



BOARD OF ZONING ADJUSTMENT

AGENDA

JULY 2018

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Minutes June 2018

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

SUPERNUMERARIES: Ms. Delayne Dean

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 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.

Ms. Pina presented this case to the Board. Ms. Pina stated she would like to have an administrative office for an on-line t-shirt business.

Mr. Forrest Temple asked if she made her t-shirts. Ms Pina replied that she did not, she has a reseller's license.

Mr. Charles Taylor asked if she had any employees. Ms. Pina stated she didn't at this time. Mr. Taylor told her if she did acquire employees that they could not report to her home. Ms. Pina stated that she understood.

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

Mr. Sims, Building Department had no comment.

Mrs. Karen Smith, Planning Department recommended approval.

Mr. Forrest Temple 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 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.

Ms. Marshall presented this case to the Board. Ms. Marshall stated she would like to have an administrative office in her home for an events coordinator.

Mr. Charles Taylor asked Ms. Marshall who was Deloris Harper. Ms. Marshall stated that was her mother and that they lived together.

Chairman, Larry Waye asked Ms. Marshall if she had any employees. Ms. Marshall stated that her mother helped her sometimes. Chairman, Larry Waye stated that was fine as they were living in the same household however, if she ever got employees they could not come to her house and clients could not come to her house. Ms. Marshall stated she understood.

Chairman, Larry Waye stated if approved this would be for administrative purposes only. Ms. Marshall stated she understood.

Chairman, Larry Waye asked for questions from the public.

Mr. Herman Marks, Legal Department asked Ms. Marshall what type of supplies she used. Ms. Marshall stated that she has mostly serving pieces like trays, chafing dishes, warmers, and small serving type items. Mr. Marks asked about the vehicle she used. Ms. Marshall stated she uses a Chevy Heritage High Roof or HHR in which she is able to carry all of her supplies. Mr. Marks asked about signage on the vehicle. Ms. Marshall stated no signage was on the vehicle.

Chairman, Larry Waye explains that home addresses could not be displayed on the vehicle, only business name, phone number and web-site. Ms. Marshall stated she understood.

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

Mr. Sim, Building Department had no comment.

Mrs. Karen Smith, Planning Department asked Ms. Marshall to verify the equipment she used, for example arbors or such. Ms. Marshall stated she didn't use those larger items at this time.

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

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-1 Single-Family Residential Zoning District.

Ms. Schley presented this case to the Board. Ms. Schley stated she would like to have an administrative office at her home for her photography business for editing purposes.

Chairman, Larry Wayne asked if any clients would go to her home. Ms. Schley stated that no one would come to her home she would meet with the client strictly on location. Chairman, Larry Wayne asked if viewing of the photos and editing would be on line and Ms. Schley stated yes.

Chairman, Larry Wayne asked for questions from the public or the Board, and reminded Ms. Schley if she had any employees they could not come to her home and about the signage on her vehicle. Ms. Schley stated she understood.

Mr. Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department recommend approval.

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

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

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

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.

Mr. Ross withdrew the application prior to this meeting.

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.

Mr. Tim Johnson presented this case to the Board for Mr. Jackson. Mr. Johnson stated Mr. Jackson wanted to use his home for an administrative office for his lawn care business.

Chairman, Larry Waye asked for questions from the Board.

Mr. Forrest Temple asked Mr. Johnson what was his relationship with Mr. Jackson since he was representing him. Mr. Johnson replied that he help Mr. Jackson on a needed basis. And, that Mr. Jackson did not have any employees

Mr. Charles Taylor reminded Mr. Johnson that he could not report to Mr. Jackson's home as an employee. Mr. Johnson understood.

Mr. Charles Taylor asked how the equipment was stored. Mr. Johnson stated in the back yard behind a privacy fence.

Chairman, Larry Waye asked about signage. Mr. Johnson stated that there was not any signage on the truck or trailer. Chairman, Larry Waye stated that if Mr. Jackson wished to add signage in the future it should not have the home address on it.

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

Mr. Sims, Building Department had no comment.

Mrs. Karen Smith, Planning Department asked for explanation about flower bed work. Mr. Johnson explained Mr. Jackson did whatever was needed.

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 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 R-1 Single-Family Residential Zoning District.

Ms. Sanchez presented this case to the Board. Ms. Sanchez stated she would like to have an office at her home for her handyman business. She said, that she and her husband would be running the business.

Chairman, Larry Waye asked for questions from the Board.

Mr. Charles Taylor asked if there would be anyone other than herself or her husband working. Ms. Sanchez stated there would not.

Chairman, Larry Waye reminded Ms. Sanchez if any employees were hired they could not report to the home and that there could not be any signage on a vehicle with the home address. He then inquired where the surplus supplies and equipment were they were stored when not in use. Ms. Sanchez stated that all the equipment and any surplus was kept in their garage.

Mr. Sims, Building Department had no comment.

Mrs. Karen Smith, Planning Department recommended for approval.

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

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.

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

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.

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

CASE NO 10

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

- A) 8 foot side yard variance on the north side from 25-10.8 (2) (e).
- B) 8 foot side yard variance on the south side from 25-10.8 (2) (e).
- C) 19.5 foot additional rear yard variance from 25-10.8 (2) (c) .

Mr. Bill Knauck along with the property, Drew Ward, presented this case to the Board. Mr. Knauck stated they were asking for the setbacks variances to improve a drainage issue by adding gables and eaves to the roof. The house was built with a zero water line or no gables or eaves. When it rains water runs down the exterior walls of the home creating drainage and maintenance problems particularly on the north side of the house where foliage actually grows onto the house. It gets little to no sunlight to help dry the walls or standing water.

The rear yard variance request is to allow the detached garage to be moved to the rear of the property and create more usable space in the back yard.

The backyard setback is so the backyard garage can be removed which was originally set in the middle of the yard making the backyard useless.

Chairman, Larry Wayne asked for the address to be stated for the record which Mr. Ward stated his address was 2209 Fleetwood Dr. SE.

Chairman, Larry Wayne asked for questions from the Board.

Mr. Charles Taylor asked if there was an alley in the back. Mr. Knauck stated yes. Mr. Taylor asked if this would be the way to enter the garage. Mr. Knauck stated yes because there is not an entrance to the garage on the front side of the house.

Chairman, Larry Wayne asked for any more questions from the Board. He stated that the setbacks and the hardships had been explained along with the special extenuating circumstances.

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

Mr. Sims, Building Department stated that a block line survey was needed and that there could not be more than 5 feet from the property line to the garage or the building code would require a fire wall. Mr. Knauck stated he would defer to a residential inspector to know exactly the dimensions required by the building code.

Mrs. Karen Smith, Planning Department asked where the water would drain. Mr. Knauck stated the water would be routed through the front yard and into the street gutter as to not affect any of

the neighbors and to avoid any trenching in the backyard. Mr. Knauck stated the whole goal was to make the yard and the house more useable and livable. Mr. Forrest Temple motioned to approve this case as submitted. Mr. Charles Taylor seconded the motion. On a roll-call vote the motion passed.

CASE NO 5

The Board discussed case five and that they had not voted on it when they discussed it the Board voted unanimously to remove it from the agenda at the request of the applicant.

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.

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

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.

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

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.

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

Meeting adjourned at 4:26 p.m.

Larry Wayne, Chairman

JULY 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, July 31, 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 Larry Stover 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 1309 1st Av SW, property located in a R-3 Residential Single Family Zoning District.

CASE NO 2

Application and appeal of Sandra Delgado 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 clothing sales business located at 410 Bradley St. SW property located in a R-2 Residential Single Family Zoning District.

CASE NO 3

Application and appeal of Kyle Stuart 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 501 Bellemeade St SW property located in a R-2 Residential Single Family Zoning District.

