



BOARD OF ZONING ADJUSTMENT

AGENDA

SEPTEMBER 2018

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Minutes August 2018

MEMBERS PRESENT: Chairman, Charles Taylor, Mr. Collis Stevenson, Mr. Thomas Rossi, Mr. Forrest Temple and Ms. Delayne Dean

SUPERNUMERARIES: None

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

Chairman, Charles Taylor called the meeting to order at 4:15 p.m. in the Council Chambers at City Hall. Mr. Bob Sims called the roll.

Mr. Collis Stevenson motioned to **approve** the minutes of the July meeting as printed. Mr. Thomas Rossi seconded the motion. On a voice vote, the motion carried.

Mr. Charles Taylor recognized that former Chairman, Larry Waye has resigned his position on the Board and in doing so Mr. Taylor, as Vice-Chairman, has moved up to Chairman. This leaves the position of Vice Chairman open and needs to be filled and asked for any nominations. Mr. Thomas Rossi nominated Mr. Forrest Temple and Mr. Collis Stevenson seconded the motion. Mr. Forrest Temple accepted the nomination. Ms. Delayne Dean now sits on the Board as a regular Board member.

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.

The Board considered the following applications and appeals.

CASE NO 1

Application and appeal of Robert Griffin 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 internet based on line consulting service located at 2719 Longfellow Dr. SW, property located in a R-2 Residential Single Family Zoning District.

Mr. Griffin presented this case to the Board. Mr. Griffin stated he would like to have a business license to run a consulting business out of his home.

Chairman, Charles Taylor states that an on-line consulting service is a use permitted on appeal and confirms that Mr. Griffin wants to run his on-line consulting service from his home.

Mr. Griffin confirms that is correct.

Chairman, Charles Taylor asked for any questions from the Board.

Mr. Forrest Temple verified from Mr. Griffin that he did not have any employees.

Mr. Griffin stated that was correct.

Mr. Forrest Temple reminded Mr. Griffin if he does acquire any employees that they could not report to his home.

Mr. Griffin stated he did not foresee having any employees.

Mr. Thomas Rossi reminded Mr. Griffin that no clients could go to his home.

Mr. Griffin understood and stated that all of his business would be conducted on-line.

Chairman, Charles Taylor asked for comments from the public.

Mr. Bob Sims, Building Department, had no comment.

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

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

CASE NO 2

Application and appeal of Randall Helms for a 1 foot 8 inch rear yard setback variance from Section 25-10.10(2)(d) at 1014 Worton Grange. The property is located in a R-3 Single-Family Residential Zoning District.

Mr. Randall Helms of 786 County Rd 214, Moulton Al. presented this case to the Board. Mr. Helms stated that a misunderstanding between him and the draftsman resulted in laying block for the back porch at this new home to go over the rear yard setback by 1.8 feet. So, in order to save having to relay the block a rear yard setback was being requested.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Forrest Temple asked if the block had any framing on it at this time.

Mr. Helms stated no framing has gone up yet however, the slab had been poured. He was waiting for the determination of the hearing before moving forward.

Chairman, Charles Taylor asked for comments from the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, had no comment.

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

CASE NO 3

Application and appeal of Gordon and Barbara Dunn for the following setbacks at 702 Appaloosa Ln SW (Lot 35), property located in a R-2 Single-Family Zoning Residential District.

- A) 8 foot front yard setback variance from Section 25-10.9 (2)(c).
- B) 10 foot rear yard setback variance from Section 25-10.9 (2)(d).

Mr. and Mrs. Dunn presented this case to the Board. Mr. Dunn stated he needed a variance to build a new house on this lot which is of odd shape. And, that the size requirement for the homes in this neighborhood makes it hard to fit a house on this particular lot.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Bob Sims, Building Department had no comment.

Mrs. Karen Smith, Planning Department, had no comment.

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

CASE NO 4

Application and appeal of Karen D. Elliott for a 4 foot 3 inch front yard variance from Section 25-11 in order to keep the attached canopy for a day care center, located at 1926 Old Moulton Rd SW, property located in a B-1 Local Shopping Business District.

Ms. Karen Elliott presented this case to the Board. Ms. Elliott stated she would like to have a canopy over the doorway at her business.

Chairman, Charles Taylor stated that the Board had looked at the attachments and asked if there were any questions from the Board or the public.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, had no comment.

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

CASE NO 5

Application and appeal of Juan Delgado for a 4 foot 6 inch side yard set-back variance from Section 25-10.10(2) (e) in order to rebuild a carport at 1307 16th Av SE, property located in a R-3 Single-Family Zoning Residential District.

Mr. Juan Delgado and Mr. Ramon Delgado presented this case to the Board. Mr. Ramon Delgado was the representative for Mr. Juan Delgado. Mr. Ramon Delgado stated the existing carport needed to be replaced and when it was tore down and put back up exactly like it was it was discovered the carport was over the property lines.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Forrest Temple asked if he had any drawings.

Mr. Ramon Delgado stated they did not have any drawings but they did have a picture. The picture was presented to the Board.

Mr. Ramon Delgado stated the neighbors were asked if this was OK to replace the carport exactly like it was, he stated the neighbors did not have a problem with the rebuilding of the carport.

Chairman, Charles Taylor stated that the neighbors were notified by letter and no one has come forward with any type of complaint.

Mr. Bob Sims, Building Department, had no comment.

Mrs. Karen Smith, Planning Department, had no comment.

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

CASE NO 6

Application and appeal of Billy and Erica Allen for a use permitted on appeal from Section 25-11 to operate a restaurant at 701 Sycamore St NW, property is located in a B-1 Local Shopping Business District.

Mrs. Erica Allen and her son Eric Allen presented this case to the Board. Mrs. Allen stated that she and her husband would like to open a restaurant at 701 Sycamore St NW and needed that area to be rezoned.

Chairman, Charles Taylor stated that a restaurant is permitted in a B-1 zoning district with approval or permitted on appeal.

Chairman, Charles Taylor asked for questions from the Board.

Mr. Forrest Temple asked if alcohol would be served. Mrs. Allen stated she was unsure at this time however, if it was permitted they may offer beer and wine at a later date.

Mr. Herman Marks, Legal Department, stated he did not believe that area was zoned for selling alcohol.

Mrs. Allen stated she was fine with that all she was applying for was for a restaurant.

Mr. Collis Stevenson asked about parking. Mrs. Allen stated that parking would be available on the side and the back of the building and also, along the street.

Mr. Forrest Temple stated that a variance may be needed if there was not enough room for parking spaces. Mr. Bob Sims, Building Department stated that the requirement for parking was 1 space for every 75 square feet of gross floor area. And, reminded Mrs. Allen that when she started renovations the plans should include all of that information.

Chairman, Charles Taylor asked if there were any more comments from the Board.

Mr. Bob Sims, Building Department, had no comment.

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

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

CASE NO 7

Application and appeal of Joycelyn Garner 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 daycare center located at 3320 Sandlin Rd SW, property located in a R-2 Single Family Zoning Residential District.

Ms. Joycelyn Garner presented this case to the Board. Ms. Garner stated she would like to have a day and night care business at her home.

Mr. Chip Alexander, Legal Department, stated that the application is for an administrative office for a day care not an actual daycare and she would need to re-apply.

Mr. Bob Sims, Building Department, explains that since the application states for a full time administrative office and asks if she is operating an actual daycare at 3320.

Ms. Garner said yes she is running a daycare at 3320 Sandlin Rd. And, that she wants to run the business as both day and night, if possible.

Mr. Bob Sims, Building Department, told Ms. Garner that is possible however, the application says administrative only so a new application would need to be filed and advertised. Ms. Garner understood.

Mr. Bob Sims, Building Department, asked Ms. Garner if she wanted to pull her application and dismiss the case.

Ms. Garner agreed to have the case dismissed.

Meeting adjourned at 4:26 p.m.

Chairman, Charles Taylor

SEPTEMBER 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, September 25, 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 Esteban Gonzalez 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 painting business located at 824 4th Av SE, property located in a R-4 Residential Multi-Family Zoning District.

CASE NO. 2

Application and appeal of Joel Britnell 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 flooring installation business located at 1205 15th Av SE, property located in a R-3 Residential Single-Family Zoning District.

CASE NO. 3

Application and appeal of Corina Meza 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 painting and pressure washing business located at 1505 20th Av SE, property located in a R-2 Single-Family Zoning District.

CASE NO. 4

Application and appeal of Pamela Y. Reynolds 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 janitorial service located at 1003 Hillside Cir. SW, property located in a R-2 Single-Family Zoning District.

CASE NO. 5

Application and appeal of Shirley Harden 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 as an independent elder care giver located at 2414 Kelly Av SW, property located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 6

Application and appeal of Elizabeth Britt 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 as a style consultant located at 2816 Dorchester Dr. SE, property located in the PDR-6 Planned Residential Development Zoning District.

CASE NO. 7

Application and appeal of Jodi Suggs 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 monogramming business located at 4204 Horseshoe Bend SE, property located in a R-1 Single-Family Residential Zoning District.

CASE NO. 8

Application and appeal of Edwin Nichols 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 consulting business located at 2203 Fleetwood Dr. SE, property located in a R-1 Single-Family Residential Zoning District.

CASE NO. 9

Application and appeal of Elizabeth Chandler 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 locksmith business, River City Lock and Key, located at 2005 Morgan Av. SW Apt 1, property located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 10

Application and appeal of Anitra Burgess 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 1420 Smith Av. SW Apt D, property located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 11

Application and appeal of Jonathan Young for an appeal on an administrative decision of the Building official to conduct a non-conforming use for an auto repair business, located at 1010 6th Av. SE, property located in a RD-2 Redevelopment Zoning District.

CASE NO. 12

Application and appeal of J & M Signs for a 21 foot setback variance from Section 25-78(d) of the Zoning Ordinance, from Carridale St. SW and Morgan Av. SW, in order to install 14.8 foot tall 46square foot sign at 1309 Carridale St. SW, property is located in a B-1 Local Shopping Business District.

CASE NO. 13

Application and appeal of Douglas Clark for the following variances at 2108 Duncansby Dr. SW in order to construct an accessory structure in the side and rear yards, property is located in a R-2 Residential Single-Family Zoning District.

- A) Too allow the placement of an accessory structure in the side yard not in the rear yard from Section 25-2(a).
- B) A 3 foot side yard setback variance from Section 25-10(2)(e) (2).



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Esteban Gonzalez
MAILING ADDR: 824 4th AV SE ✓
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-257-207

PROPERTY OWNER: Esteban Gonzalez
OWNER ADDR: 824 4th AV SE ✓
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-257-2071

ADDRESS FOR APPEAL: 824 4th AV SE ✓

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

***** 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 painting business. No supplies will be stored at my home. No traffic will come in or out.

