

BOARD OF ZONING ADJUSTMENT

AGENDA

MARCH 2020

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FEBRUARY 2020 MINUTES

MEMBERS PRESENT: Chair Delayne Dean, Mr. Collis Stevenson, Mr. Thomas Rossi,
Ms. Susana Salcido

SUPERNUMERARIES: Rev. George Allen

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

Chairperson, Delayne Dean called the meeting to order at 4:00 p.m. in the Council Chambers at City Hall.

Mr. Bob Sims called the roll.

The Board considered the following applications and appeals.

The minutes from the January 2020 meeting were approved without any changes. Ms. Susana Salcido motioned to approve the minutes. Mr. Collis Stevenson seconded the motion. On a voice vote the motion carried.

Point of Information: The rules and regulations of a home occupation were explained to each applicant requesting a home occupation. Each applicant acknowledged they understood the rules and regulations.

CASE NO. 1

Application and appeal of Rachel and Ben Landers 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 public relations business located at 4515 Day Rd. SW, property is located in a AG-1 Agricultural Zoning District.

Rachel and Ben Landers both presented this case to the Board. Mrs. Landers stated their address was 4515 Day Rd. SW. Mr. Landers acknowledged that they would not have any employees and there may be a sign on their vehicle advertising the business. There would not be any type of items that would need to be stored.

Chairperson, Delayne Dean verified what type of consulting business this would be. Mrs. Landers replied it would be a consulting business for home building.

Ms. Susana Salcido, verified that there would not be any deliveries to the home nor any clients coming to the home. Mrs. Landers agreed.

Chairperson called for further questions.

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

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

Mr. Thomas Rossi motioned to approve this case as submitted. Rev. George Allen seconded the motion. On a roll call vote the motion carried.

CASE NO. 2

Application and appeal of Kathy Sherrill 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 dog grooming business located at 805 9th Ave. SE, property is located in a R-3 Single-Family Zoning District.

Ms. Kathy Sherrill presented this case to the Board. Ms. Sherrill stated her name was Kathy Sherrill and that her address was 805 9th Ave. SE. Ms. Sherrill stated she would like to have a business license to operate a mobile dog grooming business. Ms. Sherrill stated she would like to use one room in her home to do the administrative work for the dog grooming business. Ms. Sherrill stated she would go to the client's home no clients would come to her home.

Ms. Sherrill verified that a sign was allowed on her RV. Mr. Bob Sims, Building Department stated yes. Ms. Delayne Dean reminded her that her home address could not be on the sign. Ms. Sherrill understood.

Rev. George Allen, verified that there would not be any clients coming to her home, Ms. Sherrill said that was correct.

Ms. Susana Salcido verified that Ms. Sherrill would not have large amounts of supplies stored at her home and that she would not have large deliveries coming to the home. Ms. Sherrill stated she would not.

Chairperson, Delayne Dean asked for further questions.

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

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

Mr. Herman Marks, Legal Department, asked Ms. Sherrill where the RV would be parked. Ms. Sherrill stated she would park the RV in her garage.

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

CASE NO. 3

Application and appeal of Justin Hall 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 interior design business located at 213 Cherry St NE, property is located in a R-3H Single-Family Historical Zoning District.

Mr. Justin Hall presented this case to the Board. Mr. Hall stated his name was Justin Hall and that his address was 213 Cherry St. NE. Mr. Hall stated he would like to have an administrative office for his interior design business. Mr. Hall stated he agreed with all of the rules given at the start of the meeting. Mr. Hall stated there would not be any clients coming to his home.

Chairperson, Delayne Dean asked for any questions.

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

Mrs. Karen Smith, Planning Department, asked Mr. Hall if he would be doing any furniture refinishing. Mr. Hall stated he would not. Mrs. Smith recommended approval.

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

CASE NO. 4

Application and appeal of Lakeshia Baker 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 medical uniform sales business located at 604 Holland Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

Ms. Lakeshia Baker presented this case to the Board. Ms. Baker stated her name was Lakeshia Baker and her address was 604 Holland Dr. SW. Ms. Baker stated currently she is a nurse and she would like to open a mobile medical uniform business and go to local businesses to sell the uniforms.

Chairperson, Delayne Dean asked Ms. Baker if she would be storing the inventory or order as needed. Ms. Baker stated she would have some inventory on hand anything she did not have would have to be ordered.

Rev. George Allen, asked if clients would come to her home. Ms. Baker stated no clients would come to her home.

Chairperson, Delayne Dean asked Ms. Baker if she agreed to all of the stipulations presented at the start of the meeting. Ms. Baker stated she agreed.

Chairperson, Delayne Dean, asked for further questions.

Ms. Susana Salcido asked about her inventory. Ms. Baker stated the only inventory she would have will be stored in her van.

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

Mrs. Karen Smith, Planning Department, asked if the inventory would be shipped to her home. Ms. Baker stated yes either through FED-X or UPS. Mrs. Smith recommended approval.

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

CASE NO. 5

Application and appeal of Allison Akins 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 law practice located at 1905 Weatherly Cr. SW, property is located in a R-2 Single-Family Residential Zoning District.

Ms. Allison Akins presented this case to the Board. Ms. Akins stated her name was Allison Blackburn Akins and her address was 1905 Weatherly Cr. SW. Ms. Akins stated her request was a little unusual to be requesting a business license in a residential area to operate a law office. Ms. Akins explained that all of her work was strictly court appointed and she would only be representing minors who were abused or neglected.

Ms. Akins explained that she would see her clients only at the court house, a family member's home, foster care family's home. Ms. Akins stated that there would never be a reason for her clients to come to her home. Ms. Akins stated she has no employees and she would not ever advertise or have deliveries of any type. Ms. Akins explained that all of her mail goes to a PO Box and all of her business cards have a PO Box number on them.

Chairperson, Delayne Dean, asked for further questions.

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

Mrs. Karen Smith, Planning Department, recommended approval.

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

CASE NO. 6

Application and appeal of David Haywood 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 plumbing business located at 2319 Anderson Dr. SW, property is located in a R-2 Single-Family Zoning District.

Mr. David Haywood presented this case to the Board. Mr. Haywood stated his name was David Haywood and his address was 2319 Anderson Dr. SW. Mr. Haywood stated he would like to have a business license to start a plumbing business. Mr. Haywood stated that any supplies needed would be delivered to the job site and his tools would be stored in his truck. Mr. Haywood stated that any advertisements would only have an email and phone number listed. Mr. Haywood stated he did not have any employees.

Ms. Susana Salcido, reminded Mr. Haywood that he could have employees however, the employees could not report to his home. Mr. Haywood understood.

Chairperson, Delayne Dean, asked Mr. Haywood about the type of vehicle he would be using. Mr. Haywood stated he was starting out with a pick-up truck and expand if need be.

Chairperson, Delayne Dean verified that the homeowner was aware that he was going to operate the business out of the home. Mr. Haywood stated she was aware.

Mr. Collis Stevenson asked Mr. Haywood how he was going to haul his supplies around and how he would dispose of any surplus.

Mr. Haywood stated that he would have a pick-up truck to haul the supplies around and any surplus materials would either be put on the street for pick-up or hauled to the dump. Mr. Haywood was advised that he could not

put any material out on the street for the city to haul off. Mr. Haywood was advised that he was responsible for disposing of any surplus he may have. Mr. Haywood understood.

Mr. Bob Sims, Building Department, told Mr. Haywood that hot water heaters could be taken down to the plumbing supply store to be recycled. Mr. Sims advised Mr. Haywood that his back yard could not become a place to store surplus, Mr. Haywood understood.

Mr. Bob Sims, Building Department had no further comments.

Mrs. Karen Smith, Planning Department, recommended approval.

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

CASE NO. 7

Application and appeal of Francisco Fuentes 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 floor installation business located at 1427 Danville Rd. SW, property is located in a R-3 Single-Family Zoning District.

