



BOARD OF ZONING ADJUSTMENT

AGENDA

April 28, 2015

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MINUTES MARCH 30, 2015

MEMBERS PRESENT: Chairman George Barran, Messrs., Mr. Larry Waye, Mr. Collis Stevenson

SUPERNUMERARIES: Mrs. Sally Jo Green and Mr. Charles Taylor

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Chip Alexander, Asst. City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
Mr. Chuck Ard, Councilman
Ms. Judy Bosworth, Recorder

Chairman George Barran called the meeting to order at 4:00 p.m. in the Council Chambers at City Hall. Mr. Bob Sims called the roll.

Mr. Larry Waye moved to **approve** the minutes of the February, 2015, meeting as printed. Mr. Collis Stephenson seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

CASE NO 1

Application and appeal of Juan Garcia for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a home remodeling business at 2605 Jarvis St SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Juan Garcia presented this case to the Board. Mr. Garcia stated he would like an administrative office in his home for a remodeling business. Mr. Garcia also stated he would have one employee that would meet him at the jobsite, he would purchase supplies just prior to each job and his basic tools would be kept in his truck.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

Mr. Larry Waye moved to approve this home occupation request as submitted. Mrs. Sally Jo Green seconded the motion. On a roll-call vote, the motion carried.

CASE NO 2

Application and appeal of Thomas Luckett for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning

Ordinance to have an administrative office for a commercial floor cleaning service at 715 Cedar Lake Rd SW Apt 715, property located in a R-4 Residential Multi-Family Zoning District.

Mr. Thomas Luckett presented this case to the Board. Mr. Luckett stated he would like an administrative office for a floor cleaning business. Mr. Luckett also stated he understood his employees could not meet at his apartment complex. Additionally, Mr. Luckett stated he had a climate controlled storage unit to store the chemicals he would be using.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

Mr. Collis Stevenson moved to approve this home occupation request as submitted. Mr. Larry Wayne seconded the motion. On a roll-call vote, the motion carried.

CASE NO 3

Application and appeal of Angela Mitchell for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an off-site sitting business at 503 Ewell St SW, property located in a R-1 Residential Single-Family Zoning District.

Ms. Angela Mitchell presented this case to the Board. Ms. Mitchell stated she would like an administrative office for a off-site sitting service for the elderly. Ms. Mitchell also stated her employees would meet her at the client's home.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

Mr. Charles Taylor moved to approve this home occupation request as submitted. Mr. Collis Stephenson seconded the motion. On a roll-call vote, the motion carried.

CASE NO 4

Application and appeal of Mary Duncan Wahl Davis for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an online interior design consultation business at 1225 Regency Blvd SE, property located in a PRD-6 Planned Residential Development Zoning District.

Ms. Mary Duncan Wahl Davis presented this case to the Board. Ms. Davis stated she wanted an administrative office for an online interior design business. Ms. Davis also stated she would only be using her laptop computer so there would be no employees or traffic.

Chairman, George Barran stated a letter from the homeowners associated had been received and read to the Board regarding the association's opposition to this case.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

Mr. Larry Waye moved to approve this home occupation request as submitted. Ms. Sally Jo Green seconded the motion. On a roll-call vote, the motion carried.

CASE NO 5

Application and appeal of Andrew Dean for a 5 foot rear-yard setback variance from Section 25-10.9(2)(d) in order to construct an addition at 2205 Victoria Dr SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Andrew Dean presented this case to the Board. Mr. Dean stated he was requesting a 5 foot setback variance in order to construct a master suite to accommodate a growing family.

Mr. Larry Waye stated there were other homes in the area that were of similar size; therefore; it would not affect the nature and character of the neighborhood.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

Mr. Larry Waye moved to approve this variance request as submitted since it would be in keeping with the nature and character of other homes in the area. Mr. Collis Stephenson seconded the motion. On a roll-call vote, the motion carried.

CASE 6

Application and appeal of Herb Underwood for a use variance from Section 25-12 of the Zoning Ordinance in order to have a lounge at 16 Cherry ST NW, property located in a M-1 Light Industrial Manufacturing Zoning District.

Mr. Herb Underwood presented this case to the Board. Mr. Underwood stated he was requesting a lounge in a M-1 Zoning District and clarification of a lounge specific to the zoning codes as far as being able to have a lounge in that District. Mr. Underwood also stated the local Zoning Ordinance does not give a definition of a lounge. Mr. Underwood also inquired as to why clubs would be allowed but not a lounge.

After presentation by Mr. Underwood, the Board informed the applicant they did not have the authority to grant his request for permission to have a lounge. The applicant was also informed that although he might be able to get an amendment to the zoning ordinance there was a procedure for that which would need to be followed. The applicant was advised to contact the Planning Department.

Mr. Chip Alexander stated the Board of Zoning Adjustment could not give a definition or approval of a lounge. Mr. Alexander further stated the City Council would be the agency that

could amend the Ordinance and define lounge or add lounge to the M-1 Zone, after following the procedure to amend the Ordinance with the Planning Department.

Mr. Wally Terry stated the various departments involved would talk with the applicant and try to help guide him through the process.

Mr. Larry Waye moved to dismiss this case. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

The meeting Adjourned at 4:20

Chairman, George Barran

AGENDA APRIL 28, 2015

CASE NO 1

Application and appeal of Nicholas Davis for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a food delivery service at 1117 Way thru the Woods SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 2

Application and appeal of R. Erin Cossey for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a Interior Design business at 3111 Navajo DR SE, property located in a R-5 Residential Single-Family Patio Home Zoning District.

CASE NO 3

Application and appeal of Gilbert C. McCutcheon for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a Lawn Care Service at 2511 Jarvis ST SW, property located in a R-5 Residential Single-Family Patio Home Zoning District.

CASE NO 4

Application and appeal of Jonathan Mangino for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a Landscaping business at 812 Rigel Drive SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 5

Application and appeal of John R. Wheatley for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an on-line computer consulting business at 3211 Battlement RD SW, property located in a R-6 Residential Semi-Attached Zoning District.

CASE NO 6

Application and appeal of Manea 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 have a Home Day Care for 6 children or less from 6 a.m. to 6 p.m. at 2601 Little John ST SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 7

Application and appeal of Lamar Advertising for a 19 foot rear yard setback variance from Section 25-78(d) of the Zoning Ordinance in order to install a billboard sign at 1042 Beltline RD SE, property located in an M1-A Expressway Commercial Zoning District.

CASE NO 8

Application and appeal of J & M Signs for a 22 foot setback variance from Section 25-77(e)(3) in order to install a detached 22 foot tall, 120 SF sign at 109 Prospect DR SE, property located in M-1 Light Industrial Zoning District.

CASE NO 9

Application and appeal of Complete Signs, LLC for a 10 foot setback variance from Section 25-77(e)(3) of the Zoning Ordinance in order to install a 36 SF digital sign at 3125 Highway 31 S, property located in a M-1 Light Industrial Zoning District.

CASE NO 10

Application and appeal of The Casual Gourmet dba The Big Easy, LLC for a use permitted on appeal from Section 25-11 of the Zoning Ordinance in order to operate as a restaurant at 107 2nd Ave NE, property located in a B-5 Central Business District.



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Nicholas Davis
MAILING ADDR: 1117 Way thru the Woods
CITY STATE ZIP: Decatur AL 35603
PHONE: (256) 642 3940

PROPERTY OWNER: Roger Davis
OWNER ADDR: 1117 Way thru the Woods
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: (256) 566 6809

SUBJECT ADDRESS FOR APPEAL: 1117 Way thru the Woods 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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Appeal is for home occupation for administrative office for food delivery services business. One room, measuring approx. 14' x 20' will be used as the office. No other rooms will be used. Deliveries will take place throughout Decatur and no customers will visit the property in question. Only office work will take place at the property.

Applicant Name(print) Nicholas Davis
Signature Nicholas Davis
Representative Name(print) _____
Signature _____
Date 26 MAR 2015

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

Office Use
Received By Judy
Zone R-2
Hearing Date April 28, 2014
Approved/Disapproved _____

