. Torbert corrected question number 2 and the questionnaire sheet she had inadvertently answered incorrectly.

Chair Dean asked Ms. Torbert where she would be selling the baked goods.

Ms. Torbert stated she would be taking phone orders and then she would deliver the baked goods to the consumer.

Chair Dean asked Ms. Torbert if she was familiar with the cottage food laws as far as what can and cannot be sold by a home baker. Ms. Torbert replied she was familiar and she has passed all test required by the state and has passed all of the servsafe test also when she worked previously at another bakery.

Chair Dean asked Ms. Torbert if she heard and understood the rules and regulations of a home occupation. Ms. Torbert acknowledged she heard the rules and understands all of the rules and regulations.

Chair Dean asked for any further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 7

Application and appeal of Pedro Cordero Zaldivar 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 an administrative office for a handyman business located at 607 Central Parkway SW, property is located in a R-4 Multi-Family Residential Zoning District.

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

CASE NO. 8

Application and appeal of Pam Alford 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 an administrative office for a t-shirt and accessories business located at 4501 Willow Bend Rd SE, property is located in a R-1 Single-Family Residential Zoning District.

Ms. Pam Alford presented this case to the Board. Ms. Alford stated her name was Pam Alford and her address was 4501 Willow Bend Rd SE. Ms. Alford introduced her daughter Anna to the Board and explained that they would like to have a home office for an on-line t-shirt business.

Chair, Dean asked Ms. Alford if they are making the t-shirts.

Ms. Alford explained they design the shirts on a computer and work with a local print shop to actually print the shirts and then ship the shirts out via USPS or UPS to get the shirts delivered.

Chair Dean, verified that Ms. Alford understood the rules and regulations of a home occupation, Ms. Alford stated she understood.

Chair Dean asked for any further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 9

Application and appeal of Yeni Torres 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 an administrative office for a landscaping business located at 2216 Willow Av. SW, property is located in a R-3 Single-Family Residential Zoning District.

Ms. Yeni Torres presented this case to the Board. Ms. Torres stated her name was Yeni Torres and her address was 2216 Willow Av. SW. Ms. Torres stated she would like to use one room in her home for administrative purposes for her landscaping business.

Chair, Dean verified that Ms. Torres understood the rules and regulations of a home occupation. Ms. Torres stated she understood.

Chair Dean asked for any further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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. 10

Application and appeal of Matthew Richard Chandler for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to operate an administrative office for a drop shipping business located at 1535 16th Av SE Apt 5, property is located in a R-4 Multi-Family Residential Zoning District.

Mr. Matthew Chandler presented this case to the Board. Mr. Chandler stated his name was Matthew Chandler and his address was 1535 16th Ave SE Apt 5. Mr. Chandler stated he would like to use one room in his home to operate a drop ship business.

Mr. Chandler explained that with the drop shipment business he would fulfill on line orders using a computer. Mr. Chandler explained that he would not keep any products at his home.

Mr. Chandler had questions about having several different websites.

Chair, Dean explained to Mr. Chandler this Board can approve for him to use one room in his home for his business and as long as he uses the same tax id number and contains the business to one room he could change his web host and web design as often as he felt necessary, Mr. Chandler understood.

Chair Dean, verified that the property owner was aware he was wanting to run the business from his home, Mr. Chandler stated they were aware.

Chair Dean asked for any further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 11

Application and appeal of Alpjandro Rodriquez 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 an administrative office for a landscape business located at 2442 Cameron St. SW, property is located in a R-6 Single-Family Semi Attached Residential Zoning District.

Mr. Alpjandro Rodriquez presented this case to the Board. Mr. Rodriquez stated his name was Alpjandro Rodriquez and his address was 2442 Cameron St. SW. Mr. Rodriquez stated he would like to use one room in his home for administrative purpose for his landscaping business.

Chair Dean, verified that Mr. Rodriquez heard and understood the rules and regulations of a home occupation, Mr. Rodriquez understood.

Chair Dean verified Mr. Rodriquez would use only typical home owner landscaping tools, Mr. Rodriquez agreed.

Chair Dean verified that the home owner was aware he was going to run a business from the home, Mr. Rodriquez stated they were aware.

Chair Dean asked for any further questions from the Board.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

. CASE NO. 12

Application and appeal of William E. Jackson, 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 operate an administrative office for a hot shot trucking service located at 2709 King Arthur Court SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. William Jackson, Jr. presented this case to the Board. Mr. Jackson stated his name was William Jackson and that his address was 2709 King Arthur Court SW. Mr. Jackson stated he would like to use one room in his home for a hot shot trucking service.

Chair, Dean asked Mr. Jackson for an explanation for a hot shot trucking service.

Mr. Jackson explained he has a dually truck and a flatbed truck that will be kept out of the county. Mr. Jackson explained he would be contacted by another business to deliver something to a consumer. He would go to the business pick up the merchandise to be delivered and then deliver that merchandise to the consumer.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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. 13

Application and appeal of Marcus Baker 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 kitchen to make candied apples and other items located at 2201 Lasabre Lane SE, property is located in a R-2 Single-Family Residential Zoning District.

Mr. Marcus Baker presented this case to the Board. Mr. Baker stated his name was Marcus Baker and his address was 2201 Lasabre Lane SE. Mr. Baker stated he would like make candied apples of many different flavors for parties and for individuals.

Mr. Baker stated he understands all of the rules and regulations of a home business.

Chair, Dean asked Mr. Baker if he was aware of the cottage food laws.

Mr. Baker stated he was aware of all of the cottage food laws and has completed and passed all of the test required by the state to obtain his certification for food preparation.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 14

Application and appeal of Daveny A. Vinson 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 an administrative office for an on-line telehealth counseling service located at 1507 Clairmont Dr. SW, property is located in a R-6 Semi-Attached Single Family Residential Zoning District.

Ms. Daveny Vinson presented this case to the Board. Ms. Vinson stated her name was Daveny Vinson and her address was 1507 Clairmont Dr. SW. Ms. Vinson stated she is a licensed professional therapist and would like to use one room in her home for a tele-health behavioral health and addiction services.

Ms. Vinson stated there would not be any clients coming to her home.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

There were no questions submitted.

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

Mr. Joseph Perez, Planning Department, had no comment.

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. 15

Application and appeal of Margarito Canuto 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 an administrative office for an electrical business located at 1211 8th Av. SE, property is located in a R-3 Single Family Residential Zoning District.

Mr. Margarito Canuto presented this case to the Board. Mr. Canuto stated his name was Margarito Canuto and he address was 1211 8th Av SE.

Mr. Canuto stated he would like to start a business putting in outlets for speakers, cameras, and screens and other items which need a low voltage supply.

Mr. Canuto explained his work history and he stated he is going to use his home for the administrative work for his business.

Chair, Dean verified that Mr. Canuto understood the rules and regulations of a home occupation, Mr. Canuto understood.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

Mr. Steven Thomas asked Mr. Canuto how he was going to advertise.

Mr. Canuto stated he only works for large companies, no individuals.

There were no questions submitted from the public.

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

Mr. Joseph Perez, Planning Department, had no comment.

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. 16

Application and appeal of Virginia Wiggins Motton, LMSW, 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 an administrative office for a consulting business located at 2938 Legacy Dr. SW, property is located in a R-2 Single Family Residential Zoning District.

Ms. Motton presented this case to the Board. Ms. Motton stated her name was Virginia Wiggins Motton and her address was 2938 Legacy Dr. SW. Ms. Wiggins stated she was a licensed master level social worker and has worked in the field for 18 years.

Ms. Wiggins stated she would like to start a consulting business consulting social work students with master's level and bachelor's level to provide consultation and social work prep classes as well as field supervision once they have obtained their license. Also, provide consultation at a macro level with local colleges through the state and other states abroad.

Ms. Wiggins stated this would be virtual with some workshops.

Ms. Wiggins stated there would not be any clients coming to her home.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

There were no questions submitted from the public.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 17

Application and appeal of Speedway, LLC. for a sign variance from Section 25-76(h) for a 26% area variance in order to place signage in a window pane located at 3026 Highway 20, property is located in a B-2 General Business Zoning District.

Ms. Tammy Robinson, representative for Speedway LLC, presented this case to the Board.

Ms. Robinson stated Speedway was asking for an increase in the size of the signage that is on the windows currently.

Ms. Robinson stated that the signage presently is 24x26 and would like to increase the size of the signage to 25 or 24x 51 size. Ms. Robinson stated that that the increase in size is requested so the sign can be better seen from the street.

Chair, Dean asked Ms. Robinson if the signs were dictated by the home office and all the same nationally, Ms. Robinson replied yes.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

There were no questions submitted from the public.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 18

Application and appeal of Bryan Gibson for the following setback variances at 4118 Danville Rd SW, property is located in a AG-1 Agricultural Zoning District.

1. 29 foot rear yard variance from Section 25-12.
2. 10 foot side yard variance from Section 25-12.

Mr. Bryan Gibson presented this case to the Board. Mr. Gibson stated his name was Bryan Gibson and his address was 4118 Danville Rd. Mr. Gibson stated he was asking for a variance on the house that is to be built at this location.

Mr. Gibson stated that the rear yard variance is requested because it backs up to a bluff and would like to get closer than the 45 feet.

Mr. Gibson stated on the side yard variance he would like to move closer to the property line.

Mr. Gibson stated that there is a swell that has great drainage on the property that he could avoid building on if he could get those variances.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

Chair, Dean asked Mr. Gibson if there was any chance that anyone would ever build behind him. Mr. Gibson replied there was not.

There were no questions submitted from the public.

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

Mr. Joseph Perez, Planning Department, reminded Mr. Gibson that the certificate to subdivide still had conditions that had to be met, Mr. Gibson understood.

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. 19

Application and appeal of Dr. James Daily for a 24 foot setback variance from Section 25-12 in order to add parking spaces located at 1403 8th St. SE, property is located in a MC Medical Center Zoning District.

Dr. James Daily and Mr. Harry Vice, Engineer, presented this case to the Board. Dr. Daily stated his current office is located at 1406 8th St SE. Dr. Daily stated the 24 foot variance is requested for a proposed new office located at 1403 8th St SE.

Chair, Dean verified the request was for a variance from the front right of way to put in a front yard and to have parking on the back side of the property.

Mr. Harry Vice stated that there is an extra wide right of way on the 14th St. side which is 80 feet and normally there is only a 50 foot right of way. Mr. Vice stated the plan was to go from the back of the curb to the front of the building approximately 41 feet.

Mr. Vice stated normally the right of way would be 50 feet on this type of street and the right of way would be 10 feet behind the curb. Mr. Vice stated this is a 25 foot setback, normally there would be a 35 foot setback from the front of the building to the back of the curb.

Mr. Vice stated the request was for 41 feet which is 6 feet back further from the curb than normal.

Mr. Vice stated this will put Dr. Daily's building in line with the other properties located on the street.

Chair, Dean verified that the parking would be located in the back, Mr. Vice agreed.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

Mr. Steven Thomas asked Mr. Vice if there would be parking on the side of the building also.

Mr. Vice stated parking would be located only in the back with the handicap parking located underneath a carport which also will be in the back of the building.

Mr. Steven Thomas verified from Dr. Daily his specialty. Dr. Daily stated he was a pathologist and he does not have patients going into the building.

Chair, Dean asked for any further questions.

There were no comments submitted from the public.

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

Mr. Joseph Perez, Planning Department, had no comment.

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. 20

Application and appeal of Barry Strong for a non-conforming use variance from Section 25-10 in order to operate a convenience store located at 323 Memorial Dr. NW, property is located in a R-3 Single Family Zoning District.

Mr. Barry Strong presented this case to the Board. Mr. Strong stated his name was Barry Strong and his address was 109 Memorial Dr. NW. Mr. Strong stated he was requesting to have permission to use a residential property to run a convenience store at 323 Memorial Dr. NW.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

Chair, Dean explained to the audience that this request was for this property to be used as a convenience store as it had been used in the past.

Mr. Strong had appeared before the Board previously. The application was worded incorrectly and could not be approved at that time. Mr. Strong has re-applied with the correct wording on the application.

The Board had no questions.

There were no comments from the public.

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

Mr. Joseph Perez, Planning Department, stated that the Planning Department supports this request.

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

CASE NO. 1

Application and appeal of Jovanie Desmaraise 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 an administrative office for an investment business located at 1205 Goldridge Dr. SW unit F, property is located in a R-4.0 Multi-Family Residential Zoning Zero Lot Line District.

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

CASE NO. 2

Application and appeal of George Hagen Jackson for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to operate an administrative office for a floor refinishing business located at 2012 Brayden Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

Mr. George Jackson presented this case to the Board. Mr. Jackson stated his name was George Jackson and his address was 2012 Brayden Dr. SW. Mr. Jackson stated that he would like to use one room in his house for a hardwood refinishing business.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean went over the rules and regulations of a home occupation, Mr. Jackson stated he understood the rules and regulations.

Chair, Dean asked for questions from the Board.

Chair, Dean asked Mr. Jackson if he would keep any inventory at his home. Mr. Jackson stated he would have a couple of machines that were the size of floor machines.

There were no comments from the public.

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

Mr. Joseph Perez, Planning Department, had no comment.

