



# BOARD OF ZONING ADJUSTMENT

## AGENDA

May 26, 2015

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## MINUTES APRIL 28, 2015

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

SUPERNUMERARIES: Mrs. Sally Jo Green

OTHERS PRESENT: Mr. Wally Terry, Director  
.....and Custodian of Records  
Mr. Herman Marks, 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 March meeting as printed. Mr. Greg Dobbs 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 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.

Mr. Nicholas Davis presented this case to the Board. Mr. Davis stated he would like an administrative office for a food delivery service. Mr. Davis also stated there would be no deliveries to his home, he would go pick up the food to delivery to the customer.

Mr. Bob Sims stated the Building Department would recommend approval.

There was no comment from the Planning Department.

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

### 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.

Ms. R. Erin Cossey presented this case to the Board. Ms. Cossey stated she was seeking an administrative office for her Interior Design business where she would go to the client's home; there would be no one coming to her home.

Attorney, Herman Marks asked where she would store her supplies. Ms. Cossey stated she would not be storing any supplies at her home.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval.

Mr. Greg Dobbs moved to approve this home occupation as submitted. Mr. Larry Waye seconded the motion. On a roll-call vote, the motion carried.

### 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.

Mr. Gilbert C. McCutcheon presented this case to the Board. Mr. McCutcheon stated he would like an administrative office for a lawn care business. Mr. McCutcheon further stated he had no employees but he understood that no employees could report to his home.

Mr. McCutcheon additionally stated his trailer would be parked in his driveway and he had magnetic signs on his truck but the sign had no address.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith of the Planning Department deferred to the legal department.

Attorney, Herman Marks inquired about the trailer in the driveway with equipment on it. Mr. McCutcheon stated it was an enclosed trailer.

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

### 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.

Mr. Jonathan Mangino presented this case to the Board. Mr. Mangino stated he previously had a lawn care business at another location and wanted to start that business back up again at his current address. Mr. Mangino further stated he wanted to construct a garage to keep his equipment in for the lawn care business.

Mr. Greg Dobbs clarified the applicant was only asking for an administrative office for lawn care.

Mr. Sims stated the applicant was not trying to have an office in his shop; he was requesting an administrative office in his home.

Mr. Larry Waye stated he could not have employees report to his home.

Several of Mr. Mangino's neighbors came forward expressing concerns about where the equipment would be stored, if there would be trucks parked on the street, or equipment in the yard and if he would have commercial grade equipment.

Mr. Mangino responded by saying the equipment would be stored in the garage, there would be no equipment kept in the driveway, yard, or the street. Mr. Mangino further stated he had a 16 foot trailer, 2 mowers and some hand equipment but nothing of a commercial grade. Mr. Mangino also stated the garage was a typical detached garage and the equipment in it was typical of a residential use.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval for an administrative office in the home.

Mr. Collis Stevenson 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 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.

Mr. John R. Wheatley presented this case to the Board. Mr. Wheatley stated he would like an administrative office for a computer consulting business. Mr. Wheatley further stated he had a client in Birmingham that he would be doing work for remotely.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would concur with the Building Department.

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

#### CASE NO 6

Application and appeal of Mariea Satchel for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to 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.

Ms. Mariea Satchel presented this case to the Board. Ms. Satchel stated she was seeking a Home Day Care for 6 children or less.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department recommended approval.

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

#### 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.

Mr. Rob Bayless of Lamar Advertising presented this case to the Board. Mr. Bayless stated his company was seeking a 19 foot rear yard setback from the required 35 feet. Mr. Bayless also stated the owner of the property where they want to install the billboard thought the land had been vacated but that was in error. Mr. Bayless additionally explained the signage they want to install is smaller than the one they had previously in that area but the placement of the pole is the real issue.

Mr. Sims and Mr. Bayless had some discussion as to when the former billboard was removed with Mr. Sims stating the ordinance states you have six months to re-install a billboard once one has been removed. Mr. Bayless stated they had been working on this for a while but had delays because of mock ups and he was aware they were getting close to the deadline. Mr. Bayless additionally stated they had removed 4 billboard signs from other locations in the city. There was more discussion about the setback being the issue and the fact that if the city had vacated the parcel, a setback would not be needed.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith stated there was no real hardship present.

Chairman, George Barran stated if Morgan Avenue had been vacated, then the variance would not be needed.

Mrs. Smith stated that Craig Batteries had requested and gotten approval to vacate half the right-of-way but that was all they were allowed to have. The city still holds the other half of the right-of-way.

Mrs. Smith stated the Planning Department had no comment.

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

#### 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.

Mr. Carlton McMasters presented this case to the Board. Mr. McMasters stated he was seeking a 22 foot setback variance in order to install a detached sign on his property. Mr. McMasters explained that due to the fact their building is setback behind some other buildings and not easily seen, this variance was needed to draw attention to their company.

There was discussion between the applicant, the Planning Department, and the Building Department about the setback, the property line, and the possibility that the right-of-way may change in the future.

Mr. Sims stated to the Board that if they approved this request and then the land was vacated, the applicant could move 15 feet closer to the property line but that he still would have a building partly blocking him.

There was no comment by the Planning Department.

Mr. Larry Waye moved to approve this request as submitted. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

#### 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.

Mr. Trevor Johnson presented this case to the Board. Mr. Johnson stated he was the manager of Complete Signs and they were seeking to install a new panel on an existing pole sign but needed a 10 foot setback variance.

Mr. Sims stated the leading edge of the sign has to be 5 foot from the property line but it appears to be right on the line. Therefore, the property line and the pole would need to be verified before placement.

Mr. Greg Dobbs moved to approve this request with allowing the existing pole to stay where it is as long as the sign does not exceed 36 square feet. Mr. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

#### 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 2<sup>nd</sup> Ave NE, property located in a B-5 Central Business District.

