



# BOARD OF ZONING ADJUSTMENT

## AGENDA

September 29, 2015

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## MINUTES AUGUST 25, 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. Herman Marks, City Attorney  
Mr. Chip Alexander, Asst. City Attorney  
Mrs. Karen Smith, Planner  
Mr. Bob Sims, Building Inspector  
Mr. Chuck Ard, Councilman  
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 July meeting as printed. Mr. Greg Dobbs 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 Christy Carter 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-location photography business at 2814 Lexington Ave SW, property located in aR-2 Residential Single-Family Zoning District.

Ms. Christy Carter presented this case to the Board. Mr. Carter stated she would like a home office to operate her on-location photography business.

After verifying with Ms. Carter there would be no employees, Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

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 2

Application and appeal of Cody Mitchell 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 tree service at 2411 Dogwood LN SE, property located in a R-1 Residential Single-Family Zoning District.

Mr. Cody Mitchell presented this case to the Board. Mr. Mitchell stated he needed a home office for a tree cutting business. Mr. Mitchell additionally explained to the Board, the equipment was stored at an employee's home outside of the city and would not be kept at his home, there would be no employees coming to his home, and his advertising would be on his vehicle only and would not contain his address. Members of the Board reiterated to Mr. Mitchell all the stipulations of a home occupation. Mr. Mitchell affirmed he understood.

Mr. Martin Lambert of 2409 Dogwood Lane SE stated there had been a business operating there for a year and a half and there were multiple work vehicles at the residence that was parked on the street, in the yard, and driveway. Mr. Lambert additionally stated there were employees coming to the home.

Chairman, George Barran stated that should not be an issue anymore since it had been explained to Mr. Mitchell that an administrative office is all that was allowed. Chairman, Barran further explained that if the Board approved his request and he acted outside the parameters of a home occupation, his license could be revoked. Chairman, Barran told Mr. Lambert to call the city if he had any issues.

Mr. Lambert then stated he had no objection.

Mr. Sims stated the Building Department would recommend approval as long as Mr. Mitchell understood all the above regarding a home occupation.

After Mrs. Smith asked a few questions and was satisfied that Mr. Mitchell understood the parameters of a home occupation, she stated the Planning Department would recommend approval.

Mr. Collis Stephenson 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 Harris J. Rodgers for a 12 foot front yard setback variance from Section 25-10.9(c) of the Zoning Ordinance in order to construct a car-port cover at 916 Hillwood Dr SW, property located in a R-2 Residential Single-Family Zoning District.

Mr. Rodgers presented this case to the Board. Mr. Rodgers stated he would like a 12 foot front yard variance to construct a car port cover since his family is growing and needs the additional room. Mr. Rodgers also stated it would match the house.

Mr. Larry Waye asked if it was going to be a stick built structure. Mr. Rodgers stated, it would be stick built.

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. Collis Stevenson seconded the motion. On a roll-call vote, the motion carried.

#### CASE NO 4

Application and appeal of Rodney Gordon for a 7 space parking variance from Section 25-16(2)(q) of the Zoning Ordinance at 1416 Moulton St W, property located in a B-2 local shopping Business District.

Mr. Rodney Gordon presented this case to the Board. Mr. Gordon stated he needed relief from the parking requirements in order to construct a center to counsel people with disabilities. Mr. Gordon further stated he would have employees but there would probably only be ten people at the most in the center at any given time; a lot of the people would be dropped off and picked back up when their session ended.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department had no comment.

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

#### CASE NO 5

Application and appeal of Blake McAnally for a variance from Section 25-2(1) of the Zoning Ordinance in order to locate an accessory structure in the front yard at 3724 South Woodtrail RD SW, property located in a AG-1 Agricultural Zoning District.

Mr. Larry Waye recused himself from this case. Supernumerary, Ms. Sally Jo Green sat in for the vote.

Mr. Blake McAnally presented this case to the Board. Mr. McAnally stated he had built a guest house on this lot and now he was seeking a variance in order to locate an accessory structure in the front yard. Mr. McAnally further explained the land had a slope and a wood line which made it difficult to construct the building elsewhere on the lot. Mr. McAnally also stated the structure would be 1,000 feet off the road and difficult to see from the road.

Mr. Sims stated the Building Department would recommend approval.

Mrs. Smith stated the Planning Department would recommend approval.

Mr. Greg Dobbs moved to approve this variance request as submitted. Ms. Sally Jo Green seconded the motion. On a roll-call vote, the motion carried.

The meeting adjourned at 4:18

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Chairman, George Barran

## **AGENDA SEPT 29, 2015**

### **CASE NO 1**

Application and appeal of Araceli Castro 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 and landscape business at 1610 Dandridge St SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 2**

Application and appeal of Leslie Fenton 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 private one-on-one tutoring business at 1304 Runnymede Ave SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 3**

Application and appeal of James A. Yates 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 programming business at 3505 Chula Vista Ridge DR SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 4**

Application and appeal of Travis S. Nickerson 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 car transport business at 212 Mark St SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 5**

Application and appeal of Rebecca Upton 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 and painting business at 422 Briarwood DR SW, property located in a R-2 Residential Single-Family Zoning District.

### **CASE NO 6**

Application and appeal of Karis and Chris Knight from Section 25-144(6) of the Zoning Ordinance to have an office for a Child Psychiatry Practice at 1808 Eastwood DR SE, property located in a PRD-6 Planned Residential Development Zoning District.

#### CASE NO 7

Application and appeal of Gracie Garth 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 commercial cleaning business at 803 Longbow DR SW, property located in a R-2 Residential Single-Family Zoning District.

#### CASE NO 8

Application and appeal of John P. Hudson 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 estate sale company at 4703 Pineywood DR SW, property located in a R-2 Residential Single-Family Zoning District.

#### CASE NO 9

Application and appeal of Paul Barker and Janice Morgan for a variance from Section 25-2(1) of the Zoning Ordinance in order to locate an accessory structure in the side yard at 4513 Ivy Dale RD SE, property located in an AG-1 Agricultural Zoning District.

#### CASE NO 10

Application and appeal of Rick L. Adams for a variance from Section 25-2(1) of the Zoning Ordinance in order to locate an accessory structure in the side yard at 3129 Hickory Hills RD SE, property located in a R-1 Residential Single-Family Zoning District.

#### CASE NO 11

Application and appeal of Ronald Boyd, Jr. for a variance from Section 25-77(d)(2) in order to install an attached sign 15 inches above the roof line at 1202 Danville RD SW, property located in a B-1 Local Shopping Business Zoning District.

#### CASE NO 12

Application and appeal of Jackie Letson for a use permitted on appeal to Section 25-110(a) to have a temporary seasonal business to sell produce at 214 6<sup>th</sup> Ave SE, property located in a B-2 General Business Zoning District.

Sept 10<sup>th</sup>



*A Charm on a* CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Araceli Castro  
MAILING ADDR: 1610 Dandridge St SW  
CITY STATE ZIP: Decatur AL 35601  
PHONE: (256) 345-1043

PROPERTY OWNER: Araceli Castro  
OWNER ADDR: 1610 Dandridge St SW  
CITY STATE ZIP: Decatur AL 35601  
OWNER PHONE: (256) 345-1043

**SUBJECT ADDRESS FOR APPEAL:**

1610 Dandridge 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

**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.)

Use my home as a administrative home occupation. All of the ~~the~~ lawncare equipment is going to be stored in a storage building in my backyard. The business is a lawn and landscape service.

Applicant Name (print): Araceli Castro

Signature: Araceli Castro

Representative Name (print): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 8/24/15

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

Office Use

Received

By: Cindy

Zone: R-2

Hearing: Sept. 29<sup>th</sup> 2015

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 1 1610 DANDRIDGE ST SW**

## HOME OCCUPATION QUESTIONS

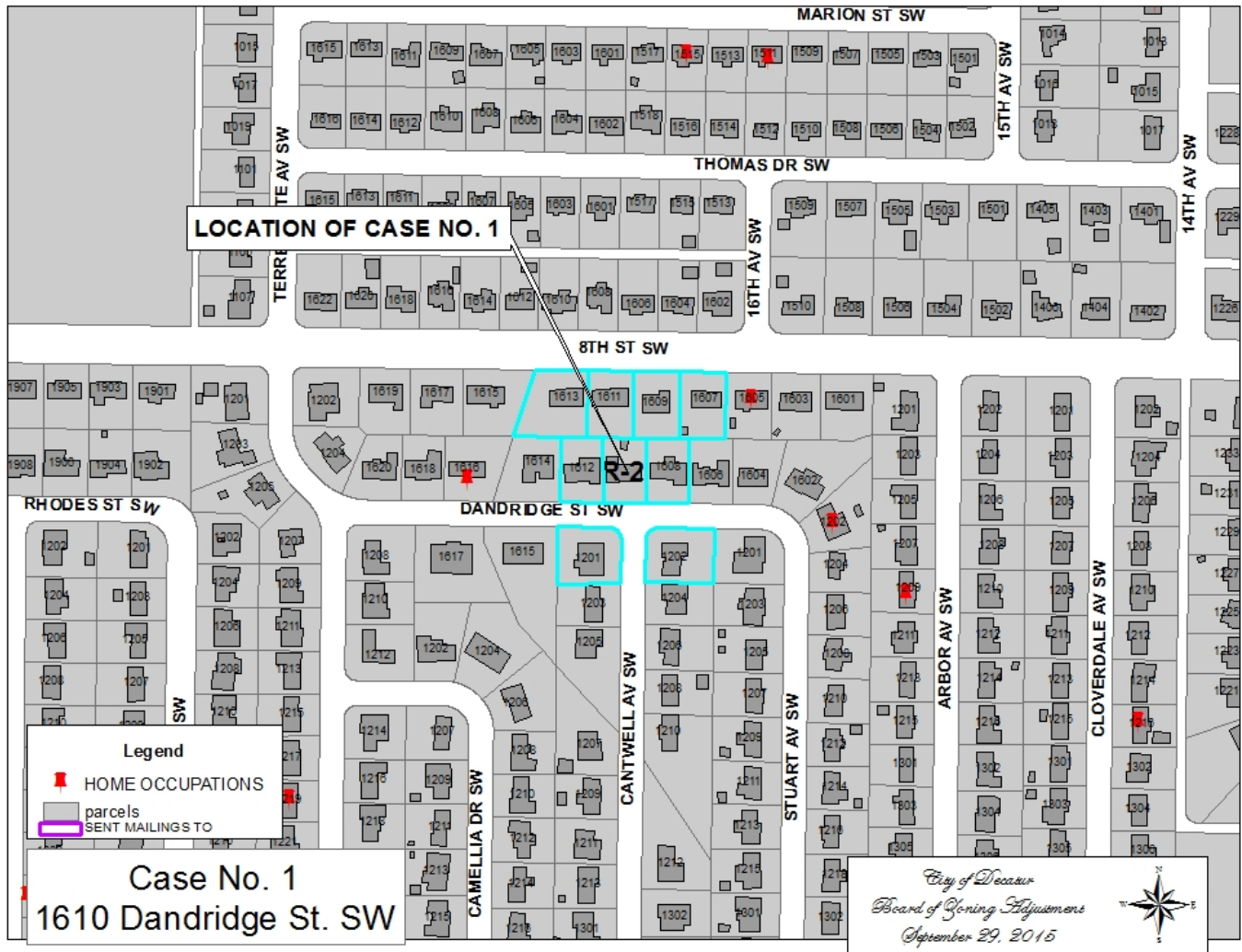
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: Anaali Castro DATE: 8/24/15  
 ADDRESS: 1610 Dandridge St SW  
Decatur AL, 35601

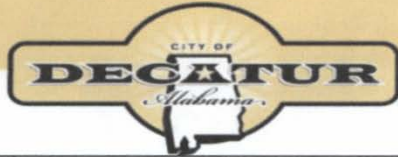
**QUESTIONNAIRE**





**LOCATION MAP 1610 DANDRIDGE ST SW**





*A Proud City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Leslie Fenton  
MAILING ADDR: 1304 Runnymead Ave SW  
CITY STATE ZIP: Decatur, AL 35601  
PHONE: 256-301-0014

PROPERTY OWNER: Andrew and Leslie Fenton  
OWNER ADDR: 1304 Runnymead Ave SW  
CITY STATE ZIP: Decatur, AL 35601  
OWNER PHONE: 256-301-0014

SUBJECT ADDRESS FOR APPEAL: 1304 Runnymead Ave 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

**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.)

home-based tutoring business  
private one-on-one tutoring for dyslexic  
students in my home. One student at  
a time.