Mr. Jorge A. Monzon was interpreter for Mr. Fuentes. Mr. Monzon stated that Mr. Fuentes lived at 1427 Danville Rd SW and was wanting to obtain a business license to use one room in his home for administrative purposes for a floor installation business. Mr. Monzon states that there are not any signs at the home nor on the vehicles. Mr Monzon states that Mr. Fuentes has one part time employee.

Chairperson, Delayne Dean asked Mr. Monzon if Mr. Fuentes understood that his employees could not meet him at his home. Any employees would need to meet Mr. Fuentes at the job site. Mr. Monzon stated that Mr. Fuentes understood.

Chairperson, Delayne Dean, asked where the supplies would be kept. Mr. Monzon stated that there would not be any supplies only small tools which would be kept in his work vehicle.

Chairperson, Delayne Dean verified that all of the supplies would be delivered to the job site. Mr. Monzon stated that was correct.

Chairperson, Delayne Dean, asked for further questions.

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

Mrs. Karen Smith, Planning Department, recommended approval.

Ms. Susana Salcido motioned to approve this case as submitted. Rev. George Allen seconded the motion. On a roll-call vote the motion carried.

CASE NO. 8

Application and appeal of Melad Mansour for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a photography business located at 1820 East Brownstone Ct. SW, property is located in a R-6 Single-Family Semi-Attached Zoning District.

Mr. Melad Mansour presented this case to the Board. Mr. Mansour stated his name was Melad Mansour and his address was 1820 East Brownstone Ct SW. Mr. Mansour stated he would like to obtain a business license for a photography business. Mr. Mansour stated he agreed to all of the stipulations that were presented at the start of the meeting. Mr. Mansour stated he did not have any employees and no clients would come to his home.

Chairperson, Delayne Dean asked Mr. Mansour how he got his clients. Mr. Mansour stated he doesn't have clients per say he produced photography and sold his photography at other venues.

Ms. Susana Salcido asked if any chemicals were store at the address. Mr. Mansour stated no most of his work is produced digitally or through electronic means.

Chairperson, Delayne Dean, called for further questions.

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

Mrs. Karen Smith, Planning Department, recommended approval.

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

CASE NO. 9

Application and appeal of Tony Tippett for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a painting business located at 628 Longbow Dr. SW, property is located in a R-2 Single-Family Zoning District.

Mr. Tony Tippett presented this case to the Board. Mr. Tippett stated his name was Tony Tippett and his address was 628 Longbow Dr. SW. Mr. Tippett stated he would like to use one room in his home for administrative purposes for a painting business.

Chairperson, Delayne Dean asked Mr. Tippett if he understood the conditions stated at the start of the meeting. Mr. Tippett stated he understood.

Mr. Thomas Rossi asked where his supplies would be stored. Mr. Tippett stated that he would pick up the supplies needed and take them to the customer's home. If there were any paint left over it would be left at the customer's home. Mr. Tippett stated he would not have any equipment that any resident would not normally have at their home.

Chairperson, Delayne Dean, asked for further questions.

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

Mrs. Karen Smith, Planning Department, recommended approval.

Ms. Susana Salcido motioned to approve this case as submitted. Mr. Thomas Rossi, seconded the motion. On a roll-call vote the motion carried.

CASE NO. 10

Application and appeal of Decatur Mall, Hull Property Group seeking the following variances in order to install a business center sign located at 1801 Beltline Rd. SW property is located in a B-4 Regional Shopping Business District.

- A. 17' setback variance from Section 25-78 (d).
- B. 11' height variance from Section 25-76 (a)(2).
- C. 3 Squared area variance from Section 25-77 (d)(4).

Mr. Rob Johnson representing the owners of the Decatur Mall presented this case to the Board. Mr. Johnson stated his address was 3615 Point Clear Lane, Augusta, Ga. Mr. Johnson stated a request to replace the existing 31 foot high sign adjacent to the Aspen Dental parcel was being replaced with a new sign that mirrors the signs at the corner of The Beltline and Danville Rd. SW. Mr. Johnson states that the current tenants want to be recognized on the main thoroughfare and that customers need to know which tenants are located inside the mall.

Chairperson, Delayne Dean asked if these signs would be identical. Mr. Johnson responded that with the exception that these signs would have signage on both sides not just one side.

Mr. Johnson explains that moving the signs closer to the roadway will be imperative to have maximum visibility. Mr. Johnson states that American Midstream is letting them place the signs within their easement area but straddle their gas main.

Chairperson, Delayne Dean, asked for further questions.

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

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

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

CASE NO. 11

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.

Mr. Jeffrey Williams presented this case to the Board. Mr. Williams stated that the 1818 Farms address is 24889 Lauderdale St, Mooresville, Al. Mr. Williams stated that they are wanting to renew their temporary occupancy license at 502 and 504 Bank St NE.

Chairperson, Delayne Dean asked if this would be the same setup as it has been in the past. Mr. Williams replied yes it would be the same.

Chairperson, Delayne Dean asked for further questions.

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

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

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

Meeting adjourned at 4:35 p.m.

Chairperson, Delayne Dean

AGENDA MARCH 2020

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, March 31 at 4:00 p.m. for the purpose of hearing the following applications and appeals at which time all interested parties are requested to be present and will be given an opportunity to be heard.

CASE NO. 1

Application and appeal of Alejandro Gabriel Juarez 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 foundation repair business located at 1508 8th Street SW property is located in a R-2 Single-Family Residential District.

CASE NO. 2

Application and appeal of Don Donald 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 442 11th Ave. NW, property is located in a R-3 Single-Family Residential District.

CASE NO. 3

Application and appeal of Donovan Wheeler 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 1502 Northmeade Street SW, property is located in a R-2 Single-Family Residential District.

CASE NO. 4

Application and appeal of Mary Ward 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 consulting business located at 2209 Fleetwood Dr. SE, property is located in a R-1 Single-Family Residential District.

CASE NO. 5

Application and appeal of Mary Ward 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 software business located at 2209 Fleetwood Dr. SE, property is located in a R-1 Single-Family Residential District.

CASE NO. 6

Application and appeal of Brandon Edwards 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 805 Cedar Lake Road SW, property is located in a R-2 Single-Family Residential District.

CASE NO. 7

Application and appeal of Jhon Orlando Baquero Pinzon for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a painting business located at 2208 Flicker Rd SW, property is located in a R-2 Single-Family Residential District.

CASE NO. 8

Application and appeal of Courtland Czerno for a determination as a use permitted on appeal as allowed in Section 25-113 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to operate a temporary occupancy snowball business located at 2021 Westmeade St SW, property is located in a M-1A Expressway Commercial District.

CASE NO. 9

Application and appeal of Leon Felts requesting a setback variance for a 3 foot reduction in a structure separation, from Section 25-10.3 (1) (c) as amended and adopted, of the Zoning Ordinance located at 904 Parkside Court SE, property is located in a R-5 Single-Family Patio Home Residential District.



March 31, 2020
@ 4:00p.m. in the
Council Chambers
on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Alejandro Gabriel Juarez
MAILING ADDR: 1508 8th St SE
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256 345 0109

PROPERTY OWNER: Alejandro Gabriel Juarez
OWNER ADDR: 1508 8th St. SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256 345 0109

ADDRESS FOR APPEAL: 1508 8th St. 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.)
Use one Room in my home for administrative purposes for my Foundation business.

Applicant Name(print) Alejandro Gabriel
Signature Alejandro Gabriel
Representative Name(print) Aaron mara
Signature _____
Date Feb. 17, 2020

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

Office Use
Received By Amy
Zone _____
Hearing Date March 31, 2020
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.



