402 Lee Street
Decatur, Alabama 35601
October 27, 2026

402 Lee St NE	**Regular Board of Zoning Adjustment Meeting**	**3:30 PM**

I. Roll Call

II. Approval of Minutes

A. Minutes

III. New Business

A. BZA Case 261027-01

B. BZA Case 261027-02

IV. Adjournment

Board of Zoning Adjustment Staff Report

Variance 2601027-01

MEETING DATE:	October 27th, 2026
PETITIONER:	Bryant Greenwell
PROPERTY OWNER:	Colin Taylor
SUBJECT ADDRESS:	502 Vine St NE
REQUEST:	Variance request to encroach on the front setback by 16' to construct a porch
CURRENT ZONING:	RS-7 (Residential Single-Family)
LOCATION:	502 Vine St NE
SURROUNDING LAND USES AND ZONING:	North: RS-7 (Residential Single-Family) South: RS-7 (Residential Single-Family) East: RS-7 (Residential Single-Family) West: RS-7 (Residential Single-Family)

DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	N/A

DESCRIPTION OF VARIANCE REQUEST:

The applicant is requesting a 16-foot encroachment into the required 30-foot front setback, leaving a 14-foot setback.

APPLICANT'S HARDSHIP (FROM APPLICATION):

Colin Taylor
502 Vine St. NE Decatur, AL
Variance Request

Decatur Planning Department,

We are requesting a frontal variance to construct a covered front porch measuring 6'deep by 19'8"wide at the above property.

The property is zoned RS7 with a 30'offset. The existing home extends 10' into the offset with the 6' request of the porch, this would bring the total variance to 16'.

Located within Decatur's historic district, the home has undergone previous remodeling and originally had a front porch. Our goal is to re-introduce that feature and bring the home closer to its original appearance while providing a sheltered entrance and protection from the weather.

The proposed porch would include a brick surround facade and wood flooring, with a design intended to complement the home's craftsman architectural style and the surrounding historic neighborhood.

We appreciate the Board's consideration of this request.

Sincerely,

Colin Taylor

ZONING ORDINANCE REFERENCED: Sec. 25-3.2.2, Residential Districts

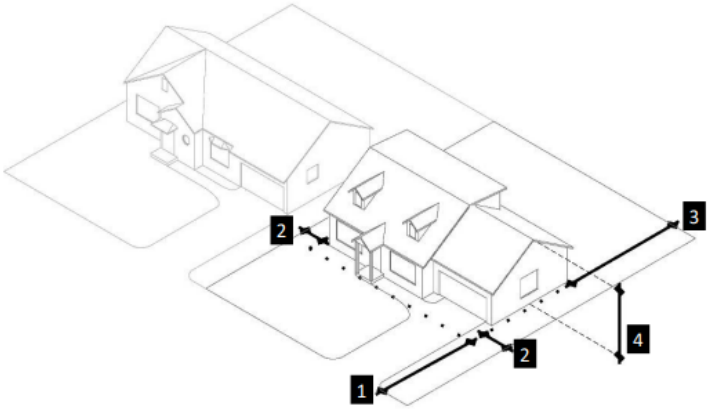
Section 25-3.2, Base Districts
Sec. 25-3.2.2, Residential Districts

(e) RESIDENTIAL SINGLE-FAMILY 7 (RS-7) DISTRICT

(1) Purpose

The purpose of the Residential Single-Family 7 (RS-7) District is to provide lands that accommodate primarily single-family detached dwelling units on lots with a minimum area of 7,000 square feet. The district also allows uses necessary and incidental to single-family living, and accommodates parks and minor utility facilities. District regulations discourage development that interferes with the quiet residential nature of the district.

(2) Intensity and Dimensional Standards



	Standard	All Development
	Lot area, min. (sq. ft.)	7,000
	Lot width, min. (ft.)	50
1	Front setback, min. (ft.)	30
2	Side setback, min. (ft.)	6 | 8 [1]
3	Rear setback, min. (ft.)	35
4	Building height, max.	lesser of 35 ft. or 2.5 stories

NOTES:

[1] The minimum side setback is six feet; however, at least one side setback shall be a minimum of eight feet.

ANALYSIS:

The applicant is requesting a variance to encroach 16 feet into the required 30-foot front setback to accommodate a proposed porch. The existing historic home currently encroaches 10 feet into the required setback. The proposed porch would extend the encroachment an additional 6 feet, resulting in a total encroachment of 16 feet.

The homes along this block generally maintain a uniform front setback pattern. Therefore, the proposed porch would extend the existing structure farther into the required setback along a block where the placement of homes follows a consistent pattern.

Regarding the historic character of the property, the Architectural Review Board and the Historic Preservationist support reopening the original porch, which was previously enclosed. However,

the applicant is also proposing to construct an additional porch. The distinction between restoring the original porch and constructing a new porch is relevant to the property's historic character and the applicable design standards.