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

CASE NO. 7

Application and appeal of Pedro Cordero Zaldivar 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 an administrative office for a handyman business located at 607 Central Parkway SW, property is located in a R-4 Multi-Family Residential Zoning District.

Mr. Pedro Zaldivar presented this case to the Board. Mr. Zaldivar stated his name was Pedro Zaldivar and his address was 607 Central Parkway SW. Mr. Zaldivar stated he would like to use one room in his home for administrative purposes for his handyman business.

Chair, Dean explained the rules and regulations of a home occupation to Mr. Zaldivar, Mr. Zaldivar understood.

Chair, Dean asked where any tools would be kept.

Mr. Zaldivar stated the tools would be kept in his vehicle.

Chair, Dean stated the email address where questions could be submitted by the public and advised that there would be one minute allowed for submission.

Chair, Dean asked for questions from the Board.

Chair, Dean reminded Mr. Zaldivar that advertisements were allowed on vehicles however, there could not be any listing of the home address.

Chair, Dean explained to Mr. Zaldivar that neighbors should not be able to tell a business is being run from the home.

There were no comments from the public.

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

Mr. Joseph Perez, Planning Department, had no comment.

CASE NO. 5

Application and appeal of Mariea Satchel 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 an administrative office for a staffing business located at 2601 Little John St. SW, property is located in a R-2 Single-Family Residential Zoning District.

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

Meeting adjourned at 5:15 pm

Delayne Dean, Chair

AGENDA FEBRUARY 2021

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE FIRST FLOOR OF City Hall, 402 Lee Street NE, on Tuesday, February 23, 2021 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 Jwanna Gray 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 an administrative office for an on-line cosmetic business located at 506 Leslie St SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 2

Application and appeal of Derrick M. Sharpley 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 an administrative office for a T-shirt and apparel business located at 2801 Sandlin Rd SW PT #107 A, property is located in a R-4 Multifamily Residential Zoning District.

CASE NO. 3

Application and appeal of Sharone Balentine 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 an administrative office for a cleaning business located at 3201 Wheat Av SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 4

Application and appeal of Latasha Shackelford 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 an administrative office for selling hair and hair bonnet products located at 1213 Goldridge Dr. SW Unit D, property is located in a R-4.0 Multi-Family Zero Lot Line Residential Zoning District.

CASE NO. 5

Application and appeal of Jose Alejandro Villarreal 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 an administrative office for flooring installation business located at 125 Bluebird Lane SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 6

Application and appeal of Juan Ramirez Sebastian 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 an administrative office for tree service located at 202 Albert St SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 7

Application and appeal of Carlos Sebastian 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 an administrative office for an outdoor cleaning service located at 323 Monroe Dr. NW, property is located in a R-3 Single-Family Residential Zoning District.

CASE NO. 8

Application and appeal of Rosetta Jones for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to operate an administrative office for a cleaning business located at 1803 Cypress St SE, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 9

Application and appeal of Chandra Dancy 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 an administrative office for an on-line clothing boutique located at 914 Towerview St SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 10

Application and appeal of Stephanie Eubanks 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 an administrative office for a cottage food license to sell cookies and baked goods located at 1011 Ashenbury Park SW, property is located in a Single-Family Patio Home Residential Zoning District.

CASE NO. 11

Application and appeal of Chiquita L. Mosley 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 an administrative office for a janitorial business located at 1309 19th Av SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 12

Application and appeal of Jennifer Karlovich 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 an administrative office for an e-commerce store selling small gifts located at 2004 Stratford Rd SE, property is located in a R-1 Single Family Residential Zoning District.

CASE NO. 13

Application and appeal of Edwin Temaj Jimenez 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 an administrative office for a general outdoor maintenance business located at 1802 Chestnut St. SE, property is located in a R-4 Multi-family Residential Zoning District.

CASE NO. 14

Application and appeal of Manuel Diaz 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 operate an administrative office for a general outdoor maintenance business located at 1617 Chestnut St. SE Apt. D, property is located in a R-4 Multi-family Residential Zoning District.

CASE NO. 15

Application and appeal of The Pentecostal Tabernacle Church for a 21 foot setback variance from Section 25-78 of the Zoning Ordinance, in order to install a sign at 3612 Spring Av. SW, property is located in a AG-1 Agricultural Zoning District.

CASE NO. 16

Application and appeal of Stratford Investments, LLC for a 15 foot setback variance from Section 25-77 (e) (3) in order to install a sign at 1320 Stratford Rd. SE, property is located in a B-2 General Business Zoning District.

CASE NO. 17

Application and appeal of Thomas and Marthalyn Biles for a 20 foot rear yard setback variance from Section 25-10.9 (2) (d) in order to build a new residence at 4003 Saddlehorn Bend SW, property is located in a R-2 Single-Family Zoning District.

CASE NO. 18

Application and appeal of Rhodes Ferry Apartments for a 10 foot setback variance from Section 25-76 (n) (1) in order to place a sign at 1050 Harborview Dr. NE, property is located in a R-4 Multi-family Residential Zoning District.

①

Feb. 23, 2021 @ 4:00pm


 DECATUR
402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Jwanna Gray
 MAILING ADDR: 506 Leslie St. SW
 CITY, STATE, ZIP: Decatur, AL 35603
 PHONE: (256) 945-5552

PROPERTY OWNER: Jwanna Gray
 OWNER ADDR: 506 Leslie St. SW
 CITY, STATE, ZIP: Decatur, AL 35603 PHONE: (256) 945-5552

ADDRESS FOR APPEAL: 506 Leslie 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 am administrating an online cosmetic business
office out of my home. I will be handling
business through on-line site.

Applicant Name (print) Jwanna Gray
 Signature Jwanna Gray
 Representative Name (print) Jwanna Gray
 Signature _____
 Date 1/15/21

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

Office Use Received By: tlw
 Zone R-2
 Hearing Date 2/23/21
 Approved/Disapproved _____

CASE NO. 1 506 LESLIE ST. SW



HOME OCCUPATION QUESTIONS

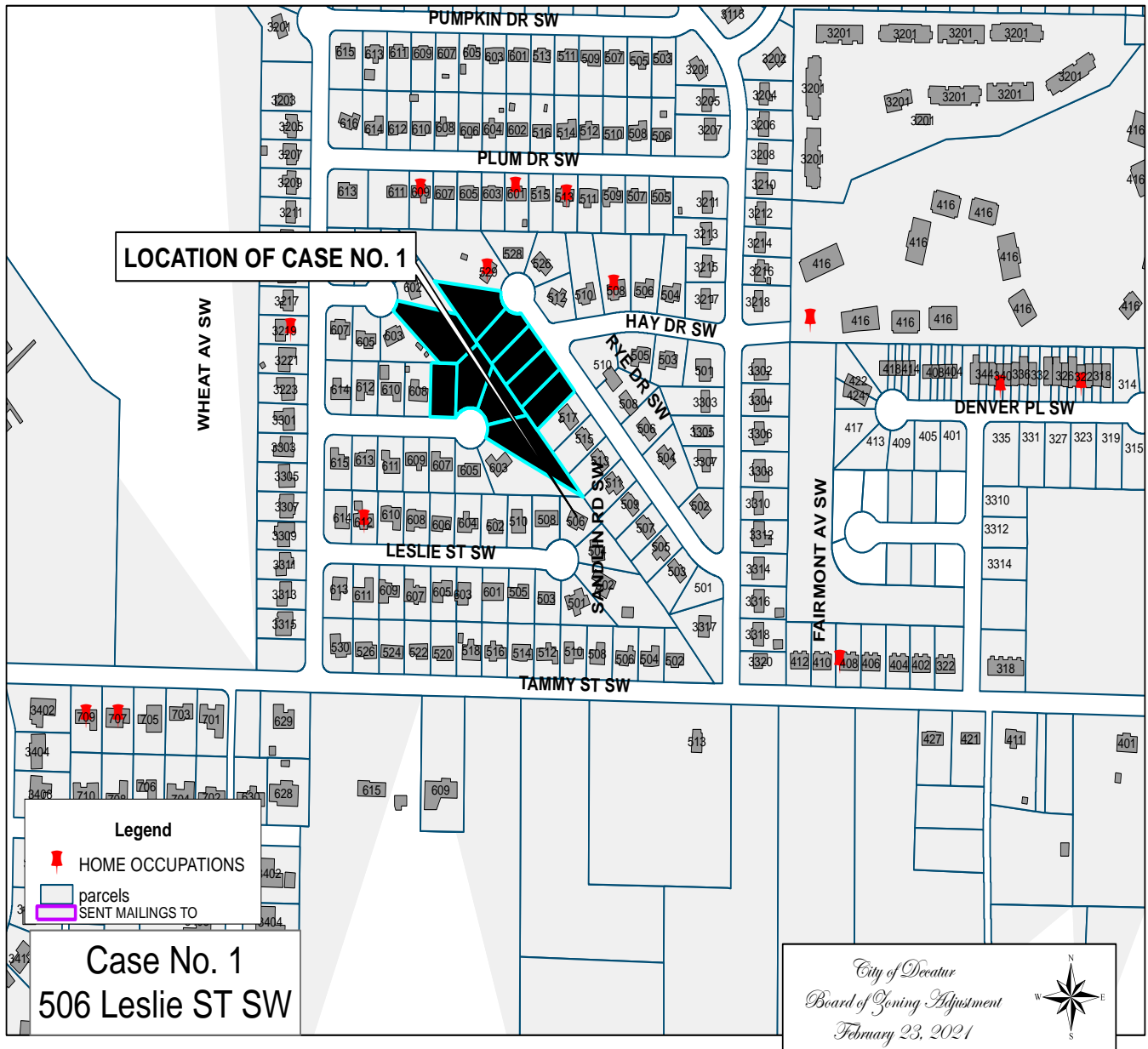
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Quana Gray DATE: 1/15/21
ADDRESS: 506 Leslie St. SW.

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

QUESTIONNAIRE



Feb. 23, 2021 @ 4:00 p.m.

②



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Derrick M. Sharpley
MAILING ADDR: 2801 Sandlin Road S.W Apt #107A
CITY, STATE, ZIP: Decatur, AL 35603
PHONE: (256) 345-7226

PROPERTY OWNER: Beltline Villa Apartments
OWNER ADDR: 2801 Sandlin Road S.W
CITY, STATE, ZIP: Decatur, AL 35603 PHONE: 256-350-2131

ADDRESS FOR APPEAL: 2801 Sandlin Road S.W 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)

My business ROBE will be in business of making T-shirt, and apparel. Once Merchandise has been complete they will be delivered to those customers. There will not be any traffic or parking needed for those customer. And also training youth in basketball fundamental and skill level.

Applicant Name (print) Derrick Sharpley
Signature Derrick M Sharpley
Representative Name (print) _____
Signature _____
Date _____

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

Office Use Received By: rw
Zone R-4
Hearing Date 2/23/2021
Approved/Disapproved _____

CASE NO. 2 2801 SANDLIN RD. SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Derrick M. Shapley DATE: 1/15/2021
ADDRESS: 2801 Sandlin Road SW Apt 107A Decatur, AL 35603

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QUESTIONNAIRE

3



CHASSING SCALE

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Sharon Balentine
MAILING ADDR: 3201 Wheat av sw
CITY, STATE, ZIP: Decatur AL 35603
PHONE: 256-345-1535

PROPERTY OWNER: Sharon Balentine
OWNER ADDR: 3201 Wheat av. sw
CITY, STATE, ZIP: Decatur AL 35603 PHONE: 256-345-1535

ADDRESS FOR APPEAL: 3201 wheat av. 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)

administrative # office for a cleaning business

Applicant Name (print) Sharon Balentine
Signature Sharon Balentine
Representative Name (print) _____
Signature _____
Date 01/19/21

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

Office Use Received By: _____
Zone R-2
Hearing Date 2/23/2021
Approved/Disapproved _____

