

BOARD OF ZONING ADJUSTMENT

AGENDA

May 27, 2014

TABLE OF CONTENTS

SPECIAL CALLED MEETING MINUTES FOR APRIL , 2014	4
MINUTES APRIL 29, 2014	6
AGENDA MAY 27, 2014.....	12
CASE NO 1 1421 BROOKLINE AVE SW, APT D.	14
QUESTIONNAIRE	15
LOCATION MAP 1421 BROOKLINE AVE SW, APT D.....	16
CASE 2 2025 DANVILLE PARK DR SW APT 110	17
QUESTIONNAIRE	18
LOCATION MAP 2025 DANVILLE PARK DR SW APT 110	19
CASE NO 3 3210 VICKSBURG DR SW.....	20
QUESTIONNAIRE	21
LOCATION MAP 3210 VICKSBURG DR SW	22
CASE NO 4 304 COURTNEY DR SW, APT 134.....	23
QUESTIONNAIRE	24
LOCATION MAP 304 COURTNEY DR SW, APT 134.....	25
CASE NO 5 1507 MARION ST SW	26
QUESTIONNAIRE	27
LOCATION MAP 1507 MARION ST SW	28
CASE NO 6 2827 WINTHROP DR SW	29
QUESTIONNAIRE	30
LOCATION MAP 2827 WINTHROP DR SW	31
CASE NO 7 1822 MILLIGAN ST SW	32
SURVEY.....	33
LOCATION MAP 1822 MILLIGAN ST SW	34
CASE NO 8 715 CEDAR LAKE RD SW.....	35
DRAWING.....	36
LEGAL DESCRIPTION.....	37
DRAWING OF STRUCTURE.....	38
AERIAL PHOTO	39
LOCATION MAP 715 CEDAR LAKE RD SW.....	40
CASE NO 9 3907 SPRING AVE SW	41
ELSIES HANDOUT PAGE 1	42
ELSIES HANDOUT PAGE 2	43
ELSIES HANDOUT PAGE 3	44
ELSIES HANDOUT PAGE 4	45
ELSIES HANDOUT PAGE 5	46
ELSIES HANDOUT PAGE 6	47
LOCATION MAP 3907 SPRING AVE SW	48
CASE NO 10 1648 BELTLINE RD SW.....	49
LEGAL	50

SURVEY.....	51
LOCATION MAP 1648 BELTLINE RD SW	52

SPECIAL CALLED MEETING MINUTES FOR APRIL , 2014

MEMBERS PRESENT: Chairman George Barran, Messrs.; Larry Wayne, Greg Dobbs, Mike Harris and Ms. Frances Tate

SUPERNUMERARIES: None Present

OTHERS PRESENT Mr. Chip Alexander., Asst. City Attorney
Mr. Bob Sims, Inspector
Mrs. Karen Smith, Planner
Mr. Chuck Ard, Councilman
Ms. Judy Bosworth, Recorder

Chairman George Barran called the meeting to order at 9:00 a.m. in the Council Chambers at City Hall. Mr. Bob Sims called the roll.

The Board considered the following applications and appeals.

Case No 1

Application and appeal of Amanda K. Parker for a 23 foot front-yard setback variance to Section 25-78(d) of the Zoning Ordinance in order to erect a 7 foot tall 20 square foot detached sign at 3112 Hwy 31 South, property located in a B-1 Local Shopping Zoning District.

Dr. Amanda K. Parker and husband Jason Parker presented this case to the Board. Dr. Parker stated they were seeking a front-yard setback variance to erect a monument type sign. Dr. Parker stated having the sign closer to the road would help promote their business. Mr. Jason Parker explained the current sign is very difficult to see especially by southbound traffic.

Mr. Greg Dobbs asked if the sign would be lighted. Dr. Parker answered, yes. Mr. Dobbs further stated Lynn Layton had a taller sign than what the applicants were seeking.

Mrs. Smith asked Mr. Sims about the zoning of surrounding properties inquiring if it would make any difference if the property were zoned B-2? Mr. Sims stated even if the property were zoned B-2, that would not help.

Mr. Greg Dobbs asked if there would be any safety hazards regarding the sign and the location of the sign. Mr. Sims stated, no.

Mrs. Smith asked how much right-of-way there was on Highway 31 Mr. Sims stated it was probably about 80 feet.

Mrs. Smith stated their building was located forward on the lot, and probably conformed to the residential zoning that was there when the structure was built. Mrs. Smith also stated that the

state had acquired additional right of Way when this became a state highway and the zoning was changed from residential to commercial. The additional right of way acquired was contributing to a hardship. Mrs. Smith further stated that it was unlikely the state would ever widen Highway 31.

Mr. Bob Sims stated if the property were ever re-developed, the sign variance should terminate and at that time the property and the signage would need to be brought into conformance with the zoning ordinance. Mr. Sims stated the Building Department would recommend approval.

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

Mr. Mike Harris moved to approve this variance request as submitted with the condition if the property was ever re-developed, the sign variance would terminate. Mr. Greg Dobbs seconded the motion. On a roll-call vote, the motion carried.

The meeting adjourned at 9:10.

Chairman, George Barran

MINUTES APRIL 29, 2014

MEMBERS PRESENT: Chairman George Barran, Messrs., Mr. Larry Waye, Mr. Greg Dobbs, Mr. Mike Harris and Ms. Frances Tate

SUPERNUMERARIES: None present

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

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

Mr. Larry Waye moved to **approve** the minutes of the March meeting as printed. Mr. Mike Harris seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

CASE NO 1

Application and appeal of Christopher A Holyfield 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 1208 Terrehaute Ave SW, property located in a R-2 Single-Family Zoning District.

When this case was called, no one came forward to present so the case was moved to the end of the docket.

CASE NO 2

Application and appeal of Cristal Walters for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for an off-site massage business at 602 Westbrook Dr SW, property located in a R-2 Single-Family Zoning District.

Ms. Cristal Walters presented this case to the Board. Ms. Walters stated she needed an administrative office for her off-site massage therapy business. Ms. Walters also stated no clients would be coming to her home except her immediate family.

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

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

CASE NO 3

Application and appeal of Perry Freeman for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a lawn care service at 308 Cherry ST NW, property located in a R-3 Single-Family Zoning District.

Mr. Perry Freeman presented this case to the Board. Mr. Freeman stated he would like an administrative office for his lawn care business. Mr. Freeman further stated there would be no employees, the equipment would be stored in a storage shed at his home ,and he would have a magnetic sign without the address.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval as long as the equipment was stored in a shed.

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

CASE NO 4

Application and appeal of Jason E. Chitwood 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 appraisal business at 307 Woodridge Dr SW, property located in a R-6 Single-Family Zoning District.

Mr. Jason E. Chitwood presented this case to the Board. Mr. Chitwood stated he wished to have an administrative office for his appraisal business. Mr. Chitwood also stated he performed his work basically by email.

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

Mr. Mike Harris moved to approve this home occupation request as submitted. Ms. Frances Tate seconded the motion. On a roll-call vote, the motion carried.

CASE NO 5

Application and appeal of Jose Luis B. Mendoza for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning

Ordinance to have an administrative office for a lawn care business at 1905 Azalea Cir SW, property located in a R-2 Single-Family Zoning District.

When this case was called, no one came forward to present so the case was moved to the end of the docket. .

CASE NO 6

Application and appeal of Jennifer Spiller 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 independent demonstrator for the company Stampin Up at 3307 Indian Hills RD SE, property located in a R-1 Single-Family Zoning District.

Ms. Jennifer Spiller presented this case to the Board. Ms. Spiller stated she would like an administrative office to act as an independent demonstrator for a Stampin Up company. Ms. Spiller additionally stated she would conduct shows off-site at public places.

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

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

CASE NO 7

Application and appeal of Kevin Penn, Sr. for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to have a broker service brokering truck loads at 306 Albert St SW, property located in a R-2 Single-Family Zoning District.

When this case was called, no one came forward to present so the case was moved to the end of the docket. This case was called again at the end of the docket.

CASE NO 8

Application and appeal of Alan Birt 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 inflatable rentals at 1405 Goldridge Dr Sw, property located in a R-5 Single-Family Patio Home Zoning District.

Mr. and Mrs. Alan Brit presented this case to the Board. Mrs. Brit stated they would like to have an administrative office for their inflatable rental business. Mrs. Brit additionally stated they would take the product to the client and there would be no traffic to their home.

Mr. Greg Dobbs asked the size of the inflatable and where they would clean the product.

Mr. Brit stated they were 13 x 13 in size and they could clean them elsewhere if cleaning at home was a problem.

Mr. Sims cautioned the applicants stating this type business could potentially grow in size that could cause a problem with the neighbors in addition to the noise of cleaning could possibly be problematic since they are in a R-5 Zoning District and houses are close together. Mr. Sims stated it should not be evident they have a home business. Mr. Sims stated the Building Department would recommend approval with these cautions.

Mrs. Smith stated it would be a good idea to rent a storage building. Mrs. Smith stated the Planning Department would recommend approval.

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

CASE NO 9

Application and appeal of Erin Elaine Fuqua for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have a nighttime home care for 6 children or less 24 hours a day at 1610 Marion St SW, property located in a R-2 Single-Family Zoning District.

Ms. Erin Elaine Fuqua presented this case to the Board. Ms. Fuqua stated she would like a home day care for 6 children.

Mr. Sims asked if she had DHR approval.

Ms. Fuqua stated she had applied to DHR but had not heard back yet.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

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

CASE NO 10

Application and appeal of Gemstone Ventures Decatur, LLC for a sixty-day extension to the variance request that was granted at the November, 2013 Zoning Meeting to have the employee parking lot completed by May 1, 2014, at 641 Holly ST NE, property located in a M-1 Light Industrial Zoning District.

Mr. Greg Dobbs recused himself from the vote on this case.

Mr. Tom Caddell, Attorney presented this case to the board. Mr. Caddell stated they were seeking a sixty-day extension to the variance request for the parking lot granted in November, 2013. Mr. Caddell further stated they hoped to be through by the end of May as seventy five percent of the work was through. Mr. Caddell also stated most all of the operation had already moved to the McEntire Lane address.

Mr. C. Wallace Terry of the Building Department gave commendation for the work they had already completed and encouraged them to keep up the good work.

Chairman, George Barran stated, if approved by the Board, it would just be giving them a little more time to complete the parking lot.

Mrs. Smith stated the Planning Department would recommend approval for the sixty-day extension.

Mr. Larry Wayne moved to approve this extension as submitted. Mr. Mike Harris seconded the motion. On a roll-call vote, the motion carried.

When voting was complete Mr. Dobbs resumed his seat on the Board.

CASE NO 1 – Called Again

Application and appeal of Christopher A Holyfield 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 1208 Terrehaute Ave SW, property located in a R-2 Single-Family Zoning District.

This case was called again, since no one came forward to present, the case was dismissed by the Board.

CASE NO 5 – Called Again

Application and appeal of Jose Luis B. Mendoza for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a lawn care business at 1905 Azalea Cir SW, property located in a R-2 Single-Family Zoning District.

This case was called again, since no one came forward to present, the case was dismissed by the Board.

CASE NO 7 – Called Again

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

Ordinance to have an administrative office to have a broker service brokering truck loads at 306 Albert St SW, property located in a R-2 Single-Family Zoning District.

Ms. Sateria Steger of 2811 Governors Drive in Huntsville, Al, presented the case to the Board. Ms. Steger stated the applicant was seeking an administrative office in order to have a physical address so he could obtain his license. Ms. Stegers also stated that right now the applicant wanted this physical address for his office but in the future he would look for a place to store the trucks.