Specifically, Section 12.8 of the City of Decatur Design Review Guidelines addresses porches and balconies and states: “It is not appropriate to add new porches or balconies to primary elevations or other areas of a building in the public view if none existed historically.” Based on this guideline, the proposed addition of a new porch raises a design consideration regarding consistency with the city's historic preservation standards.

In summary, the variance request would increase the existing front setback encroachment from 10 feet to 16 feet. Although the Architectural Review Board and the Historic Preservationist support reopening the original porch, the proposed additional porch raises concerns regarding the established front setback pattern along the block and consistency with Section 12.8 of the City's Design Review Guidelines.

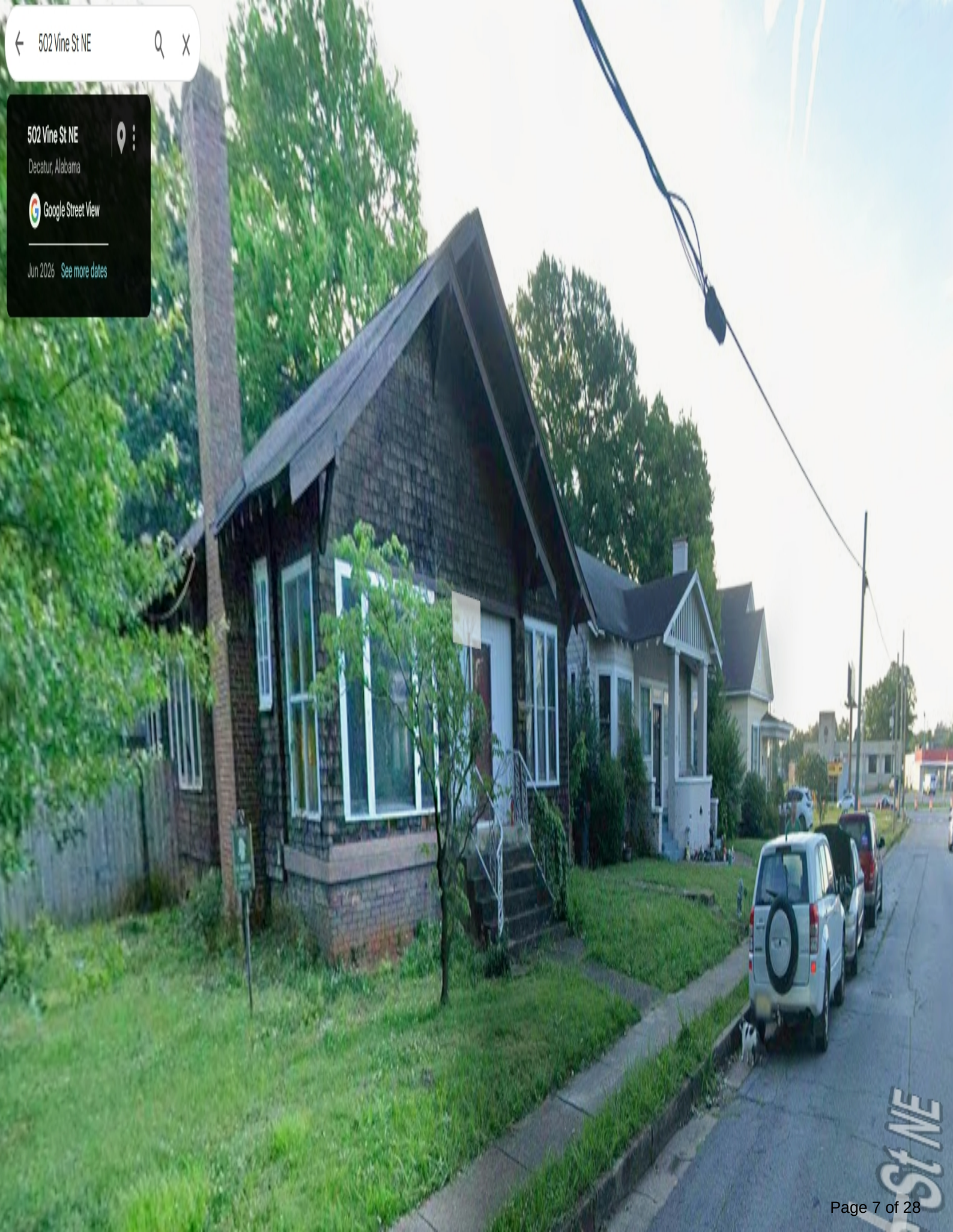
RECOMMENDATION

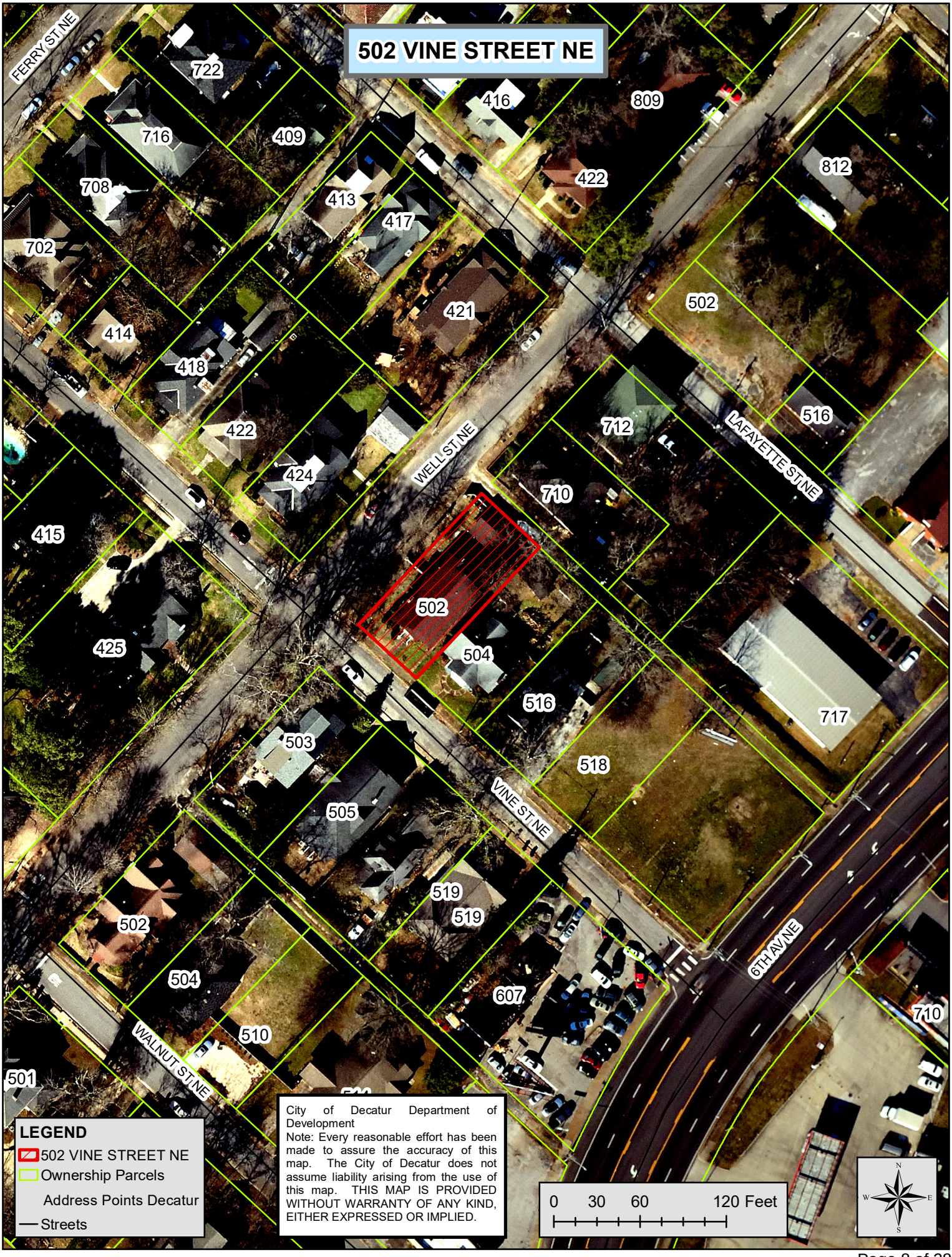
The Planning Department recommends that the applicant consider reopening the original front porch or installing a cloth awning as an alternative to constructing a new porch. Reopening the original porch would be consistent with the historic character of the home and is supported by the Architectural Review Board and the Historic Preservationist. Alternatively, a cloth awning could provide weather protection while minimizing alterations to the building's historic character.