CASE NO. 3 3201 WHEAT AV SW



HOME OCCUPATION QUESTIONS

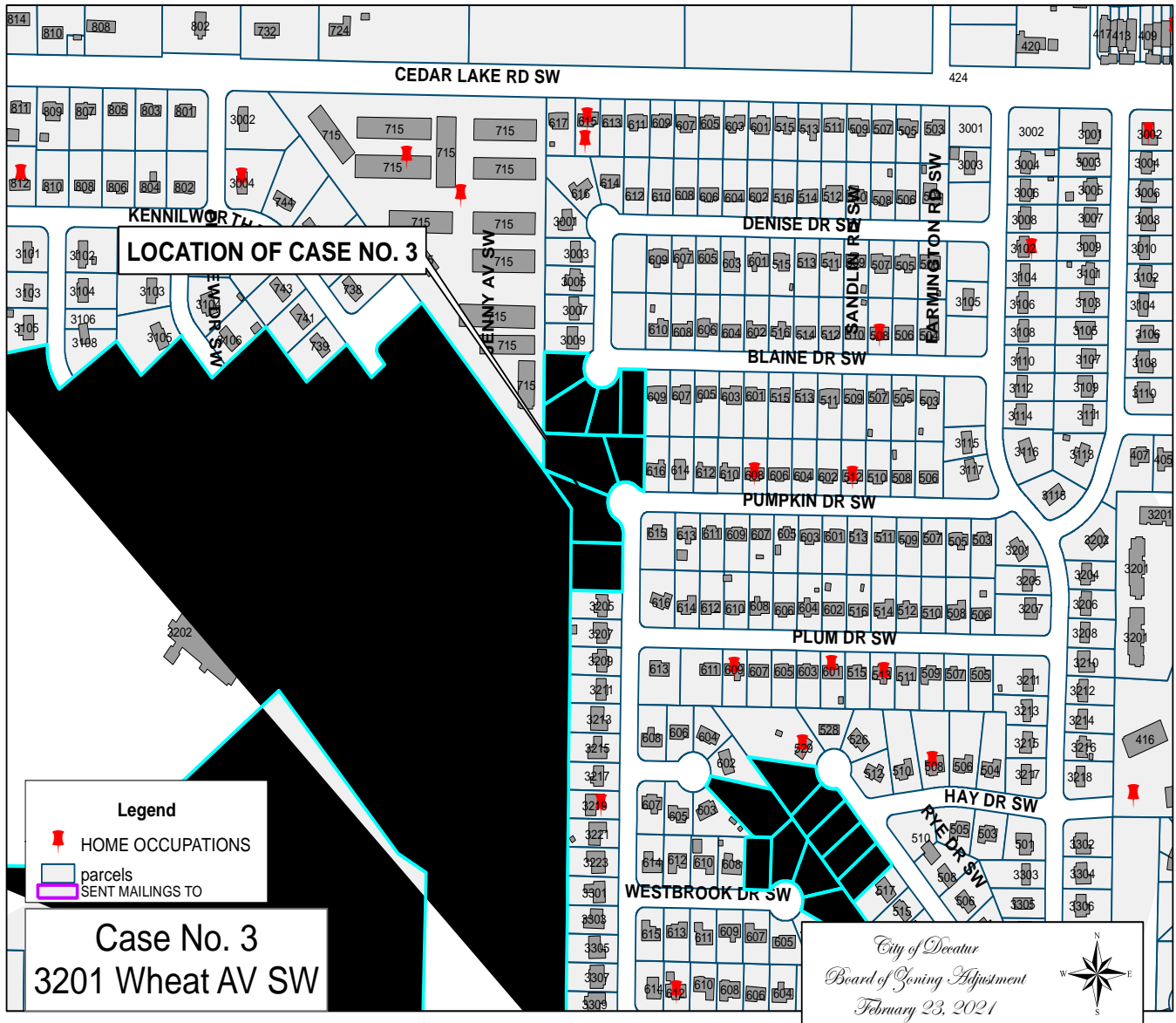
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Shane Balthus DATE: 01/19/2021
ADDRESS: 3201 Wheat St. SW Decatur AL 35603

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QUESTIONNAIRE



④

Feb. 23, 2021 @ 4:00pm



* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Latasha Shackelford
MAILING ADDR: 1213 Goldridge Dr. S.W. Unit D
CITY, STATE, ZIP: Decatur, AL 35603
PHONE: (256) 424-2118

PROPERTY OWNER: Tom House
OWNER ADDR: 810 4th Ave S.E. Decatur, AL 35601
CITY, STATE, ZIP: Decatur, AL 35601 PHONE: (256) 353-8171

ADDRESS FOR APPEAL: 1213 Goldridge Dr. S.W. Unit D 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'm going to use one room out of my home to run a
Virgin Hair Supplier Business. This Business consists of
selling Hair & Hair Bonnet Products.

Applicant Name (print) Latasha Shackelford
Signature Latasha Shackelford
Representative Name (print) L
Signature _____
Date 1-20-2021

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

Office Use Received By: AW
Zone R-4.0
Hearing Date 2/23/2021
Approved/Disapproved _____

CASE NO. 4 1215 GOLDRIDGE DR SW UNIT D



HOME OCCUPATION QUESTIONS

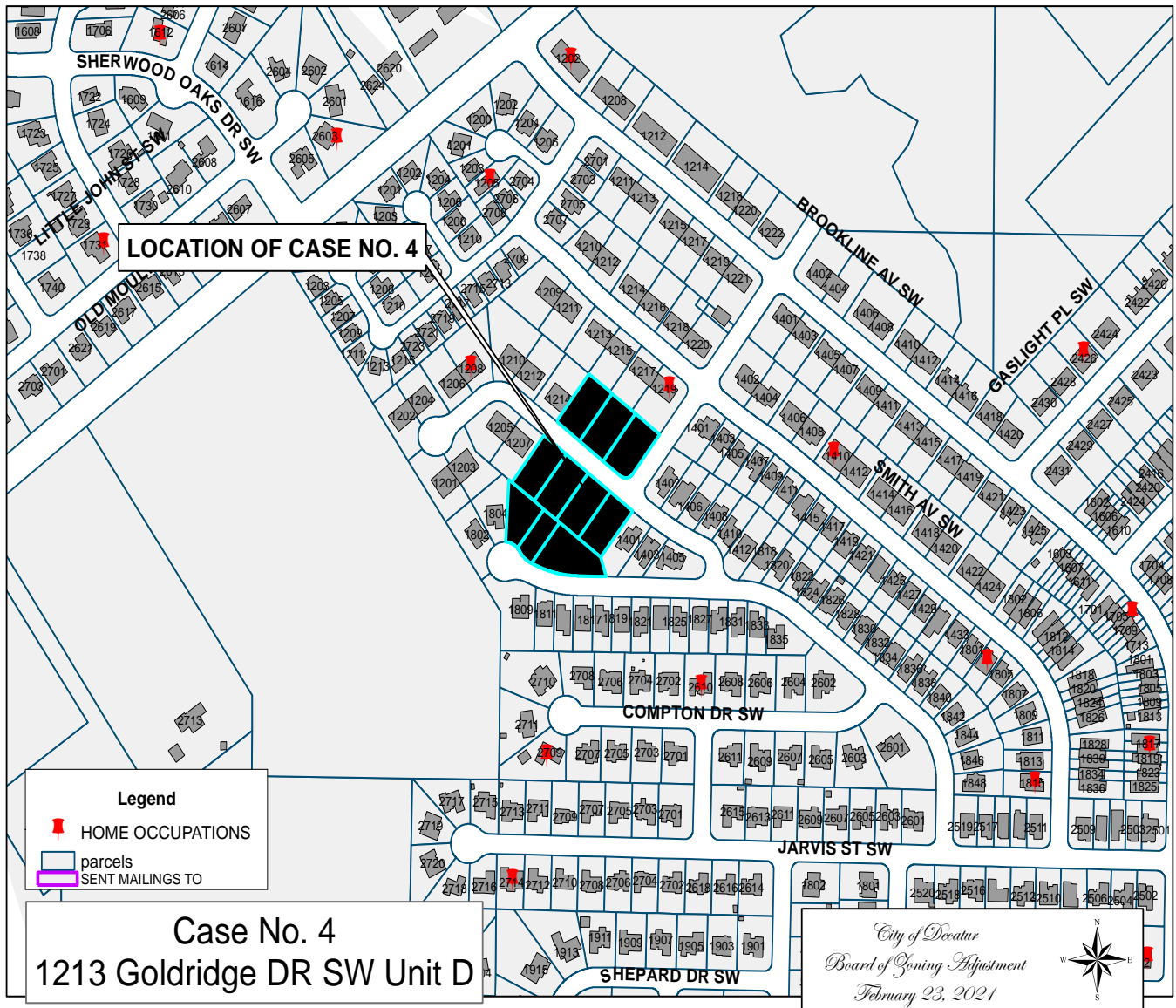
CHECK YES OR NO FOR EACH QUESTION

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: Satasha Shackelford DATE: 1-20-2021
ADDRESS: 1213 Goldridge Dr. S.W. Unit D Decatur, AL 35603

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

QUESTIONNAIRE



⑤

#50.00 due 2/10

Feb. 23, 2021



@ 4:00 pm

* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Jose Alejandro Villarreal
MAILING ADDR: 125 bluebird LN SW
CITY, STATE, ZIP: Decatur AL 35601
PHONE: (256) 566-02-45

PROPERTY OWNER: Jose Alejandro Villarreal
OWNER ADDR: 125 bluebird LN SW
CITY, STATE, ZIP: Decatur AL 35601 PHONE: (256) 566-02-45

ADDRESS FOR APPEAL: * 125 bluebird LN 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)

INSTALLING FLOOR TILE HARWOOD Laminated
all CAN Floorings.

Applicant Name (print) Jose A Villarreal
Signature [Signature]
Representative Name (print) _____
Signature 01-26-21
Date _____

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

Office Use Received By: [Signature]
Zone R-2
Hearing Date 2/23/2021
Approved/Disapproved _____

CASE NO. 5 125 BLUEBIRD LN SW



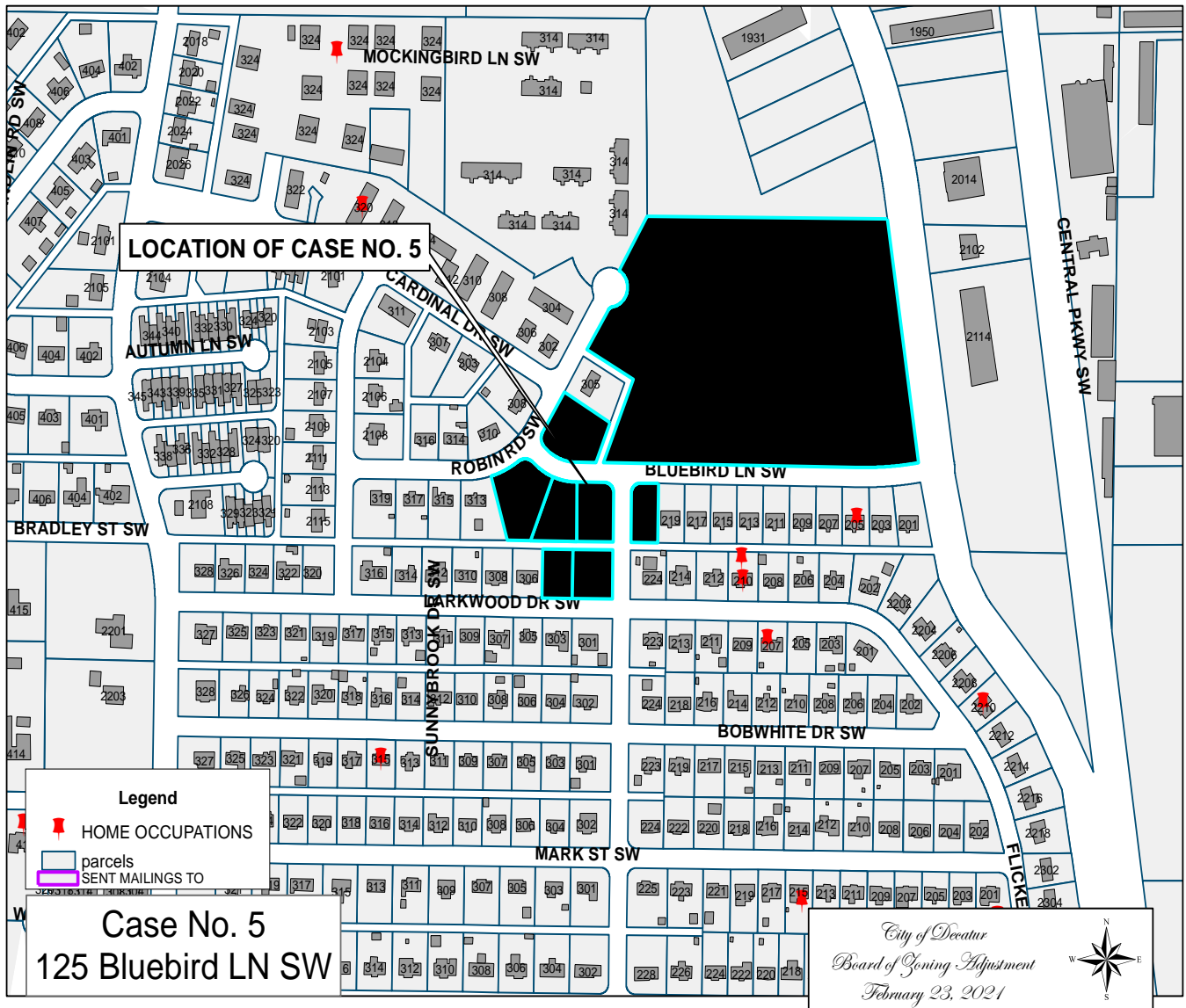
HOME OCCUPATION QUESTIONS

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: Joe A. Vincent DATE: 01-26-21
ADDRESS: 125 bluebird LN SW Decatur AL

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



6

Feb 23, 2021 @ 4:00pm



Board of Zoning Adjustment

APPLICANT: Juan Ramirez Sebastian
MAILING ADDR: 202 Albert ST SW
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 256 5601430

PROPERTY OWNER: Jesca Ramirez Varga
OWNER ADDR: 202 Albert ST SW
CITY, STATE, ZIP: Decatur AL 35601 PHONE: 256 5601430

ADDRESS FOR APPEAL: 202 Albert 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)

Use one room in my home for a tree service business, administrative purposes only S.R.S