Applicant Name(print) Esteban Gonzalez
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 08/14/2018

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

Office Use
Received By Cudy
Zone R-4
Hearing Date 9/25/18 4:00 p.m.
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. 1 824 4TH AV SE

Sept. 10th

HOME OCCUPATION QUESTIONS

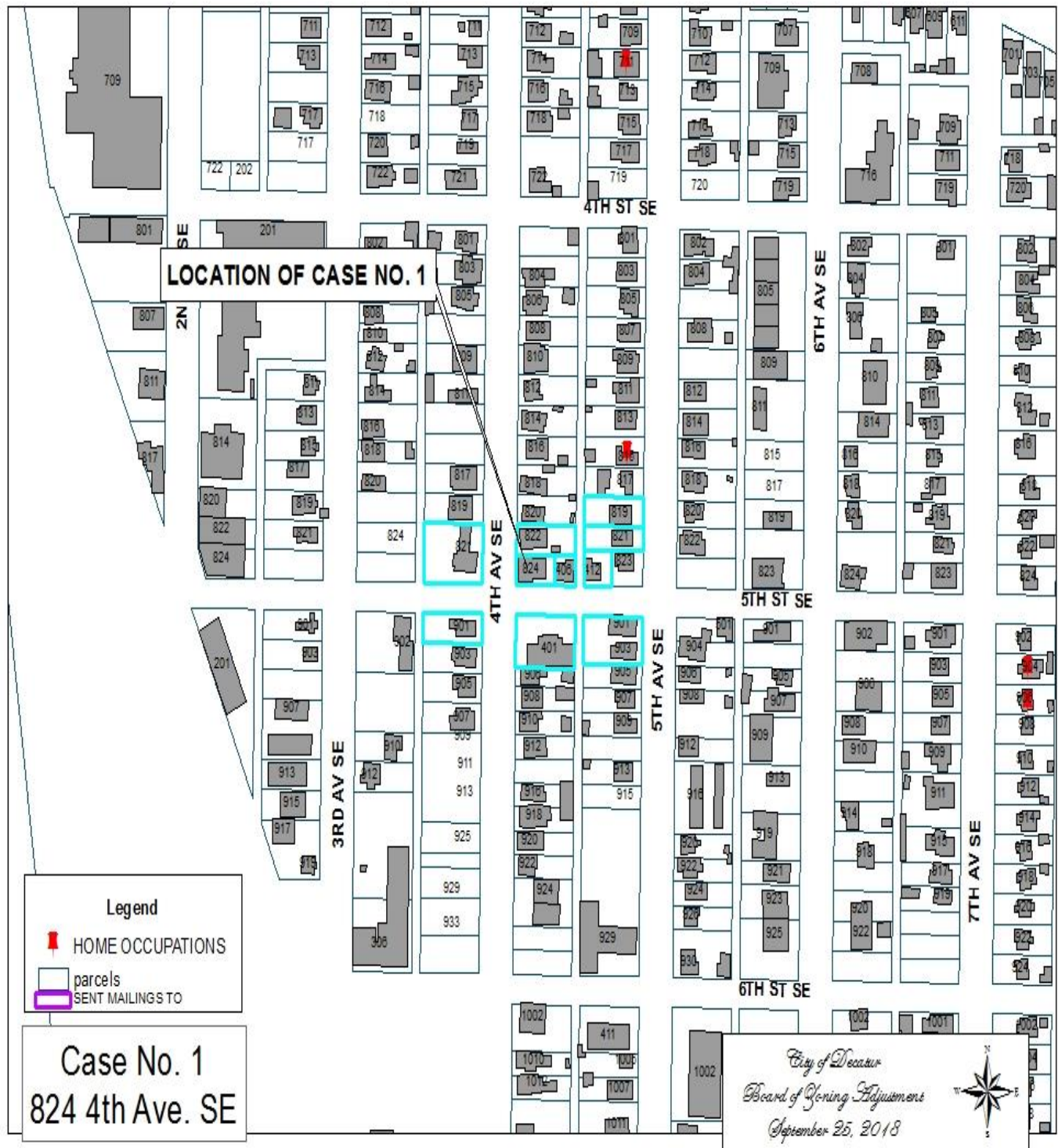
CHECK YES OR NO FOR EACH QUESTION

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: 08/14/2018

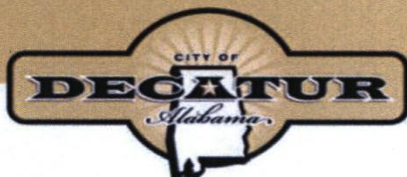
ADDRESS: 824 4th AL SE

QUESTIONNAIRE



LOCATION MAP

3



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Joel Britnell
MAILING ADDR: 125 15th ave SE
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-822-8008

PROPERTY OWNER: Julio Cerda
OWNER ADDR: Count Mallard dr.
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-214-2965

ADDRESS FOR APPEAL: 1205 15th ave SE Decatur, AL 35601

☒ 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 Only for Flooring installation
contracting.

Applicant Name(print) Joel Britnell
Signature Joel Britnell
Representative Name(print) _____
Signature _____
Date 08/17/18

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

Office Use
Received By led
Zone R-3
Hearing Date September 25
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 1205 15TH AV SE

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

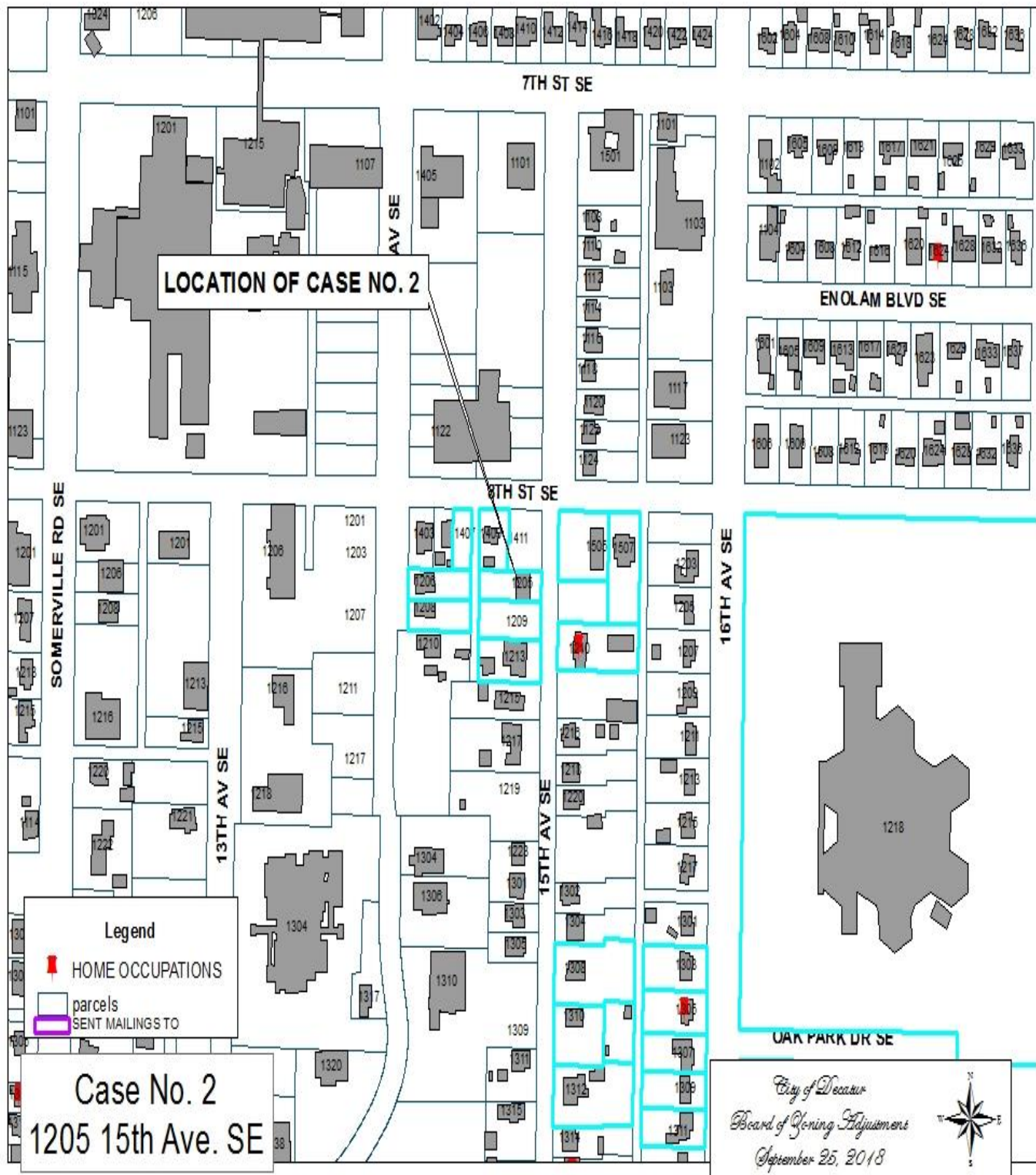
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐ *note: this refers to only the work being done at your home.
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation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

SIGNED: _____

DATE: _____

ADDRESS: _____

QUESTIONNAIRE



LOCATION MAP

Sept. 25, 2018 4:00pm



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Corina Meza
MAILING ADDR: 1505 20th Ave SE
CITY STATE ZIP: Decatur AL 35601
PHONE: (256) 683 1854

PROPERTY OWNER: Paul Crawford
OWNER ADDR: 2212 E Upper River Rd
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: (256) 580-1639

ADDRESS FOR APPEAL: 1505 20th Ave SE Decatur AL 35601

☒ 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.)

pressure washing, exterior and interior painting

Applicant Name(print) Corina Fatima Meza
Signature Corina Fatima Meza
Representative Name(print) _____
Signature _____
Date 8-22-18

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

Office Use
Received By Maney
Zone R-3
Hearing Date 9/25/18
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. 3 1505 20TH AV SE

HOME OCCUPATION QUESTIONS

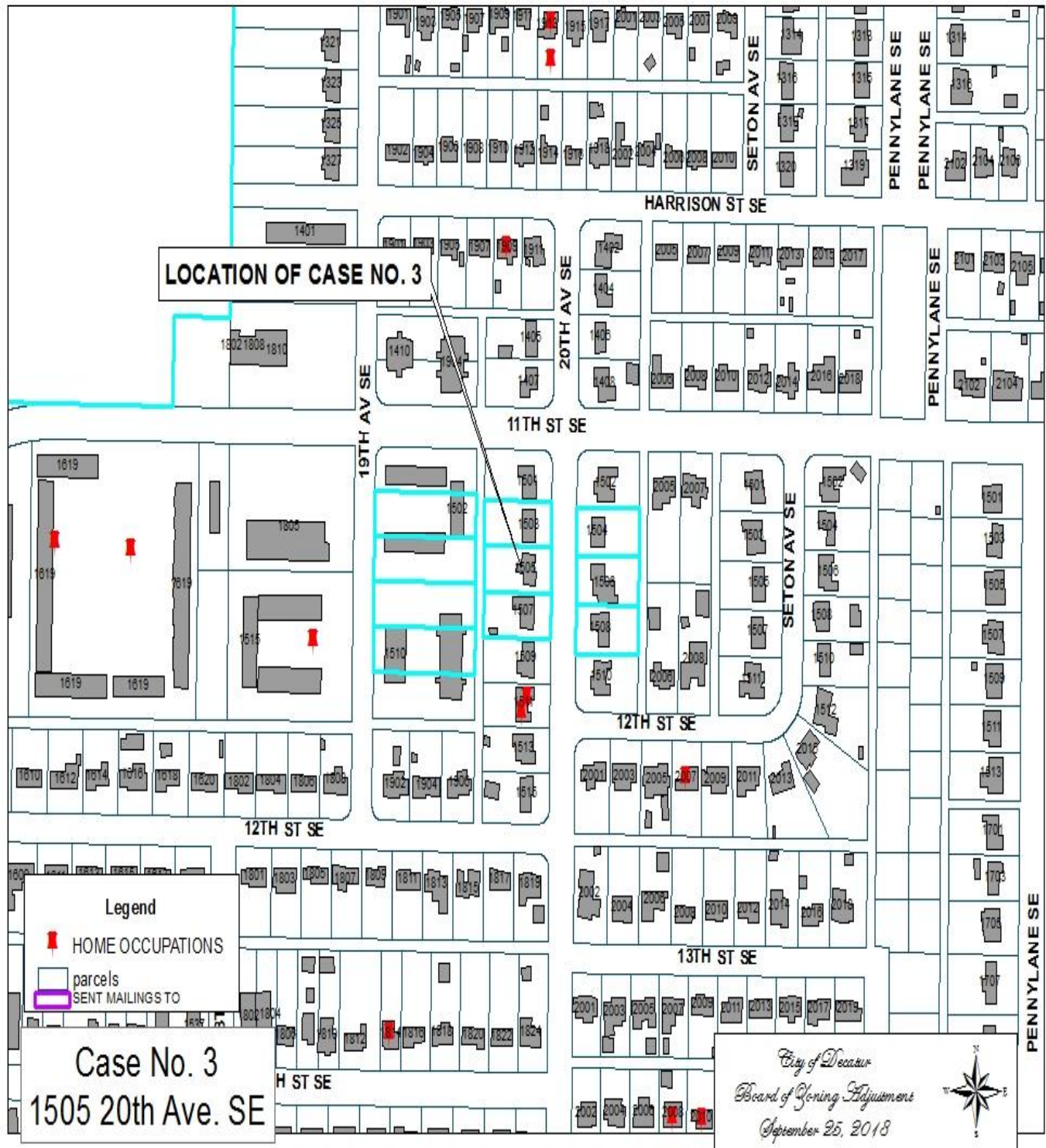
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Corina D. King DATE: 8-22-18

ADDRESS: 1505 20th Ave SE Decatur

QUESTIONNAIRE



LOCATION MAP

9/25/18 @ 4:00 p.m.