CASE NO 4

Application and appeal of Ramon Gaines 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 repair business located at 1305 Runnymede Av SW property located in a R-2 Residential Single Family Zoning District.

CASE NO 5

Application and appeal of Maritza Neely for a 3 foot side yard variance setback from Section 25-10 (2) (e) (2) at 502 Walnut St NE, in order to build a carport over an existing concrete pad at the back of the property. The property is located in a R-3-H Residential Single Family Historical Zoning District

CASE NO 6

Application and appeal of Pugh Wright McAnally, Inc., for a 35 foot setback variance from Section 25-21 (1) for 2 parcels, 03093130002076.000 and parcel 0309313002075.000 on Beltline Rd SW, in order to reduce the front yard setback from 60 feet to 25 feet from the Beltline right of way. Property located in a B-2 General Business District,



Grand City CHANGING SCALE

Board of Zoning Adjustment

APPLICANT: Larry Stover

MAILING ADDR: 1309 1st Street S.W.

CITY STATE ZIP: Decatur AL

PHONE: (256) 288-8434

PROPERTY OWNER: Larry Stover

OWNER ADDR: 1309 1st St. SW

CITY STATE ZIP: 35601

OWNER PHONE: (256) 288-8434

ADDRESS FOR APPEAL: 1309 1st Street SW

☒ 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)

For ADMINISTRATIVE office only
lawn service (care)

Applicant Name(print) Larry Stover

Signature _____

Representative Name(print) _____

Signature Larry Stover

Date 6-12-20

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

Office Use

Received By bd

Zone _____

Hearing Date July 31, 2018

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 1309 1 ST SW

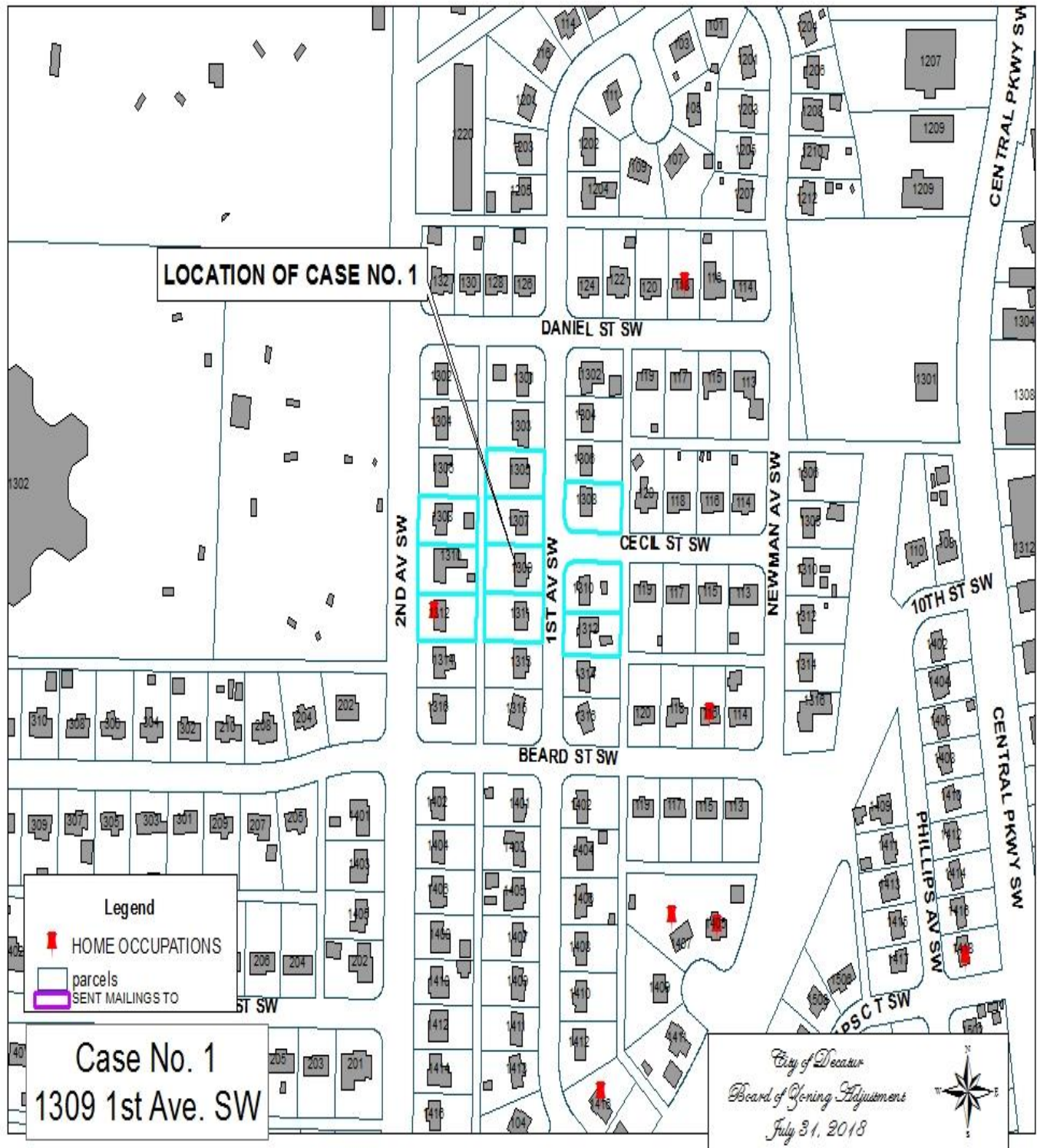
HOME OCCUPATION QUESTIONS

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: Randy Stover DATE: 6-12-20
ADDRESS: 1309 1st St. SW Decatur

QUESTIONNAIRE



LOCATION MAP

2



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Sandra Delgado
MAILING ADDR: 410 Bradley St. SW.
CITY STATE ZIP: Decatur AL 35601
PHONE: (256) 616-8694

PROPERTY OWNER: Sandra Delgado
OWNER ADDR: 410 Bradley St. SW.
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: (256) 616-8694

ADDRESS FOR APPEAL: 410 Bradley St. 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

***** 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 want to use my home as a administrated
office for my online clothing sales
no traffic in or out at my house

Applicant Name(print) Sandra Delgado
Signature Sandra Delgado
Representative Name(print) _____
Signature _____
Date 07-09-18

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

Office Use
Received By Cindy
Zone _____
Hearing Date 7/31/18 4:00 pm
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 2 410 BRADLEY ST SW

