

**City of Prattville
Board of Zoning Adjustment**

**The minutes of the September 8, 2009
meeting of the City of Prattville Board of
Zoning Adjustment were approved.**


Leo Jamieson, Chairman

October 13, 2009

Date



CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

CITY OF PRATTVILLE BOARD OF ZONING ADJUSTMENT

A G E N D A
September 8, 2009
4:00pm

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman John Gillian, Ms. Connie Dismukes, Ms. Kitty Houser, and Ms. Jerry Schanep.
Alternate Member: Commander Michael Whaley

Minutes:

July 14, 2009

Old Business:

None

New Business:

1. 090908-01 VARIANCE: To allow a storage facility and meeting place for S&M Concrete *District 1*
625-A Durden Road
R-3 Zoning District (Single Family Residential)
S & M Concrete, LLC, Petitioner

2. 090908-02 USE-ON-
APPEAL: To operate a child home daycare. *District 7*
606 Hatty Lane
T-1 (Mobile Home Subdivision)
Joyce Lawson, Petitioner

Miscellaneous:

Adjourn:

**City of Prattville Board of Zoning Adjustment
Minutes
September 8, 2009**

CALL TO ORDER:

The special meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:03 p.m. on Tuesday, September 8, 2009.

ROLL CALL:

Present: Chairman Leo Jamieson, Ms. Connie Dismukes, Ms. Kitty Houser, and Commander Michael Whaley. Absent: Vice-Chairman John Gillian, and Mrs. Jerry Schannep.

Staff present: Mr. Joel Duke, City Planner; and Ms. Alisa Morgan, Secretary.

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

MINUTES:

Commander Whaley moved to approve the minutes of the July 14, 2009 meeting. Ms. Houser seconded the motion. The motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

VARIANCE

**To allow a storage facility and meeting place for S&M Concrete
625-A Durden Road
R-3 Zoning District (Single Family Residential)
S & M Concrete, LLC, Petitioner**

Mr. Duke referred to the staff report of the uses allowed and prohibited in the R-3 Zoning District. He stated that the petitioner petitioned to rezone the property to B-2 (General Business) and the Prattville City Council denied the request (7/7/09). He stated that in Mr. Carter's statement of hardship, the permit issued was for an addition at the location not for a business operation. The business operation was discovered later when the petitioner made request for business license that showed a change in the address from previous business license.

Chip Cleveland, Attorney, petitioner representative, gave the background history of the property ownership. He stated that the property contained a trailer and a gravel pit. In the spring of 2007 the business opened in its current location. Inspections were made and approved by the Fire Department and the Revenue Department. Later an error was determined and Mr. Carter began his procedure to file for rezoning. He stated that it would be an economic hardship to relocate the business. He stated that the business is a good improvement to the community. He stated that the hours of operation are as early as 6:00 a.m. and as late as 5:00 p.m. Administrative office, employee cars and some business trucks would be on the site daily. Motorized equipment would not be kept on the site. He stated that there are many businesses along Durden Road.

Chairman Jamieson opened the public hearing.

Steve Carter-625-A Durden Road spoke in favor of the request.

Carla Hines-804 Durden spoke in opposition to the request.

Jeff Tucker-505 Durden Road stated that the permit obtained was for an addition to an existing structure that has been removed. Trucks/traffic can be heard as early as 5:30 a.m. in the area. He stated that he was unaware of other businesses on Durden Road.

Mary Voll-620 Durden Road stated that she had spoken with Mr. Carter prior to any incidents with the city. He informed her that he had a business license to work out of his home. He chose to move to present location because of congestion at home and was building the addition to cover personal vehicles and boat.

Helen Purnell-811 Durden Road implied that that approval would set a precedence for approval for other businesses.

T. T. Ray-823 Durden Road spoke in opposition to the request.

Eva Henk-827 Durden Road stated that businesses in residential districts hurt property value. Why should the community suffer when the law should do what's legal- to protect it.

The public hearing was closed.

Mr. Duke stated that the permit issued to Mr. Carter in 2006 was for an accessory structure.

Mr. Cleveland confirmed that the permit was issued in 2006. He stated that city was informed when Mr. Carter obtained his permit that he intended to bring his business there for the purpose of storing various equipments and have an office for the secretary.