Applicant Name(print) Leslie Fenton  
Signature [Signature]  
Representative Name(print) \_\_\_\_\_  
Signature \_\_\_\_\_  
Date 8/28/15

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

Office Use

Received

By JB

Zone R-2

Hearing Sept 29, 2015

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 **10<sup>th</sup> of the month** to be heard the last Tuesday of the month.

**CASE NO 2 1304 RUNNYMEAD AVE 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: \_\_\_\_\_

*Abli Fata*

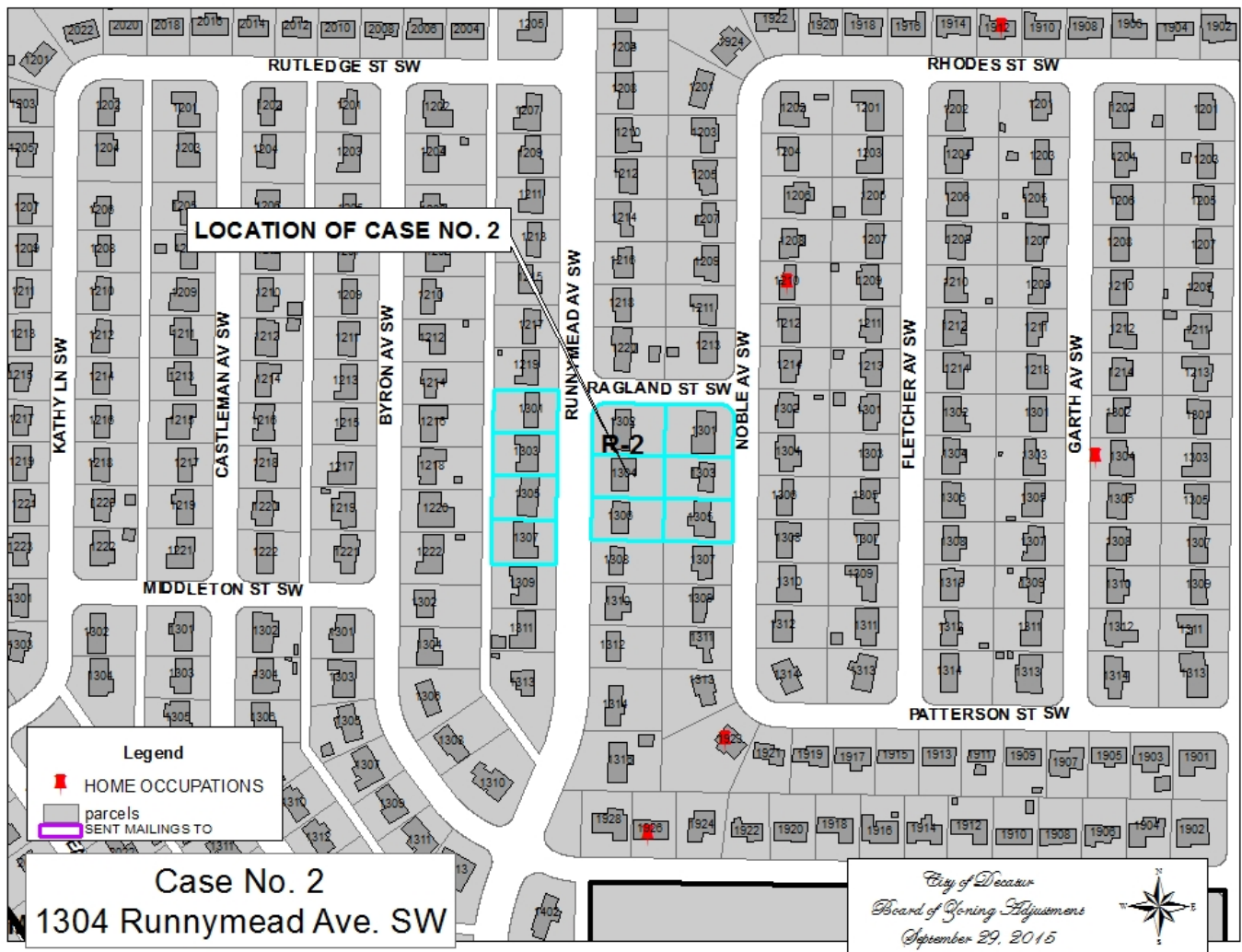
DATE: \_\_\_\_\_

*8/28/15*

ADDRESS: \_\_\_\_\_

*1304 Runnymede Ave SW  
Decatur AL 35601*

QUESTIONNAIRE



**LOCATION MAP 1304 RUNNYMEAD AVE SW**





*Decatur* on a CHARMING SCALE

## Board of Zoning Adjustment

APPLICANT: Jamer Adam Yater  
MAILING ADDR: 3505 Chula Vista Ridge Dr  
CITY STATE ZIP: Decatur AL 35603  
PHONE: 256 616-1793

PROPERTY OWNER: ~~Same~~ Jamer Adam Yater  
OWNER ADDR: ~~Same~~ 3505 Chula Vista Ridge Dr  
CITY STATE ZIP: ~~Same~~ Decatur AL 35603  
OWNER PHONE: ~~Same~~ 256 616-1793

### SUBJECT ADDRESS FOR APPEAL:

3505 Chula Vista Ridge Dr 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

**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.)

I want to use my home as an admin office for my industrial controls and programming business. All of my work will be done by computer. No traffic will be coming through my home.

Applicant Name (print): Jamer Adam Yater  
Signature: Jamer Adam Yater  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 8/20/15

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

Office Use  
Received.  
By: Cindy  
Zone: R-2  
Hearing Sept. 29<sup>th</sup> 2015 4:00 p.m.

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 3 3505 CHULA VISTA RIDGE DR SW**

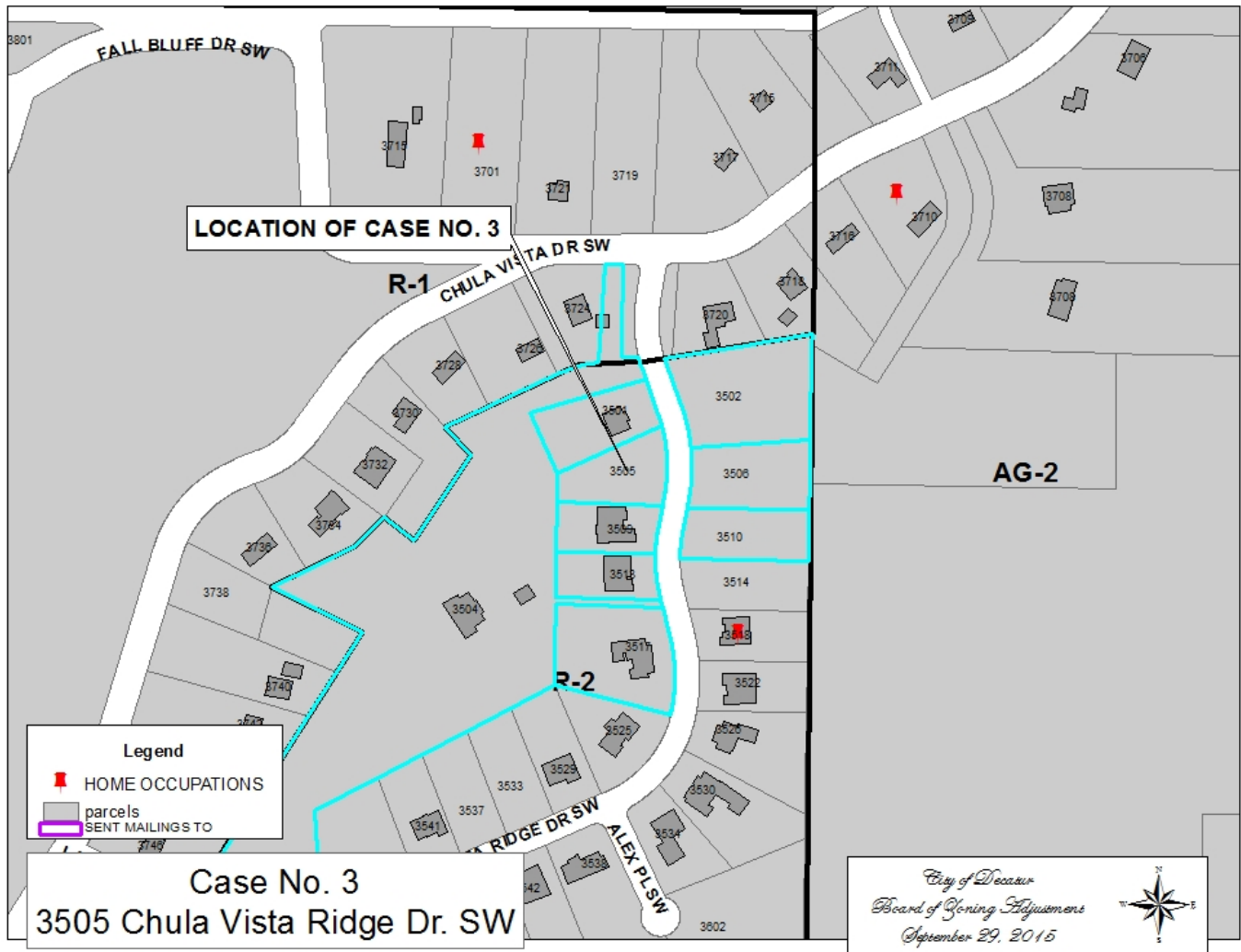
## HOME OCCUPATION QUESTIONS

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: Jan Ady DATE: 9/28/15  
ADDRESS: 3505 Chula Vista Ridge Dr Decatur AL 35603

QUESTIONNAIRE



**LOCATION MAP 3505 CHULA VISTA RIDGE DR SW**





*A Grand City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Travis S. Nickerson  
MAILING ADDR: 212 Mark St. S.W.  
CITY STATE ZIP: Decatur, AL 35601  
PHONE: 256-566-6909

PROPERTY OWNER: Travis S. Nickerson  
OWNER ADDR: 212 Mark St. S.W.  
CITY STATE ZIP: Decatur, AL 35601  
OWNER PHONE: 256-566-6909

**SUBJECT ADDRESS FOR APPEAL:**

212 Mark St. S.W. Decatur AL 35601

**NATURE OF APPEAL:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> HOME OCCUPATION | <input type="checkbox"/> SETBACK VARIANCE                  | <input type="checkbox"/> SIGN VARIANCE                   |
| <input type="checkbox"/> USE PERMITTED ON APPEAL    | <input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION |  |
| <input type="checkbox"/> OTHER                      | <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED     | <input type="checkbox"/> DRAWINGS FOR VARIANCES ATTACHED |

**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.)

I Travis Nickerson is trying to start my car towing business.  
My trailer will be kept off site but my truck will be with  
me all the time. I would like to have my my car transport  
license to start my business up.  
Notice: Not a wrecker service, cars Im hauling will be going  
to car lots. hotshot loads.

