



BOARD OF ZONING ADJUSTMENT

AGENDA

December 22, 2015

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MINUTES NOVEMBER 24, 2015

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

SUPERNUMERARIES: Mrs. Sally Jo Green

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Chip Alexander, Asst. City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
Ms. Judy Bosworth.

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 October meeting as printed. Mr. Greg Dobbs seconded the motion. On a voice vote, the motion carried.

The Board considered the following applications and appeals.

Tabled Case from last month's meeting:

Application and appeal of Kevin Corum for the following variances in order to reconstruct a duplex at 1205 Conner ST SE, property located in an R-4 Residential Multi-Family Zoning District.

1. A 6 foot side yard setback variance from Section 25-10.11(2)(e) and
2. A 3,000 square foot lot area variance from Section 25-10.11(2)(a)
3. A 4 foot side yard variance from Section 25-14(a)

Mr. Kevin Corum presented this case to the Board. Mr. Corum stated he was seeking a variance of 631 square foot for lot size only.

Mr. Sims of the Building Department stated only a 631 square foot lot size variance was needed in light of the survey being re-calculated. Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

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

CASE NO 1

Application and appeal of Brian Tucker 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 handyman business at 504 Everett DR SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Brian Tucker presented this case to the Board. Mr. Tucker stated he would like a home office for a handyman business for home improvements. Mr. Tucker also stated no employees would come to the home and no materials would be kept at his home.

Both Mr. Sims of the Building Department and Mrs. Karen Smith of the Planning Department stated they would recommend 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 2

Application and appeal of William A. Herron 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 sales representative business at 2923 Lenox DR SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. William A. Herron presented this case to the Board. Mr. Herron stated he would like an administrative office for a sales representative business.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

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

CASE NO 3

Application and appeal of Jose Garcia 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 1405 2nd Ave SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Jose Garcia presented this case to the Board. Mr. Garcia stated he would like an administrative office for his lawn care business. Mr. Garcia also stated there would be no employees and he would rent a building to store his equipment.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

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

CASE NO 4

Application and appeal of Tollin B. Toler 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 an on-line fundraising business at 2902 Lake Pointe Ct SW, property located in a R-2 Residential Single-Family Zoning District.

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

CASE NO 5

Application and appeal of Charlee Moore 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 boutique at 2918 Whiteford DR SW, property located in a R-2 Residential Single-Family Zoning District.

Ms. Charlee Moore presented this case to the Board. Ms. Moore stated she would like an administrative office for an on-line boutique business.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

Mr. Collis Stevenson 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 6

Application and appeal of Shiloh Missionary Baptist Church for a use permitted on appeal from Section 25-11 of the Zoning Ordinance to be able to have a Pre-K school at 2415 Old Moulton RD SW, property located in a B-2 General Business Zoning District.

Mr. James Baker presented this case to the Board. Mr. Baker stated he would like to have a Pre-K school within their church.

Mr. Greg Dobbs asked if they were going to operate the school within the existing facility. Mr. Baker stated, "yes".

Mr. Sims asked how many students would come to the school. Mr. Baker stated there would be eighteen.

Both Mr. Sims of the Building Department and Mrs. Smith of the Planning Department stated they would recommend approval.

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

CASE NO 4 This case was called again

Application and appeal of Tollin B. Toler 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 an on-line fundraising business at 2902 Lake Pointe Ct SW, property located in a R-2 Residential Single-Family Zoning District.

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

The meeting adjourned at 4:10

Chairman, George Barran

AGENDA DECEMBER 22, 2015

CASE NO 1

Application and appeal of Jammie L. Langford 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 mobile detailing business at 1629 7th St SE, property located in a R-3 Residential Single-Family Zoning District.

CASE NO 2

Application and appeal of Tollin B. Toler 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 fundraising business at 2902 Lake Pointe Ct SW, property located in a R-2 Residential Single-Family Zoning District.

CASE NO 3

Application and appeal of Patrick Collins 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 business at 809 7th Ave SE, property located in a R-3 Residential Single-Family Zoning District.

CASE NO 4

Application and appeal of Steve Lin for a variance from Section 25-80(a)(4) of the Zoning Ordinance in order to use an existing detached non-conforming pylon sign at 1720 6th Ave SE, property located in a M-1 Light Industrial Zoning District.

