



Board of Zoning Adjustment

BOARD OF ZONING ADJUSTMENT

March 25th, 2025

Pre-meeting – 3:30 p.m. (7th Floor)

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

TABLE OF CONTENTS

FEBRUARY MINUTES	3
AGENDA.....	5
CASE NO. 1 2142 6TH AVENUE SE	6
SITE PLAN	7
CASE NO. 2 3041 HIGHWAY 20.....	8
SIGN DRAWING 1	9
SIGN DRAWING 2	10
SIGN DRAWING 3	11
SIGN DRAWING 4	12
SIGN DRAWING 5	13
PICTURE 1	14
PICTURE 2	15
PICTURE 3	16
CASE NO. 3 1308 19TH AVENUE SW	17
PROPOSED SITE DRAWING.....	18
GIS MAP	19

FEBRUARY MINUTES

MEMBERS PRESENT: Chair Delayne Dean, Mr. Mark McCurry, Mr. Tom Polk, Mrs. Flor Gonzalez

SUPERNUMERARIES: Mrs. Erica Huber

OTHERS PRESENT: Mrs. Ruth Priest, Assistant City Attorney
Mr. John Waggoner Inspector Manager & Recorder

Chair Delayne Dean called the meeting to order at 4:01 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 January 2025 minutes required any corrections. There were no corrections made. Mr. Tom Polk motioned to approve the minutes. Mr. Mark McCurry made a second. On a voice vote, all Yes, the motion carried. The minutes from the January 2025 meeting were approved.

CASE NO. 1

Application and appeal of Trades by Taylor for a variance from Section 25-2 (1) to construct a detached garage in the side yard located at 920 Rigel Circle SW. Property is located in an R-2, Residential Single Family District.

Mike Taylor presented this case to the Board. Mr. Taylor stated his name and address as 920 Rigel Circle Sw. Mr. Taylor stated he would like to construct a detached garage in the side yard.

Chair asked for questions from the Board. Tom Polk asked for the proposed use of the building. Mr. Taylor stated for storage. Tom Polk asked if the storage was only for the residence and not for a business. Mr. Taylor stated Correct. Flor Gonzalez asked if there was a reason the garage could not be attached to the residence. Mr. Taylor stated attempting to attach the garage would be awkward. Mr. Taylor stated it makes better sense to be detached and in line with the driveway. Mr. Taylor stated the lot has rock in the rear and they are trying to build as close to the front as possible. Chair asked if the garage would match the aesthetics of the home. Mr. Taylor 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. No one present. Chair closed call for public testimony. Chair asked the Board for its ruling. Tom Polk made a motion to approve the case as submitted. Mark McCurry made a second. Chair called for role. All Yes, the motion was approved.

CASE NO. 2

Application and appeal of Danielle Dodd for a 6.37 feet rear yard set-back from Section 25-10.9 (2) (d) to construct a sunroom located at 3115 Farmington Road SW. Property is located in an R-2, Residential Single Family District.

Danielle Dodd presented this case to the Board. Mrs. Dodd stated her name and address as 3115 Farmington Road SW. Mrs. Dodd stated she is asking for a 6.37 feet rear yard setback variance to construct a sunroom on the rear of the home. Mrs. Dodd stated they needed more room for their growing family.

Chair asked for questions from the Board. Chair stated 6.37 feet could not be exceeded without another variance. 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. No one present. Chair closed call for public testimony. Chair asked the Board for its ruling. Tom Polk made a motion to approve the case as submitted. Mark McCurry made a second. Chair called for role. All Yes, the motion was approved.

Chair asked for any other new business. None.

Meeting adjourned at 4:09 p.m.

Delayne Dean, Chair

AGENDA

The Board of Zoning Adjustment of the City of Decatur will hold a public meeting in the COUNCIL CHAMBERS ON THE 1ST FLOOR of City Hall, 402 Lee Street NE, on Tuesday, March 25th 2025 at 4:00 p.m., and broadcast live on City of Decatur You Tube Channel at [https://www.youtube.com/c/Cityof Decatur AL](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 may be submitted via email at bozaquestions@decatur-al.gov.