Applicant Name (print): Travis Nickerson  
Signature: Travis Nickerson  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 9-9-15

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

Office Use  
Received  
By: [Signature]  
Zone: R-2  
Hearing: Sep 29, 2015

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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 4 212 MARK ST SW**

## HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

1. Is the occupation\* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☒ *1.N.* \*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:

*Jim Asher*

DATE:

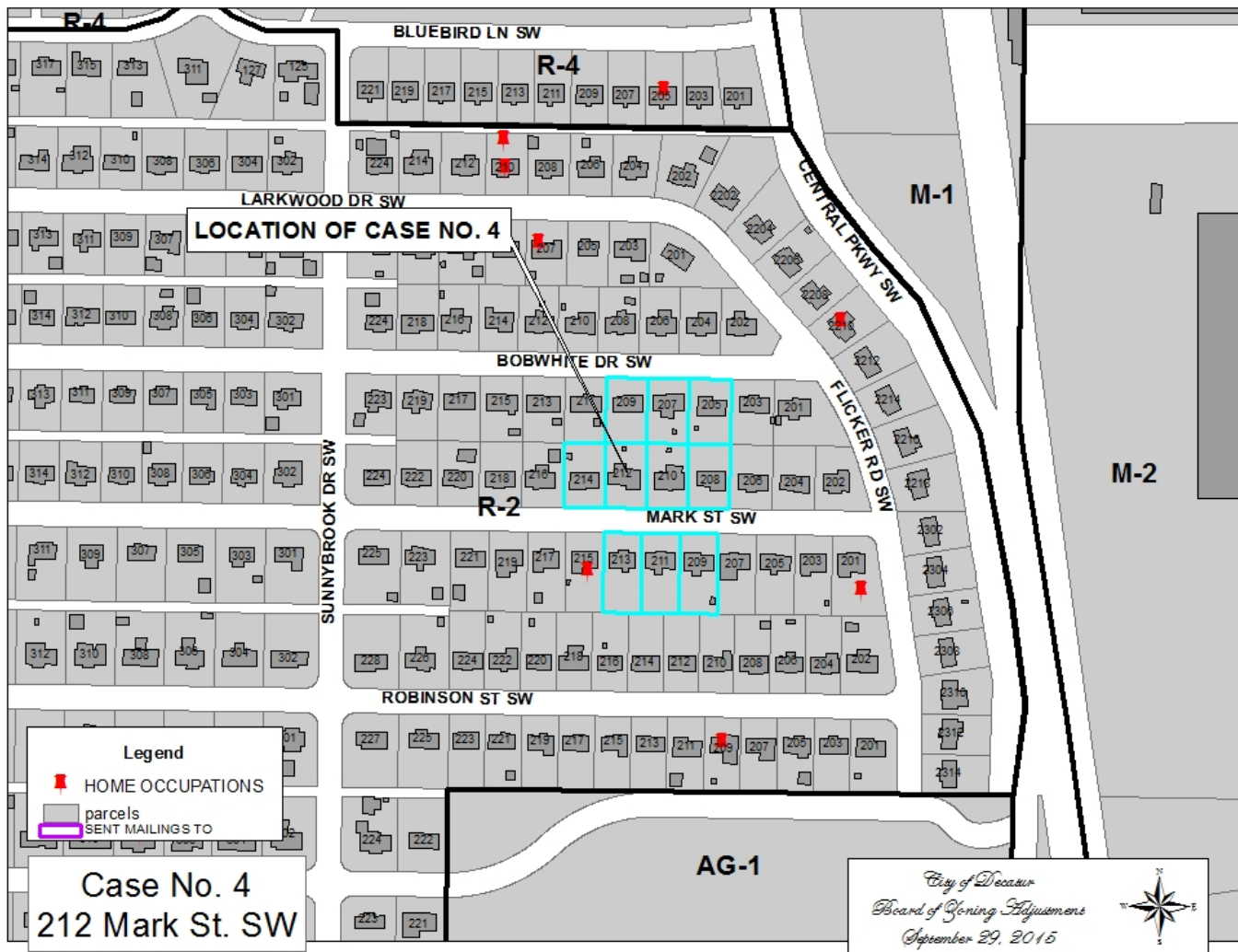
*8-28-15*

ADDRESS:

*212 Mark St. S.W. Decatur AL 35601*

QUESTIONNAIRE





LOCATION MAP 212 MARK ST SW



*A Charm on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Rebecca Upton  
MAILING ADDR: 422 Briarwood Dr SW  
CITY STATE ZIP: Decatur, AL 35601  
PHONE: (256) 822-4504

PROPERTY OWNER: David Earle  
OWNER ADDR: 4440 Wish Ave  
CITY STATE ZIP: Northridge, CA 91325  
OWNER PHONE: (818) 968-4974

SUBJECT ADDRESS FOR APPEAL: 422 Briarwood Dr 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

**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.)

~~Need to operate a business in my residence. Need business license for an admin. office in my residence to operate a paint and cleaning business.~~  
Need business license for an admin. office in my residence to operate a paint and cleaning business.

Applicant Name/print: Rebecca Upton  
Signature: Rebecca Upton  
Representative Name/print: Rodney Upton  
Signature: Rodney Upton  
Date: 9-8-15

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

Office Use  
Received  
By: Judy  
Zone: R-2  
Hearing: Sept 29, 2015

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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

**CASE NO 5 422 BRIARWOOD DR SW**

## HOME OCCUPATION QUESTIONS

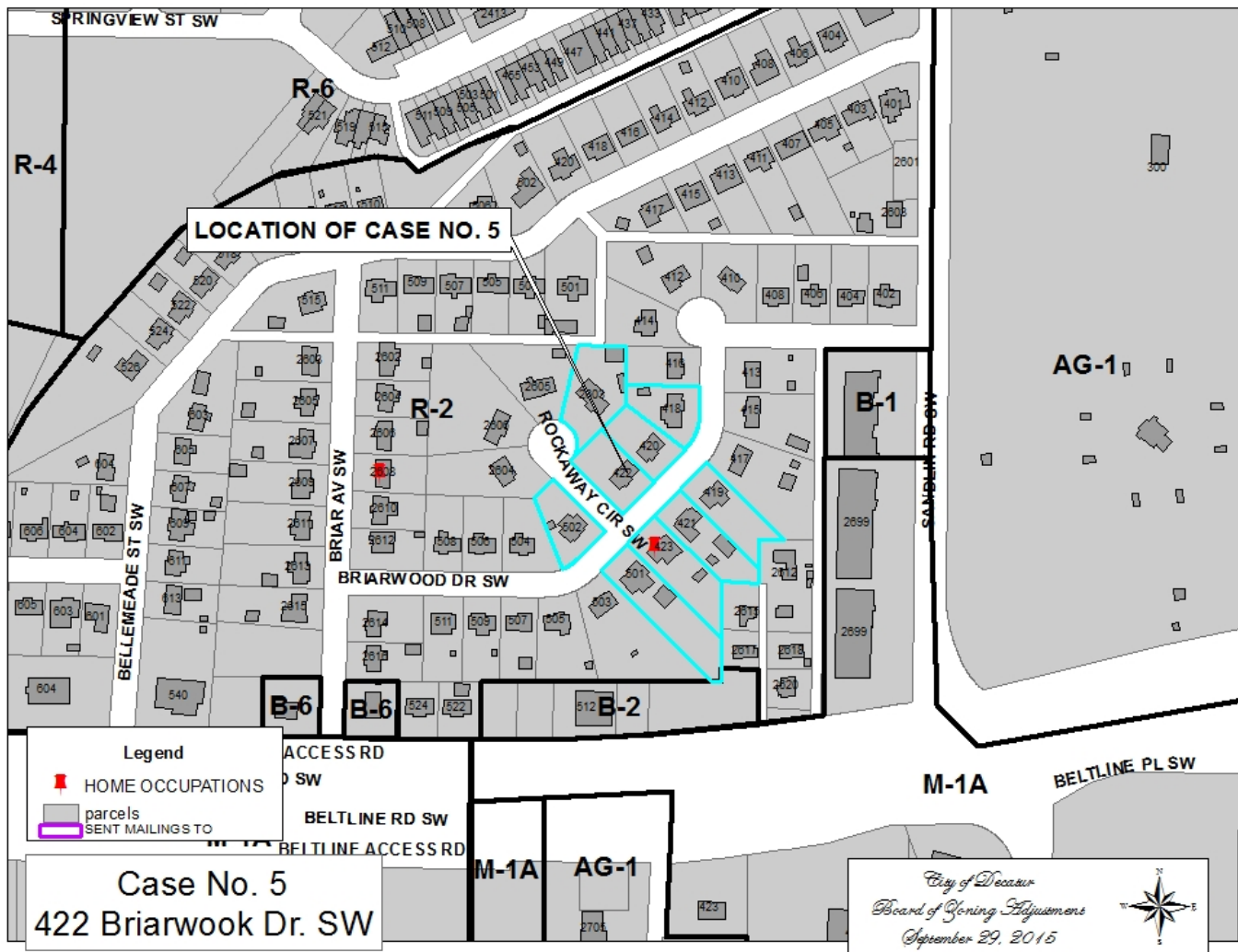
CHECK YES OR NO FOR EACH QUESTION

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: Rebecca Upton DATE: 9-8-15

ADDRESS: 422 Briarwood Dr SW Decatur, AL 35601

QUESTIONNAIRE



LOCATION MAP 422 BRIARWOOD DR SW





*A Council City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Karis and Chris Knight

MAILING ADDR: 1808 Eastwood Dr. SE

CITY STATE ZIP: Decatur, AL 35601

PHONE: 256-457-4071

PROPERTY OWNER: Same (Karis & Chris Knight)

OWNER ADDR: 1808 Eastwood Drive SE

CITY STATE ZIP: Decatur, AL 35601

OWNER PHONE: (256) 457-4071

SUBJECT ADDRESS FOR APPEAL: 1808 Eastwood Dr. 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

**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.)  
(See attachment below)

See attachment

Applicant Name(print) Karis & Chris Knight

Signature [Signature] Christopher A Knight

Representative Name(print) \_\_\_\_\_

Signature \_\_\_\_\_

Date 09/10/15

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

Office Use  
Received

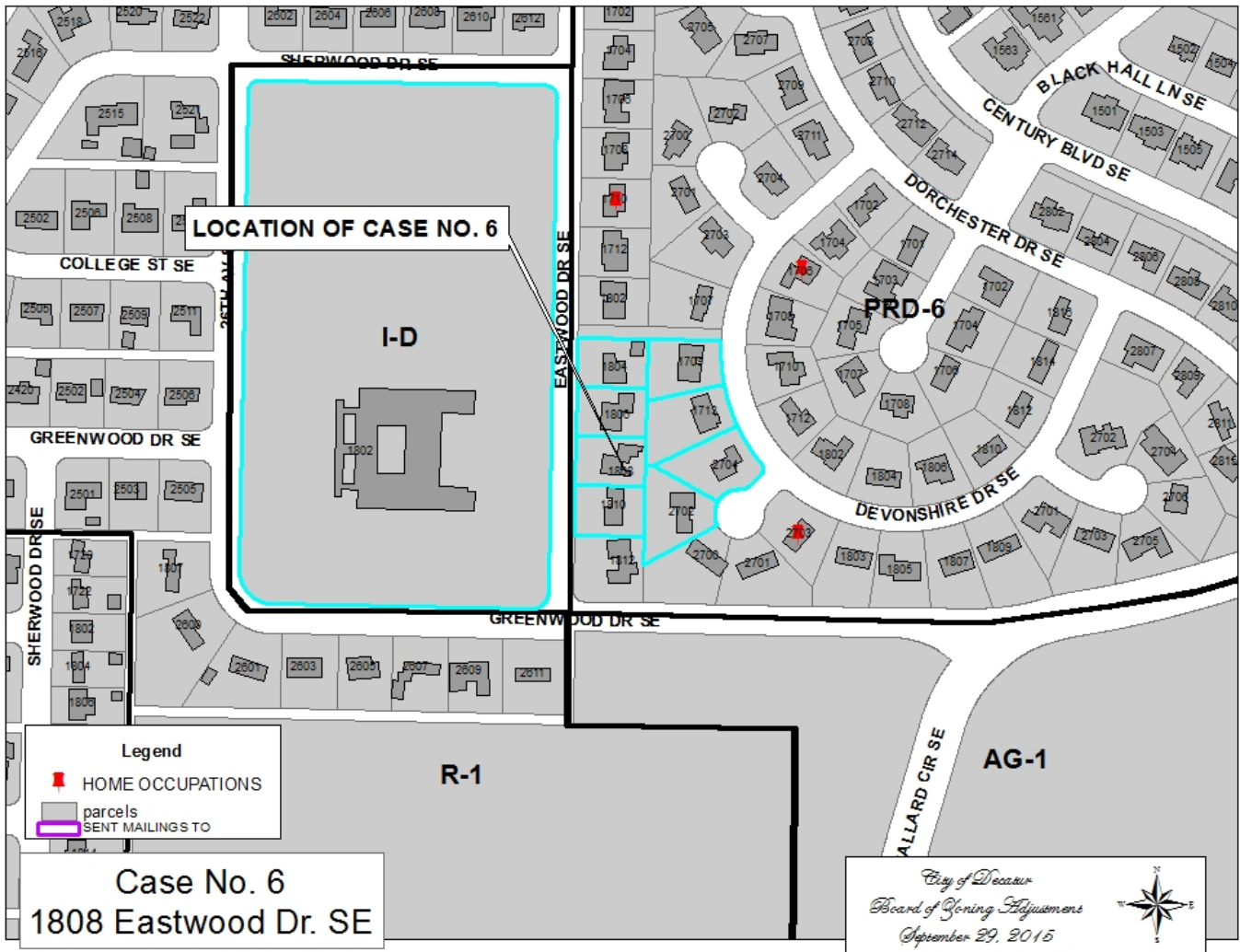
By [Signature]

Zone FRD-6

Hearing Sept 29, 2015

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 10<sup>th</sup> of the month to be heard the last Tuesday of the month.