CASE NO 5

Application and appeal of Trav-AD Signs for the following variances in order to install two signs for a convenience store located at 1126 6th Ave SE, property located in a RD-2 Redevelopment Zoning District.

1. Requesting a variance from Section 25-77(F)(1) in order to install a sign on the rear elevation of the canopy facing 7th Ave SE.
2. Requesting a 50.79 square foot variance from Section 25-77(F)(1) in order to install two signs on the canopy totaling 53.46 square feet.



Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jammie Laron Langford
MAILING ADDR: 1629 7th ~~ST~~ SE
CITY STATE ZIP: Decatur, Ala 35601
PHONE: 256-954-5066 or 256-945-5067

PROPERTY OWNER: Donna Green
OWNER ADDR: 225 Old Somerville Rd SE 35603
CITY STATE ZIP: Decatur, Ala
OWNER PHONE: _____

ADDRESS FOR APPEAL: 1629 7th ~~ST~~ SE Decatur, Ala

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 ^{have} a Mobile / Home Detailing Business. My business Name is Luxury Detailing. Also I will be selling Auto Magic Supplies for Cars and Trucks.

Applicant Name(print): Jammie Langford
Signature: [Signature]
Representative Name(print): _____
Signature: _____
Date: _____

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

Office Use
Received By: Judy
Zone: R-3
Hearing Date: Dec 22nd @ 9:00
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 1629 7TH ST SE

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: _____

DATE: _____

ADDRESS: _____

1629 7th St SE Decatur, AL

QUESTIONNAIRE



LOCATION MAP 1629 7TH ST SE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Tollin B Toler
MAILING ADDR: 2902 Lake Pointe CT SW
CITY STATE ZIP: Decatur AL 35603
PHONE: 217- 714 - 1424

PROPERTY OWNER: Tollin B. Toler
OWNER ADDR: 2902 Lake Pointe CT SW
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 217- 714 - 1424

ADDRESS FOR APPEAL: 2902 Lake Pointe CT 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

*******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.)

Requesting to use residence for online fundraising
business benefiting combat veterans. Residence will only
house administrative support, no employees, or modifications to
Existing residence

Applicant Name(print) Tollin B. Toler
Signature Tollin B. Toler
Representative Name(print) _____
Signature _____
Date 12-8-2015

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

Office Use
Received By JB
Zone R-2
Hearing Date Dec 22 2015 9:00
Approved/Disapproved _____

The Board of Zoning Adjustment meets the Dec 22 9:00 ~~last Tuesday~~ of each month at 7:00 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 2902 LAKE POINTE CT SW

