

BOARD OF ZONING ADJUSTMENT

AGENDA

APRIL 2020

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MINUTES MARCH 2020

MEMBERS PRESENT: Chair, Delayne Dean, Mr. Charles Taylor, Ms. Susana Salcido,

SUPERNUMERARIES: Mr. Steven Thomas

OTHERS PRESENT: Mr. Wally Terry, Director
.....and Custodian of Records
Mr. Chip Alexander, Asst.City Attorney
Mrs. Karen Smith, Planner
Mr. Bob Sims, Building Inspector
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 February 2020 meeting were approved without any changes. Mr. Charles Taylor motioned to approve the minutes. Mr. Steven Thomas seconded the motion. On a voice vote the motion carried.

POINT OF INFORMATION: TODAY'S MEETING IS BEING BROADCAST LIVE VIA YOUTUBE DUE TO THE COVID-19 PANDEMIC.

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.

Mr. Alejandro Gabriel Juarez presented this case to the Board. Ms. Susana Salcido is going to interpret.

Mr. Juarez stated his name was Alejandro Gabriel Juarez and his address is 1508 8th St SW.

Chair, Delayne Dean explained to Mr. Juarez that there are only 4 board members present at today's meeting and it will take a unanimous vote for the case to be approved and asked if he would like to proceed. Mr. Juarez stated he understood and would like to proceed.

Mr. Juarez stated he would like to use one room in his house to start his foundation business. Mr. Juarez stated he does not have any employees.

Ms. Susana Salcido explains to Mr. Juarez that he is allowed to have signage on his vehicle but his home address could not be on any vehicles or any advertisements, Mr. Juarez understood.

Mr. Charles Taylor verified that Mr. Juarez did not have any employees.

Mr. Bob Sims, Building Department, asked Mr. Juarez what type of equipment.

Mr. Juarez stated he would be using jacks.

Mr. Bob Sims, Building Department, asked Mr. Juarez how he would get under the foundations and crawl space. Mr. Sims asked if he had any equipment such as mini excavators?

Mr. Juarez stated he does have that type of equipment but it would be stored off site.

Mr. Bob Sims, Building Department, asked Ms. Susana Salcido to explain to Mr. Juarez that any foundation work would require a building permit from the Building Department, Mr. Juarez understood.

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

Time is allowed for the public to speak or call in with questions or concerns.
There are no comments from the public.

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

Mr. Steven Thomas motioned to approve this case as submitted. Mr. Charles Taylor seconded the motion. On a roll-call vote the motion carried.

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.

Mr. Don Donald presented this case to the Board. Mr. Donald stated his name was Don Donald and his address is 442 11th Ave. NW. Mr. Donald stated he would like to use one room in his home for a lawn care business.

Chair, Delayne Dean asked Mr. Donald if the property owner was aware he was going to be using the home for a home occupation. Mr. Donald stated they were aware.

Chair, Delayne Dean told Mr. Donald that today there are only four board members so it will need a unanimous favorable vote to approve this case and asked if he would like to proceed. Mr. Donald stated yes.

Chair, Delayne Dean explains to Mr. Donald about the rules for operating a home occupation and asks Mr. Donald about the type of equipment he will be using.

Mr. Donald stated he will only be using one trailer and lawn mower, weed eater. The same type of equipment as any home owner may have.

Chair, Delayne Dean allows time is allowed for the public to speak or call in with questions or concerns.

There are no comments from the public.

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

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

Mr. Charles Taylor motioned to approve this case as submitted. Mr. Steven Thomas seconded the motion. On a roll-call vote the motion carried.

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.

Mr. Donovan Wheeler presented this case to the Board. Mr. Wheeler stated his name was Donovan Wheeler and his address is 1502 Northmeade Street SW. Mr Wheeler stated he would like to use one room in his home for a lawn care business.

Chair, Delayne Dean explained to Mr. Wheeler that only four board members were present for today's meeting therefore a unanimous vote would be required to approve this case today and asked if he would like to proceed, Mr. Wheeler stated yes he would like to proceed.

Chair, Delayne Dean explains he cannot have any employees reporting to his home and that advertising was allowed on his vehicles as long as his home address was not on the vehicles. Mr. Wheeler understood.

Chair, Delayne Dean asked about the type of equipment he would be using. Mr. Wheeler stated he would only be using the same type equipment as a typical homeowner.

Chair, Delayne Dean allows time is allowed for the public to speak or call in with questions or concerns.

There are no comments from the public.

Mr. Bob Sims, Building Department has no comments.

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

Mr. Steven Thomas motion to approve this case as submitted. Mr. Charles Taylor seconded the motion. On a roll-call vote the motion carried.

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.

Ms. Mary Ward presented case 4 and case number 5 via the telephone to the Board. Ms. Ward stated her name was Mary Ward and her address is 2209 Fleetwood Dr. SE.