Mr. George Barran stated to Ms. Stegers no trucks of any kind associated with this business could be parked at the home. Further, if approved by the Board it would be strictly administrative.

There was discussing between the Board and Mr. Herman Marks as to whether she could legally represent Mr. Penn.

Mr. Herman Marks questioned Ms. Stegers about her role in representing the applicant and trying to ascertain if she understood exactly what the applicant wanted to do at his home.

Ms. Stegers replied she was the accountant for the applicant and he was seeking approval for dispatching trucks and paperwork from his home.

It was decided that she could represent the applicant.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval with the comment Mr. Penn understand this home occupation is limited to administrative office only.

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

The meeting adjourned at 4:35

Chairman, George Barran

AGENDA MAY 27, 2014

CASE NO 1

Application and appeal of Teneko Rice for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a home health business at 1421 Brookline Ave SW, Apt D, property located in an R-4 Multi-Family Zoning District.

CASE NO 2

Application and appeal of Theduis Booth 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 security guard and patrol business at 2025 Danville Park DR SW Apt 110, property located in an R-4 Multi-Family Zoning District.

CASE NO 3

Application and appeal of Stanley T. Wallace for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell medical equipment such as drug screen test, pregnancy test, etc. at 3210 Vicksburg DR SW, property located in a R-2 Single-Family Zoning District.

CASE NO 4

Application and appeal of April Brown for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office to sell cosmetic and hair products at 304 Courtney DR SW, Apt 134, property located in a R-4 Multi-Family Zoning District.

CASE NO 5

Application and appeal of Levita Johnson for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a commercial cleaning business at 1507 Marion St SW, property located in a R-2 Single-Family Zoning District.

CASE NO 6

Application and appeal of Amanda Whitley 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 at 2827 Winthrop DR SW, property located in a R-2 Single-Family Zoning District.

CASE NO 7

Application and appeal of Harold Lott and Allan Lowman for a 20 foot rear-yard setback variance from Section 25-11 of the Zoning Ordinance in order to construct a self storage facility at 1822 Milligan St SW, property located in a B-2 General Business Zoning District.

CASE NO 8

Application and appeal of Reeves General Contractors, Inc for a 25 foot front-yard setback variance from Section 25-10.11(2)(c) and 25-2(1) of the Zoning Ordinance in order to construct an accessory structure in the front yard at 715 Cedar Lake Rd SW, property located in an R-4 Multi-Family Zoning District.

CASE NO 9

Application and appeal of Jake Jenson for an appeal to the administrative decision from Section 25-12.1 to be able to transition from a temporary license to a permanent license for a garden center at 3907 Spring Ave SW, property located in a AG-1 Agricultural Zoning District.

CASE NO 10

Application and appeal of Pugh Wright McAnally, Inc. for one of the two following variance request in order to construct Peoples Bank at 1648 Beltline Rd SW, property located in an M-1A Expressway Commercial District.

- (A) Requesting an 18 foot front yard setback variance from Section 25-12 and 25-21.1 of the Zoning Ordinance, or;
- (B) Requesting a 20 foot rear-yard setback variance from Section 25-12 of the Zoning Ordinance.



CHARTERED 1821
CITY OF DECATUR
ALABAMA

Board of Zoning Adjustment

APPLICANT: Teneho Rice
 MAILING ADDR: 1421 Brookline Ave SW. #1
 CITY STATE ZIP: Decatur Alabama 35601
 PHONE: (914) 433-7143

PROPERTY OWNER: Neil Darnell / owner is aware
 OWNER ADDR: 2220 Hopkins Dr SW Decatur AL 35601
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: (256) 353-3065 (256) 227-9984

ADDRESS FOR APPEAL: 1421 Brookline Ave SW Decatur AL #1

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP, TYPE OF BUSINESS.)
property is 1240 sq feet it will be used for homehealth business, simply set up with computer, printer, fax, I will be going into elderly people homes to take care of their everyday living such as cooking, cleaning, assisting, etc.

APPLICANT SIGNATURE: Teneho Rice
 PRINT NAME: Teneho Rice
 DATE: 4/18/14

OFFICE USE ONLY:
 RECEIVED BY: Judy
 ZONING DISTRICT: R-4
 HEARING DATE: May 27th 2014
 APPROVED/DISAPPROVED: 14:08

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 1 1421 BROOKLINE AVE SW, APT D.

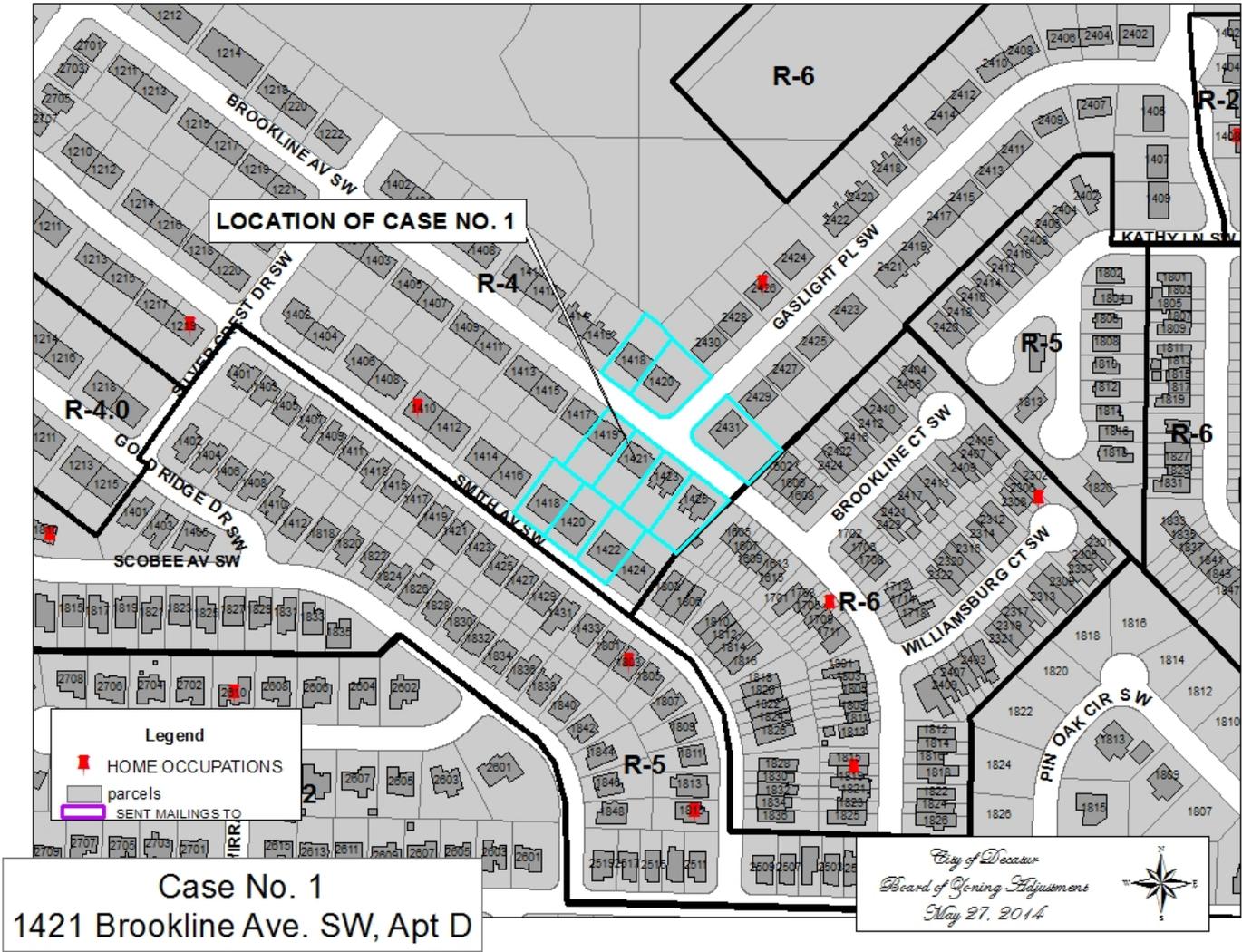
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES NO
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: Monika Rice DATE: 4/18/14
ADDRESS: 1421 Brookline Ave #1D SW Decatur AL

QUESTIONNAIRE



LOCATION MAP 1421 BROOKLINE AVE SW, APT D.



Board of Zoning Adjustment

APPLICANT: Theluis Booth
 MAILING ADDR: 2025 Danville Park Dr SW Apt. 110
 CITY STATE ZIP: Decatur AL 35603
 PHONE: 205-657-3937

PROPERTY OWNER: Danville park Apt.
 OWNER ADDR: 2025 Danville Park Dr. SW
 CITY STATE ZIP: Decatur AL 35603
 OWNER PHONE: 256-353-8919

ADDRESS FOR APPEAL: 2025 Danville park Apt 110 Dr. SW Decatur AL 35603

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I am looking to start a Security Guard and Patrol business
I will be providing security protection for local businesses. I will
not conduct any business at my personal home for administrative
only.

APPLICANT SIGNATURE: [Signature]
 PRINT NAME: Theluis Booth
 DATE: 4-24-14

OFFICE USE ONLY:
 RECEIVED BY: John
 ZONING DISTRICT: R-4
 HEARING DATE: May 27 2014
 APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

HOME OCCUPATION QUESTIONS

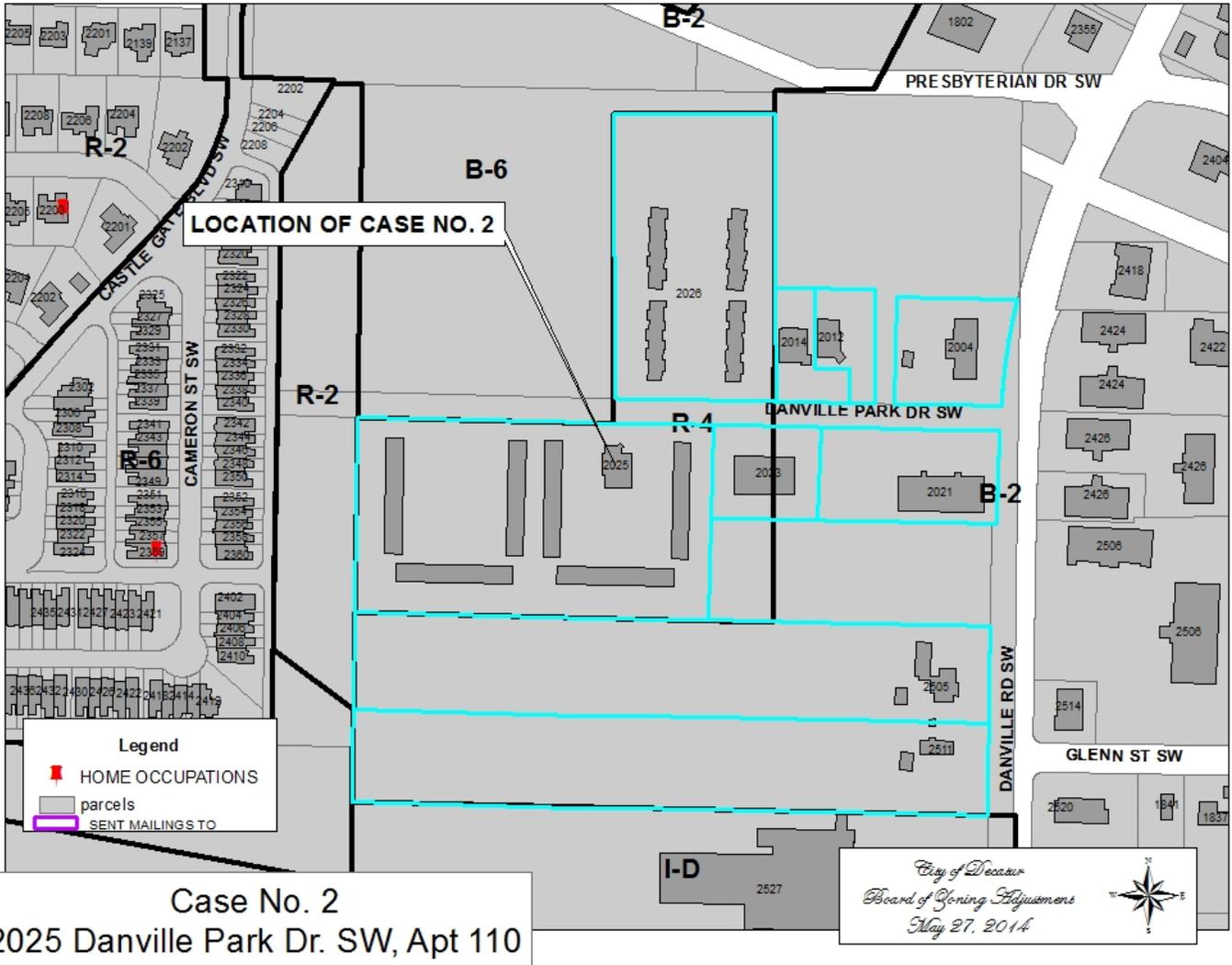
CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES NO
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: Thls Booth DATE: 4-24-14

