



BOARD OF ZONING ADJUSTMENT

AGENDA

JUNE 2018

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MINUTES MAY 2018

MEMBERS PRESENT: Chairman, Larry Wayne, Mr. Charles Taylor and Mr. Thomas Rossi, Mr. Collis Stevenson and Mr. Forrest Temple

SUPERNUMERARIES: None Present

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Herman Marks, City Attorney
Mr. Chip Alexander, Assistant City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
Mrs. Nancy Whiteside, Recorder

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

Mr. Forrest Temple motioned to **approve** the minutes of the April meeting as printed. Mr. Collis Stevenson seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

Point of Information: The rules and regulations of a home occupation were explained to each applicant requesting a home occupation. Each applicant stated they understood the rules and regulations.

CASE NO 1

Application and appeal of Whitney Bates 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 cleaning service located at 1204 Castleman Av. SW, property located in a R-2, Single-Family Residential Zoning District.

Ms. Bates presented this case to the Board. Ms. Bates stated she would like to have an administrative office for her cleaning service

Chairman, Larry Wayne asked if there were any questions from the Board.

Mr. Rossi asked if there would be any employees. Ms. Bates stated there would not be any employees.

Mr. Temple asked if the property owner was aware that she was using the property for a home occupancy. Ms. Bates stated yes she was aware.

Mr. Taylor reminded Ms. Bates not to advertise her home address on any advertisements.

Chairman, Larry Wayne asked for other questions from the Board or the public.

Mr. Sims, Building Department, recommended for approval.

Mrs. Smith, Planning Department, recommended for approval.

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

CASE NO 2

Application and appeal of Eric Smith 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 cleaning service located at 427 Clearview St SW, property located in a R-2, Single-Family Residential Zoning District.

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

CASE NO 3

Application and appeal of Shawn Hayes 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, create and store wooden crafts located at 2214 13th St. SE, property located in a R-1 Single-Family Residential Zoning District.

Mr. Hayes presented this case to the Board. Mr. Hayes stated he would like to have an administrative office and storage area for his wooden crafts at his home.

Chairman, Larry Waye asked for questions from the Board.

Mr. Rossi asked about the size of the crafts. Mr. Hayes explained that the crafts are small in size.

Mr. Taylor asked if Mr. Hayes had any employees. Mr. Hayes stated that he did not have any employees.

Mr. Rossi asked if any customers would come to the home. Mr. Hayes stated he ships out all of his orders and no customers would come to his home.

Chairman, Larry Waye asked Mr. Hayes if he had a web-site. Mr. Hayes said no only a Facebook page, and an Insta-gram account at this time.

Chairman, Larry Waye asked for any other comments from the Board or the public.

Mr. Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, recommended for approval.

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

CASE NO 4

Application and appeal of Willie Johnson 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 roofing business located at 1201 Cloverdale Av SW, property located in a R-2 Single-Family Residential Zoning District.

Mr. Johnson presented this case to the Board. Mr. Johnson stated that he would like to have an administrative office at his home for his roofing business.

Chairman, Larry Wayne asked for questions from the Board.

Mr. Temple asked where the supplies would be stored. Mr. Johnson said all supplies would be shipped directly to the job site.

Mr. Taylor asked Mr. Johnson if he had any employees. Mr. Johnson stated that he has 2 employees. Mr. Taylor reminded Mr. Johnson that no employees could report to his home, Mr. Johnson understood.

Chairman, Larry Wayne reminded Mr. Johnson that no one in the neighborhood should be able to tell that he is running a business out of his home.

Chairman, Larry Wayne asked for any other questions from the Board or the public.

Mr. Sims, Building Department had no comment.

Mrs. Smith, Planning Department, recommended for approval.

Mr. Thomas Rossi motioned to approve this case as submitted. Mr. Charles Taylor seconded the motion. On a roll-call vote the motion carried.

CASE NO 5

Application and appeal of Noah Boyd 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 real estate investment business located at 2009 Crestview Dr. SE, property located in a R-1 Single-Family Residential Zoning District.

Mrs. Terry Boyd, representative for Mr. Noah Boyd, presented this case to the Board. Mrs. Boyd stated that an administrative office is being requested for the residence at 2009 Crestview Dr. SE.

Chairman, Larry Wayne asked for questions from the Board.

Mr. Temple asked about the name of the LLC listed on the application. Mrs. Boyd responded that it was a joint partnership and the 2 parties do not live at the same address.

Chairman, Larry Wayne explained that administrative offices are allowed for single proprietorships, single member LLC's or multi-member LLC's as long as they live within the same household. With both owning the business it would be assumed someone would be traveling to the home to work. Since it is a dual membership LLC the Board would have a hard time approving the application as submitted unless both parties lived in the same household. Mrs. Boyd stated she understood.

Chairman, Larry Wayne referred to counsel.

Mr. Alexander, Legal Department, stated she should withdraw the application.

Chairman, Larry Waye asked Mrs. Boyd if she would like to withdraw the application based on that information and Mrs. Boyd agreed to withdraw the application.

With the information presented the Board agreed to the withdrawal of this application.

CASE NO 6

Application and appeal of Deana Olinger 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 floral design business located at 3513 Chula Vista Ridge Dr. SW, property located in a R-2 Single-Family Residential Zoning District.

Mrs. Olinger presented this case to the Board. Mrs. Olinger stated she would like to have an administrative office for a floral design business.

Chairman, Larry Waye asked for questions from the Board.

Mr. Taylor asked about the storage of the flowers and if it would be live flowers. Mrs. Olinger stated that it would be live flowers and she would buy the flowers as needed.

Mr. Rossi, asked where the flowers arrangements would be assembled. Mrs. Olinger stated that she would be assembling the flowers at the event.

Chairman, Larry Waye inquired about employees and reminded Mrs. Olinger that if she did ever have employees they could not report to her home. Mrs. Olinger stated that she did not have any employees and understood those conditions.

Chairman, Larry Waye asked for questions from the Board or the public.

Mr. Sims, Building Department, had no comment.

Mrs. Smith, Planning Department, asked if Mrs. Olinger if she had any of her own staging equipment or large coolers to keep the flowers stored in until needed. Mrs. Olinger stated she didn't at this time. Mrs. Smith recommended for approval.

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

CASE NO 7

Application and appeal of Angela Burton for an 8 foot rear yard setback variance from Section 25-10 (2) (d) in order to add an attached carport at 2304 Mountbrook Dr. SE, property located in a R-1 Single-Family Residential Zoning District.

Mr. Richard Humphries of Pugh, Wright and McAnally Civil Engineers presented this case to the Board. Mr. Humphries stated that he was representing the homeowner in this case and requesting an 8 foot rear setback variance for construction of a carport addition to the house.

Chairman, Larry Waye asked if there were any questions from the Board.

Mr. Forrest Temple asked if construction had already begun on this project. Mr. Humphries replied he was not aware if the construction had already begun however, he was informed that some post had already been set however he had not actually been over to the site.

Chairman, Larry Waye asked if there were any more questions from the Board.

Chairman, Larry Waye stated that there are many setback variances' in that neighborhood already. Chairman Larry Waye stated he had previously driven by this address and noticed that there was construction going on. He calls for questions from the Board or the public.

Mr. Bob Sims, Building Department, states that no other work is to be performed at this location until the permits have been sold.

Chairman, Larry Waye reiterated that nothing else should happen on this project until the building permit is issued.

Mr. Bob Sims, Building Department, states that there is no problem with the setback. If the attachment wasn't there would not be a need for a variance because the distance from the house to the building is greater than 5 feet on the rear and side so the carport itself would not need a variance it is just the fact that the carport is being attached to the building.

Chairman, Larry Waye stated also because of the fact that there had already been construction on the site.

Mr. Humphries stated he would make sure she was aware that no further construction could take place until this condition had been met however; she had told him she planned on purchasing the permit the next day.

Mrs. Smith, Planning Department, had no additional comments.

Mr. Charles Taylor motioned to approve this case with the conditions stated. Mr. Thomas Rossi seconded the motion. On a roll-call vote the motion carried.

CASE NO 2

Application and appeal of Eric Smith 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 cleaning service located at 427 Clearview St SW, property located in a R-2, Single-Family Residential Zoning District.

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

Meeting adjourned at 4:20 p.m.

Larry Waye, Chairman

AGENDA JUNE 26 2018

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE FIRST FLOOR OF City Hall, 402 Lee Street NE, on Tuesday, June 26, 2018 at 4:00 p.m. for the purpose of hearing the following applications and appeals at which time all interested parties are requested to be present and will be given an opportunity to be heard.

CASE NO 1

Application and appeal of Sandra Pina 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 t-shirt business located at 1217 15th Ave. SE, property located in a R-3, Single Family Residential Zoning District.

CASE NO 2

Application and appeal of Kimberly Marshall 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 events coordinator business located at 505 Leslie St SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO 3

Application and appeal of Joanna Schley 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 photography business located at 2506 Walker Rd. SE, property located in a R-2 Single-Family Residential Zoning District.