Chair, Delayne Dean advised Ms. Ward that there were only four Board members present at today's meeting and it would a unanimous vote would be required to approved both of these cases and asked if she would like to proceed. Ms. Ward stated yes she wants to proceed.

Ms. Ward stated case number 4 was for a consulting business and case number 5 is an HR consulting business and also does facility training that has spurred from the consulting business.

Chair, Delayne Dean asked Ms. Ward if she had any employees.

Ms. Ward stated that case number 5, her software business has employees. The employees all work from their own homes and most are all out of state. Ms. Ward stated she does not have any other employees.

Mr. Steven Thomas asked Ms. Ward if she would be using one room in her home for both businesses. Ms. Ward replied yes one room for both businesses.

Chair, Delayne Dean asked Ms. Ward if she met her clients on the job site. Ms. Ward replied yes she meets all of her clients on their job sites.

Mr. Charles Taylor asked about advertising. Ms. Ward replied she advertises on-line, by word of mouth and with social networking.

Chair, Delayne Dean asked for questions from the public. Time was allowed for the public to call in with any concerns.

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

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

Mr. Charles Taylor motioned to approve case number 4 and case number 5 as submitted. Mr. Steven Thomas seconded the motion for both cases. On a roll-call vote the motions carried.

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 number 5 was considered along with case number 4, please see above.

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.

Mr. Brandon Edwards presented this case to the Board. Mr. Edwards stated his name was Brandon Edwards and his address is 805 Cedar Lake Road SW. Mr. Edwards stated he would like to use one room in his home for a lawn care business.

Chair, Delayne Dean explained to Mr. Edwards that only four board members were present for today's meeting therefore a unanimous vote would be required to approve this case today and asked if he would like to proceed, Mr. Edwards stated yes he would like to proceed.

Chair, Delayne Dean explains he cannot have any employees reporting to his home and that advertising was allowed on his vehicles as long as his home address was not on the vehicles. Mr. Edwards understood.

Chair, Delayne Dean asked about the type of equipment he would be using. Mr. Edwards stated he would only be using the same type equipment as a typical homeowner.

Mr. Charles Taylor asked if the property owner was aware that he was going to be using one room in his home for the lawn care business, Mr. Edwards replied yes he was aware.

Chair, Delayne Dean allows time is allowed for the public to speak or call in with questions or concerns.

Mr. Bob Sims, Building Department had no comment.
Mrs. Karen Smith, Planning Department, had no comment.

Mr. Steven Thomas motioned to pass this case as submitted. Ms. Susana Salcido seconded the motion. On a roll-call vote the motion passed.

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.

Mr. Jhon Orlando Baquero Pinzon presented this case to the board. Ms. Susana Salcido is interpreting for Mr. Pinzon. Mr. Pinzon states his name is Jhon Orlando Baquero Pinzon and his address is 2208 Flicker Road. SW.

Ms. Susana Salcido explains to Mr. Pinzon he will need four favorable votes for this case to be approved and asks if he would like to proceed. Mr. Pinzon understands and agrees to proceed.

Mr. Pinzon wants to use one room in his house for administrative purposes for his painting business.

Ms. Susana Salcido asks Mr. Pinzon if he has any employees. Mr. Pinzon replies no.

Ms. Susana Salcido explain to Mr. Pinzon that he can advertise however, he cannot list his home address on any of the advertisements. Mr. Pinzon understand and agrees.

Mr. Charles Taylor asked Mr. Pinzon where he stores his supplies. Mr. Pinzon replies he keeps his supplies in a shed in his back yard and other items are bought when needed for individual jobs.

Chair Delayne Dean calls for any questions or comments from the public.

Chair, Delayne Dean allows time is allowed for the public to speak or call in with questions or concerns.

Mr. Bob Sims, Building Department, asked Mr. Pinzon if he has any scaffolding, ladders, rollers etc... Mr. Pinzon replied yes enough scaffolding for 3 levels and not much surplus equipment at this time because he is just starting his business. Mr. Pinzon states that he carries all of his equipment on one trailer.

Mr. Bob Sims, Building Department, explains to Mr. Pinzon if his business grows and he gets more equipment that equipment would need to be stored off site. Also, if Mr. Pinzon acquires any employees the employees cannot meet at his home they would need to meet him at the job site. Mr. Pinzon understood.

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

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

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 Street SW, property is located in a M-1A Expressway Commercial District.

This case was DISMISSED. No one came forward when this case was called.

CASE NO. 9-WITHDRAWN PRIOR TO TODAY'S MEETING

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.

Meeting adjourned at 5:04 pm

Chair, Delayne Dean

APRIL 2020 AGENDA

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, April 28 at 4:00 p.m. and also broadcast live on City of Decatur You Tube Channel at <https://www.youtube.com/c/CityofDecaturAl> 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. Questions can also be submitted via email at bozaquestions@decatur-al.gov.