CASE NO 1 1117 WAY THRU THE WOODS SW

HOME OCCUPATION QUESTIONS

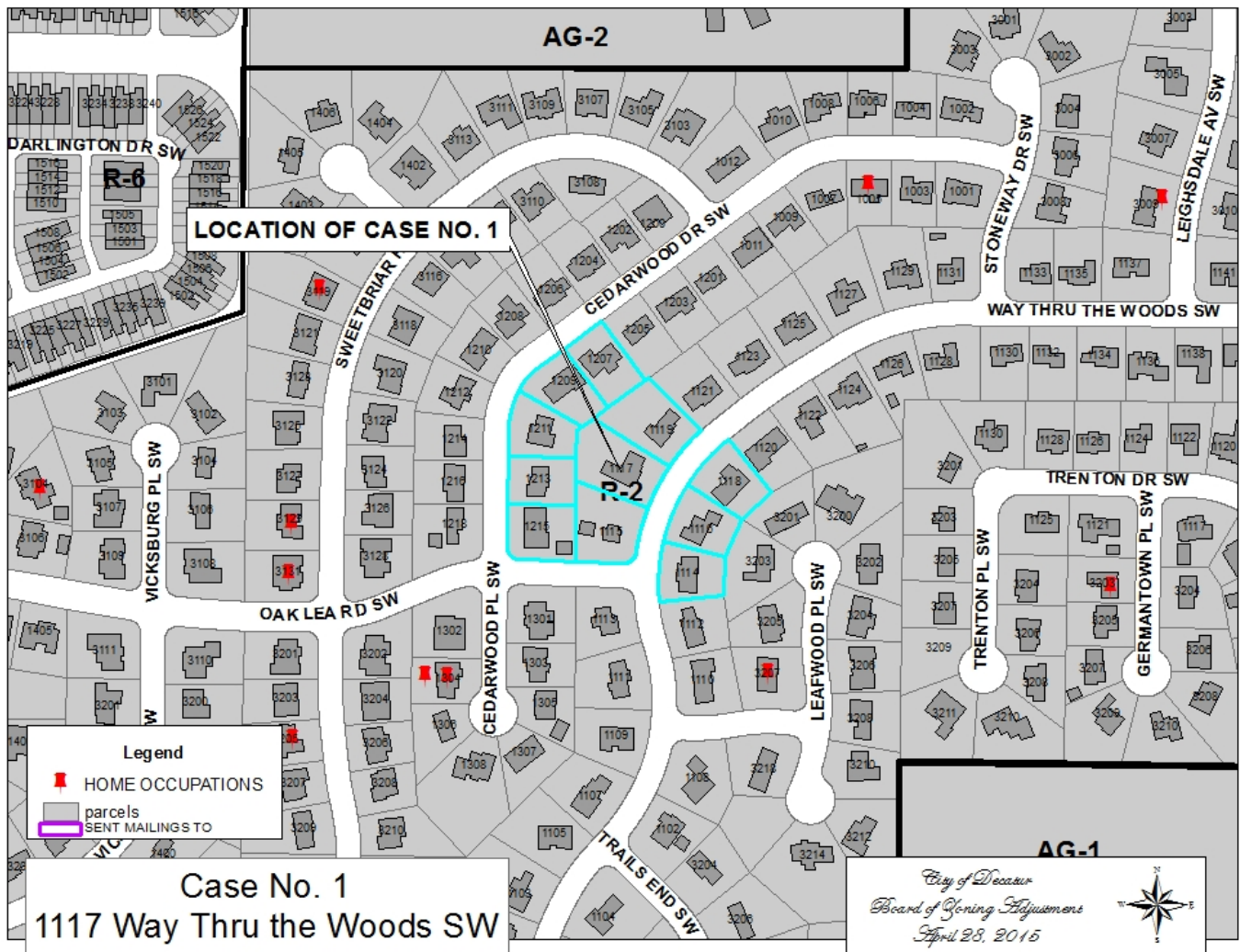
CHECK YES OR NO FOR EACH QUESTION

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 parties 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, Fed-Ex, 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: Mei DDT DATE: 26 MAR 2015

ADDRESS: 1117 Way thru the Woods
Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 1117 WAY THRU THE WOODS SW



CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: R. ERIN COSSEY
MAILING ADDR: 3111 NAVAJO DRIVE
CITY STATE ZIP: DECATUR, AL 35603
PHONE: 256.227.3144

PROPERTY OWNER: DARON M COSSEY
OWNER ADDR: 3111 NAVAJO DRIVE
CITY STATE ZIP: DECATUR, AL 35603
OWNER PHONE: 209.746.4757

ADDRESS FOR APPEAL:

3111 NAVAJO DRIVE DECATUR, AL 35603

NATURE OF APPEAL:

☒ HOME OCCUPATION
VARIANCE

☐ SETBACK VARIANCE

☐ SIGN

☐ USE PERMITTED ON APPEAL

☐ APPEAL OF ADMINISTRATIVE DECISION

☐ OTHER

☐ SURVEY FOR VARIANCES ATTACHED

☐ DRAWINGS

FOR VARIANCES ATTACHED

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

REQUESTING PERMISSION FOR AN ADMINISTRATIVE BUSINESS IN MY HOME FOR MY
INTERIOR DESIGN BUSINESS.

THERE WILL BE NO TRAFFIC IN OR OUT OF HOME.

APPLICANT SIGNATURE:

R. Erin Cossey

PRINT NAME:

R. ERIN COSSEY

DATE: 3/11/19

OFFICE USE ONLY:

RECEIVED BY: Cindy

ZONING DISTRICT: R-5

HEARING DATE: April 28th at 4:00pm

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. Applicants **MUST** be present in order for the case to be heard. Request a copy of this application.

CASE NO 2 3111 NAVAJO DR SE

HOME OCCUPATION QUESTIONS

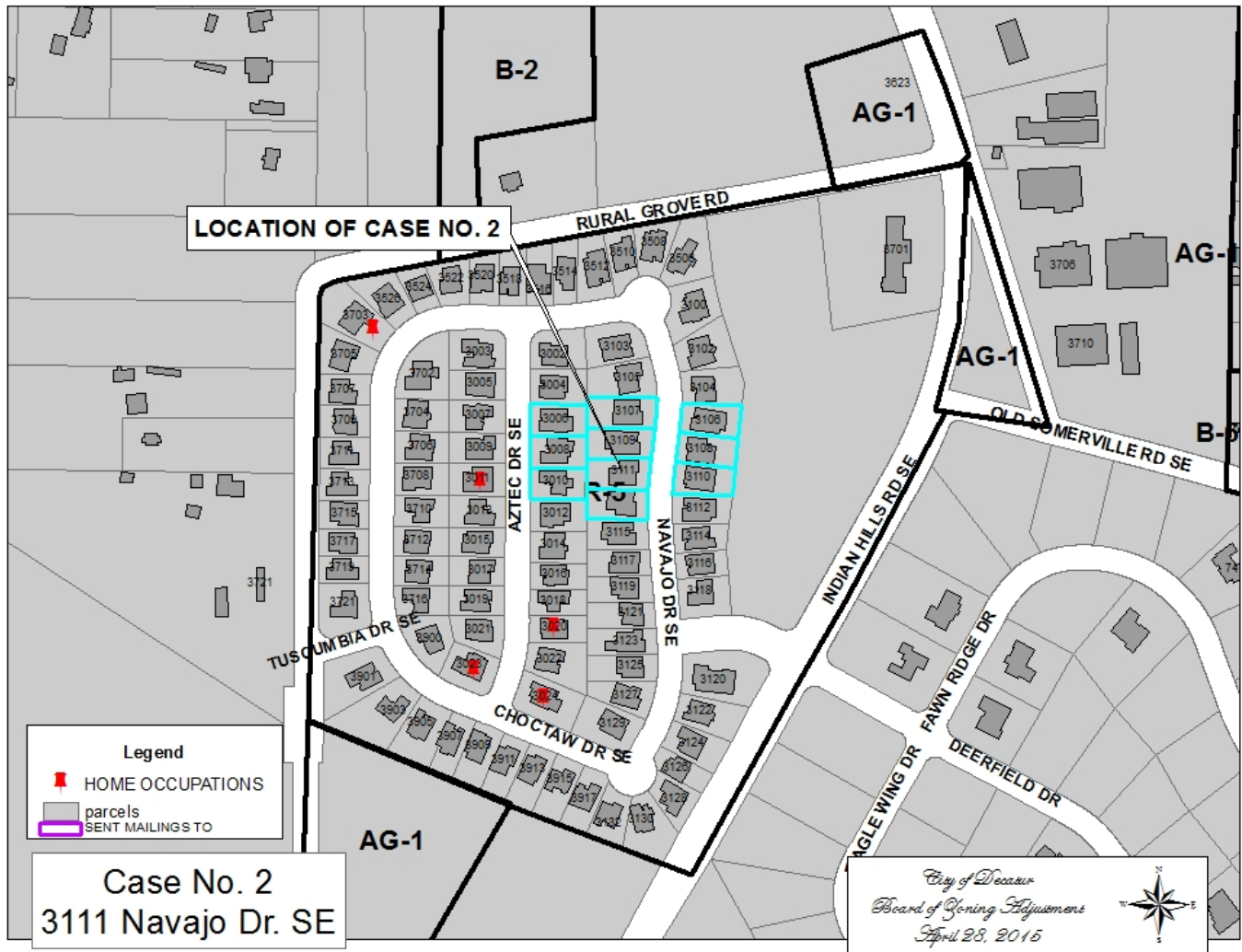
CHECK YES OR NO FOR EACH QUESTION

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 parties 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, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: R. A. Crossan DATE: 3/11/19

ADDRESS: 3111 Navajo Drive Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 3111 NAVAJO DR SE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Gilbert C. McCutcheon
MAILING ADDR: 2511 Jarvis St SW
CITY STATE ZIP: Decatur AL 35603
PHONE: 256-443-5952

PROPERTY OWNER: Gilbert C. McCutcheon *[Signature]*
OWNER ADDR: 2511 Jarvis St. SW
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-443-5952

SUBJECT ADDRESS FOR APPEAL: 2511 Jarvis St. 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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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 Lawn Care Service

Applicant Name(print) Gilbert C. McCutcheon
Signature *[Signature]*
Representative Name(print) _____
Signature _____
Date 3-30-15

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

Office Use

Received

By Judy

Zone R-5

Hearing April 28, 2015

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 in the **BUILDING DEPARTMENT** by the **10th** of the month to be heard the last Tuesday of the month.