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Pamela Y Reynolds
MAILING ADDR: 1003 Hillside Cir SW ✓
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-345-0485

PROPERTY OWNER: Weaver Realty
OWNER ADDR: 905 6th Ave SE ✓
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-355-3410

ADDRESS FOR APPEAL: 1003 Hillside Cir SW Decatur AL 35601 ✓

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

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

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

Janitorial Service, No Chemicals in home; businesses
will supply all cleaning supplies

Applicant Name(print) Pamela Y Reynolds
Signature Pamela Y Reynolds
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-2
Hearing Date Sept 25, '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 1003 HILLSIDE CR SW



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

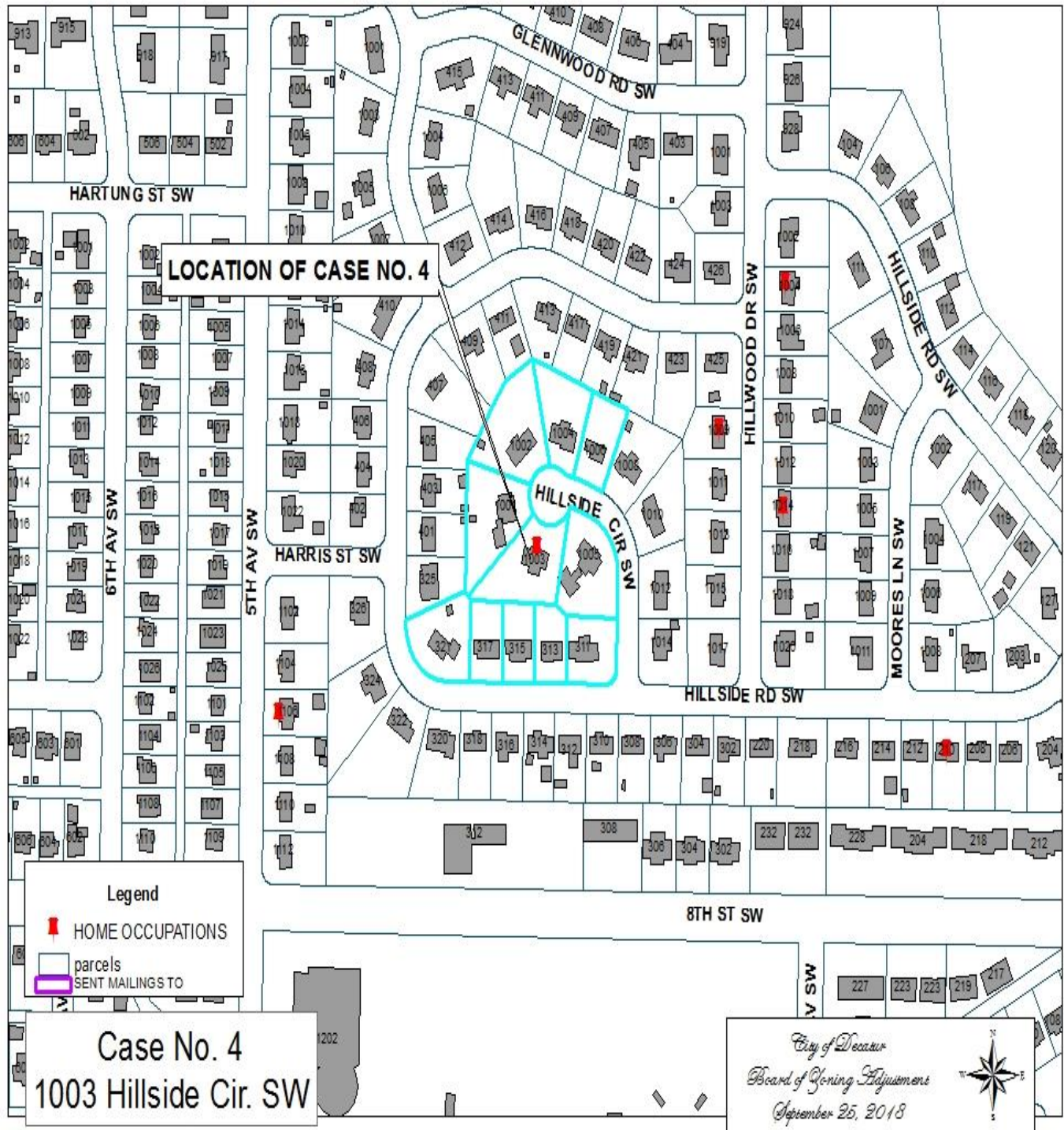
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
**note: This refers to only the work being done at your home.*
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation 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: Pamela Y Reynolds DATE: 8-27-2018

ADDRESS: 1003 Hillside Cir SW Decatur AL 35601

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QUESTIONNAIRE



LOCATION MAP



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Shirley Harden
MAILING ADDR: P.O. Box 66 2414 Kelly Ave ✓
CITY STATE ZIP: Decatur AL 35602
PHONE: 334-781-0126

PROPERTY OWNER: Landlord - Marcus Nicklous
OWNER ADDR: 77 Nutsacker Ln SW ✓
CITY STATE ZIP: Huntsville, AL 35824
OWNER PHONE: 256-975-2636

ADDRESS FOR APPEAL: 2414 Kelly Ave Decatur AL 35603 ✓

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

***** Applicants 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.)

Non-Medical Elderly Services which is Senior Best Care
there is no traffic in and out of my home. I am a
Independent Contractor, My job duties, are sitting with Elders
In there home, as a champion, running local errands, light house keeping
In the elder home.

Applicant Name(print) Shirley Harden
Signature Shirley Harden
Representative Name(print) _____
Signature _____
Date 8/20/2018

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

Office Use
Received By bd
Zone P-4
Hearing Date September 25
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 2414 KELLY 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:

Charles H. Anderson

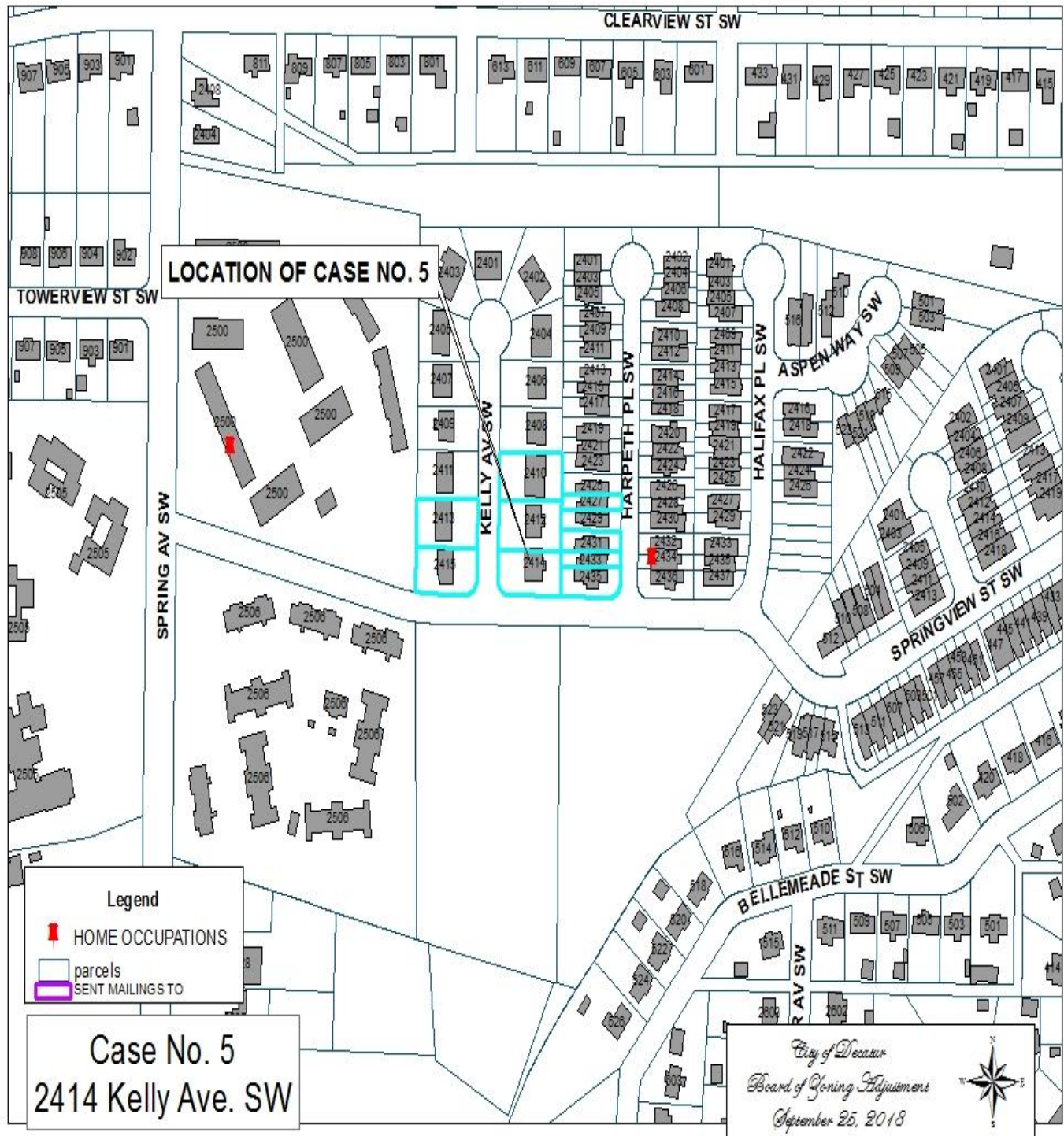
DATE:

8/20/2018

ADDRESS:

P.O. Box 66 Decatur, AL 35602

QUESTIONNAIRE



LOCATION MAP

Sept. 25, 2018 4:00 p.m.



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Elizabeth Britt
MAILING ADDR: 2816 Dorchester Dr. ✓
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-227-6656

PROPERTY OWNER: TIM + Elizabeth Britt
OWNER ADDR: 2816 Dorchester Dr. ✓
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-227-6656

ADDRESS FOR APPEAL: 2816 Dorchester Dr. ✓

☒ 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.)

Style consultation / closet consultation off property
Home office used for administration purposes only

Applicant Name(print) Elizabeth Britt
Signature Elizabeth Britt
Representative Name(print) Eliza
Signature _____
Date 8/28/18

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

Office Use
Received By [Signature]
Zone R-3
Hearing Date 9.25.18
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. 6 2816 DORCHESTER DR SE