CASE NO. 1

Application and appeal of Justice Bates for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have a home crafting business located at 2506 Spring Av SW, Apt. D 134, property is located in a R-4 Multi-Family Residential Zoning District.

CASE NO. 2

Application and appeal of DeMya Johnson for a determination as a use permitted on appeal as allowed in Section 25-10 and as defined in Article VI, as amended and adopted, of the Zoning Ordinance to have an administrative office for a process server business located at 1307 Castleman Ave. SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 3

Application and appeal of Bruce Sparkman for an administrative decision from Section 25-10.9 (2) (d) for a 10 foot rear yard setback variance to cover the back deck at 1101 Trenton Dr. SW, property is located in a R-2 Single-Family Residential Zoning District.

CASE NO. 4

Application and appeal of Susan Lamb for the following variances in order to construct a new single family home at 2004 Magnolia Street SE, property is located in a R-1 Single-Family Residential Zoning District.

- 1) 4200 square foot variance from Section 25-10.8 (2) (a)
- 2) 18.6 setback variance from Section 25-14 on the 20th Avenue side
- 3) 4 foot front yard setback variance from Section 25-10.8 (2) (c) on the Magnolia Side

CASE NO. 5

Application and appeal of Bryant Greenwell for a 3 foot 8 inch height variance from Section 25-10.8 (2)(g) in order to construct a new residence at 4250 Bennich Rd SW, Property is located in a AG-1 Agricultural Zoning District.



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Justice Bates
MAILING ADDR: 2506 Spring Ave SW
CITY STATE ZIP: Decatur AL 35601
PHONE: 256-566-2815

PROPERTY OWNER: Summer Lodges LLC
OWNER ADDR: 2506 Spring Ave SW Apt D134
CITY STATE ZIP: Decatur, AL 35601
OWNER PHONE: 256-566-2815

ADDRESS FOR APPEAL: 2506 Spring Ave SW Apt D134 Decatur AL

☒ 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.)

Bar I will be selling my handmade products
at vendor events, barbershops, beauty shops,
farmers markets, and online
home for Admin offices only. Soap, body butter,
hair grease.

Applicant Name (print) Justice Bates
Signature Justice Bates
Representative Name (print) _____
Signature _____
Date 3/12/20

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

Office Use
Received By Cindy
Zone _____
Hearing Date 4/28/20 4:00
Approved/Disapproved pass