Mr. Lindsey D. Bradford presented this case to the Board. Mr. Bradford stated he was seeking approval to operate as a restaurant rather than a food establishment and he would like to serve alcohol.

Mr. Sims stated the Building Department had no comment.

Mrs. Smith of the Planning Department stated the Board of Zoning Adjustment does not have the authority to approve the sale of alcohol but they do have authority to address becoming a restaurant.

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

The meeting adjourned at 4:45

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Chairman, George Barran



## **AGENDA MAY 26, 2015**

### **CASE NO 1**

Application and appeal of Donald Orr Jr. for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a lawn care service at 318 Wood Ridge DR SW, property located in an R-6 Residential Single-Family Semi-Attached Zoning District.

### **CASE NO 2**

Application and appeal of James J. Ridgeway 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 handy man business at 2317 Anderson DR SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 3**

Application and appeal of Destiny Hogan 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 tech support and customer service business at 715 Cedar Lake RD SW, Apt 314, property located in an R-4 Residential Multi-Family Zoning District.

### **CASE NO 4**

Application and appeal of Robert G. Henderson, Jr. for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a landscaping business at 1237 Brandywine Lane SE, property located in a PRD-6 Planned Residential Development District.

### **CASE NO 5**

Application and appeal of Robert Neal Sparks, Jr. for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a lawn care business at 2701 Little John St SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 6**

Application and appeal of Jan Thatcher 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 to operate a business doing medical coding at 1202 Goldridge DR SW Apt A, property located in an R-4.0 Residential Multi-Family Zoning District.

## CASE NO 7

Application and appeal of Deep River Brokerage, LLC for the following variances to the property located at 1648 Beltline Rd SW, property located in M-1A Expressway Commercial Zoning District.

Requesting an additional 10 foot front yard setback variance from Section 25-12 and 25-12.1 of the Zoning Ordinance to make a combined total of 28 feet from Beltline RD SW. A setback variance of 18 feet was previously approved in May of 2014.

Also, requesting a 4 space parking variance from Section 25-16 of the Zoning Ordinance in order to be allowed to have only 32 parking spaces rather than the required 36 spaces.





CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Donald Orr Jr.  
MAILING ADDR: 318 Woodridge Dr SW  
CITY STATE ZIP: Decatur AL 35601  
PHONE: (256) 642-3400

PROPERTY OWNER: Keith Carney owner aware  
OWNER ADDR: 2702 Dorchester Dr SE  
CITY STATE ZIP: Decatur AL 35601  
OWNER PHONE: (256) 351-7007

### SUBJECT ADDRESS FOR APPEAL:

318 Woodridge Dr SW

### NATURE OF APPEAL:

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

**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 Administrative office for Lawn Care Services.

Applicant Name (print): DONALD ORR JR  
Signature: [Signature]  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

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

Office Use

Received

By [Signature]

Zone R-6

Hearing May 26, 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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