Applicant Name (print) Juan Ramirez
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 1/26/21

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

Office Use Received By: [Signature]
Zone R-2
Hearing Date 2/23/2021
Approved/Disapproved _____

CASE NO. 6 202 ALBERT ST SW




HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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



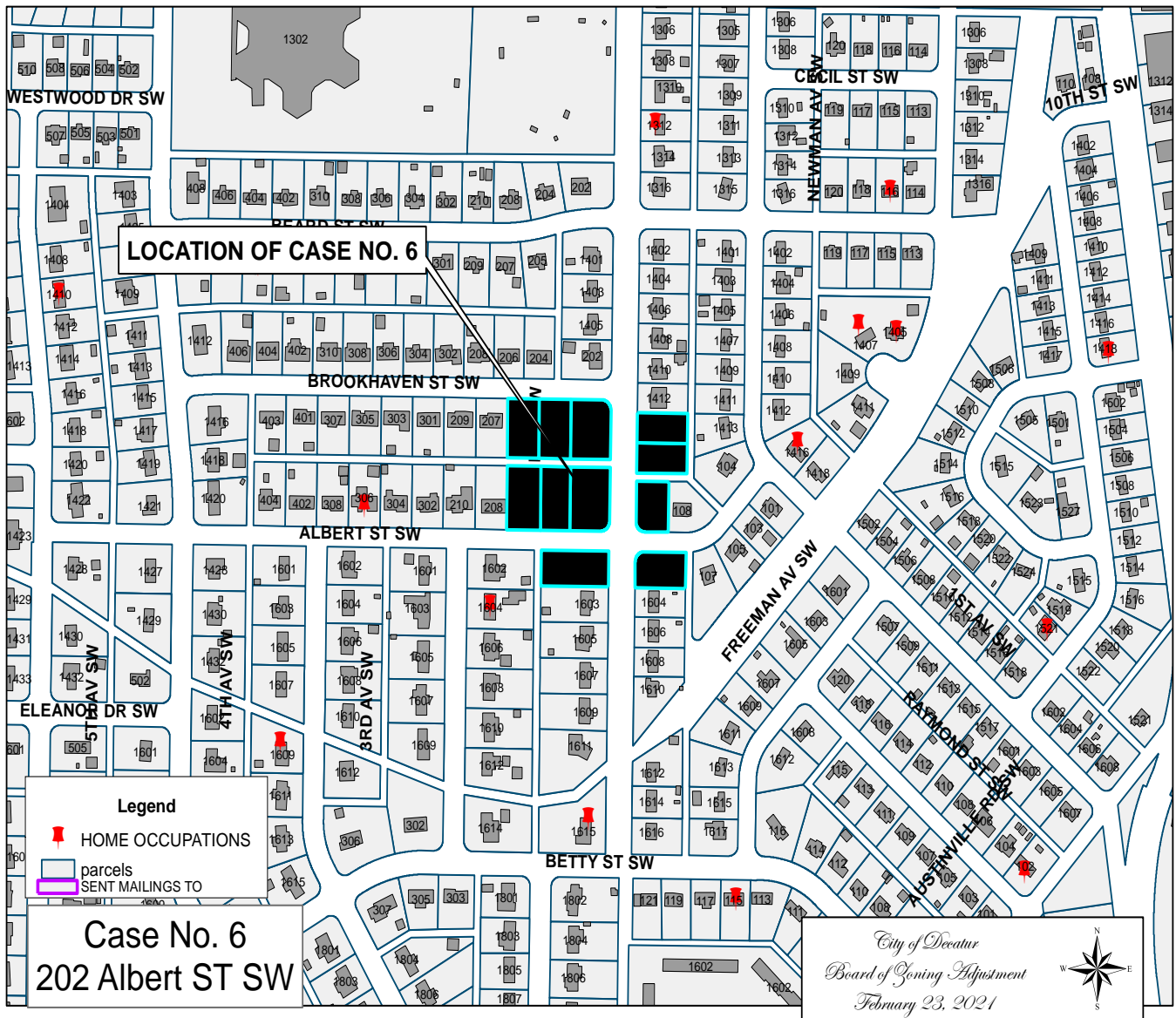
DATE: 0126 21

ADDRESS:

702 ALBERT ST SW Decatur AL 35601

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

QUESTIONNAIRE



⑦

Feb. 23, 2021 @ 4:00 p.m.



402 Lee St NE 1st Floor Council Chamber

in the Council Chambers

Board of Zoning Adjustment

APPLICANT: Carlos Sebastian
MAILING ADDR: 323 Monroe Dr NW
CITY, STATE, ZIP: Decatur, AL 35601
PHONE: 256-324-9093

PROPERTY OWNER: Dorcas Sebastian
OWNER ADDR: 323 Monroe Dr NW
CITY, STATE, ZIP: Decatur, AL 35601 PHONE: 256-324-9093

ADDRESS FOR APPEAL: 323 Monroe Dr 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)

WE will be working with local businesses use one room in
home for administrative purposes for my outdoor cleaning services.

Applicant Name (print) <u>Carlos Sebastian</u>	If applicant is using a	Office Use Received By: <u>slw</u>
Signature <u>Carlos Sebastian</u>	representative for the	Zone <u>R-3</u>
Representative Name (print) _____	request both signatures	Hearing Date <u>2/23/21</u>
Signature _____	are required	Approved/Disapproved _____
Date _____		

CASE NO. 7 323 MONROE DR NW



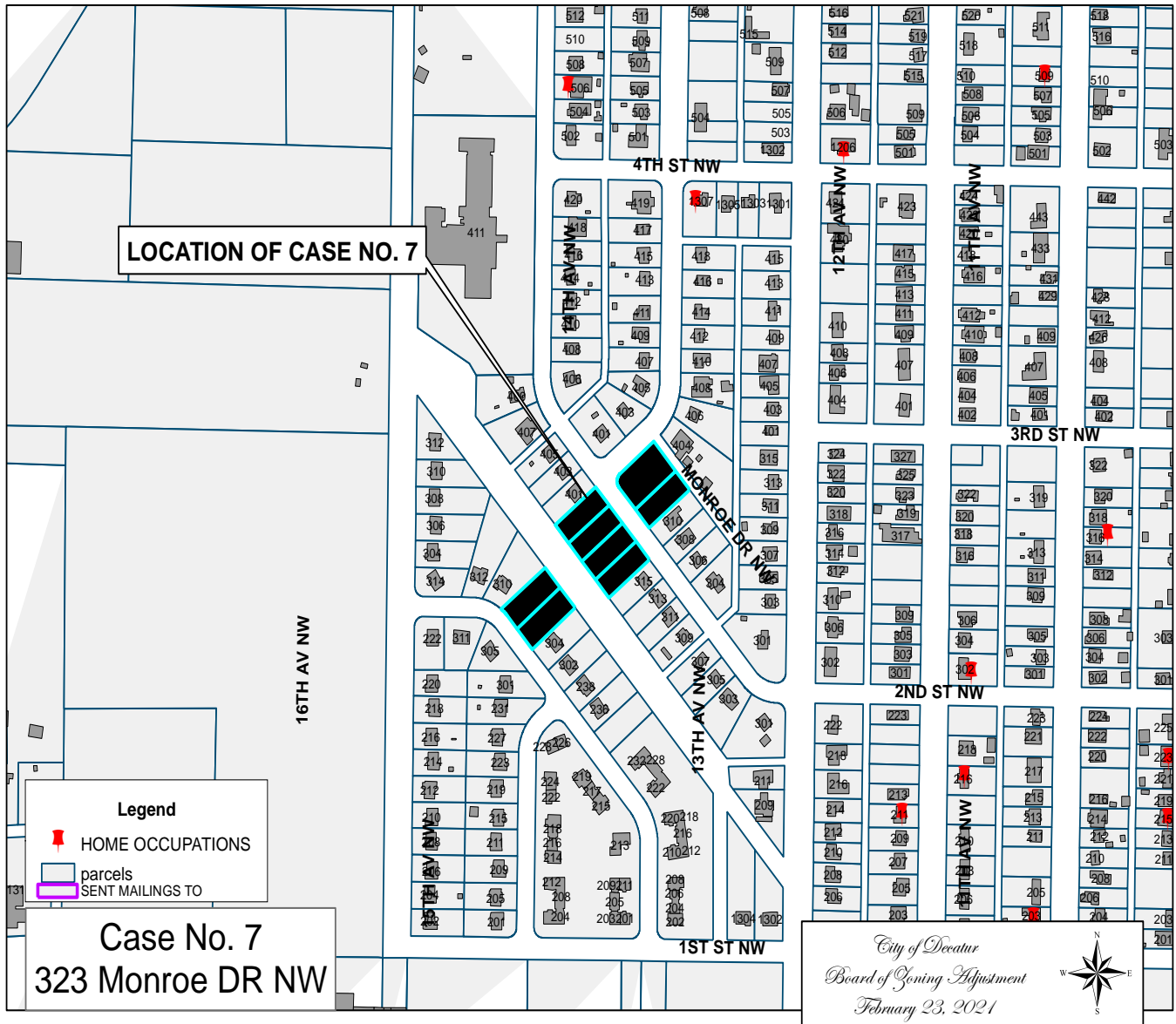
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Carl Smith DATE: 1/29/21
ADDRESS: 323 Monroe Dr NW Decatur, AL 35601

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8



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Rosetta Jones
MAILING ADDR: 1803 CYPRESS ST SE
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 256-466-3236

PROPERTY OWNER: Decatur Housing Authority
OWNER ADDR: 1701 Locust St. SE
CITY, STATE, ZIP: Decatur Alabama 35601 PHONE: 256.340.5783

ADDRESS FOR APPEAL: 1803 Cypress St 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 want to use my Home as an office for my cleaning Business
Supplies will be stored on site of Job

Applicant Name (print) Rosetta Jones
Signature Rosetta Jones
Representative Name (print) _____
Signature _____
Date 1-28-21

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

Office Use Received By: Cindy
Zone R-4
Hearing Date Feb. 23, at 4:00 p.m.
Approved/Disapproved _____

CASE NO. 8 1803 CYPRESS ST SE



HOME OCCUPATION QUESTIONS

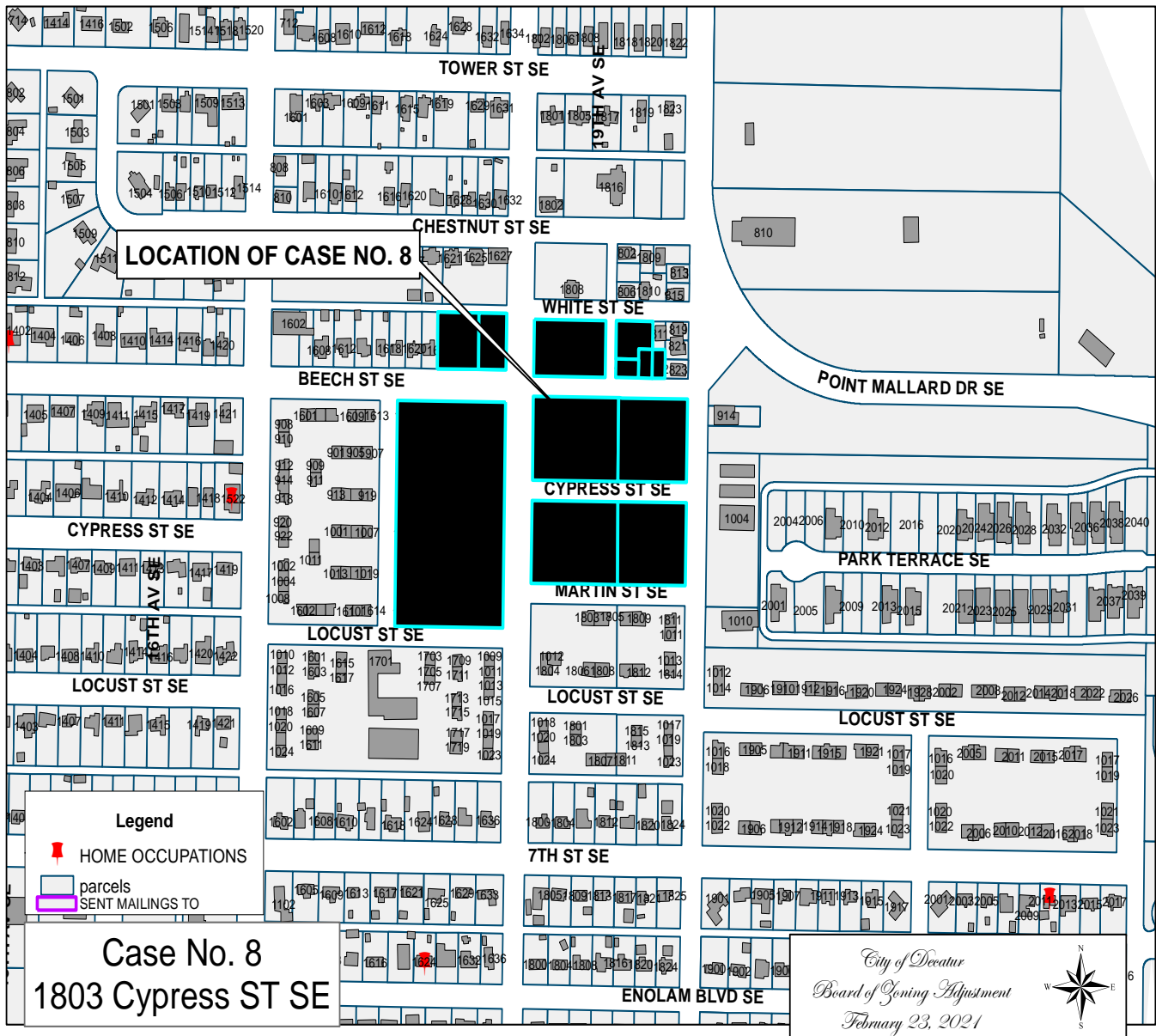
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Rosetta Jones DATE: 1-28-2021
ADDRESS: 1803 Cypress st SE, Decatur AL 35601

