



BOARD OF ZONING ADJUSTMENT

AGENDA

FEBRUARY 2019

TABLE OF CONTENTS

FEBRUARY 2019	3
CASE NO. 1 2001 10TH ST S.E.	5
MAP	6
CASE NO. 2 719 8TH AV S.E.	7
QUESTIONNAIRE	8
MAP	9
CASE NO. 3 715 CEDAR LAKE RD S.W. APT 506	10
QUESTIONNAIRE	11
MAP	12
CASE NO 4 200 SOMERVILLE RD S.E. APT B12	13
QUESTIONNAIRE	14
MAP	15
CASE NO. 5 4801 JOE DAVIS DR SW	16
QUESTIONNAIRE	17
MAP	18
CASE NO 6 2905 WINFREY DR SW	19
QUESTIONNAIRE	20
MAP	21
CASE NO. 7 502 BANK ST N.E.	22
LETTER 1	23
LETTER 2	24
AERIAL VIEW	25
MAP	26
CASE NO. 8 2813 OLD MOULTON RD	27
LETTER	28
DRAWING	29
SURVEY	30
SURVEY PG. 2	31
SURVEY PG. 3	32
CERTIFICATE TO SUBDIVIDE	33
CERTIFICATE TO SUBDIVIDE PG. 2	34
CERTIFICATE TO SUBDIVIDE PG. 3	36
OFFICIAL RECORDING	36
MAP	37
CASE NO. 9 2406 HIDEAWAY PLACE S.E.	38
LETTER	39
PROPOSED PLOT PLAN	40
MAP	41

FEBRUARY 2019

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE FIRST FLOOR OF City Hall, 402 Lee Street NE, on Tuesday, February 26, 2019 at 4:00 p.m. for the purpose of hearing the following applications and appeals at which time all interested parties are requested to be present and will be given an opportunity to be heard.

CASE NO. 1—DEFERRED FROM JANUARY

Application and appeal of Sunday Bougher, SGA Design Group for a 65.43 square foot area variance from Section 25-77 (e)(1) of the Zoning Ordinance in order to install an attached sign at 1203 6th Av. S.E., property is located in a RD Re-Development Zoning District.

CASE NO. 2

Application and appeal of Ricky Barnett 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 719 8th Av SE, property is located in a R-3 Single-Family Residential Zoning District.

CASE NO. 3

Application and appeal of Dalena 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 selling women's apparel and merchandise on line located at 715 Cedar Lake Rd SW, Apt #506, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 4

Application and appeal of Travez Mallard 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 car wash located at 200 Somerville Rd SE, Apt B 12, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 5

Application and appeal of Detrus Dobbins 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 car detailing business located at 4801 Joe Davis Dr., property is located in an AG-1 Agricultural Zoning District.

CASE NO. 6

Application and appeal of Emilio Machado 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 video production business located at 2905 Winfrey Dr. S.W., property is located in a R-2 Single Family Zoning District.

CASE NO. 7

Application and appeal of Natasha McCrary dba 1818 Farms LLC, for determination as a use permitted on appeal as allowed in Section 25-113 in order to have a temporary business to sell cut flowers and plants at 502 and 504 Bank St. N.E., property located in a B-5 Central Business Zoning District.

CASE NO. 8

Application and appeal of Pugh Wright McAnally, Inc. as a use permitted on appeal as specified in Section 25-12.2 seeking approval to construct a single family home at 2813 Old Moulton Road SW, property is located in an I-D Institutional District.

CASE NO. 9

Application and appeal of Pugh Wright McAnally, Inc. for a 6 foot rear yard setback variance located at 2406 Hideaway Place S.E from Section 25-10.8 (2)(d)., property is located in a R-1 Single Family Residential Zoning District.

January 29, 2019 4:00pm



City of Decatur, Georgia

Board of Zoning Adjustment

APPLICANT: Sunday Bougher, SGA Design Group
MAILING ADDR: 1437 S Boulder, Suite 550
CITY STATE ZIP: Tulsa, OK 74119
PHONE: (918) 587-8600 ext. 331

PROPERTY OWNER: Walmart Real Estate and Trust
OWNER ADDR: 2001 SE 10th Street
CITY STATE ZIP: Bentonville, AR 72716
OWNER PHONE: (479) 258-6558

ADDRESS FOR APPEAL: 1203 6th Avenue 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*****

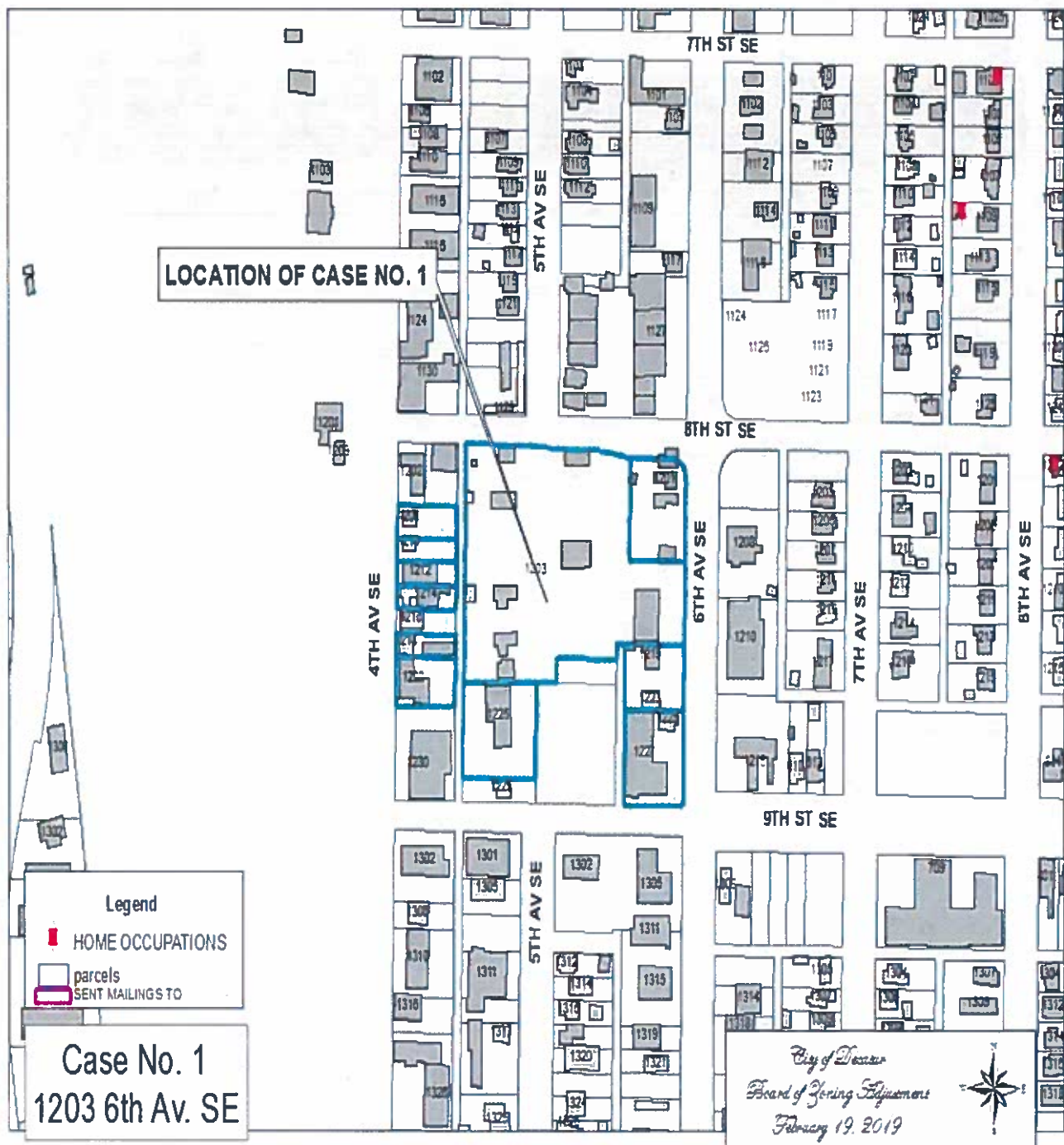
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS)

City of Decatur Zoning Ordinance Chapter 25, Article III, Section 25.77(e)(1), limits the maximum area of two hundred square feet. We are respectfully requesting a variance for an additional 65.43 sf of sign area for the Pickup* sign. This directional sign at the front elevation assists customers, who need the Pickup service, to safely navigate to the Pickup service area.

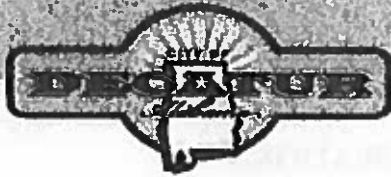
Applicant Name(print) Sunday Bougher	If applicant is using a representative for the request both signatures are required.	Office Use Received By <i>Janey</i> Zone R-5 Hearing Date 1.29.19 Approved/Disapproved
Signature <i>[Signature]</i>		
Representative Name(print)		
Signature		
Date 1/9/19		

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 18th of the month to be heard the last Tuesday of the month.

