

BOARD OF ZONING ADJUSTMENT

AGENDA

November 2022

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Minutes October 2022

MEMBERS PRESENT: Mr. Steven Thomas, Rev. George Allen

SUPERNUMERARIES: Mr. Larry Waye, Mr. Chester Ayers

COPIED TO: Delayne Dean,

OTHERS PRESENT: Mrs. Ruth Priest, Asst. City Attorney
Mr. Matthew Marques, Planning Department
Mr. Bob Sims, Building Inspector
Mrs. Nancy Whiteside, Recorder

Acting Chair, Larry Waye called the meeting to order at 4:00 p.m. in the council chambers on the first floor at City Hall.

Mr. Bob Sims, Building Department, called the roll.

POINT OF INFORMATION: Only four Board members are present at today's meeting. A unanimous vote will be needed for any case to be approved. Any applicant may have their case tabled until next month when five Board members may be present.

The minutes from the September 2022 meeting were approved. Mr. Steven Thomas motioned to approve the minutes. Mr. Chester Ayers seconded the motion. On a voice vote, the motion carried.

CASE NO. 1

Application and appeal of Carey D. Wiggins for a use permitted on appeal for a 15-foot setback variance from Section 25-10.10 (2) (d) of the Zoning Ordinance in order to build a house located at 205 Church St. NW, property is located in a R-3 Single Family Residential District.

Mr. Carey Wiggins presented this case to the Board. Mr. Wiggins stated his name was Carey Wiggins and his address is 1612 West Moulton St.

Mr. Wiggins stated he was asking for a setback variance in order to build a house at 205 Church St NW.

Mr. Larry Waye verified Mr. Wiggins was asking for the variance to build a new house at 205 Church St. NW. Mr. Wiggins agreed.

Mr. Larry Waye asked for questions from the Board.

Mr. Larry Waye verified Mr. Wiggins was only asking for a variance for the back of the property, Mr. Wiggins agreed.

Mr. Larry Waye asked Mr. Wiggins if the variance was needed because of the size and angle the house would be positioned, Mr. Wiggins agreed

Mr. Wiggins also stated that years ago the city had purchased a portion of the property in order to widen Church St., which cut down the size of the lot in the front throwing the size of the property off in the back.

Mr. Wiggins stated he was wanting to angle the house toward the river and to the East which gave him more of a variance.

Mr. Larry Waye asked Mr. Wiggins if he had owned the property for a while. Mr. Wiggins stated he had owned the property for quite some time.

There were no further questions from the Board or the public.

Mr. Bob Sims, 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. 2

Application and appeal of Joshua Wilshusen for a use permitted on appeal for a 6-foot side yard variance from Section 25-10.2 (2) (d) of the Zoning Ordinance in order add exterior access stairs to convert the attic to useable space, located at 1843 W. Brownstone Ct. SW, property is located in a R-6 Single Family Semi-Attached Residential District.

Mr. Joshua Wilshusen presented this case to the Board. Mr. Wilshusen stated his name was Joshua Wilshusen and his address was 1843 W. Brownstone Ct. SW.

Mr. Wilshusen stated he was asking to add an exterior staircase to the outside of his home from the attic space to make it more accessible.

Mr. Larry Waye verified Mr. Wilshusen was asking for a 6-foot setback variance.

Mr. Wilshusen stated that the platform he was wanting to build was only 4 feet wide but, his understanding was he needed to ask for a 6 foot variance because the zoning had changed since the property was originally built.

Mr. Wilshusen stated there used to be a 10-foot setback variance and it was a 12-foot setback variance, if he understood correctly.

Mr. Larry Waye stated that the setback variance was probably established when the home was made into a 2 story home, and requires a setback variance, Mr. Wilshusen agreed.

Mr. Larry Waye asked Mr. Wilshusen if he wanted to build a staircase or if the staircase was already there.

Mr. Wilshusen stated he wanted to build a staircase.

Mr. Larry Waye asked Mr. Wilshusen if there is already a staircase there.

Mr. Wilshusen stated that there is already a staircase there.

Mr. Wilshusen stated there was a misunderstanding when he pulled his permit.

Mr. Larry Wayne asked Mr. Wilshusen if he had built the staircase.

Mr. Wilshusen stated he did build the staircase and had jumped the gun on obtaining a building permit.

Mr. Larry Wayne asked for further questions from the Board or the public.

