

## **MEMORANDUM**

**DATE:** April 14<sup>th</sup>, 2026

**TO:** Board of Zoning Adjustment

### **BZA MEETING**

#### **City Council Chambers**

April 14<sup>th</sup>, 2026

Meeting - 4:00 p.m.

#### **Pre-Meeting**

#### **City Council Chambers**

Meeting 3:15 p.m.



**AGENDA  
CITY OF DECATUR  
BOARD OF ZONING ADJUSTMENT AGENDA  
LOCATION: 402 Lee Street (City Hall Council Chambers)  
April 14<sup>th</sup>, 2026  
4:00 PM**

**Roll Call:**

Chester Ayers, Tom Polk, Mark McCurry, Flor Gonzalez, Mark Moody

**New Business:**

1. 260331-02      **VARIANCE:** ***Public Hearing***  
***District 3***  
Variance to allow an accessory structure before the primary structure & accessory structure forward of the front building line, **pursuant to Sec. 25-4.3.3. General Standards for All Accessory Uses and Structures, Letter B & C**  
3103 Crusher Road SE  
Bill & Jonna Voss, Petitioner
  
2. 260331-03      **SIGN VARIANCE:** ***Public Hearing***  
***District 4***  
Sign Variance to exceed the maximum area by 2,374 sq ft, **pursuant to Sec. 25-5.9 Sign Standards & Sec 25-5.9.7 Permanent Signs,**  
300 Beltline Road SW  
Tri State Metals, Petitioner
  
3. 260331-04      **VARIANCE:** ***Public Hearing***  
***District 4***  
Variance to allow a lot area that is 3,350 square feet less than the minimum required by zoning district RS-10, **pursuant to Sec. 25-3.2 (Base Districts) and Sec. 25-3.2.2 (Residential Districts)**  
1211 Cedar St SW  
Ben Wood, Petitioner

**Minutes:**

**Adjourn:**

Board of Zoning  
Adjustment Staff  
Report



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**Variance 260331-02**

**MEETING DATE:** April 14<sup>th</sup>, 2026

**PETITIONER:** Bill Voss & Jonna Voss

**PROPERTY OWNER:** Bill Voss & Jonna Voss

**SUBJECT ADDRESS:** East of 4870 Crusher Road SE

**REQUEST:**

1. Variance to allow an accessory structure before the primary structure
2. Variance to allow the accessory structure to be located in the front of the dwelling

**CURRENT ZONING:** Agriculture (AG)

**LOCATION:** East of 4870 Crusher Road SE

**SURROUNDING LAND** North: Unincorporated

**USES AND ZONING:** South: Agriculture (AG)

East: Agriculture (AG)

West: Unincorporated

**DEVELOPMENT STATUS & HISTORY:**

Previous Requests: N/A

**DESCRIPTION OF VARIANCE REQUEST:**

1. The applicant is requesting approval to construct an accessory structure prior to the construction of the primary dwelling.
2. The applicant is requesting to build an accessory structure forward of the front building line that will exceed 4 feet in height.

**APPLICANT’S HARDSHIP (FROM APPLICATION):**

The applicant's hardship is the irregular shape of the parcel and the topography

**ZONING ORDINANCE REFERENCED- Sec. 25-4.3.3. General Standards for All Accessory Uses and Structures, Letter B & C**

Section 25-4.3 Accessory Uses and Structures  
 Sec. 25-4.3.3 General Standards for All Accessory Uses and Structures

**TABLE 25-4.3.2(c): ACCESSORY USES AND STRUCTURES**

ACCESSORY USE OR STRUCTURE	AG	RESIDENTIAL								IN-ST	BUSINESS				INDUS-TRIAL		PLANNED DEVELOP-MENT		USE-SPECIFIC STANDARDS			
	AG	RS-E	RS-10	RS-7	RS-5	RMAN	RS-A	RM-M	RM-H	INST	CN	CC	CR	CB	UC-MX	O-MX	LI	I		R-PD	MEC-PD	TN-PD
Solar energy conversion system (small-scale)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 25-4.3.4(p)
Swimming pool (accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wind energy conversion system (small-scale)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 25-4.3.4(q)

**Sec. 25-4.3.3. General Standards for All Accessory Uses and Structures**

**(a) Applicability**

The standards in this section apply to all accessory uses and structures.

**(b) Not Established Prior to Principal Use**

Accessory uses and structures shall not be established prior to the establishment of the principal use on the lot.

**(c) Location on Lot**

(1) Except for fences and accessory structures identified in subsection (2) below, accessory structures shall comply with the minimum front setback requirements that apply to principal structures in the zoning district in which the structure is located. In Residential districts, accessory structures located in a front yard shall not exceed four feet in height, except as otherwise provided by this Ordinance.

(2) Flag poles, mailboxes, basketball standards, and similar freestanding structures may be located in the minimum required front setback.

(3) Subject to subsections (4) and (5) below, accessory structures shall be set back a minimum of five feet from all side and rear lot lines.