CASE NO 6 1808 EASTWOOD DR SE



LOCATION MAP 1808 EASTWOOD DR SE



*A Pleasant City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Gracie Garth  
MAILING ADDR: 803 Longbow Dr  
CITY STATE ZIP: Decatur, AL 35603  
PHONE: 256-616-3120

PROPERTY OWNER: Gracie Garth  
OWNER ADDR: 803 Longbow Dr  
CITY STATE ZIP: Decatur, AL 35603  
OWNER PHONE: 256-616-3120

SUBJECT ADDRESS FOR APPEAL: 803 Longbow Dr. S.W.

### NATURE OF APPEAL:

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

**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.)

General Office cleaning + clinics  
using House hold Cleaning products, mops, vacuums  
and Buffers + Sweepers. admin. only

Applicant Name (print): Gracie Garth  
Signature: Gracie Garth  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 9/10/15

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

Office Use  
Received  
By: [Signature]  
Zone: R-2  
Hearing: Sept. 29, 2015

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 7 803 LONGBOW DR SW**



## HOME OCCUPATION QUESTIONS

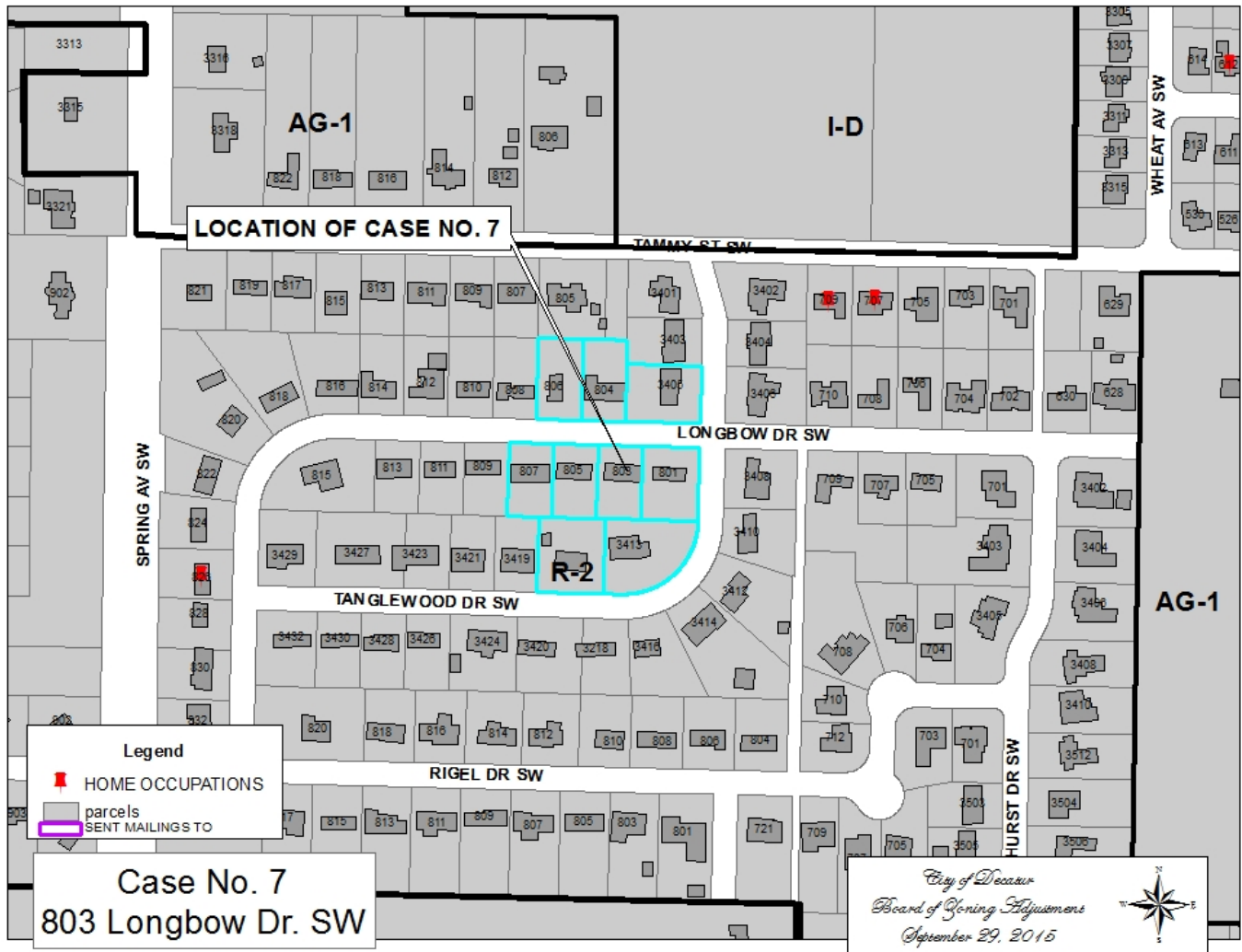
CHECK YES OR NO FOR EACH QUESTION

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: Shawn Garth DATE: 9/10/15  
ADDRESS: 803 Longbow Dr.

QUESTIONNAIRE





LOCATION MAP 803 LONGBOW DR SW



*on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: John P. Hudson  
MAILING ADDR: 4703 Pineywood Dr  
CITY STATE ZIP: Decatur AL 35603  
PHONE: 256-303-9887  
John P. Hudson  
PROPERTY OWNER:  
OWNER ADDR: 4703 Pineywood Dr.  
CITY STATE ZIP: Decatur AL 35603  
OWNER PHONE: 256-303-9887

**SUBJECT ADDRESS FOR APPEAL:**

4703 Pineywood Dr. 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

**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.)

Home office for estate sales company

Applicant Name(print) John P. Hudson

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 R-2

Hearing Sept. 29, 2015

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 8 4703 PINEYWOOD DR SW**

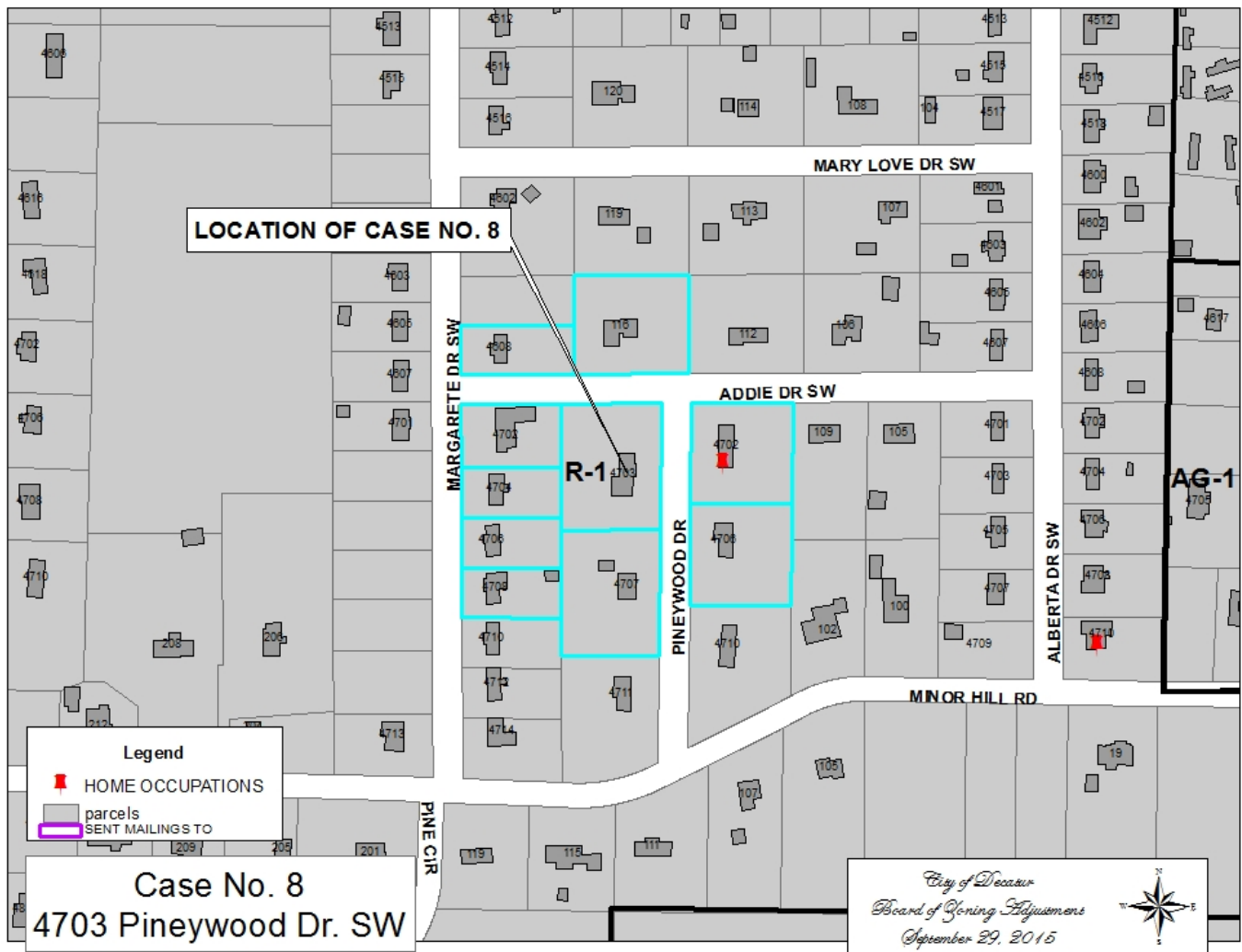
## HOME OCCUPATION QUESTIONS

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.
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5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES ☐ NO ☒
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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 ☒

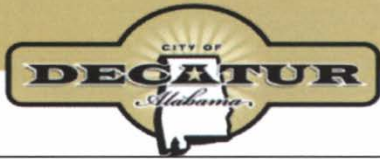
SIGNED: J P Reed DATE: 9-11-15  
ADDRESS: 4703 Pineywood Dr. Decatur AL 35603

QUESTIONNAIRE



**LOCATION MAP 4703 PINEYWOOD DR SW**





*A Grand City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Paul Barker & Janice Morgan  
MAILING ADDR: 1310 Autumn Lane SW  
CITY STATE ZIP: Hartselle, AL 35640  
PHONE: 256-751-9945

PROPERTY OWNER: Paul Barker & Janice Morgan  
OWNER ADDR: 1310 Autumn Lane SW  
CITY STATE ZIP: Hartselle, AL 35640  
OWNER PHONE: 256-751-9945

**SUBJECT ADDRESS FOR APPEAL:** 4513 Ivy Dale Road SE, 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

**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.)

Hardship Variance - See attached documentation.

Applicant Name(print) Paul Barker & Janice Morgan

Signature *Paul Barker*

Representative Name(print) *Janice Morgan*

Signature \_\_\_\_\_

Date September 10, 2015

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

Office Use

Received

By *Judy*

Zone *AG-1*

Hearing *Sept 29, 2015*

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 9 4513 IVY DALE RD SE**

We would like to have an office for a Child Psychiatry Practice within one room of an existing residence in a **PRD 8 Zoning District**. The practice would be limited to two or three patients a day on premise and/ or skyping with patients. This practice will be very like individual tutoring of children. There will be no nurses, receptionists or staff involved. The Psychiatrist has recently developed some health issues that makes it difficult for her to be in a group or public setting but would like to be able to continue working with established patients. Much of her work can and will be done from the computer.



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



1:1,000

**AERIAL OF PROPERTY**

## HARDSHIP VARIANCE

### HARDSHIP VARIANCE PROPERTY LOCATION:

4513 Ivy Dale Road (combination of Lot 6 and Lot 7 in the Bluffs of Burningtree).

### REASON FOR PROPERTY VARIANCE REQUEST:

Garage does not meet the guidelines for having all detached structures behind the front of the main residence.