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

CASE NO. 1 2506 SPRING AV SW APT D134



HOME OCCUPATION QUESTIONS

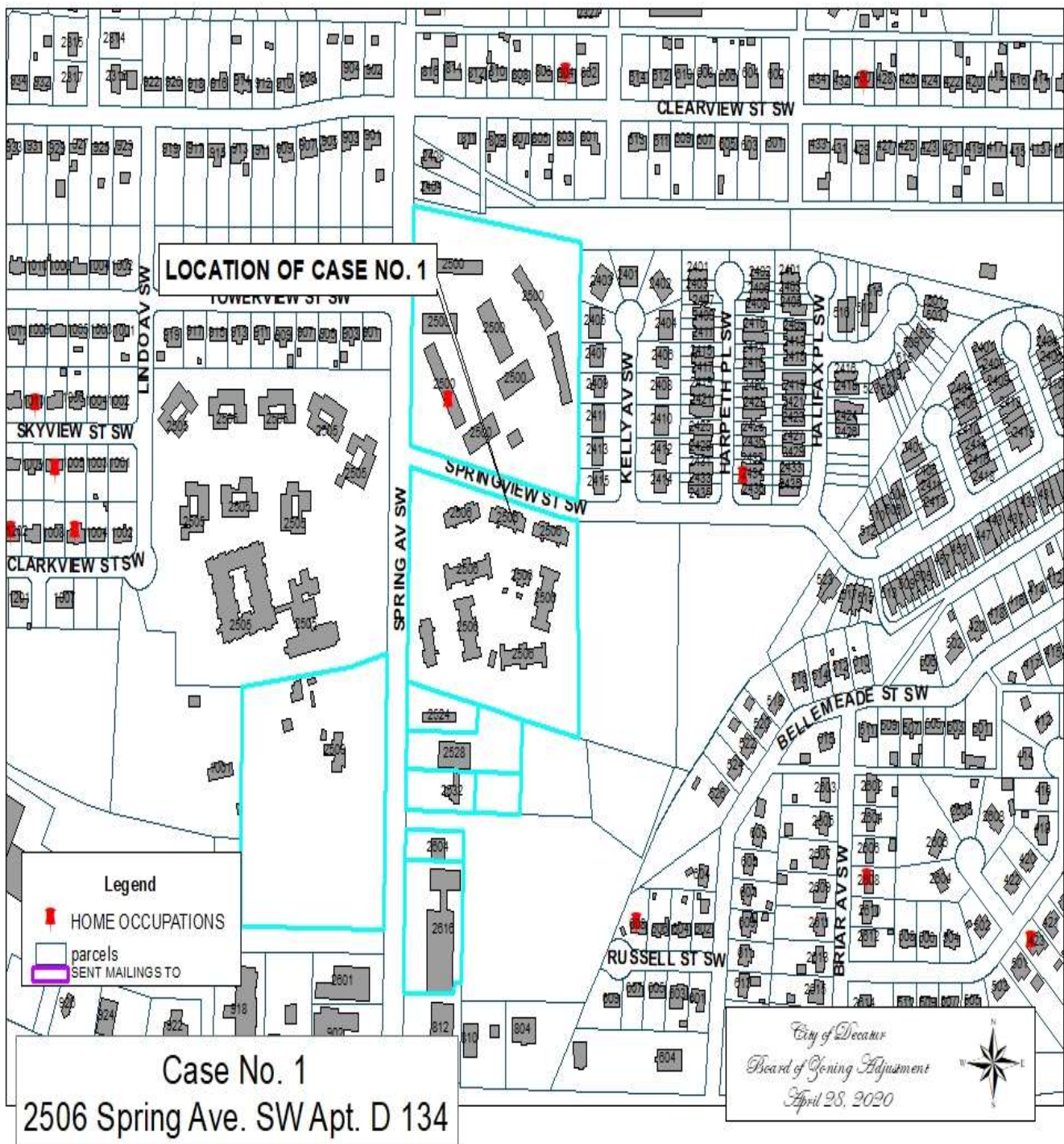
CHECK YES OR NO FOR EACH QUESTION

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: Justice Bates DATE: 3-12-20
ADDRESS: 2500 Spring Ave SW Apt DPM Decatur AL

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

QUESTIONNAIRE



2



A Grand City **CHARTERED 1888**

Board of Zoning Adjustment

APPLICANT: DeMya Johnson
 MAILING ADDR: PO Box 110
 CITY STATE ZIP: Decatur, AL 35602
 PHONE: 256-318-8330

PROPERTY OWNER: Timothy Johnson
 OWNER ADDR: 1307 Castleman Ave SW
 CITY STATE ZIP: Decatur, AL 35601
 OWNER PHONE: 256-318-0899

ADDRESS FOR APPEAL: 1307 Castleman Ave SW Decatur, AL 35601

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

******* 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)

This 2,289 sq ft home is comprised of 3 bedrooms and 1 living room. The majority of the work for my process server business (River City Process Service, LLC) will take place in my bedroom. Some work can be done in the living room, where the desktop computer is located. No additional parking is needed. My personal vehicle will be the vehicle used for business.

Applicant Name(print) DeMya Johnson
 Signature *DeMya Johnson*
 Representative Name(print) _____
 Signature _____
 Date 4/4/2020

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.