(4) Accessory structures greater than 12 feet in height shall be set back from all side and rear lot lines a minimum distance of ten feet or the applicable minimum setback for principal structures in the district in which the structure is located, whichever is less.

(5) A carport, porte-cochere, porch, or similar structure that is attached to or situated within five feet of the principal structure on the lot shall be considered as a part of the principal structure and shall be subject to the minimum setback requirements of the district in which it is located.

**(d) Maximum Height**

(1) Except as otherwise provided by this Ordinance, accessory structures shall be subject to the same maximum building height standards that apply to principal structures in the district in which they are located.

(2) In Residential districts, an accessory structure shall not be taller than the tallest structure housing a principal use on the lot.

## **ANALYSIS:**

The applicant is seeking approval of a variance to allow construction of an accessory structure prior to the establishment of a principal structure.

The subject parcel is located on the outskirts of the city limits and is characterized by dense vegetation and substantial tree coverage. As a result, visibility of both the proposed accessory structure and any future primary residence will be significantly limited. In addition, the size of the lot (8.8 acres), along with its agricultural zoning classification, supports a more flexible approach to development and lends further justification to the request.

In this context, it is also worth noting that the Planning Department is currently considering revisions to the zoning ordinance that would allow parcels exceeding a specified acreage, within certain zoning districts, to construct an accessory structure prior to a principal structure. While these revisions have not yet been adopted, they reflect a broader recognition of the challenges associated with developing larger rural properties.

The hardship in this case arises from the unique physical characteristics of the property. The parcel's irregular shape creates non-standard boundaries that limit the ability to reasonably site structures in compliance with current zoning requirements. This constraint is compounded by the site's topography, which includes variations in elevation, slope, and natural drainage patterns. Together, these factors reduce the amount of practical buildable area and make strict adherence to setback and placement regulations difficult without excessive grading or site disturbance.

In addition to the request regarding timing of construction, the applicant is also seeking approval of a variance to permit an accessory structure exceeding four feet in height to be located forward of the front building line. Although the proposed structure will be positioned closer to the road than a future primary dwelling, its visibility will remain limited due to the existing vegetation along the frontage of the property.

Taken together, these conditions demonstrate that the hardship is not self-created but is inherent to the land itself. Granting the requested variances would allow for a reasonable and functional use of the property while remaining consistent with the overall intent of the zoning ordinance and preserving the rural character of the surrounding area.

## **RECOMMENDATION**

The spirit of the zoning ordinance is being met, along with the parcel's location, size, and the dense vegetation along its frontage, makes this one of the few instances in which the Planning Department would recommend allowing an accessory structure exceeding four feet in height to be located forward of the front building line.

FRONT ELEVATION





4308 4324 4409 4404 4316 4314 4302 4309 4230 4310

4312 2804 4402 2902 4406 4401 4404

4424 4404 4403 2801 2805 4501 4421 4418 4402 4406 4401 4404

4428 4408 4407 2808 2812 4503 4502 4501 4420 3108 3110 3118 4406

4507 4504 2807 4507 4506 4503 4502 3109 3111 3115 4502 3205

2707 4512 4509 4508 4505 3104 3108 3112 4504 4503 4504

4606 4611 2807 4511 4512 3103 3107 3111 3113 3117 4506 4508

2710 4614 2902 2905 4604 4509 4510

2707 4602 4708 2903 2902 4513 4518

4605 4722 4517 4521 4522

2714 4607 4740 4606 3410

2829 4705 4752 4730 4770 3102 3470

2806 4709 4814 4819 4824 4830 3407

2816 4712 4845 4836 4857 5004 3405

4849 4852 4869 4870 3525

4860 4878

2748 2852 2728 2804 4920 5035 5004 3405

2727 2751 5111 5114 5002 5041 3525

5195 5125 5120 5203 5128 2756 2774 2702 2728

CRUSHER RD SE

W PLEASANT ACRES

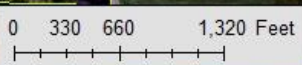


**EAST OF 4870 CRUSHER ROAD**

**LEGEND**

- ▬ EAST OF 4870 CRUSHER ROAD
- Ownership Parcels
- Decatur Parcels
- Zoning**
- RS-A
- RSF-10
- RSF-E
- CN
- AG
- INST
- Address Points Decatur
- Streets