CASE NO 4

Application and appeal of Joy M. Cowley 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 cleaning service located at 1803 Longview Dr. SW, Apt 30, property located in a R-4 Multi-Family Residential Zoning District.

CASE NO 5

Application and appeal of Gabe Ross 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 internet technology security company located at 2617 Buckingham Gate SW, property located in a R-2 Single-Family Residential Zoning District.

CASE NO 6

Application and appeal of Jason Jackson for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a lawn care business located at 2210 Mountbrook Dr. SE, property located in a R-1 Single-Family Residential Zoning District.

CASE NO 7

Application and appeal of Mayte Sanchez 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 service located at 916 Betty St SW, property located in a Single-Family Residential Zoning District.

CASE NO 8

Application and appeal of Susie Perez 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 located at 2014 Enolam Blvd SE, property located in a R-3 Single-Family Residential Zoning District.

CASE NO 9

Application and appeal of Martha Becerra 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 cleaning business at 303 Austinville Rd SW Apt 7, property located in a R-4 Multi-Family Zoning District.

CASE NO 10

Application and appeal of Drew Ward for the following set-backs from Section 10.8 (2) (e) at 2209 Fleetwood Dr. SE, property located in a R-1 Single-Family Residential Zoning District.

- A) 8 foot side yard variance on the Northside.
- B) 8 foot side yard variance on the Southside.
- C) 19.5 foot additional rear yard variance.

①

June 26, 2018 4:00pm



At Grand Oaks CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Sandra Pina
 MAILING ADDR: 1217 15th Ave SE ✓
 CITY STATE ZIP: Decatur, AL 35601
 PHONE: 256 429 0248

PROPERTY OWNER: Sandra Nieto (Sandra Pina)
 OWNER ADDR: 1217 15th Ave SE ✓
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256 429 0248

ADDRESS FOR APPEAL: 1217 15th Ave SE ✓

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

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

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

Administrative office for online t-shirt company

Applicant Name(print) Sandra Pina
 Signature Sandra Pina
 Representative Name(print) _____
 Signature _____
 Date 5-18-18

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

Office Use
 Received By Amey
 Zone _____
 Hearing Date 6/26/18
 Approved/Disapproved _____

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

CASE NO 1 1217 15TH AVE. SE



HOME OCCUPATION QUESTIONS

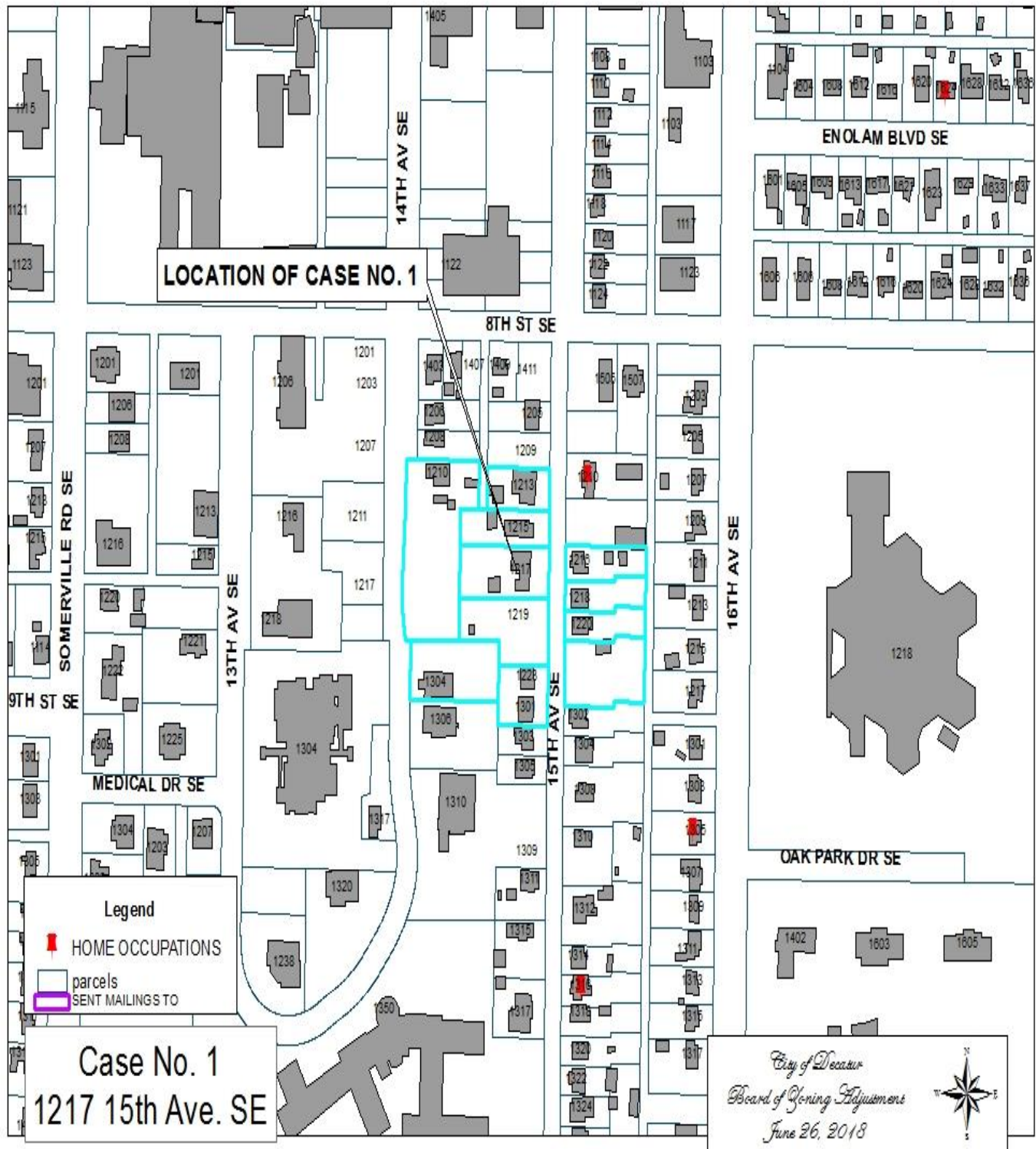
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Sandra Pina DATE: 5-18-18
ADDRESS: 1217 15th Ave SE

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

QUESTIONNAIRE



LOCATION MAP



At Grand Old CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Kimberly Marshall
MAILING ADDR: 505 Leslie St SW
CITY STATE ZIP: Decatur AL 35603 ✓
PHONE: 256-616-4599

PROPERTY OWNER: Delois Harper
OWNER ADDR: 505 Leslie St SW ✓
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-616-4604

ADDRESS FOR APPEAL: 505 Leslie St SW Decatur AL 35603 ✓

☒ HOME OCCUPATION
☐ USE PERMITTED ON APPEAL
☐ OTHER

NATURE OF APPEAL:
☐ SETBACK VARIANCE
☐ APPEAL OF ADMINISTRATIVE DECISION
☐ SURVEY FOR VARIANCES ATTACHED
☐ SIGN VARIANCE
☐ DRAWINGS FOR VARIANCES ATTACHED

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

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

I do event for party's, wedding and dinners. I have all supplies that are need for the events in my storage building at my home.

Applicant Name(print) Kimberly Marshall
Signature Kimberly Marshall
Representative Name(print) _____
Signature _____
Date 5-21-18

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

Office Use
Received By bd
Zone R-2
Hearing Date 6-26-18
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