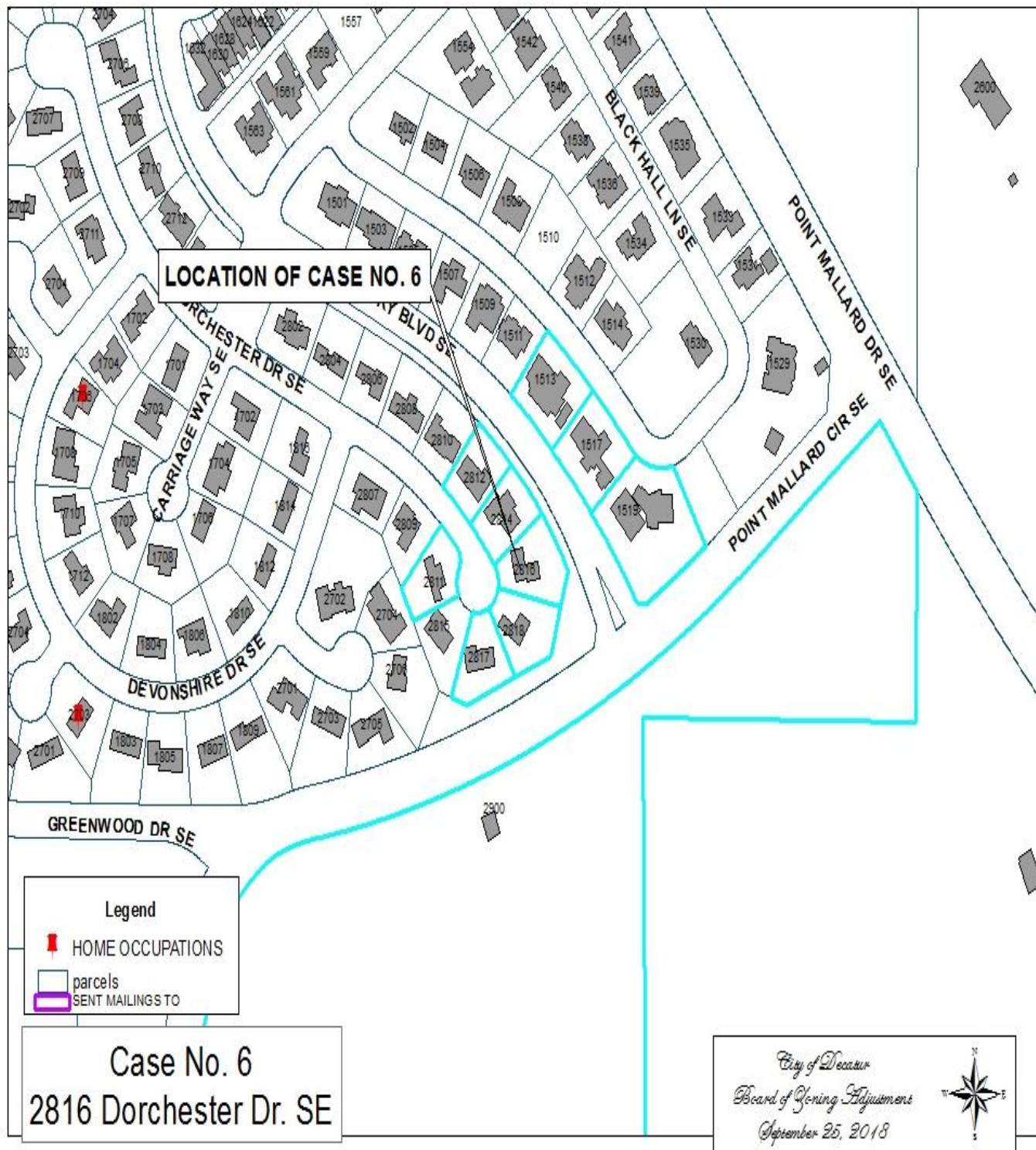
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation* applied for ^{EB} (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: Elizabeth Butt DATE: 8/28/18
ADDRESS: 2814 Dorchester Dr. 35601

QUESTIONNAIRE



LOCATION MAP



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jodi Suggs
MAILING ADDR: 4204 Horseshoe Bend SE
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256 2279600

PROPERTY OWNER: Jodi Suggs
OWNER ADDR: 4204 Horseshoe Bend SE
CITY STATE ZIP: Decatur, AL 35603
OWNER PHONE: 256 2279600

ADDRESS FOR APPEAL: 4204 Horseshoe Bend SE

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

***** 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 business.
Monogramming clothing.

Applicant Name(print) Jodi Suggs
Signature JW Suggs
Representative Name(print) Jodi Suggs
Signature JW Suggs
Date 8-28-18

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

Office Use
Received By BD
Zone R-1
Hearing Date Sept 25
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 4204 HORSESHOE BEND 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 ☒

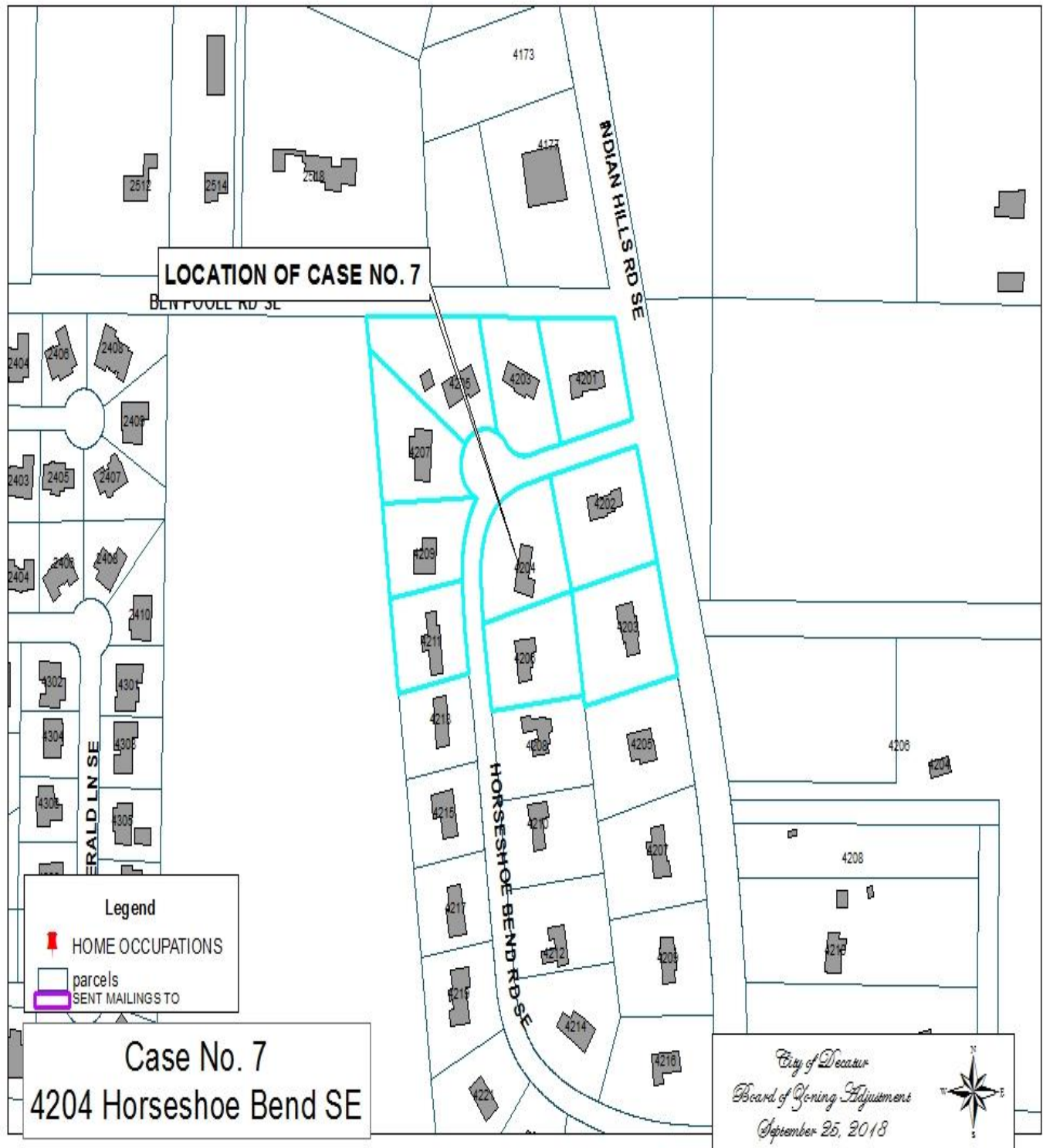
SIGNED: _____

DATE: _____

ADDRESS: _____

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

QUESTIONNAIRE





A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Edwin C. Nichols, Jr.
MAILING ADDR: 2203 Fleetwood Dr. SE ✓
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-221-2424

PROPERTY OWNER: Edwin C. Nichols, Jr.
OWNER ADDR: 2203 Fleetwood Dr. SE ✓
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-221-2424

ADDRESS FOR APPEAL: 2203 Fleetwood 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.)

Administration office for my consulting business.
No traffic in or out.

Applicant Name (print) Edwin C. Nichols, Jr.
Signature [Signature]
Representative Name (print) Edwin C. Nichols, Jr.
Signature [Signature]
Date 9-6-18

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

Office Use
Received By Cindy
Zone R-1
Hearing Date 9/25/18
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. 8 2203 FLEETWOOD 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: _____

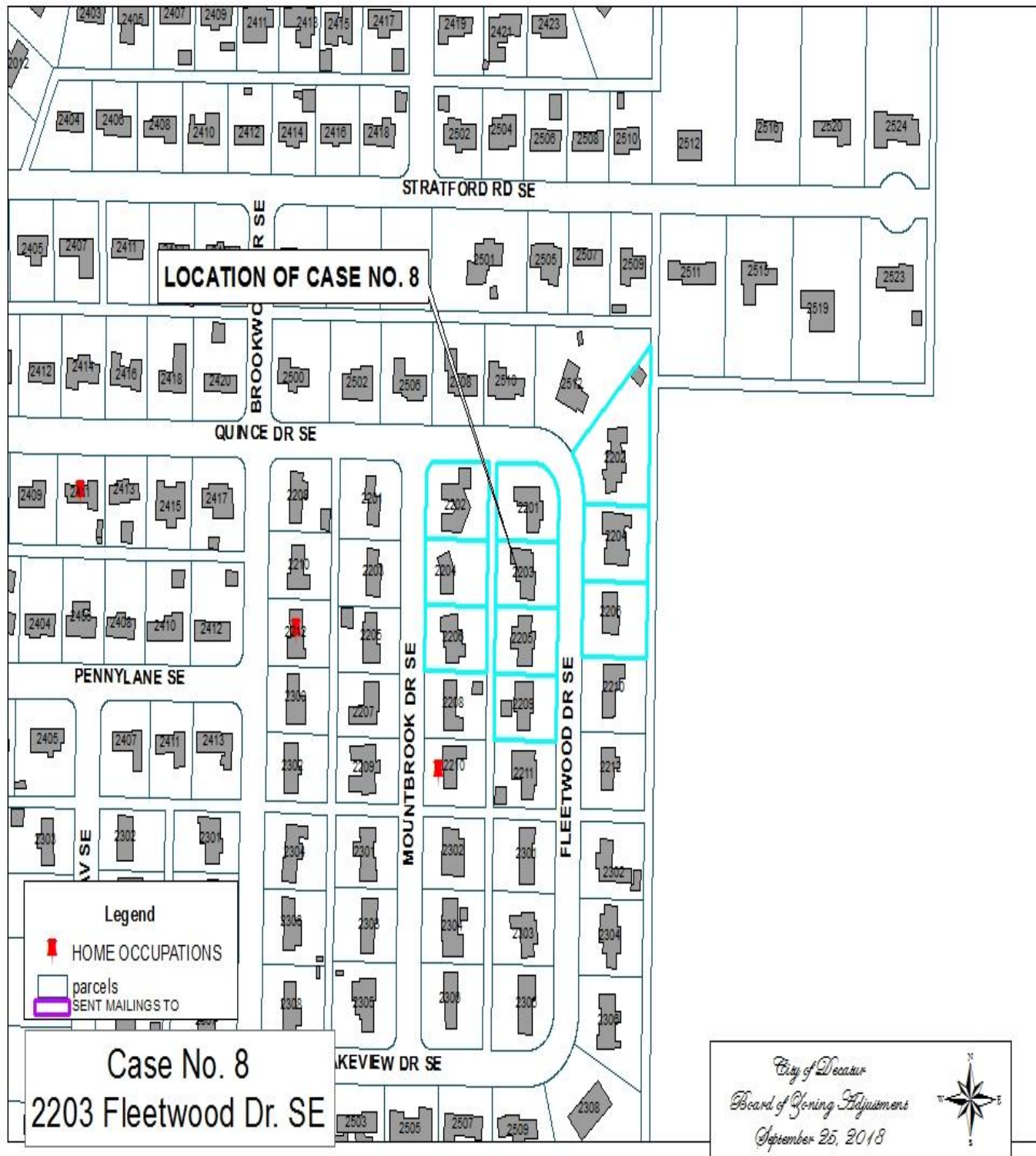
DATE: _____

ADDRESS: _____

2203 Fleetwood Dr. SE, Decatur, AL 35601

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QUESTIONNAIRE



LOCATION MAP

9

Sept. 25, 2018 4:00 pm



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Elizabeth Chandler
 MAILING ADDR: 2005 Morgan Ave SW Apt 1 ✓
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-318-6610

PROPERTY OWNER: Michael Paul Sims
 OWNER ADDR: 2005 Morgan Ave ✓
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-565-1449

ADDRESS FOR APPEAL: 2005 Morgan Ave SW Apt 1 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.)