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QUESTIONNAIRE



9

Feb. 23, 2021 @ 4:00pm



* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Chandra Dancy
 MAILING ADDR: 914 Towerview St SW
 CITY, STATE, ZIP: Decatur, AL 35601
 PHONE: (256) 466-7107

PROPERTY OWNER: Nannette V. Moreau
 OWNER ADDR: 914 Towerview St SW
 CITY, STATE, ZIP: Decatur, AL 35601 PHONE: (256) 565-5002

ADDRESS FOR APPEAL: 914 Towerview 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'm using my home to run my online clothing boutique. There will be no traffic picking up merchandise

Applicant Name (print) Chandra Dancy
 Signature Chandra Dancy
 Representative Name (print) _____
 Signature _____
 Date 1/29/2021

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

Office Use Received By: NW
 Zone R-2
 Hearing Date 2/23/21
 Approved/Disapproved _____

CASE NO. 9 914 TOWERVIEW ST. SW



HOME OCCUPATION QUESTIONS

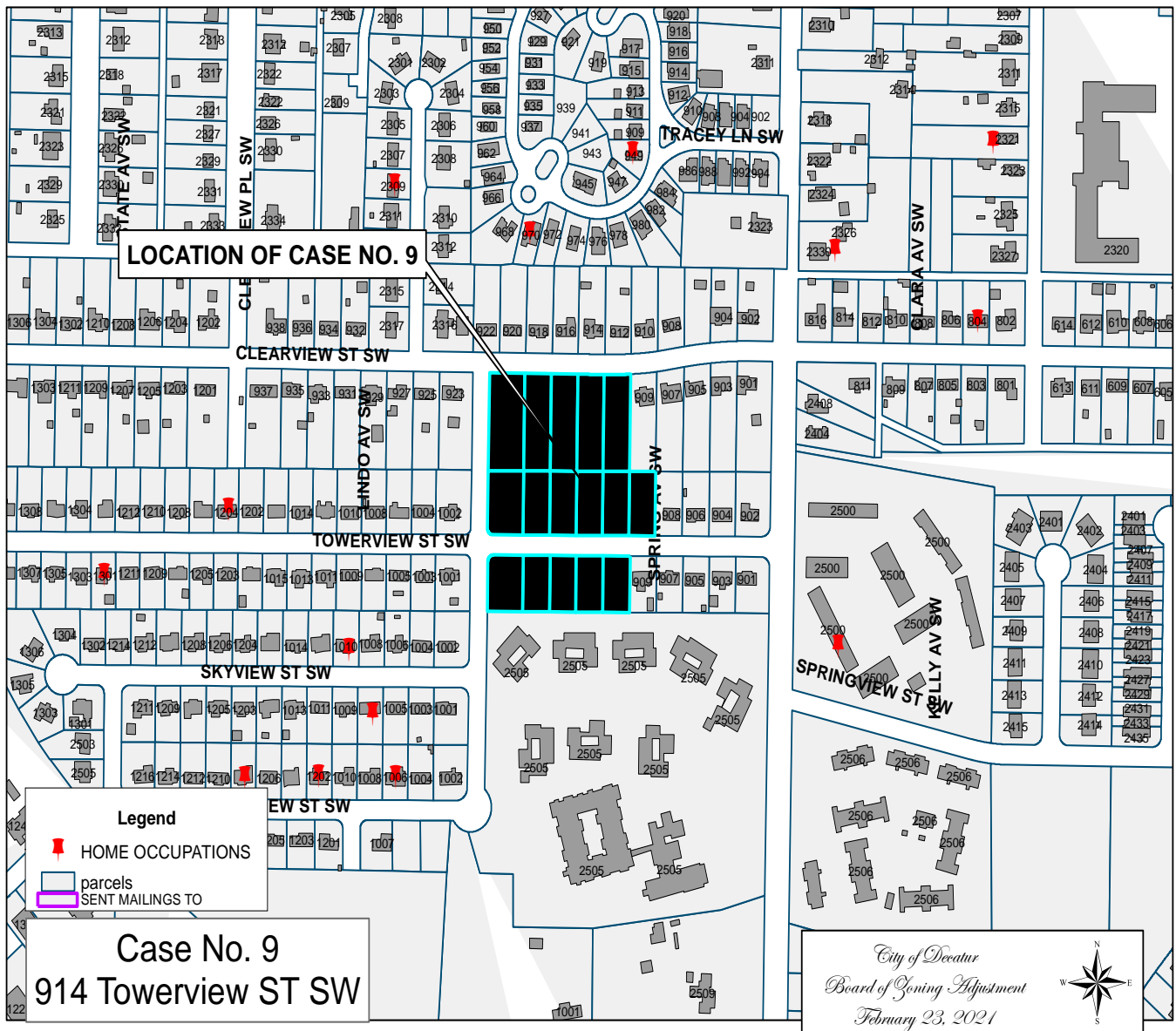
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Charles Day DATE: 1/29/2021
ADDRESS: 914 Towerview St Decatur, AL 35601

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

QUESTIONNAIRE



(10)

\$50 App fee

2/23/21 @ 4:00 pm.



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Stephanie Eubanks
MAILING ADDR: 1011 Ashenbury Park SW
CITY, STATE, ZIP: Decatur, AL 35603
PHONE: 256-280-8663

PROPERTY OWNER: Stephanie Eubanks
OWNER ADDR: same 1011 Ashenbury Park SW
CITY, STATE, ZIP: Decatur, AL PHONE: same

ADDRESS FOR APPEAL: 1011 Ashenbury Park 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)

would like to sell cookies & baked goods from my
home. I have gotten my cottage food license
Bake cookies from my home

Applicant Name (print) Stephanie Eubanks
Signature Stephanie Eubanks
Representative Name (print) Stephanie Eubanks
Signature Stephanie Eubanks
Date 1/29/21

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

Office Use Received By: tlw
Zone R-5
Hearing Date 2/23/21
Approved/Disapproved

CASE NO. 10 1011 ASHENBURY PARK 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:

ADDRESS:

Supriya P. Choudhary DATE: 1/29/21
1011 Ashenbury Park
Decatur, AL
35603

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QUESTIONNAIRE



\$50.00 Due 2/10

Feb 23, 2021 @ 4:00



CHASSING SCALE

* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Chiquita L. Mosley
MAILING ADDR: 1309 19th Ave SW
CITY, STATE, ZIP: Decatur AL 35601
PHONE: 256-666-6913

PROPERTY OWNER: David + Lynne Burnett
OWNER ADDR: 406 Austinville Flint Rd SW
CITY, STATE, ZIP: Decatur, AL PHONE: ²⁵⁶⁻345-6028

* ADDRESS FOR APPEAL: 1309 19th Ave SW Decatur, AL 35601

NATURE OF APPEAL:

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

***** Applicants or Duly Appointed Representative MUST be present in order

For the case to be heard*****

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

I will be starting my janitorial business
out of one room of my house.

Applicant Name (print) Chiquita L. Mosley
Signature Chiquita L. Mosley
Representative Name (print) _____
Signature _____
Date 2/09/21

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

Office Use Received By: tw
Zone R-2
Hearing Date 2/23/21
Approved/Disapproved _____

CASE NO. 11 1309 19TH AV. SW



HOME OCCUPATION QUESTIONS

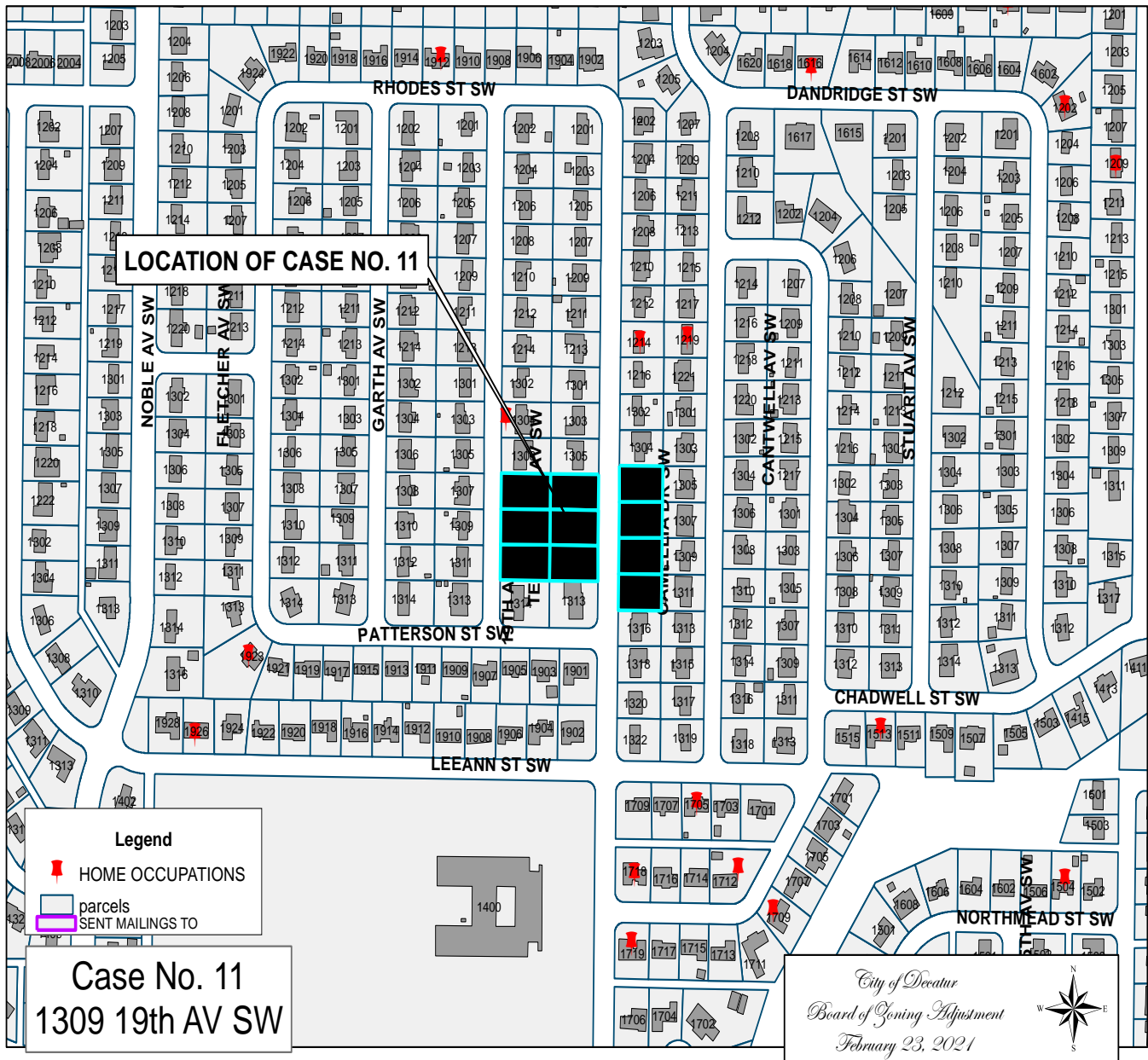
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Chad J. May DATE: 2/09/21
ADDRESS: 1309 19th Ave SW, Decatur, AL 35601

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QUESTIONNAIRE



12



A Small City with a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jennifer Karlouch
MAILING ADDR: 2004 stratford Rd SE,
CITY STATE ZIP: Decatur, AL 35601
PHONE: 407-399-1696

PROPERTY OWNER: Nick + Jennifer Karlouch
OWNER ADDR: same 2004 stratford Rd SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 407 399 1696

ADDRESS FOR APPEAL: 2004 Stratford Rd SE, Decatur, AL 35601

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

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

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

Looking to open an e-commerce store selling small gifts.
I would be utilizing one room as an office/storage room.
There would not be any customers coming to the house,
all deliveries from UPS, USPS, etc.