Mr. Duke presented to the board a list of requirements for site development (made a part of the minutes). The petitioner submitted a one sheet, hand drawn layout that showed an accessory structure. The permit was issued as such. The zoning was not an issue until the business license renewal (2008) showed the current address had changed, that's when the Planning Department was notified to verify the proper zoning for the business. It was established that the business did not meet the zoning requirements. Mr. Carter was notified by the Planning Department that there was a violation. The Revenue Department chose to hold his request for a business license until the violations were resolved. Efforts are always made to resolve any issues prior to taking it to court. In 2009, Mr. Carter applied again for business license for the Durden Road location and no effort had been made to resolve the zoning issue. S&M Concrete has since requested to rezone the property and the City Council denied the request. He asked if there is no need to store equipment, what prevents them from operating from a commercial store front.

Chairman Jamieson asked has the legal action (rezoning appeal) been resolved.

Mr. Duke stated that the judge has issued an order for S&M Concrete to continue to operate its business until resolved in Circuit Court.

Mr. Cleveland stated that S&M Concrete can't afford to relocate. He stated that if they were approved the variance request, there would be no need to pursue the zoning request and the citizens would be happier with a variance request.

After no further comments, questions, or discussion, the vote was called. **The BZA voted unanimously to deny the variance to allow a storage facility and meeting place for business on property at 625-A Durden Road.**

USE-ON-APPEAL

**To operate a home child daycare.
606 Hatty Lane
T-1 (Mobile Home Subdivision)
Joyce Lawson, Petitioner**

Mr. Duke stated that the proposed use-on-appeal request to allow home child daycare is a customary home occupation allowed in the T-1 residential zoning district.

Joyce Lawson, petitioner, stated that there would be one child in the home in addition to the six she would be providing care. Her hours of operation would be from 6:00 a.m. to 6:00 p.m.

Chairman Jamieson opened the public hearing. There was none to speak. The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. **Ms. Dismukes moved to approve the use-on-appeal to operate a child home daycare. Mrs. Houser seconded the motion. The BZA voted unanimously to approve the use-on-appeal to operate a child home daycare on property at 606 Hatty Lane.**

MISCELLANEOUS:

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 5:29 pm.

Respectfully submitted,



Alisa Morgan, Secretary
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: S & M CONCRETE, LLC
625-A DURDEN ROAD
PRATTVILLE, AL 36067

REQUEST: VARIANCE TO ALLOW A STORAGE FACILITY AND MEETING
PLACE FOR BUSINESS
625-A DURDEN ROAD
R-3 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on September 8, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to deny the variance to allow a storage facility and meeting place for business** at property requested.

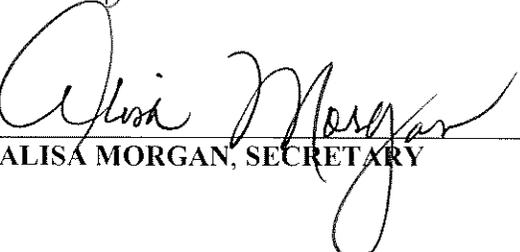
IT IS THEREFORE ORDERED the petition of S&M Concrete, LLC, 625-A Durden Road, Prattville, AL is hereby denied.

DONE THIS THE 8th DAY OF September 2009.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: September 8, 2009

PETITIONER: S & M Concrete, LLC

ADDRESS OF PETITION: 625-A Durden Road

	NAME	ADDRESS
1.	<i>Cheryl Cleveland</i>	
2.	<i>Stu Cook</i>	<i>625-A Durden Rd.</i>
3.	<i>Carl Hens</i>	<i>804 Durden Rd</i>
4.	<i>Jeff Treese</i>	<i>505 Durden Rd.</i>
5.	<i>Mary Wolf</i>	<i>620 Durden Rd</i>
6.		
7.	<i>T. I. Ray</i>	<i>823 Durden Rd.</i>
8.	<i>Helen Purnell</i>	<i>81 " "</i>
9.	<i>Eva Hank</i>	<i>827 " Rd.</i>
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	8/24/09
APPLICATION TYPE:	Variance (090908-01)
PROPERTY LOCATION or DESCRIPTION:	625-A Durden Road
PETITIONER(S) AND AGENT(S):	S&M Concrete, LLC Bobby Steve Carter, II
ZONING DISTRICT(S)	R-3 (Single Family Residential)
REQUESTED ACTION:	To allow a storage facility and meeting place for S&M Concrete business operations.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 71</p> <p>R-3 Uses Permitted: Single family dwellings</p> <p>Uses Permitted On Appeal: Apartments. Clubs not conducted for profit: rooming and boarding houses. (See regulations common to all "R" Districts).</p> <p>All "R" Districts" USES PERMITTED: Accessory structures: Gardens, playgrounds and parks: public buildings, including public schools and libraries: satellite dishes or discs herein defined by that ordinance, and no other; and parking of recreational vehicles...</p> <p>USES PERMITTED ON APPEAL: Customary home occupations: Public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures: general hospitals for human, except primarily for mental cases; churches, cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use: kindergartens, nurseries, nursery schools, day care centers, private schools, and satellite dishes or discs not defined herein.</p> <p>USES PROHIBITED: Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses including parking lots or parking areas in connection with these uses, not specifically permitted.</p>