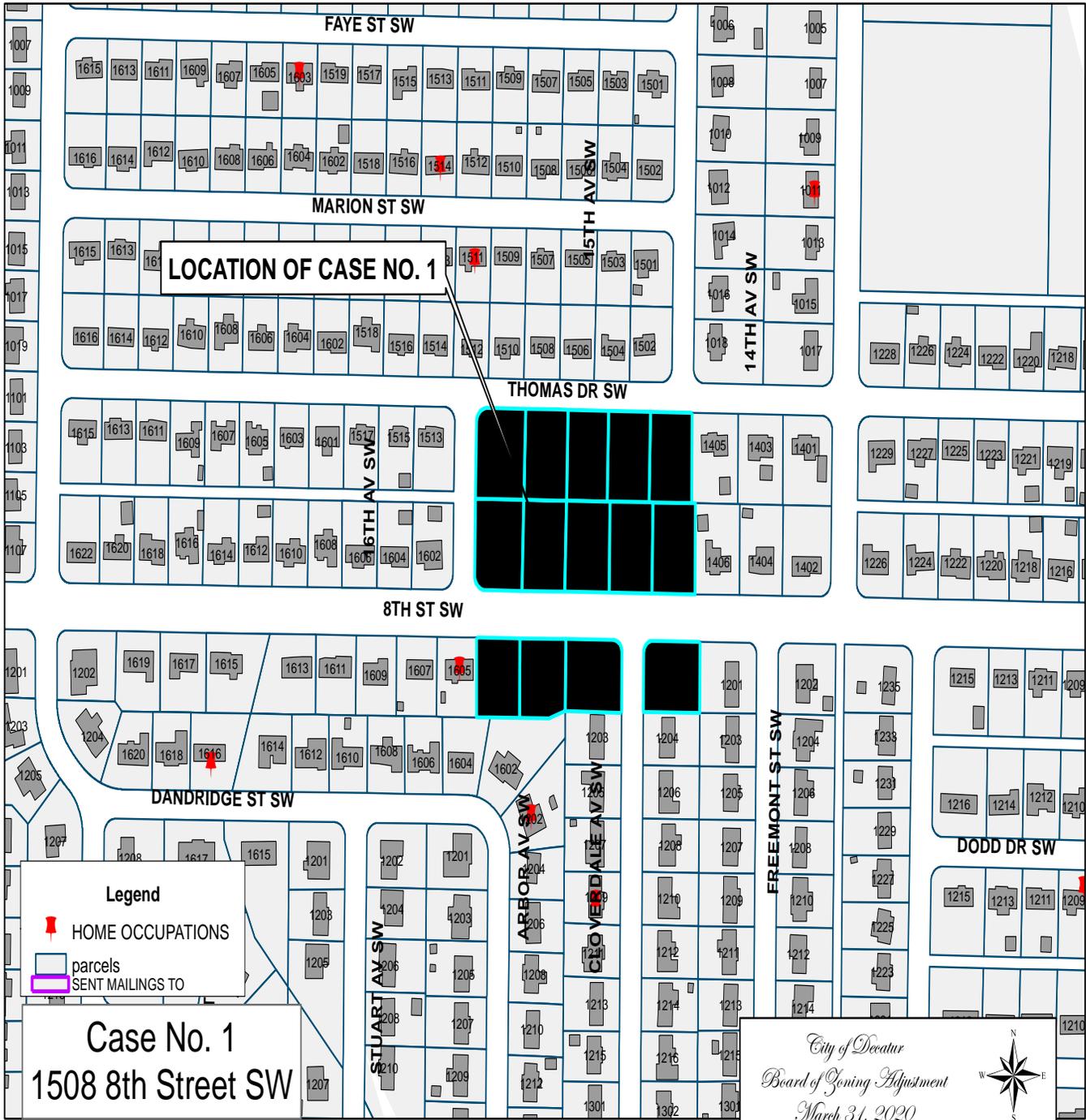
HOME OCCUPATION QUESTIONS

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: Alejandro Gabriel DATE: 12 - 2020
 ADDRESS: 1508 8th St S.E.

Decatur City Hall • 402 Lee Street, NE • Post Office Box 488 • Decatur, AL 35602-0488
 (256) 341-4500 • www.DecaturAlabamaUSA.com



2

March 31, 2020 @ 4:00pm
in Council Chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: DON DONALD
MAILING ADDR: 442-11TH AVE NW
CITY STATE ZIP: DECATUR AL 35601
PHONE: 256 221 2432

PROPERTY OWNER: MARTHA JONES
OWNER ADDR: 442-11TH AVE NW
CITY STATE ZIP: DECATUR AL 35601
OWNER PHONE: 256 565 5756

ADDRESS FOR APPEAL: 442-11TH AVE NW DECATUR AL 35601

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE: DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
I INTEND TO USE ONE ROOM OF MY HOME FOR AN OFFICE FOR A LAWN CARE SERVICE

Applicant Name(print) DON DONALD
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 3-3-20

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

Office Use
Received By [Signature]
Zone R-3
Hearing Date 3.31.2020
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.



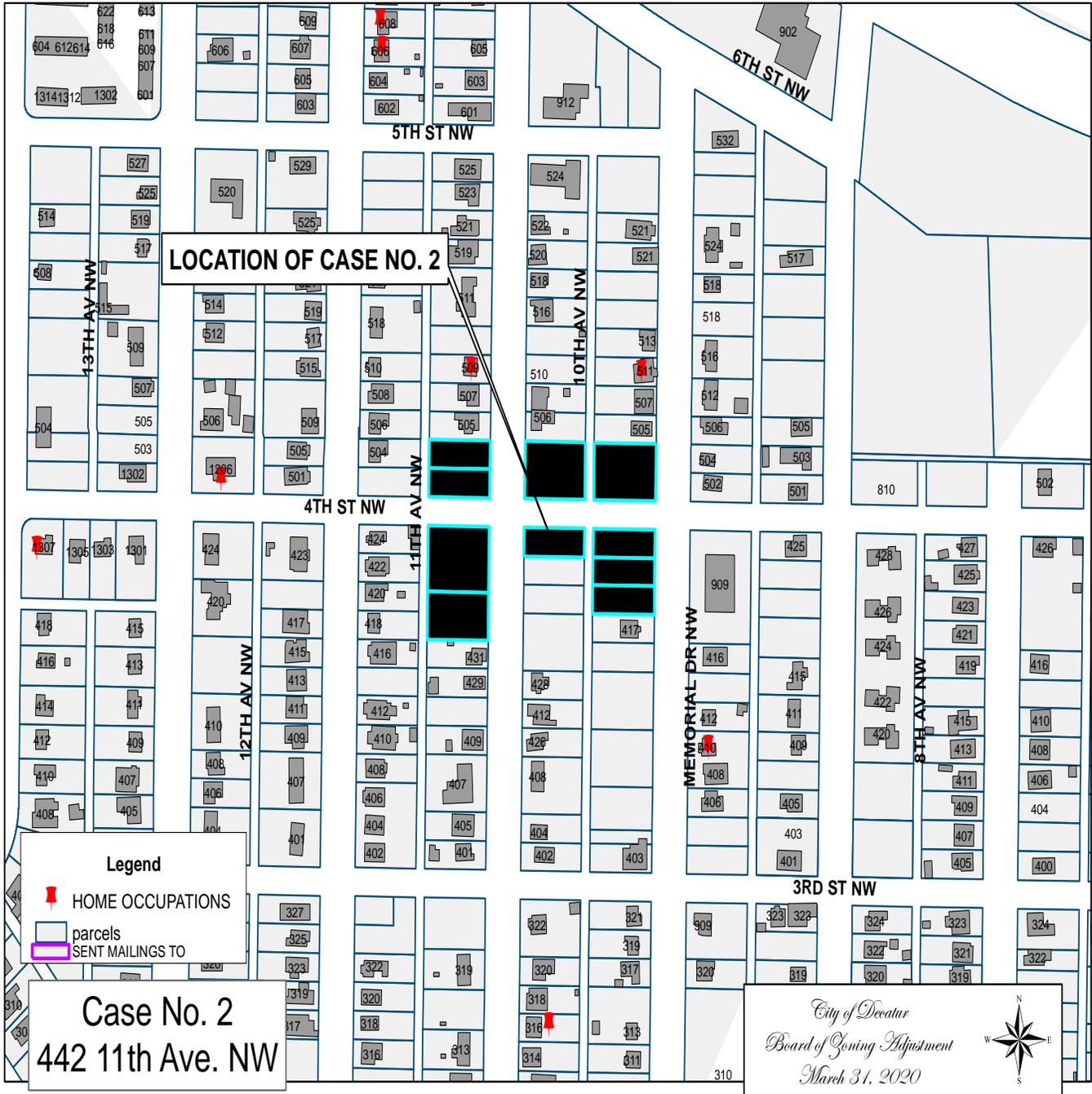
HOME OCCUPATION QUESTIONS

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: D. S. O. O. DATE: 3-3-20
 ADDRESS: 442-11th Ave NW Decatur AL 35601