HOME OCCUPATION QUESTIONS

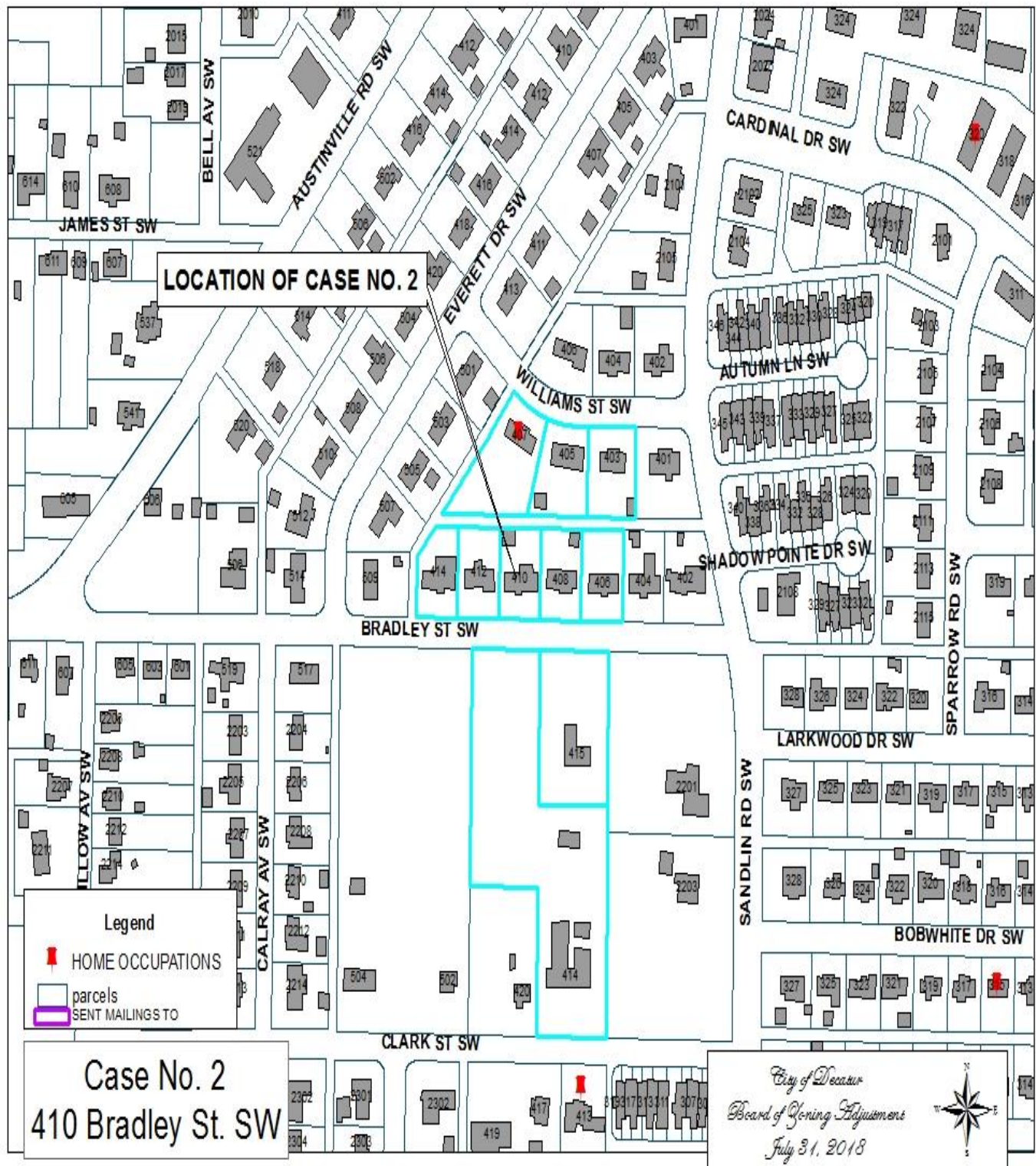
CHECK YES OR NO FOR EACH QUESTION

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: Sandra Delgado DATE: 07-09-18

ADDRESS: 410 Bradley St. sw. Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP

(3)

July 31, 2018 4:00p



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: KYLE STUART
MAILING ADDR: 501 BELLEMEADE ST SW
CITY STATE ZIP: DECATUR AL 35601
PHONE: 256 227 5382

PROPERTY OWNER: KYLE STUART
OWNER ADDR: 501 BELLEMEADE ST SW
CITY STATE ZIP: DECATUR AL 35601
OWNER PHONE: 256 227 5382

ADDRESS FOR APPEAL: 501 BELLEMEADE 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.)

I'M WANTING TO USE MY GARAGE AS A ADMINISTRATIVE OFFICE
AND I WILL BE STORING MY EQUIPMENT INSIDE THE GARAGE.

Applicant Name(print) KYLE STUART
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 7-9-18

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

Office Use
Received By [Signature]
Zone R-2
Hearing Date July 31, 2018
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 3 501 BELLEMEADE ST SW

HOME OCCUPATION QUESTIONS

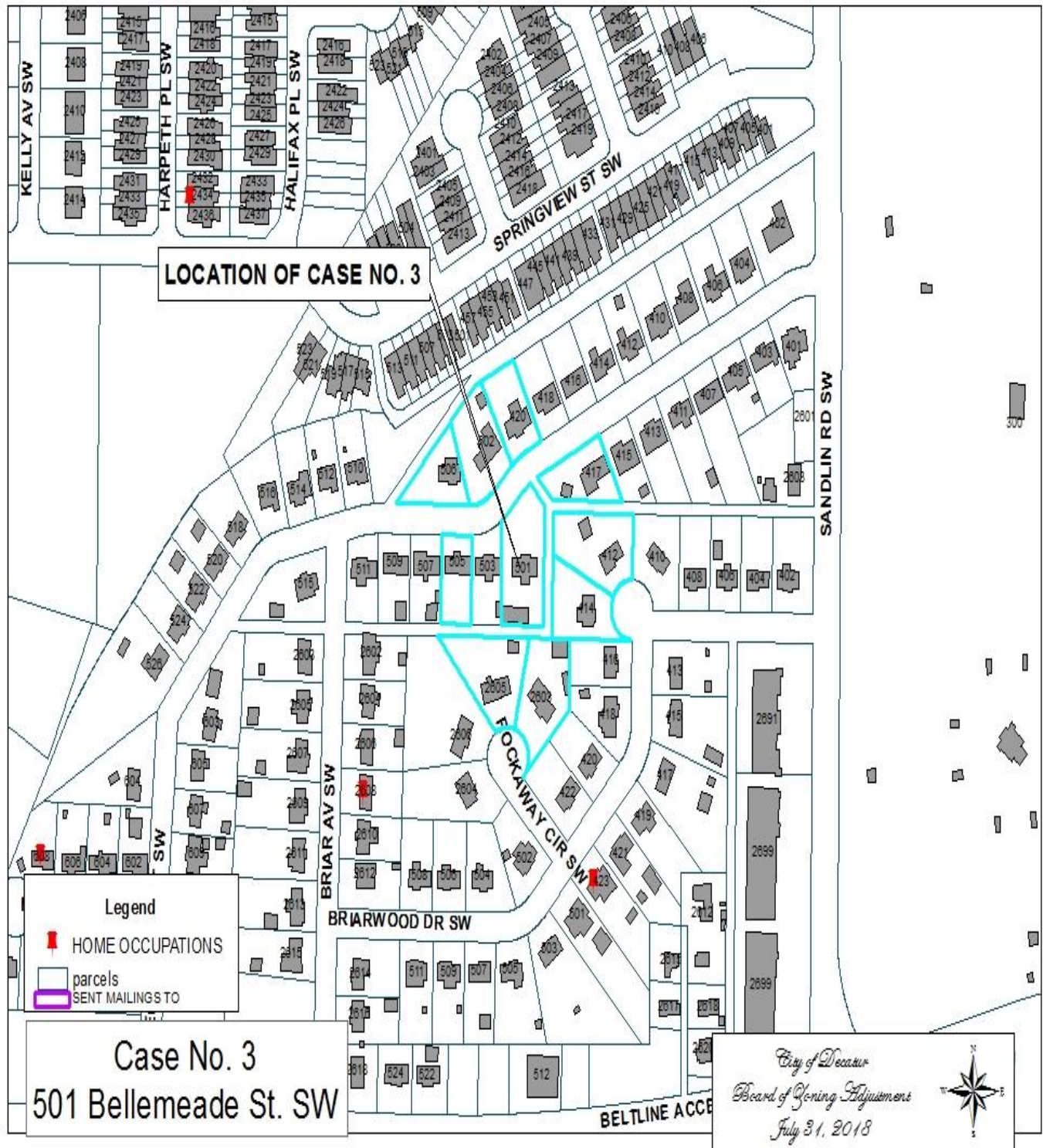
CHECK YES OR NO FOR EACH QUESTION

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: 7-9-18

ADDRESS: 501 BELLEMEAD

QUESTIONNAIRE



LOCATION MAP

4



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Ramon Gaines
MAILING ADDR: 1305 Runnymede AVE S.W.
CITY STATE ZIP: Decatur, AL 35601
PHONE: (256) 686-0157

PROPERTY OWNER: Ramon Gaines
OWNER ADDR: 1305 Runnymede AVE S.W.
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: (256) 686-0157

ADDRESS FOR APPEAL: 1305 Runnymede AVE S.W.

