



Board of Zoning Adjustment

BOARD OF ZONING ADJUSTMENT

December 3rd, 2024

Pre-meeting – 3:30 p.m. (7th Floor)

Meeting – 4:00 p.m. (Council Chambers)

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OCTOBER 2024 MINUTES

MEMBERS PRESENT: Chair Delayne Dean, Mr. Chester Ayers, Mr. Mark McCurry, and Mr. Tom Polk

SUPERNUMERARIES:

OTHERS PRESENT: Mrs. Ruth Priest, Assistant City Attorney
Mr. Tommie Williams, Planner
Mr. Josiah Harris, Planning Administrative Assistant II
Mr. Bob Sims, Building Inspector
Mr. John Waggoner, Inspector Manager and Recorder

Chair Delayne Dean called the meeting to order at 4:00 p.m. in the Council Chambers on the first floor at City Hall.

Chair asked that role be called. Present as noted above.

Chair asked if the September minutes required any corrections. There were no corrections made. Mr. Tom Polk motioned to approve the minutes. Mr. Chester Ayers made a second. On a voice vote, all yes, the motion carried. The minutes from the September 2024 meeting were approved.

CASE NO. 1

Application and appeal of Bank Independent for a 8' set-back variance from Section 25-77 (e) (3) to install a 9' tall 72.02 square feet detached sign 7' from the property line located at 1425 Beltline Road SW. Property is located in an M-1A, Expressway Commercial District.

Huston Woodus presented this case to the Board. Mr. Woodus stated his name and address as 1425 Beltline Rd. SW. Mr. Woodus stated they are re-building the structure and re-configuring the parking lot. Mr. Woodus stated the required 15 foot set-back would locate the sign in the parking area. Mr. Woodus stated the property is located on the access road and the 8 foot set-back will give the business more visibility.

Chair asked for the distance from the proposed sign to the existing. Mr. Woodus stated the new sign would be located in the same general area. Tom Polk asked if the stop sign would remain in the same location. Mr. Woodus stated Yes. Chair asked for any other questions from the Board. None. Chair asked for comments from the public. None. Chair asked for comments from the Building Department. None. Chair asked for comments from the Planning Department. None. Chair closed call for public testimony. Chair asked the Board for its ruling. Tom Polk made a motion to approve the case as submitted. Chester Ayers made a second. Chair called for role. All Yes, the motion was approved.

CASE NO. 2

Application and appeal of Flint Church of Christ for a variance from Section 25-2 (1) to construct a carport without a main structure located at 1205 Mill Road SE. Property is located in an R-3, Single Family Residential District.

Otti Newsome presented this case to the Board. Mr. Newsome withdrew the case.

New Business:

Chair recommended to move the normal November meeting to December 3rd. Chair asked for a motion to approve the recommendation. Mark McCurry made a motion to approve the recommendation. Tom Polk made a second. Chair called for role. All Yes, the motion was approved.

Chair asked for a motion to vote on cancelling the normal December meeting due to the holiday season. Tom Polk made a motion to approve the cancellation. Chester Ayers made a second. Chair called for role. All Yes, the motion was approved.

Chair asked for any other new business. None.

Meeting adjourned at 4:17 p.m.

Delayne Dean, Chair

AGENDA

CASE NO. 1

Application and appeal of Jesus Perez for:

- (1) a 5.14 feet rear yard set-back from Section 25-11
- (2) and a 3.72 feet side yard set-back variance from Section 25-11

to construct an addition for a commercial business located at 2130 Clara Avenue SW. Property is located in a B-1, Local Shopping District.

CASE NO. 2

Application and appeal of Winston Fite for a 10 feet sign area variance from Section 25-77 (e) (3) to install a new sign located at 3326 Highway 31 South. Property is located in an M-1, Light Industry District.

CASE NO. 3

Application and appeal of G&B Entertainment LLC for a use permitted on appeal from Section 25-11 to serve alcohol at private events located at 719 Bank Street NE. Property is located in a B-5, Central Business District.



of Good City and CHARMING SCALE

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Jesus perez

MAILING ADDR: 2312 spring ave sw

CITY, STATE, ZIP: Decatur Alabama 35601

PHONE: (256)-941-6828

PROPERTY OWNER: Jesus perez

OWNER ADDR: 2312 spring ave sw

CITY, STATE, ZIP: Decatur Alabama 35601 PHONE: (256)-941-6828

ADDRESS FOR APPEAL: 2130 clara ave 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)

I am building an edition to the existing building in clara ave sw
the back edition of the existing building will be 14x18 ft.
The reason for the edition is for business purpose, I am looking
forward to make the building into a Remodeling company office.