CASE NO. 1 2001 10TH ST S.E.



①



Board of Zoning Adjustment

APPLICANT: Rick Barnett
 MAILING ADDR: 719 8th Ave S.E.
 CITY STATE ZIP: Decatur AL 35604
 PHONE: 256-565-0871

PROPERTY OWNER: Rick Barnett
 OWNER ADDR: 719 8th Ave S.E.
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256-565-0871

ADDRESS FOR APPEAL:

NATURE OF APPEAL:

☒ HOME OCCUPATION ☐ SETBACK VARIANCE ☐ SIGN VARIANCE

☐ USE PERMITTED ON APPEAL ☐ APPEAL OF ADMINISTRATIVE DECISION

☐ OTHER ☐ SURVEY FOR VARIANCES ATTACHED ☐ DRAWINGS FOR VARIANCES ATTACHED

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

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

I want to use my home as a admin office for
my Lawn care business
supplies in shed behind house

Applicant Name(print) Rick Barnett
 Signature [Signature]
 Representative Name(print) _____
 Signature _____
 Date 1-28-19

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

Office Use
 Received By _____
 Zone R-5
 Hearing Date Feb. 26 4:00
 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. 2 719 8TH AV S.E.



HOME OCCUPATION QUESTIONS

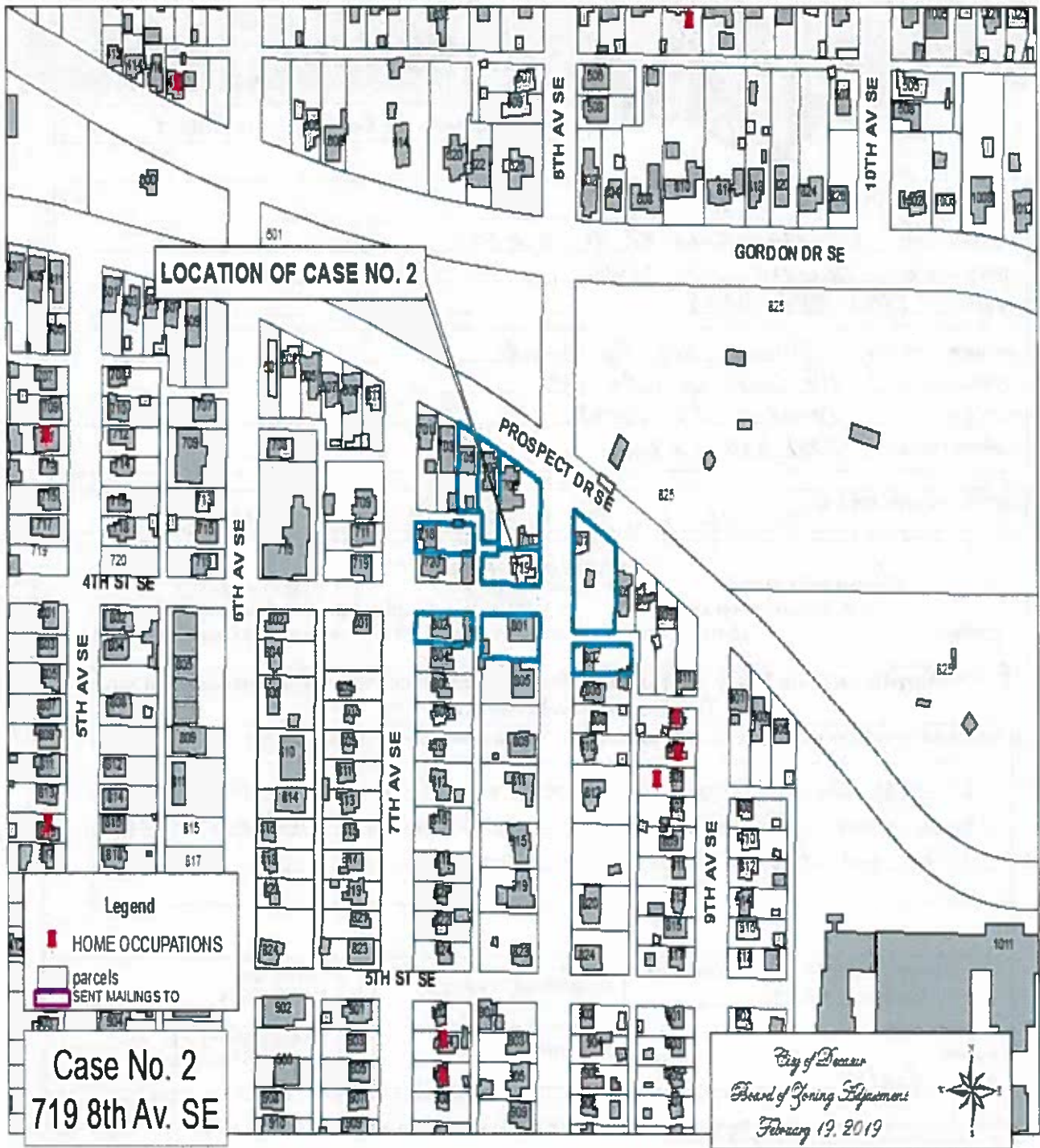
CHECK YES OR NO FOR EACH QUESTION

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

SIGNED:  DATE: 1-28-19
ADDRESS: 719 8th Ave S.E. Decatur AL 35601

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

QUESTIONNAIRE





Board of Zoning Adjustment

APPLICANT: Dalena M. Nickerson
MAILING ADDR: 715 Cedar Lake Rd SW, Apt 506
CITY STATE ZIP: Decatur, AL 35603
PHONE: (516) 884-0869

PROPERTY OWNER: ' Summer Key Apartments
OWNER ADDR: 715 Cedar Lake Rd SW
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: (256) 350-2738

ADDRESS FOR APPEAL: 715 Cedar Lake Rd SW, Apt 506, Decatur AL 35603

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

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

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

I would like a license to operate my online business from my home address. It involves selling women's apparel and merchandise online and shipping it from my home.

Applicant Name (print) Dalena M. Nickerson
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 1/29/19

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

Office Use
Received By bst
Zone _____
Hearing Date Feb 26
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. 3 715 CEDAR LAKE RD S.W. APT 506