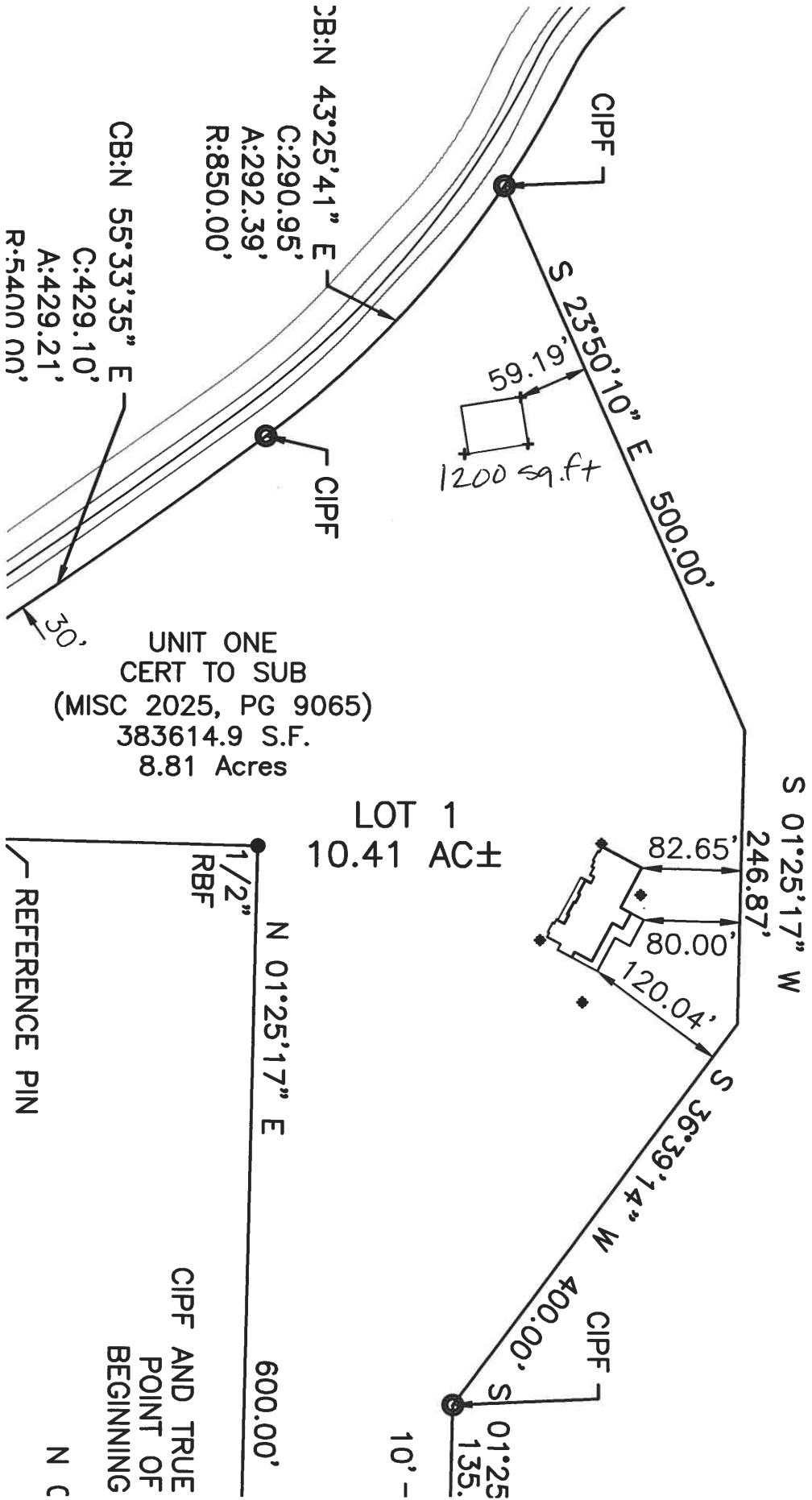
City of Decatur Department of Development  
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Bill Voss

3255 Crusher Road SE

256-224-5011





A Grand City on a CHARMING SCALE

402 Lee St NE 1<sup>st</sup> Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Bill & Jonna Voss  
 MAILING ADDR: 3255 Crusher Road  
 CITY, STATE, ZIP: Decatur, AL 35603  
 PHONE: 256-227-1404

PROPERTY OWNER: Bill & Jonna Voss  
 OWNER ADDR: 14 Fawn Ridge Drive  
 CITY, STATE, ZIP: Decatur, AL 35603 PHONE: 256-227-1404

ADDRESS FOR APPEAL:

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)

Topography narrows towards home, so detached garage is positioned on wider side.  
- Land drop off 20-30 ft on front side so house is positioned back.  
- Buff off the backside.

Applicant Name (print) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Representative Name (print) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_

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

Office Use Received By: \_\_\_\_\_  
 Zone \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Approved/Disapproved \_\_\_\_\_

Board of Zoning  
Adjustment Staff  
Report



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**Variance 260331-03**

**MEETING DATE:** April 14<sup>th</sup>, 2026

**PETITIONER:** Tri State Metals

**PROPERTY OWNER:** City of Decatur

**SUBJECT ADDRESS:** 270 Beltline Road SW

**REQUEST:** Variance to allow a sign to go over the allowable square footage by 2,454 square feet

**CURRENT ZONING:** Institutional (INST)

**LOCATION:** 270 Beltline Road SW

**SURROUNDING LAND** North: Residential Single-Family (RS-10)

**USES AND ZONING:** South: Agriculture (AG) & Community Commercial (CC)

East: Light Industry (LI)

West: Residential Single-Family (RS-10) & Community Commercial (CC)

**DEVELOPMENT STATUS & HISTORY:**

Previous Requests: Site Plan 693-24 was approved in October 2024 for the construction of a new recreation facility.