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

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

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

Mr. Larry Wayne encouraged Mr. Wilshusen to learn the process.

CASE NO. 3

Application and appeal of Merry Albro for a use permitted on appeal for an 11.2-foot rear yard setback variance from Section 25-10.2 (2) (e) of the Zoning Ordinance in order to place a 12-foot by 15-foot metal carport located at 1536 Georgetown St. SW, property is located in a R-6 Single Family Semi-Attached Residential District.

Ms. Merry Albro presented this case to the board. Ms. Albro stated her name was Merry Albro and her address is 1536 Georgetown St. SW.

Ms. Albro stated she was asking for an 11.2-foot rear yard setback variance in order to put a metal carport on her property.

Mr. Larry Wayne asked for questions from the Board.

Mr. Larry Wayne verified that there would not be any sides added to the carport. Ms. Albro stated there would not be any sides added to the carport.

There were no comments from the Board or the public.

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

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. 4

Application and appeal of Letco Medical, LLC. for an administration decision from Section 25-11 of the Zoning Ordinance in order to operate a warehouse located at 1801 Beltline Rd. #410, property of located in a B-4 Regional Shopping Business District.

Mr. Gabe Paluso presented this case to the Board. Mr. Paluso stated his name was Gabe Paluso and his address is 1316 Commerce Dr. Decatur, AL.

Mr. Paluso stated a brief history on Letco Medical and stated they were in need of a climate controlled warehouse space until they can get their 85 thousand square foot warehouse built, that will be located somewhere in Decatur, and came across the location at the mall where Bed Bath and Beyond used to be located.

Mr. Paluso stated Letco Medical is asking for a temporary 3-year variance to use this spot as a warehouse until the new facility is constructed.

Mr. Larry Waye asked for questions from the Board or the public.

Mr. Steven Thomas stated to Mr. Paluso that what is being requested is an appeal of an administration decision and what is being requested is not allowed.

Mr. Larry Waye stated to Mr. Paluso that what he is asking for is an appeal of an administrative decision had already been made.

Mr. Paluso stated no and that he had gone to the building department to get the power transferred for the building and was informed that it was not zoned properly and that he would have to attend this meeting to request a variance from the current zoning.

Mr. Paluso stated a decision had not been made administratively as far as he was aware it was just that the property was not currently zoned properly.

Mr. Larry Waye asked Mr. Bob Sims, Building Department, if there were any current zoning laws and ordinances, if there were any use permitted, that would fit in what Mr. Paluso has described.

Mr. Sims stated not in a B-4 Business Zoning District. Mr. Sims stated what is being requested is not permitted. And, it is not permitted on appeal because the appeal is prohibited.

Mr. Sims explained that the request had to go before this board because the administrative decision had already been made that the business type requested is prohibited in a B-4 Business Zoning District.

Mr. Larry Waye reiterated to Mr. Paluso that the ordinance does not allow your use even under an appeal.

There was a discussion among several explaining how and why this type of business is prohibited.

Mrs. Ruth Priest, Legal Department, stated the ordinance given by the state which explained why this is a prohibited request.

Mr. Larry Waye asked for questions from the public.

There were no comments from the Board or the public.

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

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

Mr. Steven Thomas motioned to approve this case as submitted. Rev. George Allen seconded the motion. Mr. Chester Ayers, Larry Wayne, and Steven Thomas all voted no on this motion Rev. George Allen voted yes. This request was denied with the count of 3 negative and 1 yay vote.

Mr. Paluso asked what his next step would be since this request was denied.

Mr. Paluso was told he could appeal the decision of this board to the circuit court.

CASE NO. 5

Application and appeal of Dewayne Eddy for INW, LLC. for an from Section 25-11 of the Zoning Ordinance in order to operate a hair salon located at 1317 14th Av SE, property is located in a MC Medical Center District.

Mr. Dewayne Eddy presented this case to the Board. Mr Eddy stated his name is Dewayne Eddy and his address is 297 Herring Rd, Hartselle.

Mr. Eddy stated he was representing INW, LLC and they have a building located in the Medical District and they have a renter who is hoping to turn the building into a hair salon.

Mr. Eddy stated it was advised to ask for an exception because with a hair salon there would be clients that comes from across the street from the assisted living.

Mr. Eddy also stated there would be other services performed medically dealing with cancer patients.

Mr. Larry Wayne asked for questions from the Board or the public.

There were no comments from the Board or the public.