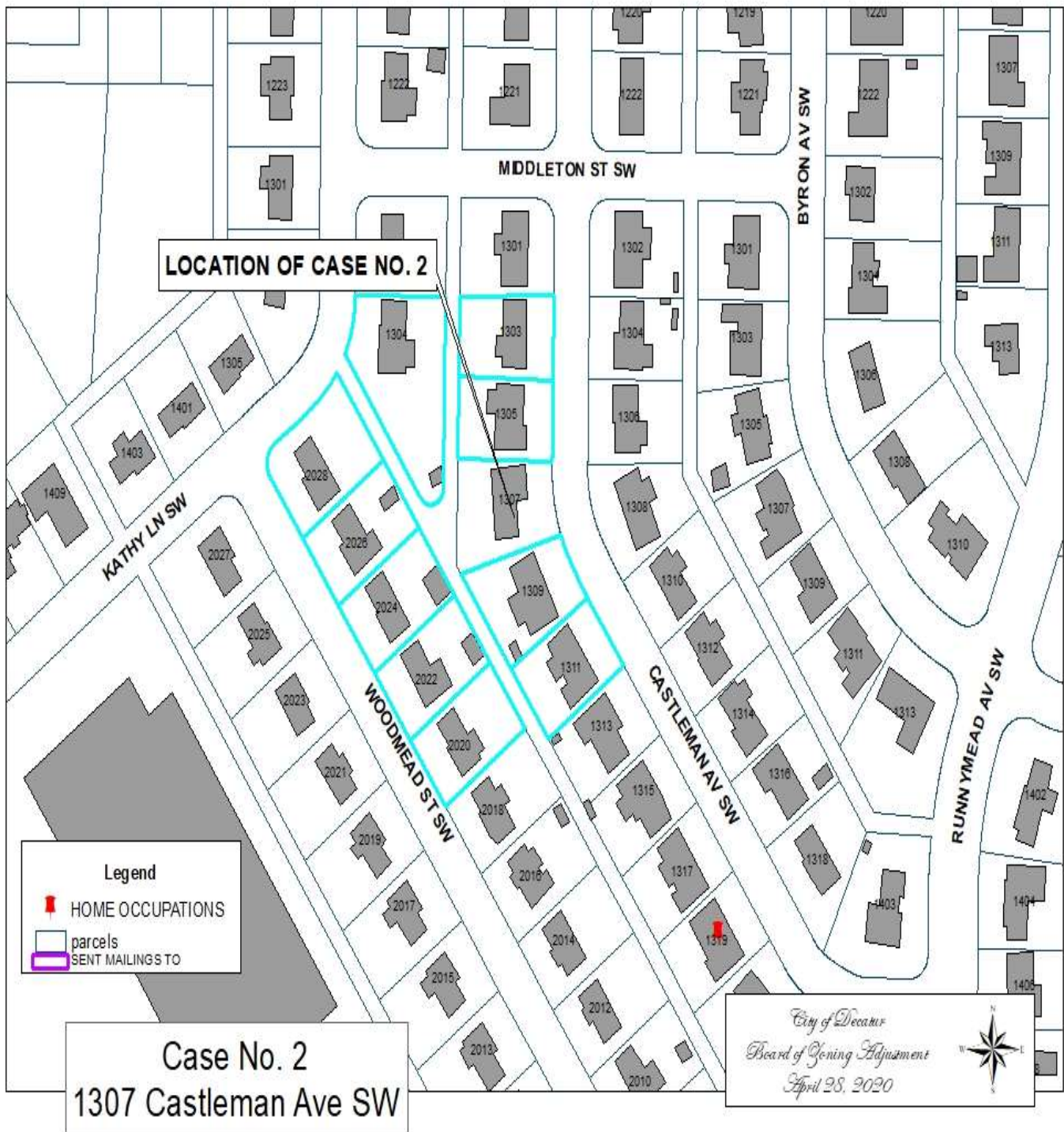
HOME OCCUPATION QUESTIONS

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 X 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 X
3. Is there advertising on the premises or your vehicles? YES NO X
4. Is more than one room within the home used for the home occupation? YES X NO
5. Are there any explosives or highly combustible materials used or stored within the home in connection with this home occupation? YES NO X
6. Does the home occupation produce any electrical interference, smoke, dust, or noise, which may be offensive? YES NO X
7. Is there any increase in traffic connected with this home occupation? YES NO X
8. Will there be any more than one sales party at you home per quarter related to this home occupation? YES NO X
9. Will this home occupation result in increased parking demands? YES NO X
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 X
11. Will there be any employees of this home occupation other than members of the family living in the home? YES NO X

SIGNED:  DATE: 4/4/2020
 ADDRESS: 1307 Castleman Ave SW Decatur, AL 35601

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





on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Bruce Spackman
MAILING ADDR: 1101 Trenton Dr. SW
CITY STATE ZIP: Decatur, AL 35603
PHONE: 256-476-1997

PROPERTY OWNER: _____
OWNER ADDR: _____
CITY STATE ZIP: SAME AS ABOVE
OWNER PHONE: _____

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.)

* 10 ft. variances to cover my back deck.
House is 40 ft from back line. If cover deck, it will be 30 ft. to line.
Yard is fenced in. Property behind me is Cornerstone Church & School.
Plus I own the lot next to my property also.
X See Attached picture of deck plus Survey showing deck cover location.

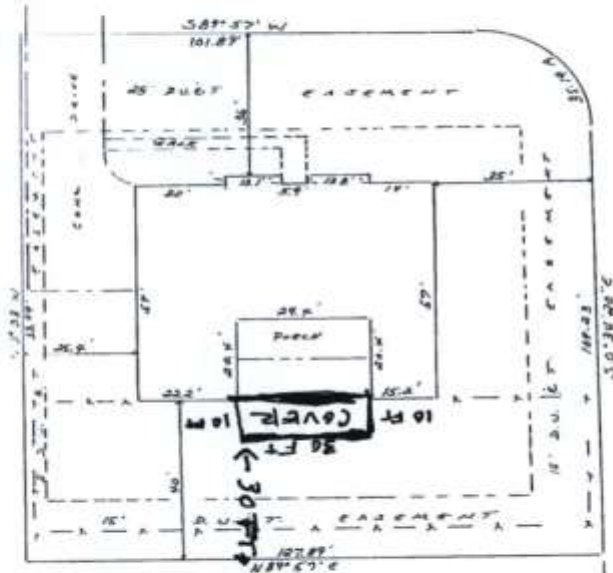
Applicant Name(print) Bruce Spackman
Signature Bruce Spackman
Representative Name(print) _____
Signature _____
Date _____

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

Office Use
Received By _____
Zone R-2
Hearing Date _____
Approved/Disapproved _____

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CASE NO. 3 1101 TRENTON DR. SW



SPRING AVE S.W.
Rd. P.W.

STATE OF ALABAMA)
MORGAN COUNTY)

I, James R. Bedingfield, a registered Land Surveyor of Decatur Alabama, hereby certify that this is a true and correct map or plat of the following described property.