**DESCRIPTION OF VARIANCE REQUEST:**

The applicant is requesting a variance to construct a metal sign for the new Decatur Recreation Center. The proposed sign exceeds the maximum allowable square footage by approximately 2,374 square feet

**APPLICANT'S HARDSHIP (FROM APPLICATION):**

**Hardship Statement for Sign Variance Request – Tri State Metals  
Decatur Recreation Center  
City of Decatur**

This request for a variance is being submitted on behalf of the City of Decatur in support of a new signage installation that exceeds the size limitations outlined in the current ordinance.

The proposed sign is a key component of the City's broader rebranding initiative. As part of this effort, the design reflects a cohesive architectural look and feel that aligns with the new construction and surrounding environment. The sign is not a typical standalone sign; rather, it is integrated into the pavilion design, which requires the lettering to be spaced in a manner consistent with the overall architectural aesthetic.

Due to the sign's placement, there is a practical visibility challenge. The sign is located adjacent to the building and sits approximately 400 yards from the primary roadway where it will be viewed by the public. In order for the sign to be legible and effective from this distance, increased scale is necessary. A smaller sign, compliant with the ordinance, would not be readable from the roadway and would fail to serve its intended purpose of identifying the site and communicating the City's updated branding.

Additionally, while the total panel area is approximately 2,574 square feet, the actual lettering occupies only about 200 square feet. The larger panel is required to accommodate the spacing and design elements necessary for the architectural integration and branding standards, not to increase visual clutter or advertising impact.

The hardship in this case is driven by the combination of distance from the viewing public, integration with the pavilion structure, and adherence to the City's rebranding design standards. Strict application of the ordinance would prevent the City from effectively implementing its branding initiative and would result in signage that is not visible or functional for the public.

For these reasons, we respectfully request approval of the variance to allow the sign to be constructed at the proposed size, ensuring it fulfills its intended civic and informational purpose.

**ZONING ORDINANCE REFERENCED- Sec. 25-5.9 Sign Standards & Sec 25-5.9.7 Permanent Signs**

Section 25-5.9 Sign Standards  
Sec. 25-5.9.7 Permanent Signs

(2) Roof-mounted signs are prohibited in all Residential districts and in the R-PD District.

**(c) Permanent Signs Permitted in AG, INST, CN, CR, UC-MX, O-MX, MEC-PD, and TN-PD Districts**

In addition to signs permitted by other provisions of this section (Section 25-5.9), permanent signs are permitted in the AG, INST, CN, CR, UC-MX, O-MX, MEC-PD, and TN-PD districts in accordance with Table 25-5.9.7(c): Permanent Sign Standards in AG, INST, CN, CR, UC-MX, O-MX, MEC-PD, and TN-PD Districts.

**TABLE 25-5.9.7(C): PERMANENT SIGN STANDARDS IN AG, INST, CN, UC-MX, O-MX, MEC-PD, AND TN-PD DISTRICTS**

SIGN TYPE	NUMBER OF ESTABLISHMENTS ON LOT	NUMBER, AREA, AND LOCATION REQUIREMENTS [1] [2]
Attached Signs	1	<p><b>Maximum number:</b> No maximum</p> <p><b>Maximum combined area, per lot:</b> 100 square feet plus 2 additional square feet for each linear foot of principal building frontage in excess of 100 feet, up to a maximum of 200 square feet</p>
	2 or more	<p><b>Maximum number:</b> No Maximum</p> <p><b>Maximum combined area, per establishment:</b> 100 square feet plus 2 additional square feet for each linear foot of establishment's principal building frontage in excess of 100 feet, up to a maximum of 200 square feet</p>
Detached Signs	1	<p><b>Maximum number located on primary street frontage:</b> 1 for every 250 feet, or fraction thereof, of primary street frontage [3]</p> <p><b>Maximum number located on other street frontage:</b> 0 if lot has less than 100 feet of other street frontage [4] 1 if lot has at least 100 feet of other street frontage [4]</p> <p><b>Minimum distance between any two detached signs on same lot:</b> <b>100 feet [5]</b></p> <p><b>Minimum setbacks, maximum height, and maximum area:</b> Condition (1) No setback if visibility triangle window can be met, 20 height, 120 square feet of area. Condition (2) 10 foot setback if visibility triangle cannot be met, 20 foot height, 120 square feet of area.</p>

**ANALYSIS:**

The applicant is seeking approval of a variance to allow construction of a sign that exceeds the allowable square footage by 2,374 square feet.

The City of Decatur has been working for several years on the development of a new recreation center for its residents. This project is part of the City's broader rebranding effort and calls for a unique and creative way to identify and promote the facility. The proposed sign is intended to support those efforts while adding character and visibility to the new recreation center.

**RECOMMENDATION**

Due to the nature of the project and the City's rebranding efforts, the Planning Department recommends approval of this request.