ADDRESS: 2008 Danville Park Dr. SW Apt. 110
Decatur AL, 35603

QUESTIONNAIRE



LOCATION MAP 2025 DANVILLE PARK DR SW APT 110



Small logo with text 'Small City with a CHARMING SCALE'

Board of Zoning Adjustment

APPLICANT: Stanley T. Wallace (Quality Diagnostics)
 MAILING ADDR: 3210 Vicksburg Dr SW
 CITY STATE ZIP: Decatur, AL 35603
 PHONE: 256-351-8288-Home 256-318-1212-cell

PROPERTY OWNER: Stanley Thomas and Linda S. Wallace
 OWNER ADDR: 3210 Vicksburg Dr SW
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: 256-351-8288-Home 256-318-1212-cell

ADDRESS FOR APPEAL: 3210 Vicksburg Dr SW
Decatur, AL 35603

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP, TYPE OF BUSINESS.)
I, Stan Wallace have started a LLC called Quality Diagnostics.
I am selling medical equipment such as drug screen test pregnancy
test, strep test etc. All of my products are warehoused in
Huntsville, AL. All work at my location is administration only.

APPLICANT SIGNATURE: Stanley T. Wallace
 PRINT NAME: Stanley T. Wallace
 DATE: 4-23-2014

OFFICE USE ONLY:
 RECEIVED BY: [Signature]
 ZONING DISTRICT: R-2
 HEARING DATE: May 27th at 4:00pm.
 APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 3 3210 VICKSBURG DR SW

HOME OCCUPATION QUESTIONS

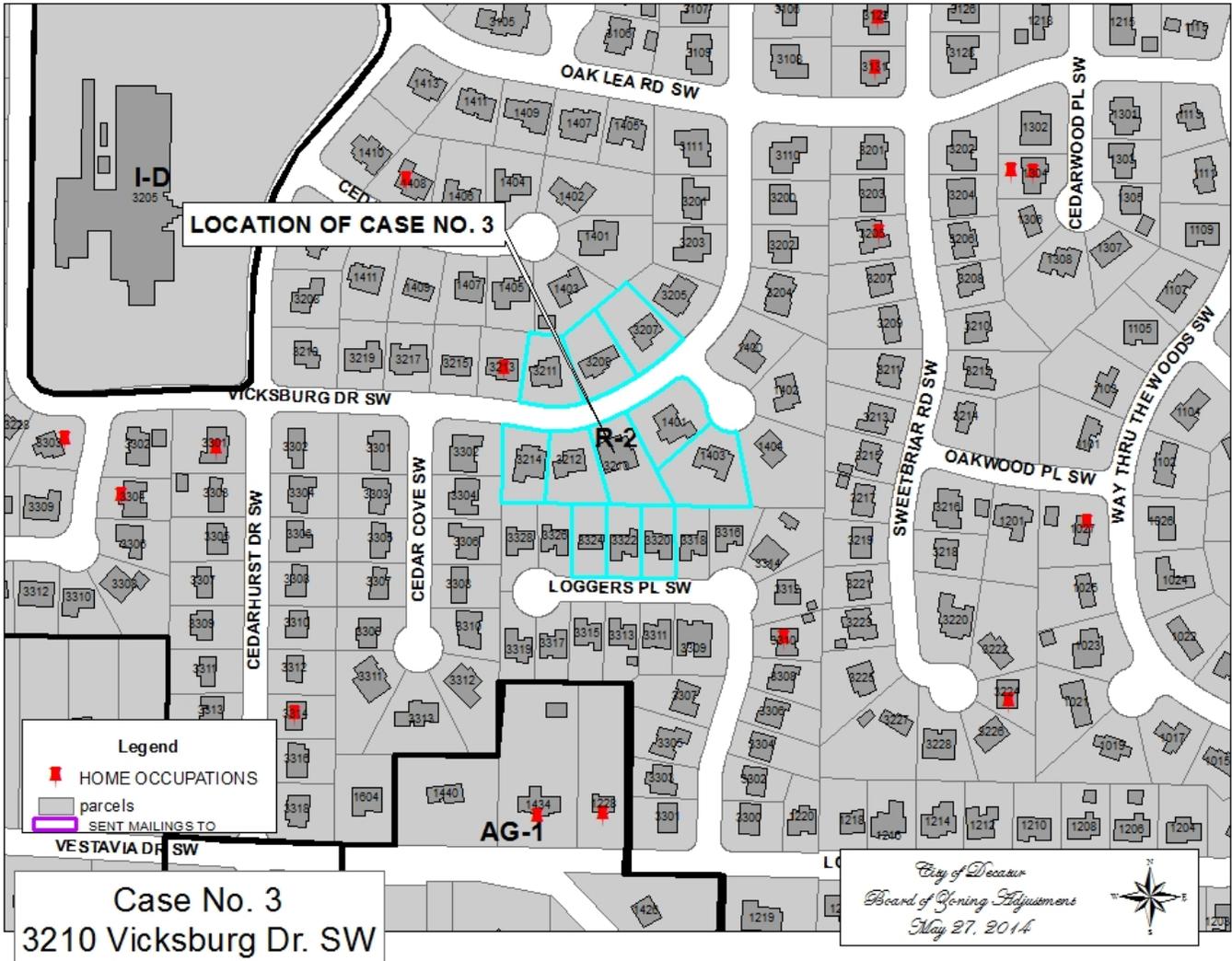
CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES NO
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: Stanley T. Wallau DATE: 4-23-2014

ADDRESS: 3210 Viksburg Dr. SW
Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 3210 VICKSBURG DR SW



Grand Old CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: April Brown
 MAILING ADDR: 304 Courtney Dr. SW. Apt 134
 CITY STATE ZIP: Decatur, Al. 35603
 PHONE: 256-345-8134

PROPERTY OWNER: Nicole Dixon
 OWNER ADDR: 304 Courtney DR. (Summers Place Apt.)
 CITY STATE ZIP: Decatur, Al. 35603
 OWNER PHONE: 256-306-0091

ADDRESS FOR APPEAL: 304 Courtney Dr. SW Apt. 134
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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP, TYPE OF BUSINESS.)
I will be selling cosmetics products, Hair
products etc. for Retail price. Administrative
Office only

APPLICANT SIGNATURE: April Brown
 PRINT NAME: April Brown
 DATE: 5-2-14

OFFICE USE ONLY:
 RECEIVED BY: AKS
 ZONING DISTRICT: R-4
 HEARING DATE: 5/22/14
 APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 4 304 COURTNEY DR SW, APT 134

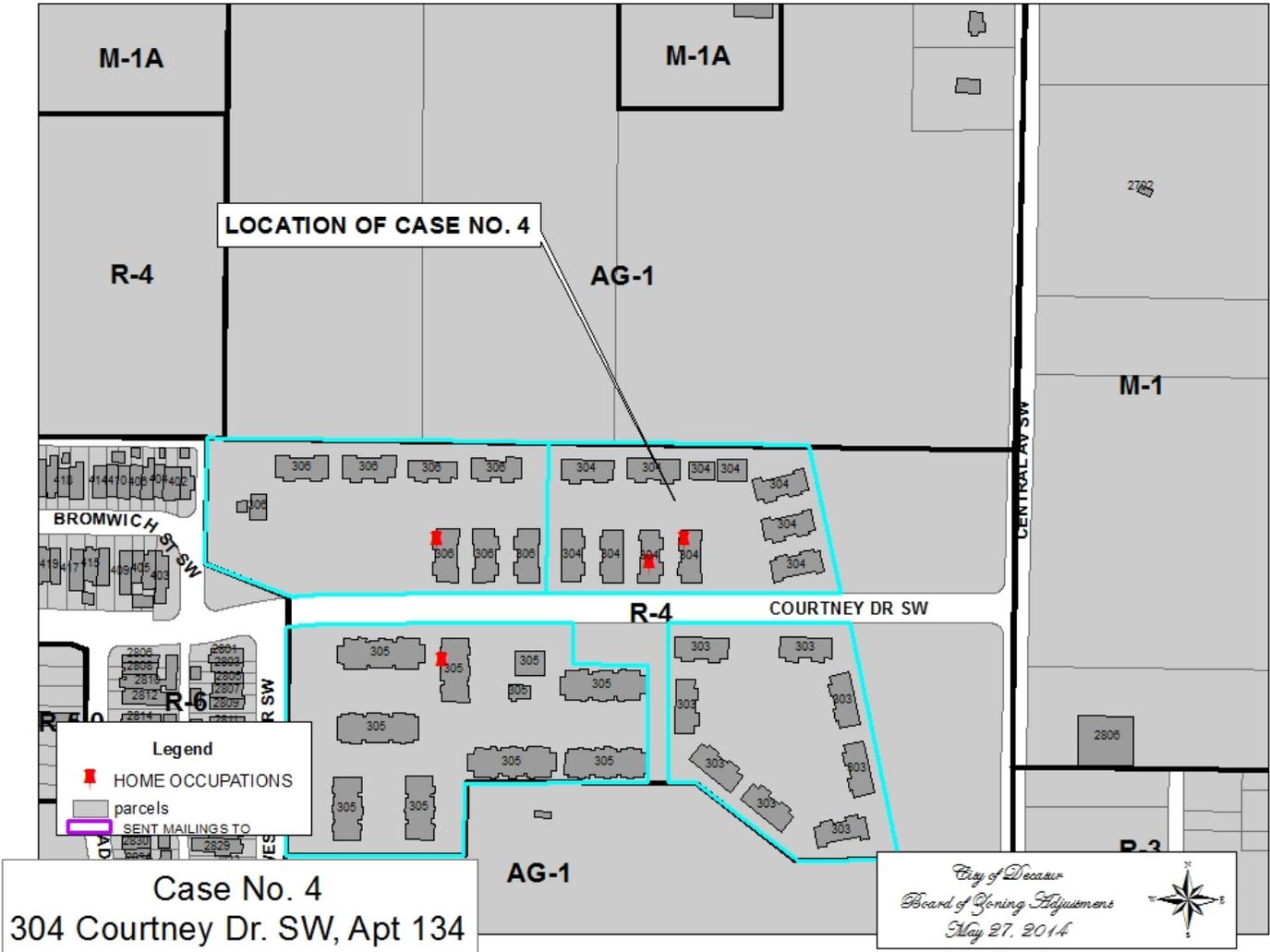
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES NO
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: April Brown DATE: 5-2-11
ADDRESS: 304 Courtney Dr. SW Apt. B4
Decatur, AL 35603