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: _____

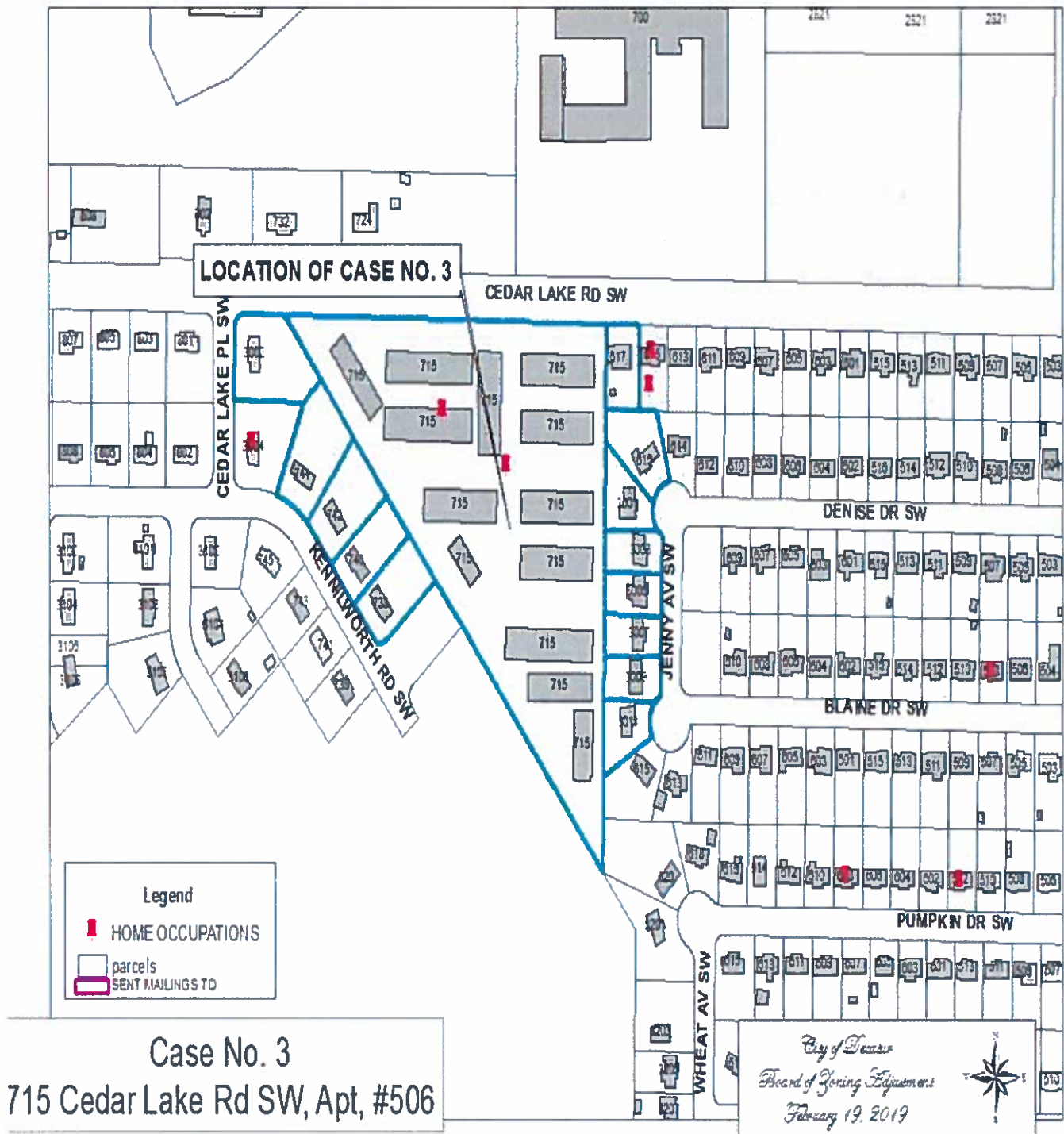
DATE: _____

ADDRESS: _____

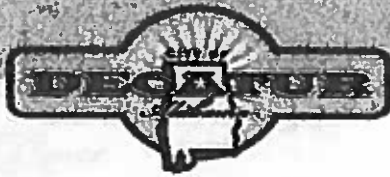
715 Cedar Lake Rd SW, Apt 506, Decatur AL 35603

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QUESTIONNAIRE



Feb. 26, 2019 4:00p.m.



BOARD OF ZONING ADJUSTMENT

Board of Zoning Adjustment

APPLICANT: Travez Mallard
MAILING ADDR: 200 Somerville rd SE Apt B12
CITY STATE ZIP: Decatur, AL, 35601
PHONE: 256-606-2358

PROPERTY OWNER: Somerville rd / Housing Authority
OWNER ADDR: Pat
CITY STATE ZIP: Decatur, AL, 35601
OWNER PHONE: 100 Wilson St NE Decatur, AL

ADDRESS FOR APPEAL: 200 Somerville rd SE Apt B12

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

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

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

Administrative Office in my home for my
mobile car wash

Applicant Name(print) Travez Mallard
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 1-30-19

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

Office Use
Received By _____
Zone _____
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 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 4 200 SOMERVILLE RD S.E. APT B12



HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

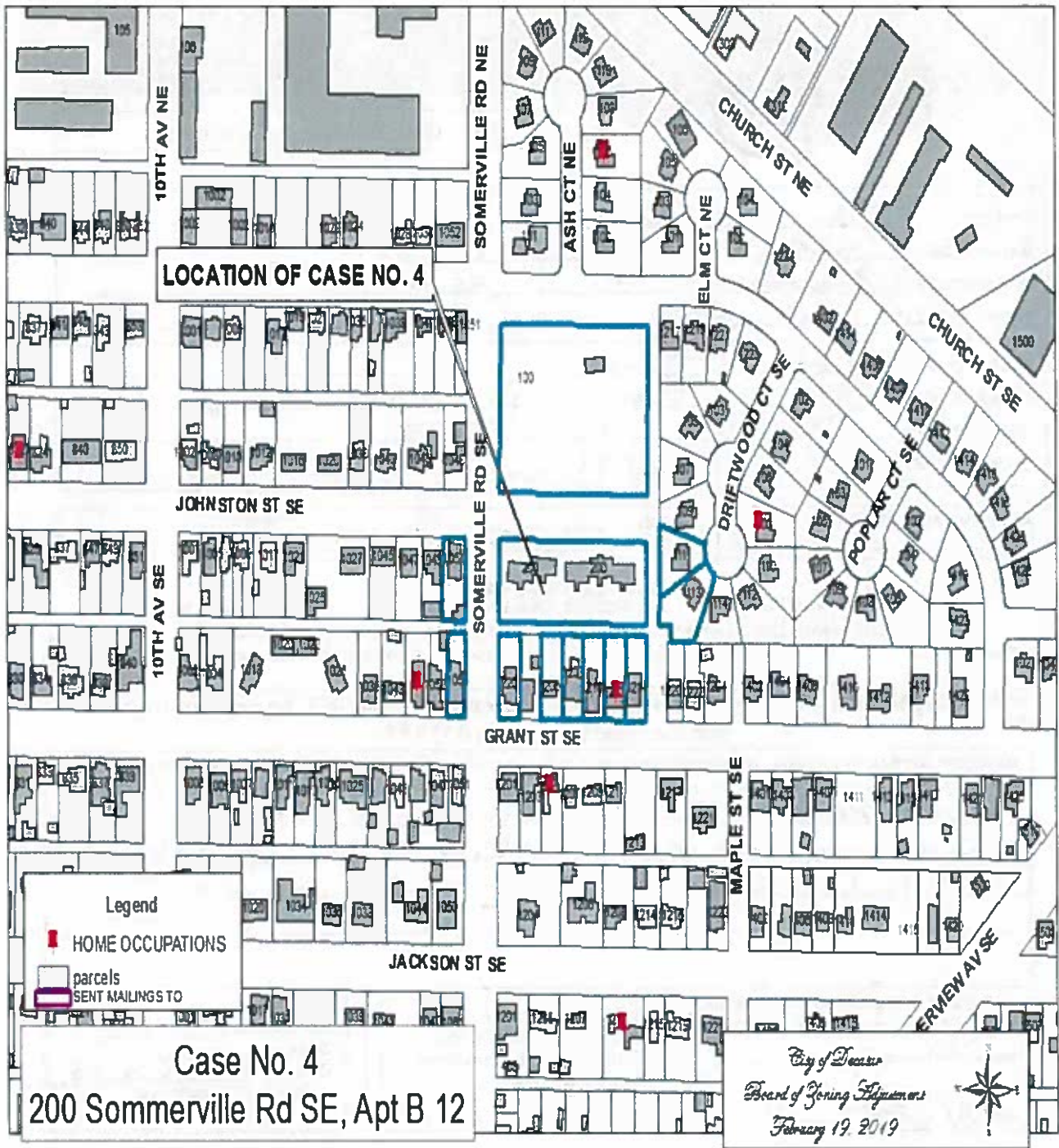
1. Is the occupation* applied for (administrative office, making of crafts, sewing, etc.,) conducted entirely within the dwelling? YES ☒ NO ☐
*note: This refers to only the work being done at your home.
2. Does the occupation produce sounds, colors or other audible or visible evidence of a home occupation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

SIGNED: _____

DATE: Jan. 30, 2019

ADDRESS: _____

200 Somerville rd SE Apt B12





Board of Zoning Adjustment

APPLICANT: Detrus Dobbins
MAILING ADDR: 4801 Joe Davis Dr SW. ✓
CITY STATE ZIP: Decatur AL 35603
PHONE: 216 224 6857

PROPERTY OWNER: Catharine Davis
OWNER ADDR: 4801 Joe Davis Dr SW ✓
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256 350 7791

ADDRESS FOR APPEAL: 4801 Joe Davis Dr SW Decatur 35603 ✓

☒ HOME OCCUPATION

NATURE OF APPEAL:

☐ SETBACK VARIANCE

☐ SIGN VARIANCE

☐ USE PERMITTED ON APPEAL

☐ APPEAL OF ADMINISTRATIVE DECISION

☐ OTHER

☐ SURVEY FOR VARIANCES ATTACHED

☐ DRAWINGS FOR VARIANCES ATTACHED

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

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

DMD Mobile Detail I want to use my
home as a Admin office for my mobile
Detail business supply stored in UAW

Applicant Name (print) Detrus Dobbins
Signature [Signature]
Representative Name (print) _____
Signature _____
Date 2/1/2019

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

Office Use
Received By Cid
Zone _____
Hearing Date 2/26/19 4:00 PM
Approved/Disapproved _____

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

CASE NO. 5 4801 JOE DAVIS 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 party at you home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, FedEx, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

SIGNED:

DATE: 11/31/2019

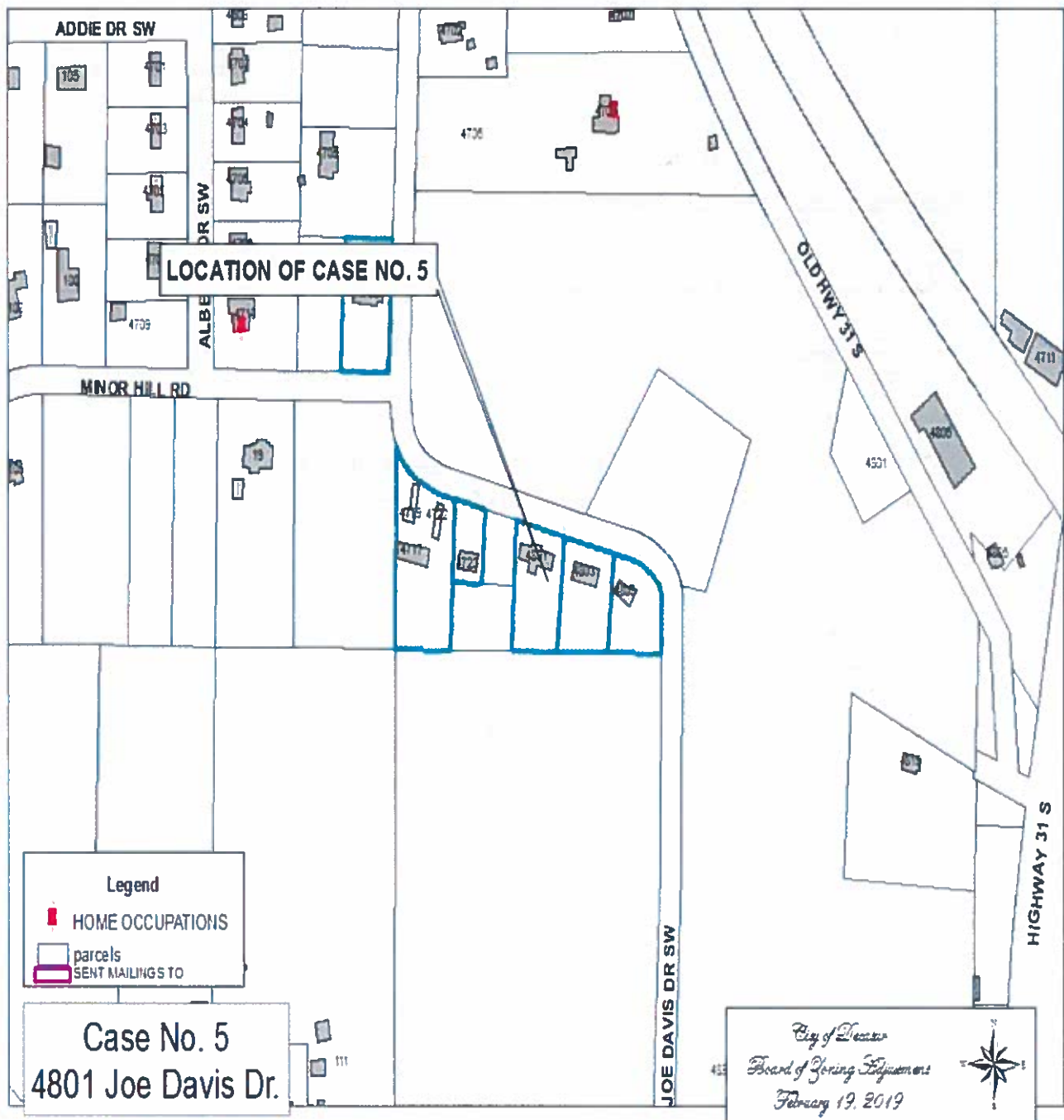
ADDRESS:

4801 Joe Davis Dr SW Decatur AL

35603

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QUESTIONNAIRE



MAP

(b)



St. Paul City - DECATUR, GEORGIA

Board of Zoning Adjustment

APPLICANT: Emilio Machado
MAILING ADDR: 2905 Winfrey Drive SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-280-6911

PROPERTY OWNER: Pascual Machado
OWNER ADDR: 2905 Winfrey Drive
CITY STATE ZIP: Decatur AL 35603
OWNER PHONE: 256-280-6499

ADDRESS FOR APPEAL: 2905 Winfrey Dr. SW Decatur, AL 35603

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

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

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

I will be operating business from home and all media
will be delivered online.

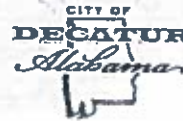
Applicant Name(print): Emilio Machado
Signature: [Signature]
Representative Name(print): _____
Signature: _____
Date: 2-4-19

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

Office Use
Received By: bd
Zone: R-2
Hearing Date: Feb 26
Approved/Disapproved

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

CASE NO 6 2905 WINFREY 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 party at your home per quarter related to this home occupation? YES ☐ NO ☒
9. Will this home occupation result in increased parking demands? YES ☐ NO ☒
10. Will there be any deliveries to the home other than the usual common carrier trucks serving a residential area such as UPS, FedEx, Airborne Freight? YES ☐ NO ☒
11. Will there be any employees of this home occupation other than members of the family living in the home? YES ☐ NO ☒

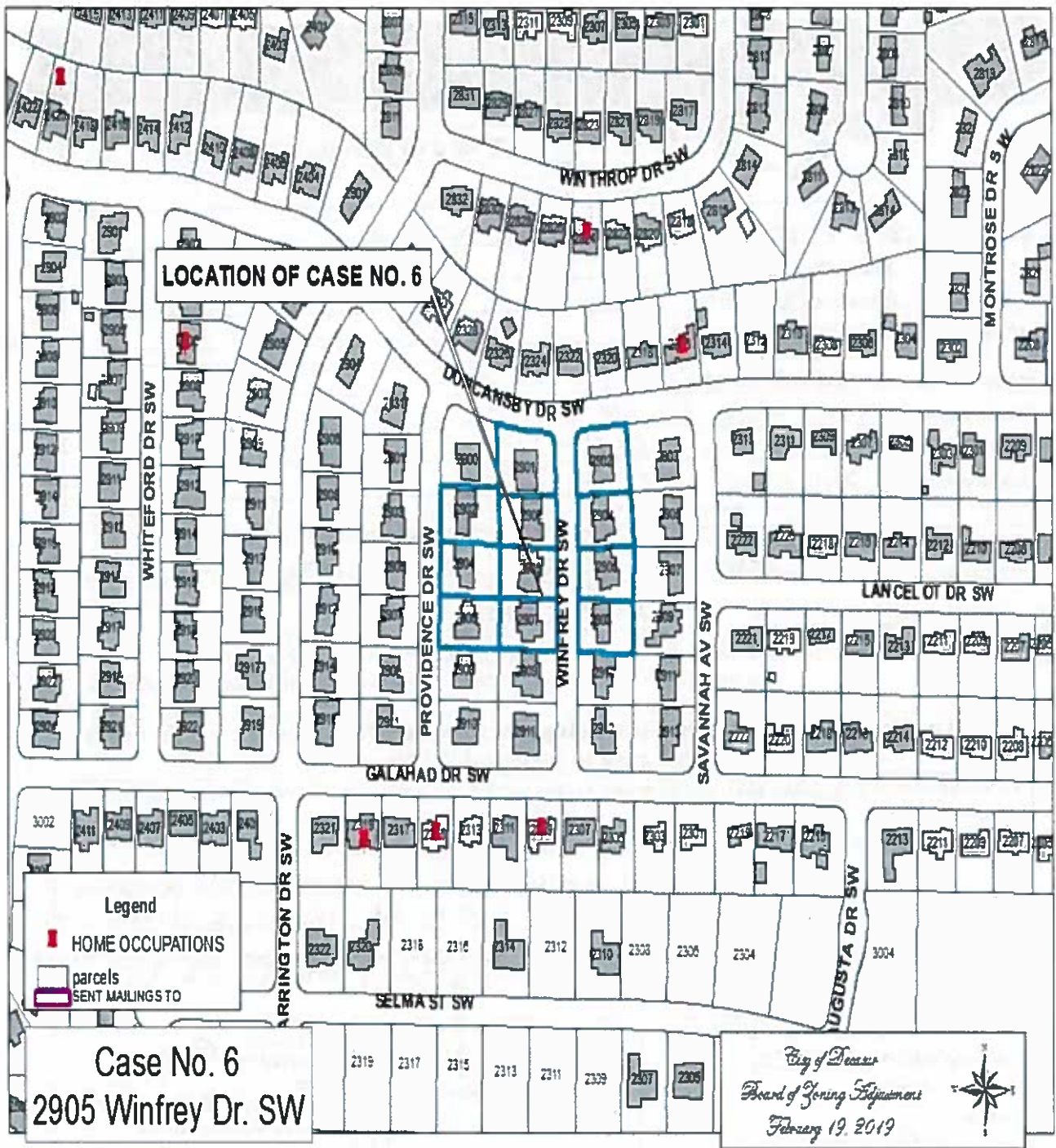
SIGNED: Freddie McArthur

DATE: 2-4-19

ADDRESS: 2905 Wintrey Dr. SW Decatur, AL 35603

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QUESTIONNAIRE



12



City of Decatur - ALABAMA

Board of Zoning Adjustment

APPLICANT: 1818 Farms LLC - Natasha McCrary
 MAILING ADDR: PO Box 18
 CITY STATE ZIP: MOORESVILLE, AL 35649
 PHONE: 256-489-0777

PROPERTY OWNER: David Eddy
 OWNER ADDR: 502 Bank St NE
 CITY STATE ZIP: Decatur, AL 35601
 OWNER PHONE: 256-566-4809

ADDRESS FOR APPEAL: 502 Bank St NE 504 Bank St NE
Decatur, AL 35601 Decatur, AL 35601

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

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

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

1818 Farms is requesting a temporary occupancy license to sell cut flowers & plants from their vintage flower truck in the privately owned parking lot of 502 & 504 Bank St NE. The truck will be on the premises no more than one day a week with limited operating hours. The owner has given 1818 Farms permission to setup on the property.