Decatur City Hall • 402 Lee Street, NE • Post Office Box 488 • Decatur, AL 35602-0488
 (256) 341-4500 • www.DecaturAlabamaUSA.com



3

March 31, 2020 @ 4pm
in Council chambers
on a CHARMING SCALE



Board of Zoning Adjustment

APPLICANT: Donivan Wheeler ✓
 MAILING ADDR: 1502 Northmead St SW
 CITY STATE ZIP: Decatur AL 35601
 PHONE: 256-345-9217

PROPERTY OWNER: Luther Darby
 OWNER ADDR: 1502 Northmead St SW ✓
 CITY STATE ZIP: Decatur AL 35601
 OWNER PHONE: 256.335.0800

ADDRESS FOR APPEAL: 1502 Northmead St SW

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP, TYPE OF BUSINESS.)
Im going to use my house as my office and
Storage for my business. Lawn service

Applicant Name(print) Donivan Wheeler
 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 Date 3/31/2020
 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.



HOME OCCUPATION QUESTIONS

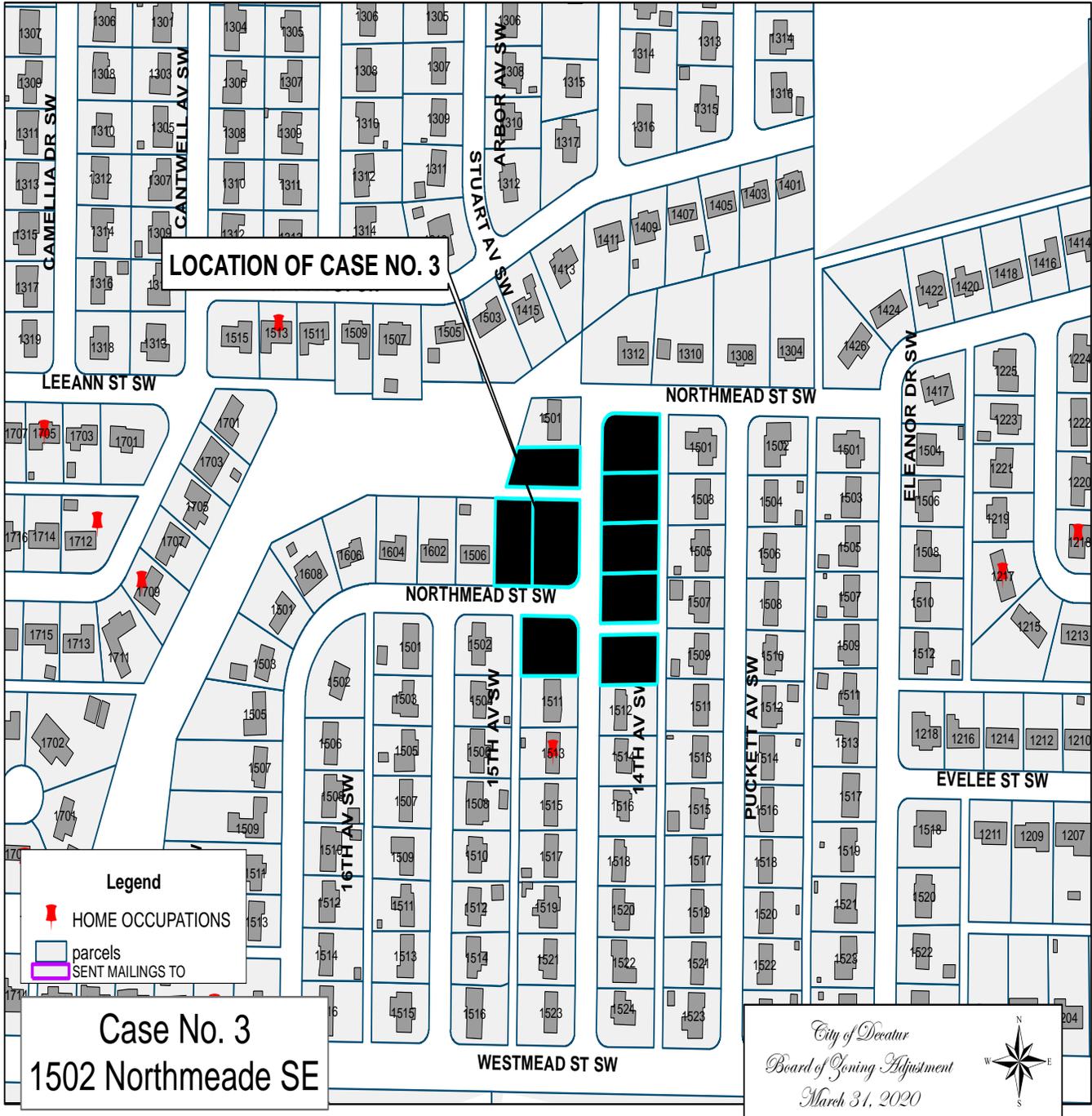
CHECK YES OR NO FOR EACH QUESTION

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: [Signature] DATE: 3-5-20

ADDRESS: 1502 Northmead St SW

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4

March 31, 2020 @ 4pm
in the Council Chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Mary Ila Ward
MAILING ADDR: 2209 Fleetwood Drive SE
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-227-9075

PROPERTY OWNER: Mary Ila Ward
OWNER ADDR: 2209 Fleetwood Drive SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-227-9075

ADDRESS FOR APPEAL: 2209 Fleetwood Drive SE, Decatur, AL 35601

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
using home office - one room - for Horizon Point Consulting, Inc.

Applicant Name(print) MARY ILA WARD
Signature Mary Ila Ward
Representative Name(print) _____
Signature _____
Date 3/6/2020

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

Office Use
Received By [Signature]
Zone R-2
Hearing Date 3.31.2020
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 2209 FLEETWOOD DR. SE