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

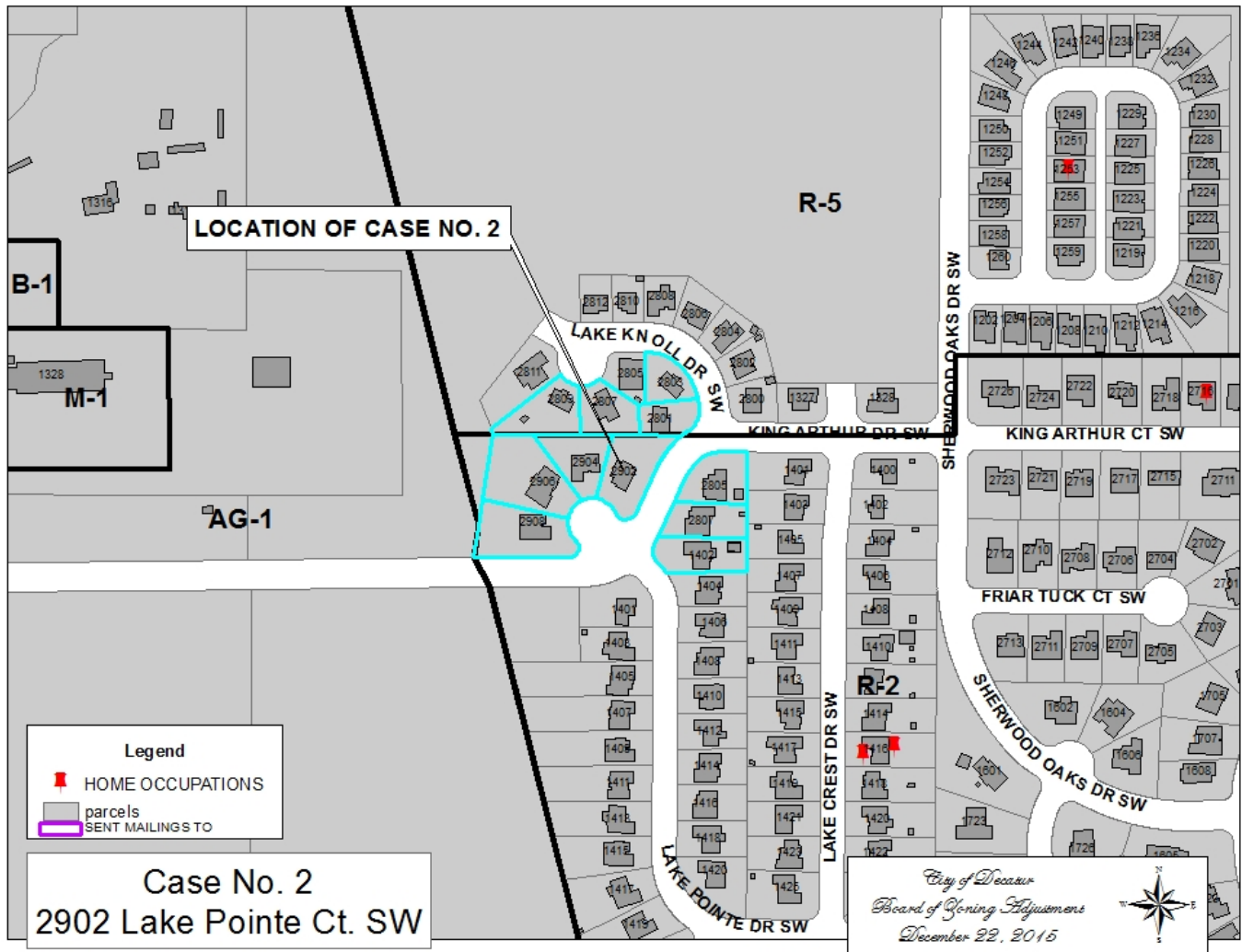
1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises 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: _____

DATE: 12-8-2015

ADDRESS: 2902 Lake Pointe CT SW, Decatur AL 35603

QUESTIONNAIRE



LOCATION MAP 2902 LAKE POINTE CT SW



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Patrick Collins
MAILING ADDR: 809 7th Ave SE
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-476-5121

PROPERTY OWNER: Patrick Collins
OWNER ADDR: 809 7th Ave SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-476-5121

ADDRESS FOR APPEAL: 809 7th Ave SE Decatur, AL 35601

NATURE OF APPEAL:

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

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

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

I'm hoping to use my home as administration office for my business. My business name is "Only the Best Flooring LLC" I specialize in Flooring installation.

Applicant Name(print) Patrick Collins
Signature [Signature]
Representative Name(print) _____
Signature _____
Date _____

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

Office Use
Received By [Signature]
Zone R23
Hearing Date Dec 22, 2015
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 3 809 7TH AVE SE

HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

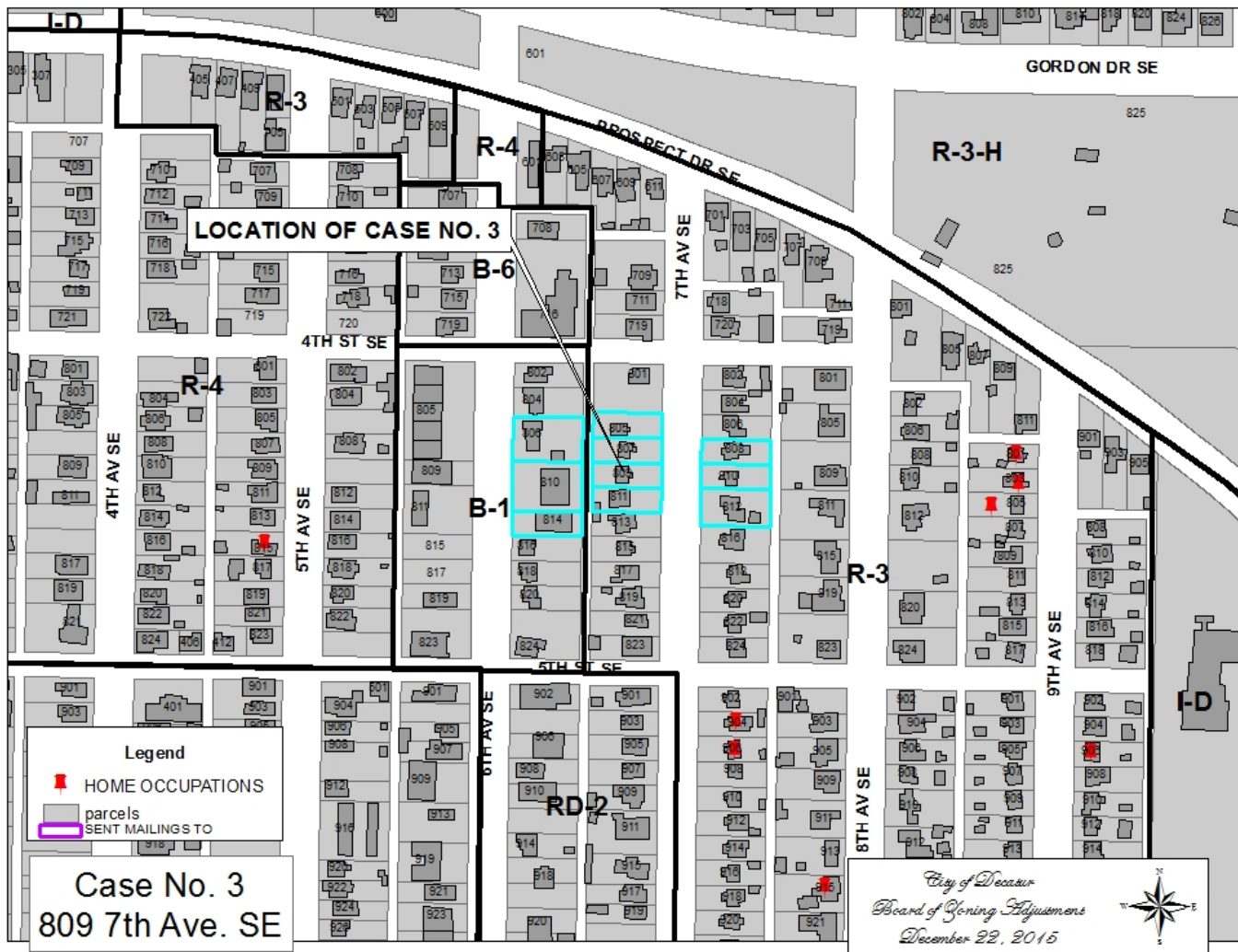
1. Is the use applied for, administrative office, making of crafts, sewing, etc., conducted entirely within the dwelling? YES ☒ NO ☐
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation being present? YES ☐ NO ☒
3. Is there advertising on the premises 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: _____

DATE: _____

ADDRESS: 809 7th Ave SE Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 809 7TH AVE SE



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Steve Lin / Alan Wilson
MAILING ADDR: 1720 6th Ave Se
CITY STATE ZIP: _____
PHONE: 256-303-1109

PROPERTY OWNER ~~George~~ Gateway Commercial Brokerage, Inc
OWNER ADDR: 300 Market St NE Ste 3 Decatur AL 35601
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-303-1109

ADDRESS FOR APPEAL: 1720 6th Ave 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 Appealing to Section 25-80 of sign code. Pylon sign is without Faces and the business would like to use the existing Pylon Sign to insert New business faces so they can be seen by customers. The business is Hibachi Express restaurant. Sign cabinet is 7'X14' 98 total sq ft.