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

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

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

CASE NO. 6

Application and appeal of Samuel T. Sharp for a use permitted on appeal from Section 25-12 from the Zoning Ordinance in order to have a group home located at 1306 Somerville Rd. SE, property is located in a MC Medical Center District.

Mr. Samuel Sharp presented this case to the Board. Mr. Sharp stated his name is Samuel Sharp and his address is 305 County Road 444, Hillsboro Al. Mr. Sharp stated he would like to make this residential home that is located in a medical center district into a group home.

Mr. Larry Wayne verified that the address of the home he is referring to is 1306 Somerville Rd SE, Mr. Sharp agreed.

Mr. Waye asked for questions from the Board.

Mr. Steven Thomas asked Mr. Sharp what the needs of the residents be who would be living in the home.

Mr. Sharp stated the residents would be handicapped individuals.

Mr. Sharp stated the name of the business that would be running the home would be M & M if the request passes.

Mr. Thomas verified that Mr. Sharp would be only the land lord for the property, Mr. Sharp agreed.

Mr. Thomas verified that Mr. Sharp was asking for the property to be used strictly as residential and the residents living there will not require medical attention, Mr. Sharp stated there would be some residents there who will require medical assistance.

Mr. Thomas asked Mr. Sharp to give a better definition of what he means by medical assistance because it sounded like there may be some rehab or nursing home type facility that was going to be located there.

Mr. Sharp agreed that the work there does come close to that type of work however; he would like to see it as a residence.

Mr. Waye asked if the residents would be living there and how many would, there be living there.

Mr. Sharp stated that the plan is for three to live there since it is a three-bedroom three-bath home.

Mr. Thomas verified that residential use of a group home means that the sitters would not plan medical care that would be associated with a nursing home or such places.

Mr. Sharp agreed to that interpretation and it is his understanding that the sitters are not nurses or doctors.

Mr. Waye stated the sitters would provide making meals and provide transportation Mr. Sharp agreed.

Mr. Waye asked for further questions from the Board or the public. There were no comments.

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

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

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

CASE NO. 7

Application and appeal of Decatur Morgan Hospital for the following variances in order to install a 9-foot tall, 90 square foot on premise directional signs at 1201 7th St. SE, property is located in a MC-Medical Center District.

1. Sign A located at the corner of 7th St. and 14th Ave.
 - a. 6.5 foot height variance from Section 25-73 (2) (ii)
 - b. 86 square foot area variance from Section 25-73 (2)
 - c. 20 foot setback variance from Section 25-20
2. Sign B located at the corner of 8th St and 14th Ave.
 - a. 6.5 foot height variance from Section 25-73 (2) (i)
 - b. 86 square foot area variance from Section 25-73 (2)
 - c. 20 foot setback variance from Section 25-20

Ms. Kelly Powers and Eric Brenner presented this case to the Board. Mr. Brenner stated the address for the hospital as the address for both of them.

Mr. Brenner stated the request was for a variance to add additional on premise directional signage due to the growth of our community.

Mr. Brenner stated they have an influx of patients and new doctors.

Mr. Brenner stated that at the Plaza II campus, the DOC Services had been added which has brought new patients and physicians, and with that expansion, the directional sign on the corner of 7th Av and 14th St and 8th Av and 14th St is needed to assist patients to get to the buildings.

Mr. Larry Waye asked for questions from the Board or the public

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

Mr. Matthew Marques, Planning Department, asked where the signs were going to sit.

Mr. Sims explained by showing on the photos submitted by the applicants where the signs would be sitting.

Mr. Waye asked for further questions from the Planning Department, there were no further questions.

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. 8

Application and appeal of BNB Sign & Lighting Maintenance for a use permitted on appeal from Section 25-77 (e) (2) for a 16.31 square foot area variance in order to install an additional signage to the building located at 1101 Beltline Rd. SE, property is located in a B-2 General Business District.

Mr. Jordan Handley presented this case to the Board. Mr. Handley stated his name was Jordan Handley and the business address is 2015 Seminole Dr. Huntsville, Al.

Mr. Handley stated that a 16.31 square foot area variance was being requested in order to place a Vetco sign on the Petco Building.

Mr. Larry Wayne inquired about Mr. Handley's name not being on the application.

Mr. Handley stated he was filling in for Tony Johnson, his boss, who could not be at the meeting.