Applicant Name(print): <u>Jennifer Karlouch</u> Signature: <u>[Signature]</u> Representative Name(print): Signature: Date: <u>2/1/21</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By: <u>[Signature]</u> Zone: <u>R-1</u> Hearing Date: <u>2/23/21</u> Approved/Disapproved
--	--	---

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

CASE NO. 12 2004 STRATFORD RD SE



HOME OCCUPATION QUESTIONS

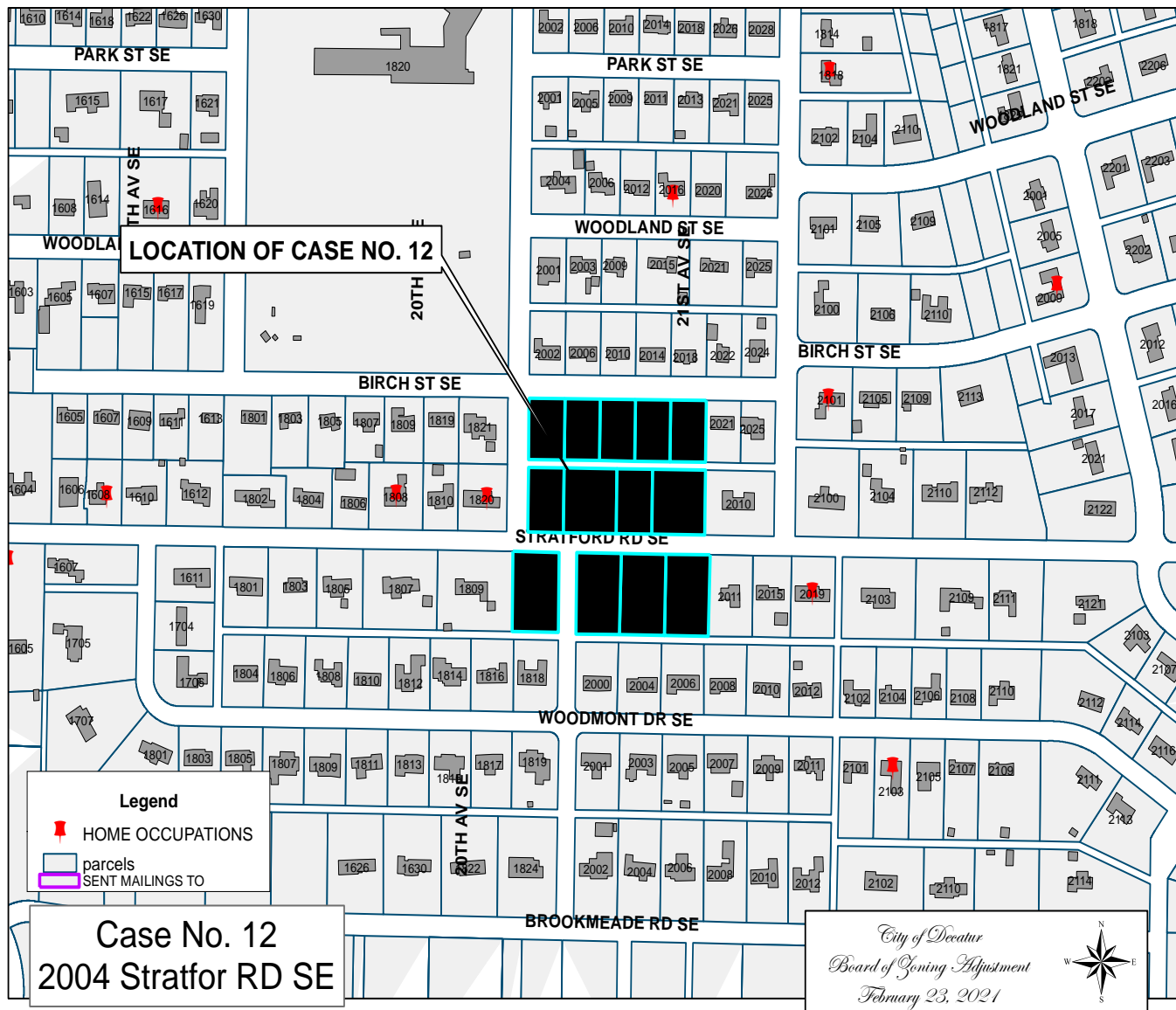
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: J. Karlovich DATE: 2/3/2021
ADDRESS: 2004 Stratford Rd. SE, Decatur, AL 35601

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QUESTIONNAIRE



(13)

#50 App Fee Feb. 10th

Feb. 23, 2021



@ 4:00pm

* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Edwin Temaj Jimenez

MAILING ADDR: edwinjimenez300@gmail.com

* CITY, STATE, ZIP: Decatur, Alabama, 35601

PHONE: 256-945-2636

PROPERTY OWNER: Edwin Jimenez

+ OWNER ADDR: 1802 Chestnut Street Southeast

CITY, STATE, ZIP: Decatur, Alabama, 35601 PHONE: 256-945-2636

+ ADDRESS FOR APPEAL: 1802 Chestnut 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)

house cleaning, garden, landscaping.
use one room in my home.

Applicant Name (print) Edwin Jimenez

Signature [Signature]

Representative Name (print) _____

Signature _____

Date 02/08/2021

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

Office Use Received By: NW

Zone R-4

Hearing Date 2/23/21

Approved/Disapproved _____

CASE NO. 13 1802 CHESTNUT ST SE



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

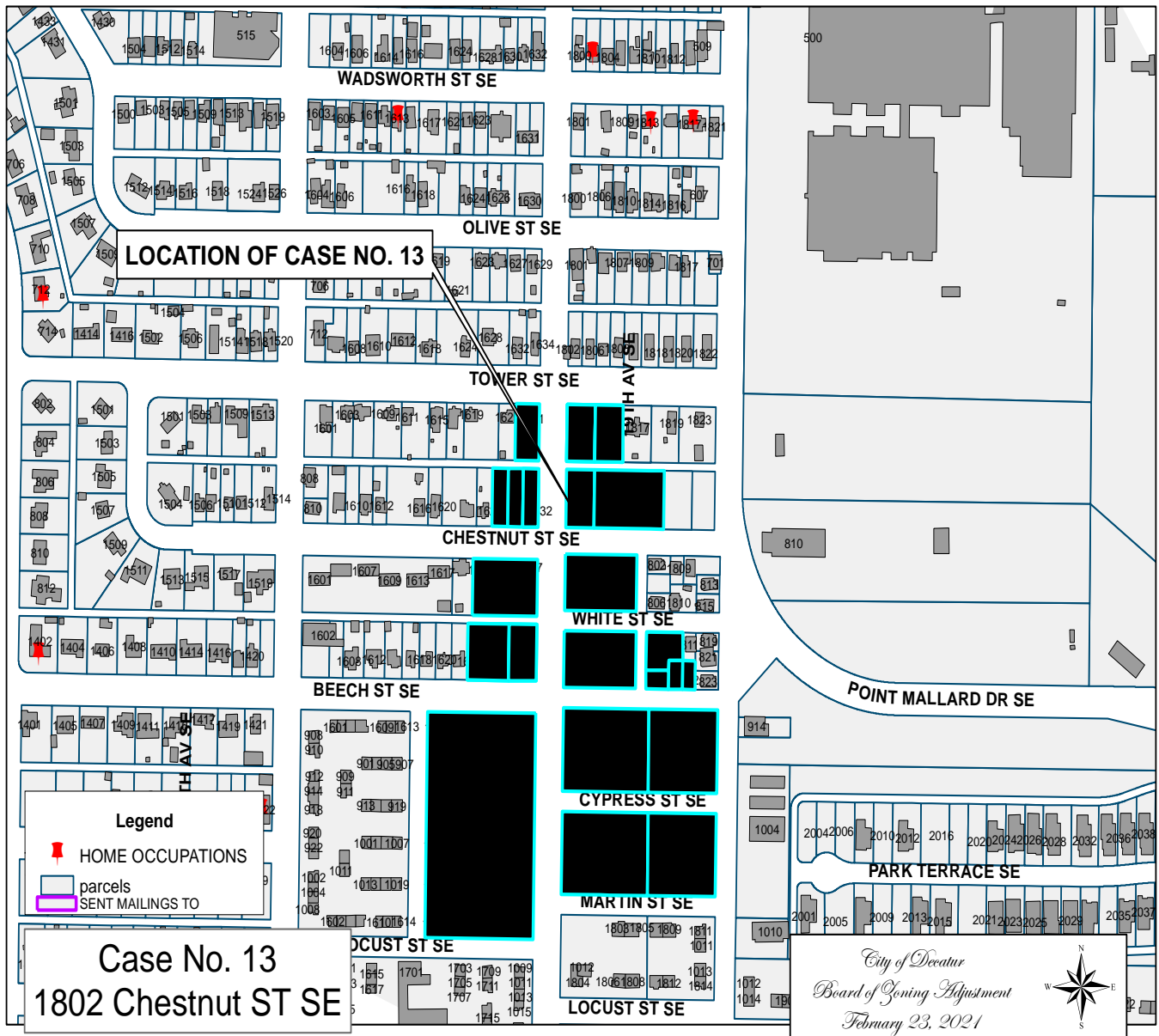
SIGNED: _____

DATE: 02/03/2021

X ADDRESS: 1802 Chestnut Street Southeast

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

QUESTIONNAIRE



(14) \$50 APP Fee 10 + 6

Feb. 23, 2021



@ 4:00 pm

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Manuel Diaz Rodriguez

MAILING ADDR: manueldr107@outlook.com 1617 Chestnut St. Apt D

CITY, STATE, ZIP: Decatur, Alabama 35601

PHONE: 256 751 7138

PROPERTY OWNER: Manuel Diaz Rodriguez Dep. Rent Valley Rentals

OWNER ADDR: 1617 Chestnut Street Dep. D 1707 Central PKWY STE H

CITY, STATE, ZIP: Decatur, Alabama 35601 PHONE: 256 751 7138

ADDRESS FOR APPEAL: 1617 Chestnut St. Apt D

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)

house clearing, garden, landscaping.
using one room in my house

Applicant Name (print) Manuel Diaz Rodriguez

Signature [Signature]

Representative Name (print)

Signature

Date 02-08-2021

If applicant is using a

representative for the

request both signatures

are required

Office Use Received By: [Signature]

Zone R-4

Hearing Date 2/23/21

Approved/Disapproved

CASE NO. 14 1617 CHESTNUT ST APT D



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

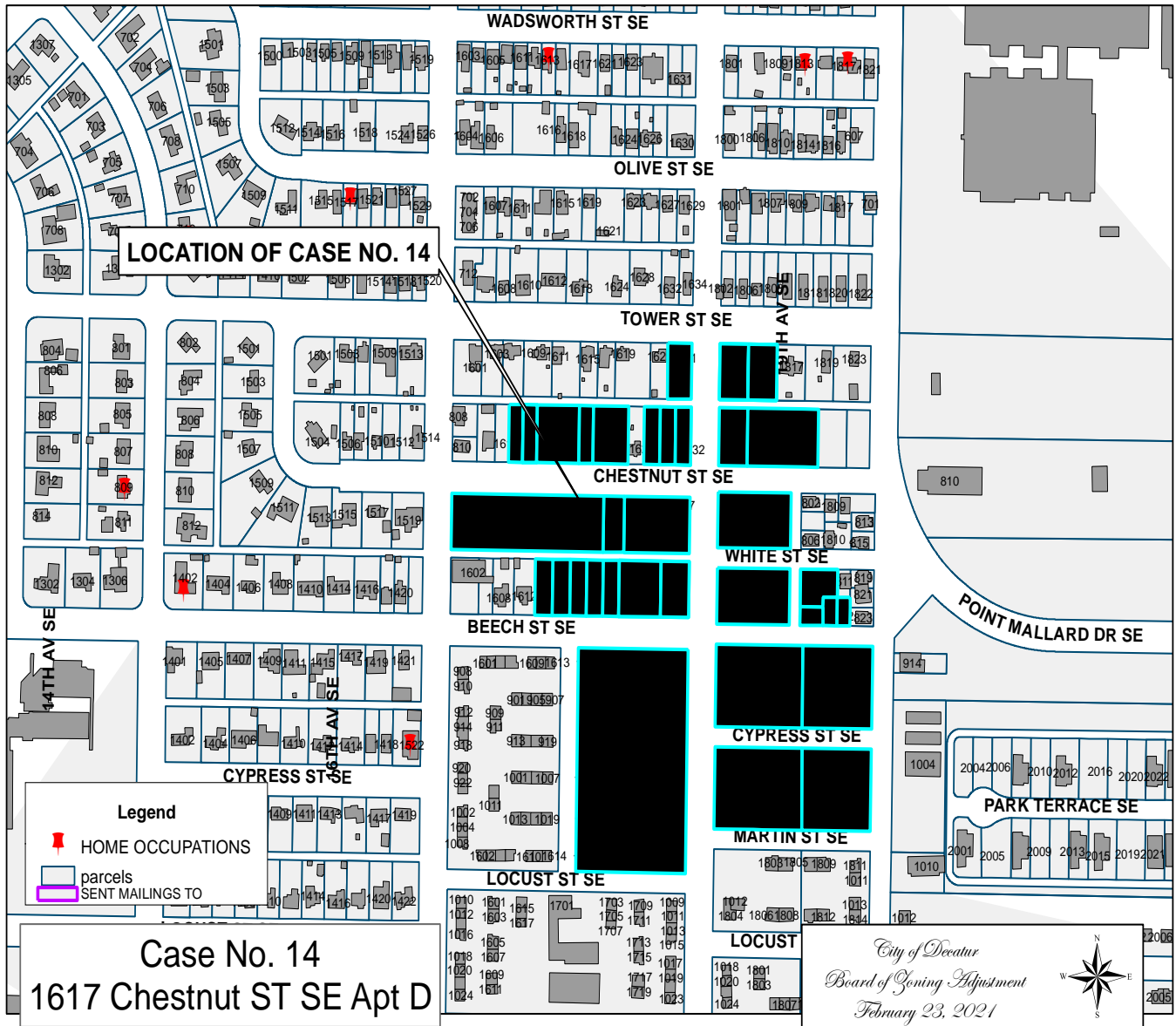
SIGNED: [Signature]