Applicant Name(print): Natasha McCrary
 Signature: Natasha McCrary
 Representative Name(print): _____
 Signature: _____
 Date: 2-5-2019

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

Office Use
 Received By: Cid
 Zone: _____
 Hearing Date: 2/26/19 4:00 PM
 Approved/Disapproved: _____

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

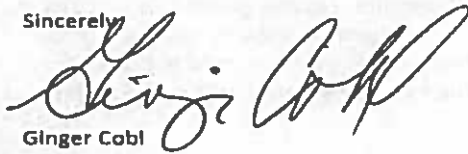
CASE NO. 7 502 BANK ST N.E.

Ginger Cobl
The Cupboard
504 Bank Street NE
Decatur, AL 35601
January 3, 2018

To Whom It May Concern:

Let it be known that during normal hours of operation, patrons of the 1818 Farms Flower Truck have permission to use the restrooms at The Cupboard.

Sincerely,

A handwritten signature in black ink, appearing to read "Ginger Cobl", written over the word "Sincerely,".

Ginger Cobl
Proprietor

Bank Street Properties
c/o David A. Eddy
1227 Bethel Road
Hartselle, Alabama 35640

December 7, 2017

TO WHOM IT MAY CONCERN:

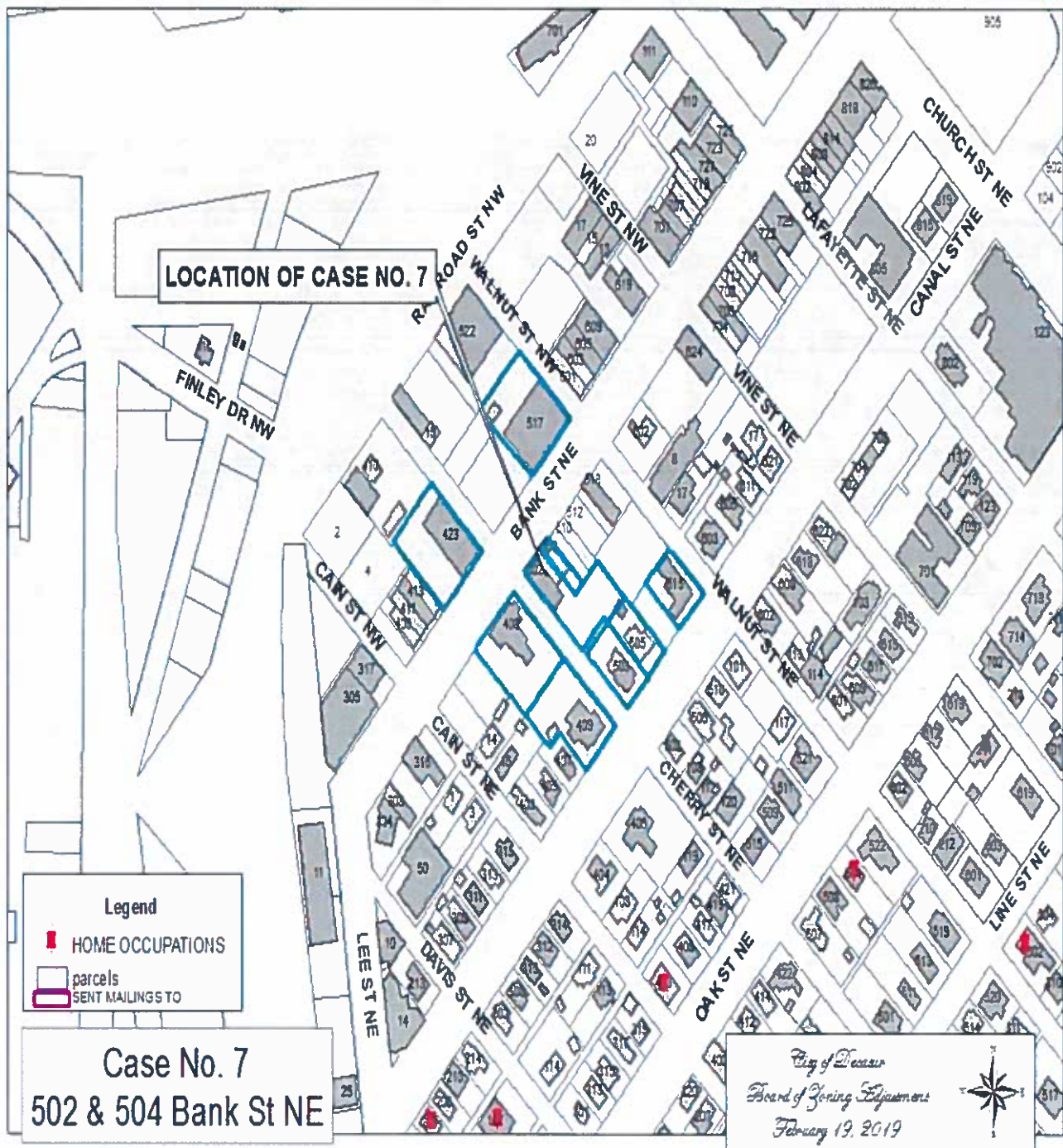
Please let it be known that I, David A. Eddy of Bank Street Properties, hereby grants Ginger Cobl of the Cupboard and Natasha McCrary of 1818 Farms permission to use my property located at 502-504 Bank Street NE, Decatur, Alabama 35601 (including private parking lot in rear of building) for the purposes of a mobile flower truck on dates and times of their choosing, until said permission is revoked. •

Ginger Cobl of the Cupboard and Natasha McCrary of 1818 Farms agree to add Bank Street Properties, LLC as an additional insured to their liability insurance and to provide Bank Street Properties of evidence of compliance.


Bank Street Properties, LLC
by David A. Eddy.

LETTER 2







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

APPLICANT: Pugh Wright McAnally, Inc.
MAILING ADDRESS: 310 8th Avenue NE
CITY-STATE-ZIP: Decatur, AL 35601
PHONE: 256-353-3937

PROPERTY OWNER: Vernon A. Lane
OWNER ADDRESS: 2813 Old Moulton Road
CITY-STATE-ZIP: Decatur, AL 35603
PHONE: 256-303-8788

ADDRESS OF APPEAL: 32.32 Acres between 2813 (City View Farms) and 2715 (former Vernon Lane Residence) on Old Moulton Road

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.)

Present zone is I-D (Institutional District) Use permitted on appeal specified in Section 25-10 seeking approval to construct single family home on this property

APPLICANT SIGNATURE:

H. Blake McAnally
PRINT NAME H. BLAKE McANALLY
DATE: 2/5/19

OFFICE USE ONLY:

REVIEWED BY: _____
ZONING DISTRICT: _____
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.