Administrative office for my Locksmith Business
River City Lock & Key

Applicant Name(print) Elizabeth Chandler
 Signature Elizabeth Chandler
 Representative Name(print) _____
 Signature _____
 Date 9-10-18

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

Office Use
 Received By bd
 Zone R-4
 Hearing Date September 25
 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 2005 MORGAN AV SW APT. 1



HOME OCCUPATION QUESTIONS

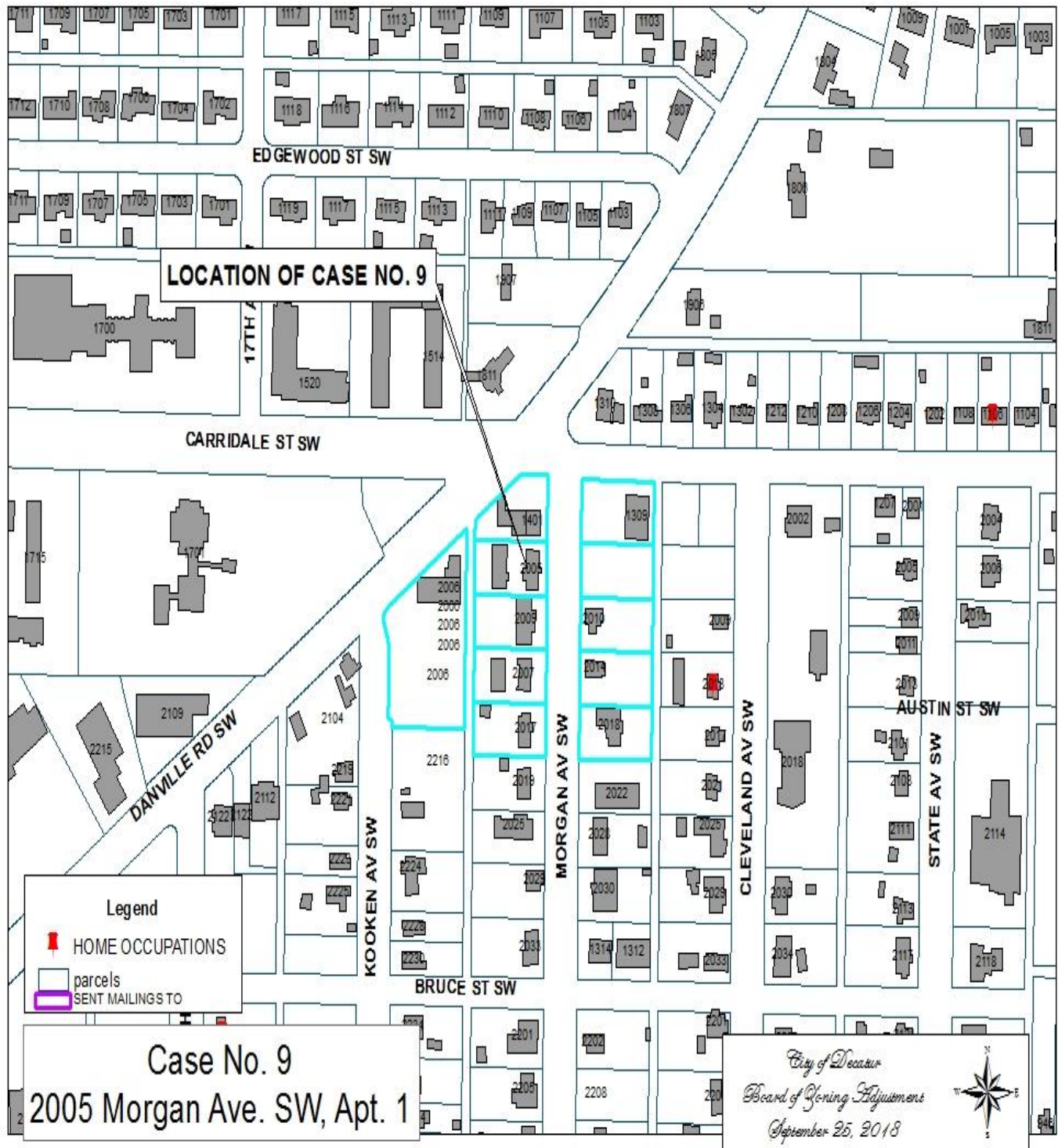
CHECK YES OR NO FOR EACH QUESTION

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 ☒

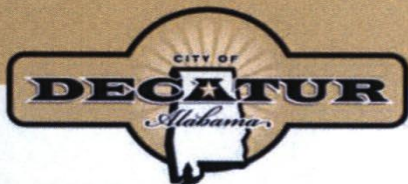
SIGNED: Elizabeth Chardl DATE: 9-9-18
ADDRESS: 2005 Morgan Ave S.W. Apt. 1

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

QUESTIONNAIRE



Sept. 25, 2018 4:00 p.m.



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Anitra R. Burgess
MAILING ADDR: 1420 Smith Ave S.W #D
CITY STATE ZIP: Decatur, AL 35603
PHONE: (256) 227-4371

PROPERTY OWNER: Weaver Realty
OWNER ADDR: 14th Ave Decatur, AL 35603
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: _____

ADDRESS FOR APPEAL: 1420 Smith Ave #D Decatur, AL

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

***** 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 do a mobile cleaning service for commercial buildings. Garbage removal, windows, dusting, vacuum, mop, sweep etc. I would also like to include Residential as well.

Applicant Name(print) Anitra R. Burgess
Signature Anitra R. Burgess
Representative Name(print) _____
Signature _____
Date September 10, 18

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

Office Use
Received By [Signature]
Zone R-4
Hearing Date 9.25.18
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. 10 1420 SMITH AV. SW APT. D

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:

Ante A. Byn

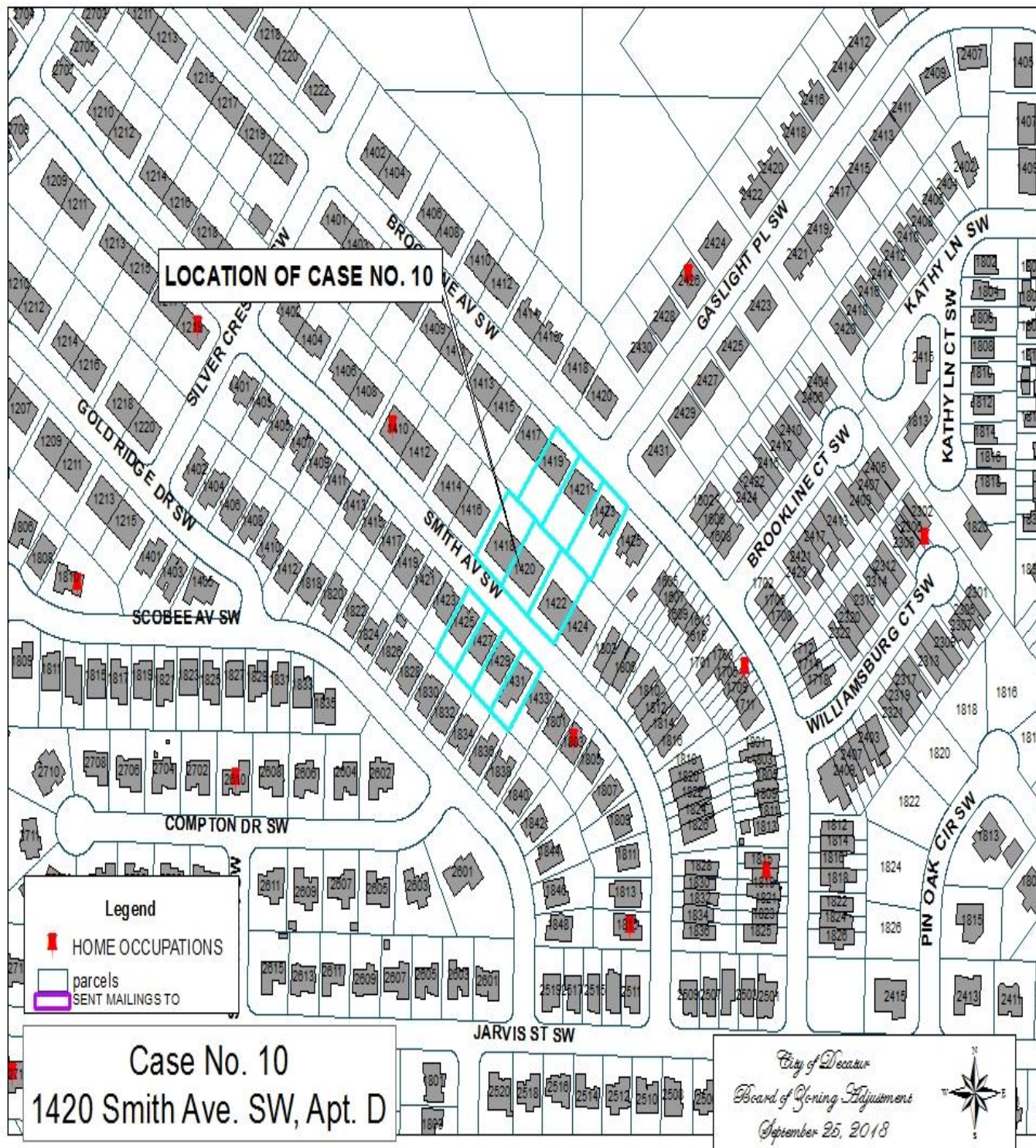
DATE:

September 10, 18

ADDRESS:

1420 Smith Ave S.W #D Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP



one CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: JONATHAN YOUNG
MAILING ADDR: 3336 N. TEXAS STREET, SUITE J-239
CITY STATE ZIP: FAIRFIELD, CA 94533
PHONE: (626) 385-7808

PROPERTY OWNER: Kathy W. Ivey
OWNER ADDR: P.O. Box 1195
CITY STATE ZIP: Hazard, KY 41701
OWNER PHONE: 256-438-2299 (cell)

ADDRESS FOR APPEAL:
PPTN: 11379 1010 6th Avenue SE, Decatur, AL 35601

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

***** Applicants or Duly Appointed Representative MUST be present in order for the case to be heard***** (NAICS code 81111)

We are requesting variance in property use due to economic hardship. The use would be for a Meineke Car Care Center, Franchise. Meineke would be using the building for an automotive retail and repair center. They would completely remodel the building as well. Two other auto-related, business prospects have been told that they could not locate at this location because it is zoned RD-2. This is causing an economic hardship to the Owner of the property. The Owner's real estate agent, had a ready, willing and able tenant that was going to sign a lease in the amount of \$3,600.00 per month (nnn) (\$43,200 per year x 5 years). That's \$216,000.00 that the property Owner has already lost because of the RD-2 zoning. Hertz Rental Car Company was also told that they could not use the building. Meineke has offered to purchase the building contingent upon having the property zoned for their use which is also automotive. The building is currently listed for \$450,000.00. If the owner loses the sale because of the zoning, that will definitely be an unbearable economic hardship and one that will be very easy to prove. Meineke is a very respectable, national company. They have more of the necessary resources to completely improve and remodel the building (including paving the parking lot) unlike many local prospects.

Applicant Name(print) JONATHAN YOUNG
Signature [Signature]
Representative Name(print) Salena Commercial Brokerage - Tanita Westbrook
Signature [Signature]
Date 9-5-18

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

Office Use
Received By bd
Zone R-3 RD-3
Hearing Date Sept. 25
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.