DATE: 02-08-2021

ADDRESS: 1617 Chestnut Street Dep. D

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

QUESTIONNAIRE



(15)

Feb. 23, 2021



CHAMBER SCALE

@ 4:00pm

* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Pentecostal Tabernacle Church
MAILING ADDR: P.O. Box 5017 / 3612 Spring Ave. SW
CITY, STATE, ZIP: Decatur AL 35601 / Decatur AL 35603
PHONE: 256-303-7411

PROPERTY OWNER: Pentecostal Tabernacle Church
OWNER ADDR: 3612 Spring Ave. SW
CITY, STATE, ZIP: Decatur AL 35603 PHONE: 256-303-7411

ADDRESS FOR APPEAL: 3612 Spring Ave. 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)

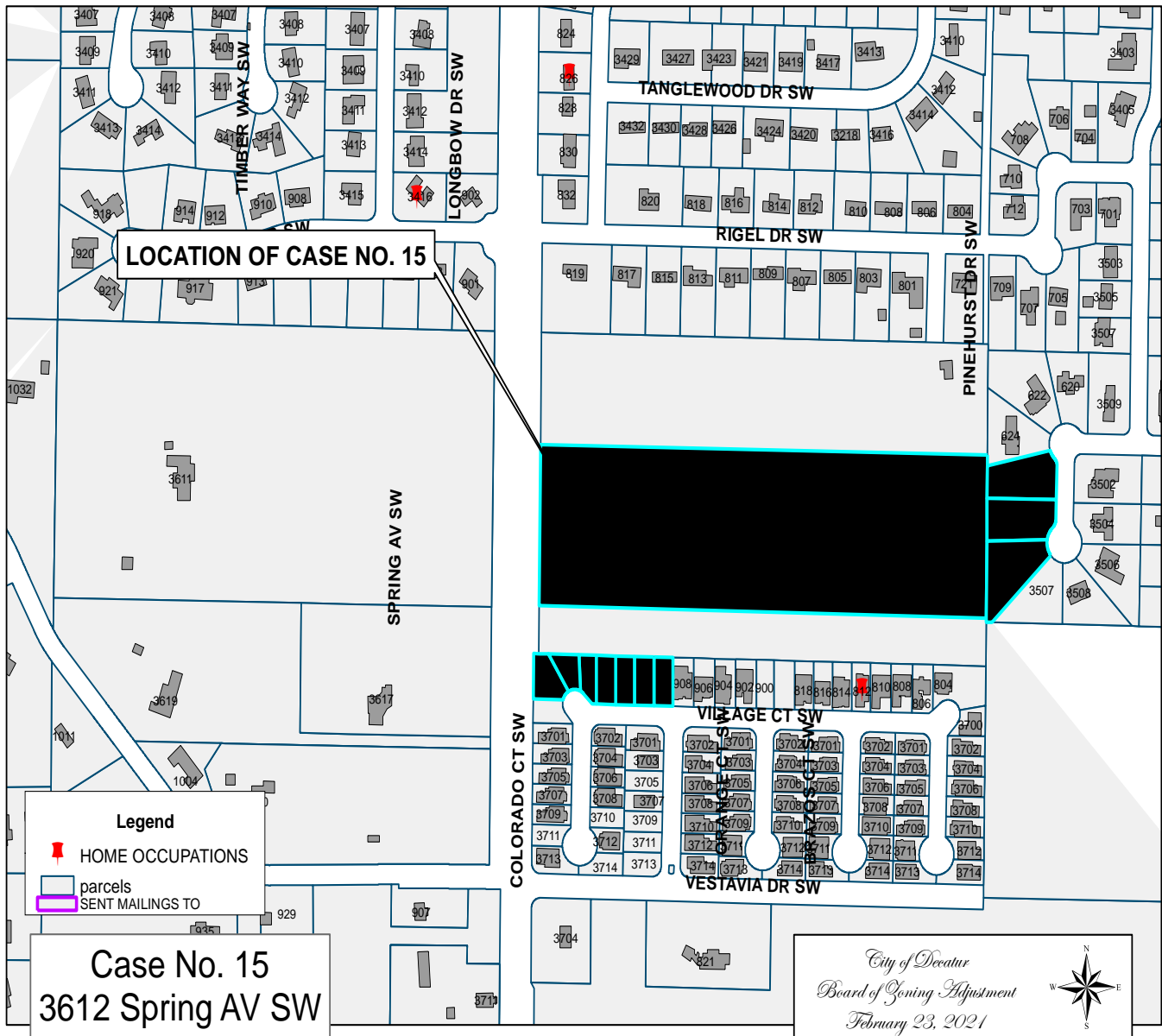
Sign variance - 21 ft+ set back.

Applicant Name (print) Take Sparks
Signature [Signature]
Representative Name (print) Take Sparks
Signature [Signature]
Date 2-18-21

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

Office Use Received By: [Signature]
Zone AG-1
Hearing Date 2/23/21
Approved/Disapproved

CASE NO. 15 3612 SPRING AV SW



16



A Grand City on a Charming Shore

Board of Zoning Adjustment

APPLICANT: Stratford Investments, LLC
MAILING ADDR: PO Box 546
CITY STATE ZIP: Decatur, AL 35602
PHONE: 256-303-7403

PROPERTY OWNER: Stratford Investments, LLC
OWNER ADDR: PO Box 546
CITY STATE ZIP: Decatur, AL 35602
OWNER PHONE: 256-303-7403

ADDRESS FOR APPEAL: 1320 Stratford Rd 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.)

Please see attached statement requesting sign variance
Want to demolish existing "Grandfathered" sign
and build back a new sign measuring same size
82" wide x 63" tall x 19" deep please see attached drawing

Applicant Name(print): Stratford Investments LLC
Signature: [Signature]
Representative Name(print): Matthew Young
Signature: [Signature]
Date: 2/2/21

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

Office Use
Received By: NW
Zone: B-2
Hearing Date: 2/23/21
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 1320 STRATFORD RD. SE

Sign Variance Statement

Stratford Investments, LLC purchased the building at 1320 Stratford Rd in November of 2020. We have done a considerable number of improvements to the building since then. Improvements so far include new architectural shingle roof, full exterior paint job, new exterior lighting, foundation repair, landscaping, and parking lot will be recovered.

Our wish is that any improvements we make to the property will improve the look of both the property and the Stratford Rd corridor. The owner of Stratford Investments, LLC is a full-time resident of Decatur and wants to improve the appearance of this area.

The current sign for the building is right inside the property line. This sign was erected during the original construction of the building in 1979. The sign is old and beginning to show signs of deterioration. Due to the layout of the parking lot, building, and property lines constructing a new sign with the required setbacks would not be possible without great expense and removing much needed parking from the tenants of the building.

The building has three businesses as tenants, all which desire a sign by the road. Two of these businesses are dental practices and the other is a CPA firm.

Per the recommendations of Robert Sims (Decatur City Building Department), we would like to demolish the existing "grandfathered" sign and then build a replacement sign of the same size in it's place. The new sign would be constructed of metal panels covered by stucco and painted to match the building color scheme. We believe the new sign will be more attractive and durable than the existing one. I have attached an example of the design for a replacement sign to this variance application. The proposed new sign is designed to be like the Renasant Bank sign directly across Stratford Rd from our building.

The existing sign measures 63 inches tall x 82 inches wide x 19 inches deep. The existing sign is surrounded by a 12' x 6' landscape bed. The existing sign is currently 23.5' from the curb of Stratford Rd. It is worth noting the Renasant sign across Stratford Rd is only 13' from the curb. Other professional signs on Stratford are setback roughly 13'-24' from the curb.

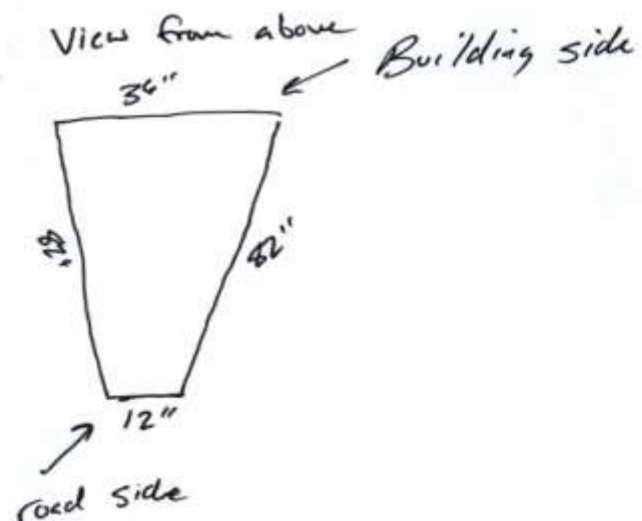
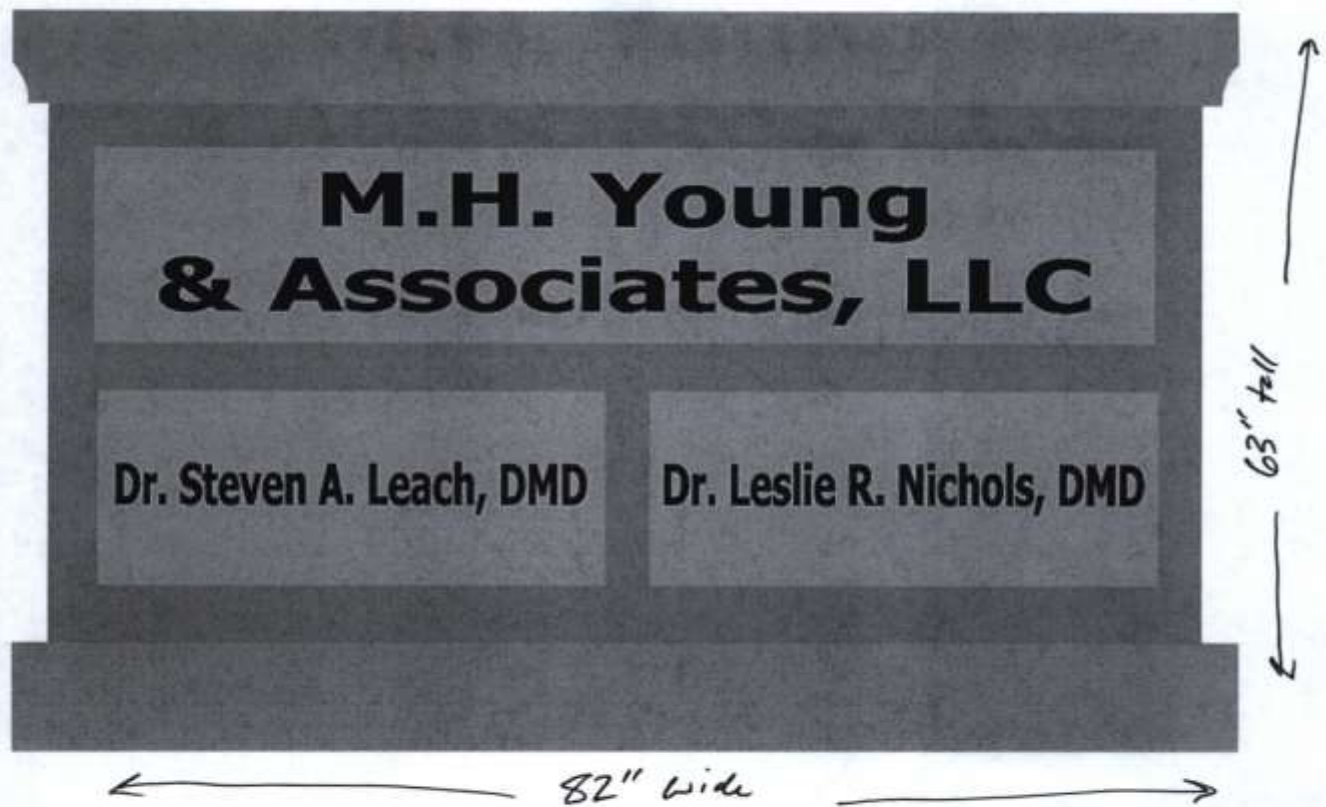
I kindly ask the Board of Zoning Adjustment for a sign variance to construct a new sign measuring 63 inches tall x 82 inches wide x 19 inches deep in the exact same location as the existing sign.