Lot 1, Ridgeland Subdivision, Decatur Alabama, as shown by map or plat of said subdivision, on file and of record in Map Book 8 at Pages 18 & 19 in the Office of the Judge of Probate of Morgan County, Alabama, situated, lying and being in the City of Decatur, Morgan County, Alabama.

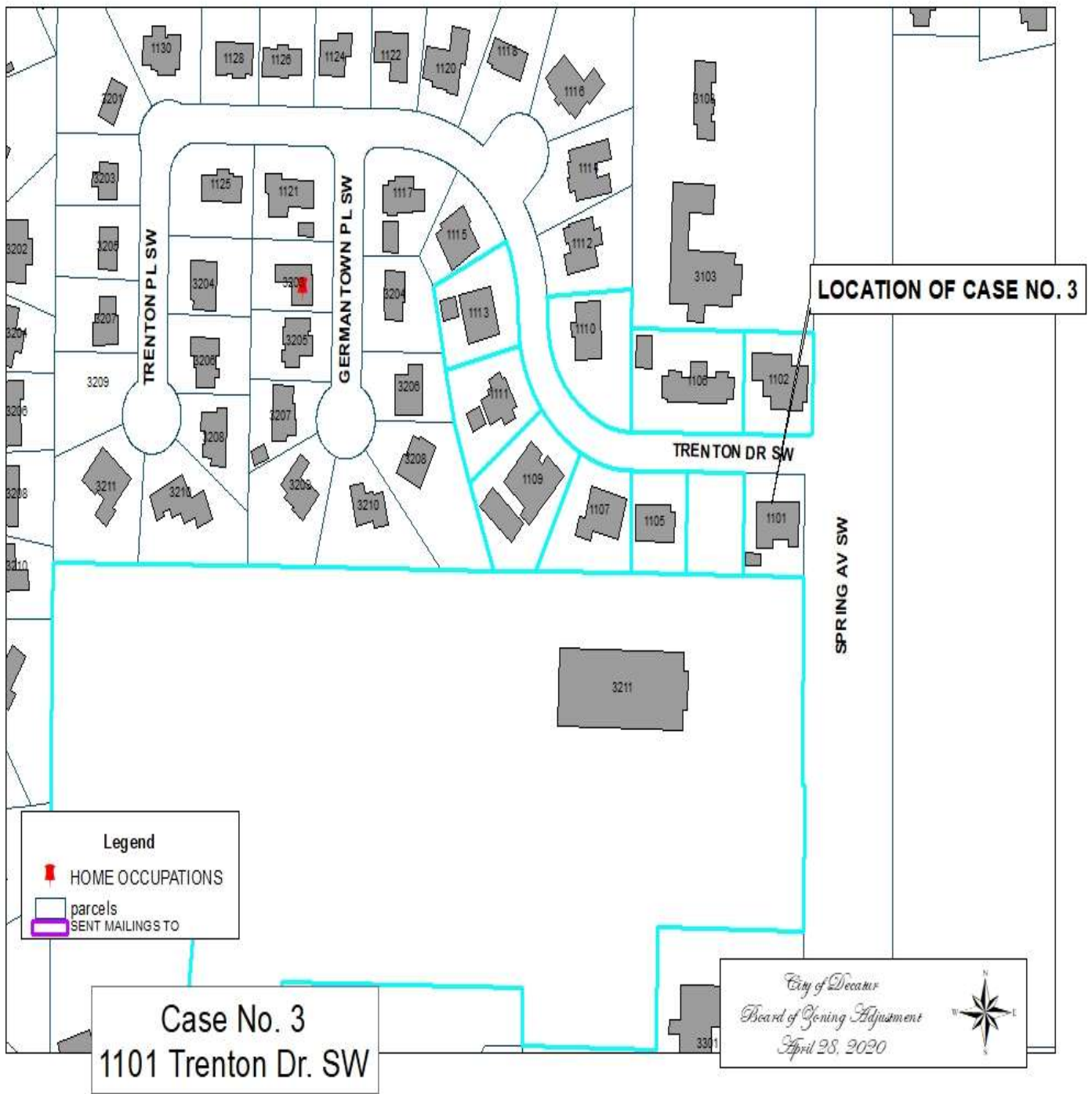
that the buildings now erected on said property are within the boundaries of same, that there are no rights-of-way, easements or joint driveways over or across said property visible on the surface that there are no electrical or telephone wires (excluding wires which serve the premises only), or structures or supports thereof, including poles, anchors and guy wires on or over said premises except as shown, that I have examined the FIA Flood Insurance Rate Maps dated September 5, 1979 and found that the above described property is located in a zone C flood zone, and that the correct street address is 1101 Trenton Drive S.W. Decatur Alabama. "I hereby certify/state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama."

According to my survey this the 14th day of January, 1992.

James R. Beddingfield Reg. #9788.
609 Meadowview Drive N.W.
Decatur, Alabama.