### HISTORY

We purchased Lot 7 in 2005. Although we spent a lot of time and energy in preparing the lot to begin building, due to family and work obligations we did not have the time to start the building process. Another complication included difficulty with positioning a house due to the low area in the middle of the lot that was formerly Village Branch. (See *Attachment 1 – Google Maps.*)

After making little headway in deciding on how to build a house on this lot, we decided in early 2013 to just sell Lot 7 and move on to another location. We actively started searching for property within a 50-mile radius. About that time, Dr. Alexander (who has a house on Lot 5 and also owned Lot 4 and Lot 6) posted Lot 6 for sale and we considered buying it. After several months of consideration, we made him an offer and purchased it.

An intense cleanup effort began that took several months. Although we had a very detailed topographic map, we really did not envision where to locate our home until a lot of the junk trees and underbrush were removed.

After consulting with three different professionals, we decided to orient the house in its present proposed location. We also designed and positioned the garage. (See *Attachment 2 – Survey.*)

Since we are not professional builders, we set up an appointment with the Building Department for a “get acquainted” meeting to look for issues that might hinder our progress once we turned in our application for a building permit. During this 3 Sep 2015 meeting we first learned there was a potential issue with the position of the garage in relation to the house.

**HARDSHIP VARIANCE**



#### FACTS OF THIS REQUEST:

1. Lot 6 and Lot 7 are officially combined. (See *Attachment 3 – Topographical Map in Feet Increments.*) The deed was recorded on 23 Oct 2012.
2. The proposed residence is positioned at the highest elevation on the combined Lot 6 and Lot 7. (See *Attachment 4 – Topographic Map with Overlays.*)
3. We made a request with D.U.T. for an easement relief on the west side of Lot 7. This request was granted and 15' was vacated to allow the proposed garage to be located closer to the back of property (recorded 28 Oct 2014).
4. First floor elevation of the proposed residence is at the same level as the surface of the pavement on Ivy Dale Road. As a result of this elevation positioning, the house has a relatively high first floor with respect to grade level. (See *Attachment 5 – Height of First Floor Above Grade.*)
5. Location on Lot 6 of proposed residence and angular placement was the result of consultations with three independent professionals.
6. The D.U.T. easement is located 68.5' from the west most point of the proposed residence and provides no space for the proposed garage. (See *Attachment 6 – Drainage Ditch North* and *Attachment 4 – Topographic Map with Overlays.*)
7. The D.U.T. easement is located 43' from the southwest point of the proposed residence and provides no space for the proposed garage. (See *Attachment 7 – Drainage Ditch South* and *Attachment 4 – Topographic Map with Overlays.*)
8. An O.S.S. (Onsite Sewage System) will be located to the south of the proposed residence (See *Attachment 8 – Onsite Sewage System.*)
9. The proposed detached garage is a "T" shape and is strategically placed between two sets of hardwood trees. (See *Attachment 9 – Garage Placement Between Hardwood Trees.*)
10. The angle of the proposed residence is positioned so the entrance into the driveway from the street will show a full, orthogonal view of the house (See *Attachment 10 – Google Map Earth View with Surveyor's Plot Overlaid.*)
11. The D.U.T. easement ditch on the back of the property redirected a majority of the Village Branch runoff water. However, there is still some water that flows in this low area during heavy rains.

#### FACTS OF REQUEST



**REASON WHY THIS HARDSHIP REQUEST SHOULD BE GRANTED:**

Even though this combined lot contains almost five acres, the topology severely limits placement of a larger house and an oversized detached garage. A low area runs across the middle of both Lot 6 and Lot 7 (Village Branch) and severely limits proposed residence placement options. (See *Attachment 11 – Elevation from Front of Proposed House to Village Branch.*) Steep gradients are present on the south side of Lot 6. (See *Attachment 12 – Elevation View from Southwest Corner of Lot 6.*) The proposed house placement is optimum at the highest point of Lot 6. The proposed placement of the house has been researched to show the best view when approaching the house from north on Ivy Dale Road as well as the approach on the property driveway.

**REASON WHY REQUEST SHOULD BE GRANTED**

Google Maps

Google Maps

4513 Ivy Dale Road SW



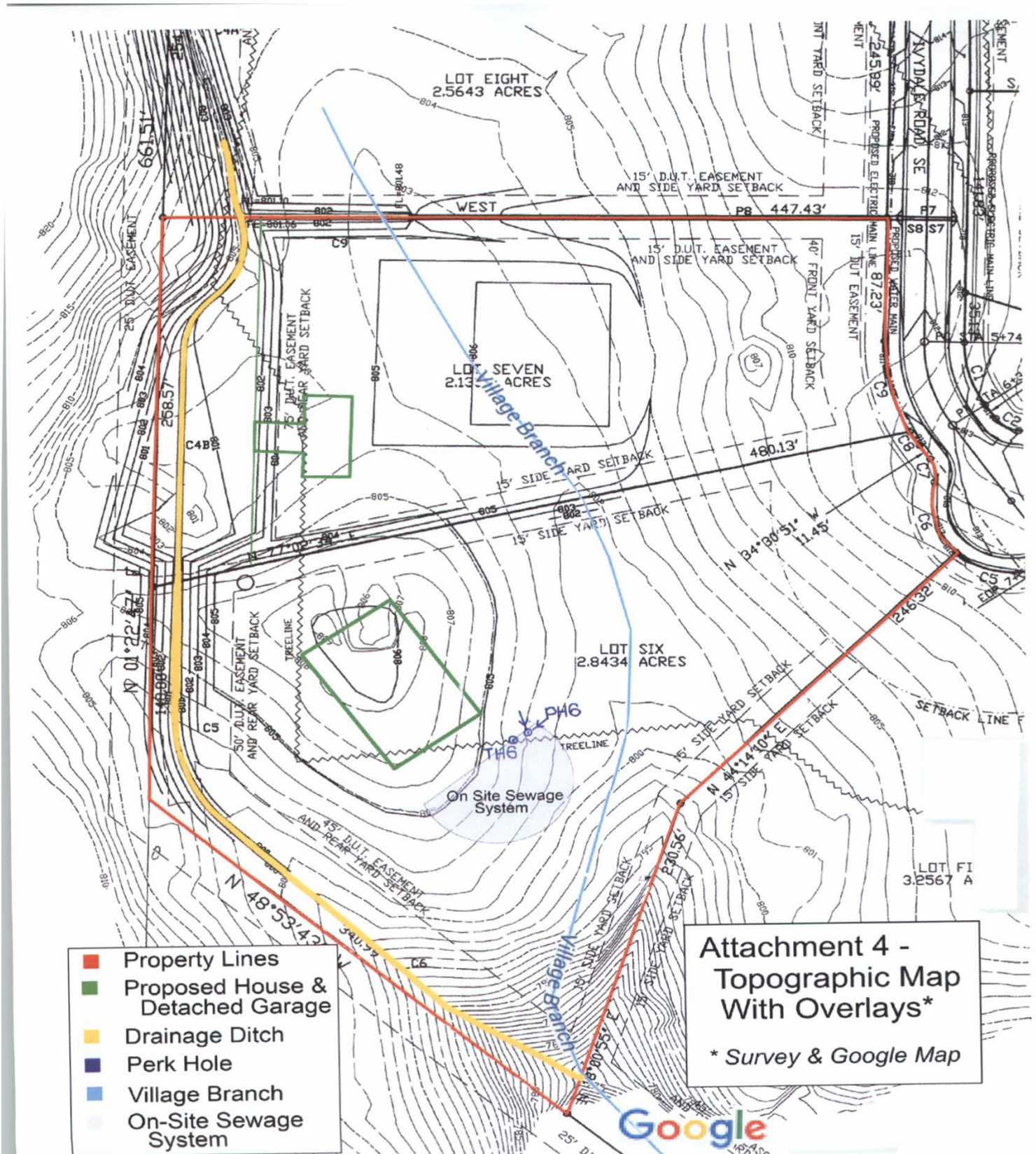
Goggle Maps - Lots #6 & #7 outlined.