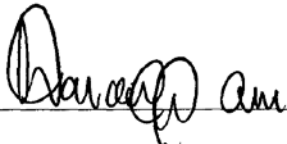
CASE NO 1 318 WOOD RIDGE DR SW

## 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: \_\_\_\_\_



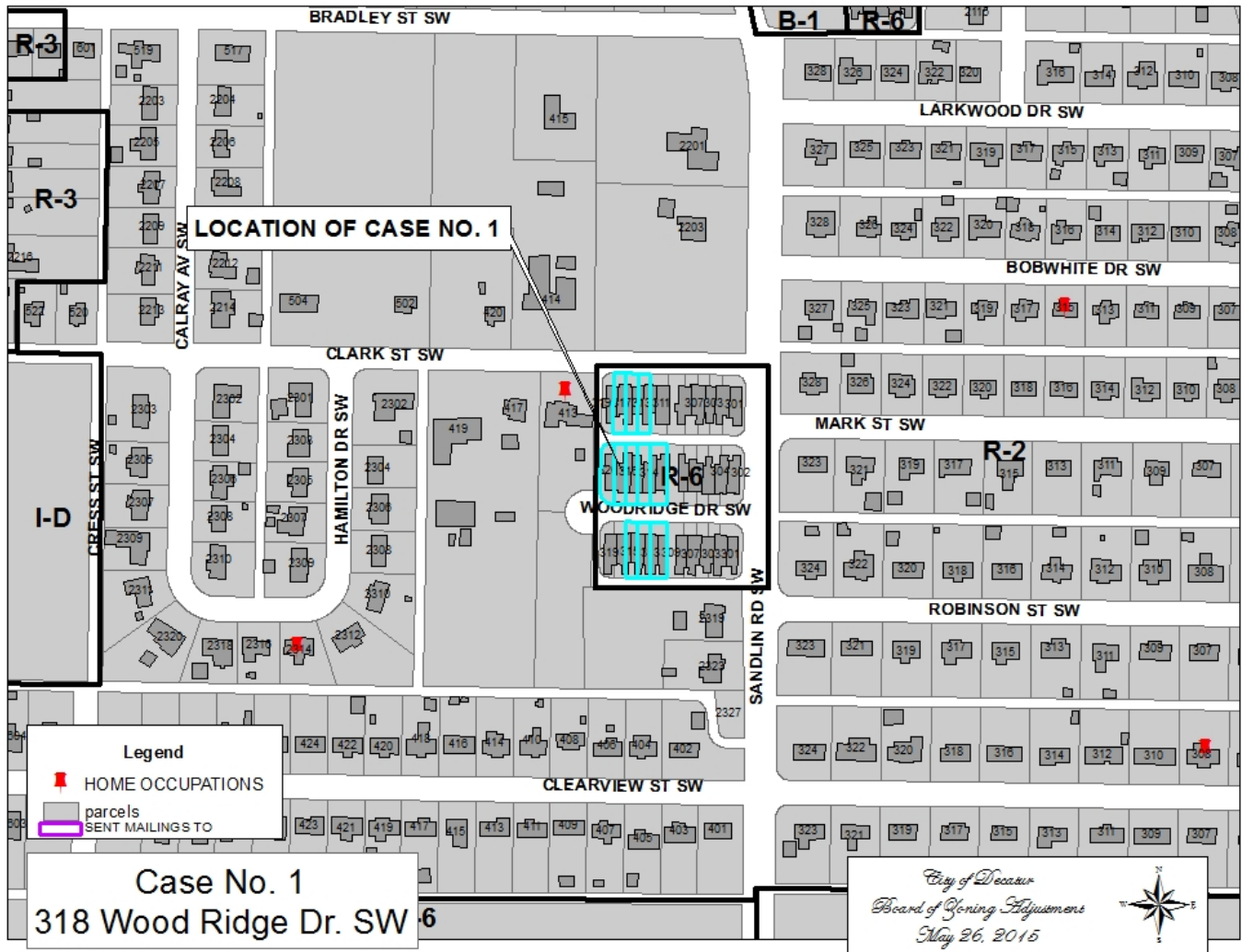
DATE: \_\_\_\_\_

4/27/15

ADDRESS: \_\_\_\_\_

318 Woodridge Dr SW Decatur AL 35601

QUESTIONNAIRE



LOCATION MAP 318 WOOD RIDGE DR SW



Board of Zoning Adjustment

APPLICANT: JAMES J. RIDGEWAY  
MAILING ADDR: 2317 ANDERSON DR. SW  
CITY STATE ZIP: DECATUR, AL 35603  
PHONE: 256-350-0508

PROPERTY OWNER: JAMES J. RIDGEWAY  
OWNER ADDR: 2317 ANDERSON DR SW  
CITY STATE ZIP: DECATUR, AL 35603  
OWNER PHONE: 256-350-0508

SUBJECT ADDRESS FOR APPEAL: 2317 ANDERSON 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

**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.)

50 S.F. FOR DESK & FILE CABINET FOR ADMINISTRATIVE  
OFFICE SPACE FOR A HANDY MAN TYPE OF BUSINESS  
NOTE: ADMINISTRATIVE OFFICE ONLY

Applicant Name (print): JAMES J. RIDGEWAY  
Signature: [Signature]  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 5/6/15

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

Office Use  
Received  
By: [Signature]  
Zone: R-2  
Hearing: 5-26-15

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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

CASE NO 2 2317 ANDERSON DR SW

## HOME OCCUPATION QUESTIONS

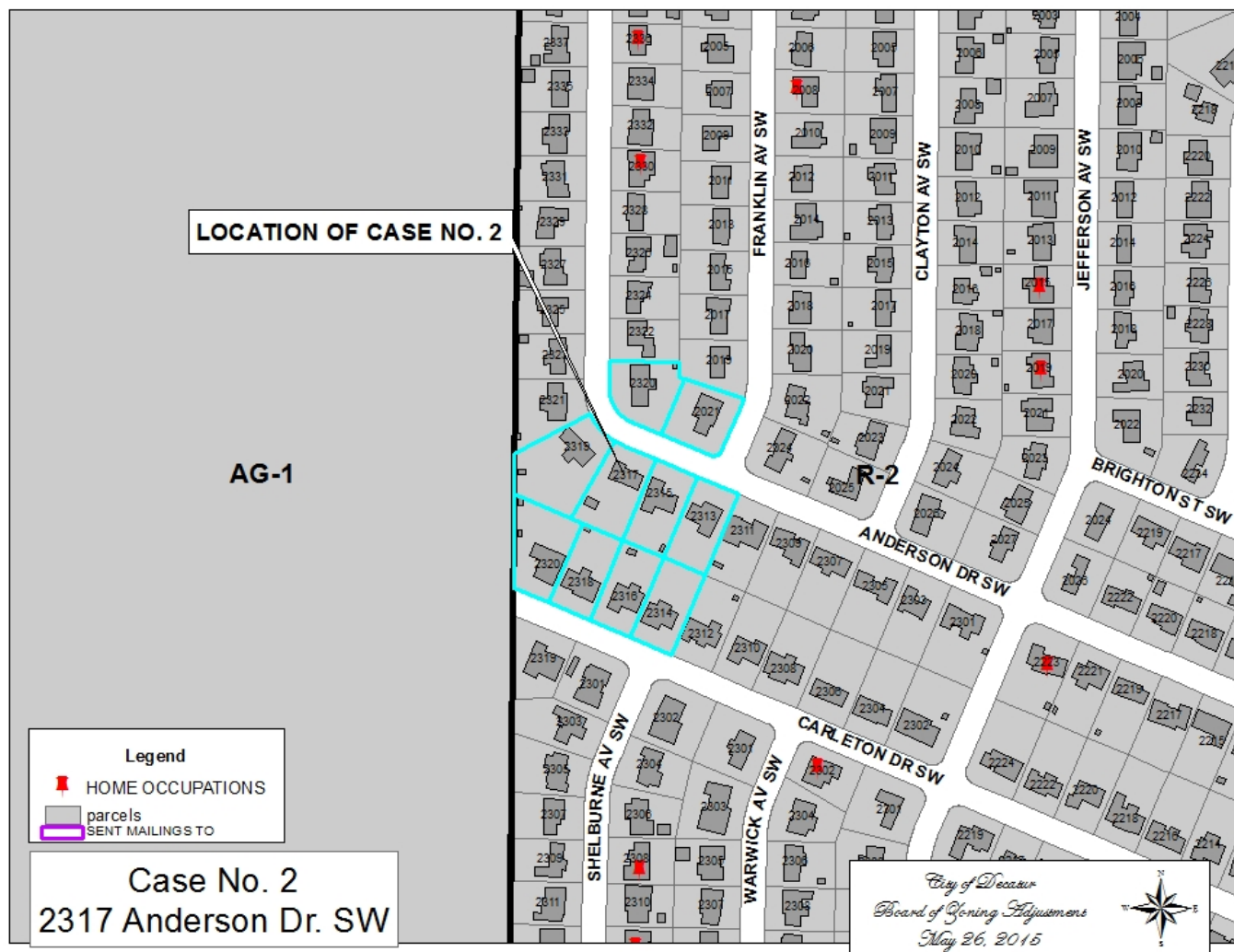
CHECK YES OR NO FOR EACH QUESTION

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: *James J. Redgeway* DATE: 5/6/15  
ADDRESS: 2317 ANDERSON Dr. SW  
DECATUR, AL 35603