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.)

I want to use my home as a Admin Office for my handy man repair business. Tools will be stored in storage building in the backyard. No traffic in or out of my house.

Applicant Name(print) Ramon Gaines
Signature Ramon Gaines
Representative Name(print) Elsa Arteaga
Signature Elsa Arteaga
Date 7-10-18

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

Office Use
Received By Cindy
Zone R-2
Hearing Date July 31st 4:00 pm
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 1305 RUNNYMEADE AV SW

HOME OCCUPATION QUESTIONS

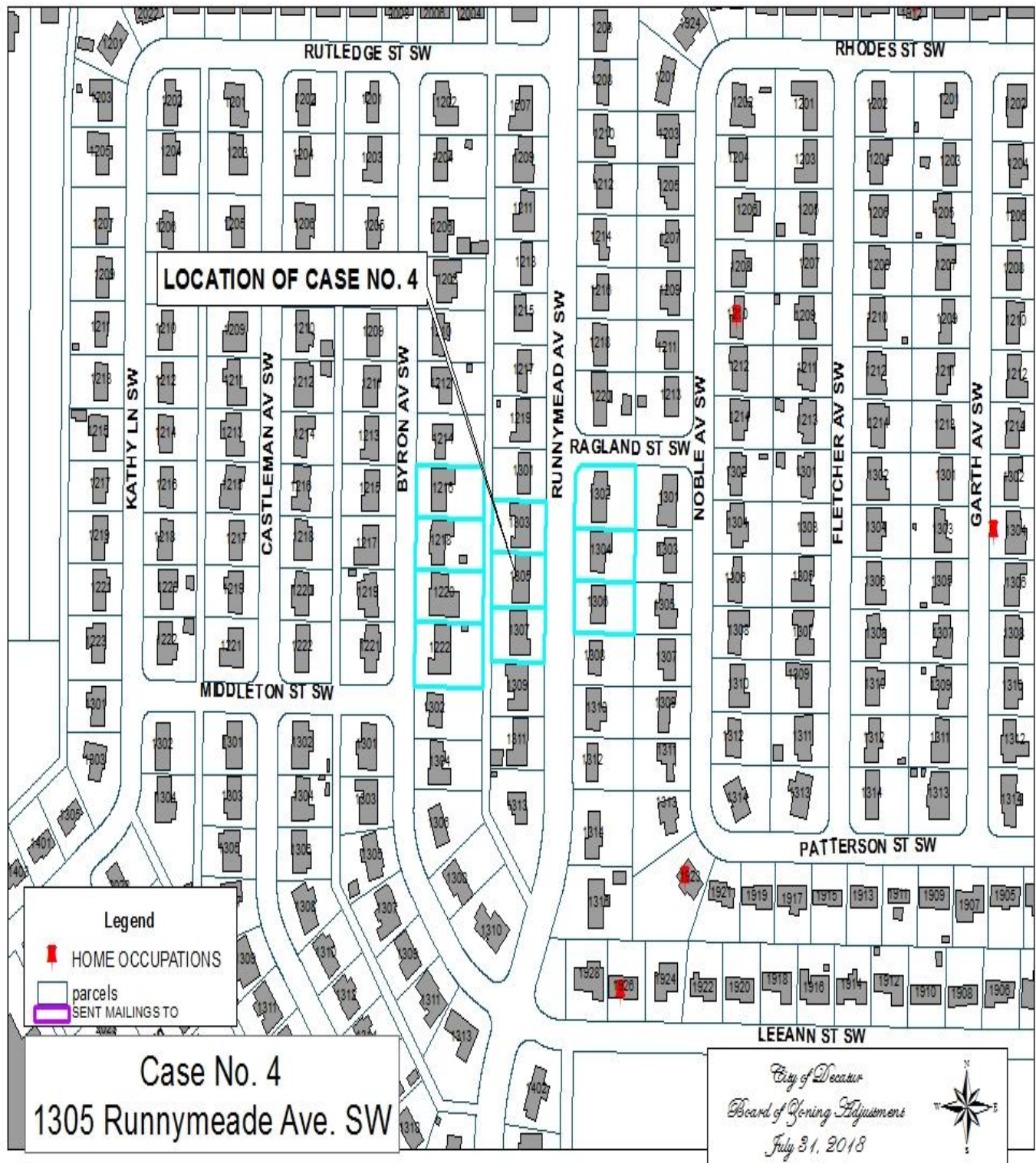
CHECK YES OR NO FOR EACH QUESTION

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: Roman Lauer DATE: 7-10-18

ADDRESS: 1305 Runnymede AVE S.W.

QUESTIONNAIRE



LOCATION MAP



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Maritza Javregui Neely ✓
MAILING ADDR: 502 Walnut St. NE
CITY STATE ZIP: Decatur, AL. 35601
PHONE: (256) 457-4196

PROPERTY OWNER: Maritza Javregui Neely
OWNER ADDR: 502 Walnut ST. NE ✓
CITY STATE ZIP: Decatur, AL. 35601
OWNER PHONE: (256) 457-4196

ADDRESS FOR APPEAL: 502 Walnut St NE. Decatur, AL, 35601 ✓

NATURE OF APPEAL:

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

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

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

I need a 3 feet ~~yard-side~~ yard setback variance to build a carport ^{over} on an existing concrete pad on back of my house. I need the carport because a lot of debris from rain/wind have fallen on my cars and caused some damage. I'd like to protect my cars from the weather. Thank you.