Mr. Handley was instructed to call Mr. Johnson and verify he was able to represent him at the meeting, Mr. Handley did so.

Mr. Handley sign the application showing he was the presenter at today's meeting.

Mr. Johnson was instructed to initial the application and return it to the Building Department so the paper work could be updated. Mr. Johnson agreed to do so.

Mr. Wayne asked for further questions from the Board or the public, there were no comments.

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. 9

Application and appeal of Johntez and Nashanda Aldridge for a use permitted on appeal for a 14- foot front yard setback variance from Section 25-10.10 (2) (c) in order to build a new house located at 602 Church St. NW, property is located in a R-3 Single-Family Residential District.

Mr. Matthew Ferguson from Compass Homes presented this case to the Board. Mr. Ferguson stated he was representing Johntez and Nashanda.

Mr. Ferguson stated the request was for a 14-foot front yard setback variance in order to build a new house on Church Street.

Mr. Ferguson stated if the variance is granted it would allow the new home to mimic the homes on the rest of the street.

Mr. Ferguson stated that the home is a little larger with a garage that sits more forward and wanted to level that up with the neighbor and then the house extended behind it. But, it was needed to scoot that house up in order for the Aldridge's to potentially have a garage behind them in the future.

Mr. Larry Wayne asked for questions from the Board or the public, there were no comments.

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

NEW BUSINESS:

The Board discussed if a meeting would be held in the month of December. It was voted unanimously to NOT have a meeting during the month of December. The next regular BOZA meeting will be held the last Tuesday of the month January 31st 2023.

Meeting adjourned at 4:35 p.m.

Larry Wayne, Acting Chair

AGENDA

November 2022

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE FIRST FLOOR OF City Hall, 402 Lee Street NE, on Tuesday, November 29, 2022 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 may be submitted via email at bozaquestions@decatur-al.gov.

CASE NO. 1

Application and appeal of Francisco Rueda for an 18 foot rear yard set-back variance from Section 25-10.9 (2) (d) of the Zoning Ordinance in order to add a master bedroom and laundry room, property is located at 2704 Compton Dr. SW in a R-2 Single Family Residential District.

CASE NO. 2

Application and appeal of Danny Hill for a 6-inch front yard set-back variance from Section 25-10.8 (2) (c) of the Zoning Ordinance in order to build a new home located at 1658 Lake Cove Dr. SW, property is located in an AG-1 Agricultural District.

CASE NO. 3

Application and appeal of Dexter Elliot for an administration decision from Section 25-11 of the Zoning Ordinance in order to operate a crematory in a 60 x 80 metal storage unit located at 103 13th Av. NW from Section 25-11, property is located in a B-2 General Business District.

① \$50.00 App Fee Meeting date 11/29/22 @ 4:00 p.m.



* 402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Francisco Rueda

MAILING ADDR: 2704 Compton Dr SW

CITY, STATE, ZIP: Decatur 35603

PHONE: 256 341 8706

PROPERTY OWNER: Francisco Rueda

OWNER ADDR: 2704 Compton Dr SW

CITY, STATE, ZIP: Decatur AL 35603 PHONE: 256 341 8706

ADDRESS FOR APPEAL: 2704 Compton 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)

Rear Set Back of 18' Variance For an addition
For Laundry Room and Master bedroom

Applicant Name (print) Francisco Rueda

Signature Francisco Rueda

Representative Name (print) _____

Signature _____

Date 10/21/22

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

Office Use Received By: CG

Zone R-2

Hearing Date 11/29/22

Approved/Disapproved _____

Westmead Subdivision
Addition #40
DB 2000/PG 2



Subdivision Boundary N 88°34'45" W

5' Garage Setback

11.00' Fence

10' DUT&E

86.00'

24.62'

8.99' Fence

30.00'

Portable Building

PROPOSED ADDITION

26.00'

26.00'

30.00'

24.00' PROPOSED GARAGE 24.00' 24.00' 40' MBL

6.00' Fence

40' MBL

20

140.00' 8' MBL

N 01°25'15" E

19

12039.9905 Sq. Ft.
0.2764 Acres

Existing House

140.00' 8' MBL

S 01°25'15" W

18

35' MBL

8' MBL

35' MBL

8' MBL

Concrete Driveway

Westmead Subdivision
Addition #33
DB 9/PG 68

15' DUT&E

86.00'

S 88°34'45" E

COMPTON DRIVE

50' ROW



2



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Danny Hill
 MAILING ADDR: P.O. Box 1358
 CITY, STATE, ZIP: Decatur, AZ 35202
 PHONE: 256 227-2323

PROPERTY OWNER: Hunter Shumaker
 OWNER ADDR: 2205 Queenston Ct SW
 CITY, STATE, ZIP: Decatur, AZ 35202 PHONE: 256-309-9712

ADDRESS FOR APPEAL: 1658 Lake Cove Dr.