QUESTIONNAIRE



**LOCATION MAP 2317 ANDERSON DR SW**



**APPLICATION FOR APPEAL TO THE BOARD OF ZONING  
ADJUSTMENT  
CITY OF DECATUR, ALABAMA**

APPLICANT NAME:	<u>Destiny Hogan</u>
MAILING ADDRESS: PLEASE INCLUDE CITY, STATE AND ZIP	<u>715 Cedar Lake Road SW</u> <u>APT # 314 Decatur, AL 35603</u>
PHONE:	<u>(256) 226-4259</u>
PROPERTY OWNER NAME:	<u>Summer Key Apartments</u>
MAILING ADDRESS: PLEASE INCLUDE CITY, STATE AND ZIP	<u>715 Cedar Lake Road SW</u> <u>Decatur, AL 35603</u>
PHONE:	<u>(256) 350-2738</u>

**PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:**  
715 Cedar Lake Road SW #314 Decatur, AL 35603

**NATURE OF THE APPEAL:**

☒ HOME OCCUPATION      ☐ SETBACK VARIANCE      ☐ USE PERMITTED ON APPEAL

☐ SIGN VARIANCE      ☐ APPEAL OF ADMINISTRATIVE DECISION      ☐ OTHER

<b>DESCRIBE IN DETAIL THE REQUEST:</b> <u>I want to work-from-home</u> <u>providing tech support and customer</u> <u>service over the phone to multiple clients.</u> <u>Provide support for Tmobile, Apple.</u>	
<b>APPLICANT SIGNATURE</b> <u>[Signature]</u> <b>PRINT NAME</b> <u>Destiny Hogan</u> <b>DATE</b> <u>5/8/2015</u>	<b>OFFICE USE ONLY</b> <b>REVIEWED BY:</b> <u>[Signature]</u> <b>ZONING DISTRICT:</b> <u>R-4</u> <b>HEARING DATE:</b> <u>May 26, 2015</u> <b>APPROVED/DISAPPROVED:</b> _____

The Board of Zoning Adjustment meets the LAST Tuesday of each month at 4:00 PM in the Council Chambers of City Hall. Applications must be filed by the 10<sup>th</sup> of the month. Applicants MUST be present in order for the case to be heard. Please request a copy of this application.

**CASE NO 3 715 CEDAR LAKE RD SW APT 314**

## 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~~ <sup>OH</sup> \*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:

D. Hogan

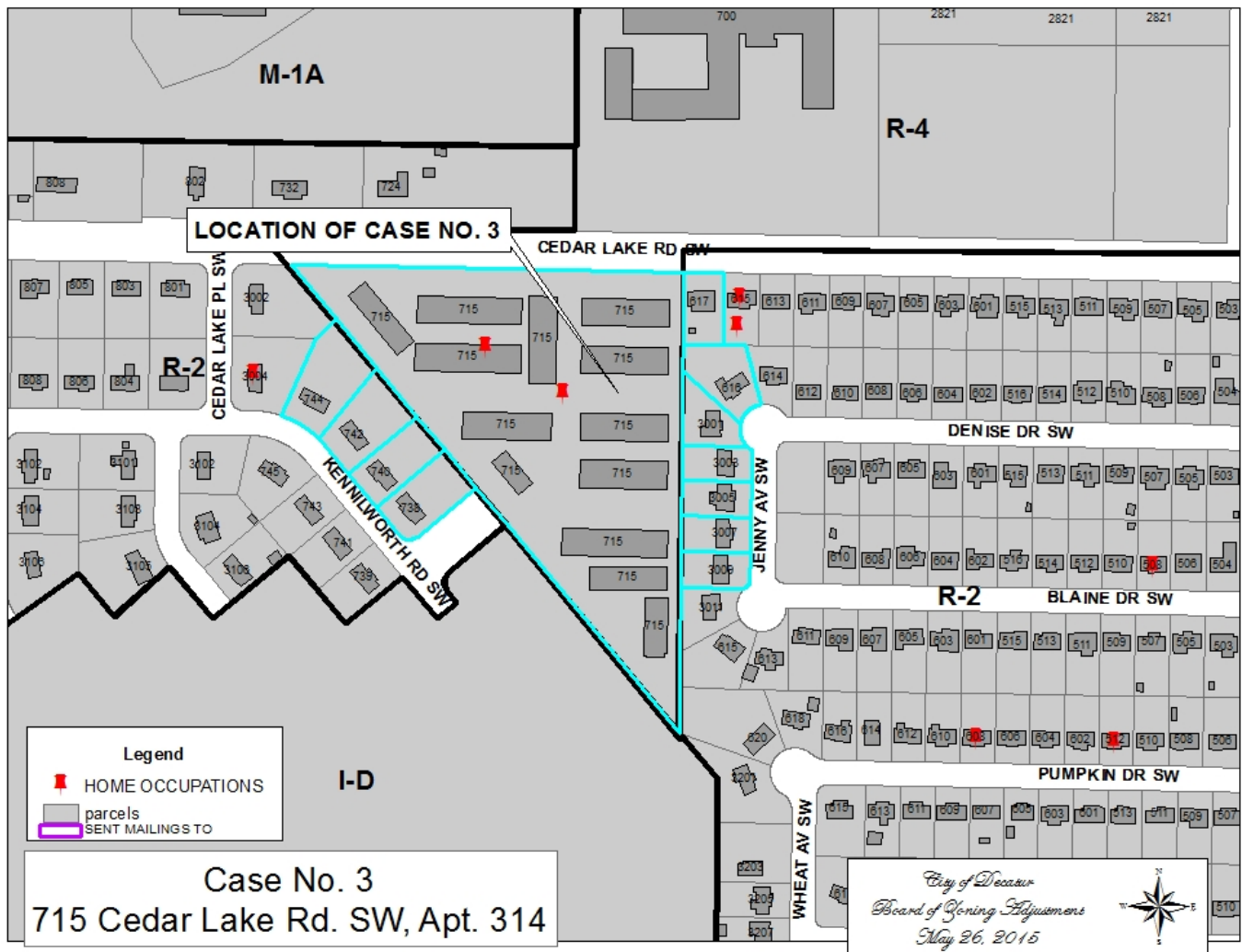
DATE:

3/8/15

ADDRESS:

715 Cedar Lake Rd #314  
Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 715 CEDAR LAKE RD SW APT 314



ON A CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Robert G Henderson Jr  
MAILING ADDR: 1237 Brandywine Lane SE.  
CITY STATE ZIP: Decatur AL 35601  
PHONE: 256-566-6542

PROPERTY OWNER: Robert G Henderson Jr  
OWNER ADDR: 1237 Brandywine Lane  
CITY STATE ZIP: Decatur AL 35601  
OWNER PHONE: 256-566-6542

SUBJECT ADDRESS FOR APPEAL: 1237 Brandywine Lane, 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.)

I would like to have appropriate a personal business office  
out of my house for a landscape business.  
Administrative only.

Applicant Name(print) Robert G Henderson Jr

Signature Robert G Henderson Jr

Representative Name(print) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

Office Use

Received

By Juls

Zone PD-6

Hearing May 26, 2015

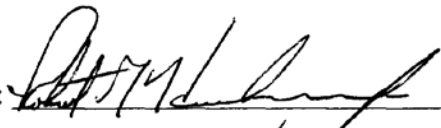
The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed in the **BUILDING DEPARTMENT** by the 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 4 1237 BRANDYWINE LANE SE**

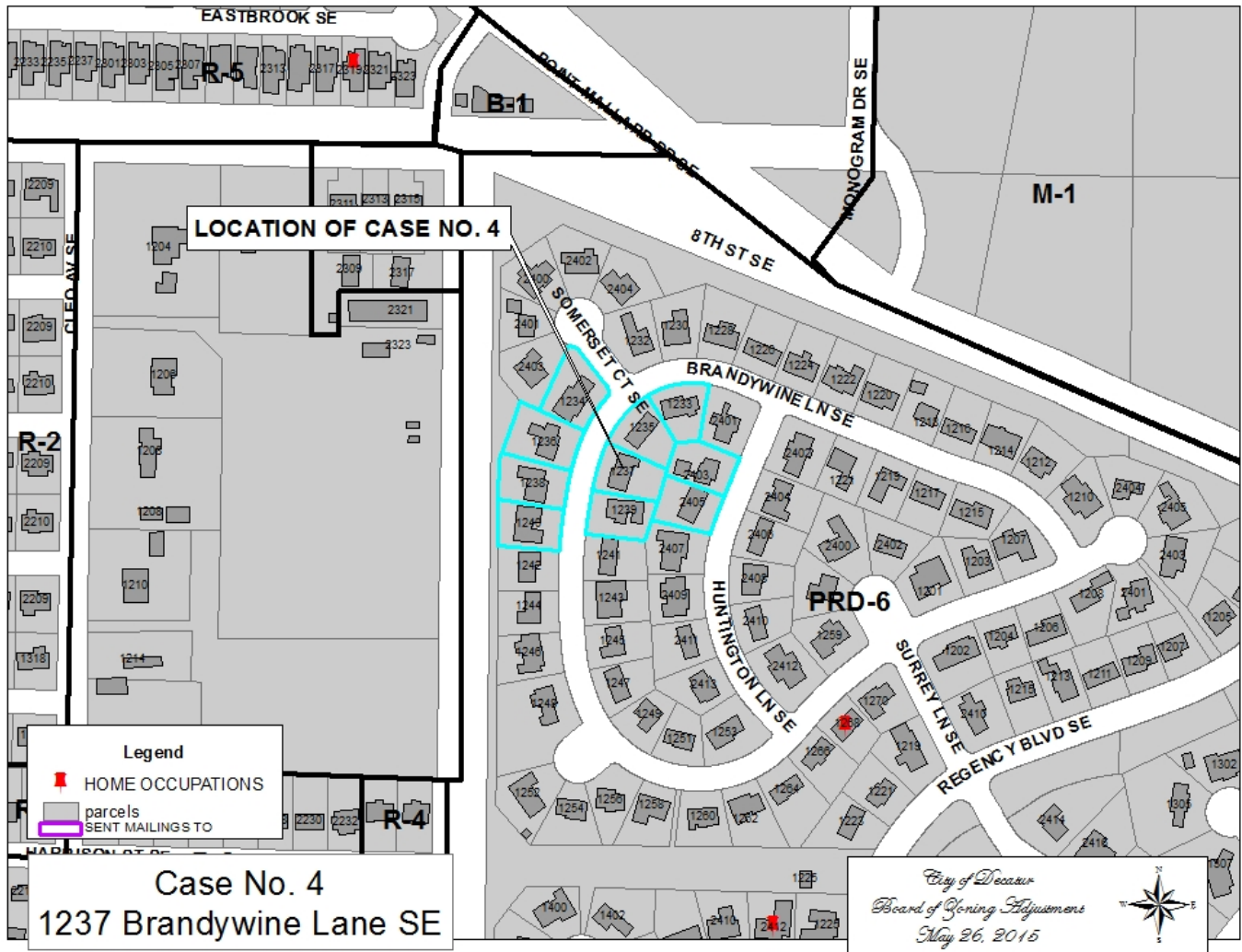
## HOME OCCUPATION QUESTIONS

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:  DATE: 11 May 2015  
ADDRESS: 1237 Brandywine Lane, Denver A1 35601