PICTURE





on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: RRSTY / Susan Lamb

MAILING ADDR: PO Box 17 De

CITY STATE ZIP: Decatur, AL 35602

PHONE: 256-445-1257

PROPERTY OWNER: Susan E Lamb

OWNER ADDR: PO Box 17

CITY STATE ZIP: Decatur, AL 35602

OWNER PHONE: _____

ADDRESS FOR APPEAL: 2004 Magnolia St SE 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.)

R3 square foot variance for construction of new single family dwelling.

Applicant Name(print) Stephen Graham

Signature [Signature]

Representative Name(print) _____

Signature _____

Date 4-10-2020

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

Office Use

Received By _____

Zone R-1

Hearing Date _____

Approved/Disapproved _____

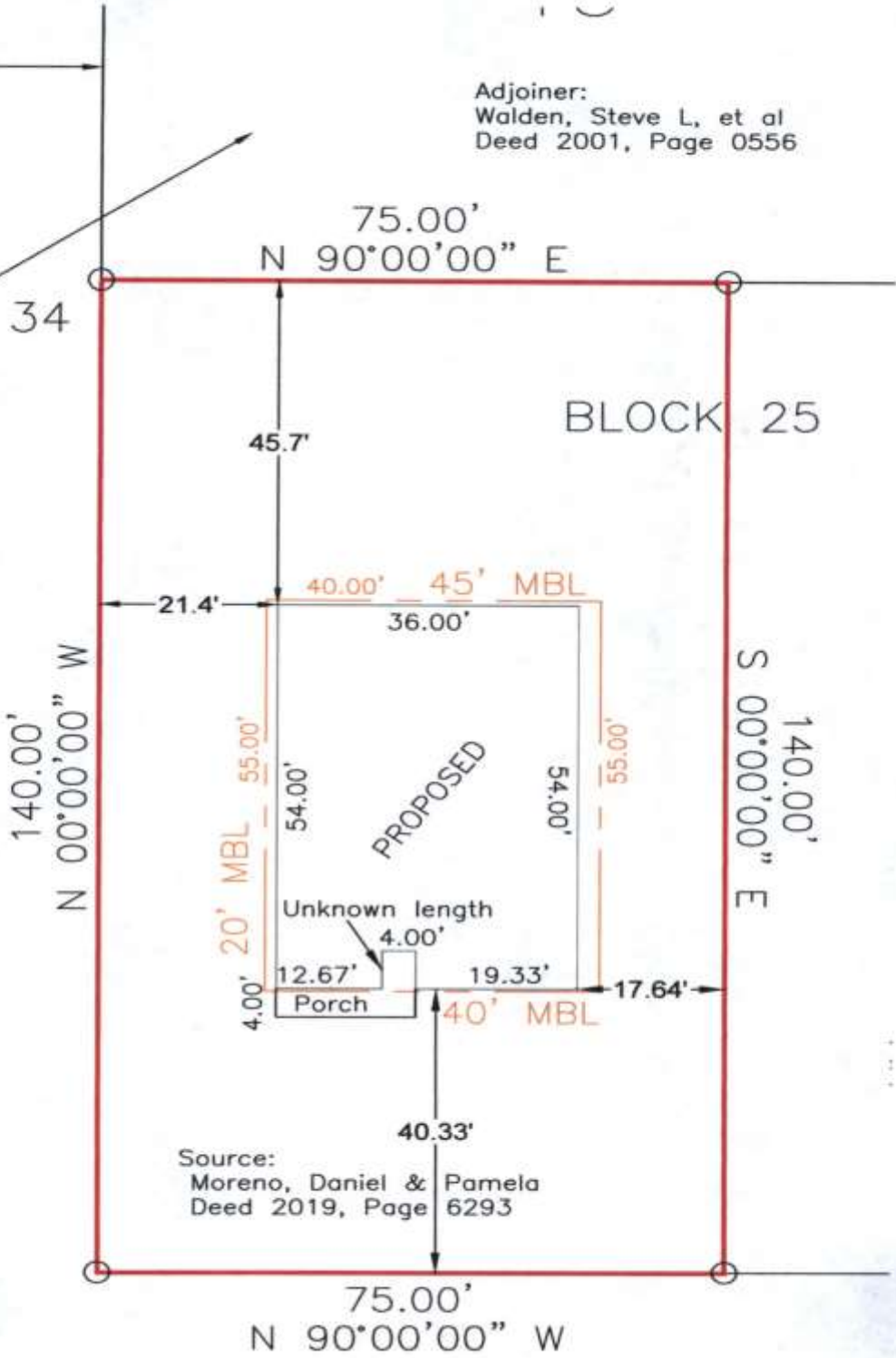
The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO. 4 2004 MAGNOLIA ST SE