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)

6" Feet set back for new home

Applicant Name (print) Danny Hill
 Signature [Signature]
 Representative Name (print) Hunter Shumaker
 Signature [Signature]
 Date 10/29/22

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

Office Use Received By: [Signature]
 Zone A5 A9-1
 Hearing Date 11/29/2022
 Approved/Disapproved _____

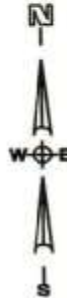
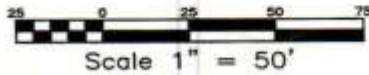
1/2" REBAR
(DISTURBED)

S 89°03'50" E 335.97' (M)
S 89°58'20" E 335.97' (D)



MEASURED					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	402.58'	180.60'	179.09'	S 77°21'38" W	25°42'11"

NOTE: DIMENSIONS SHOWN TO BLOCK LINE



LEGEND

- R.O.W. RIGHT-OF-WAY
- (M) MEASURED
- (D) DEED
- MBL MINIMUM BUILDING LINE



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 10, PG 98
4. PROPERTY ADDRESS IS 1658 LAKE COVE DRIVE
5. NO ENCROACHMENTS 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

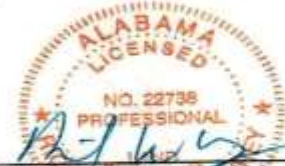
estate, situated within Section 17,
County, Alabama, and more particularly described as follows, to-wit:

Lot 46 of Timberland Lake Estates, as recorded by map or plat in the Morgan County, Alabama Probate Judge's Office, in Map Book 10, at Page 98.

That the building under construction on said lot is shown on the above plat; that there are no encroachments by buildings on adjoining property; that there are no rights of ways, easements, or joint driveways over or across said lot visible on the surface except as shown on the plat, and the property address is 1658 Lake Cove Drive, Decatur, Alabama 35603.

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 12TH day of October, 2022.



Richard W. Humphrey, PE/PLS
Ala. Reg. No. 22738

3



* 402 Lee St NE 1st Floor Council Chamber *Meeting is Nov. 29, @ 4:00* Board of Zoning Adjustment

APPLICANT: Dexter Elliott
 MAILING ADDR: P.O. Box 1217
 CITY, STATE, ZIP: DECATUR, AL 35602
 PHONE: (256) 353-6602

PROPERTY OWNER: Bell-Elliott Holding / Reynolds Funeral Home
 OWNER ADDR: 103 13th Av NW
 CITY, STATE, ZIP: Decatur, AL 35602 PHONE: 256 353 6602

ADDRESS FOR APPEAL: 103 13th Av 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)