Variance
To allow storage facility & meeting place

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information
Notated letter from the property owner is required if agent is used for representation.

Name: Bobby Steve Carter, II, and/or St M Concrete, LLC

Street Address: 625 A Darden Road

City: Prattville State: AL Zip: 36067

Phone Number(s): 334-358-3552

Property Owner Information
If different than above

Name: Bobby Steve Carter, II

Address of Property Owner: 625 A Darden Road

City: Prattville State: AL Zip: 36067

Phone Number: (334) 358-3552

Property Description

County Tax Parcel Number/Legal Description: 19-03-06-1-002-006.000

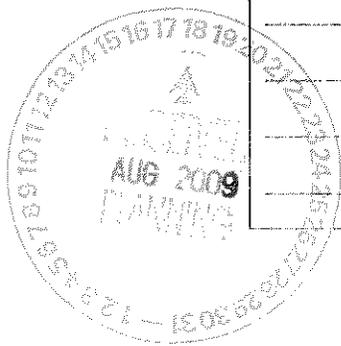
See attached

Current Zoning of Property: R-3 Physical Address: 625A Darden Rd.

Proposed Use of Property (generally): storage facility & meeting place for

Describe Proposed Use or Variance: A use variance is requested for the business of St M Concrete, LLC, so that it can operate its current business in the same manner as it has done for approximately the past two years.

concrete finish company



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250)
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3)

See attached statement of hardship.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

Bobby Steve Carter Jr
Printed Name

Bobby Steve Carter Jr
Signature

Date 7-22-09

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bobby Steve Carter Jr, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 22nd day of

July, 2009

Clifford W. Cleveland Jr
Notary Public

My commission expires _____

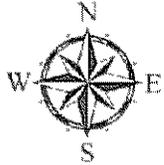
STATEMENT OF HARDSHIP

On December 18, 2006, Bobby Steve Carter, II, applied for and was issued a building permit for an approved addition to the property located at 625A Durden Road. Bobby Steve Carter, II, is the sole member of S&M Concrete, LLC. S&M Concrete, LLC, has conducted business on the property for about two (2) years, investing in improvements to the property totaling over \$100,000 to convert this property from a former business (i.e. a gravel pit) to that of the current business (i.e. a concrete finisher). An unnecessary hardship exists because the zoning ordinance is so unreasonable so as to constitute an arbitrary and capricious interference with the basic right of private property. If S&M Concrete, LLC, is forced to desist, it will lose a substantial financial investment, its business and any future income, its property value would severely decline plus Bobby Steve Carter, II, and S&M Concrete, LLC, would suffer irreparable injury. They have nowhere to go nor the monies to relocate, especially in this current economy.

CITY OF
PRATTVILLE, ALABAMA

625 (A) DURDEN RD

1" = 100'