Attachment 1 - Google Maps



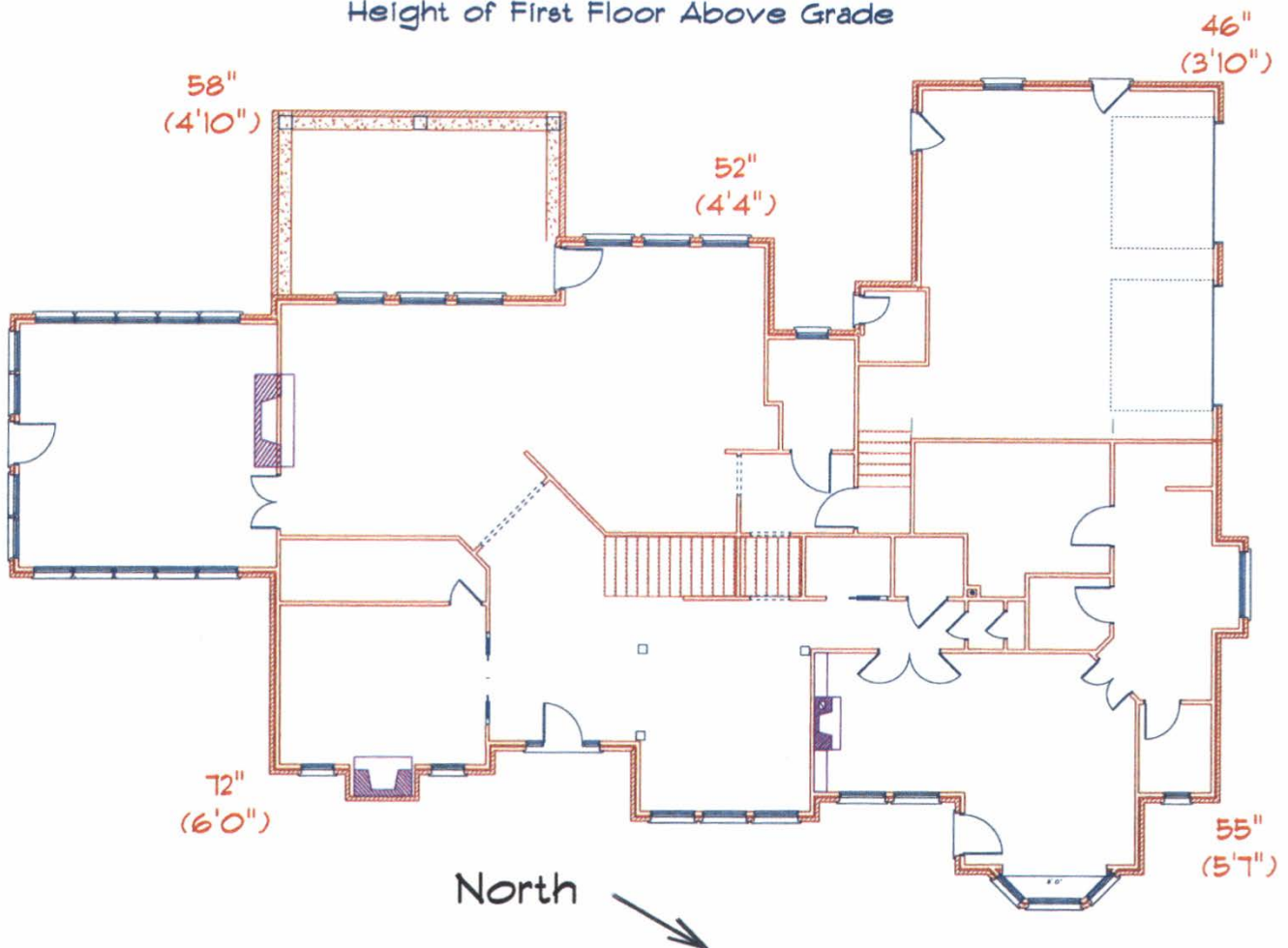






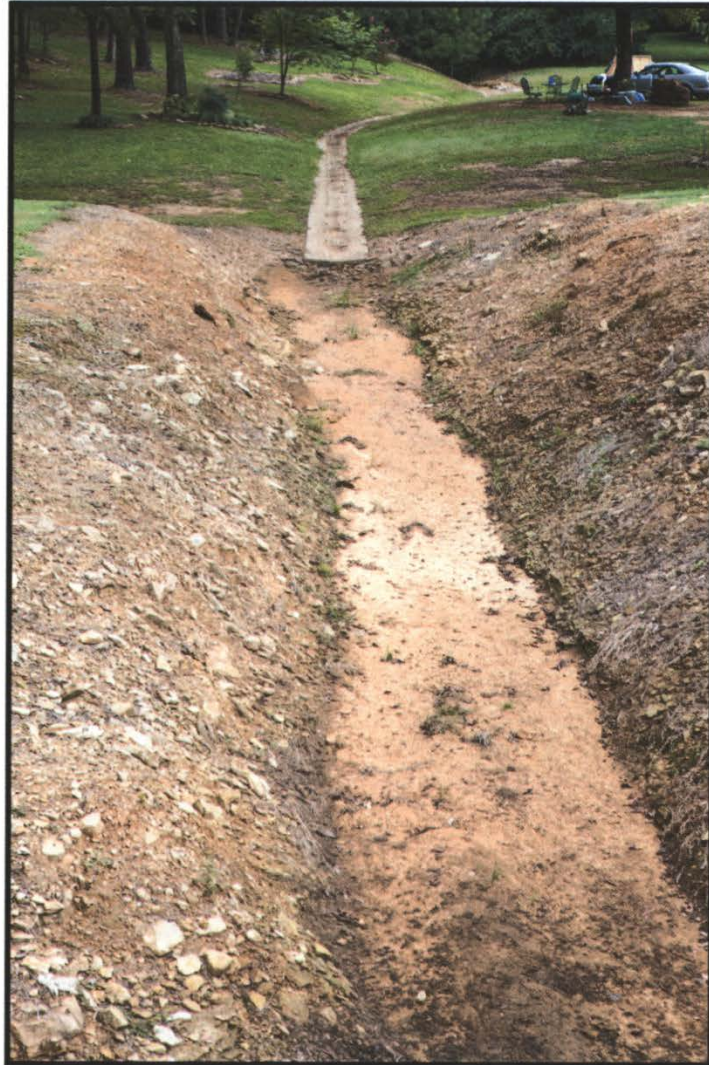
ATTACHMENT 4 TOPO W/OVERLAYS

Attachment 5 -  
Height of First Floor Above Grade



**ATTACHMENT 5 HEIGHT OF FIRST FLOOR**





## Attachment 6 - Drainage Ditch North

Standing Behind Lot 6 Looking Towards Lot 7

**ATTACHMENT 6 DRAINAGE DITCH NORTH**



## **Attachment 7 - Drainage Ditch South**

**Standing Behind Lot 6 Looking Towards  
Southwest Corner of Lot**

**ATTACHMENT 7 DRAINAGE DITCH SOUTH**

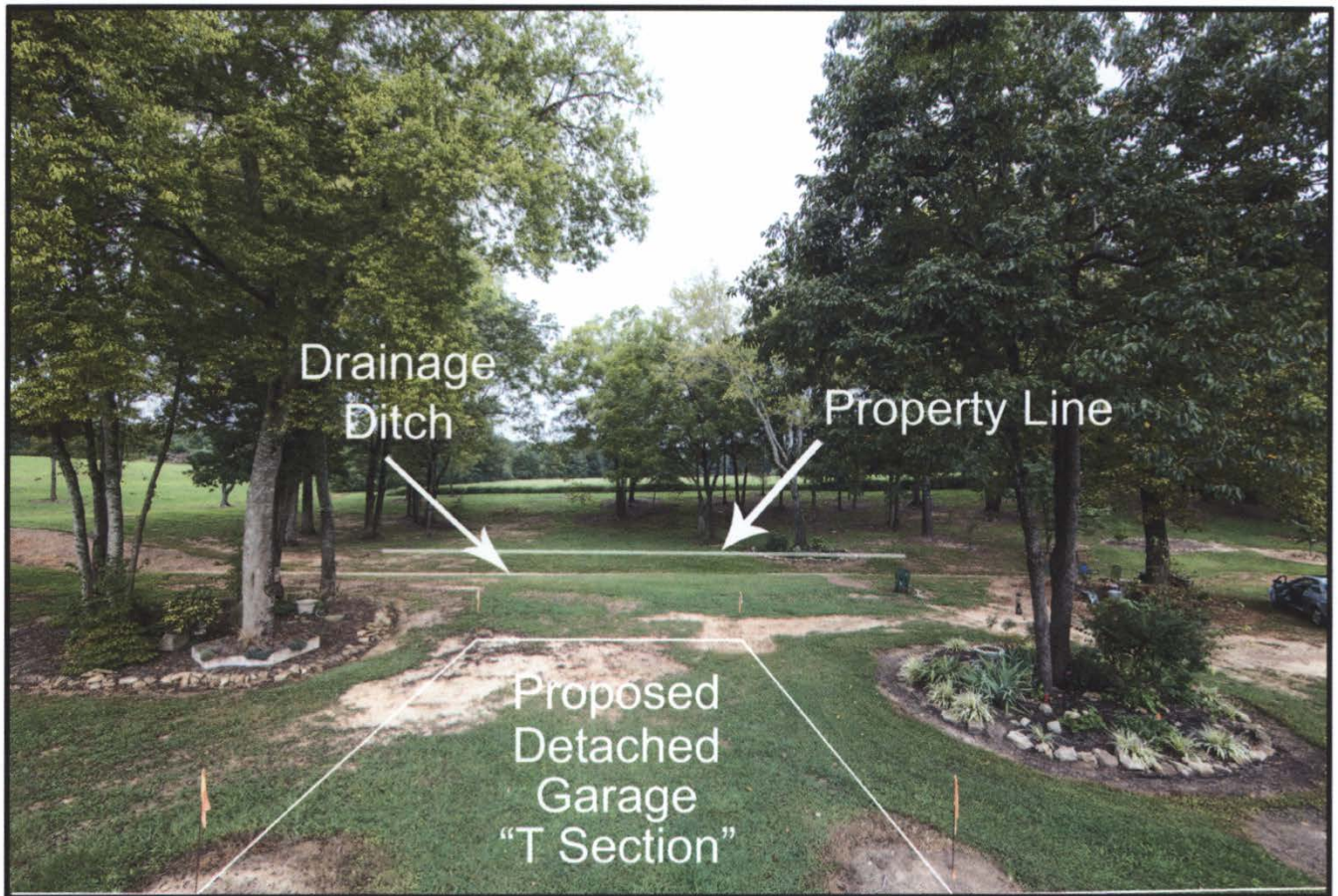




## Attachment 8 - Onsite Sewage System

Standing To The Left Of Proposed House  
Looking Towards The Back Of Lot 6

**ATTACHEMENT 8 ONSITE SEWAGE SYSTEM**

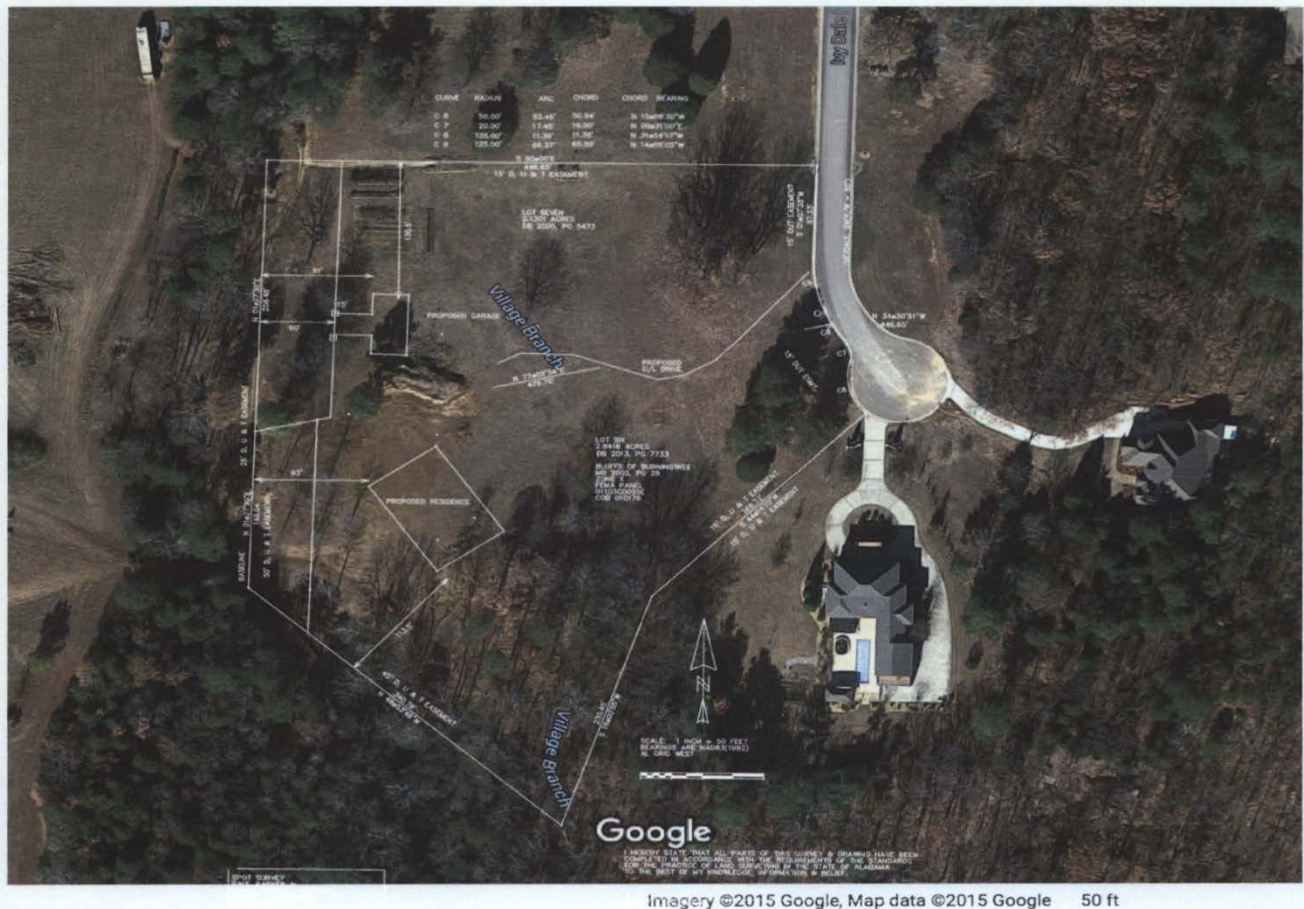


## Attachment 9 - Garage Placement Between Hardwood Trees

Looking Towards The Back Of Lot 7

**ATTACHEMENT 9 GARAGE PLACEMENT**





### Attachment 10 - Google Map Earth View With Surveyor's Plot Overlaid\*

*\* Original surveyor plot colors have been changed to white for visibility.*



Attachment 11 - Elevation From Front Of  
of Proposed House To Village Branch

Looking Towards The Southeast Corner  
Of Lot 6

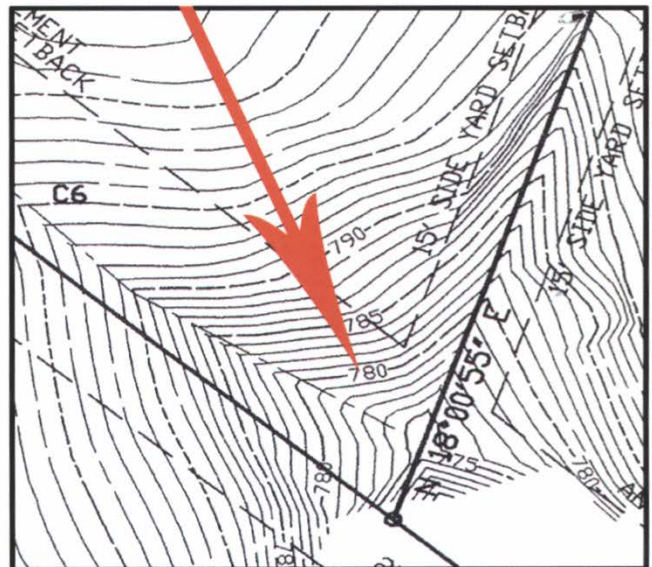
**ATTACHMENT 11 ELEVATION**





Attachment 12 -  
Elevation View From  
Southwest Corner of Lot 6

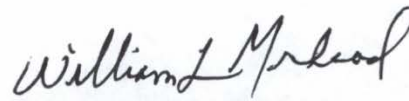
Looking Towards The  
Northeast of Lot 6