CASE NO. 1

Application and appeal of Tacala LLC. for a 13 space parking variance from Section 25-16 (2) (f) to provide 25 parking spaces for a new Taco Bell restaurant. Property is located at 2142 6th Avenue SE in a B-2, General Business District.

CASE NO. 2

Application and appeal of Pro Signs Inc. for a 223.26 square feet sign area variance from Section 25-77 (e) (1) to install 8 attached signs for a new Jack's Family Restaurant. Property is located at 3041 Highway 20 in a B-2, General Business District.

CASE NO. 3

Application and appeal of Jesus Delgado for a 9.5 feet front yard set-back variance from Section 25-10.9 (2) (c) to construct a covered porch 25.5 feet from the front property line. Property is located at 1308 19th Avenue SW in an R-2, Residential Single Family District.



of Grand City on a CHARMING SCALE

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: TACALA LLC.

MAILING ADDR: 3750 CORPORATE WOODS DRIVE

CITY, STATE, ZIP: VESTAVIA HILLS, AL, 35242

PHONE: 205-480-2144

PROPERTY OWNER: TACALA LLC.

OWNER ADDR: 3750 CORPORATE WOODS DRIVE

CITY, STATE, ZIP: VESTAVIA HILLS, AL, 35242 PHONE: 205-443-9600

ADDRESS FOR APPEAL: 2142 6TH AVENUE 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 VARIANCs 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)

Proposed Taco Bell restaurant requires 38 parking spots per Sec. 25-16 of current zoning ordinance.
"Restaurant or eating place: One (1) parking space for each seventy-five (75) square feet of gross floor area."

Due to the spatial site constraints of this 0.64 ac lot, 25 parking spots have been provided. The 25 spots meets the operational needs for this Taco Bell restaurant.

In addition, the future city zoning ordinance is proposed to only require 8 parking spots for this site (1 parking space for each 125 SF seating area).

Applicant Name (print) WELLS HOLLADAY IV, P.E.

Signature *W Wells Holladay IV*

Representative Name (print) WELLS HOLLADAY IV, P.E.