CASE NO 2 505 LESLIE ST. SW



HOME OCCUPATION QUESTIONS

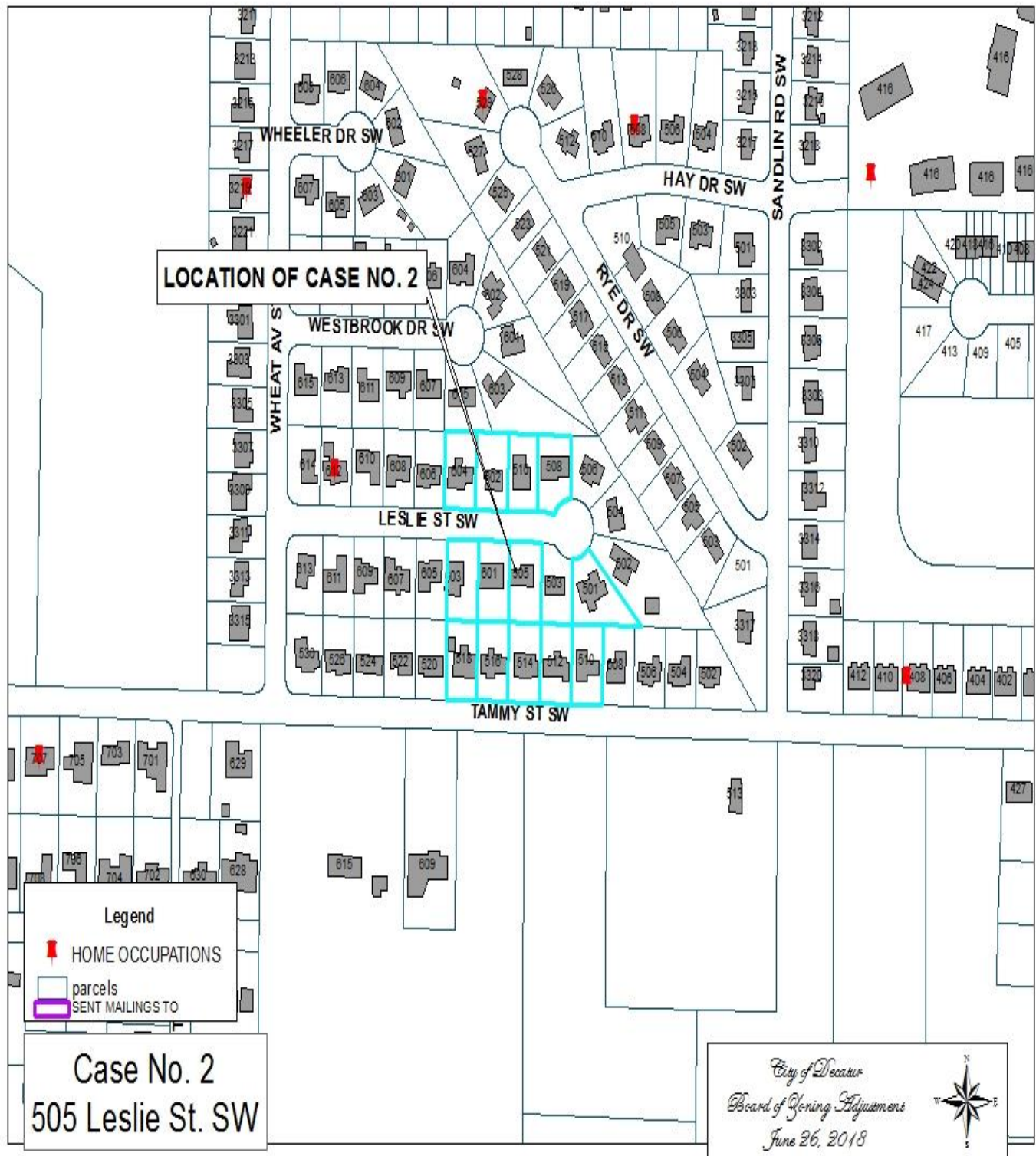
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Kimberly Marshall DATE: 5-21-18
ADDRESS: 305 Leslie St SW Decatur AL 35603

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

QUESTIONNAIRE



LOCATION MAP

June 26, 2018 4:00pm



A Grand City with GRADING SCALE

Board of Zoning Adjustment

APPLICANT:	Joanna Schley
MAILING ADDR:	2506 Walker Road SE
CITY STATE ZIP:	Decatur, AL 35603
PHONE:	256-337-2729
PROPERTY OWNER:	Joanna & Joseph Schley
OWNER ADDR:	2506 Walker Road SE
CITY STATE ZIP:	Decatur, AL 35603
OWNER PHONE:	256-337-2729

ADDRESS FOR APPEAL:	2506 Walker Road SE Decatur, AL 35603
---------------------	---------------------------------------

<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

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

DESCRIBE APPEAL IN <u>DETAIL</u> : (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)		
Photography business run out of one room in home strictly for administrative purposes. Clients will not be in home for business but on site locations for photo shoots. Proofs will be viewed online.		
Applicant Name(print) <u>Joanna Schley</u>	If applicant is using a representative for the request both signatures are required.	Office Use
Signature <u>Joanna Schley</u>		Received By <u>Nancy</u>
Representative Name(print)		Zone <u>R-2</u>
Signature		Hearing Date <u>6/26/18</u>
Date <u>05/29/18</u>		Approved/Disapproved

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

CASE NO 3 2506 WALKER RD SE



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED:

Joanna Schley

DATE:

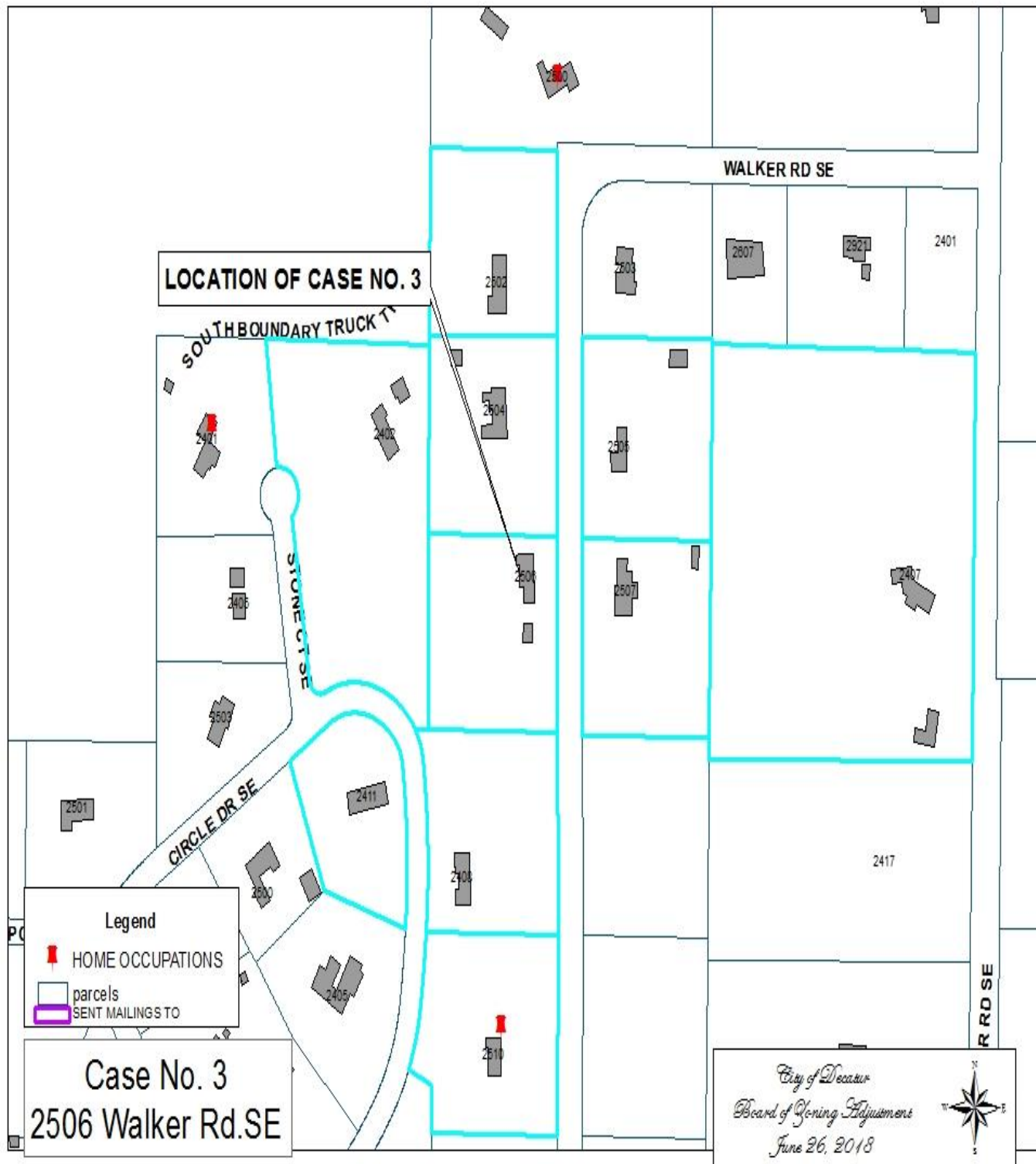
5/29/18

ADDRESS:

2506 Walker Road SE Decatur, AL 35603

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

QUESTIONNAIRE



LOCATION MAP

June 26, 4:00 p.m.



At Grand City of CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Joy M. Cowley
MAILING ADDR: 1803 Longview Dr SW Apt 30
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-345-3066

PROPERTY OWNER: LINDA
OWNER ADDR: 1803 Longview Dr SW
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-654-0978

ADDRESS FOR APPEAL: 1803 Longview Dr SW Apt 30

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

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

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

I will be using my apartment as my office for my commercial cleaning services to store paperwork and supplies.