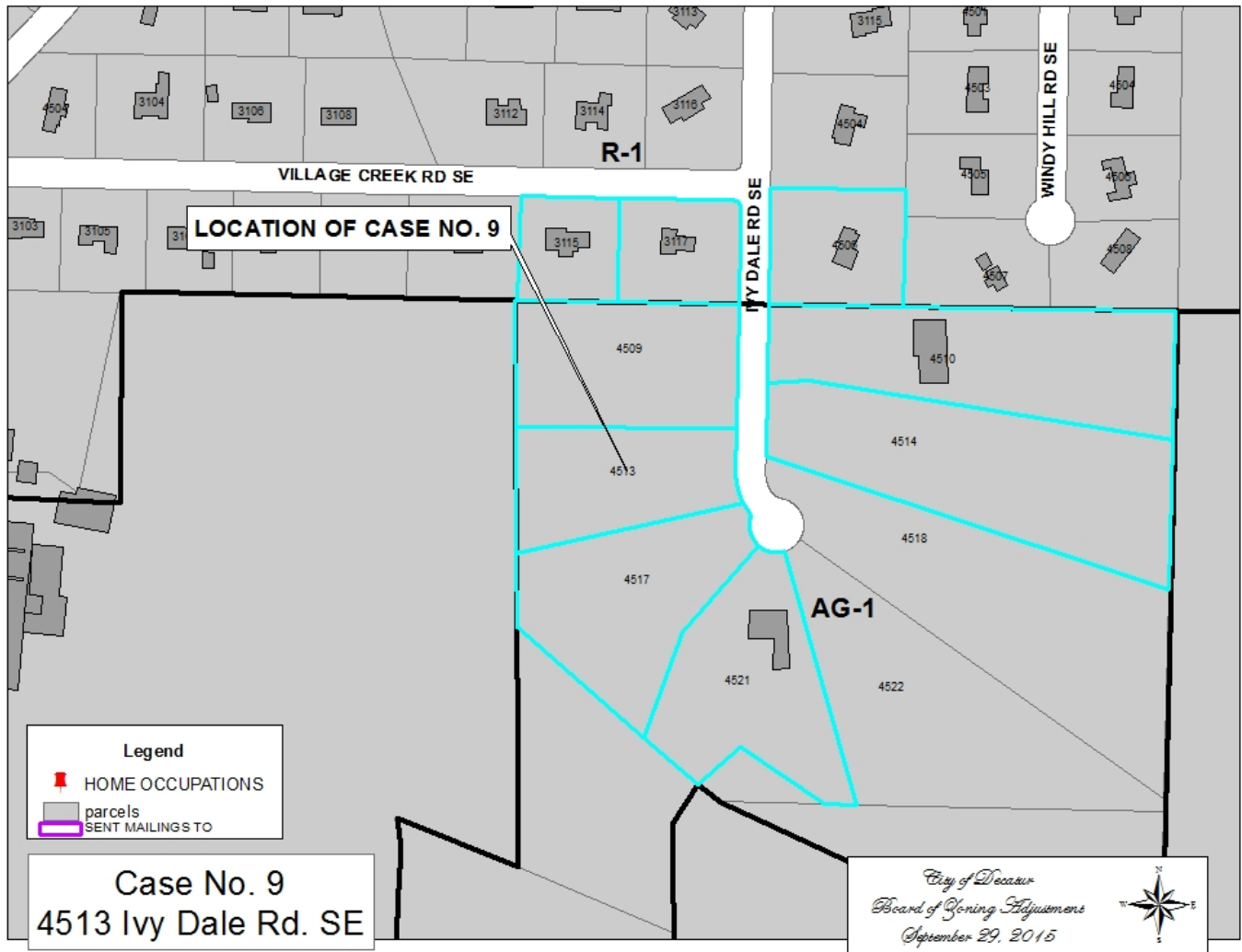
**ATTACHEMENT 12 ELEVATION VIEW**

**Mountain Valley Inc.  
The Bluffs of Burningtrees  
4604 Willowbend Rd.  
Decatur, AL 35603  
256-476-3731**

**The Architectural Committee of The Bluffs of Burningtrees  
Sudivision has reviewed Janice Morgan and Paul Barker's house  
plans. We have no issues with the location of the detached garage.  
The house will be oriented facing the cul-de-sac while the garage will  
face parallel with Ivy Dale Rd. The front of the garage will be  
approximately 30' to the rear of the North East corner of the house.**

  
**William L. Morehead  
President**

**LETTER FROM WILLIAM MOREHEAD**



**LOCATION MAP 4513 IVY DALE RD SE**





*A Grand City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Rick Larkin Adams.  
MAILING ADDR: 3129 Hickory Hill Rd. S.E.  
CITY STATE ZIP: Decatur AL. 35603-5633  
PHONE: (904) 631-1501 (cell) (256) 580-5232 (home)  
PROPERTY OWNER: Rick L. & Cecilia C. Adams  
OWNER ADDR: 3129 Hickory Hill Rd. SE.  
CITY STATE ZIP: Decatur AL. 35603-5633.  
OWNER PHONE: (904) 631-1501 (cell) (256) 580-5232.

### SUBJECT ADDRESS FOR APPEAL:

3129 Hickory Hill Rd. SE. Decatur AL. 35603

### NATURE OF APPEAL:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> HOME OCCUPATION         | <input type="checkbox"/> SETBACK VARIANCE                  | <input type="checkbox"/> SIGN VARIANCE                   |
| <input type="checkbox"/> USE PERMITTED ON APPEAL | <input type="checkbox"/> APPEAL OF ADMINISTRATIVE DECISION |  |
| <input checked="" type="checkbox"/> OTHER        | <input type="checkbox"/> SURVEY FOR VARIANCES ATTACHED     | <input type="checkbox"/> 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.)

I am asking to add a detached structure to my side yard. The structure needs to be there because of pie shaped lot. The building will be a 24'x24' structure with an 8'x10' attached room. The building will be wood frame with exterior to match the existing house.

Applicant Name(print) Rick L. Adams  
Signature Rick L. Adams  
Representative Name(print) \_\_\_\_\_  
Signature \_\_\_\_\_  
Date 9/10/15

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

Office Use  
Received \_\_\_\_\_  
By Judy  
Zone R-1  
Hearing Sept 29, 2015

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 10 3129 HICKORY HILLS RD SE**



**Applicant:** Rick Larkin Adams

**Mailing Address:** 3129 Hickory Hill Rd S.E.

**City State Zip:** Decatur Ala. 35603-5633

**Phone:** (904) 631-1501

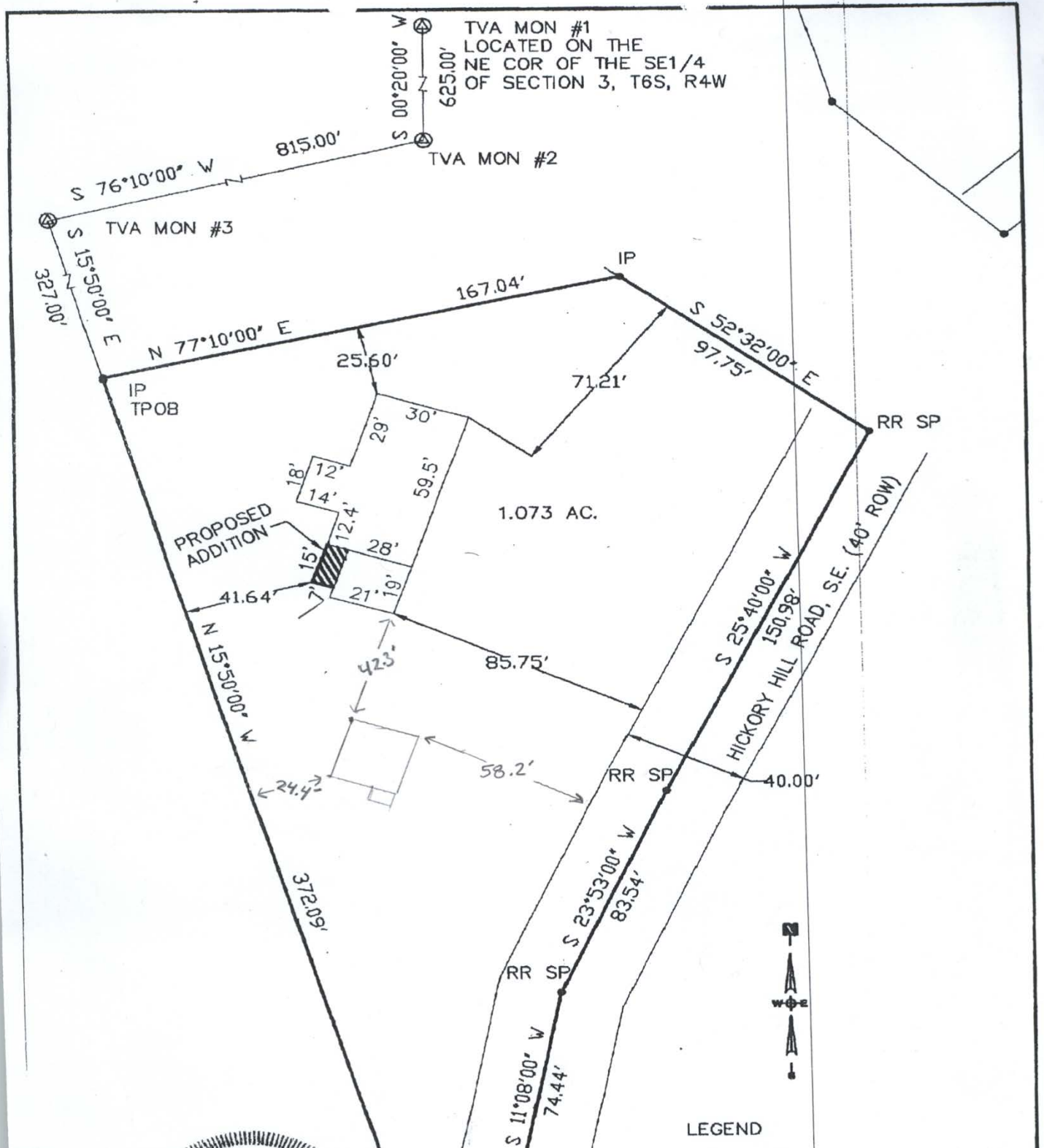
**Property Owner:** Rick L. & Cecilia C. Adams

I want to add a detached garage to my property. It will be a **24' x 24'** structure with a 8' x 10' attached room (South corner). Due to having a triangle shaped property, I need to place the building **24'** in front of the site line of the house.