Signature _____

Date 2/12/2025

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

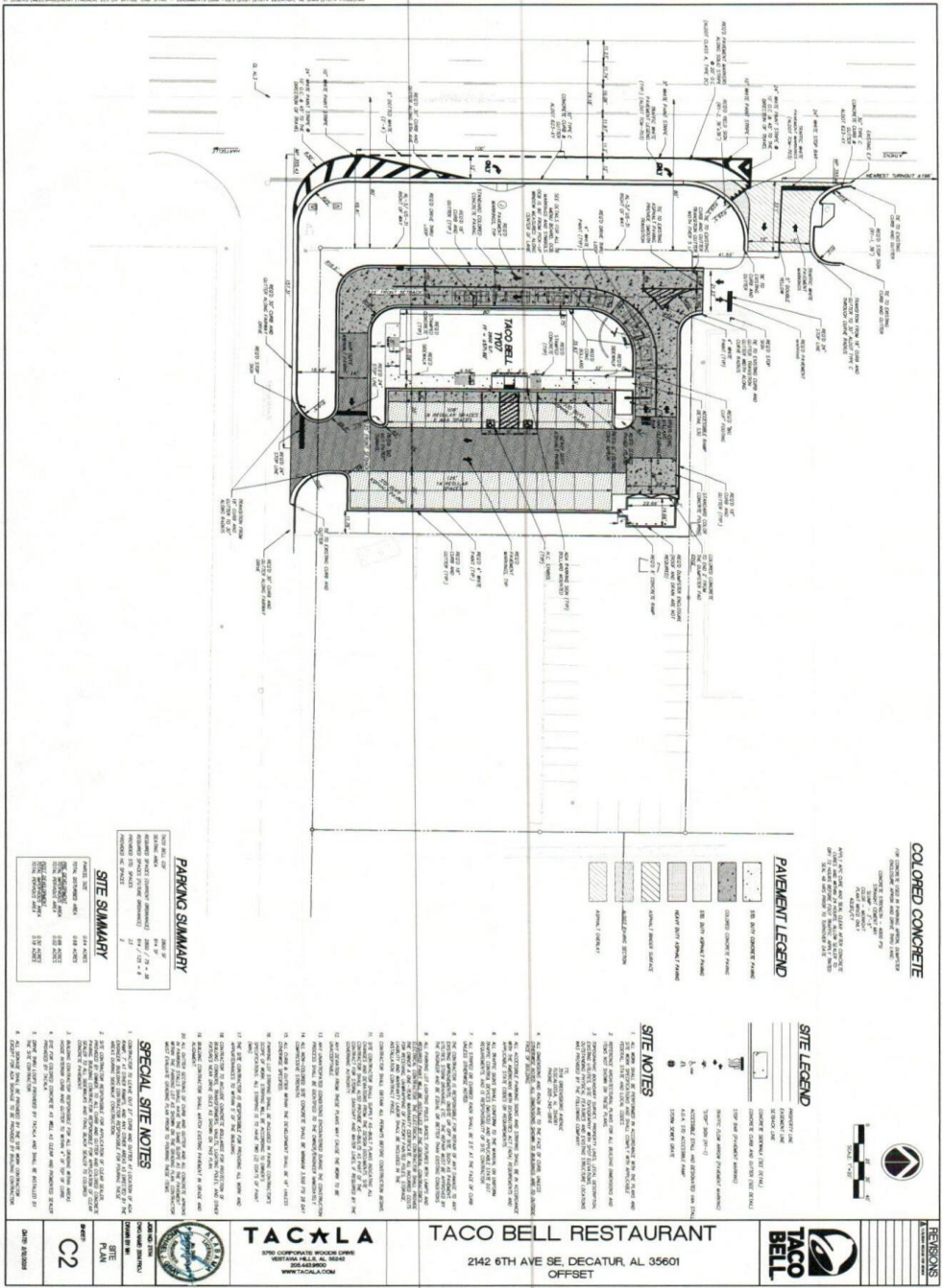
Office Use Received By: *[Signature]*

Zone B-2

Hearing Date 3/25/25

Approved/Disapproved _____

CASE NO. 1 2142 6TH AVENUE SE



PARKING SUMMARY

TYPE	NO. OF SPACES	TOTAL
PERMITS	100	100
PERMITS (MINIMUM REQUIRED)	100	100
PERMITS (MAXIMUM ALLOWED)	100	100
TOTAL	100	100

- SITE NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DECATUR, ALABAMA ZONING ORDINANCE AND THE ALABAMA CONSTRUCTION CODE.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.

SPECIAL SITE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DECATUR, ALABAMA.

TACOLA
 5700 CORPORATE WOODS DRIVE
 WETUMPK, AL 35894
 WWW.TACOLA.COM

TACO BELL RESTAURANT
 2142 6TH AVE SE, DECATUR, AL 35601
 OFFSET

TACO BELL

PERI MÜLLER



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Ginger Hickey / Pro-Signs, Inc.
 MAILING ADDR: 173 Raize Road
 CITY, STATE, ZIP: Sumiton, AL 35148
 PHONE: (205) 255-6916

PROPERTY OWNER: Jack's Family Restaurants Lease from ^{Ground} State Docks Eight, LLC.
 OWNER ADDR: 124 W. Oxmoor Rd
 CITY, STATE, ZIP: Birmingham, AL 35209 PHONE: (205) 945-8167

ADDRESS FOR APPEAL: 3041 Hwy 20 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)

See attached drawings showing the new standard sign package for Jack's Family restaurants. The package includes (2) 5' Round logos at 19.63 sq ft each, (1) Set of "Jack's" channel letters at 44 sq ft, (2) "Pop" Advertisement Frames - 15 sq ft each, (1) 4x10 "Pop" Advertisement frame - 40 sq ft, (1) Round 10' diameter painted mural w/ town Name - 100 sq ft, (1) 10' diameter round painted mural w/ "Jack's", and "ALL ABOUT THE SOUTH" painted mural 15'L x 6'H - bringing the total of "Attached" sq ft to 443.26

Applicant Name (print) Ginger Hickey
 Signature Ginger Hickey
 Representative Name (print) _____
 Signature _____
 Date 3/10/25