CASE NO 3 2511 JARVIS ST SW

HOME OCCUPATION QUESTIONS

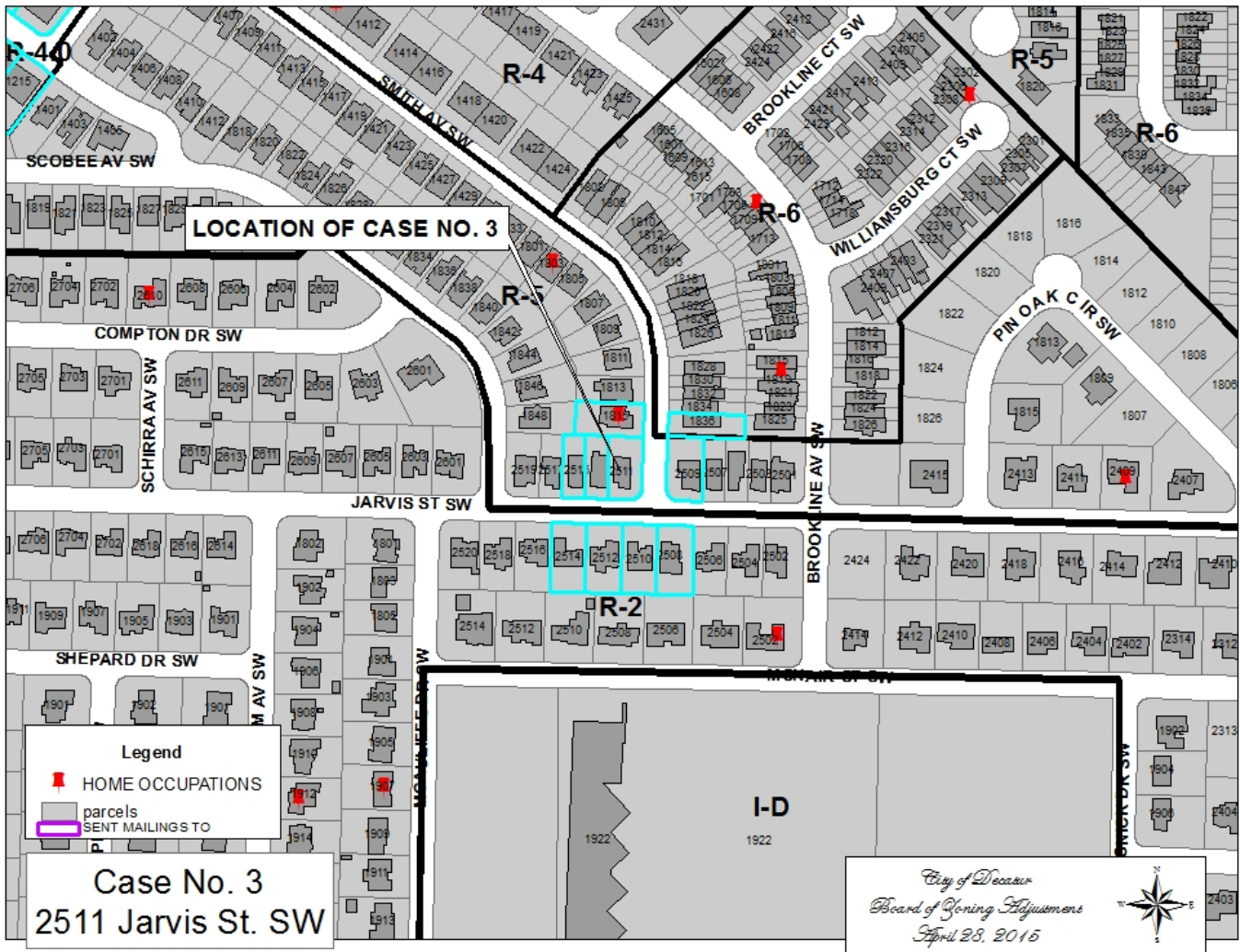
CHECK YES OR NO FOR EACH QUESTION

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 parties 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, Fed-Ex, 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: 3-30-15

ADDRESS: 2511 Jarvis St SW Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 2511 JARVIS ST SW



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jonathan Mangino, JM Landscapes, LLC
MAILING ADDR: 812 Rigel Dr.
CITY STATE ZIP: Decatur AL, 35603
PHONE: 256-690-2313

PROPERTY OWNER: ~~Jonathan~~ Jonathan Mangino
OWNER ADDR: 812 Rigel Dr.
CITY STATE ZIP: Decatur AL, 35603
OWNER PHONE: 256-690-2712

SUBJECT ADDRESS FOR APPEAL: 812 Rigel Drive Decatur AL 35603

NATURE OF APPEAL:

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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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 address for home office... No equipment will
be on location. Operate JM Landscapes LLC

Applicant Name(print) Jonathan Mangino
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 3-12-15

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

Office Use
Received By [Signature]
Zone R-2
Hearing Date April 28, 2015
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 in the **BUILDING DEPARTMENT** by the **10th** of the month to be heard the last Tuesday of the month.

CASE NO 4 812 RIGEL DR SW

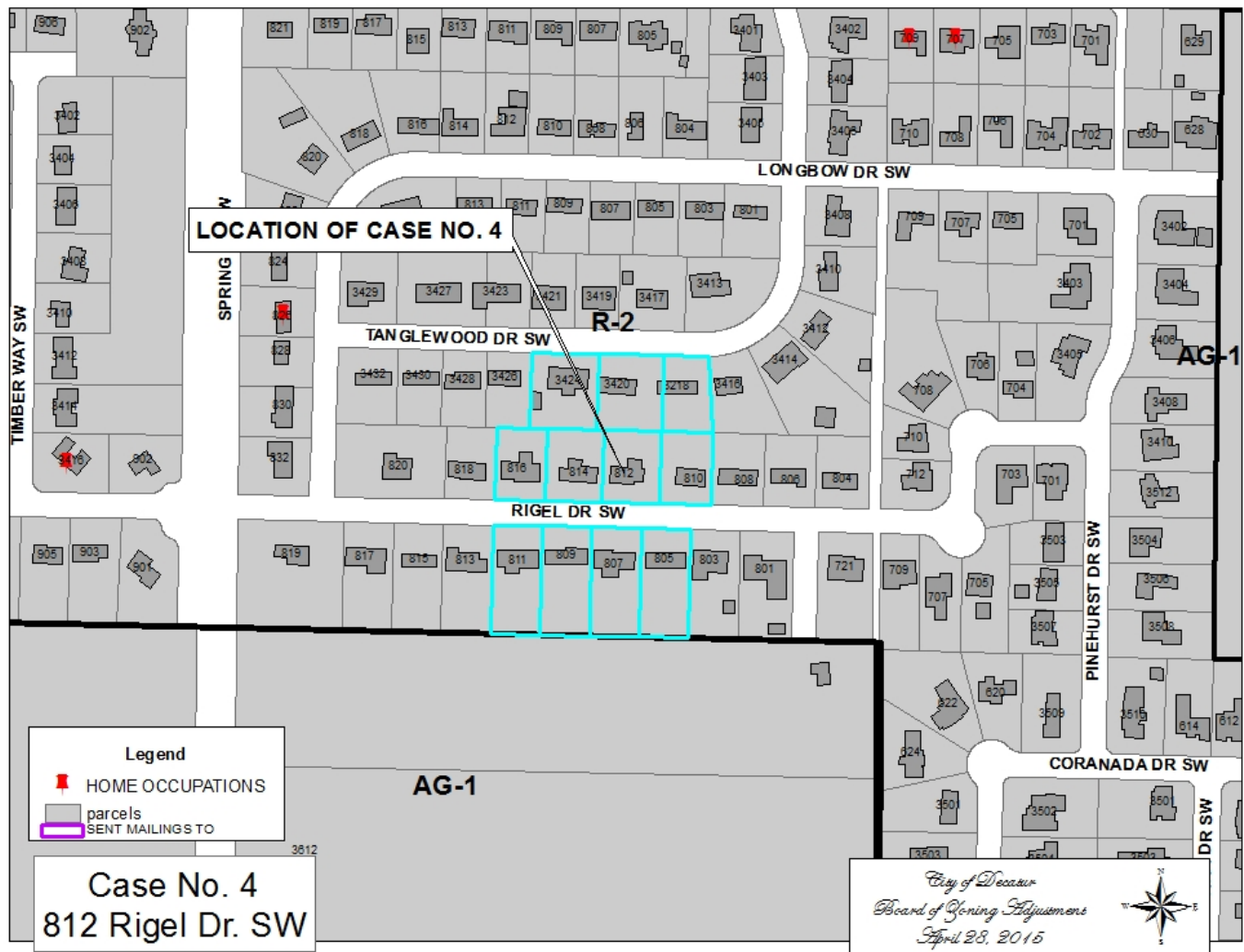
HOME OCCUPATION QUESTIONS

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 parties 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, Fed-Ex, 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: Jonathan Mayo DATE: 3-12-15
ADDRESS: 812 Rigel Dr. 35603

QUESTIONNAIRE



LOCATION MAP 812 RIGEL DR SW



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: John R. Wheatley
MAILING ADDR: 3211 Battlement Rd. SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 205-948-5347

PROPERTY OWNER: Shannon King (Owner Aware)
OWNER ADDR: 3211 Battlement Rd. SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256-565-8807

SUBJECT ADDRESS FOR APPEAL: 3211 Battlement Rd. SW, Decatur, AL 35603

NATURE OF APPEAL:

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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above MUST be present in order for the case to be heard

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

I would like to conduct a computer consulting business from my home. This would consist of my doing work from my computer and would not involve any clients coming to my home.

Applicant Name(print) John R. Wheatley
Signature John R. Wheatley
Representative Name(print) _____
Signature _____
Date 04/09/2015

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

Office Use
Received
By Judy
Zone R-6
Hearing April 28, 2015

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 in the BUILDING DEPARTMENT by the 10th of the month to be heard the last Tuesday of the month.