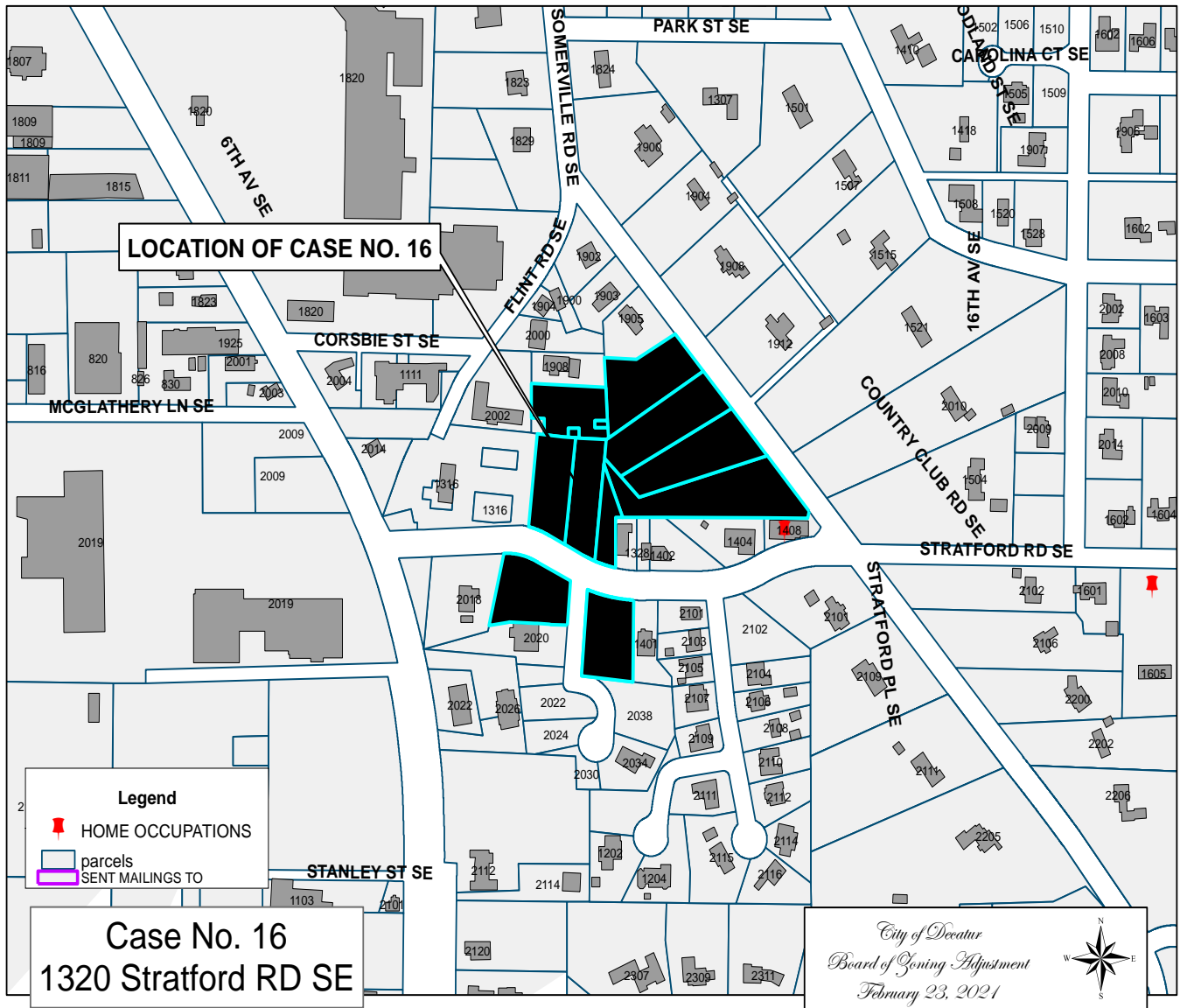


Matthew H. Young

Stratford Investments, LLC

256-303-7403





18



Official City of Decatur, Georgia

Board of Zoning Adjustment

APPLICANT: Marthalyn and Thomas Biles
 MAILING ADDR: 907 Jessie Drive
 CITY STATE ZIP: Decatur, AL 35603
 PHONE: _____

PROPERTY OWNER: Marthalyn and Thomas Biles
 OWNER ADDR: 907 Jessie Drive
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: _____

ADDRESS FOR APPEAL: 4003 Saddlehorn Bend SW (The Farm-Lot4)

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*****

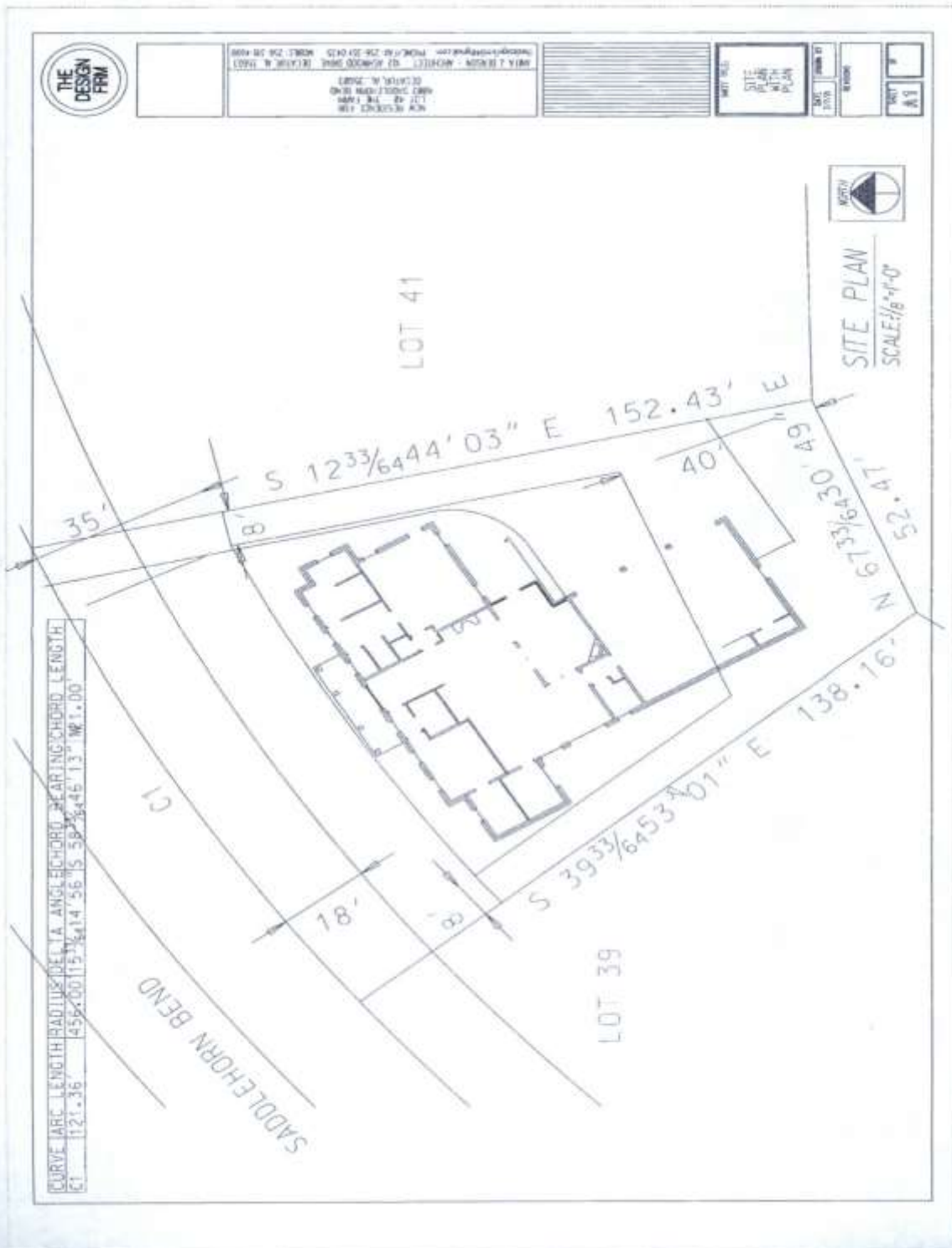
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

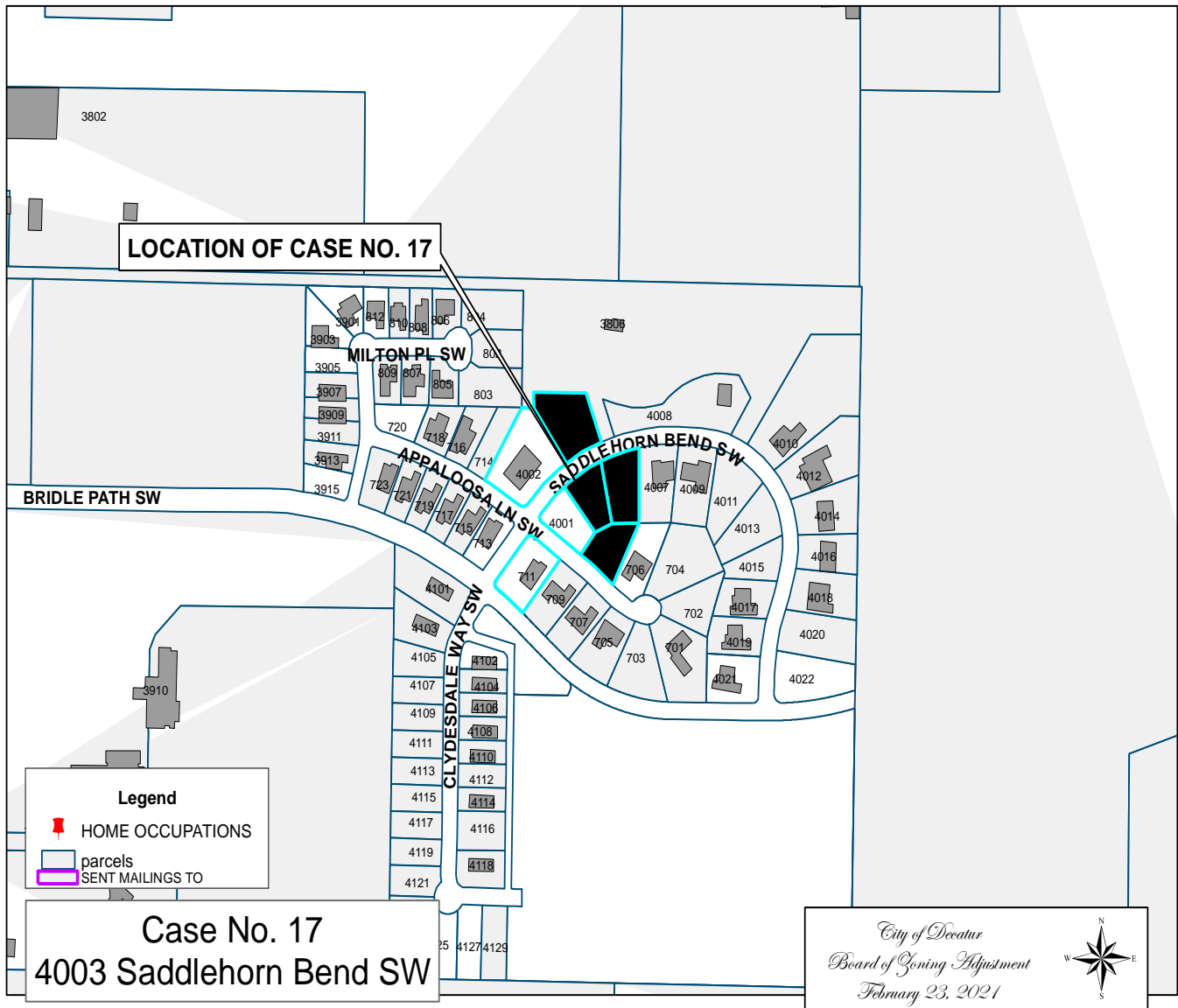
see attached
Requesting a 20' Variance on the
rear yard setback

Applicant Name(print) <u>Thomas Marthalyn Biles</u> Signature <u>Thomas Marthalyn Biles</u> Representative Name(print) <u>Richard Humphrey</u> Signature <u>[Signature]</u> Date <u>2/10/21</u>	If applicant is using a representative for the request both signatures are required.	Office Use Received By <u>NW</u> Zone <u>R-2</u> Hearing Date <u>2/23/21</u> Approved/Disapproved _____
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The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO. 17 4003 SADDLEHORN BEND SW





(19)

Feb 23, 2021
@ 4:00 p.m.



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Rhodes Ferry Apartments

MAILING ADDR: 1050 Harborview Dr

CITY, STATE, ZIP: Decatur, AL 35601

PHONE: 256-255-1225

PROPERTY OWNER: Harbour Village 100 LLC

OWNER ADDR: 41 West I-65 Service Rd. N/Colonial Bank Center 3rd Floor

CITY, STATE, ZIP: Mobile, AL 36608-1201 PHONE: 251-320-5929

ADDRESS FOR APPEAL: 1050 Harborview Drive 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)

4' x 8' ft sign, asking for a 10 ft Variance
location is across from office, next to Bldg #1

Applicant Name (print) Chris Sylvester

Signature Chris Sylvester

Representative Name (print) Joann Casey

Signature Joann Casey

Date _____

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

Office Use Received By: tw

Zone R-4

Hearing Date 2/23/21

Approved/Disapproved _____

CASE NO. 18 APPLICATION

Appro

4'x 8'

Blue
Background
White
letters
+
post