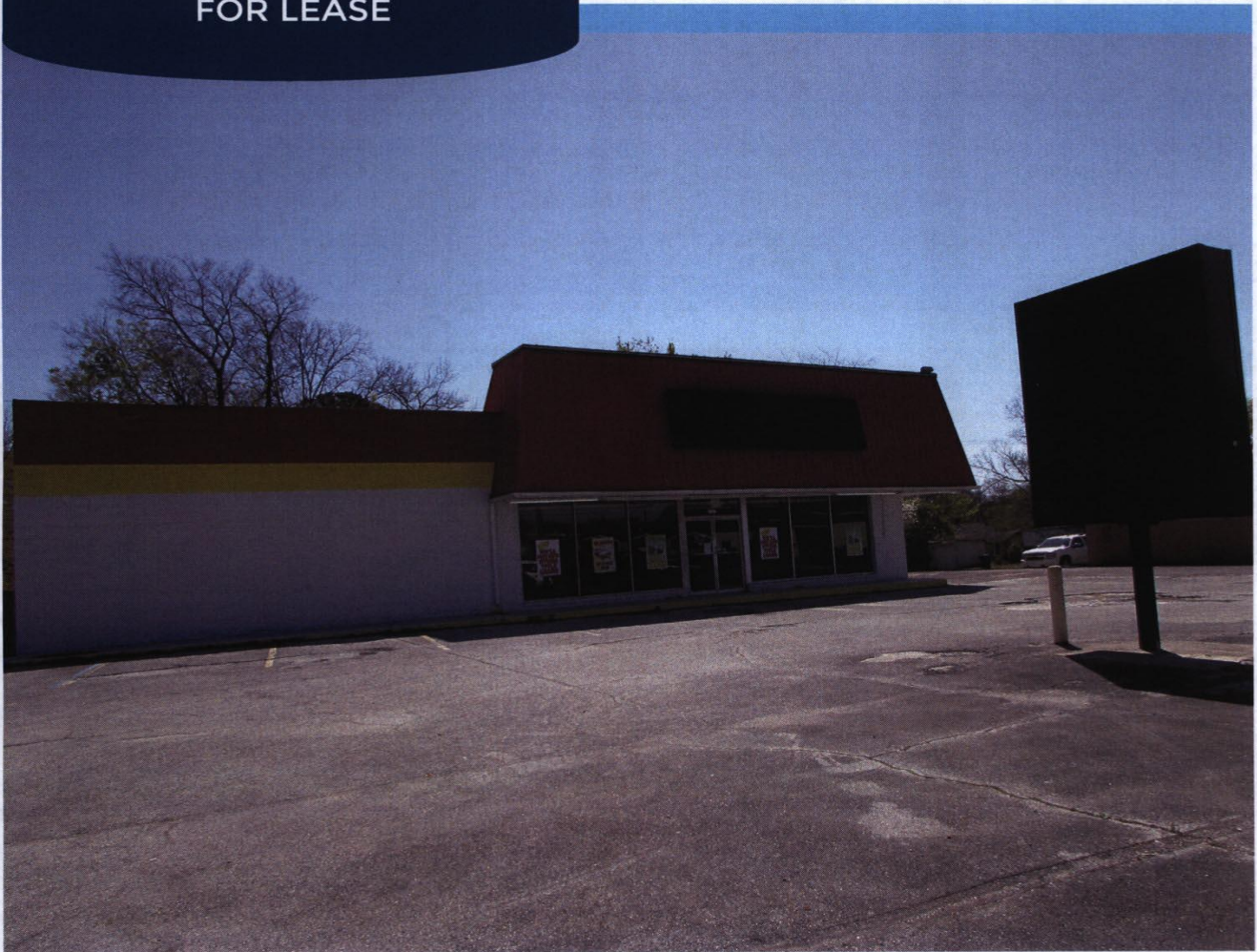
CASE NO. 11 1010 6TH AV. SE

1010 6TH AVENUE
DECATUR, AL 35601

2,235 SQ. FT. RETAIL
2,757 SQ. FT. WAREHOUSE
FOR LEASE



GATEWAY
COMMERCIAL BROKERAGE



Building Now

For More Information, Please Contact:

Paula Prestwood
(256) 227-1524
Salesperson
PPrestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

PICTURE

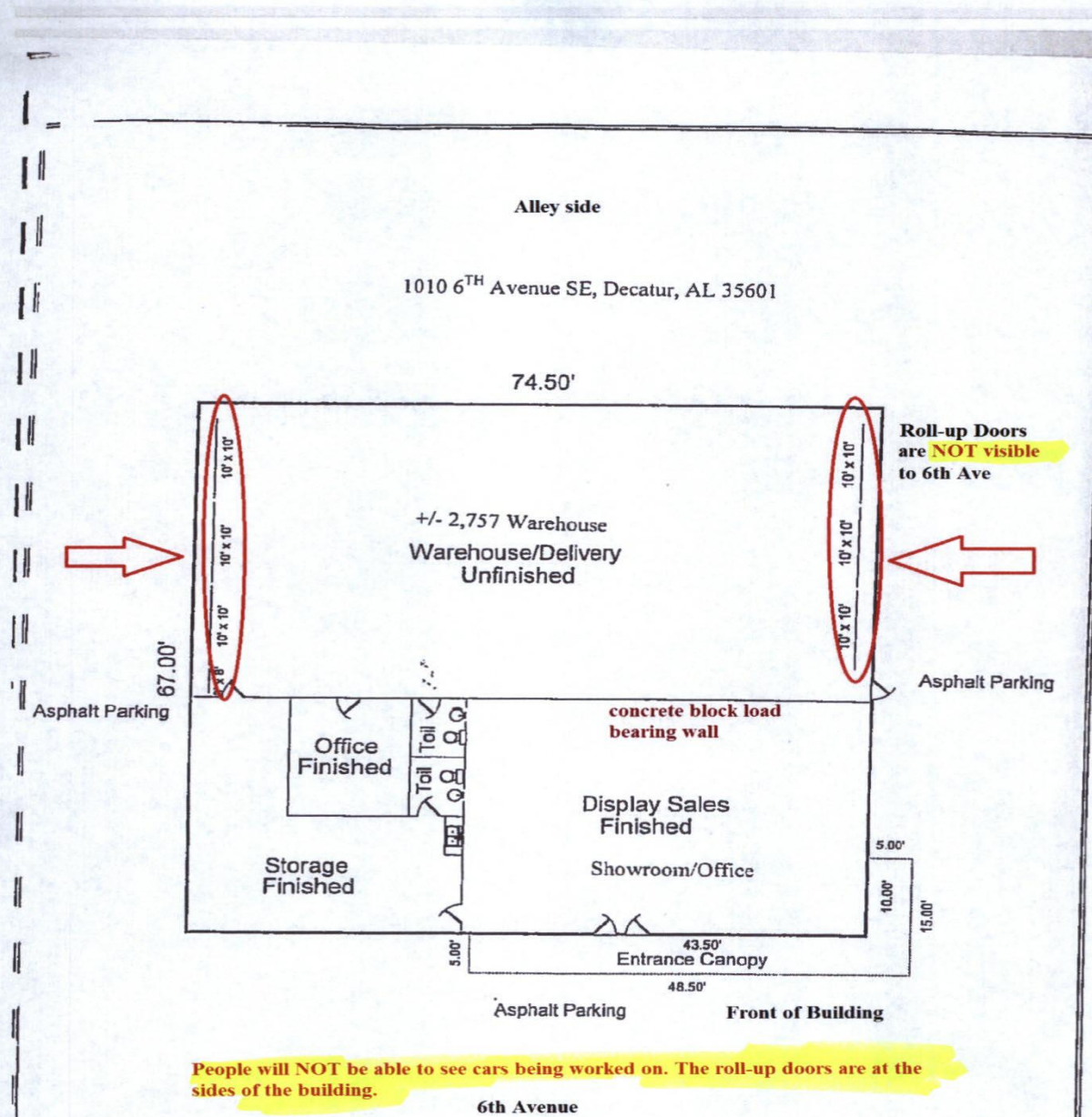


This is an example of a Meineke Car Care Center with the roll-up doors to the side.



Here is
another
example of a
Meineke Car
Care Center
Building.

EXAMPLE PICTURE 2



Proof of Sales Contract

UNIFORM REAL ESTATE SALES CONTRACT

August 18th, 2018

VNJ Asset Holding, Inc., an Alabama corporation (BUYER) hereby agree(s) to buy and Kathy W. Ivey, (SELLER) hereby agree(s) to sell the following described real estate located at 1010 6th Avenue SE, 35601 in the City of Decatur, County of Morgan, State of Alabama, and being legally described as: Seller to supply complete legal description. Partial Legal: Tax id#: 52-03-04-20-3-012-005.000. Legal Description: DLI&F #4 SUB LOT 9 BLK 62 & LOT 11 & 13 PLAT BK 1 P 20 BOOK 0915, PAGE 0000437 in the Morgan Co. Judge of Probate's Office.

Under the terms stated below:

The property includes the following items if present at the time of the contract: the land and all buildings, gas, oil, and mineral rights owned by the Seller, and any plumbing, heating, cooling, electrical systems.

1. **PURCHASE PRICE:** The purchase price shall be [REDACTED] payable as follows:

EARNEST MONEY, which will be deposited after final execution of the contract and is to be held in trust by a Title Company of Buyer's choosing, \$ 5,000.00*

Additional Cash to Seller at Closing \$ [REDACTED]
Mortgage and Note Payable to Seller in the amount of \$ [REDACTED]

*In the event that any of the contingencies listed below are not Satisfied, Seller consents to the return of Buyer's earnest, and this contract shall be considered null and void.

2. **ADDITIONAL PROVISIONS AND CONTINGENCIES:**

A. This contract is contingent upon the premises being receiving a zoning variance or being rezoned to a zoning that allows Buyer to fully use that premises for his intended use which is a Meineke Car Care Center franchise dealing in an automotive retail and repair center. The contract is also contingent upon the Franchisor for Meineke Car Care approving the location.

B. This contract is contingent upon the property's appraised value being [REDACTED] or greater. If the property appraises for [REDACTED] or less, the Buyer has the option to cancel the contract and have his earnest money refunded in full.

C. At closing, Buyer shall pay Seller [REDACTED], and, Buyer shall execute, (i) a Mortgage on the premises securing the Note Payable to Seller; and, (ii) a Note Payable to Seller. The amount of the Note shall be the remaining balance of [REDACTED] hundred and [REDACTED] thousand and no/100s dollars) paid to Kathy W. Ivey by [REDACTED] monthly installments at the address provided no later than the 5th day of each month. The term of the Note shall be ten (10) years [REDACTED] monthly payments of [REDACTED] and the [REDACTED] payment being [REDACTED]. The interest rate shall be in the amount of [REDACTED] and principle payments are amortized over [REDACTED] years. This does not include annual taxes and insurance which additional and shall also be paid Buyer.

D. Buyer to pay for: closing costs associated with this sale, including but not limited to: preparation, Note and Mortgage, an appraisal (if any), a survey (if any), Buyer's title insurance, Buyer's attorney's fees, recording fees, any environmental studies, and termite letter (if any).

Page 1

[Handwritten signature]

SALES CONTRACT



LOCATION MAP

10



Small City **one CHARMING SCALE**

Board of Zoning Adjustment

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

PROPERTY OWNER: ~~HOLCOMB OTC~~ Gopal Patel
OWNER ADDR: 1309 CARRIDALE 1705 Cherokee
CITY STATE ZIP: DECATUR, AL 35601 Callman, AL. 35055
OWNER PHONE: 205-739-9000

ADDRESS FOR APPEAL: 1309 CARRIDALE 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.)

21' FRONT + SIDE ST REQUEST. IF WE MEET THE REQUIRED
FRONT + SIDEYARD SETBACK, THE SIGN WILL BE LOCATED
NEXT TO CANOPY IN DRIVING LANE. ~~THE~~ CURRENT SIGN
HAS VARIANCE