QUESTIONNAIRE



LOCATION MAP 304 COURTNEY DR SW, APT 134



95 CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Levita Johnson
 MAILING ADDR: 1507 Marion St SW
 CITY STATE ZIP: Decatur, AL 35601
 PHONE: 256.566.4068

PROPERTY OWNER: Eyie Robinson
 OWNER ADDR: 1507 Marion St SW
 CITY STATE ZIP: Decatur, AL 35601
 OWNER PHONE: 256.476.0331

ADDRESS FOR APPEAL:
1507 Marion St 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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I'm using the outside storage room to store my cleaning supplies.
I'm starting a cleaning service for commercial and offices, just
simple cleaning without using heavy equipment such as a buffer etc...
Administrative office only

APPLICANT SIGNATURE:
Levita Johnson
 PRINT NAME: Levita Johnson
 DATE: 5-08-14

OFFICE USE ONLY:
 RECEIVED BY: Cudy
 ZONING DISTRICT: R-2
 HEARING DATE: May 27th at 4:00pm
 APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 5 1507 MARION ST SW

HOME OCCUPATION QUESTIONS

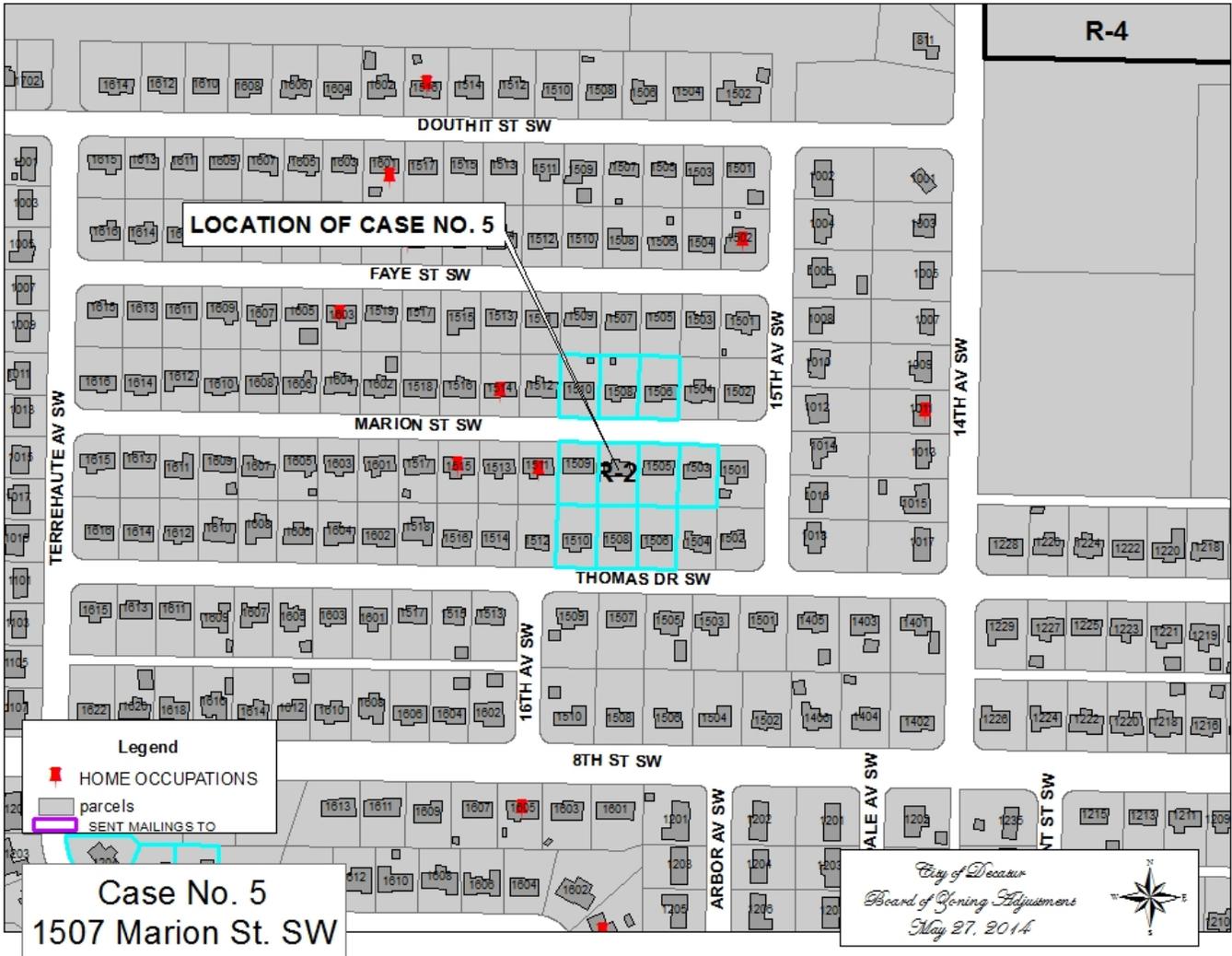
CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES NO
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: Lexia Johnson DATE: 508-14

ADDRESS: 1507 Marion St SW Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 1507 MARION ST SW



City of Decatur
A CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Amanda Whitley
 MAILING ADDR: 2827 Winthrop Dr SW
 CITY STATE ZIP: Decatur, AL 35003
 PHONE: 256-686-3025

PROPERTY OWNER: Remona Robertson - owner aware
 OWNER ADDR: 907 Whispering Pines Trail
 CITY STATE ZIP: Decatur AL 35103
 OWNER PHONE: 256-345-6251

ADDRESS FOR APPEAL: 2827 Winthrop Dr. SW Decatur, AL 35003

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE: DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
Photography used for Computer work. Administrative office for Photography business. Will do work with clients off site.

APPLICANT SIGNATURE:
Amanda Whitley
 PRINT NAME:
Amanda Whitley
 DATE: 5-9-14

OFFICE USE ONLY:
 RECEIVED BY: Judy
 ZONING DISTRICT: R-2
 HEARING DATE: May 27, 2014
 APPROVED/DISAPPROVED: _____

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 6 2827 WINTHROP DR SW

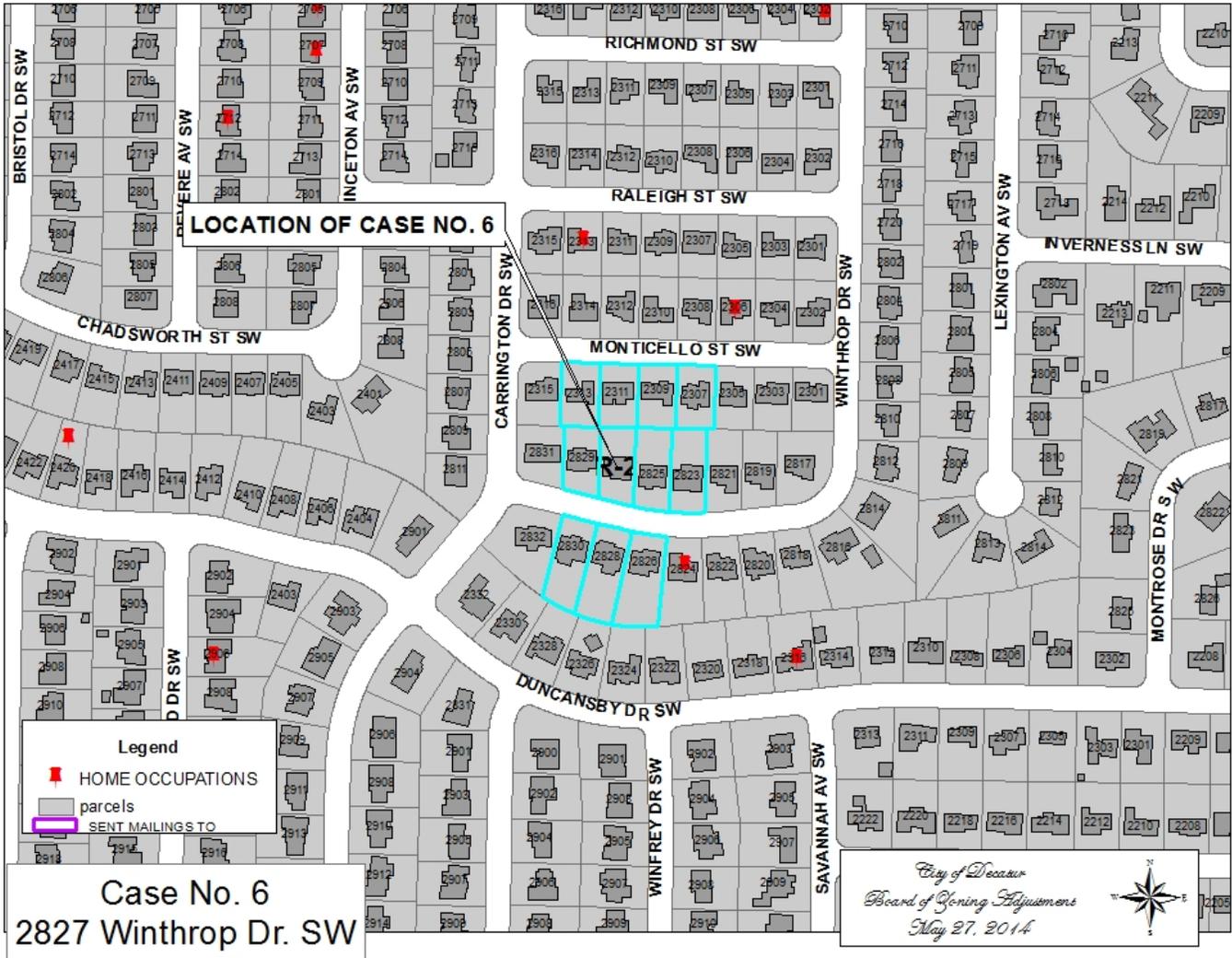
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES NO *aw*
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: Amanda Whitley DATE: 5-9-14
ADDRESS: 2827 Winthrop Dr SW Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 2827 WINTHROP DR SW



CHARRING SCALE

Board of Zoning Adjustment

APPLICANT: Harold Lott and Allan Lowman (Pinnacle Holdings + Investments LLC)
 MAILING ADDR: 2691 Sandlin Road SW
 CITY STATE ZIP: Decatur, AL 35601
 PHONE: 256-353-4605

PROPERTY OWNER: Harold Lott
 OWNER ADDR: 4405 Norris Mill Road SW
 CITY STATE ZIP: Decatur, AL 35603
 OWNER PHONE: 256-355-7405