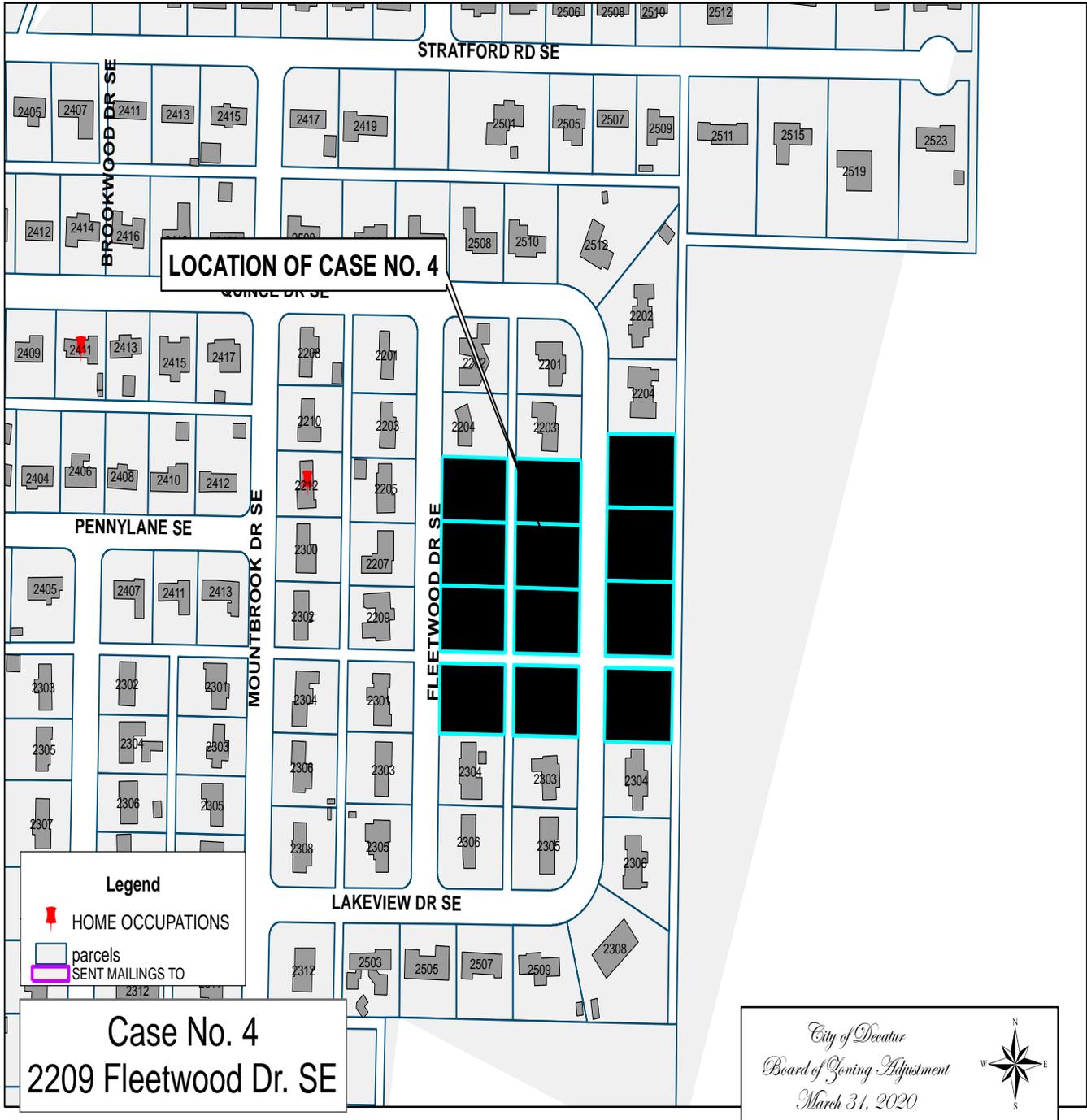
HOME OCCUPATION QUESTIONS

CHECK YES OR NO FOR EACH QUESTION

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

SIGNED: M. J. [Signature] DATE: 3/6/2020
 ADDRESS: 2209 Fleetwood Drive SE Decatur, AL 35601

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5

March 31, 2020 @ 4pm
in the Council Chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Mary In Ward
MAILING ADDR: 2209 Fleetwood Drive SE
CITY STATE ZIP: Decatur, AL 35601
PHONE: 256-227-9075

PROPERTY OWNER: Mary In Ward
OWNER ADDR: 2209 Fleetwood Drive SE
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-227-9075

ADDRESS FOR APPEAL: 2209 Fleetwood Drive SE

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.)
Home based office for MatchFit, LLC
Software

Applicant Name(print) Mary In Ward
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 3/6/2020

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

Office Use
Received By [Signature]
Zone R-2
Hearing Date March 31, 2020
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.



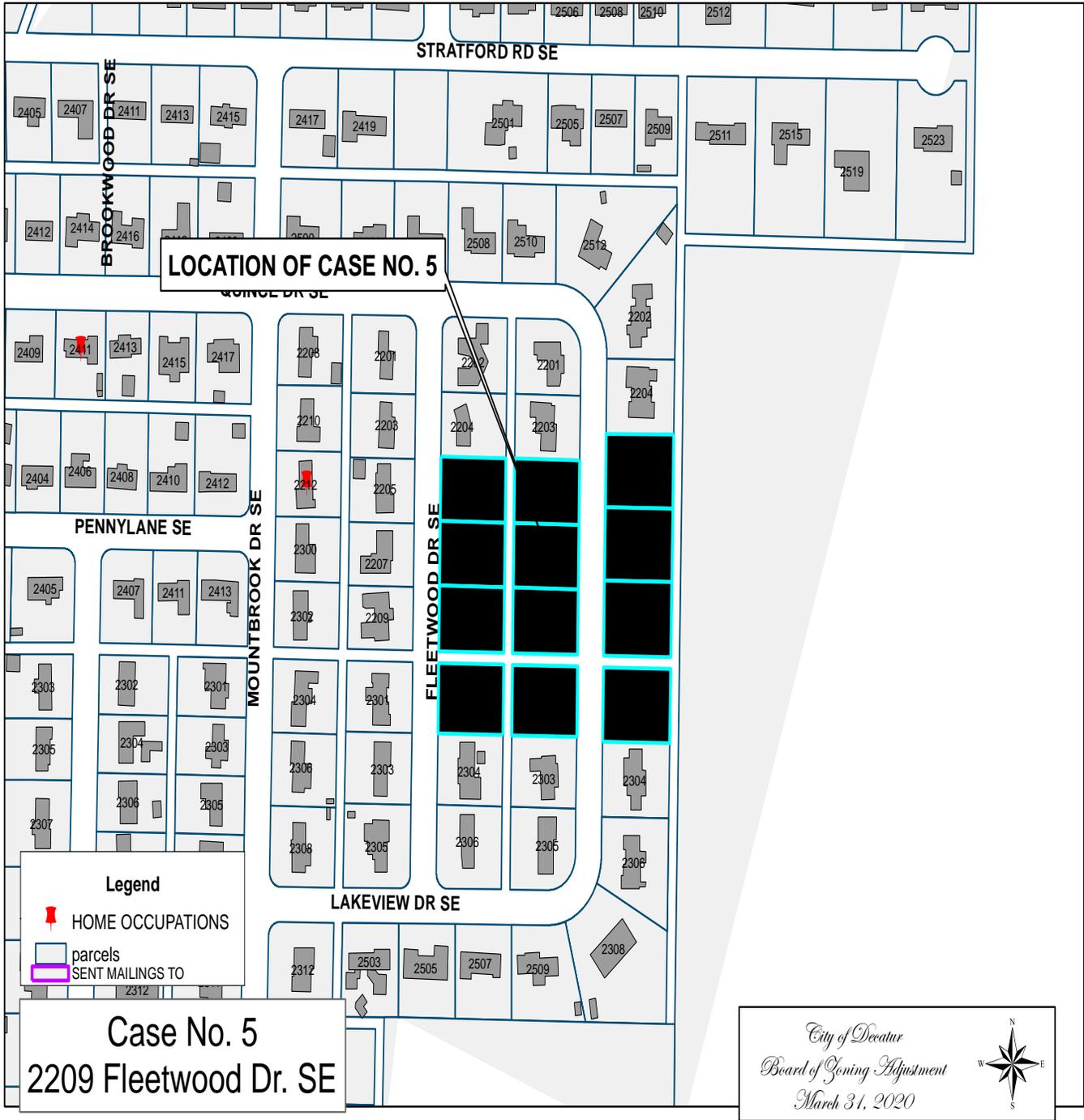
HOME OCCUPATION QUESTIONS

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: M. Kelly DATE: 3/6/2020
 ADDRESS: 2209 Fleetwood Drive SE

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LOCATION OF CASE NO. 5

Legend

- HOME OCCUPATIONS
- parcels SENT MAILINGS TO

Case No. 5
2209 Fleetwood Dr. SE

City of Decatur
Board of Zoning Adjustment
March 31, 2020



Grand City on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Brandon Edwards
MAILING ADDR: 805 Cedar Lake Road
CITY STATE ZIP: Decatur AL 35603
PHONE: (256) 410-0082

PROPERTY OWNER: Weaver Realty
OWNER ADDR: 6th Ave Decatur AL
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: (256) 303-6248

ADDRESS FOR APPEAL: 805 Cedar Lake Road Decatur, AL

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

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

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

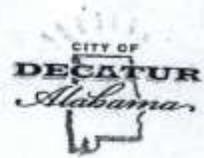
I want to use 1 room in my home for an
~~office~~ business occupation
my business will be for grass cutting
only

Applicant Name(print) Brandon Edwards
Signature [Signature]
Representative Name(print) _____
Signature _____
Date 3-9-2020

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

Office Use
Received By kd
Zone R
Hearing Date March 31
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.