Applicant Name (print) Joy M. Cowley
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 6-5-18

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

Office Use
Received By Nancy
Zone _____
Hearing Date 6-26-18
Approved/Disapproved _____

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

CASE NO 4 1803 LONGVIEW DR. SW APT 30



HOME OCCUPATION QUESTIONS

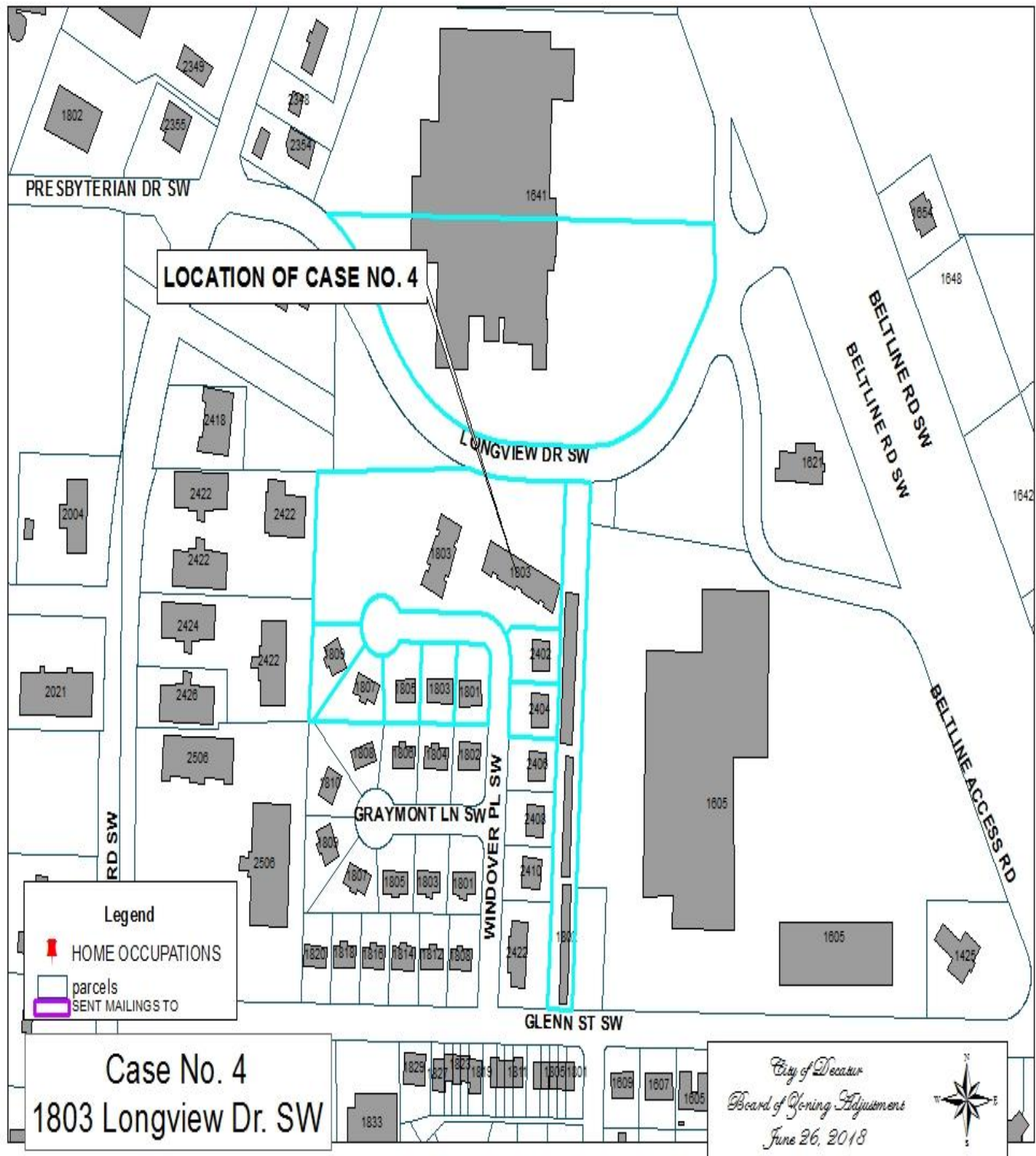
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Ray M. L. DATE: 6-5-18
ADDRESS: 180 Longview Dr SW Apt 30-

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QUESTIONNAIRE



LOCATION MAP

5

June 26, 2018 4:00pm



A Grand City at GRADING SCALE

Board of Zoning Adjustment

APPLICANT: Gabe Ross
MAILING ADDR: 2617 Buckingham Gate SW
CITY STATE ZIP: Decatur AL 35603
PHONE: 256-642-1216

PROPERTY OWNER: Gabe Ross
OWNER ADDR: 2617 Buckingham Gate SW
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-642-1216

ADDRESS FOR APPEAL: 2617 Buckingham Gate SW Decatur AL 35603

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

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

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

I plan to use my home as an administrative office only, for use in my internet technology security company. All work to be done online or on site at the office at each client. Our company provides online security training for companies and employees.

Applicant Name(print) Gabe Ross
Signature Gabe Ross
Representative Name(print) Gabe Ross
Signature Gabe Ross
Date 6/6/18

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

Office Use
Received By Amy
Zone R-2
Hearing Date 6.26.18
Approved/Disapproved

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

CASE NO 5 2617 BUCKINGHAM GATE SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

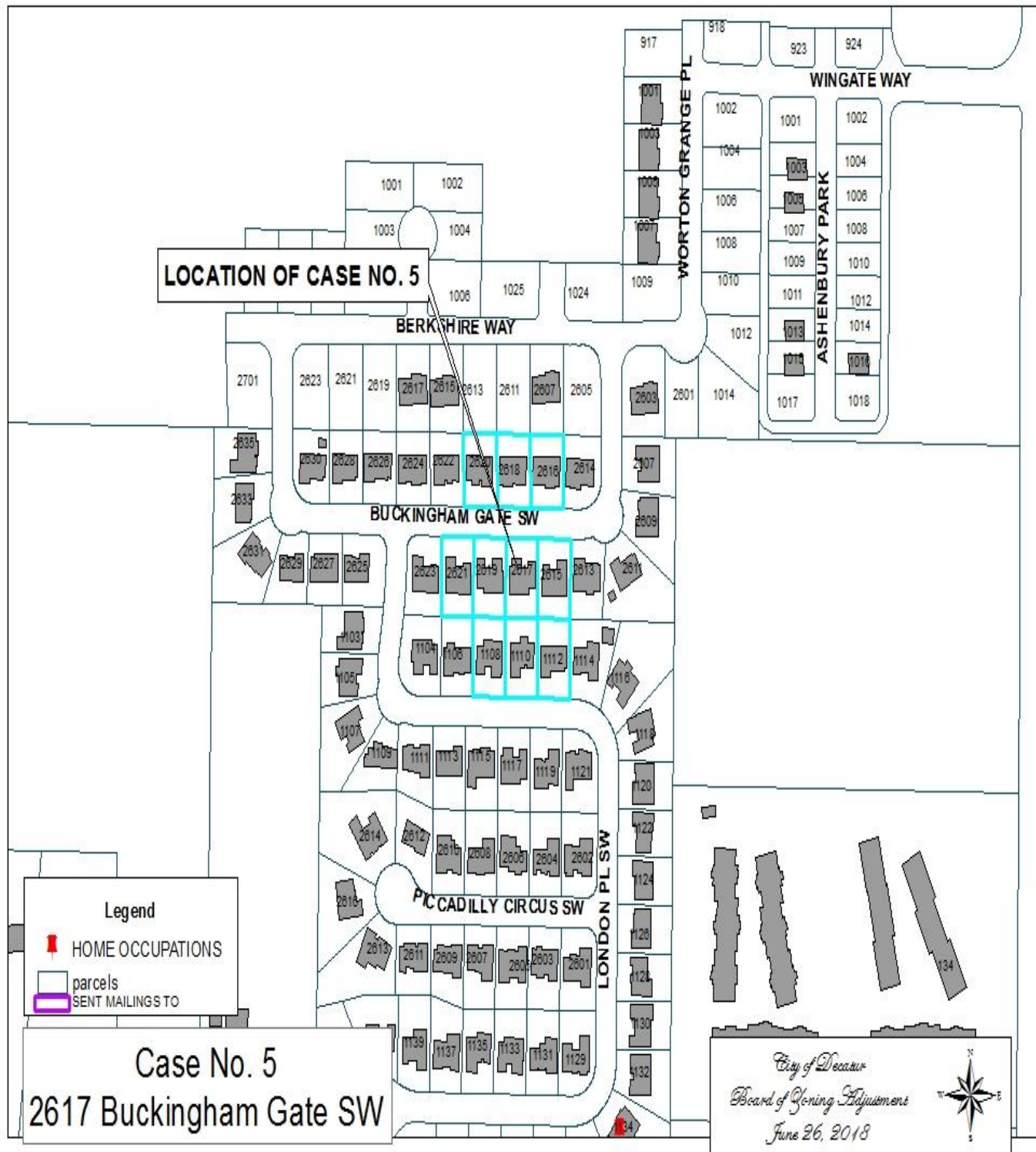
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation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

SIGNED: John Ross DATE: 6/6/18

ADDRESS: 2617 Buckingham Gate SW Decatur AL 35603

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QUESTIONNAIRE



LOCATION MAP



A Grand City at CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jason Jackson
MAILING ADDR: 2210 Mount Brook Dr SE
CITY STATE ZIP: Decatur AL 35601
PHONE: 256 466 3021

PROPERTY OWNER: Jason Jackson
OWNER ADDR: 2210 Mount Brook Dr SE
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256 466 3021

ADDRESS FOR APPEAL: 2210 Mount Brook Dr SE Decatur AL 35601

☒ HOME OCCUPATION

NATURE OF APPEAL:

☐ 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)

Lawn Care - mowing, Edging, weeding
mulching / Tining flower beds
garage in back yard for equipment storage
fence to park trailer in
want to use home as admin. office only

Applicant Name (print) Jason Jackson

Signature [Signature]

Representative Name (print) Tim Johnson

Signature [Signature]

Date 6/8/18

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

Office Use

Received By Cindy

Zone

Hearing Date 6/26/18 4:00

Approved/Disapproved pm

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

CASE NO 6 2210 MOUNTBROOK 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 party at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, FedEx, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED: _____

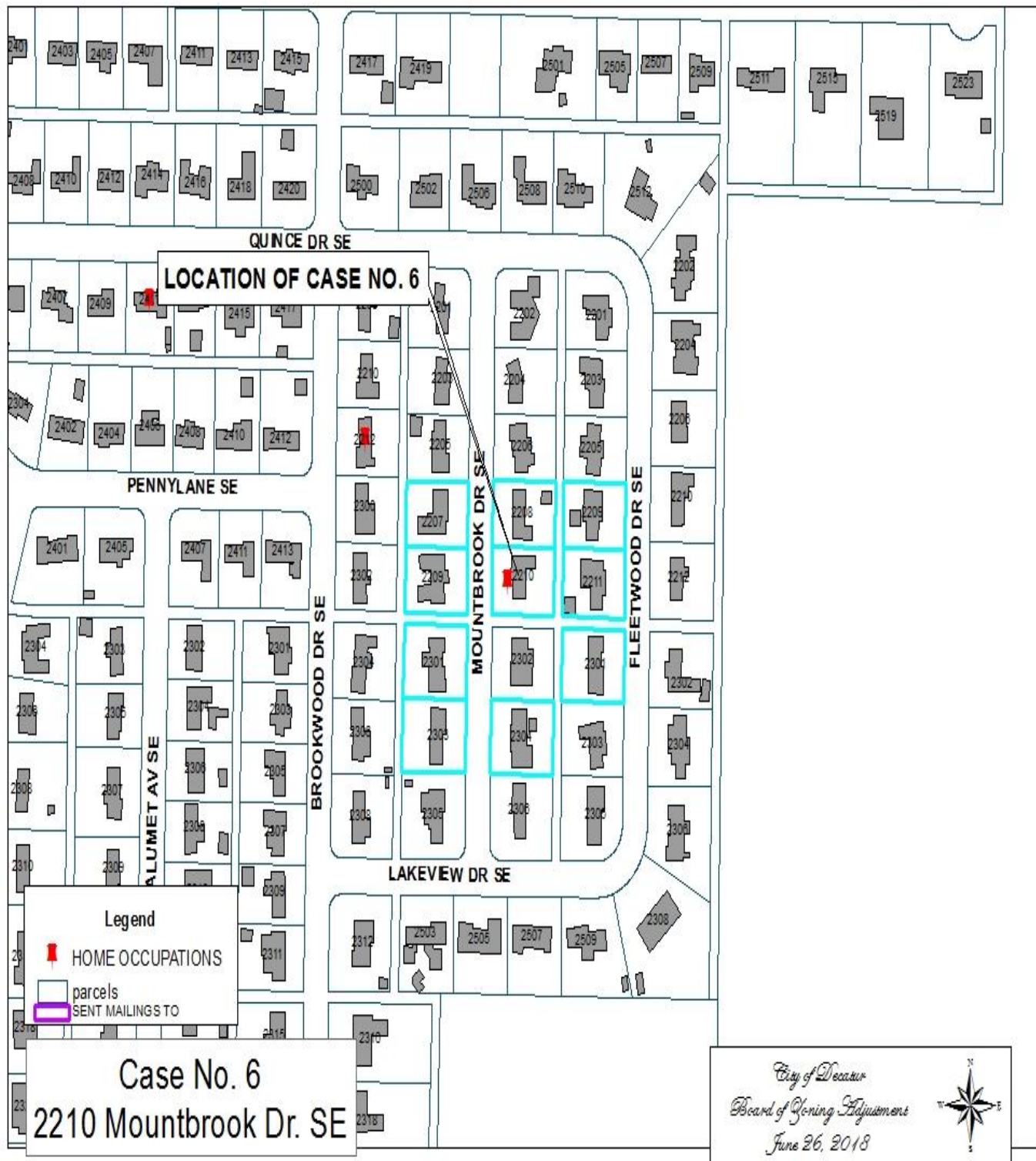
DATE: _____

ADDRESS: _____

2210 Mount Brook Dr SE Decatur AL 35601

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QUESTIONNAIRE



LOCATION MAP

⑦

June 26, 2018 4:00pm



A Grand City with a GRADING SCALE

Board of Zoning Adjustment

APPLICANT: Mayte Sanchez
MAILING ADDR: 916 Betty St SW
CITY STATE ZIP: Decatur AL 35601
PHONE: (256) 303-4285

PROPERTY OWNER: Mayte Sanchez
OWNER ADDR: 916 Betty St SW
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: (256) 303-4285

ADDRESS FOR APPEAL: 916 Betty St SW

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

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

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

Administrative office use only, for a handy
man service.

Applicant Name(print) Mayte Sanchez
Signature M Sanchez
Representative Name(print) _____
Signature _____
Date 6/18/18

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

Office Use
Received By Amey
Zone _____
Hearing Date 6.26.18
Approved/Disapproved _____

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

CASE NO 7 916 BETTY ST SW

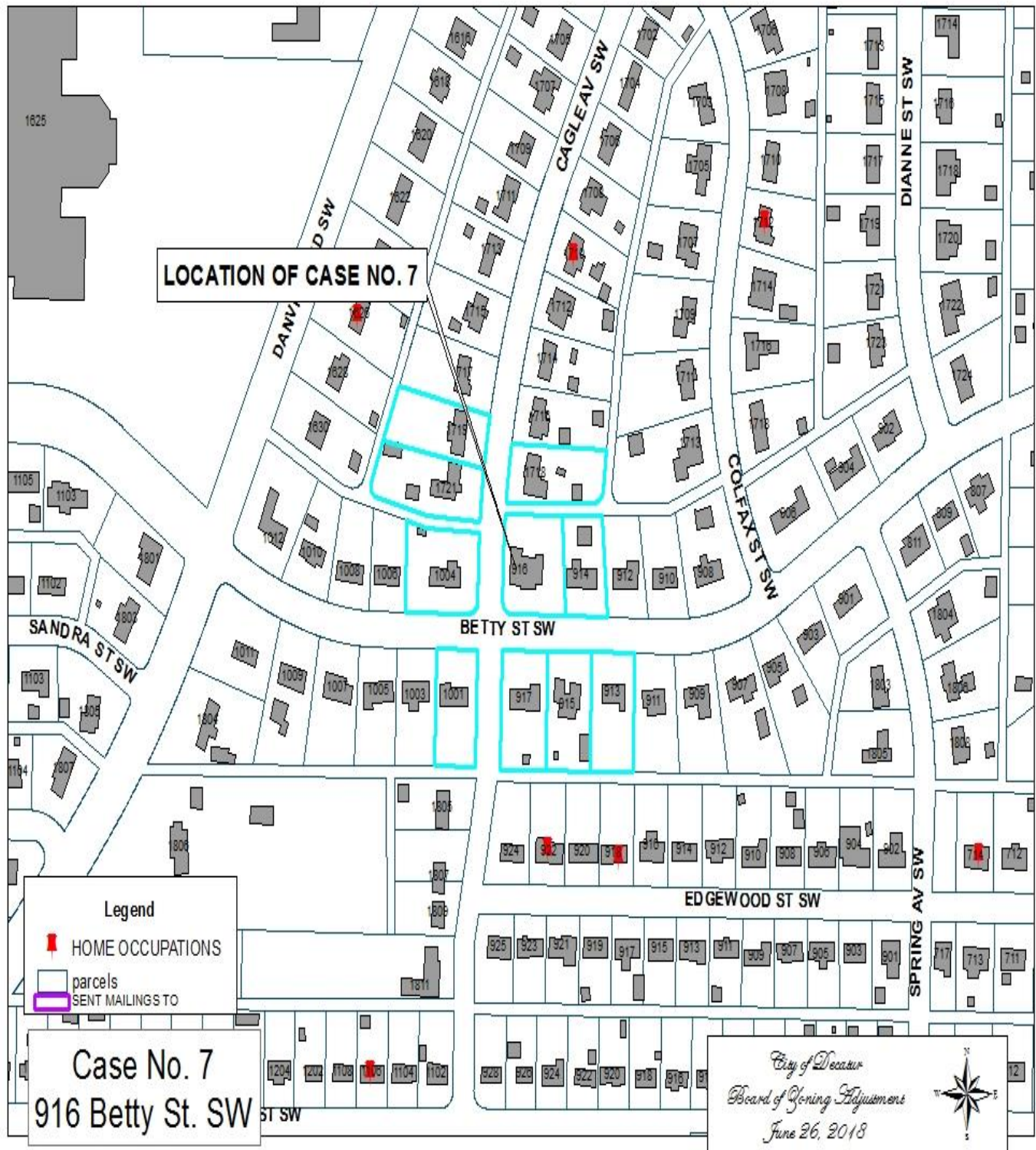


HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: M. Deaf DATE: 4/8/18
ADDRESS: 910 Betty St SW





A Grand City with GRADING SCALE

Board of Zoning Adjustment

APPLICANT: Susie Perez
MAILING ADDR: 2014 Enolam Blvd
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-606-5562

PROPERTY OWNER: Phillis Skelton
OWNER ADDR: same 2014 Enolam Blvd
CITY STATE ZIP: same Decatur, AL 35601
OWNER PHONE: same 256-606-5562

ADDRESS FOR APPEAL: 2014 Enolam Blvd

☒ 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)

want to run a lawncare out of my
home. Home to be used as office only
mower is storage on trailer out of sight
in back yard.