ADDRESS FOR APPEAL: 1822 Milligan St. SW Decatur, AL 35603

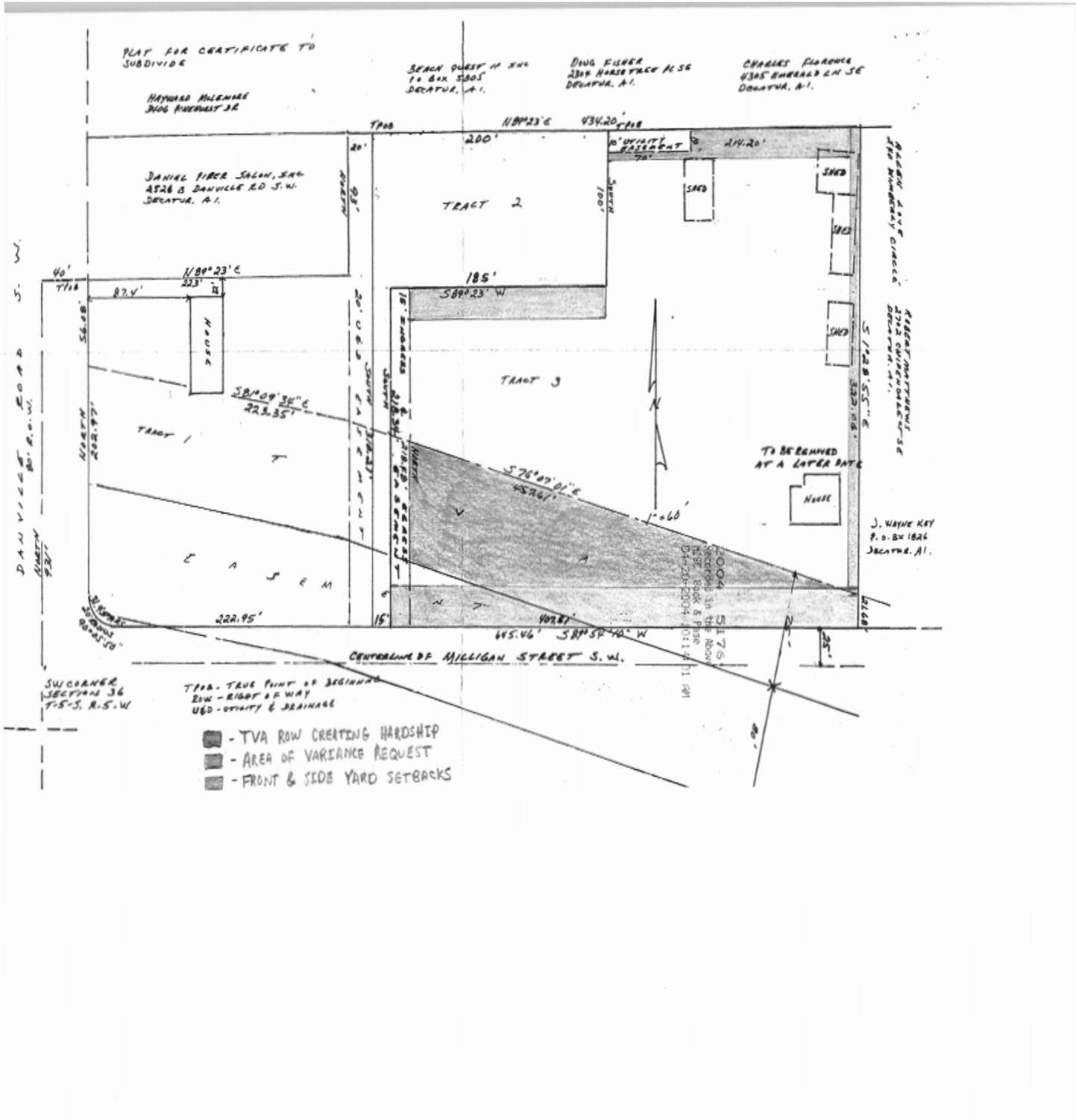
NATURE OF APPEAL:
 HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE
 USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION
 OTHER SURVEY FOR VARIANCES ATTACHED DRAWINGS FOR VARIANCES ATTACHED

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP, TYPE OF BUSINESS.)
Hardship Variance: See Attached Explanation and Survey
Requesting 20' Rear yard setback Variance

APPLICANT SIGNATURE: <u>[Signature]</u> PRINT NAME: <u>Harold Lott + Allan Lowman</u> DATE: <u>5/2/14</u>	OFFICE USE ONLY: RECEIVED BY: <u>Judy</u> ZONING DISTRICT: <u>B-2</u> HEARING DATE: <u>May 27, 2014</u> APPROVED/DISAPPROVED: _____
---	---

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month. Applicants MUST be present in order for the case to be heard. Request a copy of this application.

CASE NO 7 1822 MILLIGAN ST SW



PLAT FOR CERTIFICATE TO SUBDIVIDE

MAYNARD MILEAGE 3066 AUGUST 32

BEACH QUEST # 11 111
11 61X 3805
DECATUR, A.I.

DING FISHER
2314 HARBORCREAK #156
DECATUR, A.I.

CHARLES CLARANCE
4345 HAROLD LN SE
DECATUR, A.I.

JANINE FIBER SAGAN, SAC
4526 S DANVILLE RD S.W.
DECATUR, A.I.

ALBERT AUNT CIRCLE
2704 HUNTERWOOD RD
DECATUR, A.I.

J. WAYNE KAY
P.O. BX 1826
DECATUR, A.I.

DANVILLE ROAD
80' R.O.W.

CENTRAL LINE OF MILLIGAN STREET S.W.

SW CORNER
SECTION 36
T-5-S, R-5-W

T.P.B. - TRUE POINT OF BEGINNING
R.O.W. - RIGHT OF WAY
U.G.D. - UTILITY & DRAINAGE

- - TVA ROW CREATING HARDSHIP
- - AREA OF VARIANCE REQUEST
- - FRONT & SIDE YARD SETBACKS

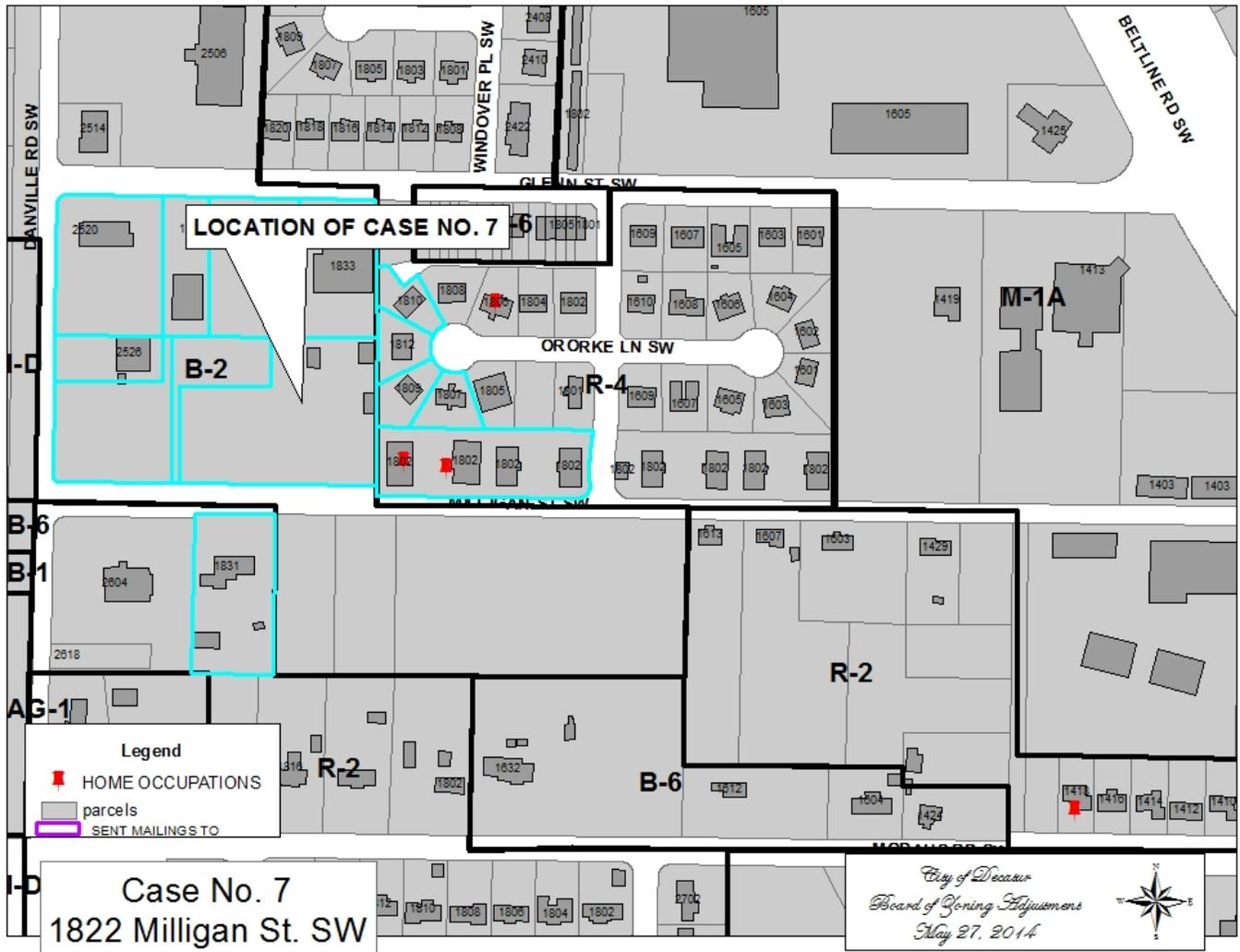
2004
RECORDED IN THE BOOK
P. 10, BOOK 6 FROM
D-11-20-2004 11:11 AM

TO BE RECORDED
AT A LATER DATE

HOUSE

UTILITY
EASEMENT

SHED



LOCATION MAP 1822 MILLIGAN ST SW



John G. ... CHARMING SCAPE

Board of Zoning Adjustment

APPLICANT: Reeves General Contractors Inc
 MAILING ADDR: P.O Box 5428
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-351-1700

PROPERTY OWNER: Summer Key LLC
 OWNER ADDR: 715 Cedar Lake Rd
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 334-821-7098

ADDRESS FOR APPEAL: 715 Cedar Lake Rd SW 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

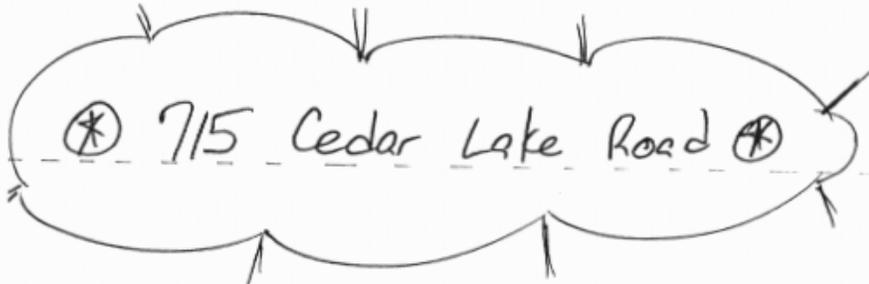
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING, HARDSHIP, TYPE OF BUSINESS.)
Front yard variances for 25 feet for construction of Bus Stop only

APPLICANT SIGNATURE:
 PRINT NAME: Steve Reeves
 DATE: 5-7-14

OFFICE USE ONLY:
 RECEIVED BY: Judy
 ZONING DISTRICT: R-4
 HEARING DATE: May 27, 2014
 APPROVED/DISAPPROVED: _____

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CASE NO 8 715 CEDAR LAKE RD SW



CEPAR LAKE ROAD S.W.
80' R.O.W.