QUESTIONNAIRE



**LOCATION MAP 1237 BRANDYWINE LANE SE**



Board of Zoning Adjustment

APPLICANT: Robert Neal Sparks Jr

MAILING ADDR: 2701 Little John ST SW "

CITY STATE ZIP: Decatur AL 35603

PHONE: 256-201-566-2590

PROPERTY OWNER: Sherry Hopper Barrera

OWNER ADDR: 2701 Little John St SW

CITY STATE ZIP: Decatur, AL 35603

OWNER PHONE: 256-606-4242

SUBJECT ADDRESS FOR APPEAL:

2701 Little John ST. SW. Decatur, AL

NATURE OF APPEAL:

☒ HOME OCCUPATION

☐ SETBACK VARIANCE

☐ SIGN VARIANCE

☐ USE PERMITTED ON APPEAL

☐ APPEAL OF ADMINISTRATIVE DECISION

☐ OTHER

☐ SURVEY FOR VARIANCES ATTACHED

☐ DRAWINGS FOR VARIANCES ATTACHED

**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 want to use my Home as a Admin Office for my Lawn Care business, Supplies will be stored in a enclosed trailer.

Applicant Name(print) Robert Sparks Jr

Signature Robert Sparks Jr

Representative Name(print)

Signature

Date 5-11-15

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

Office Use

Received

By CC

Zone R-2

Hearing 5/20/15

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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

CASE NO 5 2701 LITTLE JOHN ST SW



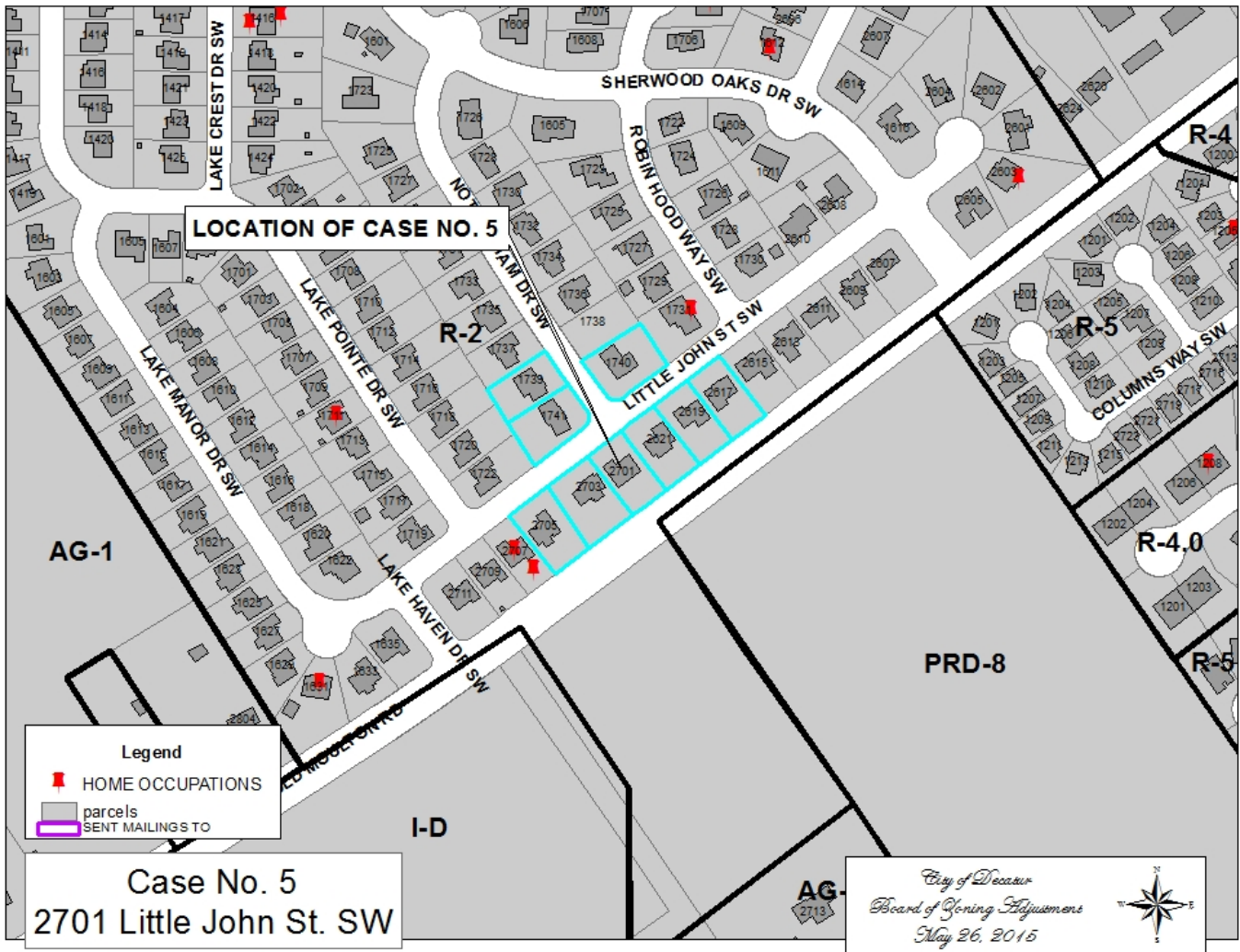
## HOME OCCUPATION QUESTIONS

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9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
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11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: Robert A. Spangler DATE: 5-11-15  
ADDRESS: 2701 Little John ST SE  
Decatur, AL  
35603