Applicant Name (print) Susie Perez
Signature [Signature]
Representative Name (print) _____
Signature _____
Date _____

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

Office Use
Received By Cid
Zone R-3
Hearing Date 6/26/18
Approved/Disapproved 4:00pm

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

CASE NO 8 2014 ENOLAM BLVD SE



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

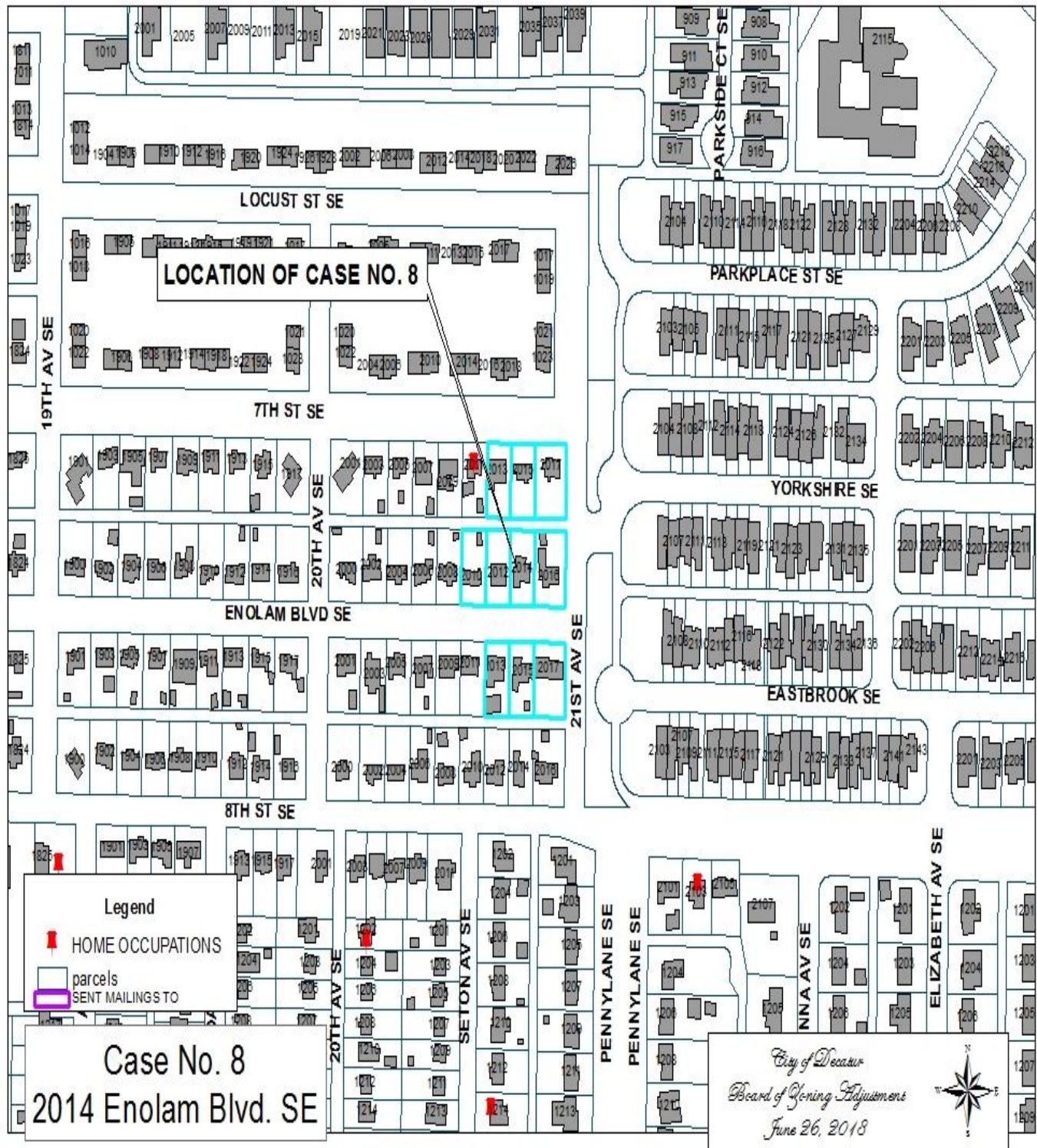
SIGNED: _____

DATE: _____

ADDRESS: _____

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QUESTIONNAIRE



LOCATION MAP

June 26, 2018 4:00pm



A Grand City at CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: martha E Becerra
MAILING ADDR: 303 Austinville rd sw
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-945-5144

PROPERTY OWNER: Martha E Becerra
OWNER ADDR: 303 Austinville rd sw Apt 7
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-945-5144

ADDRESS FOR APPEAL: martha 303 Austinville rd sw Apt 7

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)
1 room for administrative office for my Cleaning business.

Applicant Name(print) martha E Becerra
Signature Martha EB
Representative Name(print) _____
Signature _____
Date 06-11-18

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

Office Use
Received By Mary
Zone R-4
Hearing Date 6.26.18
Approved/Disapproved _____

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

CASE NO 9 303 AUSTINVILLE RD SW APT 7

HOME OCCUPATION QUESTIONS

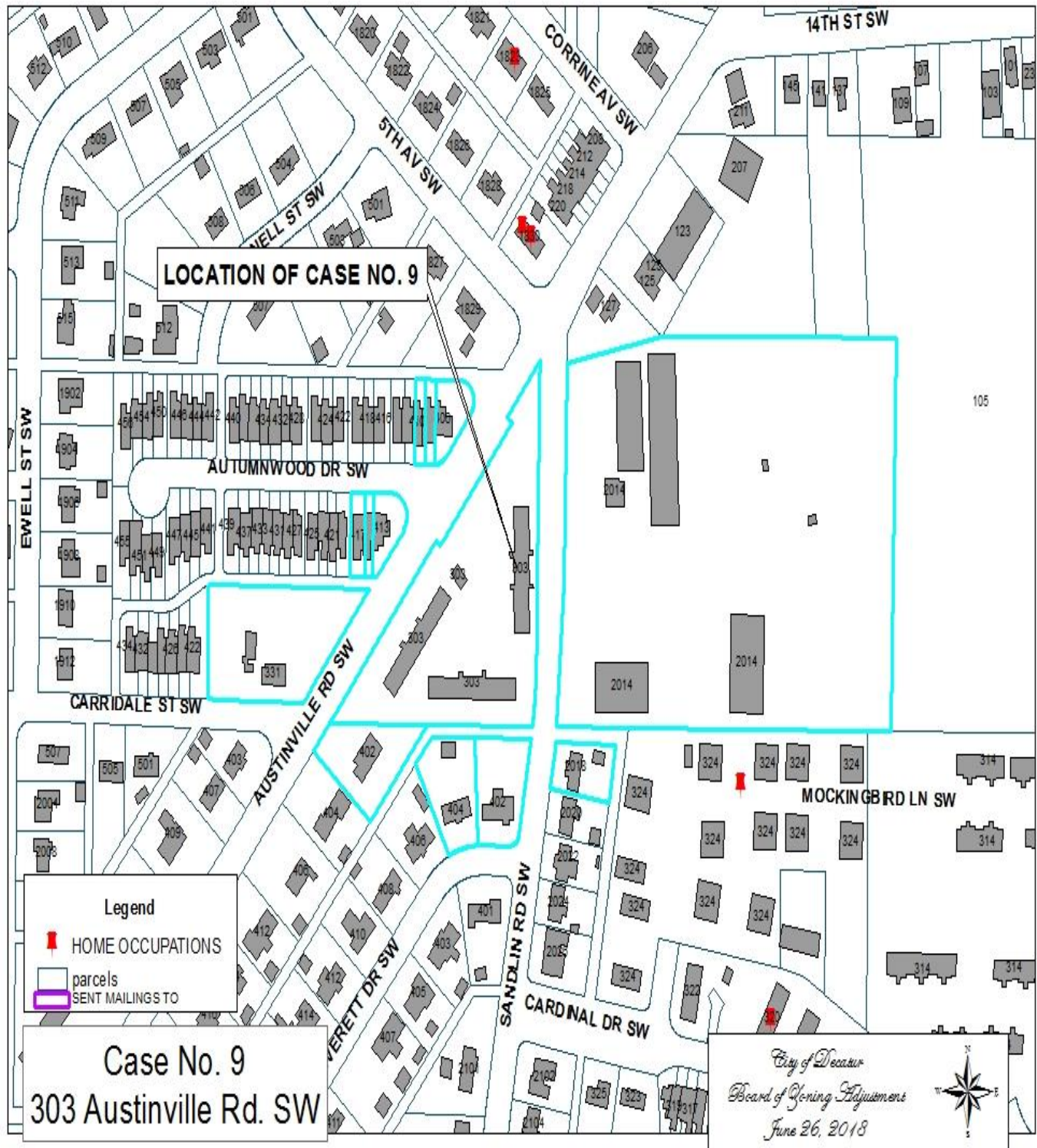
CHECK YES OR NO FOR EACH QUESTION

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: ARTHUR E. [Signature] DATE: 06-11-18