CASE NO. 8 2813 OLD MOULTON RD

February 5, 2019

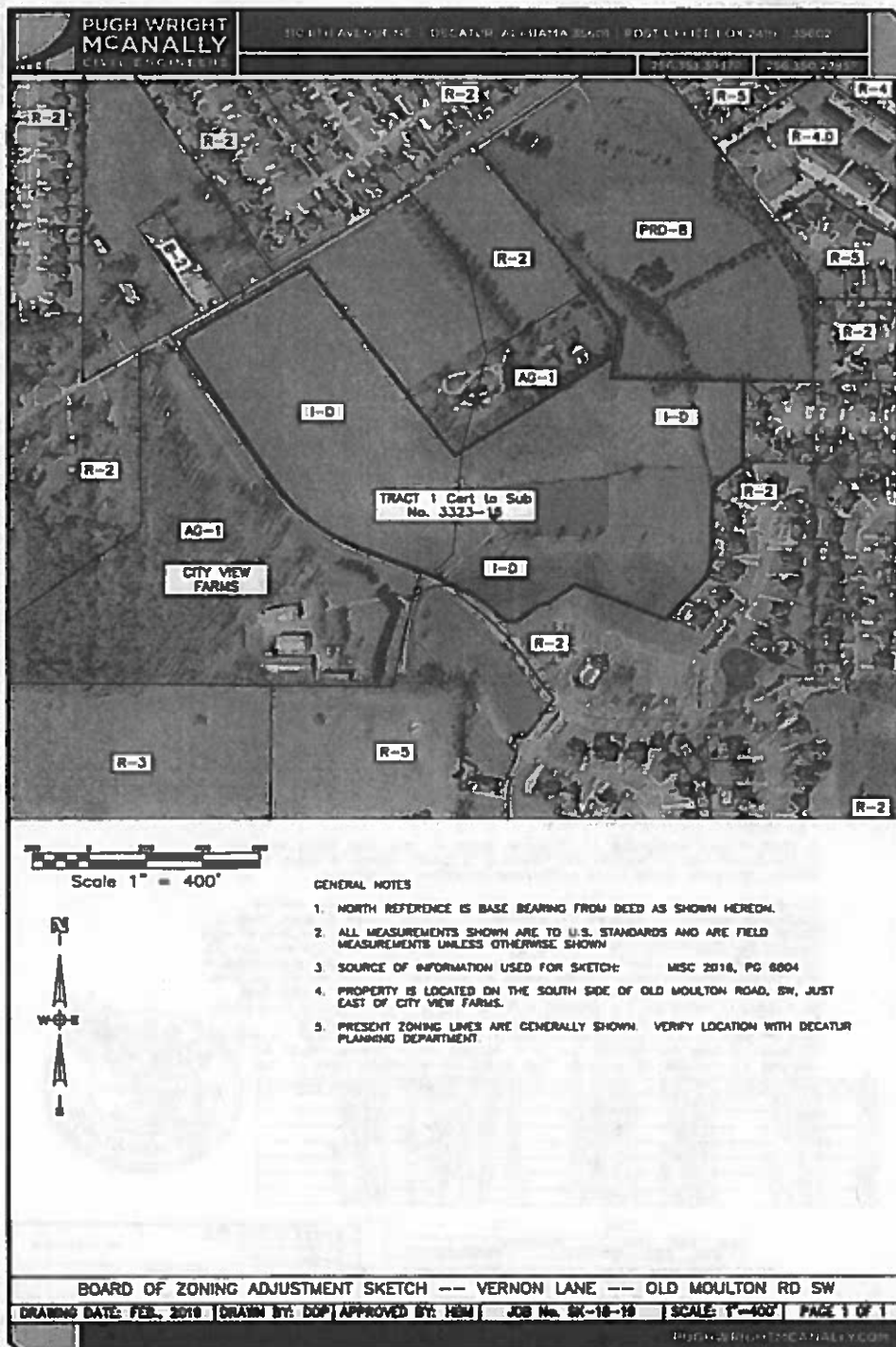
City of Decatur – Building Department
Board of Zoning Adjustment
P.O. Box 488
Decatur, AL 35602-0488

I, Vernon A. Lane, property owner, do hereby request Pugh Wright McAnally, Inc. to act as my agent for the application of variance to my property on Old Moulton Road (near City View Farms).

A handwritten signature in blue ink, reading "Vernon A. Lane", is written over a horizontal line.

Vernon A. Lane
256-303-8788

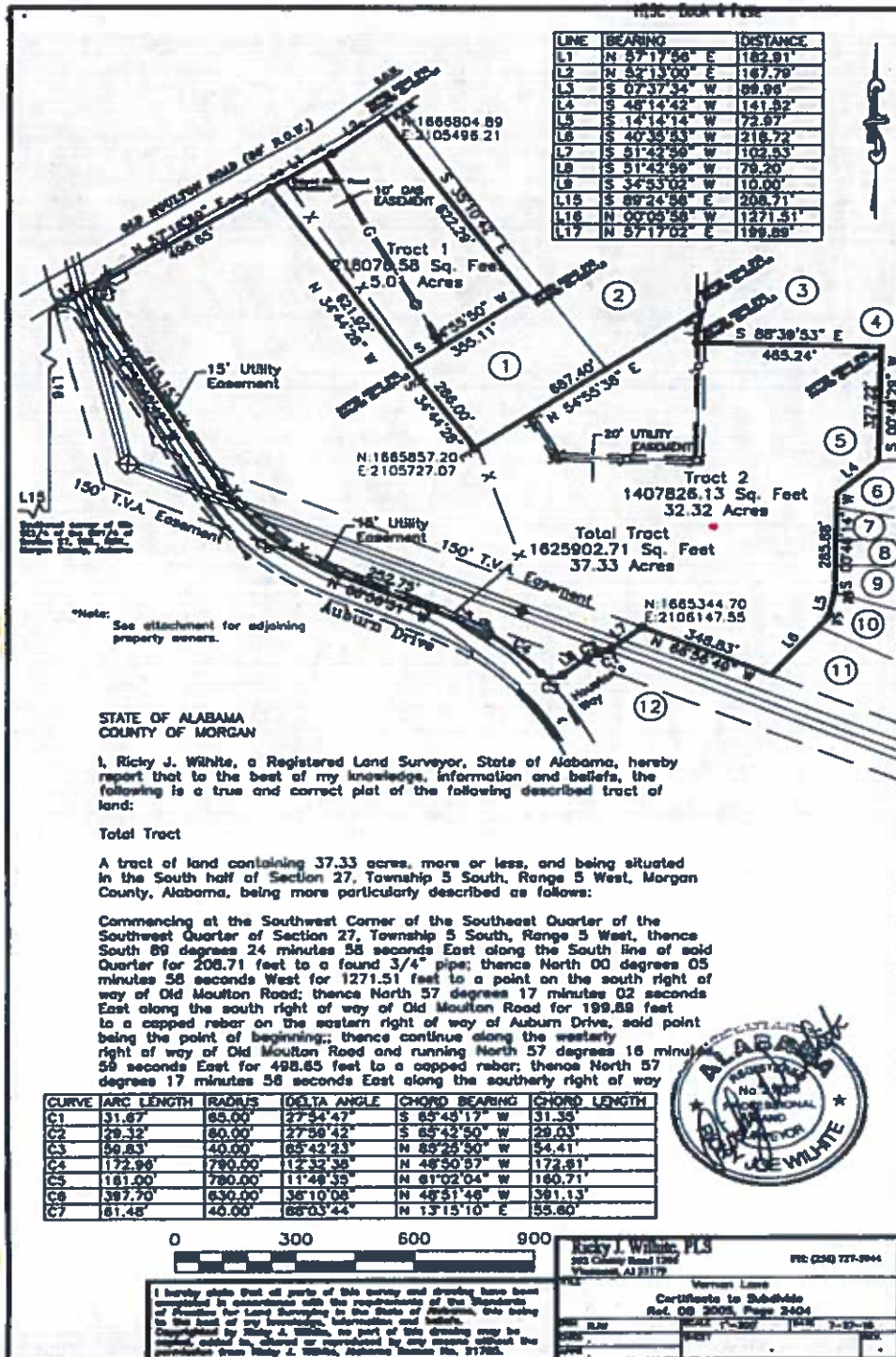
LETTER



DRAWING

2016 6807

103C Book 1 Page



SURVEY

margin of said road for 182.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 187.79 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 35 degrees 10 minutes 42 seconds East for 822.29 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 54 degrees 53 minutes 50 seconds West for 355.11 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 34 degrees 44 minutes 28 seconds East for 288.00 feet to a capped rebar; thence North 54 degrees 55 minutes 38 seconds East for 687.40 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 07 degrees 37 minutes 34 seconds West for 88.98 feet to a found capped rebar stamped "MST CA-0334-LS"; thence South 88 degrees 39 minutes 53 seconds East for 485.24 feet to a found capped rebar stamped "MST CA-0334-LS" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 29 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farms; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 48 minutes 14 seconds West along the westerly boundary of said subdivision for 285.88 feet to a found rebar; thence South 14 degrees 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 foot T.V.A. power Easement; thence North 68 degrees 56 minutes 48 seconds West along the northerly boundary of said power easement for 348.83 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 81 degrees 42 minutes 59 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 65.00 feet, a chord bearing of South 65 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 60.00 feet, a chord bearing of South 55 degrees 42 minutes 50 seconds West for a chord distance of 28.03 feet to a capped rebar; thence South 51 degrees 42 minutes 58 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 85 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 780.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.81 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 780.00 feet, a chord bearing of North 81 degrees 02 minutes 04 seconds West for a chord distance of 180.71 feet to a capped rebar; thence North 88 degrees 58 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 630.00 feet, a chord bearing of North 48 degrees 51 minutes 48 seconds West for a chord distance of 391.13 feet to a capped rebar; thence North 30 degrees 46 minutes 42 seconds West along the northerly right of way of said road for 615.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.60 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 1