Applicant Name (print) Jesus perez lujan

Signature [Signature]

Representative Name (print) Jesus perez lujan

Signature [Signature]

Date 11/7/2024

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

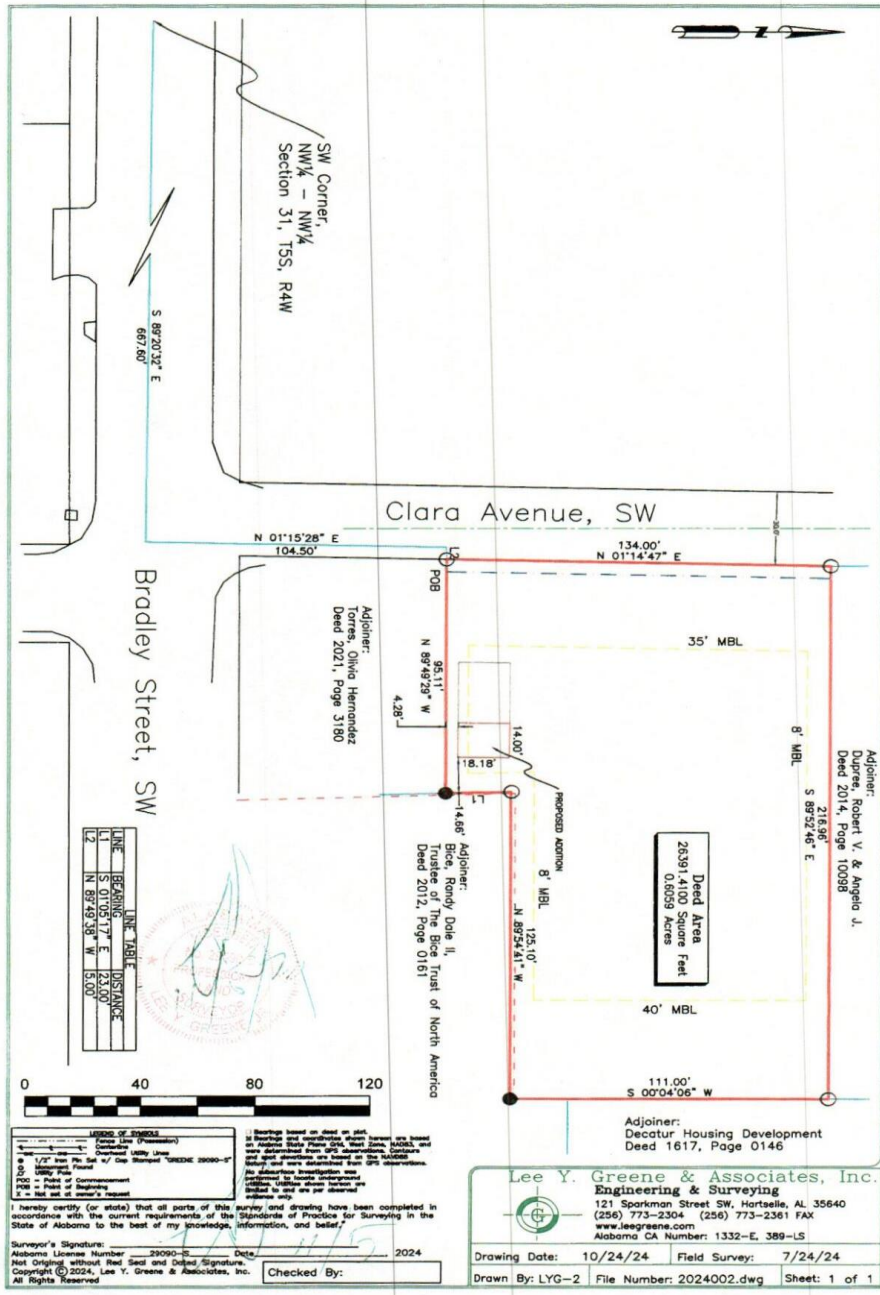
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Zone ~~B-1~~ B-1

Hearing Date 12/3/24

Approved/Disapproved

CASE NO. 1 2130 CLARA AVE. SW





402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Winston Fore

MAILING ADDR: 3116 Sutton Road, Suite A

CITY, STATE, ZIP: Decatur, AL 35603

PHONE: 256-353-5759

PROPERTY OWNER: Bramlett Auto Sales, Inc.