— STREETS
▭ TAX PARCELS



Ryan Pachirka, G.I.S. Coordinator



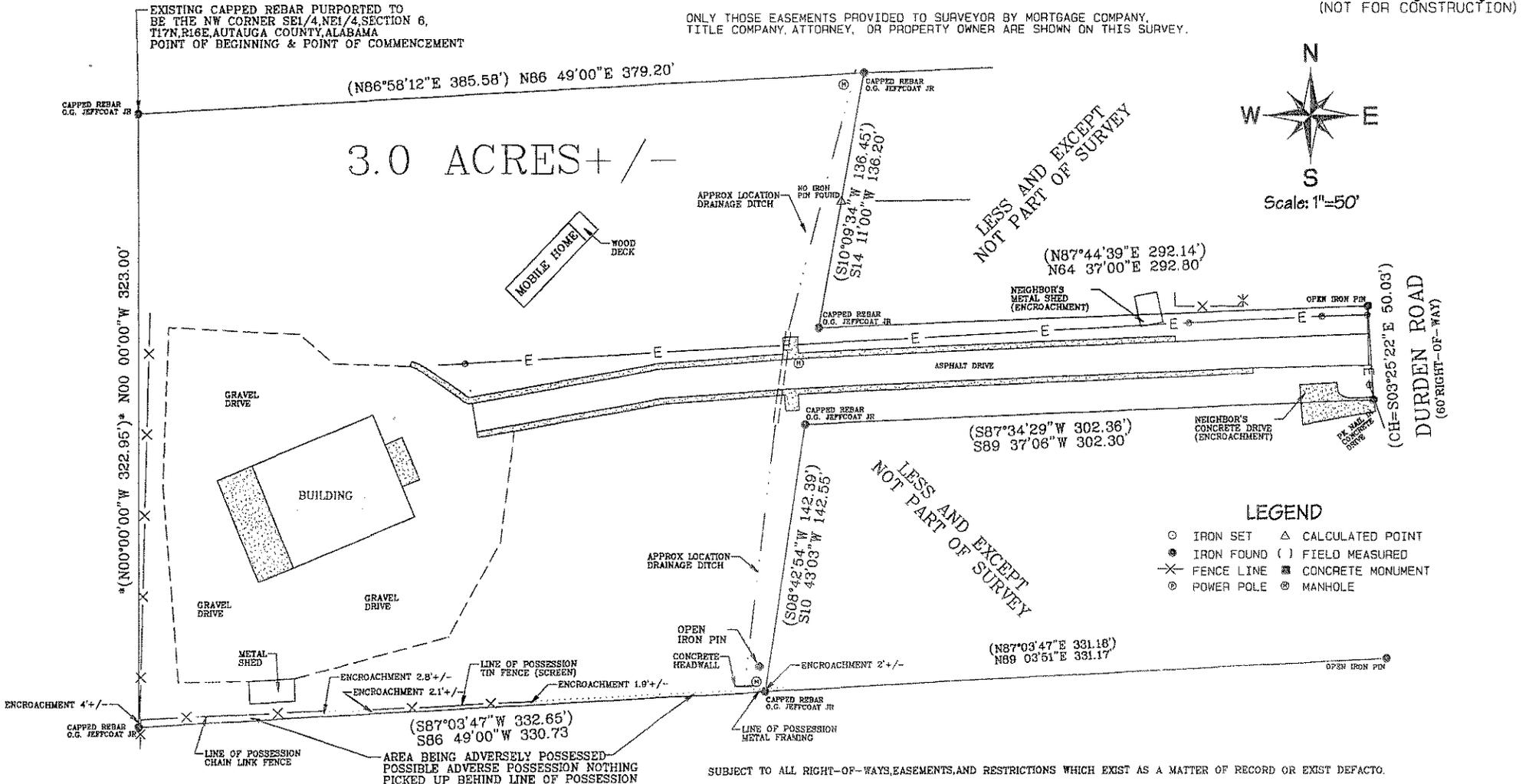
090908-01/B

Variance
To allow storage facility & meeting place

* BEARING TAKEN FROM DEED RLPY BK 2006, PAGE 10942 *

ONLY THOSE EASEMENTS PROVIDED TO SURVEYOR BY MORTGAGE COMPANY,
TITLE COMPANY, ATTORNEY, OR PROPERTY OWNER ARE SHOWN ON THIS SURVEY.

Boundary Survey
(NOT FOR CONSTRUCTION)



SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DEFACITO.

ONLY THOSE IMPROVEMENTS AND/OR ENCROACHMENTS SEEN WERE PICKED UP OR SHOWN.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS SURVEY MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION AND IS NOT VALID WITHOUT EMBOSSED SEAL AND AN ORIGINAL SIGNATURE. THIS DOCUMENT, IDEAS, AND INFORMATION ARE THE PROPERTY OF AND IS COPYRIGHTED BY GLEN TANNER AND NO PORTION OF THIS DOCUMENT MAY BE ALTERED, RECORDED, AND HANDED OUT TO OR USED BY A THIRD PARTY. (ALL COPIES AND FAXES ARE INVALID AND MAY NOT BE USED)

ACCORDING TO MY SURVEY THIS THE 10TH DAY OF AUGUST, 2009 VALID FOR 30 DAYS FROM DATE.