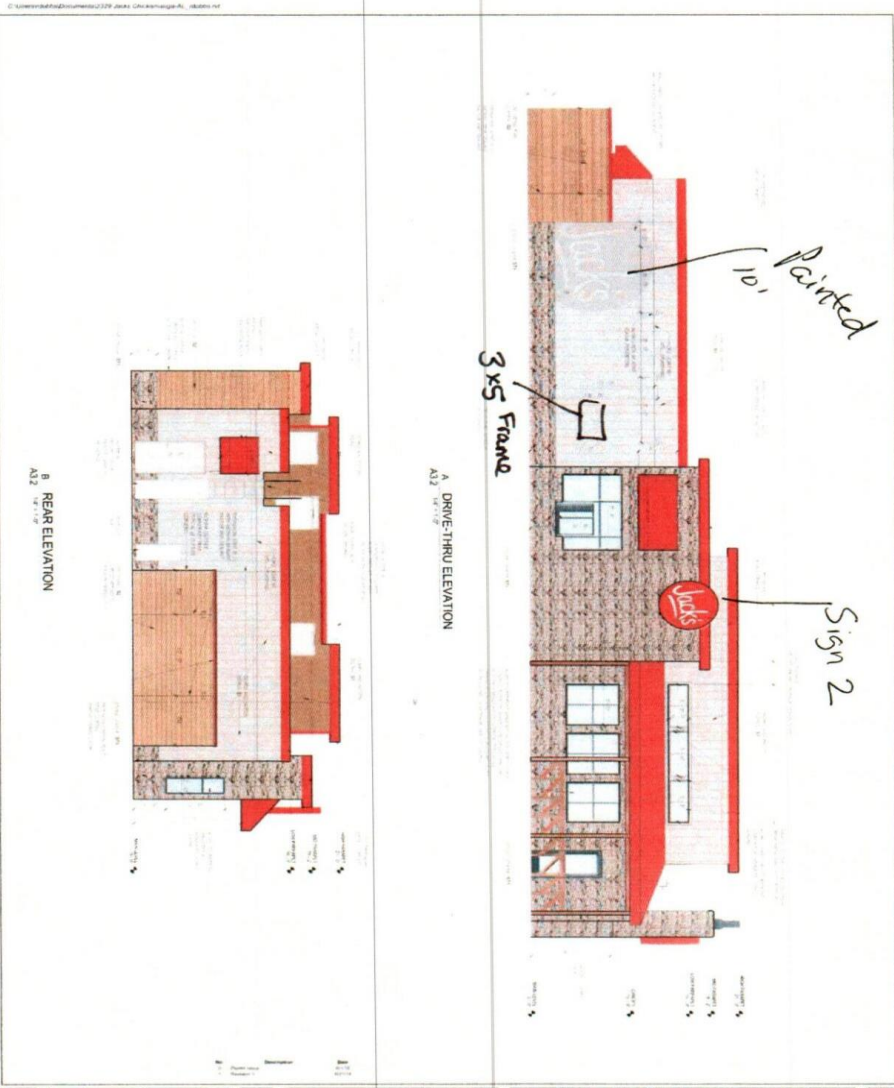
If applicant is using a representative for the request both signatures are required

Office Use Received By: [Signature]
 Zone B-2
 Hearing Date 3/24/25
 Approved/Disapproved _____

CASE NO. 2 3041 HIGHWAY 20



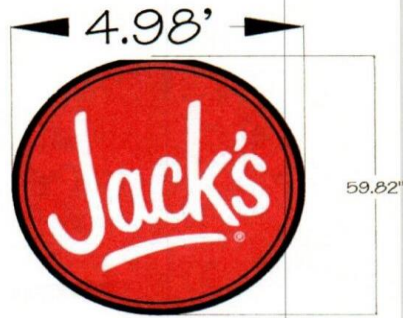
Sign Drawing 1



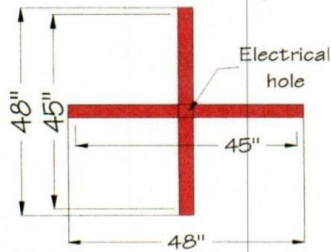
A3.2 JACK'S FAMILY RESTAURANTS ANYTOWN, USA
 6/1/2014
 18-2200
EXTERIOR ELEVATIONS
 RODNEY L. SARTAIN, ARCHITECT
 388 COURTNEY CYP, HOUSTON, ALABAMA 35214
 OFFICE: 205-478-1344
 FAX: 205-478-1340
 EMAIL: RODNEY@SARTAIN.COM