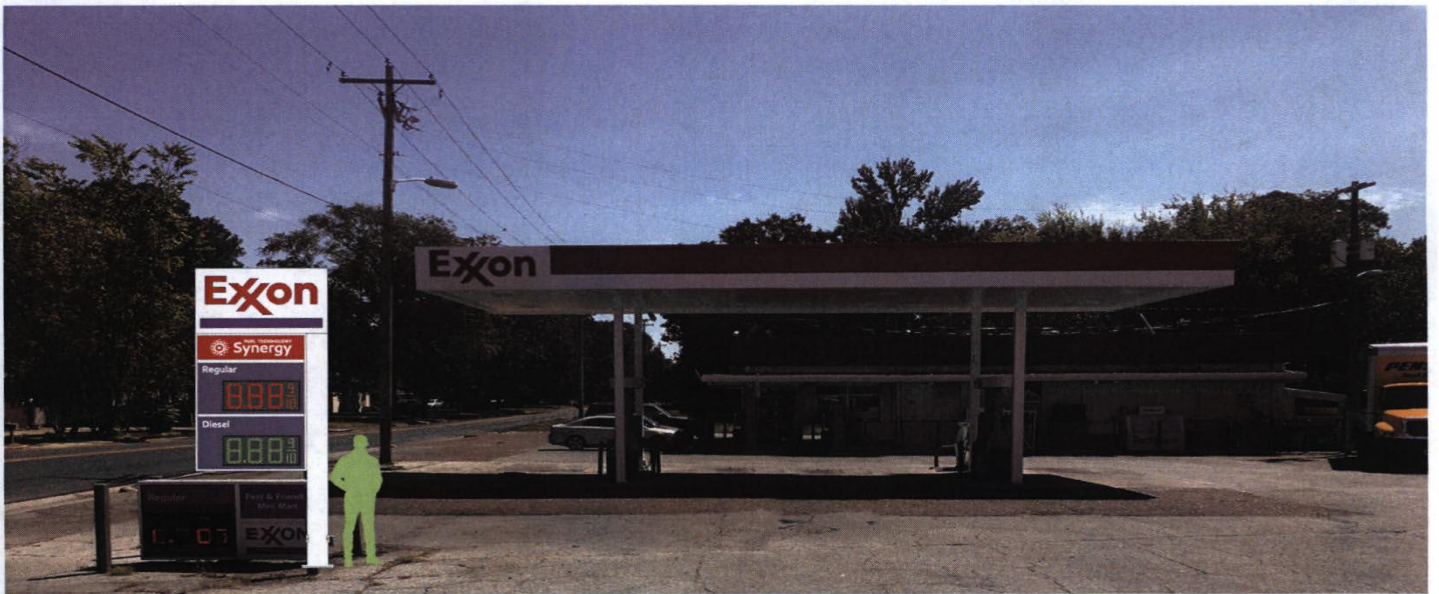
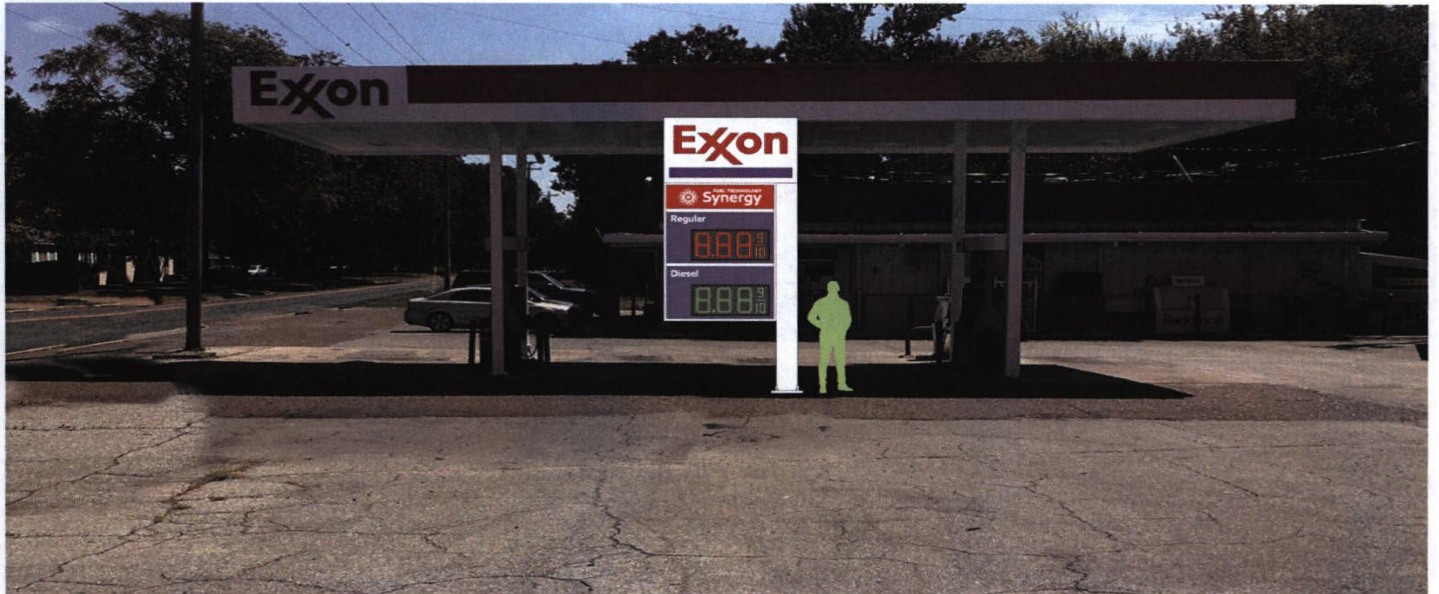
Applicant Name(print) CARLTON MCMASTERS
Signature [Signature]
Representative Name(print) _____
Signature 9/6/18
Date _____

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

Office Use
Received By bd
Zone _____
Hearing Date 9-25
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. 12 1309 CARRIDALE ST. SW



PICTURE

Type B Exxon System

Exxon ID (41 9/16" x 74 13/16")

1x Synergy (17 3/16" x 62 3/16")

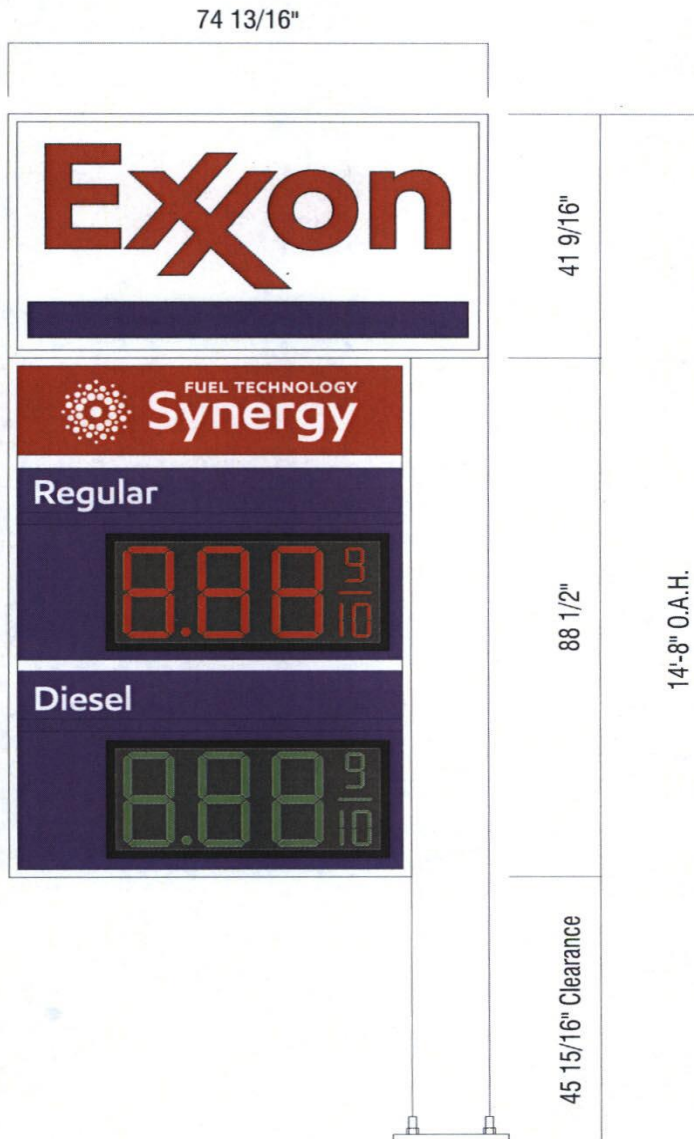
2x Regular w/ 16" Red Dak FL-3000 LEDs (34 7/16" x 62 3/16")

2x Diesel w/ 16" Green Dak FL-3000 LEDs (34 7/16" x 62 3/16")

Note: EMprint Semibold font style

Note: Sign to be Principal LED illuminated

Note: To include new poles and anchor bolts



VISUAL COMMUNICATIONS

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Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

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Revisions:

1	
2	
3	
4	
5	
6	
7	

Account Rep:

Project Manager: **Peggy Deheck**

Drawn By: **Brenda Lammers**

Project / Location:

ExxonMobil

1309 Carridale St. SW
Decatur, AL

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent.

Job Number: **Ex186297.E**

File Name:

Date: **08.30.18**

Sheet Number: **1** of **1**

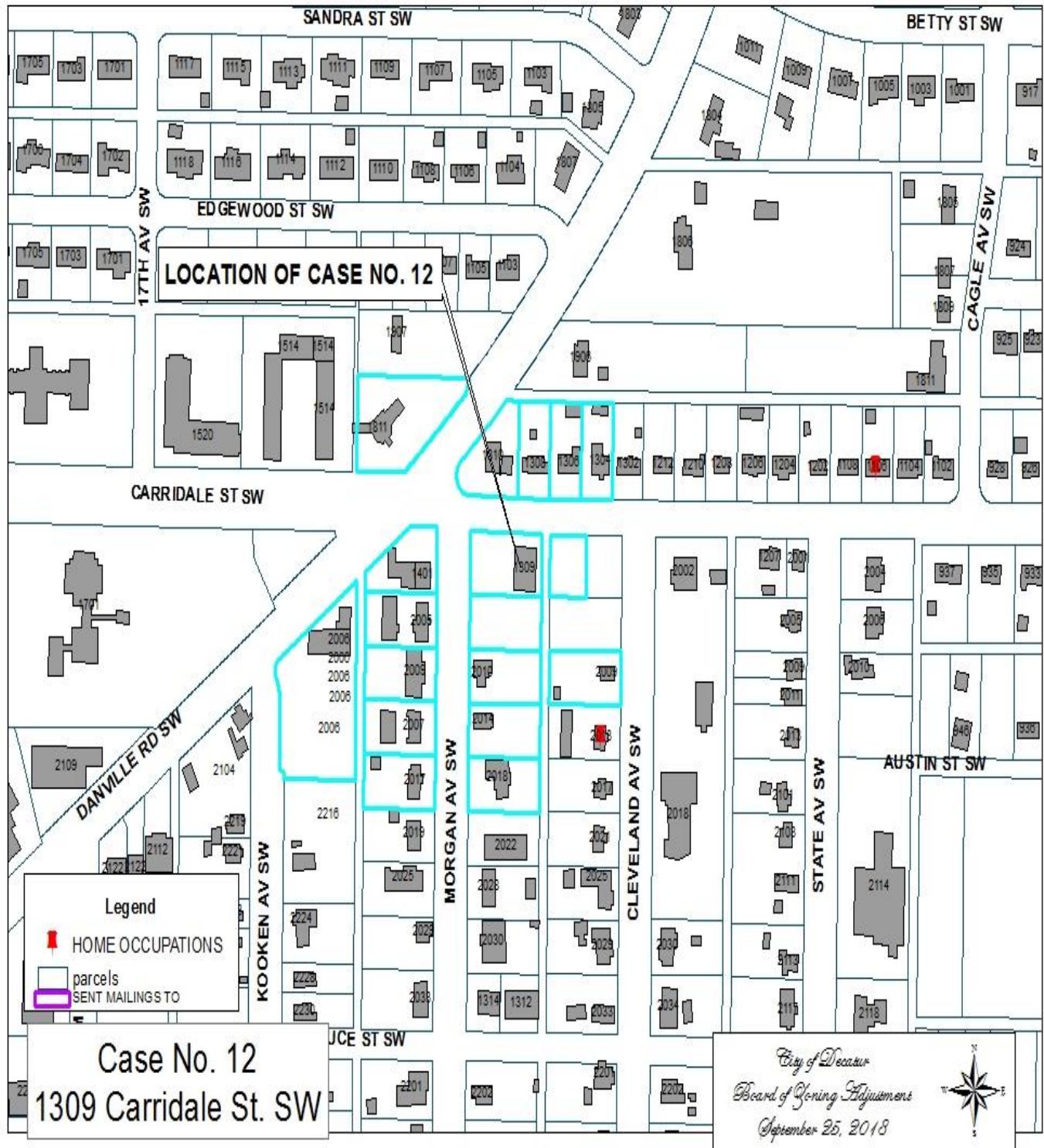
Design Number:

Approved ☐ Approved w/changes ☐

Signature

Date

PICTURE 2



LOCATION MAP

3

Sept. 28, 4:00 p.m.