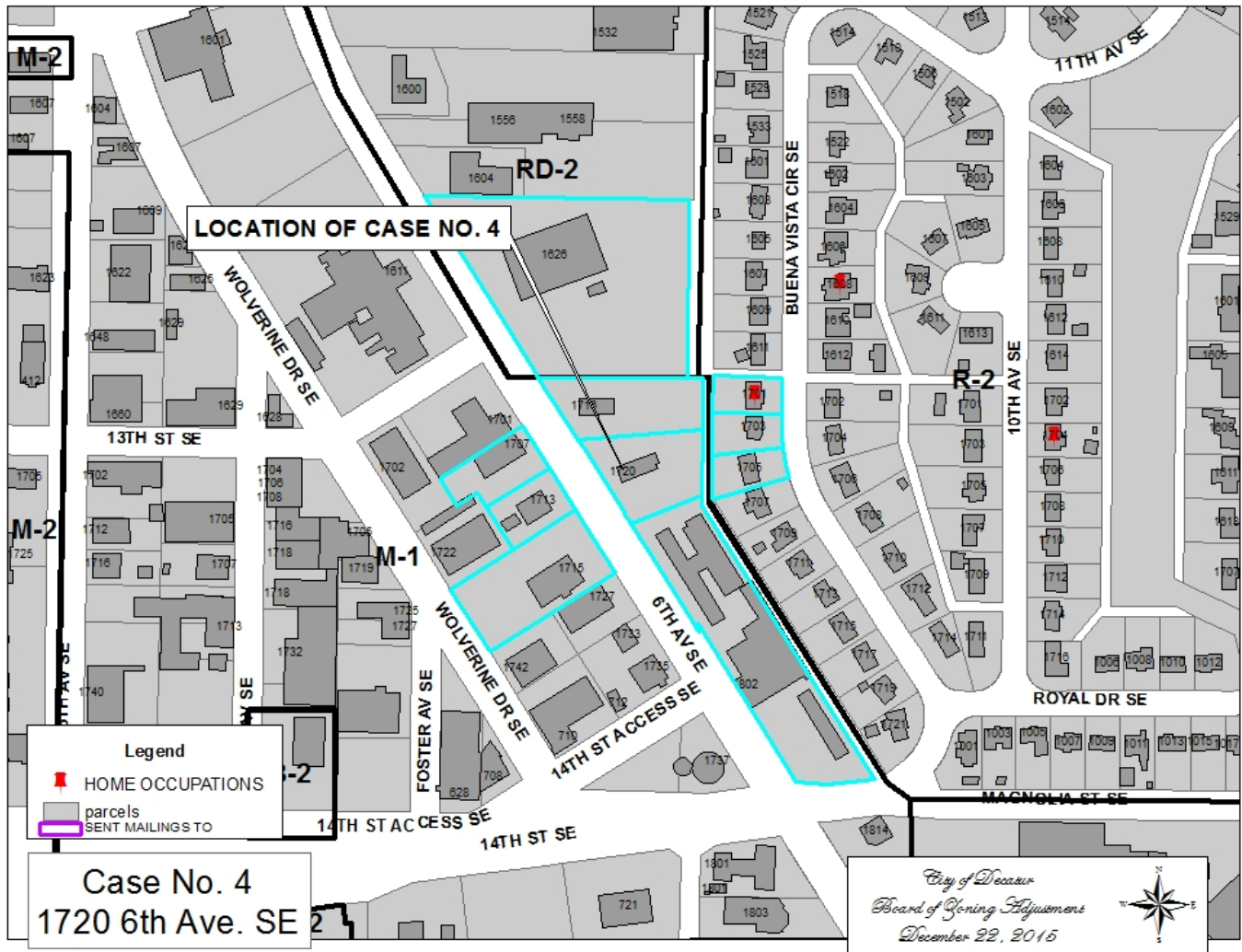
Applicant Name(print) Steve Lin
Signature [Signature]
Representative Name(print) Alan Wilson
Signature [Signature]
Date 12-7-15

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

Office Use
Received By Cindy
Zone 2 TH 1
Hearing Date Dec. 22nd at 9:00am
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 1720 6TH AVE SE



LOCATION MAP 1720 6TH AVE SE



A Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: TRAV-AD SIGNS
MAILING ADDR: 58 SHIELDS RD.
CITY STATE ZIP: HUNTSVILLE, AL 35811
PHONE: 256-536-4232

PROPERTY OWNER: MAPCO EXPRESS
OWNER ADDR: 7102 COMMERCE WAY
CITY STATE ZIP: BRENTWOOD, TN 37027
OWNER PHONE: 615-435-1245

SUBJECT ADDRESS FOR APPEAL: 1126 6th AVE S.E.

NATURE OF APPEAL:

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

PLEASE NOTE Applicants or Duly Appointed Representative, listed above MUST be present in order for the case to be heard

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

LIMITED PROPERTY VISABILITY EXTENDED
FROM 7th AVE. and 8th STREET

2'-1" x 12'-10 1/4" (2x) 26.73 sq/ft = 53.46
sq/ft.