ADDRESS: 303 Austinville rd SW Apt 7 R

QUESTIONNAIRE



LOCATION MAP



A Grand City **PLANNING SCALE**

Board of Zoning Adjustment

APPLICANT: DREW WARD
MAILING ADDR: 2209 FLEETWOOD DRIVE SOUTH EAST
CITY STATE ZIP: DECATUR, AL. 35601
PHONE: 1-256-227-8454

PROPERTY OWNER: DREW WARD
OWNER ADDR: ~~2209~~ 2209 FLEETWOOD DRIVE SOUTH EAST
CITY STATE ZIP: DECATUR, AL. 35601
OWNER PHONE: 1-256-227-8454

ADDRESS FOR APPEAL: 2209 FLEETWOOD DRIVE SOUTH EAST

☐ HOME OCCUPATION ☒ NATURE OF APPEAL: ☒ 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)

Request 8'-0" side yard variance on North & South side yards. Variance needed for proper garage placement & water mitigation. Request variance to connect covered exterior walkway from garage to existing house.

Applicant Name(print) DREW WARD
Signature [Signature]
Representative Name(print) BILL NAUCK
Signature [Signature]
Date _____

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

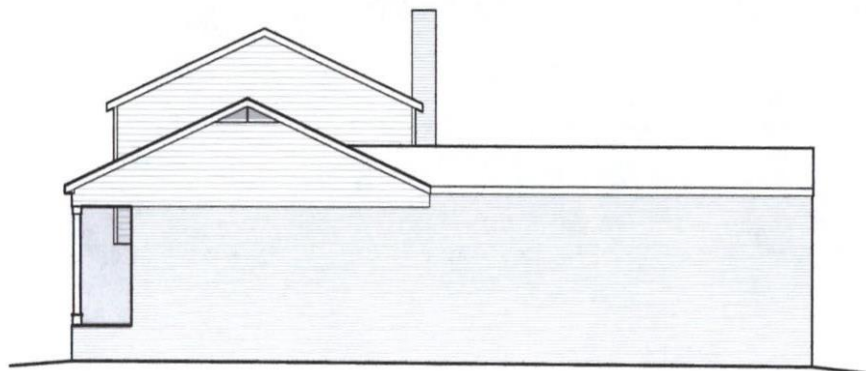
Office Use
Received By Cindy
Zone _____
Hearing Date 6/26/18 4:00
Approved/Disapproved PM

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

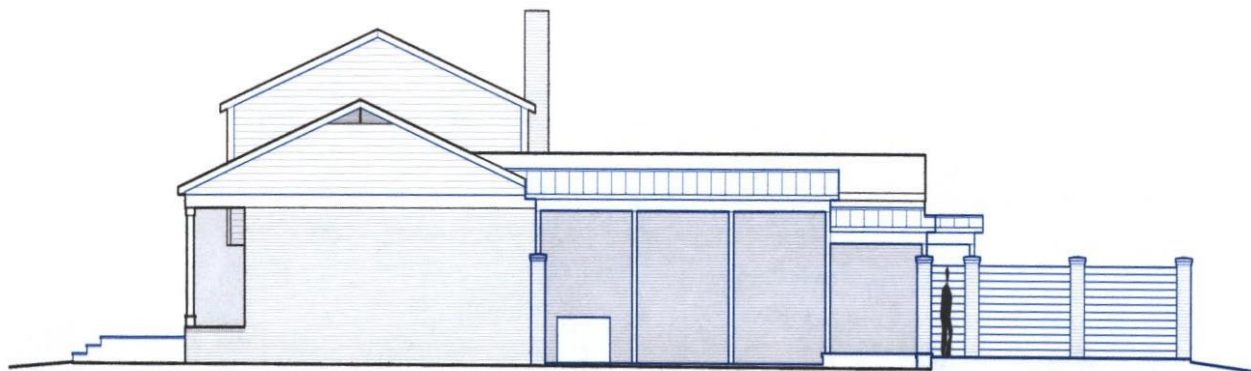
CASE NO 10 2209 FLEETWOOD DR SE

[illegible]

38



① Existing Right Side Elevation
Scale: 1/8" = 1'-0"



② Renovated Right Side Elevation
Scale: 1/8" = 1'-0"

DD-401

05-29-11

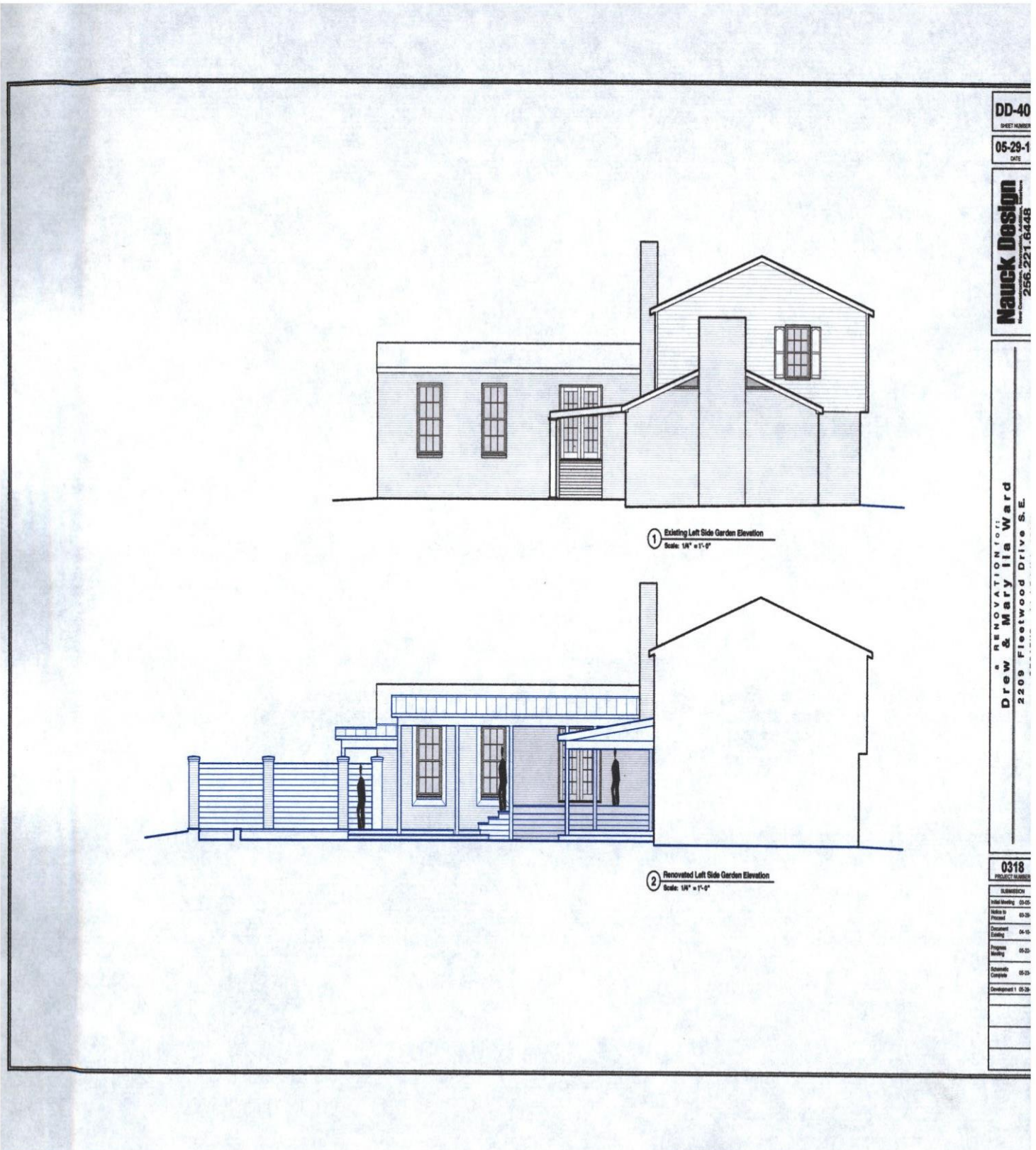
Nauck Design
256.221.6448

RENOVATION OF:
Drew & Mary Ila Ward
2209 Fleetwood Drive S.E.