CASE NO 5 3211 BATTLEMENT RD SW

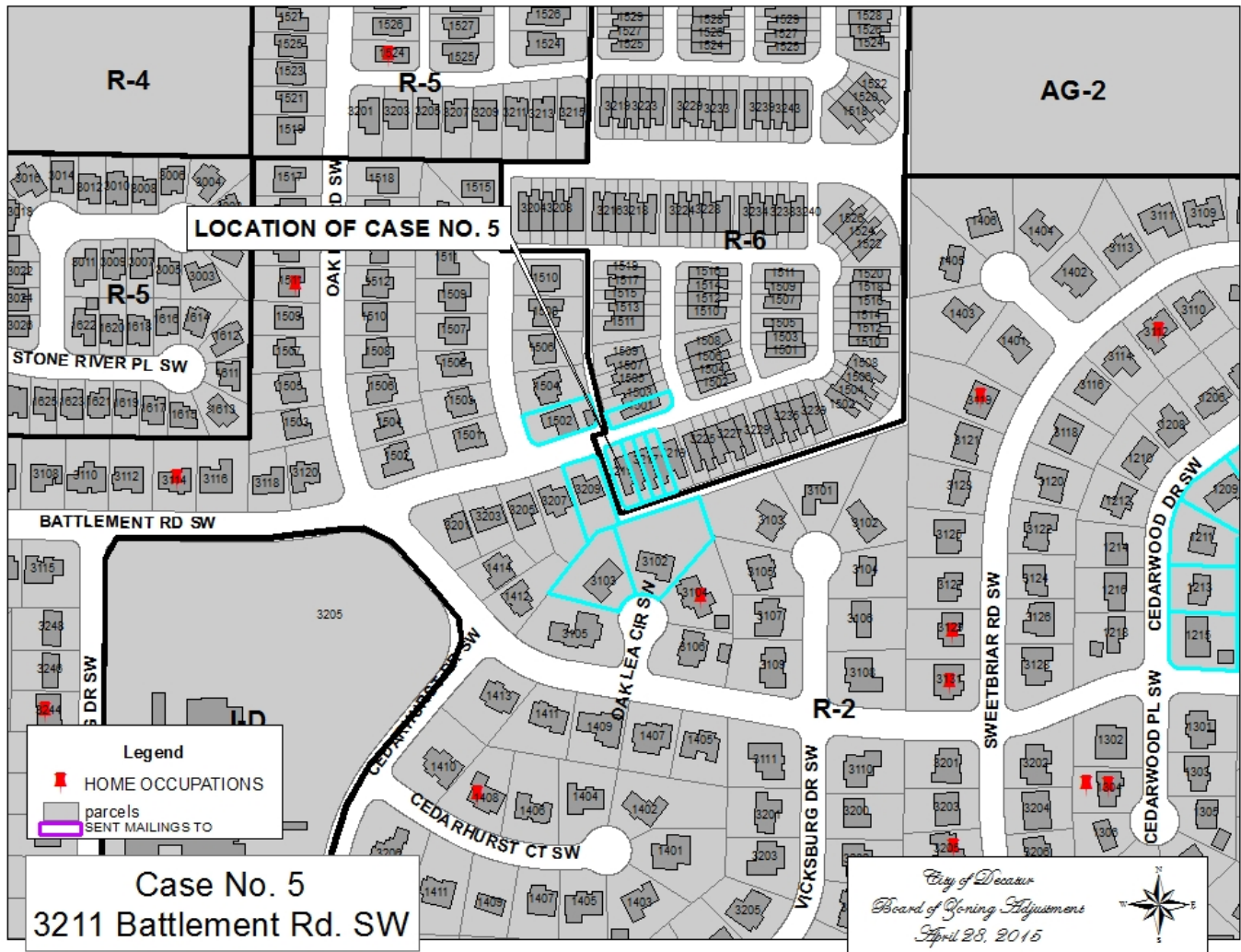
HOME OCCUPATION QUESTIONS

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 parties 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, Fed-Ex, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: John R. Wheatley DATE: 04/09/2015
ADDRESS: 3211 Battlement Rd. SW, Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 3211 BATTLEMENT RD SW



CITY OF DECATUR BOARD OF ZONING ADJUSTMENT
APPLICATION FOR HOME CHILD CARE FACILITY

APPLICANT: Mariea Satchel
MAILING ADDR: 2601 Little John St SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: (256) 345-2648
PROPERTY OWNER: Teresa Satchel
OWNER ADDR: 2601 Little John St SW
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: (256) 227-8198

ADDRESS OF APPEAL: 2601 Little John St SW Decatur, AL 35603

MARK CLASS OF DAY CARE YOU DESIRE: (READ ORDINANCE TO DETERMINE CLASSES)

- ☒ DAY CARE (6 OR LESS) ☐ NIGHTTIME HOME CARE (6 OR LESS)
☐ GROUP DAY CARE (7 TO 12) ☐ GROUP NIGHTTIME CARE (7 TO 12 CHILDREN)

DESCRIBE HOURS OF OPERATION; PARKING ARRANGEMENTS; PLAY AREA and EQUIPMENT; DO YOU HAVE FENCE, DOG, OR POOL.

I have a fence. Hours of operation: 6am-6pm.
Driveway parking. No dogs. Play area is
the patio in the rear of house. No
heavy or permanent equipment; only small
riding toys. No pool on property.

Mariea Satchel

APPLICANT SIGNATURE

Mariea Satchel

PRINT NAME

DATE: April 3, 2015

OFFICE USE ONLY

REVIEWED BY: RLS

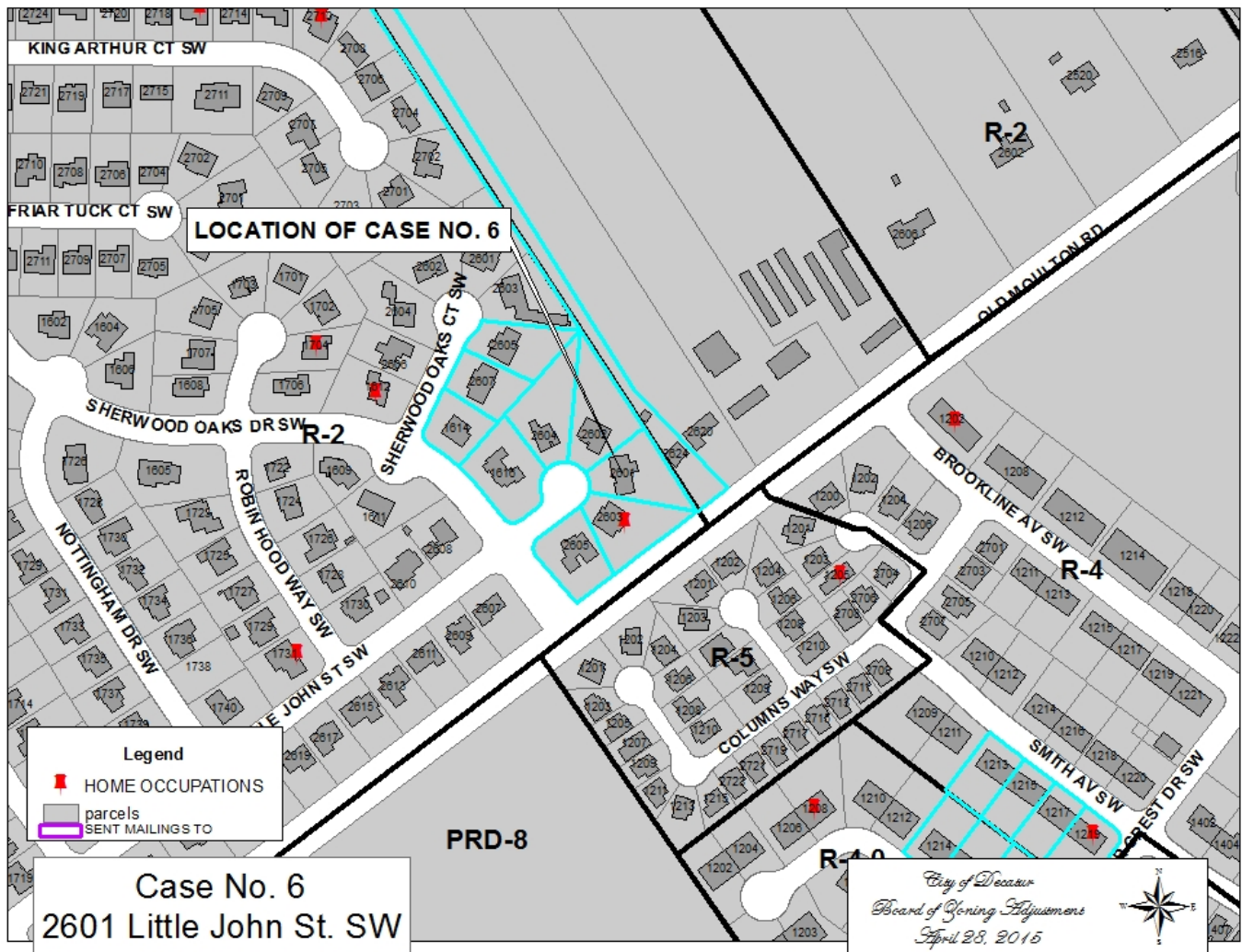
HEARING DATE: 3/28/15

ZONING DISTRICT: R-2

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 10 of the month to be heard on the last Tuesday. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 6 2601 LITTLE JOHN ST SW



LOCATION MAP 2601 LITTLE JOHN ST SW



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Lamar Advertising
MAILING ADDR: 106 Lenwood Rd. SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-308-0676

PROPERTY OWNER: Charles Craig
OWNER ADDR: 401 South Houston St.
CITY STATE ZIP: Athens, AL 35611
OWNER PHONE: 256-232-9285

SUBJECT ADDRESS FOR APPEAL: 1042 Beltline Rd., 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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Requesting a rear setback variance of 19ft. (See attached plat drawing and letter.)

Applicant Name(print) Lamar Advertising
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 3/23/15

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

Office Use
Received
By Judy
Zone M2-A
Hearing April 28, 2015

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 in the **BUILDING DEPARTMENT** by the **10th of the month** to be heard the last Tuesday of the month.

CASE NO 7 1042 BELTLINE RD SE



106 Lenwood Road, S.W., Decatur, AL 35603 • Phone 256-308-0676 • Fax 256-308-0465

Subject: Board of Zoning Adjustments

To whom it may concern:

This letter is in reference to the attached request for a setback variance. We are requesting a 19ft rear setback variance assuming that the requirement is 35ft. The location of the billboard meets and exceeds the front set back requirement, the sign spacing requirement, the height requirement, and all other pertinent requirements.