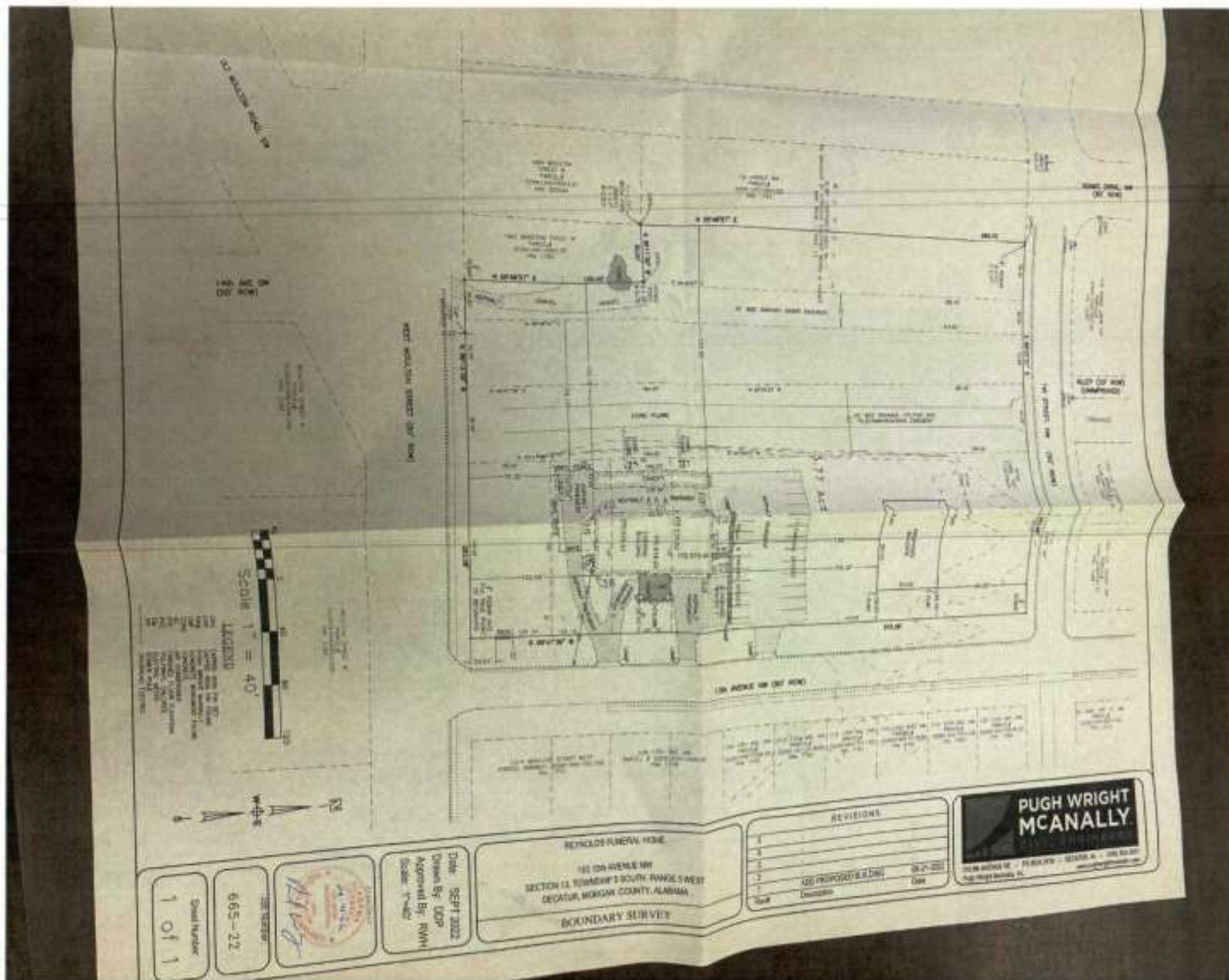
60 x 80 Metal Bldg for Storage + Crematory 24 parking spots

Applicant Name (print) Dexter Elliott
 Signature Dexter Elliott
 Representative Name (print) _____
 Signature _____
 Date Nov. 9, 2022

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

Office Use Received By: rw
 Zone B-2
 Hearing Date 11/29/22
 Approved Disapproved _____

11/14/2022: Tx Mr Elliott re: parking. No variance needed for parking.



LEGEND
 --- 1/4\"/>



Sheet Number
 1 of 1

665-22



DATE: SEPT 2023
 Drawn By: UOP
 Approved By: RW/MH
 Scale: 1"=40'

BEYOND FUNERAL HOME
 181 0th AVENUE NW
 SECTION 12, TOWNSHIP 5 SOUTH, RANGE 5 WEST
 DECATUR, MONROE COUNTY, ALABAMA
 BOUNDARY SURVEY

REVISIONS	
1	ADD PROPOSED LOTS
2	
3	
4	
5	

**PUGH WRIGHT
 MCANALLY**
 ENGINEERS
 1000 10th AVENUE NE - PRICHARD - DECATUR, AL - 35601
 Pugh Wright McAnally, P.C.



Human Cremators and the Environment

Under normal operating conditions, modern crematories operate efficiently, inconspicuously, and without smoke or odor. Unless specifically identified, the crematory is not noticeable to an outside observer. In addition, crematories do not discharge wastewaters or use any water in the cremation process.

Human remains are mostly made of organic compounds such as hydrogen and water. Cremation (chemically known as *oxidation*) is ideal for disposing of human remains, as organic compounds can be completely transformed into carbon dioxide and water. Only 2% to 8% of human remains are inorganic and comprised of sodium and potassium (bones). At the end of the cremation cycle, only a few sterile bone fragments remain.