Zoned R-4

Zoning p. 32-33: ⇒ Not permitted.

p. 27:

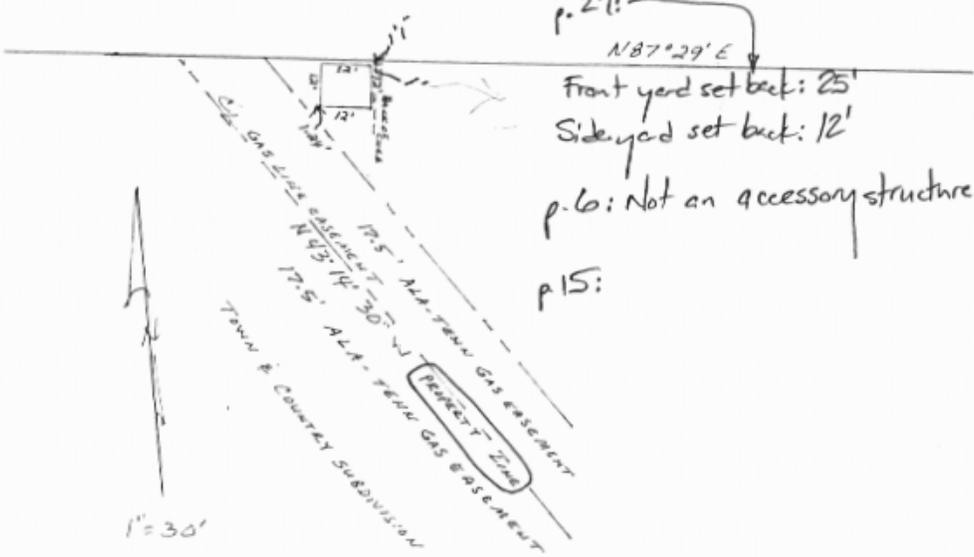
N87°29'E

Front yard set back: 25'

Sidelyard set back: 12'

p. 6: Not an accessory structure

p. 15:



1"=30'

SUMMER KEY APARTMENTS

DRAWING

715 Cedar Lake Road

STATE OF ALABAMA)
MORGAN COUNTY)

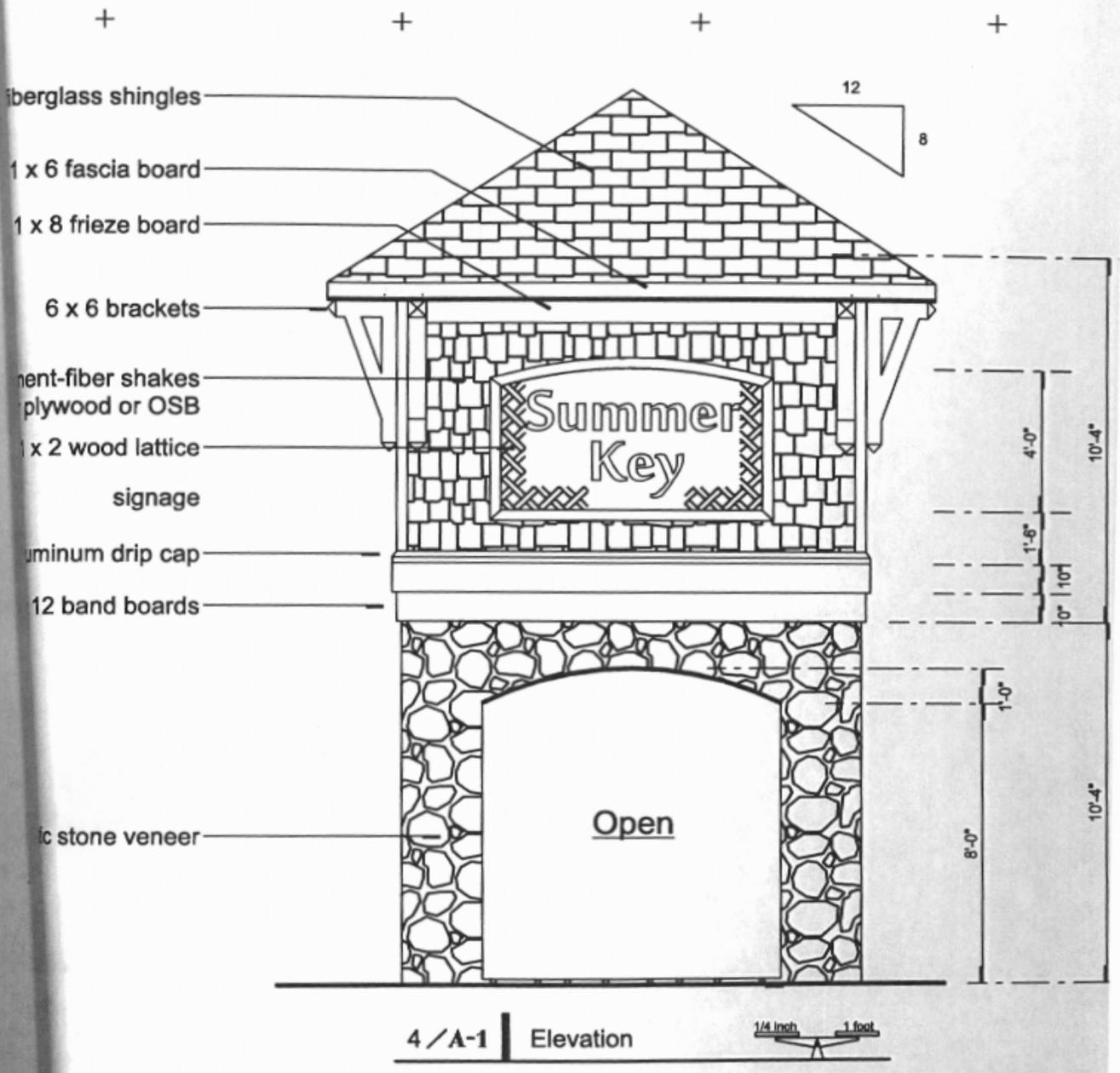
I, James R. Bedingfield, a registered Land Surveyor of Decatur Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Real Estate located in the SW $\frac{1}{4}$ of Section 6, Township 6 South, Range 4 West, Decatur, Morgan County Alabama, and more particularly described as beginning at the Southwest corner of Section 6, Township 6 South, Range 4 West, Morgan County, Alabama, and run thence North 87 degrees 47 minutes East (Magnetic Bearing) along the south boundary of said Section 6 and also along the centerline of Tammy Street, SW., a distance of 1,878.22 feet to a point; thence North 03 degrees 00 minutes 30 seconds West a distance of 1,594.24 feet to a point; thence North 43 degrees 14 minutes 30 seconds West a distance of 123.28 feet to the true point of beginning of Parcel No. 2 herein described; thence from the true point of beginning run North 03 degrees 00 minutes 30 seconds West a distance of 929.52 feet to a point on the south margin of Cedar Lake Road SW. (80 foot right of way) thence South 87 degrees 29 minutes 00 seconds West along the south margin of Cedar Lake Road SW., a distance of 803.64 feet to a point on the boundary of Town and Country Subdivision of Decatur Alabama, a replat of which is recorded in the Morgan County Probate Office in Plat Book 5 at Page 38; thence South 43 degrees 14 minutes 30 seconds East along the easterly boundary of said Town and Country Subdivision a distance of 708.29 feet to a point; thence North 46 degrees 45 minutes 30 seconds East a distance of 8.66 feet to a point; thence South 43 degrees 14 minutes 30 seconds East a distance of 525.40 feet to the true point of beginning, and containing 8.5922 acres, more or less. Subject to an easement to Alabama Tennessee gas line easement off the westerly boundary thereof. Also a 20 foot wide sanitary sewer easement as shown on the attached drawing. Also a 20 foot wide drainage and utility easement 20 feet evenly off the East boundary thereof.

that 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 property visible on the surface, that there are no electrical or telephone wires, (excluding wires which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires on or over said premises except as shown, and that the correct street address is 715 Cedar Lake Road SW., Decatur Alabama.

According to my survey this the 27th day of December, 2004.

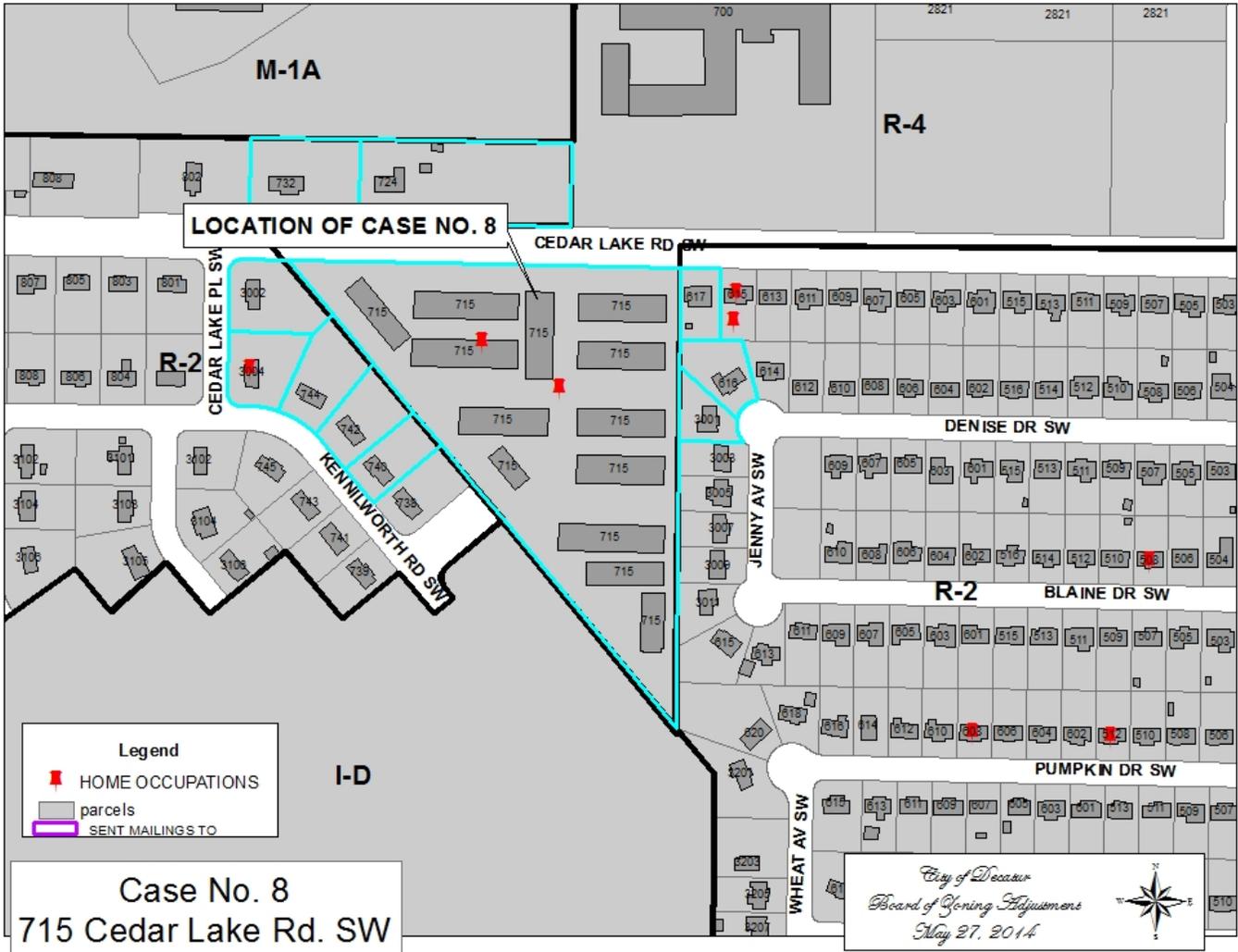
LEGAL DESCRIPTION



DRAWING OF STRUCTURE



AERIAL PHOTO



LOCATION MAP 715 CEDAR LAKE RD SW



City of Decatur CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jake Jenson
 MAILING ADDR: 110 Hamaker St
 CITY STATE ZIP: Decatur AL, 35603
 PHONE: (256) 345-5434