At the time that the location was identified as a desirable location to build a new outdoor advertising device we were under the impression that Morgan Ave had been vacated. Morgan Ave was never constructed and I do not believe the city has any plans to use it in the future. The current landscape of Morgan Ave is grass and it is maintained by the property owner in question (Charles Craig.)

This piece of property is unique being that the building is built directly up to the East and West property lines, preventing the construction of the sign on either side of the building. If the building had originally been constructed following the setback requirements the construction of the sign would be possible in full compliance with the City of Decatur ordinances.

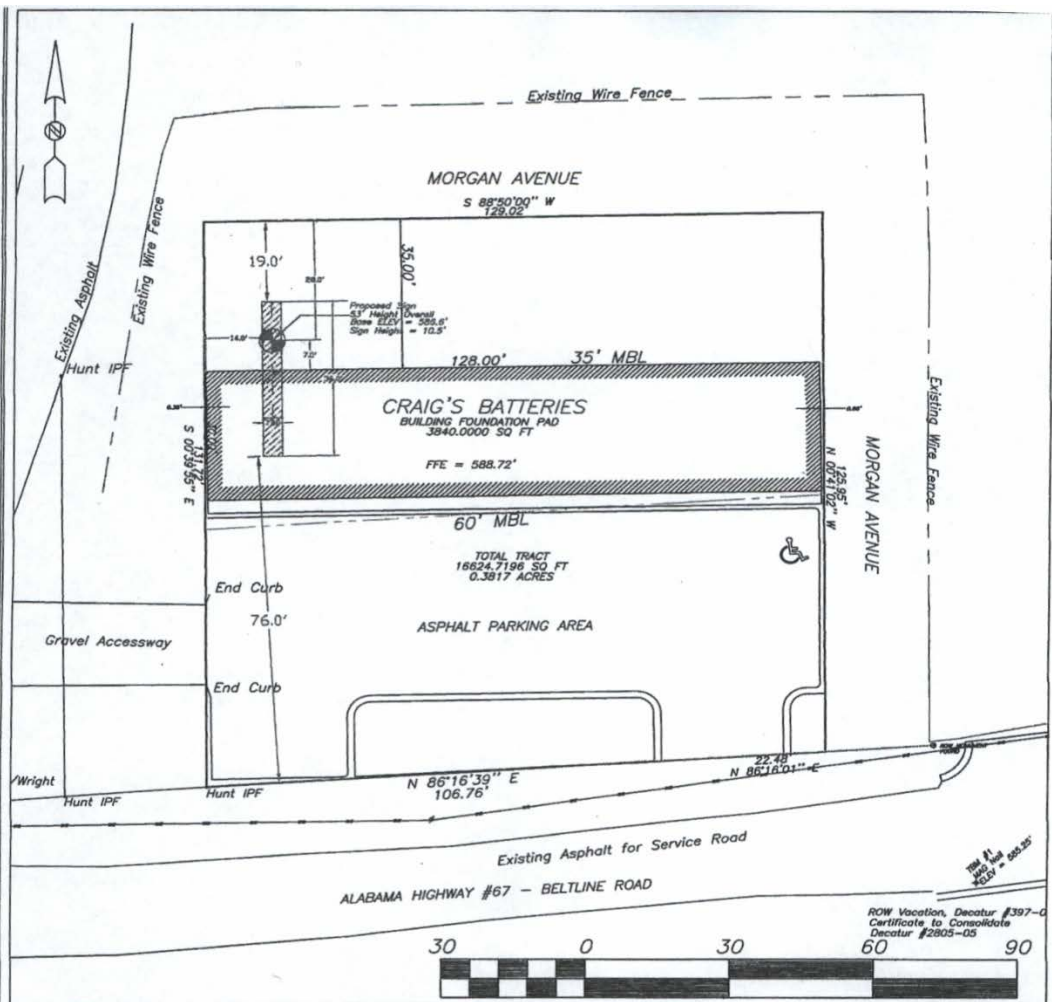
If this variance is granted we will provide a blue print of the structure, approved state permit, and show proof that a sign was dismantled within the last 6 months.

Charles Craig fully supports this request and we thank you for your consideration.

Sincerely,

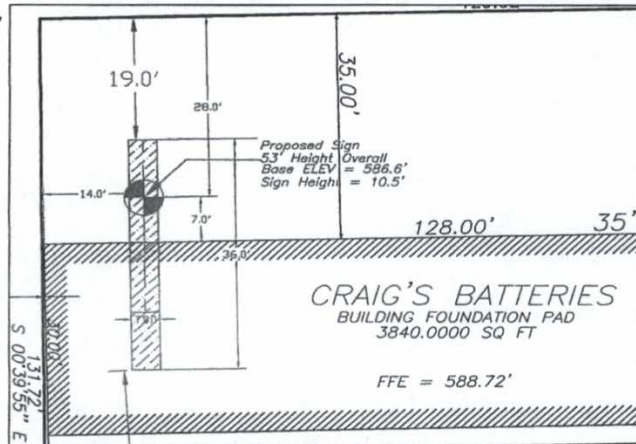
Alexander Voss, Lease Manager
Lamar Advertising

LETTER



CITY OF DECATUR, AL
APPLICATION PLAT
Lamar Advertising
Alex Voss
106 Lenwood Rd. SW
Decatur, AL 35603
256-308-0676
Revised: 3/20/14

DETAIL SCALE 1" = 10'



LEGEND OF SYMBOLS

- Fence Line (Possession)
- Centerline
- Overhead Utility Lines
- 1/2" Iron Pin Set w/ Cap Stamped "GREENE 10273"
- Monument Found
- Utility Pole

Not Original without Red Seal and Dated Signature.
Copyright © 2015, Lee Y. Greene & Associates, Inc.
All Rights Reserved

Checked By:

Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Sparkman Street SW, Hartselle, AL 35640
(256) 773-2304 (256) 773-2361 FAX
www.leeegreene.com
Alabama CA Number: 1332-E, 389-LS

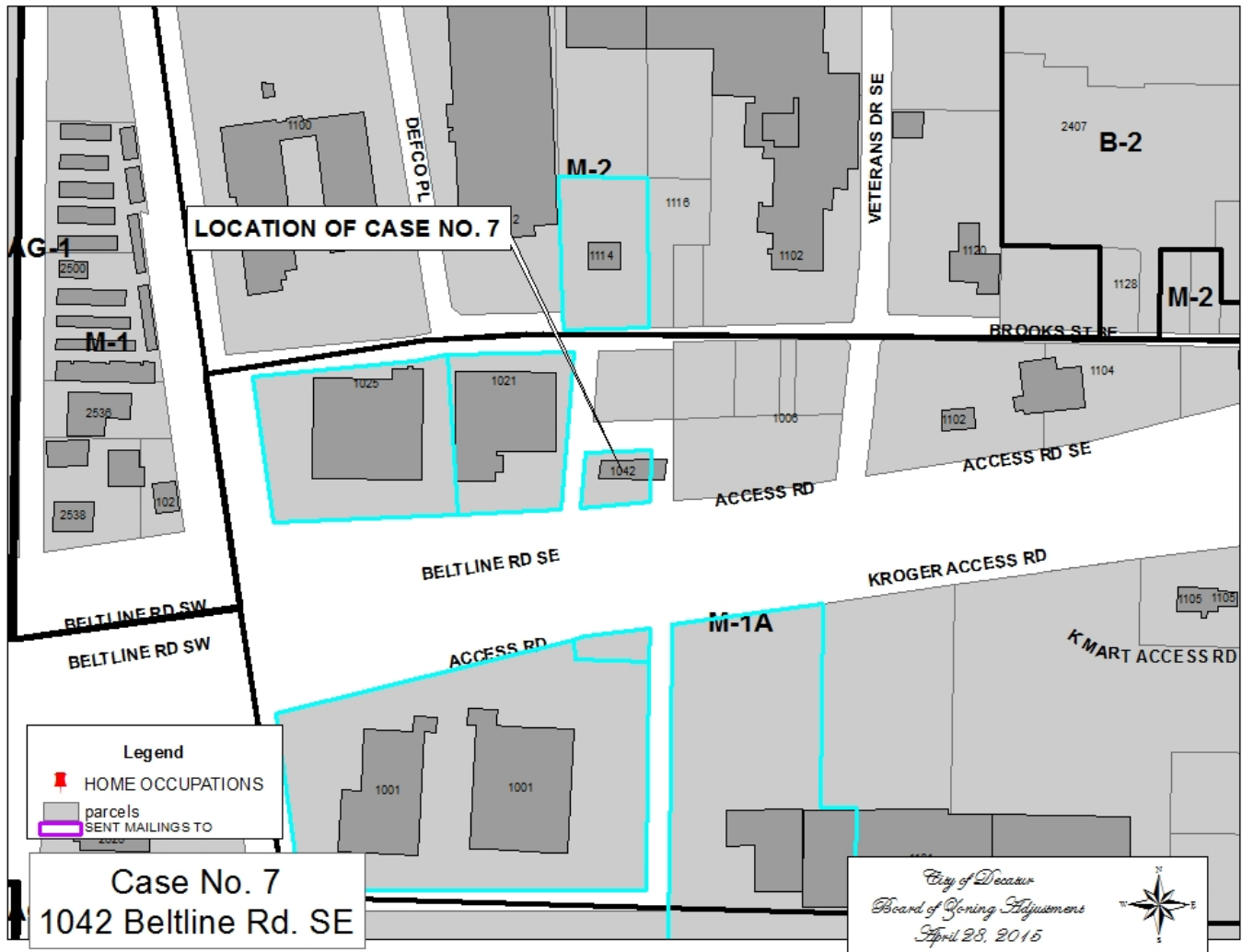
Drawing Date: 2/12/15

Field Survey: 1/24/15

Drawn By: LYG-2

File Number: 2014255.DWG

SURVEY



LOCATION MAP 1042 BELTLINE RD SE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: STU SIGNS
MAILING ADDR: PO BOX 275
CITY STATE ZIP: DECATUR, AL 35602
PHONE: 256.353.8801

PROPERTY OWNER: ~~STU SIGNS~~ MCMASTERS, INC.
OWNER ADDR: 109 PROSPECT DR.
CITY STATE ZIP: DECATUR, AL 35601
OWNER PHONE: 353-8801

SUBJECT ADDRESS FOR APPEAL: 109 PROSPECT DR. 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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above MUST be present in order for the case to be heard

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

REQUEST 22' VARIANCE TO INSTALL 22' TALL 1200
SIGN. PROSPECT DRIVE HAS 20' ROW, POSING PROBLEM
LINE CLOSE TO BUILDING. IN ORDER TO MEET 22'
SETBACK SIGN WOULD BE INSTALLED IN LOBBY.