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: DOUGLAS CLARK
MAILING ADDR: 2108 DUNCANSBY DRIVE SW
CITY STATE ZIP: DECATUR, ALABAMA 35603
PHONE: (256) 350-9211 (256) 303-8752 CELL PHONE
PROPERTY OWNER: DOUGLAS M. & TAMMY S. CLARK
OWNER ADDR: 2108 DUNCANSBY DRIVE SW
CITY STATE ZIP: DECATUR, ALABAMA 35603
OWNER PHONE: (256) 350-9211

ADDRESS FOR APPEAL:

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

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

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

CONSTRUCT A 12' X 26' STORAGE BUILDING, LOCATED ON THE WEST SIDE OF THE RESIDENCE AS SHOWN ON THE ATTACHED SKETCH. ENCLOSED STORAGE IS NEEDED FOR ANTIQUE TRUCK. LOCATION IS INSIDE A PRIVACY FENCE THAT ENCLOSES THE BACK AND SUBJECT SIDE YARD. LOCATION IS CURRENTLY UNUSED WITH NO PURPOSE. A VARIANCE IS REQUIRED BECAUSE LOCATION IS NOT BEHIND THE RESIDENCE.

Applicant Name(print) DOUGLAS CLARK
Signature [Signature]
Representative Name(print) DOUGLAS CLARK
Signature [Signature]
Date 09/10/2018

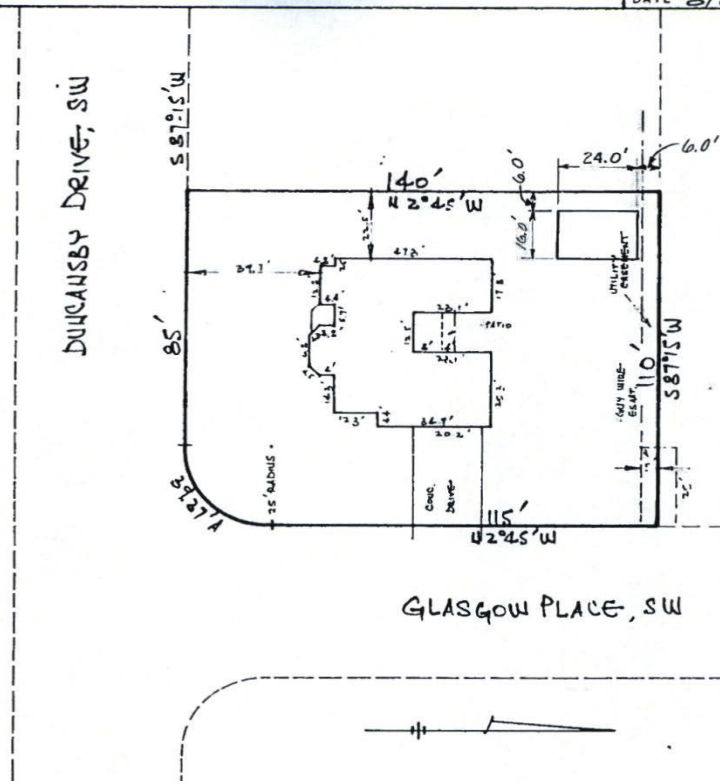
If applicant is using a representative for the request both signatures are required.

Office Use
Received By [Signature]
Zone R-2
Hearing Date Sept. 25, 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. 13 2108 DUNCANSBY DR. SW

NORTH ALABAMA ENGINEERING CO. INC.		P. O. BOX 1055	DECATUR, ALABAMA
SCALE $\frac{1}{4}'' = 40'$	TITLE LOT 133 - DUNBARTON SUBDIVISION	NO. 18666	DATE 8/8/84
DRAWN BY ANDERSON			



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

Lot 133, Dunbarton Subdivision to Decatur, Alabama, as shown by map or plat of said subdivision on file and of record in Map Book 6 at Page 29 in the Office of the Judge of Probate of Morgan County, Alabama; situated, lying and being in the City of Decatur, Morgan County, Alabama;

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 I have examined the FIA Flood Insurance Rate Maps dated September 5, 1979, and found that the above described property is not in a Zone A special flood hazard area; and that the correct street address is 2108 Duncansby Drive, SW, Decatur, Alabama;

According to my survey, this the 8th day of August, 1984.

Darrell E. Reeser
Darrell E. Reeser Reg. #12158

Douglas M. Clark

NORTH ALABAMA ENGINEERING CO.

ORIGINAL SURVEY

NORTH ALABAMA ENGINEERING CO. INC.

P. O. BOX 1055

DECATUR, ALABAMA

SCALE 1" = 40'

TITLE LOT 133 - DUNBARTON SUBDIVISION

NO. 2666

DRAWN BY ANDERSON

DATE 8/8/84

DUNCANBY DRIVE, SW

S 87° 15' W

85'

25' RADIUS

→ Z →

26'

5'

40'

STORAGE

12'

2'

47.8'

17.8'

26.1'

13.5'

21.1'

25.2'

36.9'

20.2'

115'

42° 45' W

COUG. DRIVE

110'

S 87° 15' W

6.0'

24.0'

6.0'

SHOP

UTILITY CREWMEN

6.0' WIDE

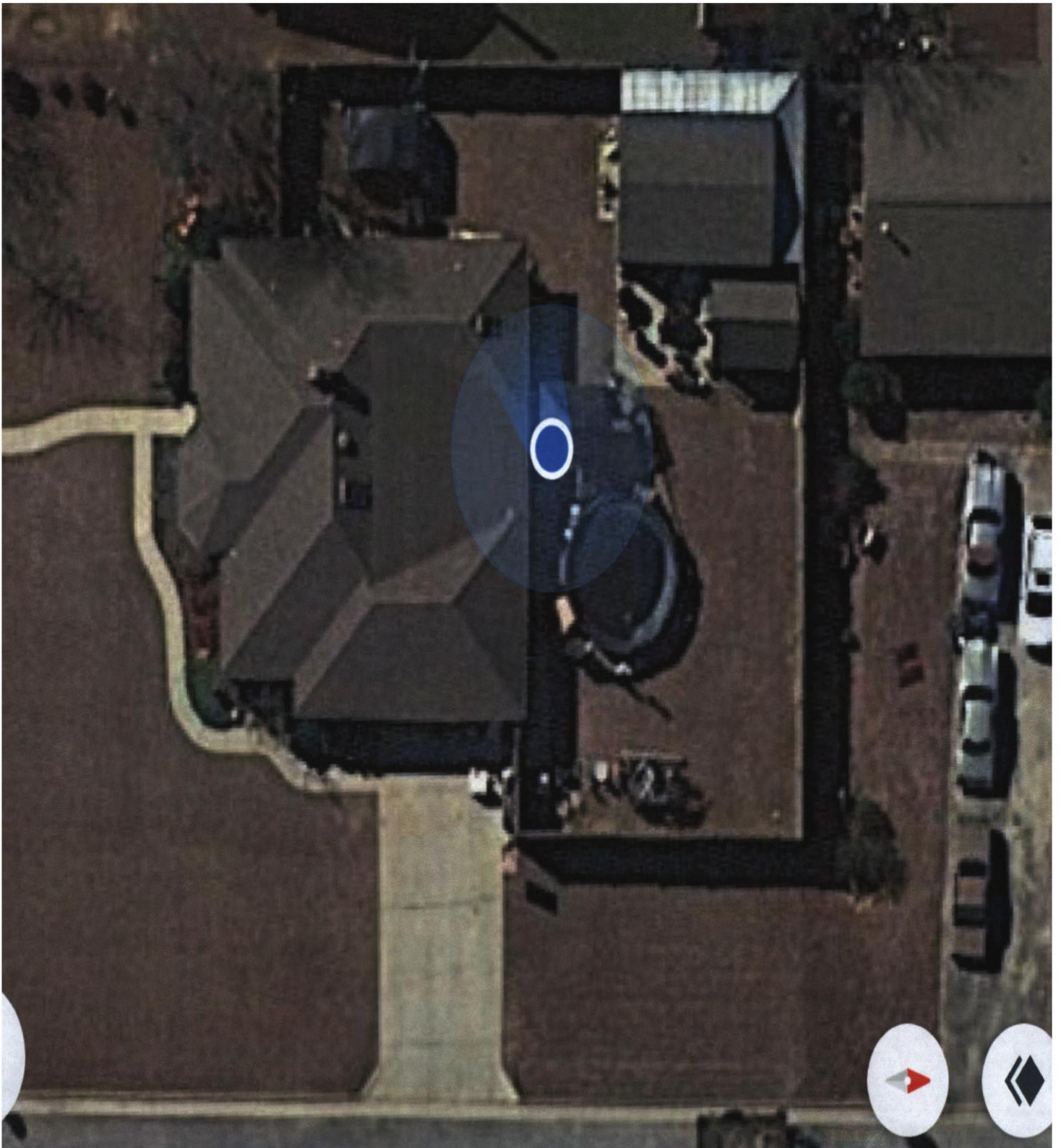
ESCAP.

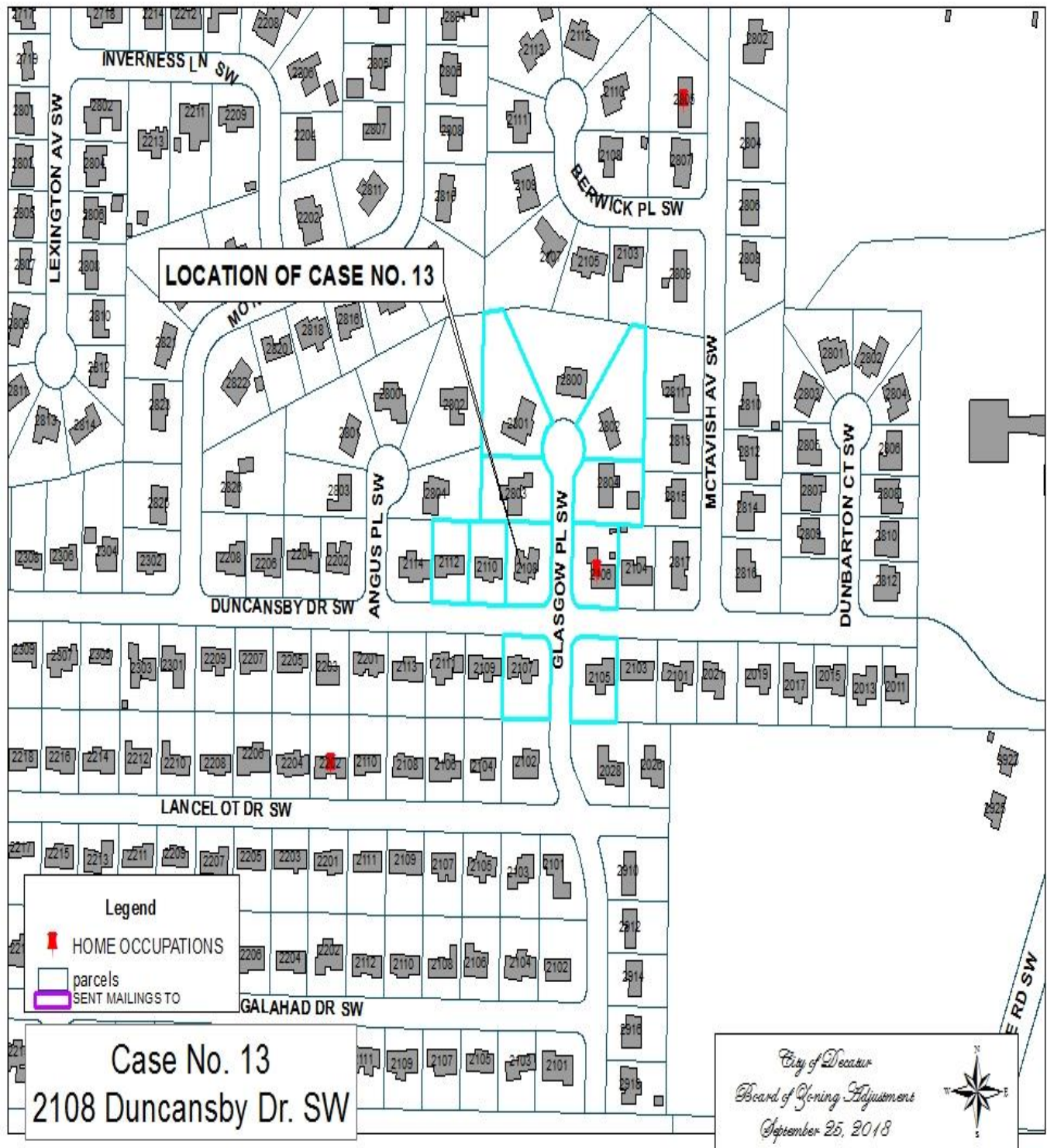
25'

2'

GLASGOW PLACE SW

SURVEY WITH NEW STRUCTURE





LOCATION MAP