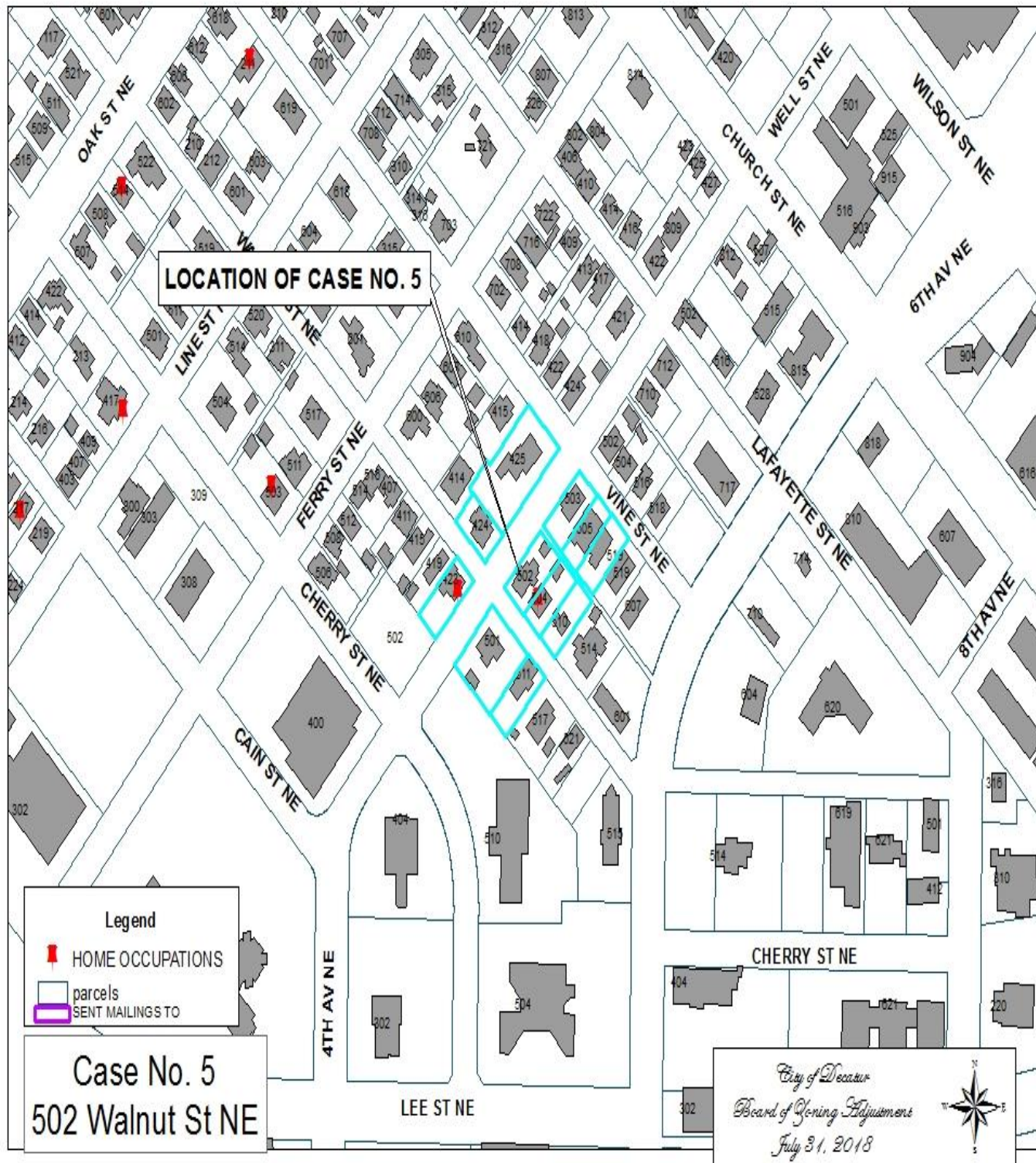
Applicant Name(print) Maritza Javregui Neely
Signature Maritza Javregui Neely
Representative Name(print) _____
Signature _____
Date _____

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

Office Use
Received By [Signature]
Zone R-S-H
Hearing Date July 31, 2018
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 5 502 WALNUT ST NE



LOCATION MAP

For Building Department Use Only:

Date Received: _____

By: _____

Meeting Date: _____

**DECATUR HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

Note: Certificates of Appropriateness (COA's), courtesy review requests, and items for public discussion must be submitted to the Building Department at least 14 days prior to the scheduled meeting to be placed on the agenda. COA's are approved for historical appropriateness only. A representative for the application/request must be present at the meeting. Final permits are granted when construction plans are prepared for review and approved by the Building Department for building code compliance.

This COA applications is presented to () demolish () erect () alter () repair the property.

Property Location: 502 WALNUT ST NE, DECATUR, AL 35601

Owner's Name: MARITZA JAUREGUI NEELY

Owner's Mailing Address: 502 WALNUT ST NE, DECATUR, AL 35601

Owner's Telephone Number: (256) 457-4196

Owner's E-mail Address: mj0642@yah.edu ("06" are zeros)

Brief description of the work to be performed: _____

Add a carport over the parking area 20' x 18' approx.
a picture is attached with options

Applicant: MARITZA JAUREGUI NEELY

() Owner () Architect () Contractor () Other _____

Street Address: 502 WALNUT ST NE

City: DECATUR

State: AL

Zip: 35601

Telephone: (256) 457-4196

To help the Decatur Historic Preservation Commission assess your application properly, the following information is needed. Please check the items you have included.

Please see the "Guidelines" or "Procedure Outline" brochure for additional information.

A. New Construction, Major Renovation or Major Repairs and Additions () photographs () scaled drawings () site plan

B. Minor Renovations, Alterations and Repairs: () photographs () drawings () site plan () adjacent property structures

C. Fences or Walls: () drawing or photograph () scaled site plan

D. Site work for game courts, pools, decks, terraces, drives and accessory structures () scaled site plan () photographs, drawings and written descriptions

E. Demolition Permits () photographs () statement of purpose

Applications may either be mailed or submitted to the City of Decatur Building Department.

Mail to: Decatur Historic Preservation Commission, City of Decatur, Building Department, P.O. Box 488, Decatur, AL 35602

Deliver to: City of Decatur Building Department, 4th floor, Decatur City Hall, 402 Lee Street NE

DISPOSITION BY DECATUR HISTORIC PRESERVATION COMMISSION

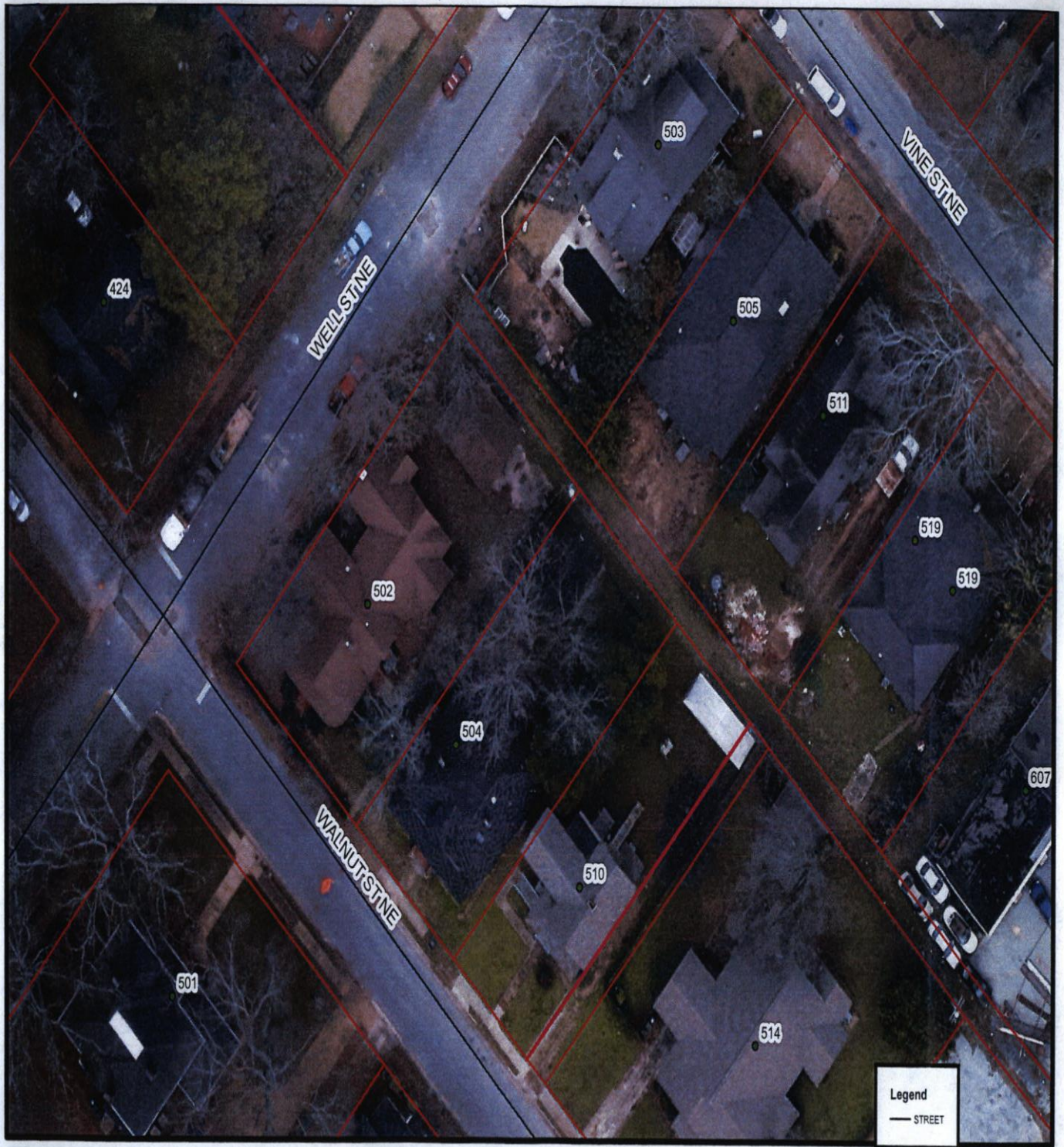
Approved: (See back page) John Allen

Disapproved: _____

Approved as Modified: _____

For additional information and documents downloaded, visit the Historic Preservation Commission department page at www.DecaturAlabamaUSA.com