Applicant Name (print) STU SIGNS
Signature [Signature]
Representative Name (print) MCMASTERS
Signature [Signature]
Date 4/10/15

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

Office Use
Received
By JWS
Zone M-1
Hearing Apr. 128, 2015

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 in the **BUILDING DEPARTMENT** by the 10th of the month to be heard the last Tuesday of the month.

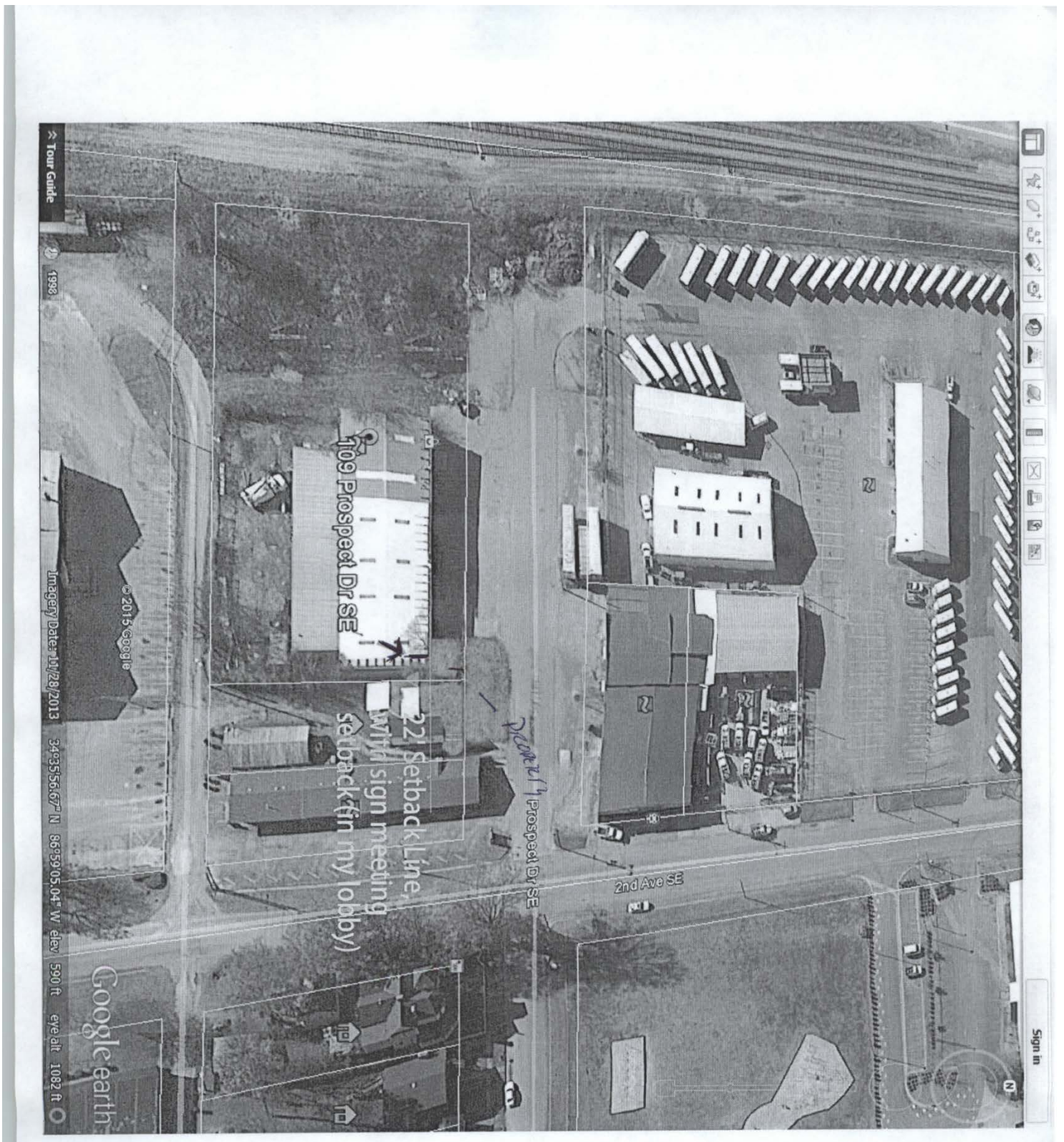
CASE NO 8 109 PROSPECT DR SE



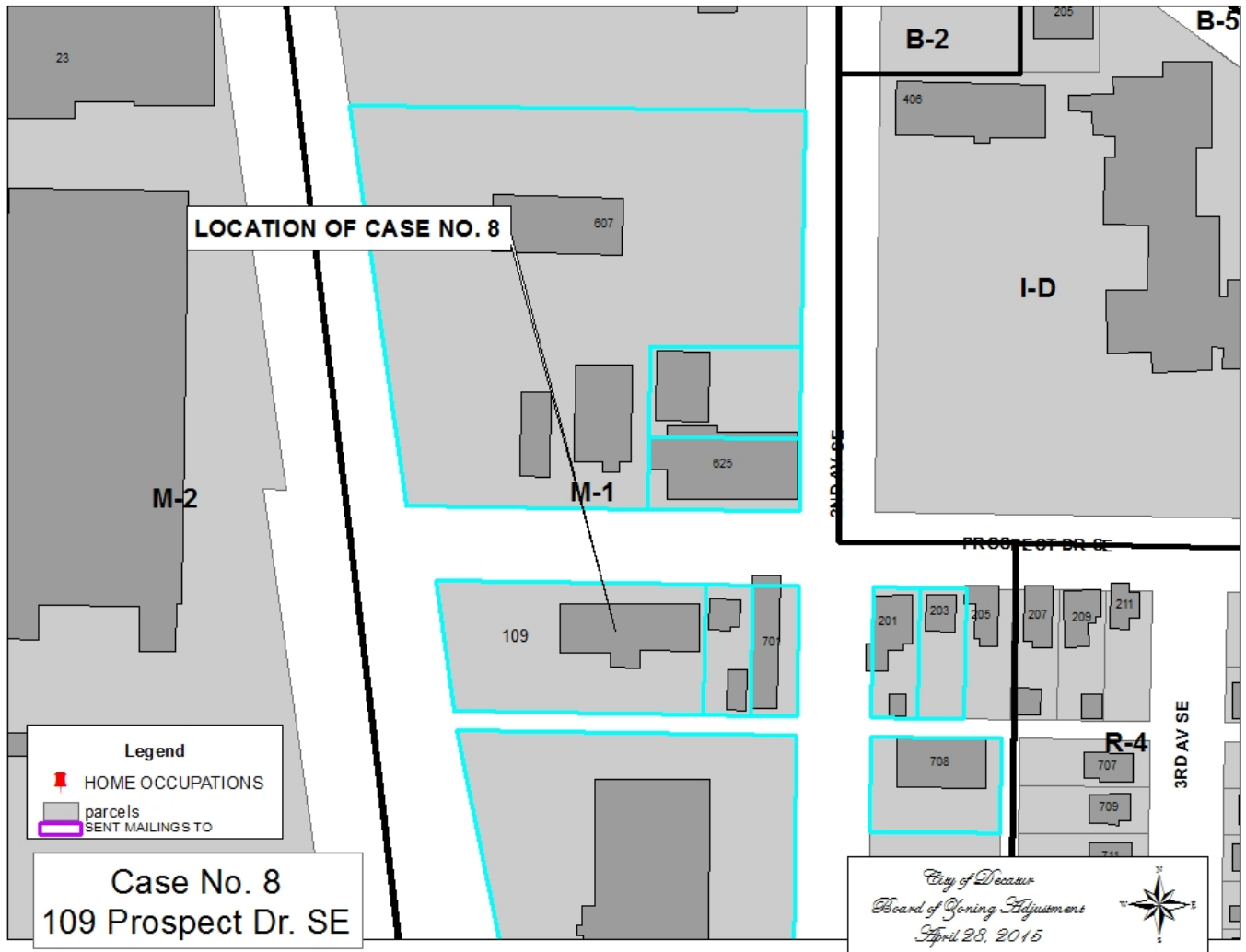
DEPICTION OF SIGN PLACEMENT



A VIEW of J & M Signs



AERIAL VIEW



LOCATION MAP 109 PROSPECT DR SE



CITY OF DECATUR

BOARD OF ZONING ADJUSTMENT APPLICATION

APPLICANT: Complete Signs, LLC
 MAILING ADDR: 227 HASTDALE DR
 CITY STATE ZIP: DOTHAN, AL 36303
 PHONE: 1-334-556-0214 ext 108

PROPERTY OWNER: Morgan Farmers Cooperative
 OWNER ADDR: 3125 Highway 31S
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: 256-353-4663

ADDRESS FOR APPEAL: 3125 Highway 31S 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 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.)

Setback (Right of way) variance of 10 ft is requested
to install a 6' x 6' digital sign. Without approval,
sign will be in parking lot. This is an agricultural
retail business and variance is requested for
customer safety.