# FRONT ELEVATION



**SITE PLAN 693-24  
270 BELTLINE ROAD SW**



**LEGEND**  
 RECREATION CENTER  
 Ownership Parcels  
 Streets

City of Decatur Department of Development  
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

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**SITE PLAN 693-24  
270 BELTLINE ROAD SW**



**LEGEND**

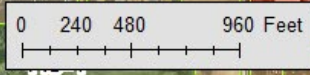
- RECREATION CENTER
- Ownership Parcels

**Zoning Districts**

**ZONETYPE**

- AG-1
- B-1
- B-2
- B-6
- I-D
- M-1
- M-1A
- M-2
- R-2
- R-3
- R-4
- R-5.0
- R-6
- Streets

City of Decatur Department of Development  
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402 Lee St NE 1<sup>st</sup> Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Tri State Metals  
 MAILING ADDR: 409 Greer Road Drive  
 CITY, STATE, ZIP: Florence AL 35630  
 PHONE: 410-917-7303

PROPERTY OWNER: City of Decatur  
 OWNER ADDR: 402 Lee Street NE  
 CITY, STATE, ZIP: Decatur AL 35601 PHONE: 256-341-4500

ADDRESS FOR APPEAL: Job site: 300 Beltline Rd 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)

Architectural sign variance. The letters are spread out so its making the sign 2,574 sqft if you include the back metal perforated panel.  
See attached drawings.

Applicant Name (print) Sara Thaltner  
 Signature [Signature]  
 Representative Name (print) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date 2/10/2026

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

Office Use Received By: \_\_\_\_\_  
 Zone \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Approved/Disapproved \_\_\_\_\_

Board of Zoning  
Adjustment Staff  
Report



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**Variance 260331-04**

**MEETING DATE:** April 14<sup>th</sup>, 2026

**PETITIONER:** Ben Wood

**PROPERTY OWNER:** Todd Zackary Raymond Ogle & Todd Donald Rayburn Ogle

**SUBJECT ADDRESS:** 1213 & 1211 Cedar Street SW

**REQUEST:** Variance to allow a lot area that is 3,350 square feet less than the minimum required by zoning district RS-10

**CURRENT ZONING:** RS-10 (Residential Single-Family)

**LOCATION:** 1213 & 1211 Cedar Street SW

**SURROUNDING LAND** North: Residential Single-Family (RS-7)

**USES AND ZONING:** South: Residential Single-Family (RS-10)

East: Residential Single-Family (RS-10)

West: Residential Single-Family (RS-10)

**DEVELOPMENT STATUS & HISTORY:**

Previous Requests: N/A

**DESCRIPTION OF VARIANCE REQUEST:**

The applicant is requesting a variance to allow a lot area that is 3,350 sq ft. less than the minimum required by the zoning district RS-10

**APPLICANT’S HARDSHIP (FROM APPLICATION):**

This hardship was not self-imposed, but rather originated in the 1960s when the dwellings were initially constructed. The presence of two dwellings on a single parcel is not ideal for a homeowner; therefore, I am requesting approval to subdivide the property. One resulting parcel will conform to current district requirements, while the second parcel will require a variance of 3,350 square feet to meet minimum lot size requirements. Parcel 1 will be 10550 square feet and Parcel 2 will be 6650 square feet.

**ZONING ORDINANCE REFERENCED- Sec. 25-3.2 Base Districts & Sec 25-3.2.2 Residential Single-Family 10 (RS-10) District**

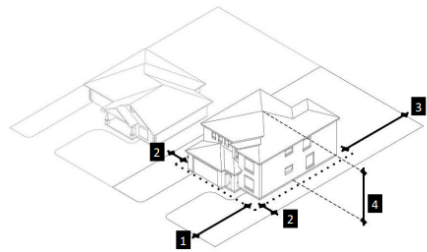
Section 25-3.2 **Base Districts**  
 Sec. 25-3.2.2 Residential Districts

**(d) RESIDENTIAL SINGLE-FAMILY 10 (RS-10) DISTRICT**

**(1) Purpose**

The purpose of the Residential Single-Family 10 (RS-10) District is to provide lands that accommodate primarily single-family detached dwelling units on lots with a minimum area of 10,000 square feet. The district also allows uses necessary and incidental to single-family living, and accommodates parks and minor utility facilities. District regulations discourage development that interferes with the quiet residential nature of the district.

**(2) Intensity and Dimensional Standards**



Standard	All Development
Lot area, min. (sq. ft.)	10,000
Lot width, min. (ft.)	70
1. Front setback, min. (ft.)	35
2. Side setback, min. (ft.)	8
3. Rear setback, min. (ft.)	40
4. Building height, max.	lesser of 35 ft. or 2.5 stories

**(3) Reference to Other Standards**

Development in the RS-10 District shall also comply with the use and development standards in this Ordinance, including but not limited to:

Article 25-4	Use Regulations	Sec. 25-5.6	Exterior Lighting Standards
Article 25-5	Development Standards	Sec. 25-5.7	Development Form And Design Standards
Sec. 25-5.1	Mobility, Circulation, and Connectivity Standards	Sec. 25-5.8	Neighborhood Compatibility Standards
Sec. 25-5.2	Off-Street Parking and Loading Standards	Sec. 25-5.9	Sign Standards
Sec. 25-5.3	Landscaping and Buffer Standards	Sec. 25-5.10	Floodplain Management
Sec. 25-5.4	Open Space Set-Aside Standards	Sec. 25-5.11	Stormwater Management Standards
Sec. 25-5.5	Fence and Wall Standards	Sec. 25-5.12	Green Building Incentives

**ANALYSIS:**

The applicant is requesting a variance to allow a lot that is 3,350 square feet smaller than required in the RS-10 zoning district. The dwellings on both parcels already exist, and the variance would bring the properties into compliance with current zoning regulations.