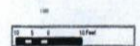
CERTIFICATE OF APPROPRIATENESS



City of Decatur Department of Development

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

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MAP

Carport - Perspective view

PROJECT AS APPROVED

Wood siding to

Match Out-building

30 Year Composition/Shingles over 1/2" exterior plywood plywood nailed and plywood clip Consistent with existing out building

Connect to existing out-building Same elevation

Begin board leave to be consistent with existing outbuilding

11 2x4 Roof Trusses 2' OC using Simpson H1 Clips

CAR OPENING

CAR OPENING

Same type and material of board, as outbuilding

All Posts are buried 3' 14" if necessary with 3/4" minus gravel tightly packed.

All posts 6x6x12 pressure treated

2x8x12 on each side of upright posts (bolted) or 6x6x12 placed on top of posts (Simpson BR 16) All posts are buried 4'

6" bed cement at bottom of holes for posts to sit on.

96

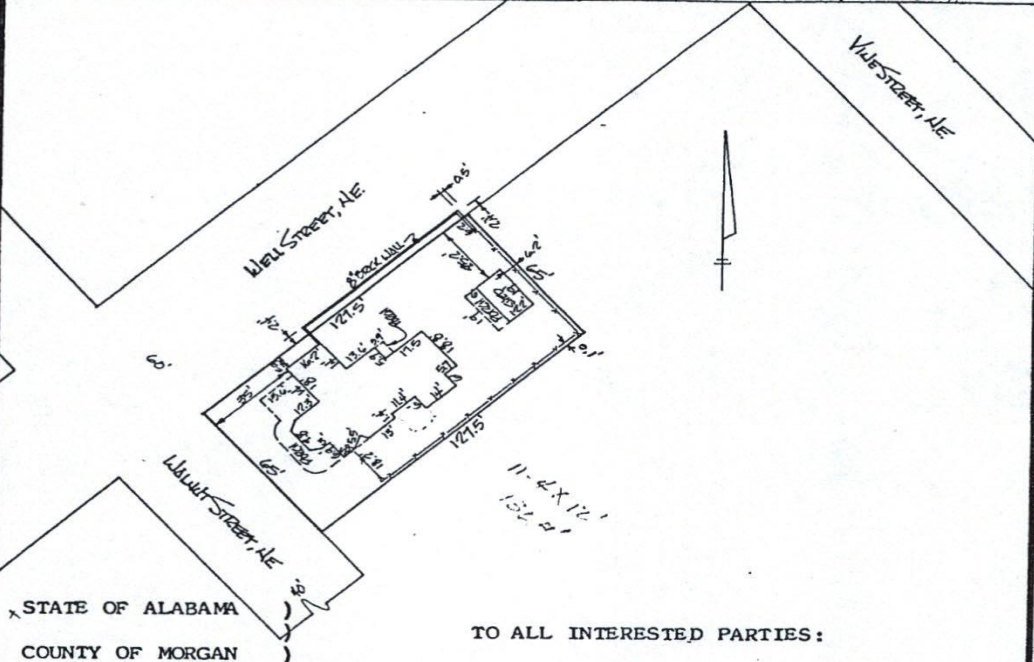


PERSPECTIVE VIEW OF CARPORT

502 Walnut Street, N.E.

NORTH ALABAMA ENGINEERING CO. INC. P. O. BOX 1055 DECATUR, ALABAMA

SCALE 1"=50' TITLE PORTION OF LOT 430 - PLAN OF DECATUR NO. 92-944
DRAWN BY C DATE 8-5-74



TO ALL INTERESTED PARTIES:

I, James R. Bedingfield, a registered Land Surveyor of Decatur, Alabama, hereby certify that this is a true and correct map or plat of the following described property:

A portion of Lot 430, according to the Map or Plan of the City of Decatur, Alabama, described as beginning at the intersection of the easterly line of Well Street, N.E. with the northerly line of Walnut Street, N.E.; running thence southeasterly along the northerly line of Walnut Street, N.E. a distance of 65 feet; thence running northeasterly parallel with Well Street, N.E. a distance of 127.5 feet; thence running northwesterly parallel with Walnut St., N.E. a distance of 65 feet to Well Street, N.E.; thence running southwesterly along Well Street, N.E. a distance of 127.5 feet to the point of beginning;

that except as shown on the above plat, the buildings now erected on said property are within the boundaries of same, that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface, that there are no electric or telephone wires (excluding wires which serve the premises only), or structures or supports therefor, including poles, anchors and guy wires, on or over said premises, except as shown; that the correct street address is 502 Walnut Street, N.E., Decatur, Alabama.

According to my survey, this the 5th day of August, 1974.

According to my re-survey, this the 17th day of December, 1975

J. O. Colvard, Jr. Reg. #1540

James R. Bedingfield Reg. #9788

NORTH ALABAMA ENGINEERING CO.

SURVEY



**CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION**

APPLICANT: Pugh Wright McAnally, Inc.
MAILING ADDRESS: P. O. Box 2419
CITY-STATE-ZIP: Decatur, AL 35602
PHONE: 256-353-3937

PROPERTY OWNER: Jimmy R. Johnson
OWNER ADDRESS: 80 Lloyd Private Drive
CITY-STATE-ZIP: Hartselle, AL 35640
PHONE: 256-227-0020