PROPERTY OWNER: Jake Jenson & Kayla Jenson
 OWNER ADDR: 110 Hamaker St
 CITY STATE ZIP: Decatur AL, 35603
 OWNER PHONE: (256) 345-5434

ADDRESS FOR APPEAL: 3907 Spring Ave

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
~~Appeal~~ Appeal the administrative decision to go from temporary license to permanent, For Elsie's Garden Center located @ 3907 Spring Ave. (For retail Garden Center)

APPLICANT SIGNATURE: Jake Jenson
 PRINT NAME: Jake Jenson
 DATE: 5/9/14

OFFICE USE ONLY:
 RECEIVED BY: John/LB
 ZONING DISTRICT: AG-1
 HEARING DATE: May 27, 2014
 APPROVED/DISAPPROVED: _____

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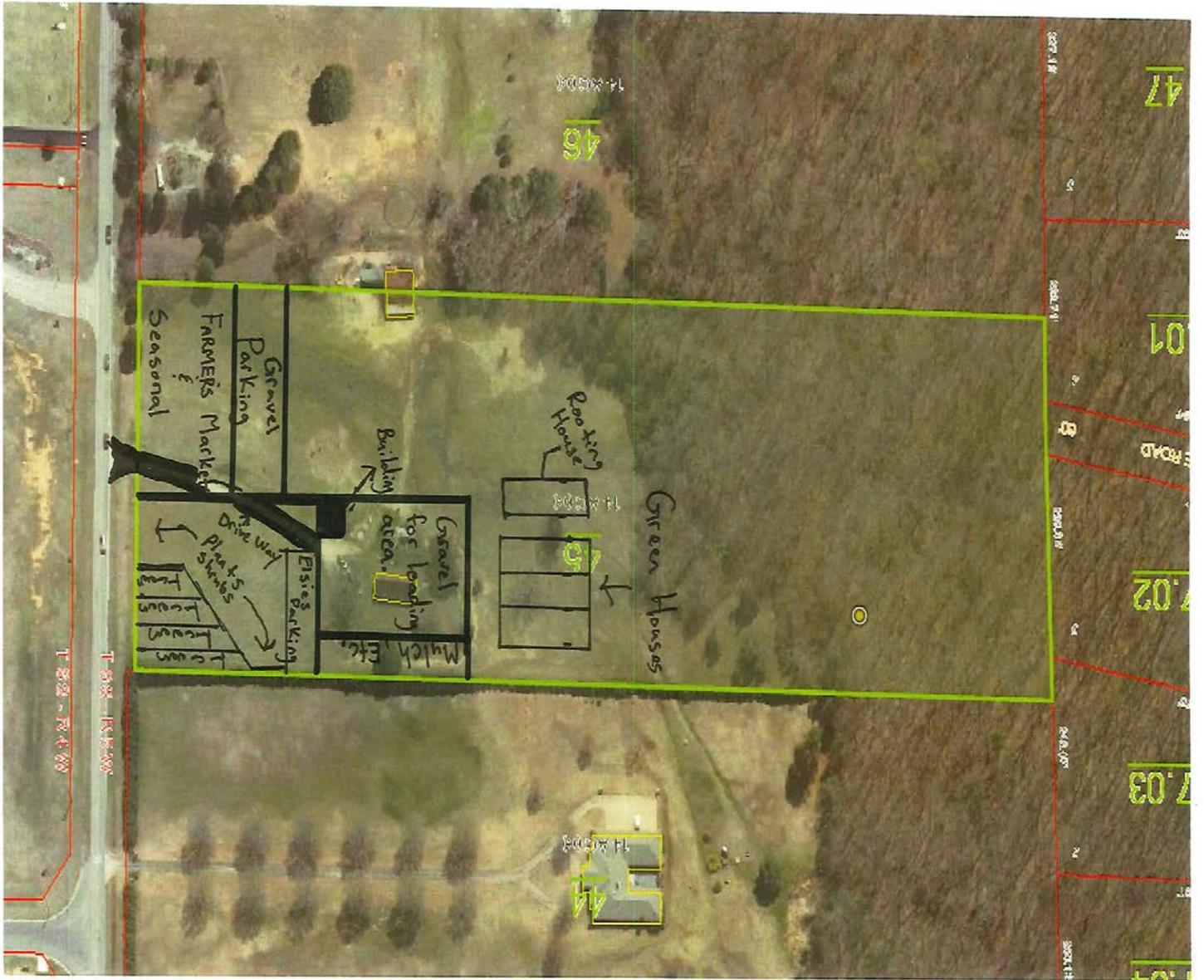
CASE NO 9 3907 SPRING AVE SW



Elsies

- Green Plants
 - Trees/Shrubs
 - Annuals/Perennials
 - Mulch
 - Hardscape (block, stone, pavers, etc.)
 - Floral
 - Irrigation
 - Fertilizer
 - Stone/Sand/Gravel
-
- Family and Community orientated
 - Child Friendly (activities, petting farm, planting station)
 - Quarterly Community cook outs
 - Quarterly planting and maintenance classes
 - Arts and Crafts (seasonal with the holidays)
 - Farmers Market
 - Master Gardener on staff
 - Landscape Designers on staff
 - Hardscapers on staff





Map Title or Notes

Map to be used for TAX PURPOSES ONLY! Map not for conveyance use.



GEOJobe GIS Consulting
 P.O. Box 440329
 Nashville, TN
 37244-0329

Quote: 4619

Date:	7/25/2013
Terms:	Net 30

Customer Billing Address:
 City of Decatur
 Brad Phillips
 PO Box 488
 Decatur, AL 35602

Customer Shipping Address:

Customer Name	Customer Phone #	Customer Email	Rep	
Ben Armstrong	256-341-4707	barnstrong@decatur-al.gov	JW	
Description	Qty	Cost	Annual Fee	Total
Administrative		471.01		471.01T
Direct Expenses		225.00		225.00T
Cloud Package: GEOPowered Cloud Consumption (Public Access)		3,000.00	\$3,000/yr	3,000.00T
Cloud Package: AutoExchange Cloud Synchronization (Public Access)		1,000.00	\$500/yr	1,000.00T
- Setup and configuration of the AutoExchange solution which facilitates automated data replication between the on-premises authoritative geodatabase and a distributed copy located in the GEOPowered Cloud. - Cloud consumption fee associated with powering publicly accessible web maps and applications with services hosted in the GEOPowered Cloud. - Cloud consumption Tier 3 (50K - 100K) Population				
Past due invoices may be subject to 1.5% late charge.				Subtotal Sales Tax (0.0%) Total

Phone #	615-883-0085
Fax #	615-296-4024
Web Site	http://www.geo-jobe.com

Customer's Approval



GEO Jobbe GIS Consulting
 P.O. Box 440329
 Nashville, TN
 37244-0329

Quote: 4619

Date:	7/25/2013
Terms:	Net 30

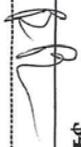
Customer Billing Address:

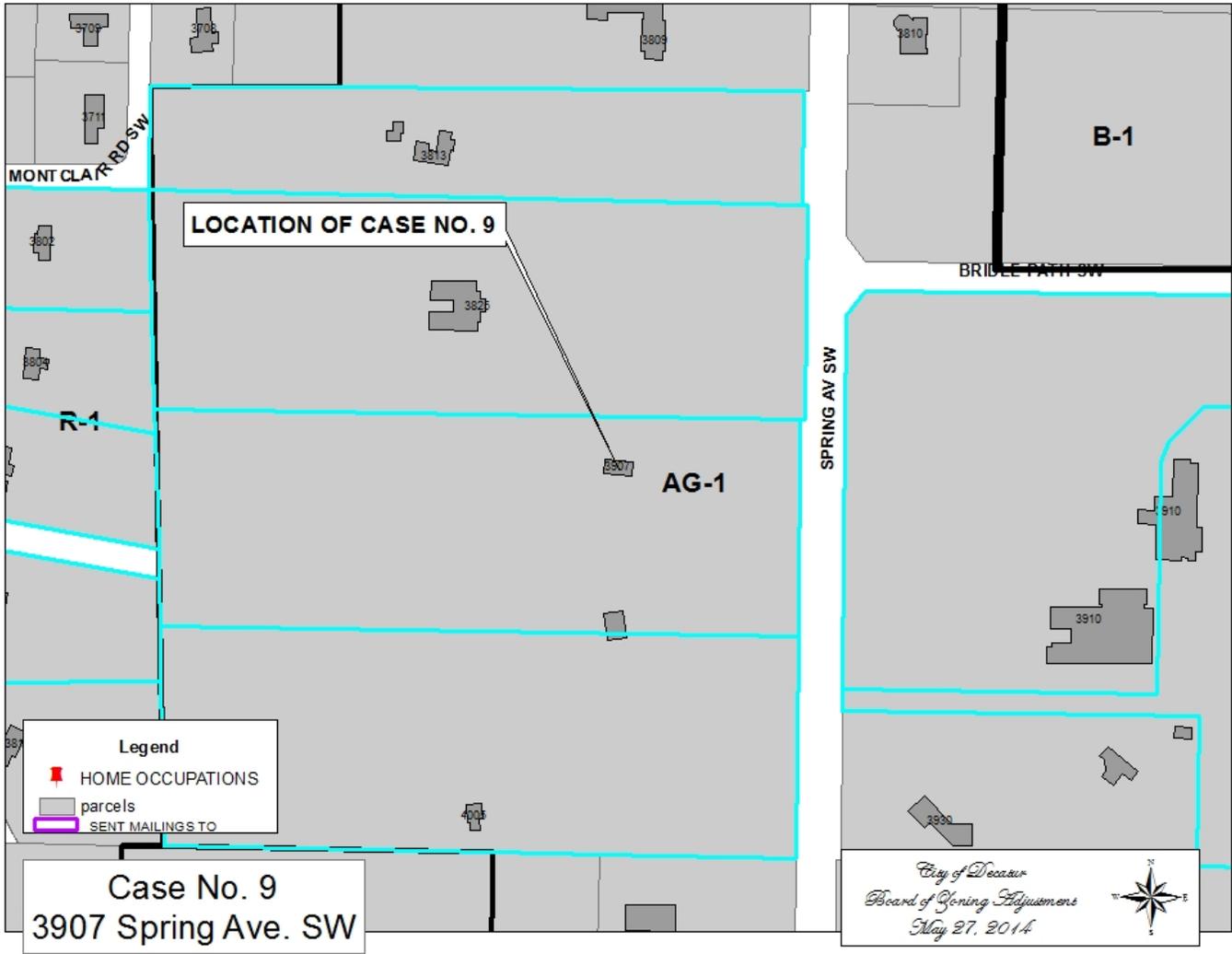
City of Decatur
 Brad Phillips
 PO Box 488
 Decatur, AL 35602

Customer Shipping Address:

Customer Name	Customer Phone #	Customer Email	Rep	
Ben Armstrong	256-341-4707	harmstrong@decatur-al.gov	JW	
Description	Qty	Cost	Annual Fee	Total
Hourly Services - Assistance with the following services can be provided on an hourly rate basis. The client will be billed for only the hours used to fulfill the assistance requested by the client. - Tasks - Enterprise GIS setup, config, etc. - Arc-GIS Online setup, config, etc. - Hourly Rates - Clerical: \$30 - GIS Tech/Accounting: \$90 - GIS Specialist: \$115 - Developer: \$120 - Officer in Charge: \$155		0.00		0.00T
Past due invoices may be subject to 1.5% late charge.				
Subtotal			\$4,696.01	
Sales Tax (0.0%)			\$0.00	
Total			\$4,696.01	

Phone #	615-883-0085
Fax #	615-296-4024
Web Site	http://www.geo-jobbe.com

Customer's Approval 



LOCATION MAP 3907 SPRING AVE SW



CITY OF DECATUR
BOARD OF ZONING ADJUSTMENT APPLICATION

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

PROPERTY OWNER: Beltline Decatur, LLC (c/o Cambridge Management)
OWNER ADDRESS: 3001 West Big Beaver Road, Suite 324
CITY-STATE-ZIP: Troy, MI 48064
PHONE: _____

ADDRESS OF APPEAL: Beltline Road SW, Southeast of and contiguous to Dairy Queen
1648 Beltline Rd

NATURE OF APPEAL:
 HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE
 USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION
 OTHER

DESCRIBE YOUR APPEAL IN DETAIL: (INCLUDE # FEET FOR VARIANCE # FOR PARKING; HARDSHIP; TYPE OF BUSINESS, ETC.)
Either Variance "A": Reducing the Front Yard Setback from 60' to 42' (an 18' variance on Front Yard Setback)
Or Variance "B": Reducing the Rear Yard Setback from 35' to 15' (a 20' variance on Rear Yard Setback)
The Applicant and developer prefers Variance "A", due to the traffic flow through the proposed development.
Subject property is zoned M-1A (Expressway Commercial District), with 60' Front Yard and 35' Rear Yard

APPLICANT SIGNATURE:
H. Blake McAnally
H. Blake McAnally
DATE: _____

OFFICE USE ONLY:
REVIEWED BY: ces
ZONING DISTRICT: M2-A
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. Pugh Wright McAnally Job No. D-69-14

CASE NO 10 1648 BELTLINE RD SW

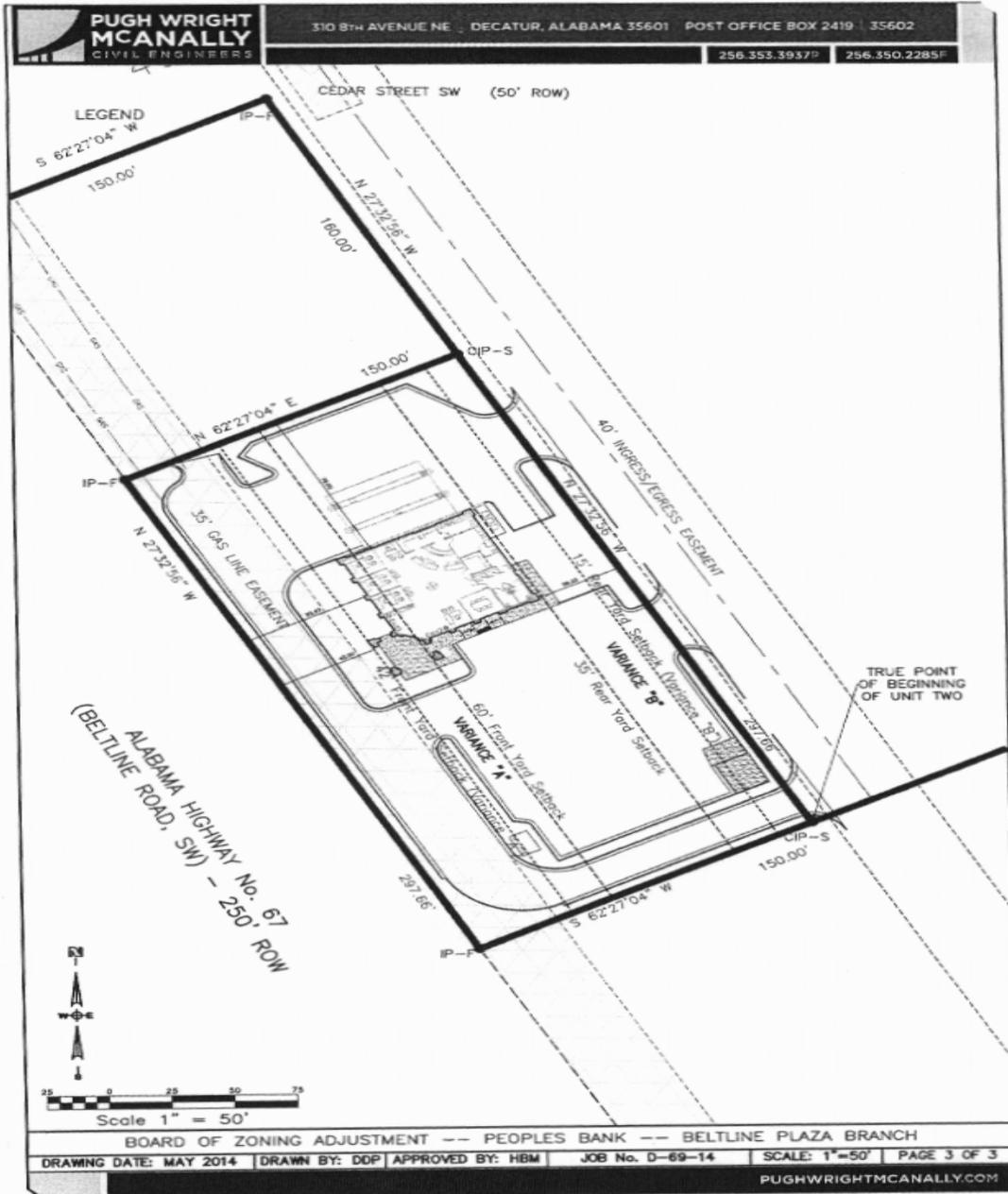
BOARD OF ZONING ADJUSTMENT
PEOPLES BANK OF NORTH ALABAMA
BELTLINE BRANCH

STATE OF ALABAMA)
COUNTY OF MORGAN)

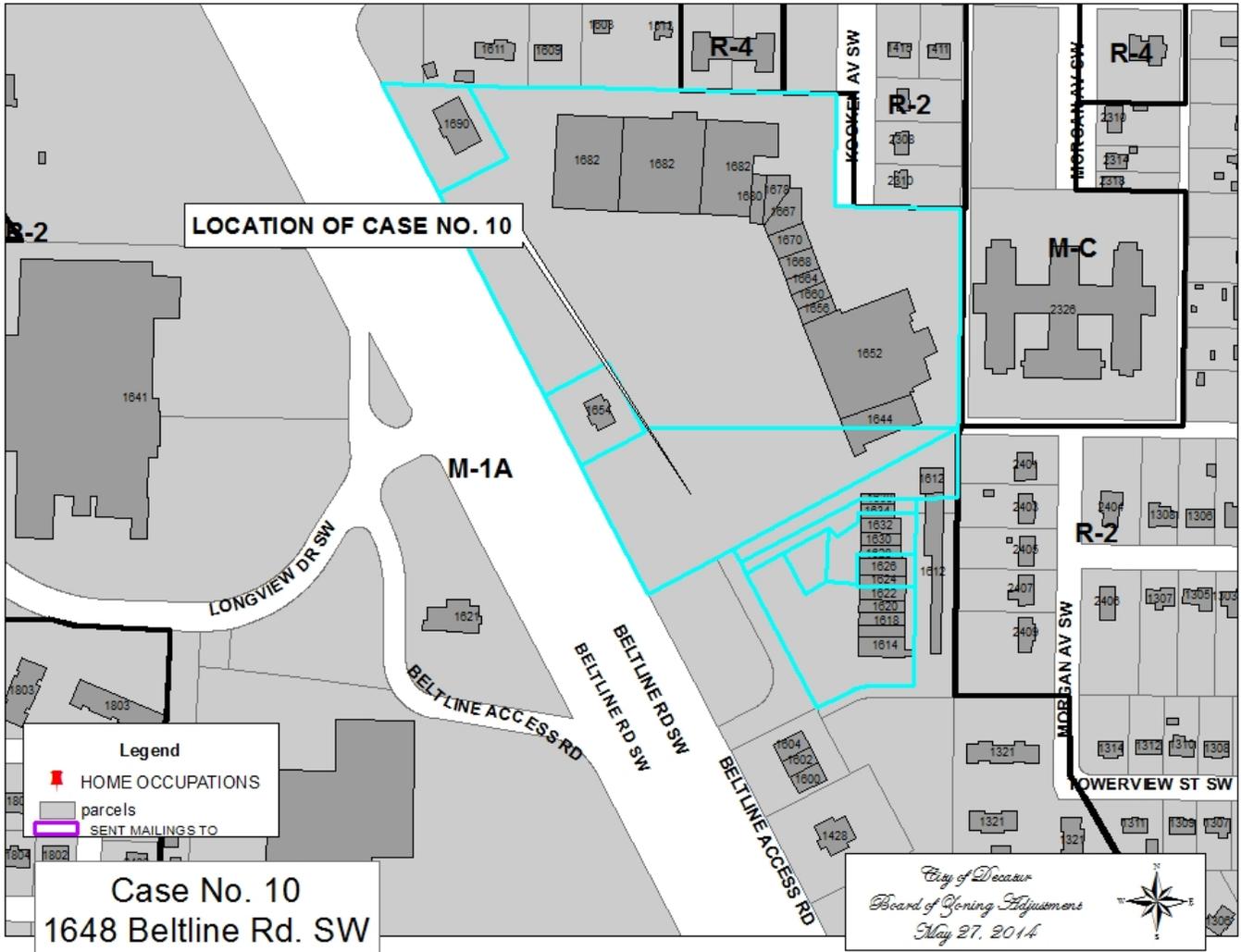
UNIT TWO

A portion of Tract "D", Beltline Plaza Ltd. Subdivision, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 6, at Page 109, and further described as follows: Begin at the southeast corner of the NW¼ of Section 36, Township 5 South, Range 5 West, Decatur, Morgan County, Alabama, and run thence S 62°27'04" W (Alabama State Plane Grid, West Zone [NAD83]) along the southerly boundary of said Tract "D" a distance of 564.55 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") and the true point of beginning of the tract herein described; thence from the true point of beginning continue S 62°27'04" W along the southerly boundary of said Tract "D" a distance of 150.00 feet to a found iron pin on the northerly right-of-way margin of Alabama Highway No. 67 – Beltline Road, SW (250' wide ROW); thence N 27°32'56" W along the northerly right-of-way margin of Alabama Highway No. 67 – Beltline Road, SW a distance of 297.66 feet to a found iron pin; thence N 62°27'04" E a distance of 150.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence S 27°32'56" E a distance of 297.66 feet to the true point of beginning, lying and being within the SW¼ of Section 36, Township 5 South, Range 5 West, Decatur, Morgan County, Alabama, and containing **1.025 acres**, more or less; TOGETHER WITH AND SUBJECT TO easements as shown on plat.

LEGAL



SURVEY



LOCATION MAP 1648 BELTLINE RD SW