A tract of land containing 5.01 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 18 minutes 59 seconds East for 498.65 feet to a capped rebar, said point being the point of beginning; thence North 57 degrees 17 minutes 56 seconds East along the southerly right of way margin of said road for 182.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 187.79 feet to a

Ricky J. White, PLS		P.E. (256) 723-8944	
393 Cherry Road SW Morgantown, AL 36779		Version: 1.0	
Certificate to Subdivide			
Ref. 09 2005, Page 2404			
DATE	SCALE	DATE	DATE
09/11/16	1"=50'	09/11/16	09/11/16
DATE	SCALE	DATE	DATE
09/11/16	1"=50'	09/11/16	09/11/16

I hereby state that all parts of this survey and drawing have been examined in conformity with the requirements of the Board of Land Surveyors in the State of Alabama, this being to the best of my knowledge, information and belief. On request by Ricky J. White, no part of this drawing may be copied, altered or reproduced by any means without the permission from Ricky J. White, Alabama License No. 21785.

found capped rebar stamped 7MST CA-0334 LS"; thence South 35 degrees 10 minutes 42 seconds East for 822.29 feet to a found capped rebar stamped 7MST CA-0334-LS"; thence South 54 degrees 55 minutes 50 seconds West for 335.11 feet to a found capped rebar stamped 7MST CA-0334-LS; thence North 34 degrees 44 minutes 28 seconds West for 821.92 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 2

A tract of land containing 32.32 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 55 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.88 feet to a capped rebar on the eastern right of way of Auburn Drive, said point being the point of beginning; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 18 minutes 59 seconds East for 498.65 feet to a capped rebar; thence South 34 degrees 44 minutes 28 seconds East for 821.92 feet to a capped rebar stamped 7MST CA-0334-LS"; thence continue South 34 degrees 44 minutes 28 seconds East for 286.00 feet to a capped rebar; thence North 54 degrees 55 minutes 38 seconds East for 687.40 feet to a found capped rebar stamped 7MST CA-0334-LS"; thence South 07 degrees 37 minutes 34 seconds West for 88.98 feet to a found capped rebar stamped 7MST CA-0334-LS"; thence South 88 degrees 39 minutes 53 seconds East for 485.24 feet to a found capped rebar stamped 7MST CA-0334-LS" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 29 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farms; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 48 minutes 14 seconds West along the westerly boundary of said subdivision for 285.88 feet to a found rebar; thence South 14 degrees 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 feet T.V.A. power Easement; thence North 88 degrees 56 minutes 49 seconds West along the northerly boundary of said power easement for 348.83 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 51 degrees 42 minutes 58 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 65.00 feet, a chord bearing of South 85 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 60.00 feet, a chord bearing of South 65 degrees 42 minutes 50 seconds West for a chord distance of 29.03 feet to a capped rebar; thence South 51 degrees 42 minutes 58 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 85 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 790.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.61 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 780.00 feet, a chord bearing of North 81 degrees 02 minutes 04 seconds West for a chord distance of 180.71 feet to a capped rebar; thence North 88 degrees 58 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 830.00 feet, a chord bearing of North 48 degrees 51 minutes 46 seconds West for a chord distance of 391.13 feet to a capped rebar; thence North 30 degrees 48 minutes 42 seconds West along the northerly right of way of said road for 615.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.60 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Ricky J. Wilbur, PLS

200 Colony Road 1300

Vernon, AL 35179

PLS (256) 727-3944

ELS

Vernon Lane

Certificates to Subdivisions
Ref. 09 2003, Page 2404

2016

2016

2016

2016

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and belief.
Copyrighted by Ricky J. Wilbur, no part of this drawing may be copied, altered or reproduced by any means without the permission from Ricky J. Wilbur, Alabama License No. 51785.

LA 5323-16

2016 6804
Recorded in the Above
MISC Book & Page
08-26-2016 01:48:30 PM
Gres Cain - Probate Judge
State of Alabama, Morgan County

CERTIFICATE TO SUBDIVIDE

STATE OF ALABAMA)
MORGAN COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

The Decatur City Planning Commission does hereby certify that it has received a request from Vernon Lars, the owner of the following described real estate, situated in Morgan County, Alabama, to wit:

STATE OF ALABAMA
COUNTY OF MORGAN

Total Tract

A tract of land containing 37.33 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive, said point being the point of beginning; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 15 minutes 59 seconds East for 488.65 feet to a capped rebar; thence North 57 degrees 17 minutes 58 seconds East along the southerly right of way margin of said road for 182.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 167.79 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 36 degrees 10 minutes 42 seconds East for 822.29 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 54 degrees 55 minutes 50 seconds West for 355.11 feet to a found capped rebar; thence North 54 degrees 55 minutes 35 seconds East for 887.40 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 07 degrees 37 minutes 34 seconds West for 89.56 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 68 degrees 39 minutes 53 seconds East for 485.24 feet to a found capped rebar stamped "MST CA-0334-L5" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 28 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farms; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 48 minutes 14 seconds West along the westerly boundary of said subdivision for 285.56 feet to a found rebar; thence South 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 foot T.V.A. power easement; thence North 86 degrees 58 minutes 48 seconds West along the northerly boundary of said power easement for 348.83 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 85.00 feet, a chord bearing of South 66 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 80.00 feet, a chord bearing of South 66 degrees 42 minutes 50 seconds West for a chord distance of 29.03 feet to a capped rebar; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 65 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 790.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.51 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 790.00 feet, a chord bearing of North 61 degrees 02 minutes 04 seconds West for a chord distance of 100.71 feet to a capped rebar; thence North 66 degrees 56 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 530.00 feet, a chord bearing of North 48 degrees 51 minutes 48 seconds West for a chord distance of 391.13 feet to a capped rebar; thence North 30 degrees 46 minutes 42 seconds West along the northerly right of way of said road for 615.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.80 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

for permission to convey, hold, sell, purchase, or otherwise treat said property in 2 unit(s) or parcel(s) as follows, to-wit:

Tract 1

A tract of land containing 6.01 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 15 minutes 59 seconds East for 488.65 feet to a capped rebar, said point being the point of beginning; thence North 57 degrees

CERTIFICATE TO SUBDIVIDE

17 minutes 56 seconds East along the southerly right of way margin of said road for 162.91 feet to a capped rebar; thence North 52 degrees 13 minutes 00 seconds East along said right of way for 167.79 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 35 degrees 10 minutes 42 seconds East for 622.28 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 54 degrees 55 minutes 50 seconds West for 355.11 feet to a found capped rebar stamped "MST CA-0334-L5"; thence North 34 degrees 44 minutes 28 seconds West for 621.92 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

Tract 2

A tract of land containing 32.32 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 206.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 189.89 feet to a capped rebar on the eastern right of way of Auburn Drive, said point being the point of beginning; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 18 minutes 59 seconds East for 486.83 feet to a capped rebar; thence South 34 degrees 44 minutes 28 seconds East for 621.92 feet to a capped rebar stamped "MST CA-0334-L5"; thence continue South 34 degrees 44 minutes 28 seconds East for 296.00 feet to a capped rebar; thence North 54 degrees 55 minutes 39 seconds East for 687.40 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 07 degrees 37 minutes 34 seconds West for 89.85 feet to a found capped rebar stamped "MST CA-0334-L5"; thence South 88 degrees 39 minutes 53 seconds East for 405.24 feet to a found capped rebar stamped "MST CA-0334-L5" on the northwest corner of Lot 4 of Jarvis West Subdivision; thence South 00 degrees 48 minutes 29 seconds West along the westerly boundary of said Jarvis West subdivision for 327.22 feet to the westerly boundary of the Glen at City View Farm; thence South 48 degrees 14 minutes 42 seconds West along the westerly boundary of said subdivision for 141.52 feet; thence South 00 degrees 40 minutes 14 seconds West along the westerly boundary of said subdivision for 285.88 feet to a found rebar; thence South 14 degrees 14 minutes 14 seconds West along the westerly boundary of said subdivision for 72.97 feet to a found rebar; thence South 40 degrees 35 minutes 53 seconds West along the westerly boundary of said subdivision for 218.72 feet to the intersection of the westerly boundary of said subdivision and the northerly boundary of an existing 150 foot T.V.A. power Easement; thence North 06 degrees 49 minutes 49 seconds West along the northerly boundary of said power easement for 348.83 feet to a capped rebar on the intersection of the northerly boundary of said T.V.A. Easement and the westerly right of way margin of Houston's Way; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of Houston's Way for 102.53 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 86.00 feet, a chord bearing of South 85 degrees 45 minutes 17 seconds West for a chord distance of 31.35 feet to a capped rebar; thence along said right of way along a curve to the left, having a radius of 80.00 feet, a chord bearing of South 85 degrees 42 minutes 50 seconds West for a chord distance of 29.03 feet to a capped rebar; thence South 51 degrees 42 minutes 59 seconds West along the westerly right of way margin of said road for 79.20 feet to a capped rebar; thence along said right of way along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 86 degrees 25 minutes 50 seconds West for a chord distance of 54.41 feet to a capped rebar on the northerly right of way margin of Auburn Drive; thence along the northerly right of way of Auburn Drive along a curve to the left, having a radius of 790.00 feet, a chord bearing of North 48 degrees 50 minutes 57 seconds West for a chord distance of 172.51 feet to a capped rebar; thence South 34 degrees 53 minutes 02 seconds West along the northerly right of way margin of said road for 10.00 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the left, having a radius of 780.00 feet, a chord bearing of North 61 degrees 02 minutes 04 seconds West for a chord distance of 160.71 feet to a capped rebar; thence North 65 degrees 55 minutes 51 seconds West along the northerly right of way of said road for 252.75 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 530.00 feet, a chord bearing of North 48 degrees 51 minutes 46 seconds West for a chord distance of 281.13 feet to a capped rebar; thence North 30 degrees 48 minutes 42 seconds West along the northerly right of way of said road for 615.15 feet to a capped rebar; thence along the northerly right of way of said road along a curve to the right, having a radius of 40.00 feet, a chord bearing of North 13 degrees 15 minutes 10 seconds West for a chord distance of 55.50 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.