Modern cremators have a 99.99% combustion efficiency, emitting extremely low levels of carbon monoxide. Cremation caskets, if used, are designed to be cremated without causing Hazardous Air Pollutants as defined by the EPA under the Clean Air Act. Our modern cremators fully comply with all stringent Federal, State and local environmental requirements.

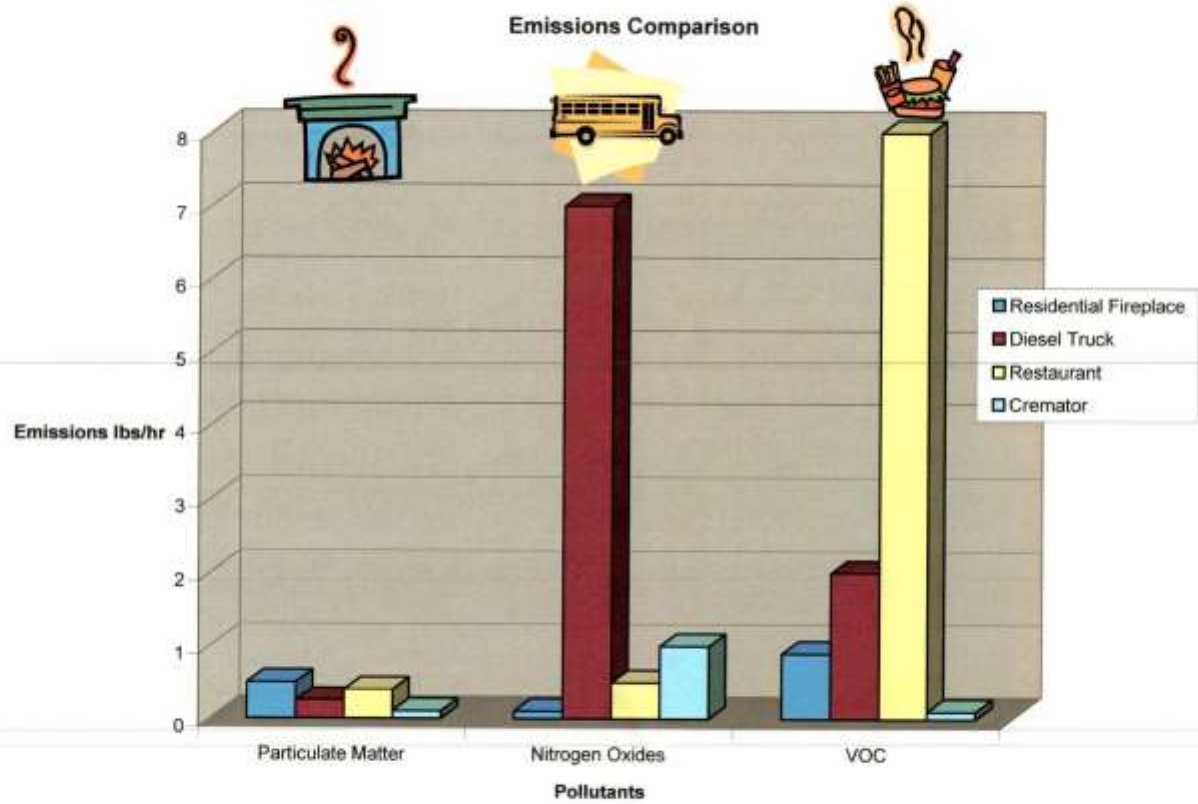
How can a cremator burn without emitting smoke or odors?

Complete combustion is achieved in a special chamber called *After-Burner Chamber*, also known as Secondary Chamber. The smoke created in the combustion process is retained in this chamber for almost two seconds, and re-burned at high temperatures (1,600-1,800 degrees Fahrenheit), and thus fully converted to clear CO₂ gas and water vapor.

Additionally, an Opacity Sensor is located at the base of the stack to insure the clarity of the exhaust gases by controlling the cremation cycle. If the exhaust gases were to reach the maximum locally allowed opacity, the PLC (Programmable Logic Control) automatically shuts down the primary burner and adjusts combustion air supply to slow the combustion rate and prevent visible emissions from exiting the stack.

The cremation process is fully automated and PLC based. Operating temperatures and air flows are constantly monitored for maximum efficiency. Temperature Recorder Charts also provide auditable data to insure the cremator operates within the environmental mandated limits.

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