Applicant Name(print) BARKS HARRIS
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 12-10-15

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

Office Use

Received

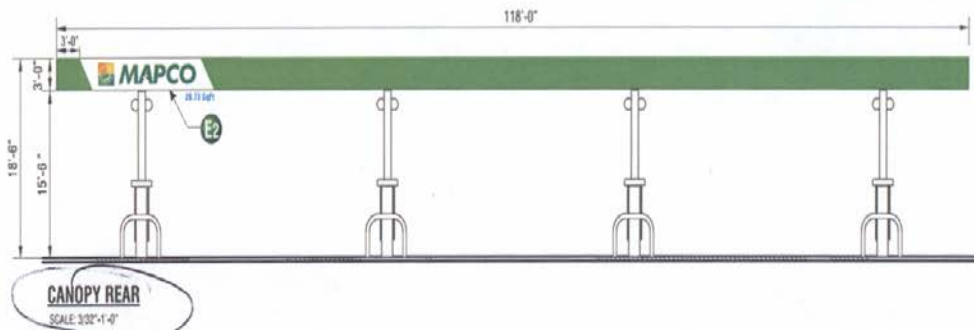
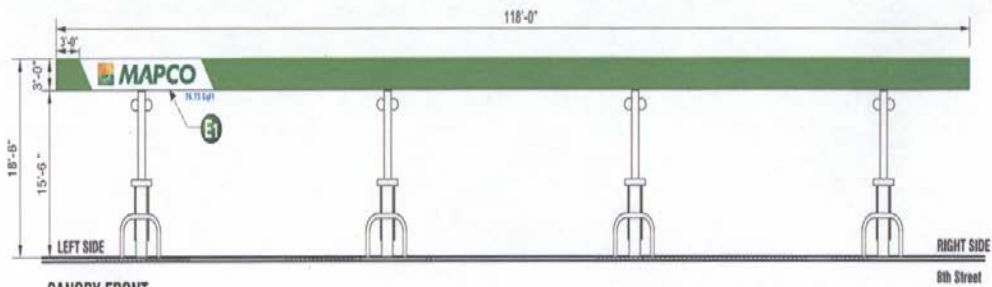
By Cindy

Zone RD-2

Hearing Dec. 22nd at 9:00 AM.

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

CASE NO 5 1126 6TH AVE SE



BSI
Burton Signworks, Inc.
809 Junction Street
PO Box 1206
Mount Airy, North Carolina 27030
Phone: 336-789-0090
Fax: 336-789-0490
Toll-Free: 800-479-9333

Title: **MAPCO**

Location: Store # 7539
1126 6th AVE. S.E.
Decatur, AL 35601

Sales: Jack Cannon

Prog. Manager: Sherri Chambers
Date: 9/14/15

Dwg # : Decatur, AL

Designer: JLF

Scale: As Noted

Page: 6

Quote ID #: 014806

Drawing Type: Production

Revisions:

R1 9/15/2015

R2 10/21/2015

R3 10/23/2015

Approved by Customer:

CANOPY DRAWING



609 Junction Street
PO Box 1206
Mount Airy, North Carolina 27030
Phone: 336-789-0090
Fax: 336-789-8490
Toll-Free: 800-476-9333

Title: **MAPCO**

Location: Store # 7539
1126 6th AVE. S.E.
Decatur, AL 35601

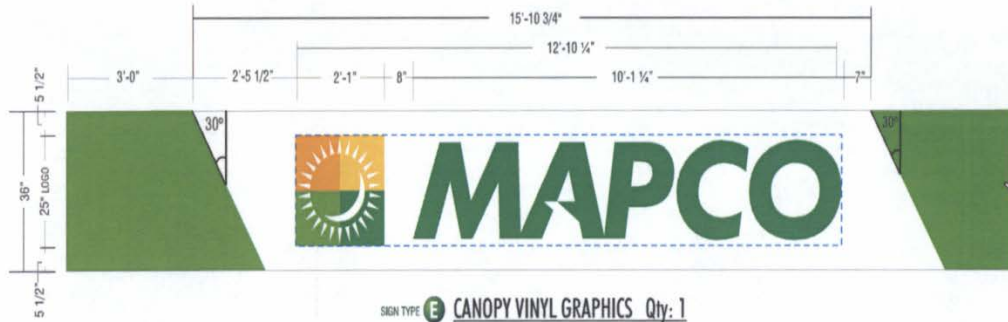
Sales: Jack Cannon
Prog. Manager: Sherri Chambers
Date: 11/18/15