[Signature]

GLEN TANNER PLS# 20899



GLEN TANNER LAND SURVEYING
COOSADA FERRY ROAD
POST OFFICE BOX 8175
MONTGOMERY, ALABAMA 36110-0175
PHONE: (334) 262-8175 FAX: 262-3596

SURVEY NO.: 09-34

FIELD BOOK: 09-02

STATE OF ALABAMA
AUTAUGA COUNTY

BOUNDARY DESCRIPTION: COMMENCE AT AN EXISTING CAPPED REBAR BEING PURPORTED TO BE THE NW CORNER OF THE SE1/4 OF THE NE1/4, SECTION 6, T17N, R18E, AUTAUGA COUNTY, ALABAMA, BEING THE POINT OF BEGINNING AND RUN N86 58'12"E 385.58 FEET TO AN EXISTING CAPPED REBAR; THENCE S10 09'34"W 136.45 FEET TO AN EXISTING CAPPED REBAR; THENCE N87 44'39"E 292.14 FEET TO AN EXISTING OPEN IRON PIN LOCATED ON WHAT IS LOCALLY ACCEPTED AS THE WEST RIGHT-OF-WAY (R.O.W.) DURDEN ROAD; THENCE RUNNING ALONG SAID WEST R.O.W., DURDEN ROAD A CHORD BEARING AND DISTANCE OF S03 25'22"E 50.03 FEET TO A PK NAIL LOCATED IN A CONCRETE DRIVE; THENCE LEAVING SAID WEST R.O.W. S87 34'29"W 302.36 FEET TO AN EXISTING CAPPED REBAR; THENCE S08 42'54"W 142.39 FEET TO AN EXISTING CAPPED REBAR; THENCE S87 03'47"W 332.65 FEET TO AN EXISTING CAPPED REBAR; THENCE N00 00'00"W 322.96 FEET TO AN EXISTING CAPPED REBAR BEING THE POINT OF BEGINNING AND CONTAINS 3.00 ACRES MORE OR LESS.

IT IS MY INTENTION TO DESCRIBE THAT PROPERTY RECORDED IN RLPY BOOK 2006, PAGE 10942, JUDGE OF PROBATE OFFICE, AUTAUGA COUNTY, ALABAMA.

Site Development Plan Requirements

George Stathopoulos, Senior Planner
City of Prattville, Planning and Development Department
102 W. Main St.
Prattville, AL 36067
(334) 361-3613/FAX (334) 361-3677
george.stathopoulos@prattville.com



Commercial, Industrial and Multi- Family Site Plans submission shall include three (3) complete sets of construction/architectural drawings, six (6) site plans including a landscaping plan for a complete submission. Submissions must be accompanied by a letter of transmittal listing the scope of the project, contact information, owner/client and detailed information for the proposed development.

Site Plan must include the following:

- \$100 Application and review fee.
- North arrow. Scale of not less than 1" = 100'. Topography at not greater than 2 foot contour intervals.
- Proposed location of all new buildings, additions, extensions, etc with dimensions shown. Location of existing buildings, and other structures.
- Use of all buildings and premises.
- Area, number of lots, and dimensions of all parking to be included. Location of all streets (include new street names), driveways, walks, ingresses and egresses, and curb cuts. All service and loading spaces.
- Location and areas of illumination of all exterior lighting.
- Location, sizes, number and character of all exterior signs. (Signs require separate permit review)
- Landscape Plan – location, character, and extent of all landscaping, retaining and screen walls, and other treatment (See landscape ordinance for more detail).
- Provision for surface drainage of the premises. Finished floor elevation and whether or not the site is subject to flooding. Public and private easements noted and use labeled.
- Location of all water and sewer lines with location of all proposed taps shown. Location of fire hydrants.
- Site plans must be sealed and signed by a civil engineer registered in the State of Alabama.

Construction/architectural drawings must include the following information. Architectural plans must be sealed by an architect registered in the State of Alabama (Three (3) complete sets).