QUESTIONNAIRE



LOCATION MAP 2701 LITTLE JOHN ST SW



APPLICATION FOR APPEAL TO THE BOARD OF ZONING  
ADJUSTMENT  
CITY OF DECATUR, ALABAMA

APPLICANT NAME:	<u>Jan Thatcher</u>
MAILING ADDRESS:	<u>1202 Goldridge Dr SW Apt A</u>
PLEASE INCLUDE CITY, STATE AND ZIP	<u>Decatur, AL 35603</u>
PHONE:	<u>256-303-8441</u>
PROPERTY OWNER NAME:	<u>Don't know. It's an apartment. It's managed by Kim Hallmark.</u>
MAILING ADDRESS:	<u>256-227-1923</u>
PLEASE INCLUDE CITY, STATE AND ZIP	
PHONE:	

PROPERTY LOCATION/STREET ADDRESS FOR REQUEST:  
**1202 Goldridge Dr SW #A Decatur, AL 35603**

NATURE OF THE APPEAL:

- ☒ HOME OCCUPATION      ☐ SETBACK VARIANCE      ☐ USE PERMITTED ON APPEAL  
☐ SIGN VARIANCE      ☐ APPEAL OF ADMINISTRATIVE DECISION      ☐ OTHER

DESCRIBE IN DETAIL THE REQUEST: I will be doing medical coding from my home computer.  
I am not selling a product nor will there be anyone coming and going from my apartment.  
It is strictly computer based, contract work.

APPLICANT SIGNATURE

Jan Thatcher

PRINT NAME

Jan Thatcher

DATE

5-6-15

OFFICE USE ONLY

REVIEWED BY:

ZONING DISTRICT:

HEARING DATE:

APPROVED/DISAPPROVED:

The Board of Zoning Adjustment meets the LAST Tuesday of each month at 4:00 PM in the Council Chambers of City Hall. Applications must be filed by the 10<sup>th</sup> of the month. Applicants MUST be present in order for the case to be heard. Please request a copy of this application.

CASE NO 6 1202 GOLDRIDGE DR SW APT A

## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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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:

*Jan Hatcher*

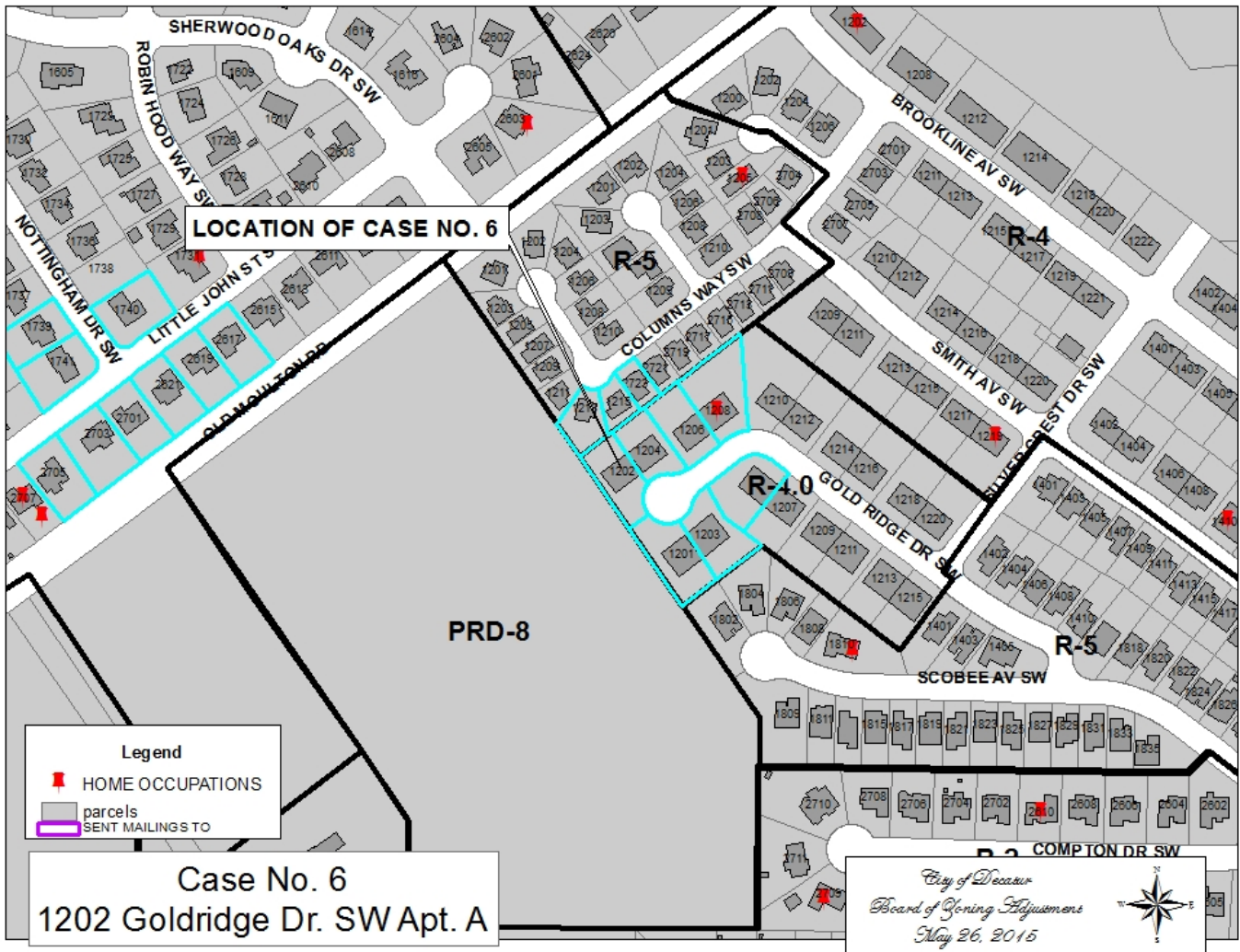
DATE:

*5-6-15*

ADDRESS:

*1202 Bolderidge Dr. SW Apt A  
Decatur, AL 35603*

QUESTIONNAIRE



**LOCATION MAP 1202 GOLDRIDGE Dr SW Apt A**



Board of Zoning Adjustment

APPLICANT: Deep River Brokerage, LLC  
MAILING ADDR: PO Box 49579  
CITY STATE ZIP: Greensboro, NC 27419  
PHONE: 336-812-3310

PROPERTY OWNER: Beltine Decatur LLC  
OWNER ADDR: \_\_\_\_\_  
CITY STATE ZIP: \_\_\_\_\_  
OWNER PHONE: \_\_\_\_\_

SUBJECT ADDRESS FOR APPEAL: 1648 Beltine RD. SW.

NATURE OF APPEAL:

- ☐ HOME OCCUPATION ☒ SETBACK VARIANCE ☐ SIGN VARIANCE  
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION  
☒ OTHER (Parking) ☐ 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 an additional 10' Front setback variance ~~in~~ to create a total of 28' setback variance From Beltine. In addition requesting a parking variance From req 36 spaces to 32 spaces.

Applicant Name(print) Michael Hicks for Bill Wright

Signature [Signature]

Representative Name(print) Michael Hicks

Signature [Signature]

Date 5/12/15

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

Office Use

Received

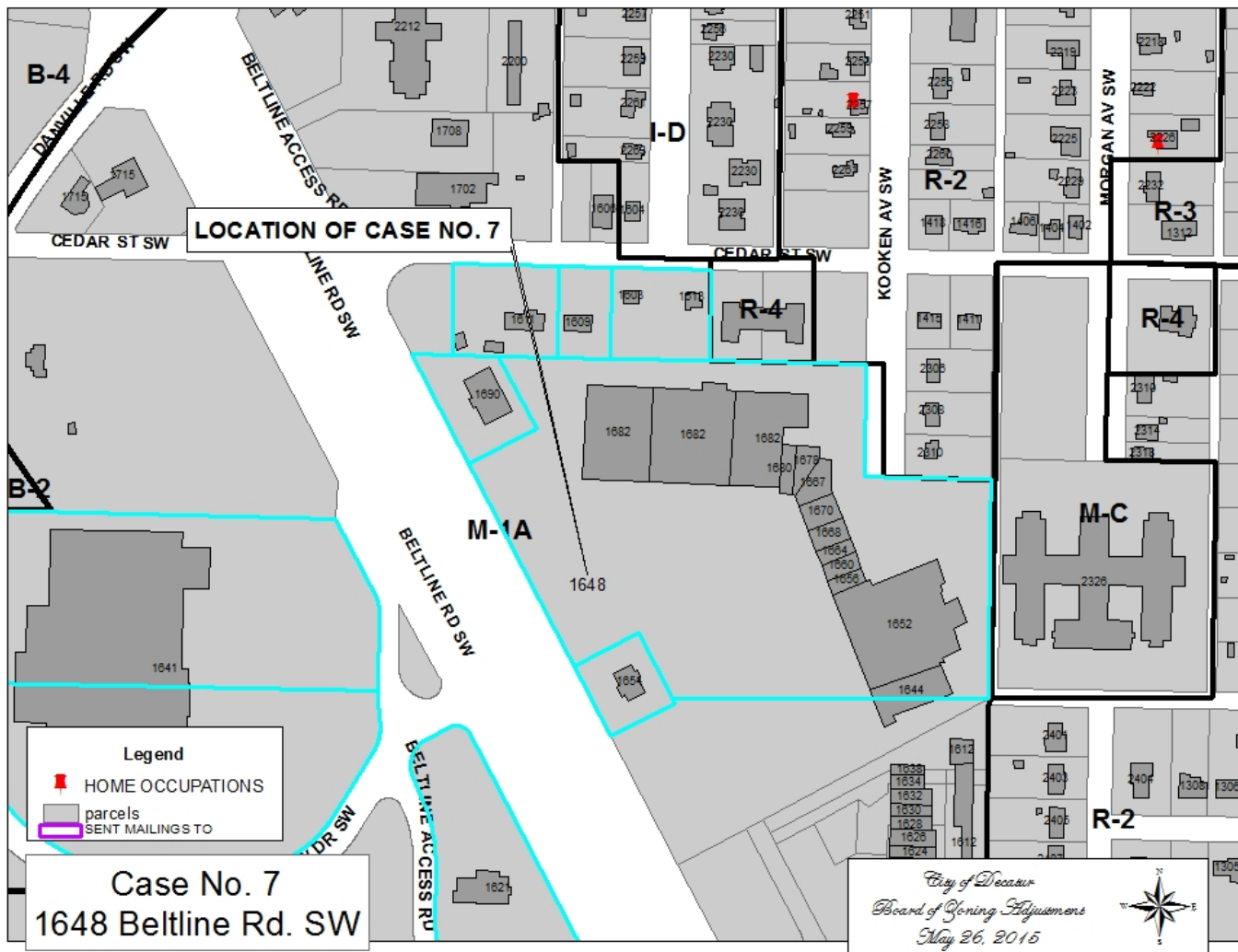
By July/BK/TM/Steve

Zone \_\_\_\_\_

Hearing May 26, 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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

CASE NO 7 1648 BELTLINE RD SW



**LOCATION MAP 1648 BELTLINE RD SW**