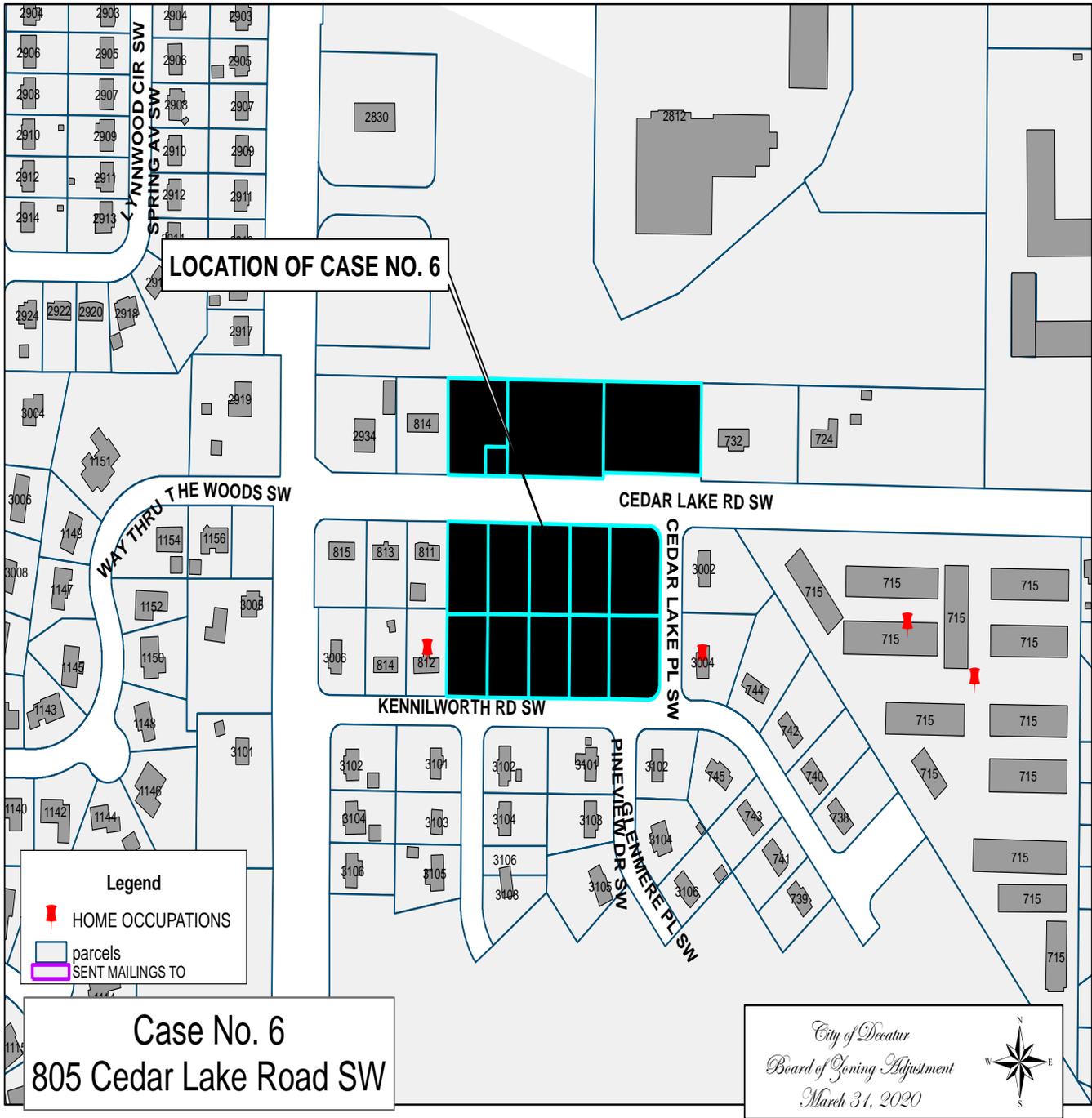
HOME OCCUPATION QUESTIONS

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: Brandon Edwards DATE: 3-9-2020
 ADDRESS: 805 Cedar Lake Road

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



2

March 31, 2020 @ 4:00 pm
in the council chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Jhon Orlando Baquero Pinzon
MAILING ADDR: 2208 Flicker Rd SW
CITY STATE ZIP: Decatur, Alabama, 35601
PHONE: 256-227-2059

PROPERTY OWNER: Jhon Orlando Baquero Pinzon
OWNER ADDR: 2208 Flicker Rd SW
CITY STATE ZIP: Decatur, Alabama, 35601
OWNER PHONE: 256-227-2059

ADDRESS FOR APPEAL: 2208 Flicker Rd SW

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

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

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
Painting business, one room in my home
for admin office for painting business.

Applicant Name(print) Jhon O Baquero
Signature Jhon Baquero
Representative Name(print) _____
Signature _____
Date 3-10-20

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

Office Use
Received By Nancy
Zone R-2
Hearing Date March 31, 2020
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.