Code analysis sheet containing:

- Codes Referenced
- Use and occupancy classification including any applicable special use and occupancy
- General building limits
- Construction types
- Fire-resistant/rated construction
- Interior finishes
- Fire protection systems
- Means of egress/accessibility
- Interior environment
- Energy efficiency
- Roof assemblies and roof top structures
- Electrical, mechanical and plumbing
- Elevators and conveying Systems

Egress Plan sheet containing:

- Travel distance
- Occupant load of individual areas
- Egress capacity

In accordance with *The City of Prattville Code of Ordinances, Appendix-A – Zoning Ordinance, Section 10 – Site Plan Review* the Planning and Development Department must respond within in writing 45 (forty-five) days from the date of the complete submission of the plan. Items omitted at the time of submission may delay approval.

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: **JOYCE LAWSON**
 606 HATTY LANE
 PRATTVILLE, AL 36067

REQUEST: **USE-ON-APPEAL TO OPERATE A CHILD HOME DAYCARE**
 606 HATTY LANE
 T-1 ZONING DISTRICT (MOBILE HOME SUBDIVISION)

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on September 8, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the use-on-appeal to operate a child daycare** at property requested.

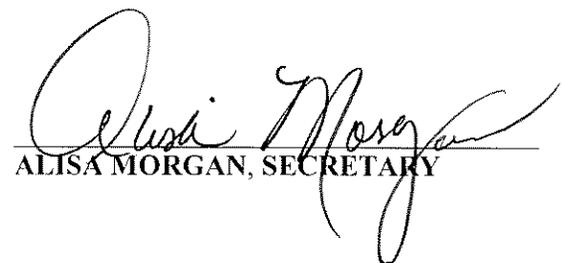
IT IS THEREFORE ORDERED the petition of Joyce Lawson, 606 Hatty Lane, Prattville, AL is hereby approved.

DONE THIS THE 8th DAY OF September 2009.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: September 8, 2009

PETITIONER: Joyce Lawson

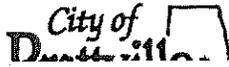
ADDRESS OF PETITION: 606 Hatty Lane

	NAME	ADDRESS
1.	<i>Joyce Lawson</i>	<i>606 Hatty Ln</i>
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CITY OF PRATTVILLE
 Board of Zoning Adjustment
 Planning Department Staff Report



DATE:	8/24/09
APPLICATION TYPE:	Use-On-Appeal (090908-02)
PROPERTY LOCATION or DESCRIPTION:	606 Hatty Lane
PETITIONER(S) AND AGENT(S):	Joyce Lawson
ZONING DISTRICT(S)	T-1 (Mobile Home Subdivision)
REQUESTED ACTION:	To operate a home child daycare on property.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 76</p> <p>T-1 Uses Permitted On Appeal:</p> <p>...day care centers...</p> <p>Home Occupation as defined by ordinance (Sec. 68):</p> <p>Any use customarily conducted entirely within a dwelling and carried within a dwelling and carried on solely by the inhabitant thereof, and which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not change the character thereof...</p>



090908-02

Use-On-Appeal
To operate a child home daycare

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information

Name: ~~DHR (Antauga County)~~

Street Address: ~~203 N. Court Street~~

City: ~~Prattville~~ State: ~~AL~~ Zip: ~~36067~~

Phone Number(s): _____

Property Owner Information

Name: Joyce Lawson

Address of Property Owner: 606 Hatty Lane

City: Prattville State: AL Zip: 36067

Phone Number: (334) 365-0873

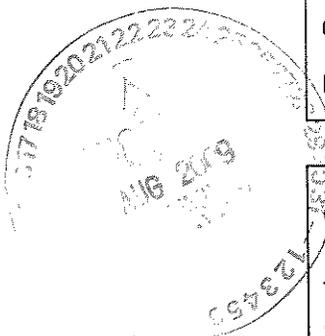
Property Description

County Tax Parcel Number/Legal Description: _____
(See attached)

Current Zoning of Property: T1 Physical Address: 606 Hatty Lane

Proposed Use of Property (generally): Residential (my Home)

Describe Proposed Use or Variance: Home Day Care
with six kid or less from
the hours of 6 to 6 o'clock
monday through Friday.



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." *Code of Alabama, 1975*, as amended. § 11-52-80(d) (3)

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the *Code of Alabama, 1975*, as amended.

Joyce Lawson
Printed Name
Date 8-21-09

Joyce Lawson
Signature

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joyce Lawson, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 21st day of August, 2009

Leri Ruhl
Notary Public
My Commission Expires 11-08-2011
My commission expires _____

CITY OF
PRATTVILLE, ALABAMA

LOCATION MAP

606 HATTY LN

1" = 200'



- STREETS
- ▭ TAX PARCELS