0318

SUBMISSION	
Initial Meeting	03-03
Notes to Project	03-29
Client Meeting	04-10
Project Meeting	05-03
Estimate Complete	05-03
Development 1	05-03

RIGHT SIDE RENOVATED SIDE ELEVATION



DD-40
SHEET NUMBER

05-29-1
DATE

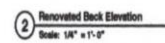
Nauck Design
 Home Design & Construction
 256.221.6448

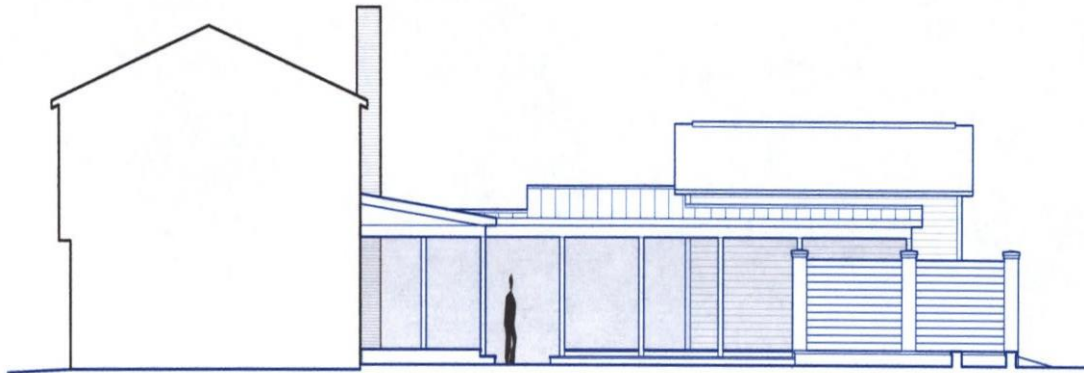
A RENOVATION FOR
Drew & Mary Ila Ward
 2209 Fleetwood Drive S.E.

0318
PROJECT NUMBER

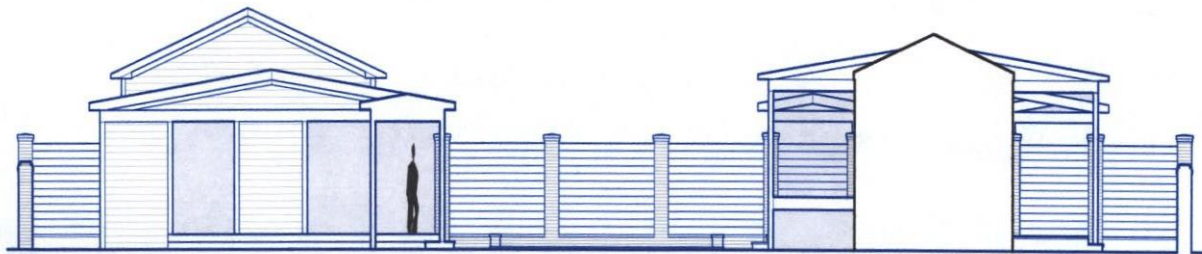
SUBMISSION
 Initial Meeting 03-05
 Notice to Proceed 03-09
 Foundation 04-10
 Framing 04-10
 Progress Meeting 05-05
 Schedule Complete 05-05
 Development 1 05-05

RENOVATED LEFT SIDE GARDEN ELEVATION





① Renovated Right Side Garden Elevation
Scale: 1/8" = 1'-0"



② Renovated Back Garden Elevation Looking Toward Alley
Scale: 1/8" = 1'-0"

DD-40
SHEET NUMBER

05-29-1
DATE

Nauck Design
Interior Design
256.221.6448

A RENOVATION FOR
Drew & Mary Ila Ward
2209 Fleetwood Drive S.E.

0318
PROJECT NUMBER

SUBMISSION
Initial Meeting 03-05
Notes to Client 03-06
Client Meeting 04-05
Project Meeting 05-05
Schematic Complete 05-05
Design Phase 1 05-06

RENOVATED BACK GARDEN ELEVATION LOOKING TOWARD ALLEY



① Renovated Alley Elevation
Scale: 1/8" = 1'-0"

DD-401
SHEET NUMBER

05-29-11
DATE

Nauck Design
256.221.6448

RENOVATION FOR:
Drew & Mary Ila Ward
2209 Fleetwood Drive S.E.

0318
PROJECT NUMBER

Submittal	
Order Meeting	03-05
Order to Proceed	03-05
Document	04-10
Meeting	05-05
Schedule	05-05
Complete	05-05
Development 1	05-05

RENOVATED ALLEY ELEVATION



SHEET NUMBER
05-29-1
DATE

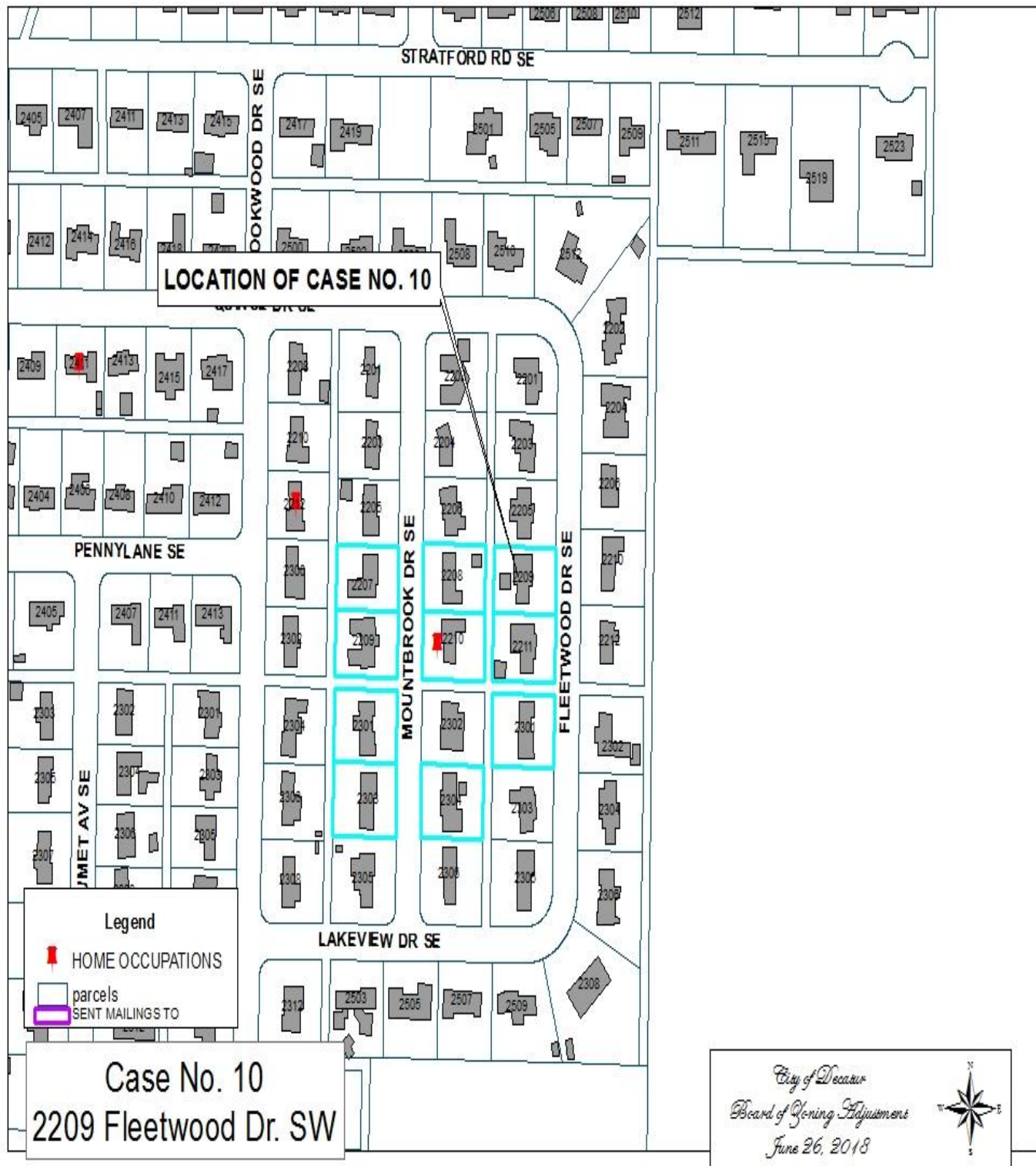
Nauck Design
Interior Design & Construction
256.221.6448

RENOVATION FOR
Drew & Mary Ila Ward
2209 Fleetwood Drive S.E.

0318
PROJECT NUMBER

SUBMITTAL
Order Meeting 03-05
Notes to Project 03-05
Prepared 04-05
Design 04-05
Program Meeting 05-05
Schedule Complete 05-05
Development 1 05-05

PICTURE



LOCATION MAP