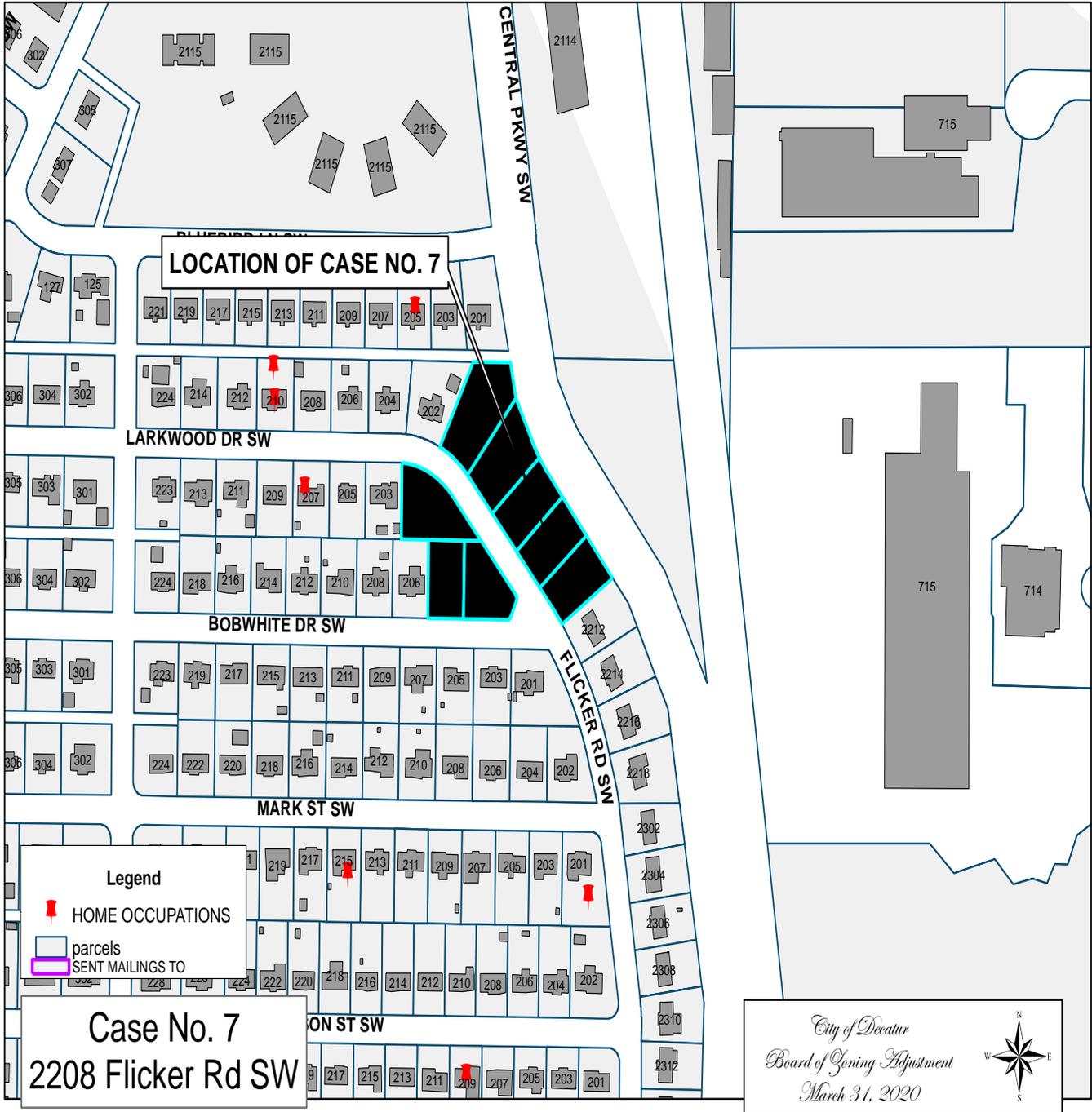
HOME OCCUPATION QUESTIONS

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
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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: Jhon Baquero DATE: 3-10-20
 ADDRESS: 2208 Flicker Rd SW

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on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Courtland Czeruo
MAILING ADDR: 2222 Acadia Dr SW A 24
CITY STATE ZIP: Decatur AL 35603
PHONE: 985-288-9337

PROPERTY OWNER: Abdul Gelan
OWNER ADDR: 2021 Westmeade St
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256 486 2906

ADDRESS FOR APPEAL: 2021 Westmeade St

- 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 will set up a small canopy about 6' x 10' on extension cord. It is a snow Ball stand.

Applicant Name(print) Courtland Czeruo
Signature Courtland Czeruo
Representative Name(print)
Signature
Date 2-12-2020

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

Office Use
Received By Bob
Zone M-1A
Hearing Date 3/31/2020
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.



CITY OF DECATUR
TEMPORARY BUSINESS OCCUPANCY
CHECKLIST

Read the following list carefully. Mark the box that applies. Some boxes are marked with a mandatory yes; please read carefully. All required information must be obtained prior to the issuance of a Business License.

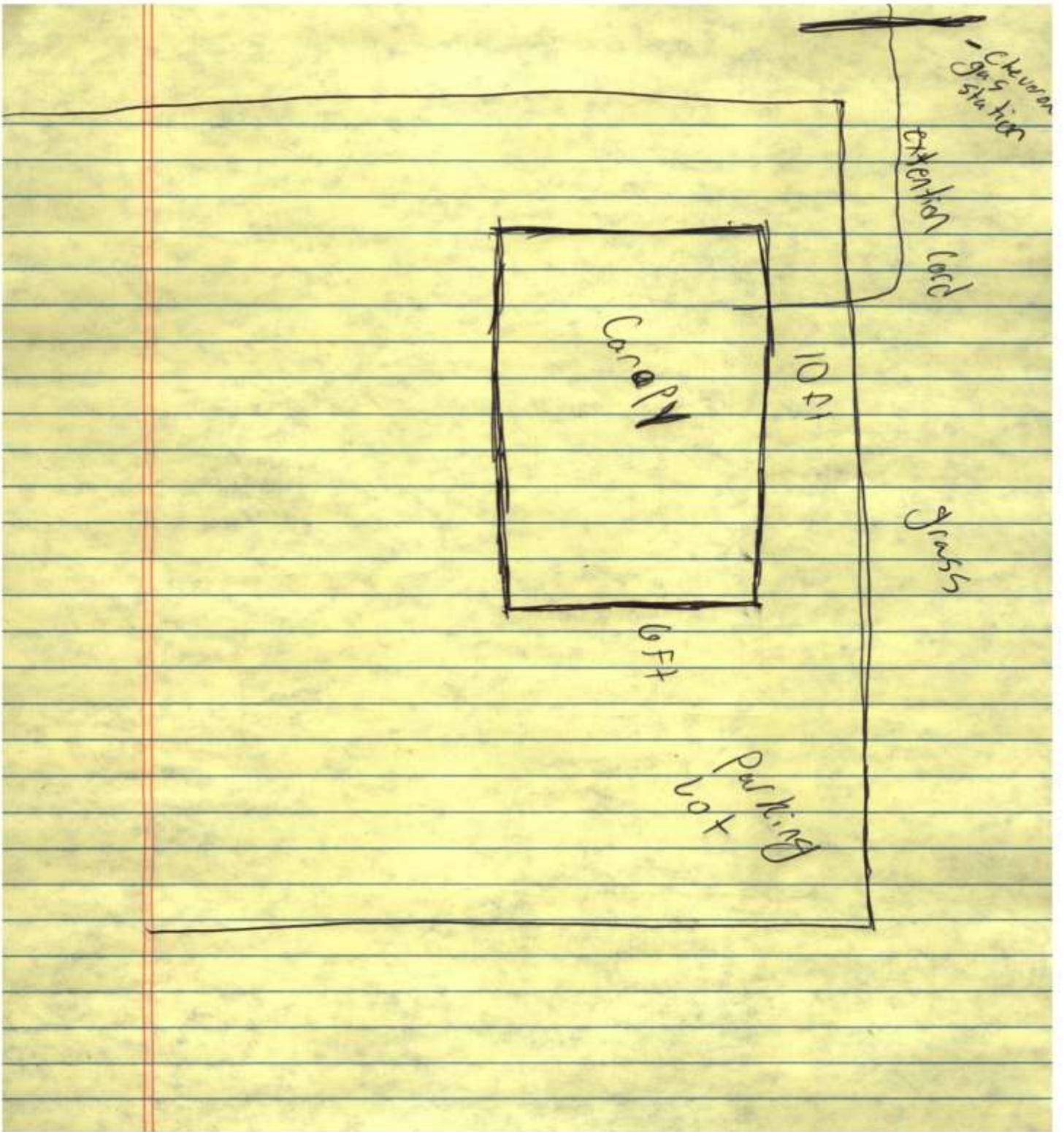
- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Will there be any signs? If yes, signs require a separate permit. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Will there be any portable storage/office buildings? If yes, manufacture's installation instructions and the current adopted building codes shall apply. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Will there be any tents? If yes, tent certification on flame resistance will be required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Will electrical hookups be required? If yes, compliance with the currently adopted electric code shall be required. A separate permit and inspection will be required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Approved temporary toilet facilities shall be required for the entire length of the temporary occupancy. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. A site plan will be required done by a registered land surveyor showing the <u>REQUIRED PARKING</u> for your occupancy and the occupancy of the shared tenant space, if applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. A non-refundable application fee of TWO-HUNDRED-FIFTY DOLLARS (\$250), is required before processing this application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. A copy of the City of Decatur Business Privilege License shall be submitted to the Building Department after all required approvals. |