Adjoiner:
Walden, Steve L, et al
Deed 2001, Page 0556

Property
Book 1, Page 34

20th Avenue SE

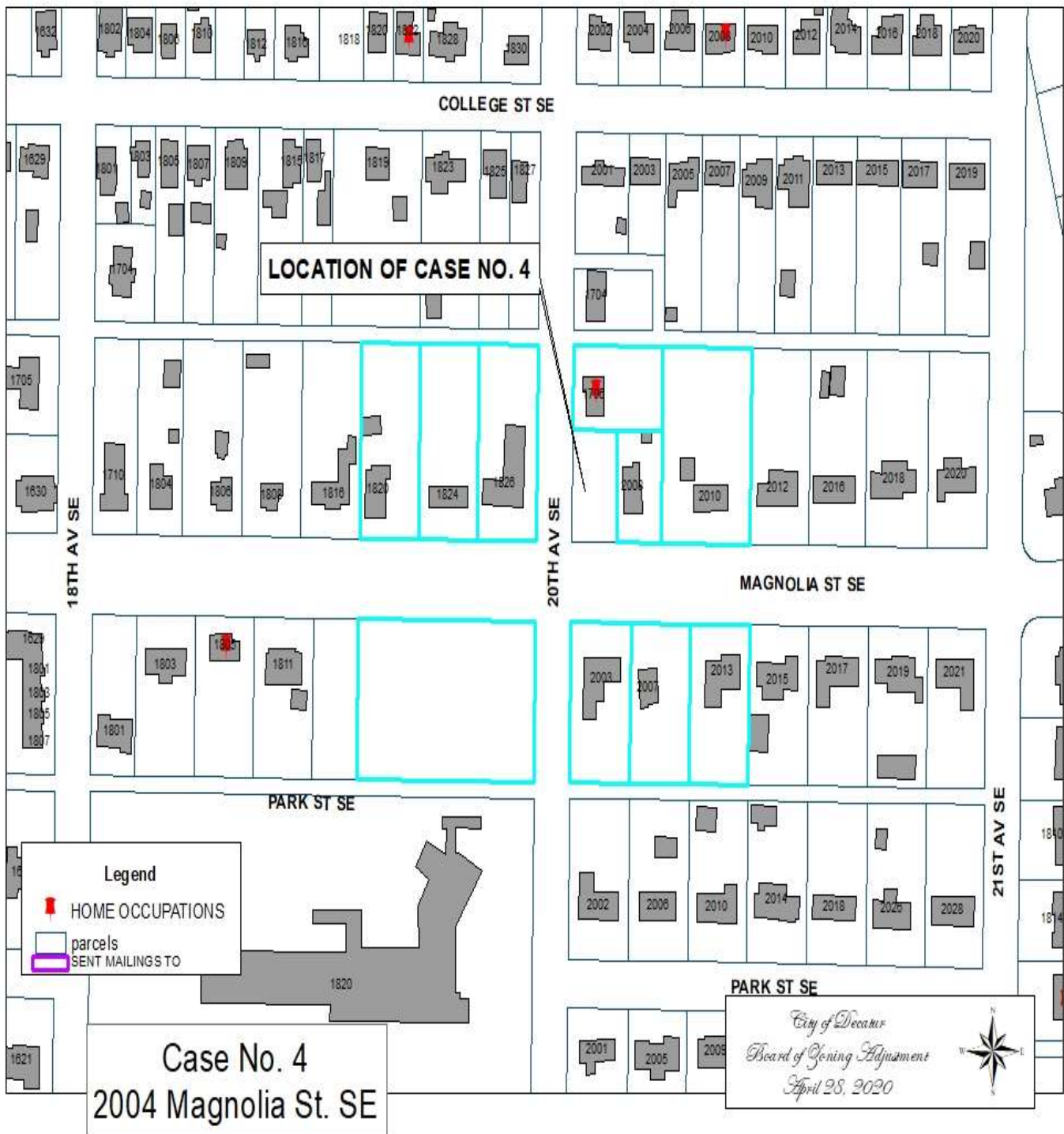


Source:
Moreno, Daniel & Pamela
Deed 2019, Page 6293



PICTURE







on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: G-core contracting (Bryant Greenwell)
MAILING ADDR: 2643 North Bethel Rd 35603 Decatur AL
CITY STATE ZIP: 35603
PHONE: 256-606-9331

PROPERTY OWNER: John + Jana Lovelace
OWNER ADDR: 4250 Bennich Rd Decatur al / 111 Jackson way Decatur
CITY STATE ZIP: 35603
OWNER PHONE: 256-520-1116

ADDRESS FOR APPEAL: 4250 Bennich Rd Decatur al / ~~111 Jackson way~~

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

***** 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.)

Height variance approximately 38 ft and 7 in from
Encompass

Applicant Name (print): BRYANT GREENWELL
Signature: [Signature]
Representative Name (print): _____
Signature: _____
Date: 6-13-2020

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. 5 4250 BENNICH RD SW