APPLICANT SIGNATURE: PRINT NAME: Wes DanielDATE: 4-7-2015

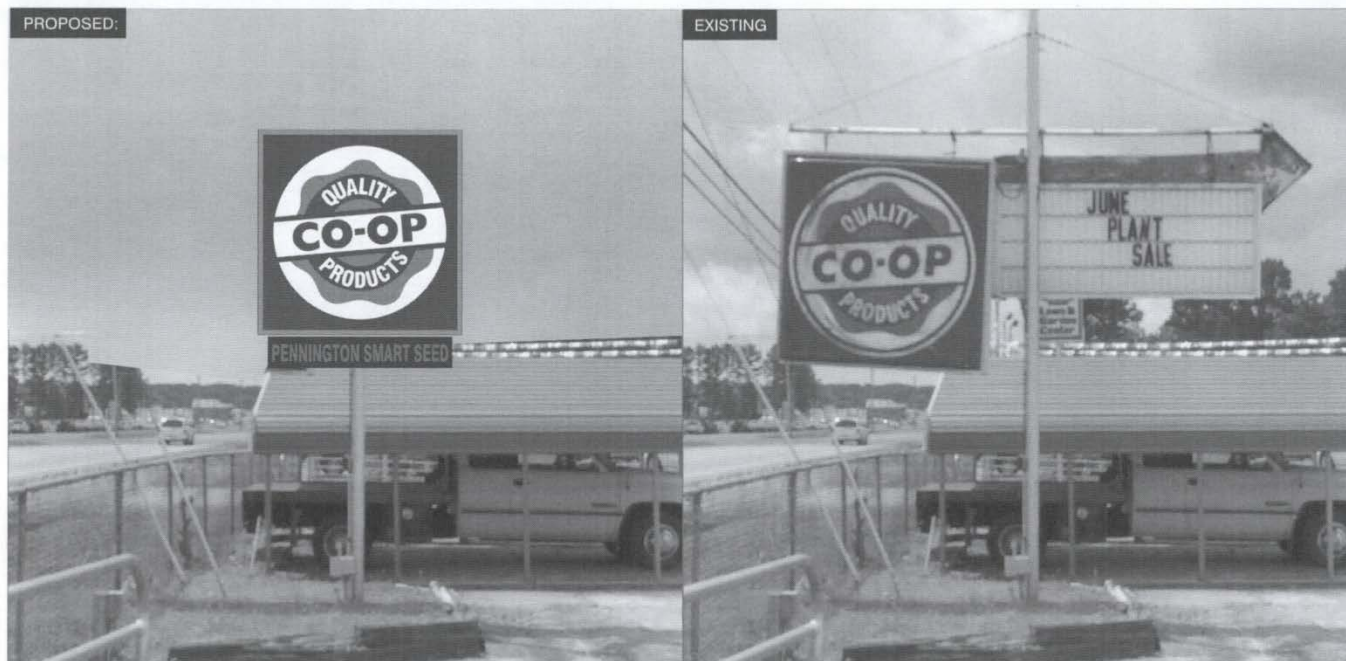
OFFICE USE ONLY:

RECEIVED BY: JudyZONING DISTRICT: M-2HEARING DATE: 4/28/15

APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the first 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. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 9 3125 HIGHWAY 31 S.



**** SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED ****

Note: The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

**** Prior to Manufacturing and Installation:**


Actual Sign Dimensions & Sign Placement To Be Field Verified (survey / equipment i.e bucket truck maybe required at additional cost)

(Dimensions and placement are Approximate and for illustration only). Location To Be Approved by Customer.

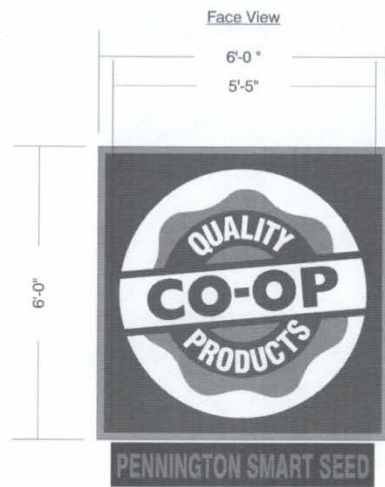
Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).

If Complete Signs cannot recreate this logo or art. Customer must provide true art in format compatible with Complete Signs or Third Party's Software or Equipment. Acceptable Formats: Vector .eps, .ai, .cdr. High quality resolution Raster image: .bmp, .jpg, .gif, .tiff

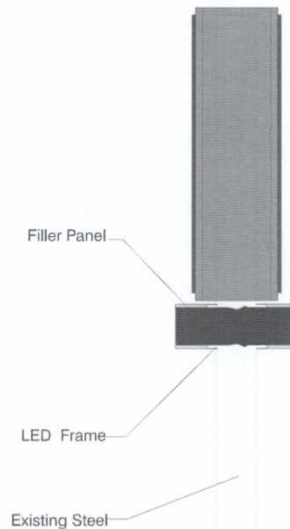
Color renderings are for presentation only and should not be considered as manufacturing drawings.

 CompleteSigns P.O. Box 8861 Dothan, AL 36304 P 888.823.9005 F 334.556.0218 algras@completesigns.net www.completesigns.net	Farmers Co Op Decatur, AL Approval: _____ Date: _____	Customer: Farmers Co Op Created: 07/21/14 Revised: 08/25/14, 08/26/14 Dwg: Elev101E Scale: Proportional illustrated by: Cox This is an original unpublished drawing created by Complete Signs. It is submitted for your personal use, in connection with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs. This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.
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PICTURE OF EXISTING AND PROPOSED SIGNAGE



Side View
Visual Reference Only
(Not to Scale)




**** SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED ****

Proposed:
Replace Existing Sign w/ Double Faced Cabinet
Panned & Embossed Face w/ Painted Graphics 2nd Surface
Internally illuminated w/ Fluorescent Lamps
17mm Red LED Display
And Filler Panels As Needed
Center Mounted To Existing Steel

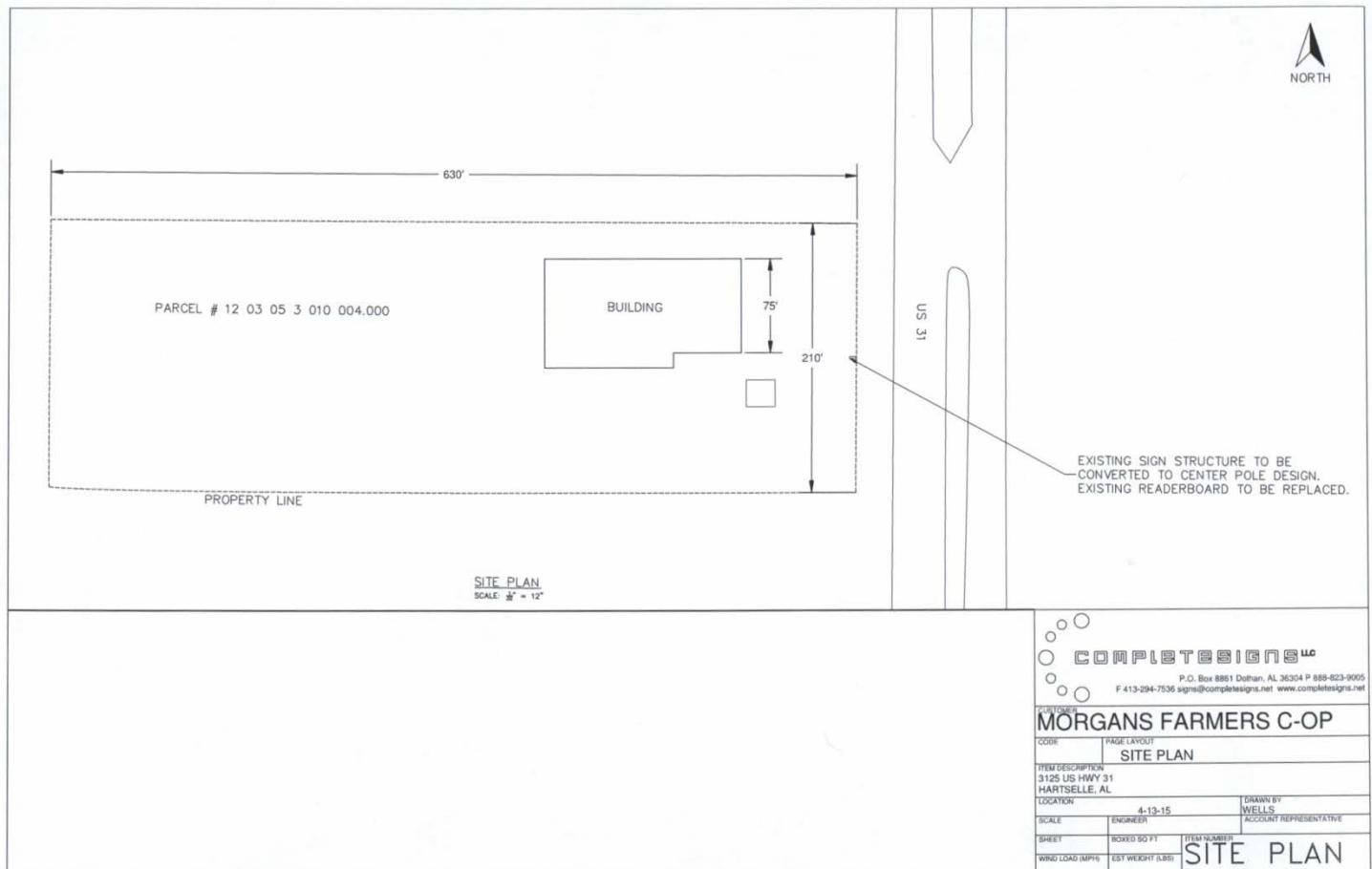
Note: The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