Jack's
5' Wall Sign

Sign 1+2



19.63 Square Feet
Electrical 120 volts
4.4 amps



Mounting Bracket

Colors

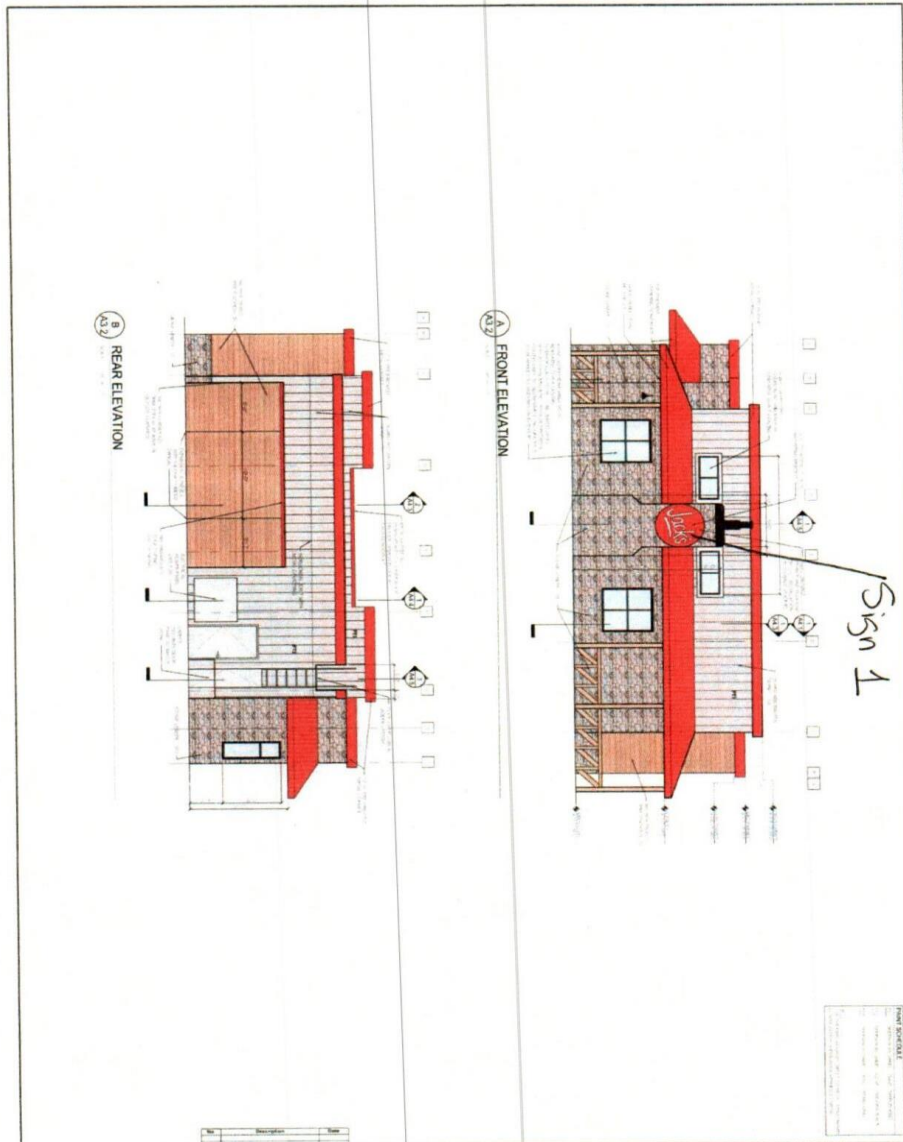
- White
- Black
- Unique Red

Approved: _____
Date: _____

DRAWING NO:
Jack's-5' Wall sign
DATE: 9/11/19
REP: LT



THIS DRAWING IS THE PROPERTY OF PRO-SIGNS INC., AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY PRO-SIGNS INC., SUMITON, ALABAMA