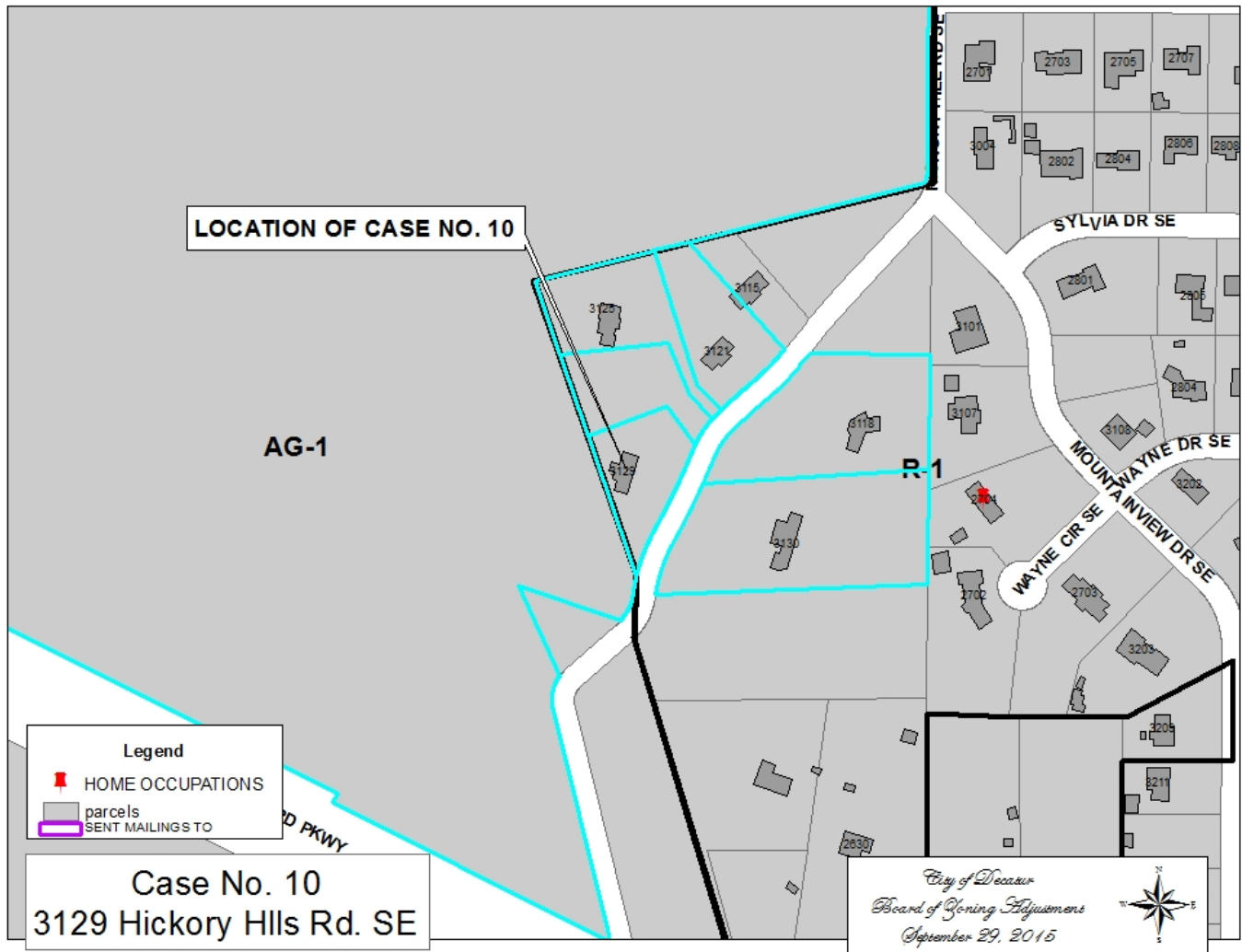
The building will be **58.30'** back from the Hickory Hill Rd. right of way (ROW), **42.30'** from the house (to the Southwest) and **24.40'** from the back (West) boundary. The house is **85.75'** back from the ROW

The building will be constructed of like materials to the house. It will be wood frame with a Hardie board exterior. The building will align with the position of the house and be painted to match the house and roof colors.

**LETTER**



SURVEY



**LOCATION MAP 3129 HICKORY HILLS RD SE**



*A Grand City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Ronald Boyd Jr.  
MAILING ADDR: 19506 Easter Ferry Rd.  
CITY STATE ZIP: Athens AL 35614  
PHONE: 256-998-0258

PROPERTY OWNER: Ronald Boyd Jr.  
OWNER ADDR: 19506 Easter Ferry Rd.  
CITY STATE ZIP: Athens AL 35614  
OWNER PHONE: 256-998-0258 Email ronboydjr@yahoo.com

SUBJECT ADDRESS FOR APPEAL: 1202 Danville Rd 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

**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.)

I'm asking for "15 to put up my sign in front  
of my bus.

Applicant Name (print) Ronald Boyd Jr.  
Signature Ronald Boyd  
Representative Name (print) Garland Hutchins  
Signature Garland Hutchins  
Date 9-10-15

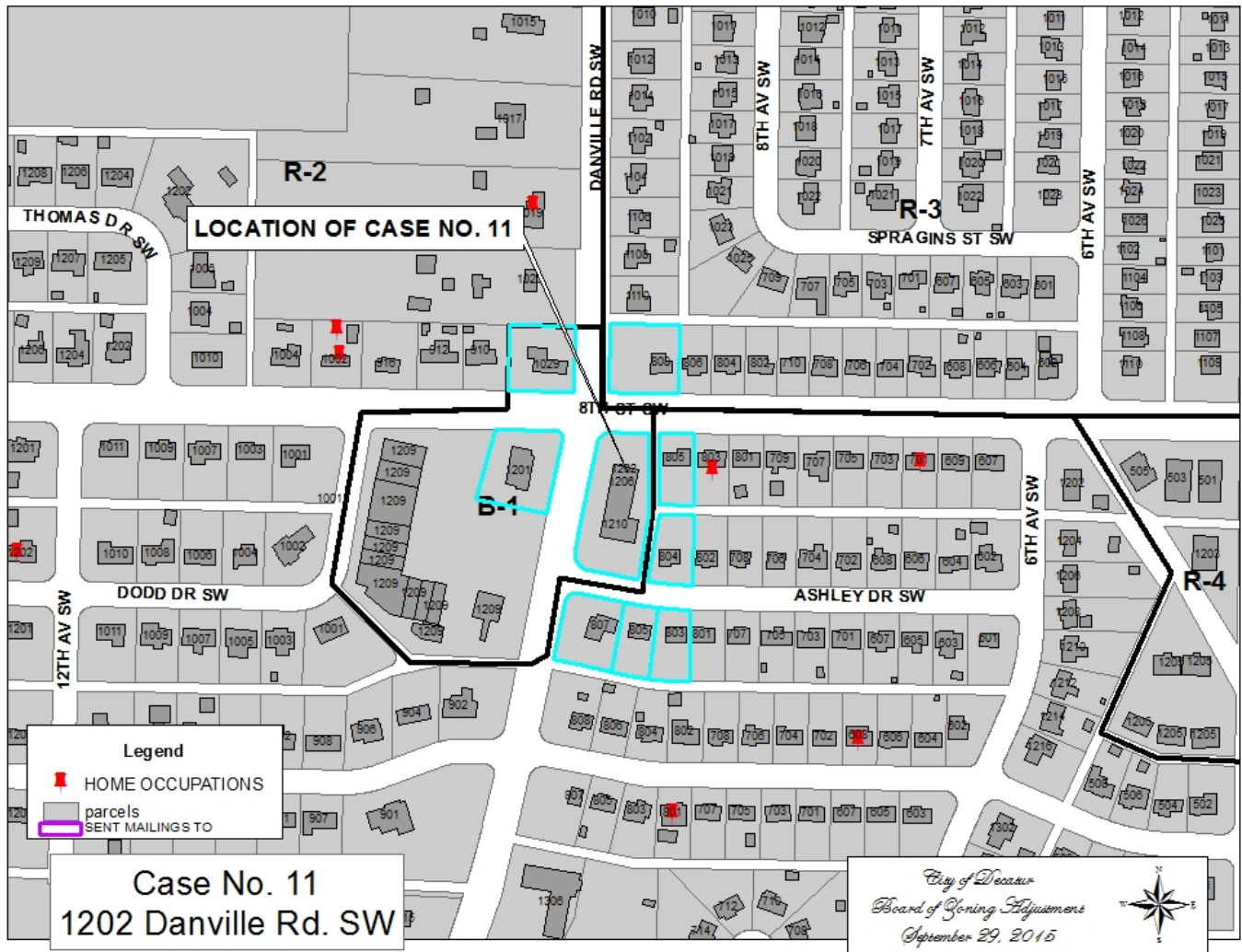
If applicant is using a representative for the request both signatures are required.

Office Use  
Received  
By BI  
Zone B-1  
Hearing

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE NO 11 1202 DANVILLE RD SW**





**LOCATION MAP 1202 DANVILLE RD SW**



*A Grand City on a CHARMING SCALE*

## Board of Zoning Adjustment

APPLICANT: Jackie Letson  
MAILING ADDR: 539 Co. Rd. 245  
CITY STATE ZIP: Moulton ALA. 35650  
PHONE: 256-476-0398  
PROPERTY OWNER: James Crow  
OWNER ADDR: 214 6th Ave SE  
CITY STATE ZIP: Decatur ALA. 35601  
OWNER PHONE: 256-353-6491

**SUBJECT ADDRESS FOR APPEAL:**

214 6th Ave SE Decatur ALA. 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

Temporary occupancy to sell produce

**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.)

Sell Home Grown produce Because  
Farmers Market is closed  
From Nov. to Jan.

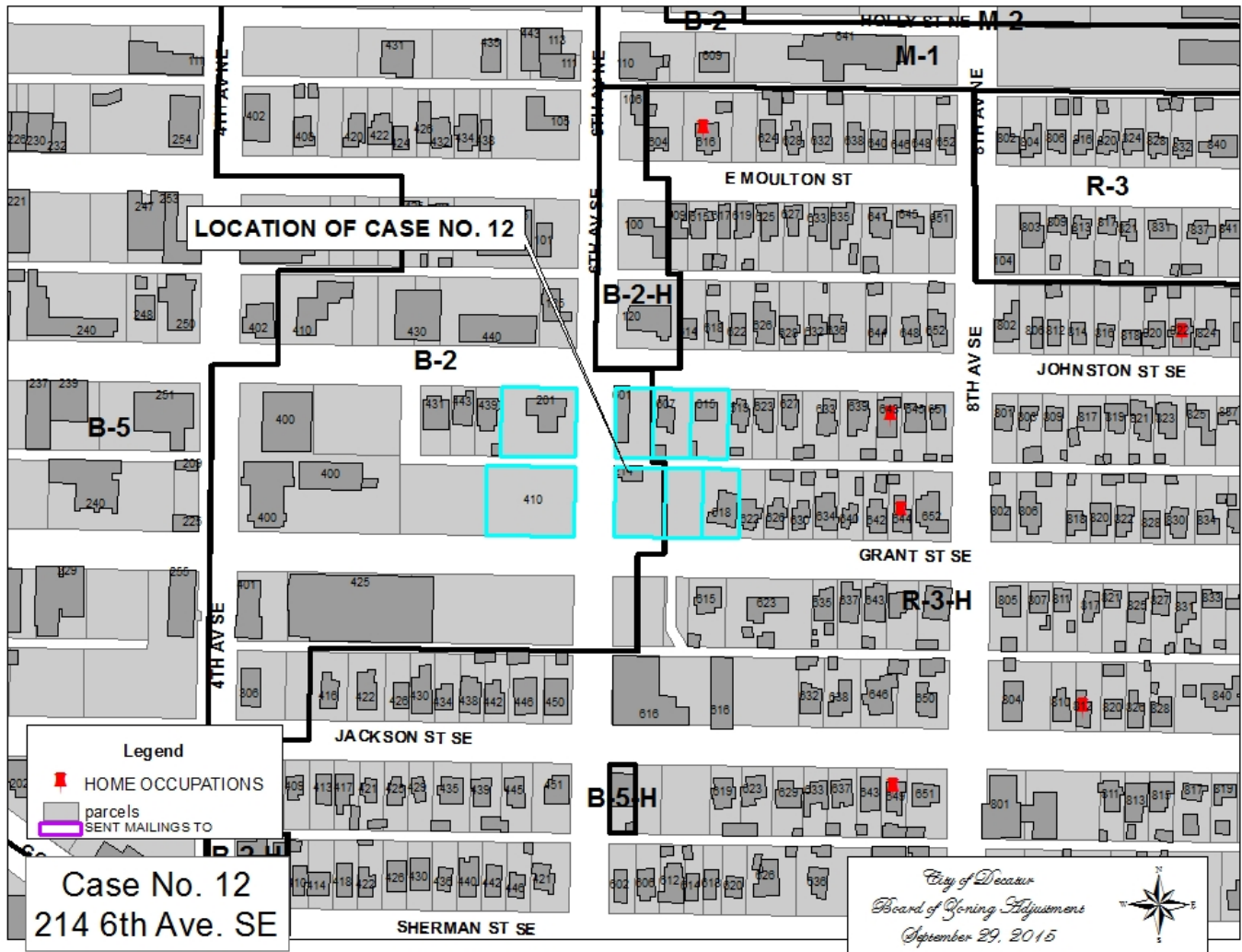
Applicant Name (print): Jackie Letson  
Signature: Jackie Letson  
Representative Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 9-8-2015

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

Office Use  
Received  
By: JB  
Zone: B-2  
Hearing: Sept 29, 2015

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 **10<sup>th</sup>** of the month to be heard the last Tuesday of the month.

**CASE 12 214 6<sup>TH</sup> AVE SE**



LOCATION MAP 214 6<sup>TH</sup> AVE SE