**RECOMMENDATION**

The City of Decatur Planning Department recommends approval of the requested variance to allow a lot area that is 3,350 square feet less than the minimum required in the RS-10 zoning district. The hardship is not self-imposed, as it dates back to the original development of the property, when the existing dwellings were constructed.

The proposed subdivision will separate two existing dwellings (which are currently located on a single parcel), creating a more practical and typical ownership pattern. One resulting parcel will meet all applicable zoning requirements, while the second parcel, though undersized, will accommodate an existing dwelling and maintain the established character of the area.

Granting the variance will not adversely affect surrounding properties, as the request is consistent with the existing development pattern and does not introduce new or incompatible uses. Therefore, approval of the variance is considered reasonable and in keeping with the intent of the zoning ordinance.

FRONT ELEVATION

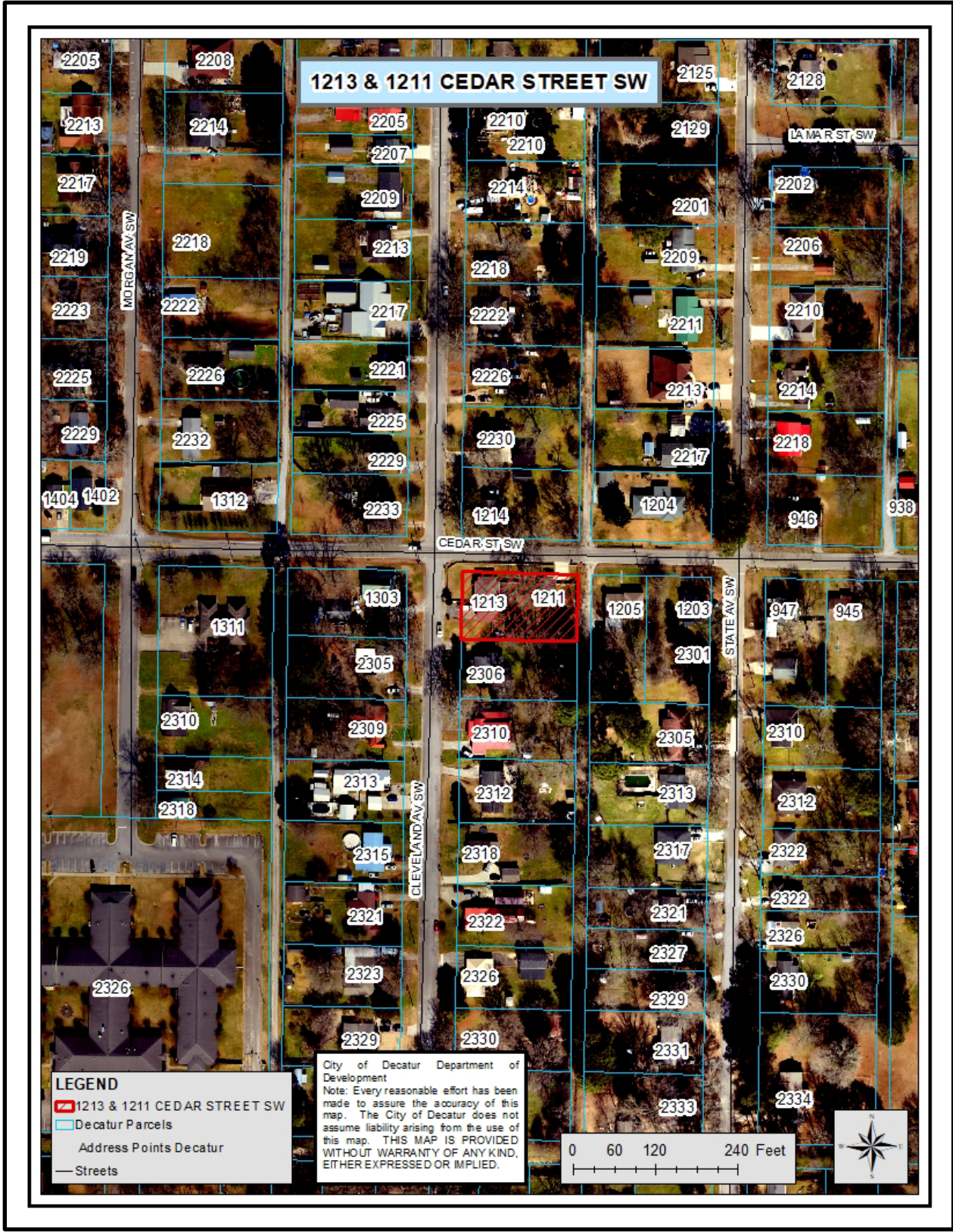
1211 Cedar Street SW



1213 Cedar Street SW





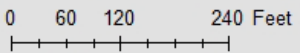


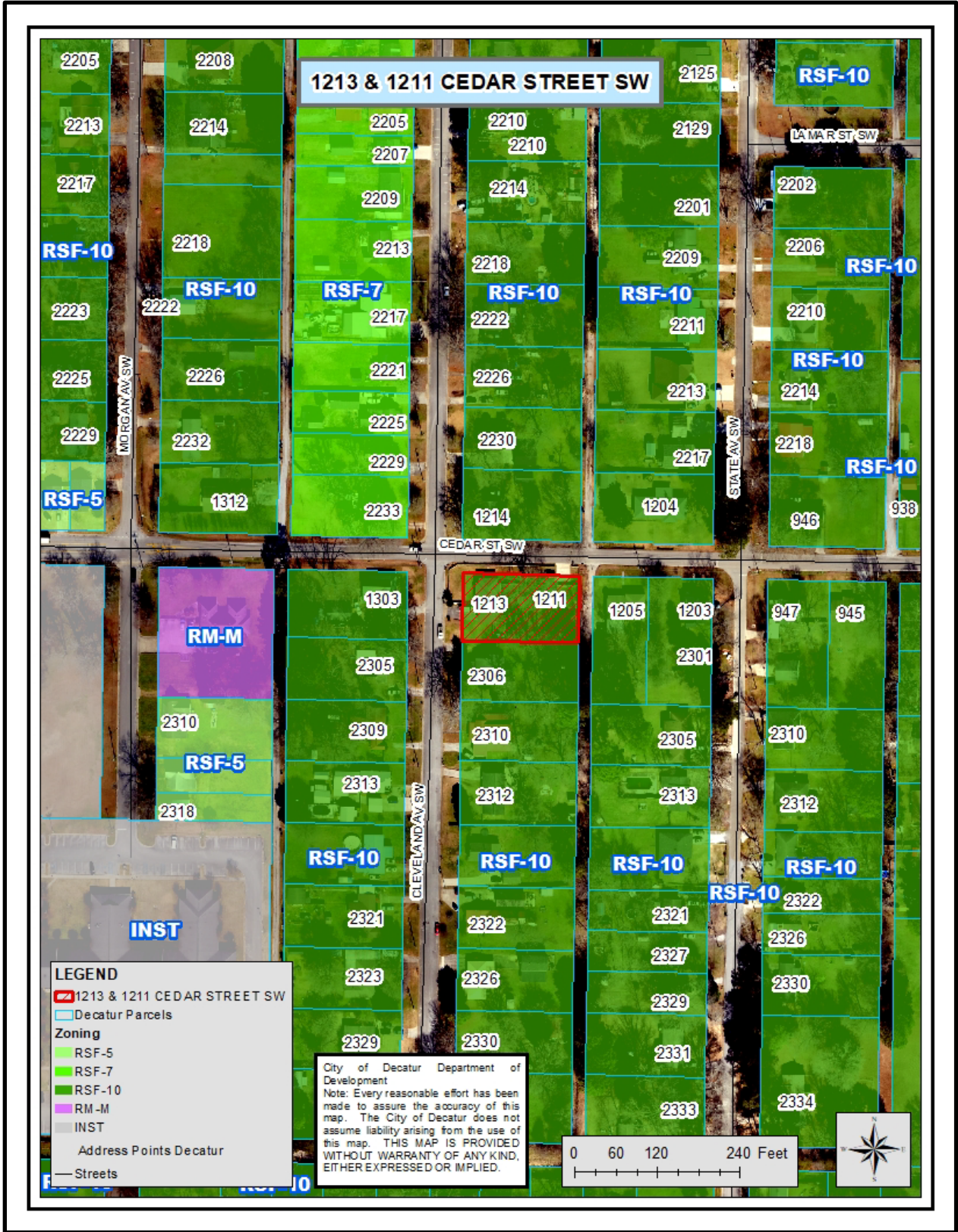
**1213 & 1211 CEDAR STREET SW**

**LEGEND**

- 1213 1211 1213 & 1211 CEDAR STREET SW
- Decatur Parcels
- Address Points Decatur
- Streets

City of Decatur Department of Development  
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**1213 & 1211 CEDAR STREET SW**