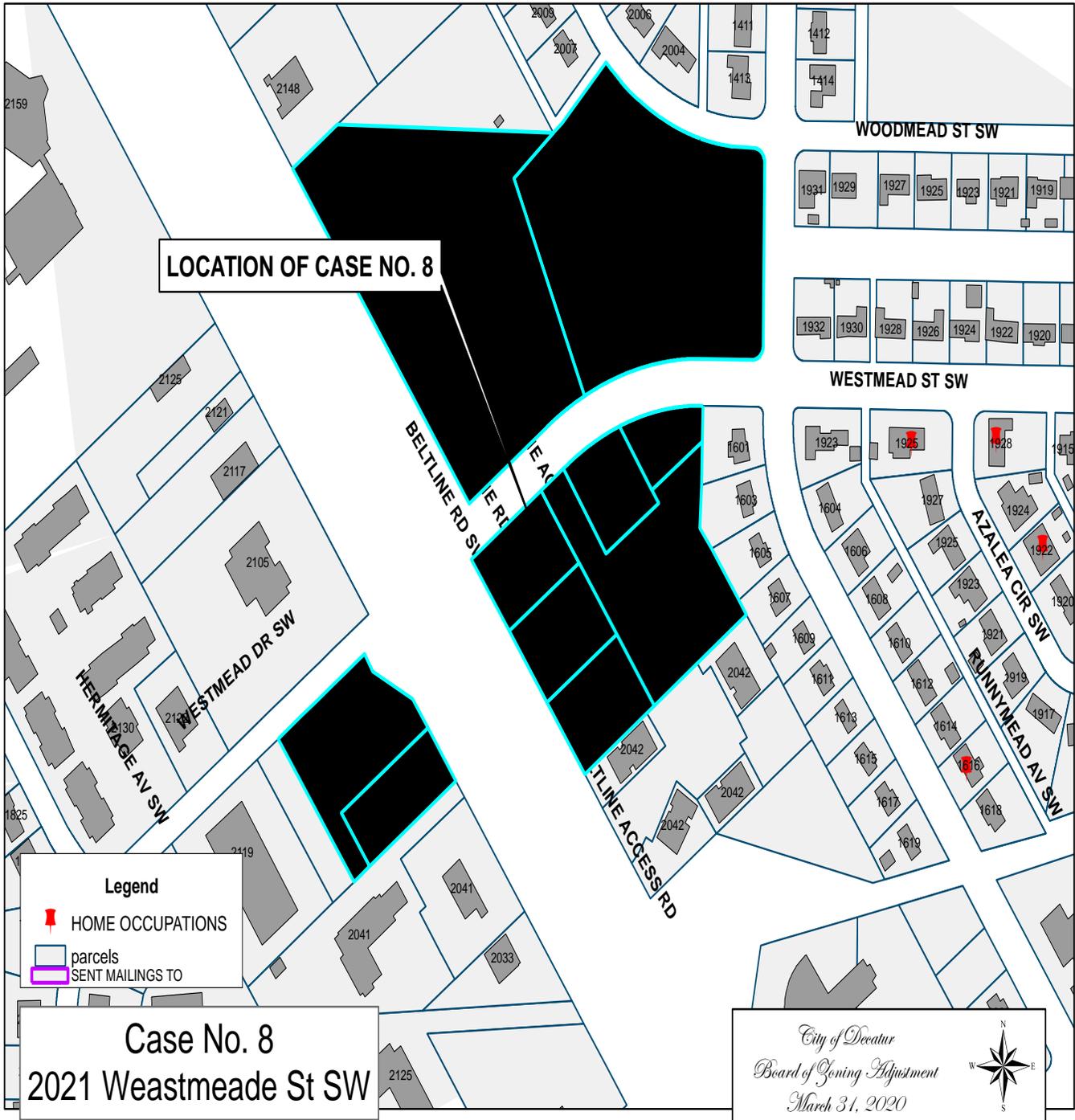
NAME: Cowdard Crenn

ADDRESS: 2021 westmeade st

PHONE: 985-288-9337 DATE: 2-12-20

SIGNATURE: Cowdard Crenn





9

March 31, 2020 @ 4:00 p.m.
in the Council chambers



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: LEON FELTS & Kevin Shalley ^{2205 Woodland Ln Decatur AL 35601}
MAILING ADDR: 4566 Arrowhead Dr SE
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-466-4565

PROPERTY OWNER: LEON FELTS
OWNER ADDR: 904 Parkside Ct
CITY STATE ZIP: Decatur AL 35601
OWNER PHONE: 256-466-4565

ADDRESS FOR APPEAL: 904 Parkside Ct

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*****

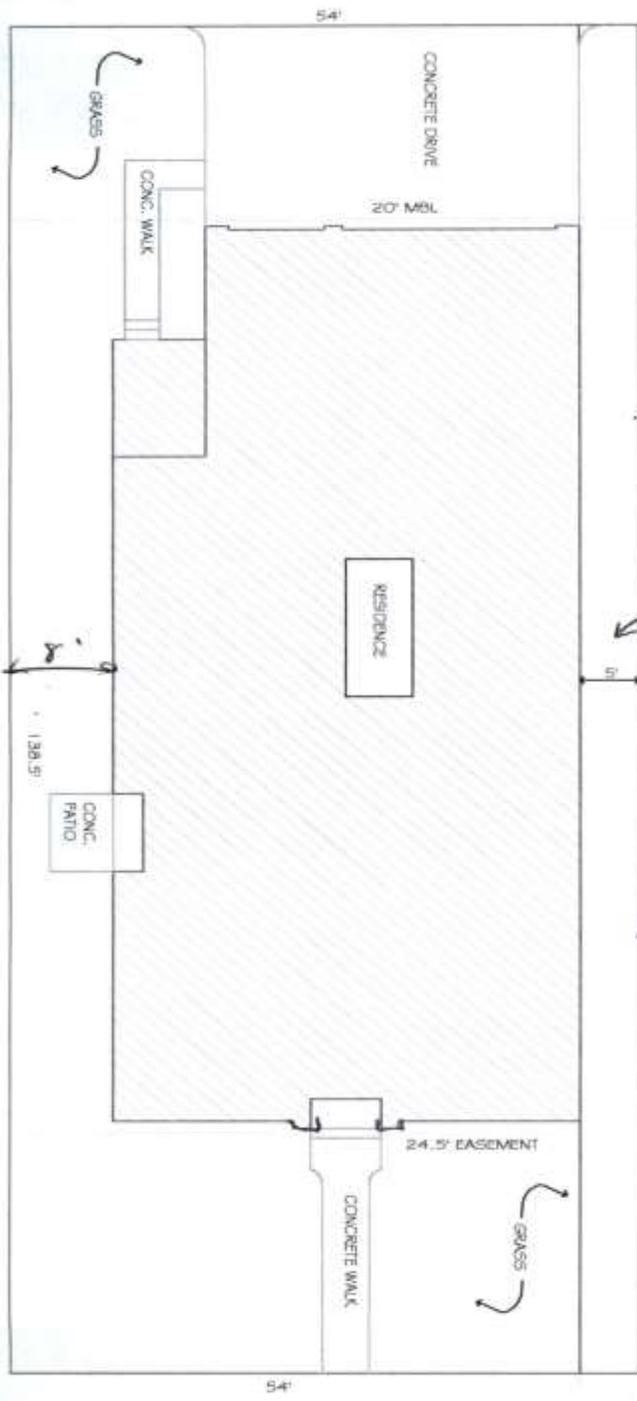
DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS.)
Request 3' side yard variance to recip 8' & 5' set backs. Reverse 8' & 5' side yard set backs.

Applicant Name(print) Leon Felts
Signature Leon Felts
Representative Name(print) Kevin Shalley
Signature Kevin Shalley
Date 3/10/20

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

Office Use
Received By [Signature]
Zone R-2.5
Hearing Date March 31
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.



PARKSIDE CT.

Request for
this side to
be 5'

6' Adjacent residence
shown to be 6'
From property