Dwg #: Decatur, AL Concept
Designer: JLF
Scale: As Noted

Page: 6
Quote ID #: 014806
Drawing Type: Concept

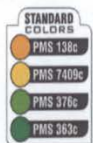
Revisions:

Approved by Customer:

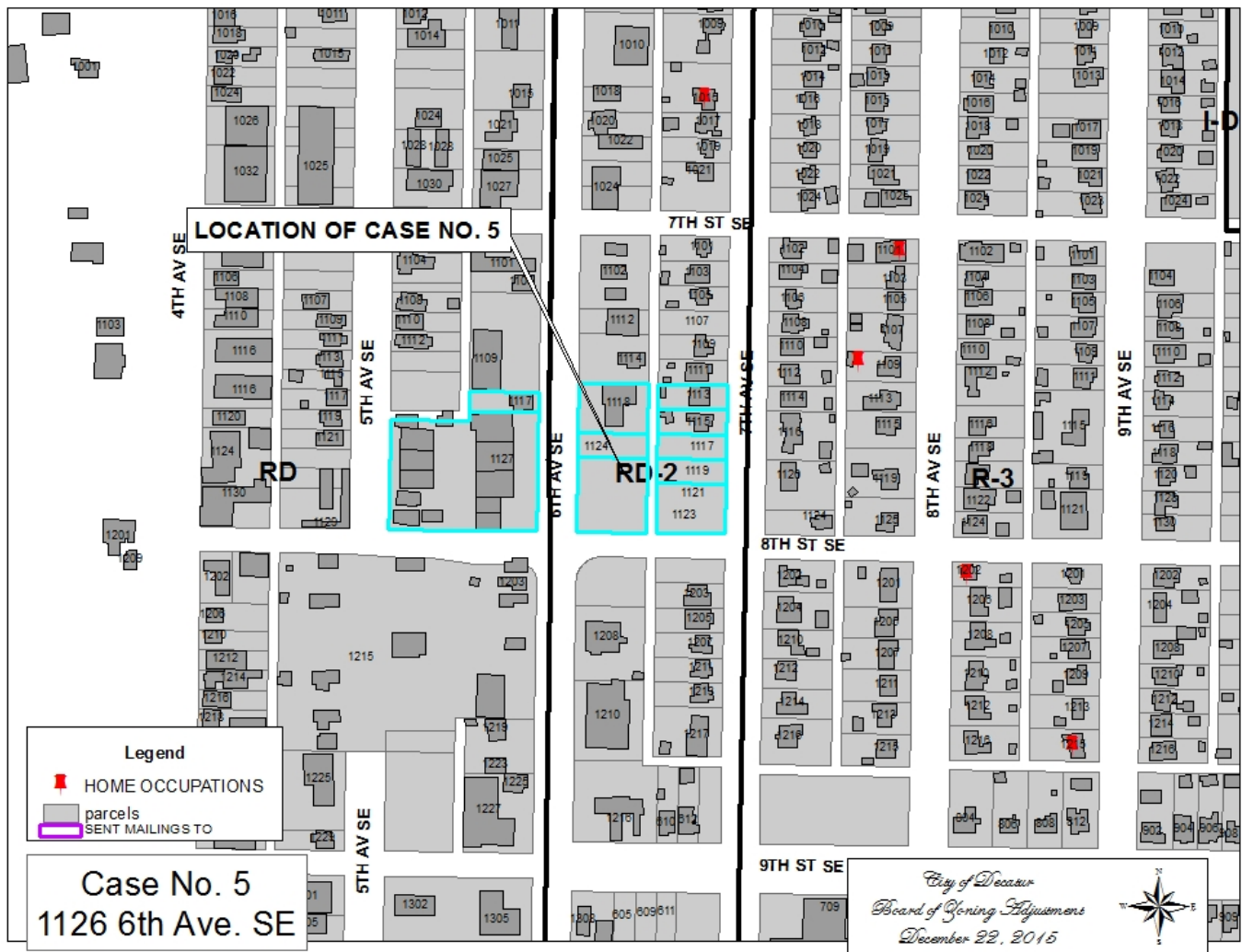


SIGN TYPE **E** CANOPY VINYL GRAPHICS Qty: 1
SCALE: 1/2" = 1'-0" 26.73 SqFt

Vinyl is "To Match"



CANOPY GRAPHICS



LOCATION MAP 1126 6TH AVE SE