**LEGEND**

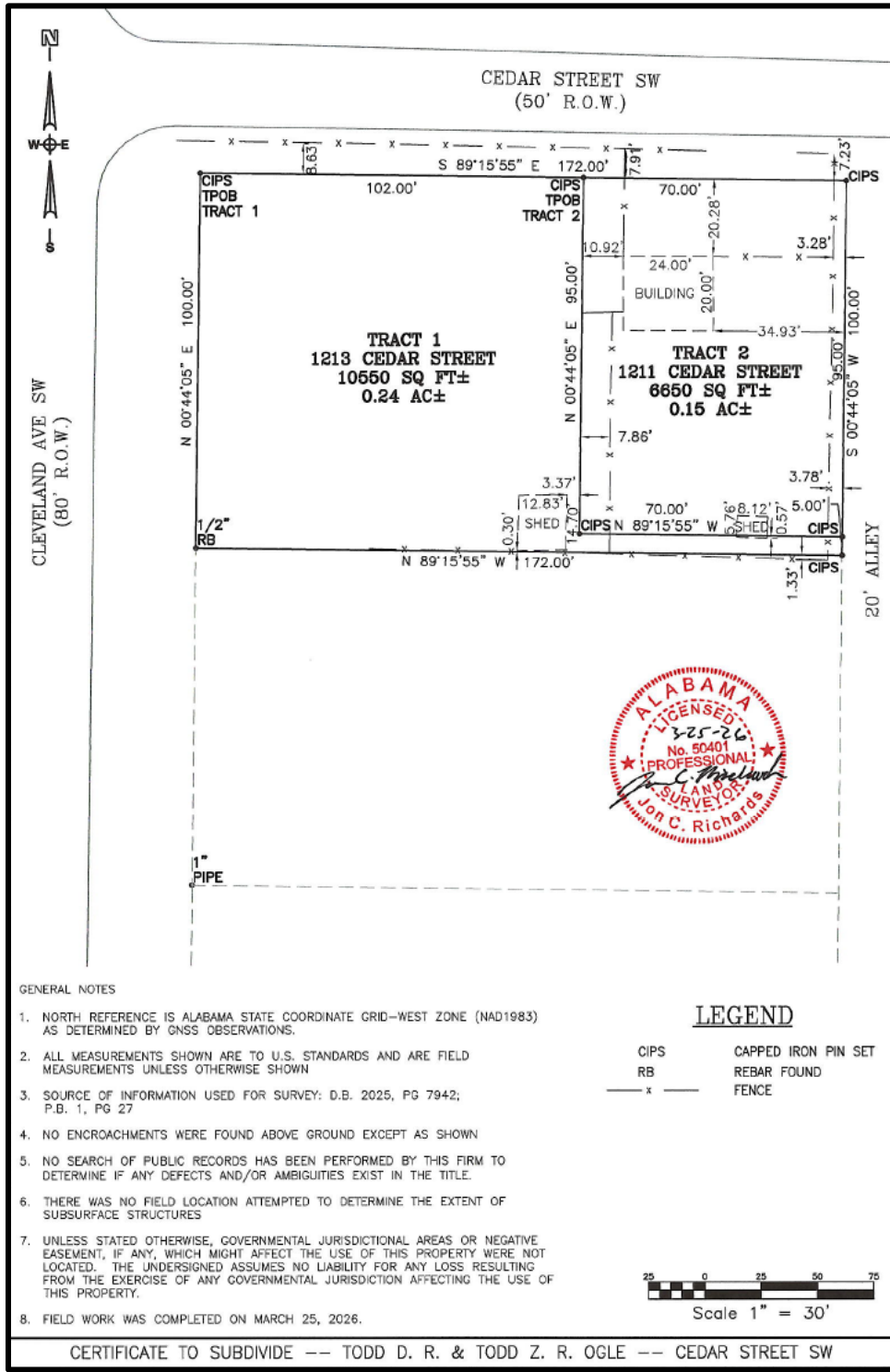
- 1213 & 1211 CEDAR STREET SW
- Decatur Parcels
- Zoning**
- RSF-5
- RSF-7
- RSF-10
- RM-M
- INST
- Address Points Decatur
- Streets

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0 60 120 240 Feet



# PROPOSED CERTIFICATE TO SUBDIVIDE





402 Lee St NE 1<sup>st</sup> Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Benjamin Wood

MAILING ADDR: 166 Riverview Drive

CITY, STATE, ZIP: Decatur, AL 35603

PHONE: 256-616-1526

PROPERTY OWNER: Todd Zackary Raymond Ogle and Todd Donald Rayburn Ogle

OWNER ADDR: 609 Edgewood St SW

CITY, STATE, ZIP: Decatur, AL 35601 PHONE: 256-606-4372

ADDRESS FOR APPEAL: 1211 Cedar St SW (1213), 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

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For the case to be heard\*\*\*\*\*

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

I am requesting approval from the Board of Zoning Adjustment to subdivide an existing residential parcel into two residential lots that currently containing two single-family addressed dwellings constructed in the 1960s. This hardship was not self-imposed, but rather originated in the 1960s when the dwellings were initially constructed. The presence of two dwellings on a single parcel is not ideal for a homeowner; therefore, I am requesting approval to subdivide the property. One resulting parcel will conform to current district requirements, while the second parcel will require a variance of 3,350 square feet to meet minimum lot size requirements. Parcel 1 will be 10550 square feet and Parcel 2 will be 6650 square feet.

Applicant Name (print) <u>Benjamin Wood</u>	If applicant is using a representative for the request both signatures are required	Office Use Received By: _____
Signature <u>Benjamin Wood</u>		Zone _____
Representative Name (print) _____		Hearing Date _____
Signature _____		Approved/Disapproved _____
Date _____		