ADDRESS OF APPEAL: Vacant lots west of 512 Beltline Road SW, Decatur, AL 35603

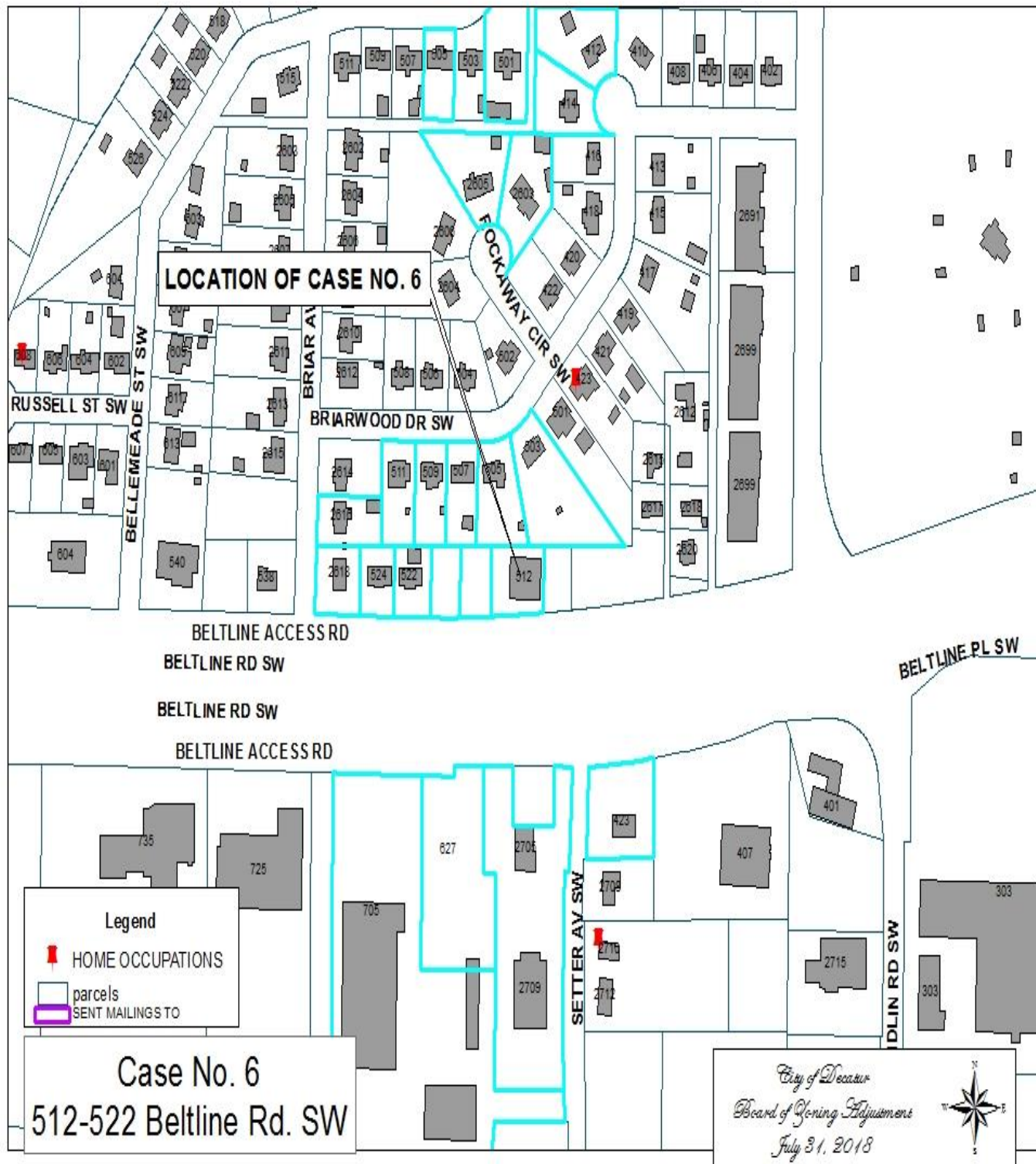
NATURE OF APPEAL:
☐ HOME OCCUPATION ☒ SETBACK VARIANCE ☐ SIGN VARIANCE
☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION
☐ OTHER - Detached Structure in Side yard

DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING; HARDSHIP; TYPE OF BUSINESS, ETC.)
Present zone is B-2 (General Business). Since the property is fronting Beltline Road SW, under Section 25-21.1, the front yard setback required is 60 feet. The existing business building on the east side is approximately 23 feet from the right-of-way. The 3 buildings to the west of this lot approximately 31' and 36'. We request that the front yard setback be reduced to 25' from the Beltline Road right-of-way.

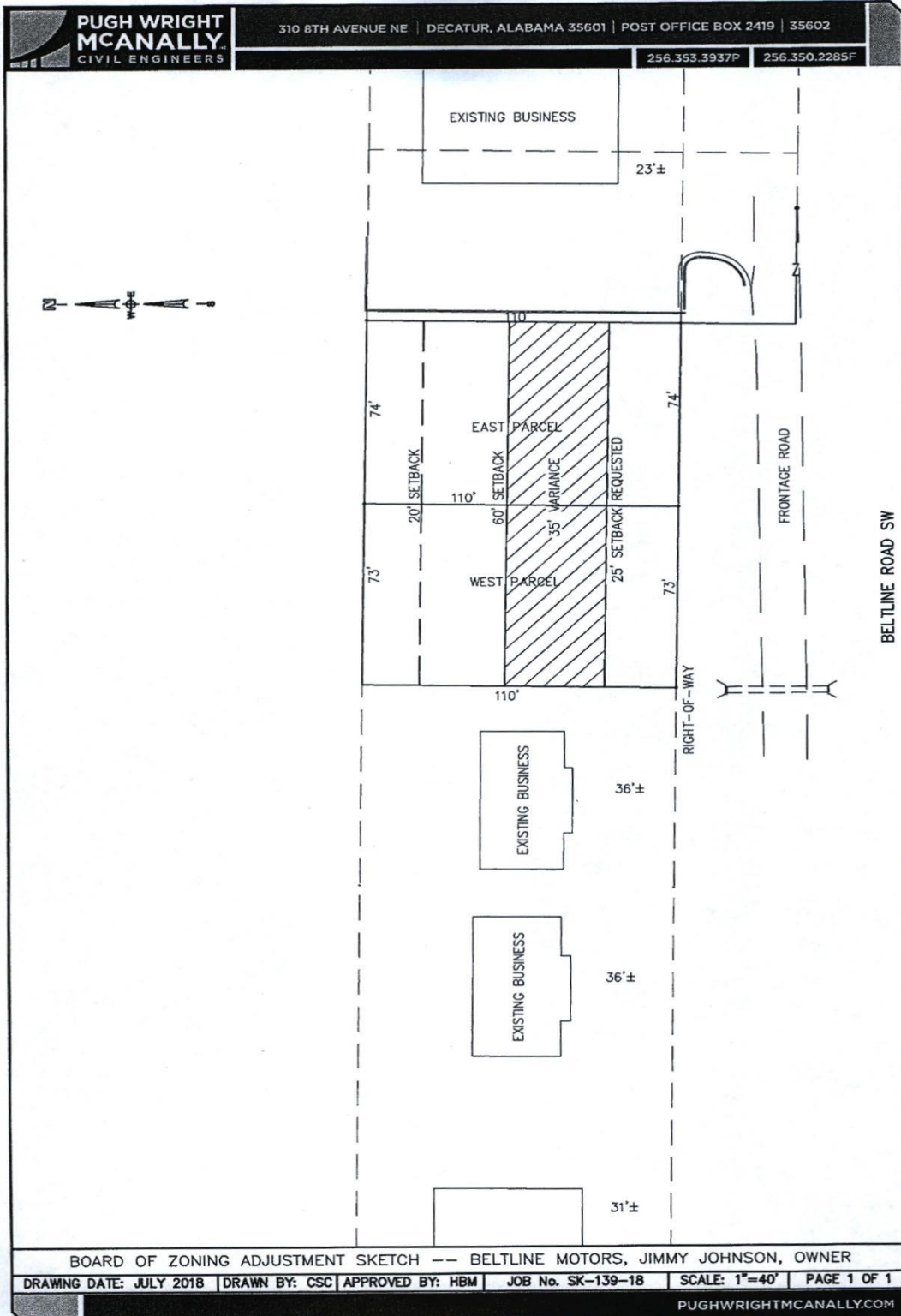
APPLICANT SIGNATURE:
H. Blake McAnally
PRINT NAME H Blake McAnally
DATE: 10 July 2018

OFFICE USE ONLY:
REVIEWED BY: _____
ZONING DISTRICT: B-2
HEARING DATE: _____
APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on the 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.