OWNER ADDR: 3305 Hwy 31 S

CITY, STATE, ZIP: Decatur, AL 35603 PHONE: 256-303-7181

ADDRESS FOR APPEAL: 3326 Hwy 31 S, Decatur, AL 35603

NATURE OF APPEAL:

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

*****Applicants or Duly Appointed Representative MUST be present in order

For the case to be heard*****

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

Existing Code Allows 22' Height + 120 SF for Dealership Sign by the Road.
 New sign is 20' OAH, Measuring 130 SF for FACE, Exceeding the allowed by 10SF
 but under the Allowed Height by 2-feet.
 Appeal is for the extra 10SF on the FACE of the SIGN
 See SIGN INFORMATION from Kia Dealer.

Applicant Name (print) Winston Fore

Signature Winston Fore

Representative Name (print) Winston Fore

Signature Winston Fore

Date 11/12/24

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

Office Use Received By: [Signature]

Zone M-1

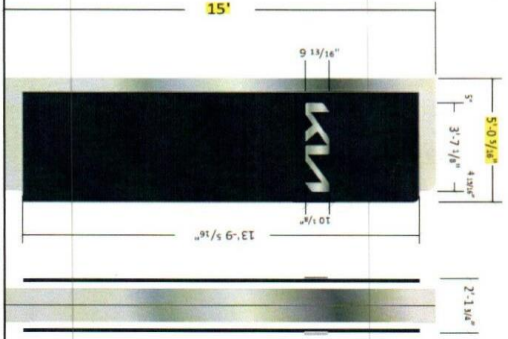
Hearing Date 12/3/24

Approved/Disapproved _____

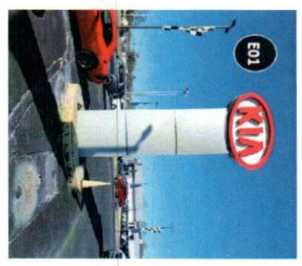
Kia NEW LOGO MONOLITH

KUSPSP15
E01

Black edge always toward street



SIDE VIEW



Existing KPSN20
 NOTE: Pattison ID to remove & scrap existing sign
 NOTE: Dealer to remove the concrete cutting around base of existing pylon prior to removal and installation of new sign
 NOTE: Dealer to provide electrical prior to installation

Any notes compliant with signs (i.e., window vinyl, directional vinyl, parking signs, directional signs, multi-message signs, outdoor illuminated graphics, etc.) not represented in this proposal must be indicated by the Dealer to the current compliant with signs must be removed.



Sarah Lane (She/Her)
 Project Manager
 Direct: 865-978-6086
 520 West Summit Hill Drive, Suite 202, Knoxville TN, USA 37902
sarah@pattisonid.com

Pattison
 Signage
 Architectural
 Digital
 Maintenance
 Leasing

From: Sarah Lane
 Sent: Friday, November 8, 2024 10:22 AM



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: G & B entertainment LLC
 MAILING ADDR: 719 Bank St Suite B
 CITY, STATE, ZIP: Decatur, AL, 35601
 PHONE: 256-341-7170

PROPERTY OWNER: Trevor Butcher
 OWNER ADDR: 3414 Cedarhurst Dr
 CITY, STATE, ZIP: Decatur AL 35601 PHONE: _____

ADDRESS FOR APPEAL: 719 Bank St ^{NE} Suite B

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)

Banksy event venue will be hosting private events and will want to serve alcohol.

Applicant Name (print) Chase Grisham
 Signature [Signature]
 Representative Name (print) Trevor Butcher
 Signature [Signature]
 Date 11/18/24

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

Office Use Received By: [Signature]
 Zone B-5
 Hearing Date 12/3/24
 Approved/Disapproved _____

CASE NO. 3 719 BANK ST. NE SUITE B