It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 2 unit(s) or parcel(s) as the subdivision of land contained in the Subdivision Regulations of the City of Decatur, and the above aforesaid is in harmony and conformity with the general requirements and minimum standards of design for described units may be conveyed without destroying the intent of said regulations and in conformity with the general requirements and minimum standards, as aforesaid, and the said Planning Commission does hereby authorize and approve the conveyance of deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in title thereto; provided, however, that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval of the Planning Commission, except in the footages and frontages as herein approved for the conveyance of said units and as complete units as hereinabove described.

IN WITNESS WHEREOF, the Decatur City Planning Commission has caused this certificate to be issued and executed by its Chairman on this the 26th day of August, 2016

DECATUR CITY PLANNING COMMISSION
BY: [Signature]
Its Chairman

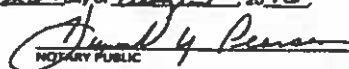
STATE OF ALABAMA)

MORGAN COUNTY)

I, [Signature], a Notary Public in and for said County in said State hereby certify that [Signature] whose name as Chairman of the Decatur City Planning Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the

2016 6806
NISC Book 1 Page

contents of the certificate, he, in his capacity as Chairman of the Decatur City Planning Commission executed the same voluntarily for and as the act of said Planning Commission and with full authority.
GIVEN under my hand and the seal of my office, this the 26 day of August, 2016


NOTARY PUBLIC

My Commission Expires 02-19-2018

CERTIFICATE TO SUBDIVIDE PG. 3

2016 6809-001
NISC Book & Page

Book/Pg: 2016/6804
Term/Cashier: PR016-06 / Lorriell
Tran: 16634.372384.496543
Recorded: 08-26-2016 13:49:56
REC Recording Fee 18.00
AFF Special Fee (Act 95-424) 3.00
FIL Filing Fee 1.00
Total Fees: \$ 24.00

State of Alabama, Morgan County
I certify this instrument was filed on
08-26-2016 01:48:30 PM
and recorded in NISC Book
2016 at pages 6804 - 6809
Greg Cain - Probate Judge

OFFICIAL RECORDING

9



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

APPLICANT: Pugh Wright McAnally, Inc.
 MAILING ADDRESS: 310 8th Avenue NE
 CITY-STATE-ZIP: Decatur, AL 35601
 PHONE: 256-353-3937

PROPERTY OWNER: Jason & Jo Terri Wright
 OWNER ADDRESS: 2406 Hideaway Pl. SE
 CITY-STATE-ZIP: Decatur, AL 35603
 PHONE: 256-476-1983

ADDRESS OF APPEAL: 2406 Hideaway Place, SE

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.)
Present zone is R-1 Residential District with a rear yard setback of forty-five (45') feet. We are asking for a six (6.00') foot variance for new construction.

APPLICANT SIGNATURE:
H. Blake McAnally
 PRINT NAME: H. BLAKE MCANALLY
 DATE: 2/7/19

OFFICE USE ONLY:
 REVIEWED BY: _____
 ZONING DISTRICT: _____
 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.

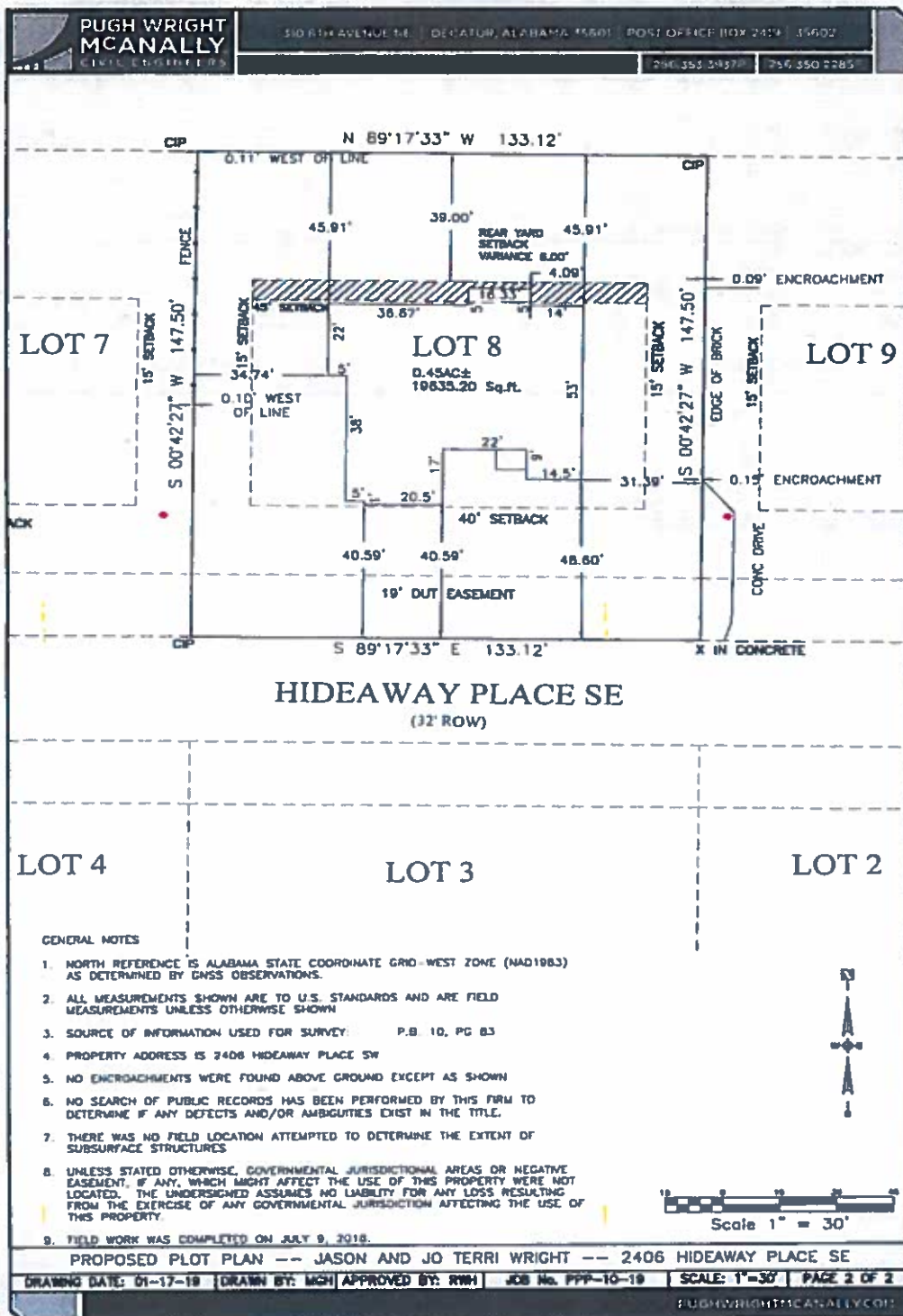
CASE NO. 9 2406 HIDEAWAY PLACE S.E.

February 7, 2019

City of Decatur – Building Department
Board of Zoning Adjustment
P.O. Box 488
Decatur, AL 35602-0488

I, Jo Terri Wright, property owner, do hereby request Pugh Wright McAnally, Inc. to act as my agent for the application of variance to my property on 2406 Hideaway PL. SW Decatur, AL 35603.


Jo Terri Wright
256-476-1983



PROPOSED PLOT PLAN