LOCATION MAP



SKETCH

11442

8-29-95
C# 1994-95

BOOK PAGE
1605 0819

Certificate to Consolidate

State of Alabama)

Morgan County)

KNOW ALL MEN BY THESE PRESENTS THAT:

The Decatur City Planning Commission does hereby certify that it has received a request from Jimmy R. Johnson, Jr. the owner of the following described real estate, situated in Morgan County, AL., to wit:

Tract I - Beginning at the SE corner of the SE 1/4 of the SW 1/4 of Section 31, Township 5 South, Range 4 West, thence S 88 degrees 27' 30" W along the section line a distance of 662 feet to a point; thence N 1 degree 36' 30" W a distance of 37.77 feet to a point on the North R.O.W. line of Alabama Highway Number 67 and the true point of beginning; thence continuing N 1 degree 36' 30" W along the same line a distance of 112.23 feet to a point; thence S 88 degrees 27' 30" W a distance of 69 feet to a point; thence S 1 degree 36' 30" E a distance of 112.23 feet to a point; thence N 88 degrees 27' 30" E a distance of 69 feet to the true point of beginning and containing 0.18 acre, more or less.

Tract II - Beginning at the SE corner of the SE 1/4 of the SW 1/4 of Section 31, Township 5 South, Range 4 West, thence S 88 degrees 27' 30" W along the section line a distance of 605 feet to a point; thence N 1 degree 36' 30" W a distance of 37.77 feet to a point on the North R.O.W. line of Alabama Highway Number 67 and the true point of beginning; thence continuing N 1 degree 36' 30" W along the same line a distance of 112.23 feet to a point; thence S 88 degrees 27' 30" W a distance of 57 feet to a point; thence S 1 degree 36' 30" E a distance of 112.23 feet to a point; thence N 88 degrees 27' 30" E a distance of 57 feet to the true point of beginning and containing 0.15 acre, more or less.

for permission to convey, hold, sell, purchase, or otherwise treat said property in one unit as follows, to wit:

Beginning at the SE corner of the SE 1/4 of the SW 1/4 of Section 31, Township 5 South, Range 4 West, thence S 88 degrees 27' 30" W along the section line a distance of 605 feet to a point; thence N 1 degree 36' 30" W a distance of 37.77 feet to a point on the North R.O.W. line of Alabama


CERTIFICATE TO CONSOLIDATE

Highway Number 67 and the true point of beginning; thence continuing N 1 degree 36' 30" W along the same line a distance of 112.23 feet to a point; thence S 88 degrees 27' 30" W a distance of 126 feet to a point; thence S 1 degree 36' 30" E a distance of 112.23 feet to a point on the North R.O.W. line of Alabama Highway Number 67; thence N 88 degrees 27' 30" E along the North R.O.W. of Alabama Highway Number 67 a distance of 126 feet to the true point of beginning and containing 0.33 acres, more or less.

It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in one unit as aforesaid is in harmony and conformity with the general requirements and minimum standards of design for the subdivision of land as contained in the Subdivision Regulations of the City of Decatur, and the above described units may be conveyed without destroying the intent of said regulations and in conformity with the general requirements and minimum standards, as aforesaid, and the said Planning Commission does hereby authorize and approve the conveyance by deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in title thereto; provided, however, that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval of the Planning Commission, except in the footages and frontages as hereinabove described.

IN WITNESS WHEREOF, the Decatur City Planning Commission has caused this certificate to be issued and executed by its chairman on this the 26th day of March, 1996.

DECATUR CITY PLANNING COMMISSION

BY: 
Its Chairman

BOOK PAGE
1605 0821

State of Alabama)
)
Morgan County)

I, Linda Welford Barnhouse, a Notary Public in and for said County in said State hereby certify that Lynn Fowler, whose name as Chairman of the Decatur City Planning Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the contents of the certificate, he, in his capacity as Chairman of the Decatur City Planning Commission executed the same voluntarily for and as the act of said Planning Commission and with full authority.

GIVEN under my hand and the seal of my office, this the 26th day of March, 1996.

Linda Welford Barnhouse
Notary Public

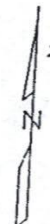
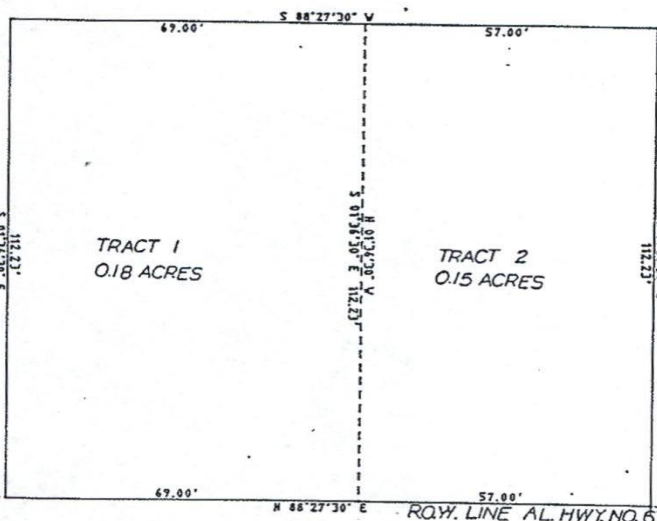


My Commission Expires 11-16-99

CERTIFICATE TO CONSOLIDATE PG 3

CERTIFICATE TO CONSOLIDATE NO.1994-95

BOOK PAGE
1605 0822



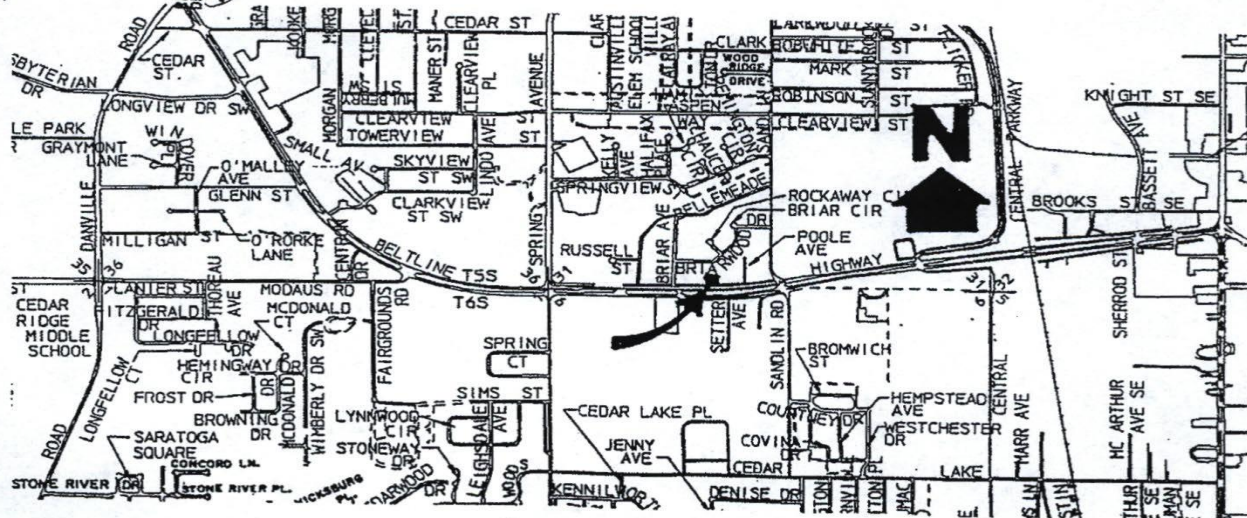
STATE OF ALA. MORGAN CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1996 APR 11 AM 10:02

RECORDED & INDEXED
DEED T-1 HAS BEEN PD. ON THIS INSTR
JUDGE OF PROBATE

10.00
5.00
1.00

SE CORNER
SE 1/4 - SW 1/4
SECTION 31
T-5S R-4W
605.00'
S 88°27'30" W



LOCATION MAP

14