**** Prior to Manufacturing and Installation:**
Actual Sign Dimensions & Sign Placement To Be Field Verified (survey / equipment i.e. bucket truck maybe required at additional cost)
(Dimensions and placement are Approximate and for illustration only). Location To Be Approved by Customer.
Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).
If Complete Signs cannot recreate this logo or art. Customer must provide true art in format compatible with Complete Signs or Third Party's Software or Equipment. Acceptable Formats: Vector .eps, .ai, .cdr. High quality resolution Raster Image: .bmp, .jpg, .giff, .tiff

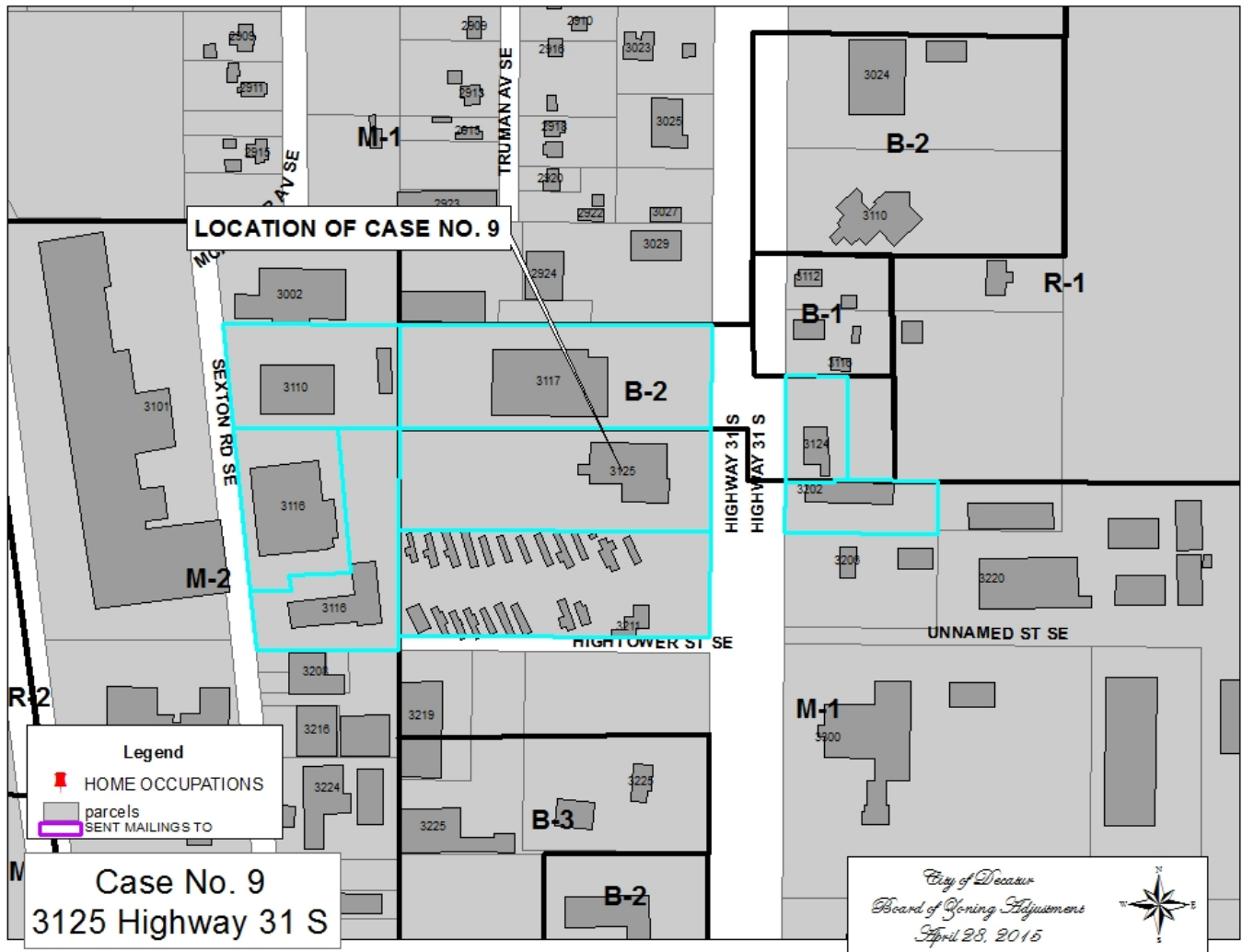
Color renderings are for presentation only and should not be considered as manufacturing drawings.

 <p>Complete Signs P.O. Box 8861 Dothan, AL 36304 P 888.823.9005 F 334.556.0218 sign@completesigns.net www.completesigns.net</p>	<p>Farmers Co Op Decatur, AL</p> <p>Approval: _____ Date: _____</p>	<p>Customer: Farmers Co Op Created: 07/21/14 Revised: 08/25/14, 08/26/14</p> <p>Dwg: Pres101E Scale: Proportional Illustrated by: Cnx</p> <p>This is an original unpublished drawing created by Complete Signs. It is submitted for your personal use, in connection with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs. This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.</p>
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SIGN AND PLACEMENT ILLUSTRATION



SURVEY



LOCATION MAP 3125 Hwy 31 S



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: The Casual Gourmet LLC DBA The Big Easy
MAILING ADDR: P.O. Box 2954
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-374-4464

PROPERTY OWNER: Peter Neil
OWNER ADDR: 107 2nd Ave St C
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-351-2058

SUBJECT ADDRESS FOR APPEAL: 107 2nd Ave NE

NATURE OF APPEAL:

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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above 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.)

Want to use ~~Building~~ that is now a Food
Establishment as a Restaurant, 1053 sq ft

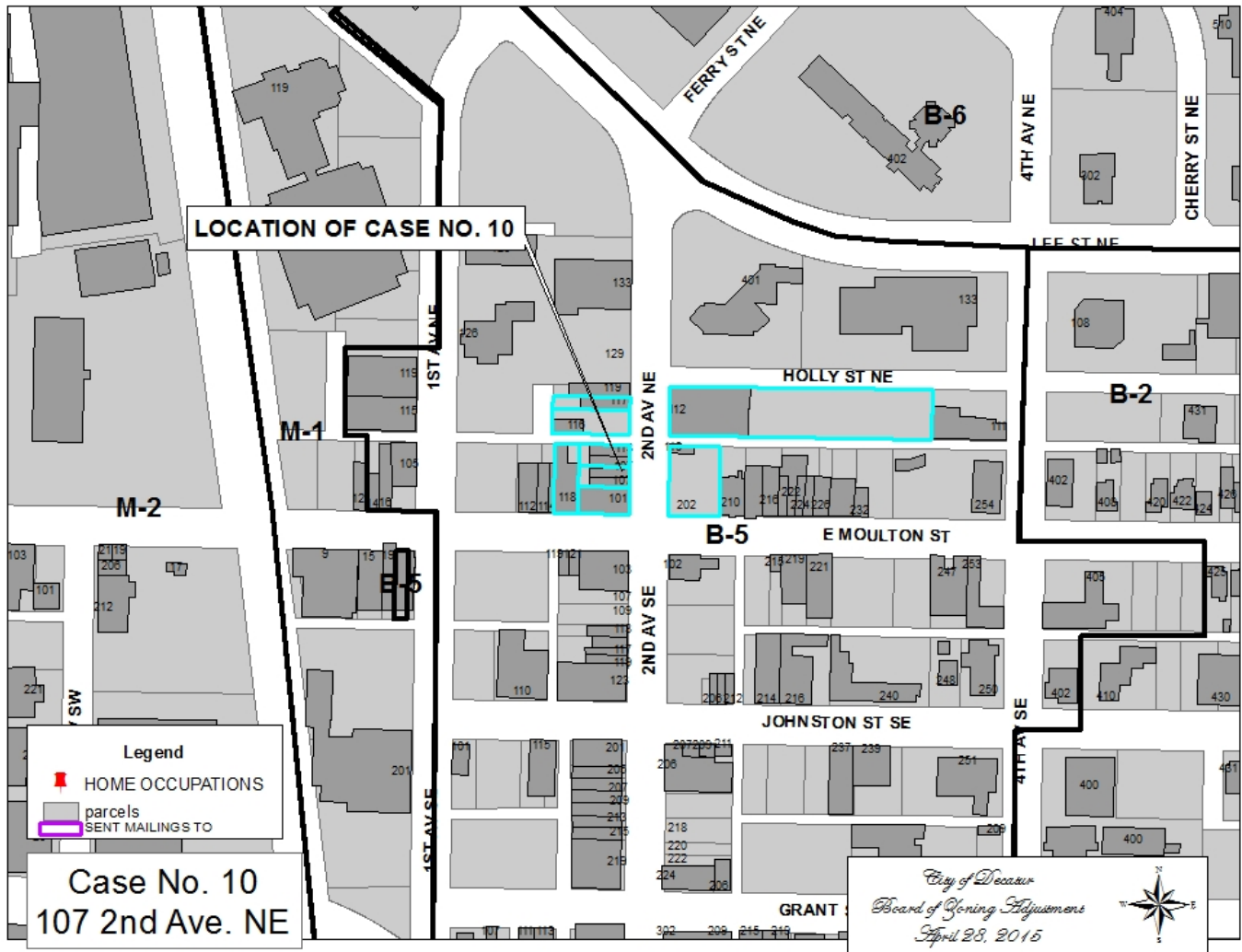
Applicant Name(print) The Casual Gourmet LLC DBA The Big Easy
Signature [Signature]
Representative Name(print) Donald Bradford
Signature [Signature]
Date 4/10/15

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

Office Use July
Received
By CITY OF DECATUR
Zone Building Department
Hearing B-5
APR 10 2015
April 28 4:01

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. **REVIEWED FOR CODE COMPLIANCE**
the **BUILDING DEPARTMENT** by the **10th** of the month to be heard the last Tuesday of the month.

CASE NO 10 107 2ND AVE NE



LOCATION MAP 107 2ND AVE SE