A3.2 Jack's Family Restaurants
Southern Charm (SC-68)

EXTERIOR ELEVATIONS

RODNEY L. SARTAIN - ARCHITECT

305 COUNTRY DR. NORTH COLE, FLORIDA 32007 (904) 243-1111

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/11
2	ISSUED FOR PERMITS	11/15/11
3	ISSUED FOR PERMITS	11/15/11
4	ISSUED FOR PERMITS	11/15/11
5	ISSUED FOR PERMITS	11/15/11
6	ISSUED FOR PERMITS	11/15/11
7	ISSUED FOR PERMITS	11/15/11
8	ISSUED FOR PERMITS	11/15/11
9	ISSUED FOR PERMITS	11/15/11
10	ISSUED FOR PERMITS	11/15/11

AP-01: EXTERIOR MARQUEE LETTERS ("JACK'S")

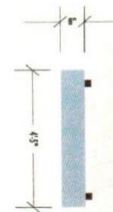
Sign 3



① FRONT ELEVATION
Scale: 1/2"=1'-0"

DIMENSIONAL SIGNAGE LETTERS

- ALUMINUM LETTER SHAPES
- POWDER COAT FINISH, MATCH BODY COLOR
- 8" CLEAR ANCHORED ALUM. FROM RETURN
- PIN MOUNTED TO THE WALL



① SIDE ELEVATION
Scale: 1/2"=1'-0"



Picture 1



Picture 2



Picture 3



A Pleasant City with a CHARMING SCALE

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Jesus A. Delgado
 MAILING ADDR: 1308 19th Ave SW
 CITY, STATE, ZIP: Decatur, AL 35601
 PHONE: (256)226-1318

PROPERTY OWNER: Jesus A. Delgado
 OWNER ADDR: 1308 19th Ave SW
 CITY, STATE, ZIP: Decatur, AL, 35601 PHONE: (256)226-1318

ADDRESS FOR APPEAL: 1308 19th 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)

I want to extend the stoop to make a covered porch approx. 10' off the front of my house, and approx. 25' access. This will shade the front door and windows from the hot afternoon sun. The door gets too hot to touch and I'm afraid one of my children will end up getting burned or hurt.

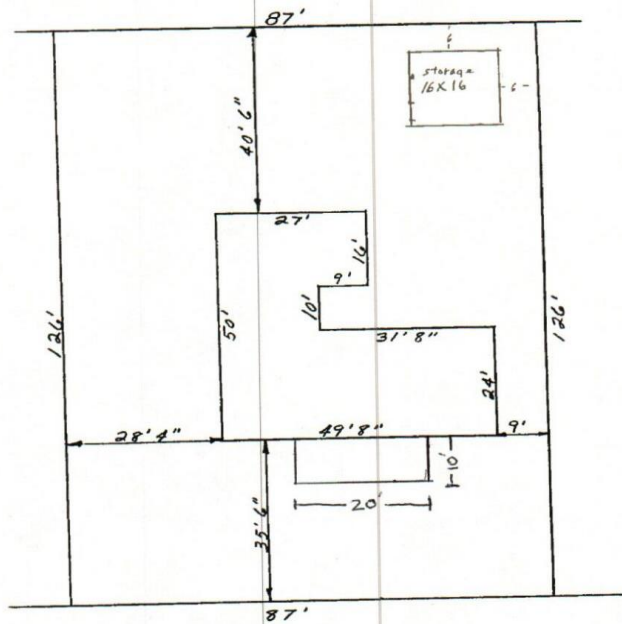
Applicant Name (print) Jesus A. Delgado
 Signature [Signature]
 Representative Name (print) _____
 Signature _____
 Date _____

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

Office Use Received By: [Signature]
 Zone R-2
 Hearing Date 3/25/25
 Approved/Disapproved _____

CASE NO. 3 1308 19TH AVENUE SW

SCALE 1" = 20' TITLE BLDG. FOOTPRINTS WESTMEAD SUBDIVISION ADD # 7 DATE 3-27-71
DRAWN BY R.I.F.



60'

197H AVE. S.W.



Pin of [unclear]

Proposed Site Drawing



GIS Map