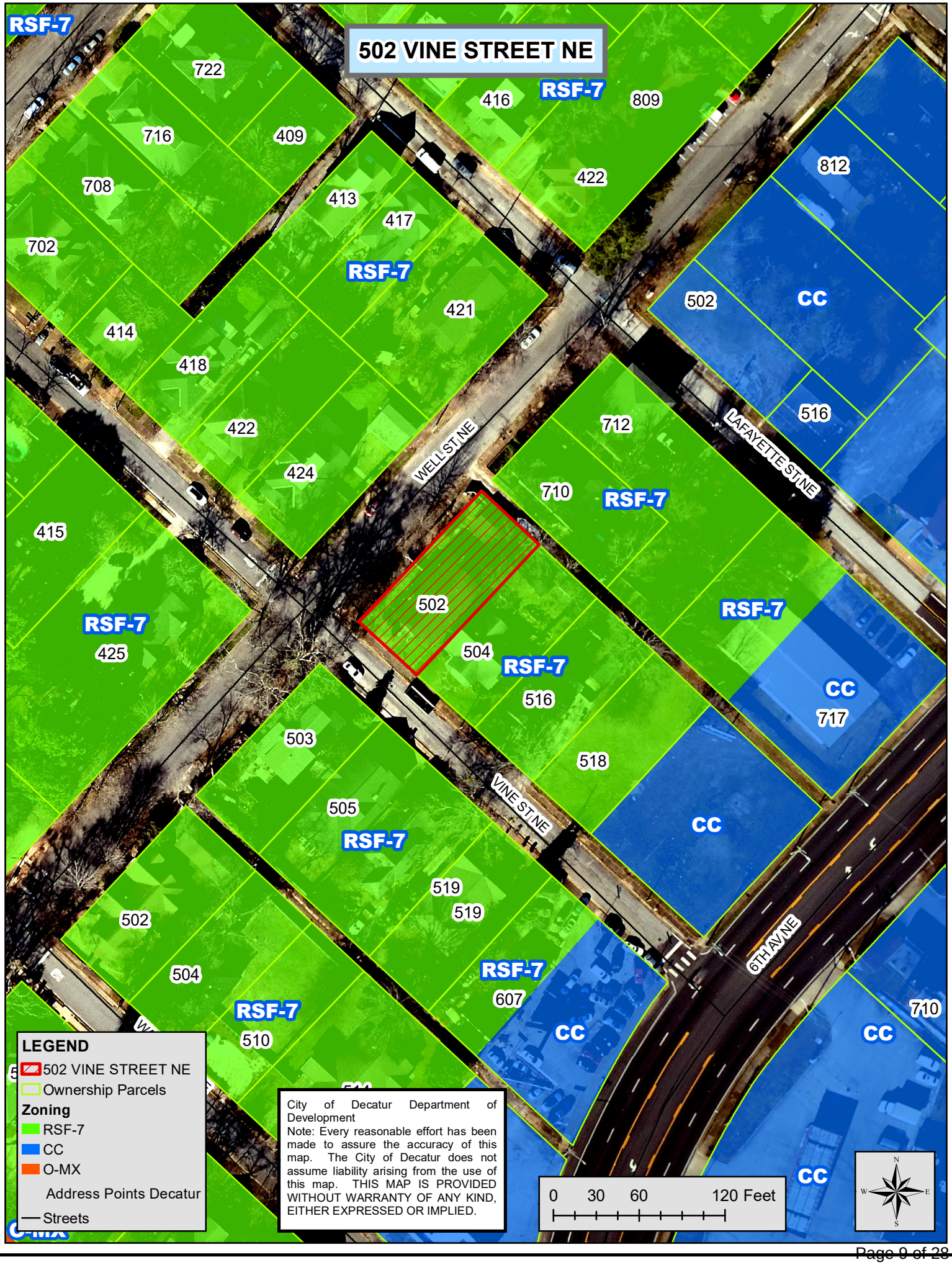
These alternatives would address the applicant's request for a covered front entry while avoiding the additional encroachment associated with the proposed new porch and addressing concerns regarding Section 12.8 of the City of Decatur Design Review Guidelines, which discourages the addition of porches or balconies to primary elevations when none existed historically.

Based on these considerations, the Planning Department recommends denying the applicants original request to encroach on the front setback by 16’ to construct a porch and instead, pursue one of the above stated alternatives.


Original Porch


502 Vine St NE
502 Vine St NE
Decatur, Alabama
Google Street View
Jun 2026 See more dates
St NE


502 VINE STREET NE
FERRY ST NE
722
716
409
708
413
417
702
414
418
422
424
415
425
416
809
422
812
421
502
712
516
LAFAYETTE ST NE
WELL ST NE
710
502
504
516
717
503
518
VINE ST NE
505
519
519
502
504
607
710
510
WALNUT ST NE
501
6TH AV NE
LEGEND
502 VINE STREET NE
Ownership Parcels
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
0 30 60 120 Feet
N
W
E
S


502 VINE STREET NE
RSF-7
722
716
409
708
702
414
418
422
424
415
425
416
809
422
413
417
421
812
502
CC
516
712
710
504
503
505
519
607
510
WELL ST NE
LAFAYETTE ST NE
VINE ST NE
6TH AV NE
717
518
LEGEND
502 VINE STREET NE
Ownership Parcels
Zoning
RSF-7
CC
O-MX
Address Points Decatur
Streets
City of Decatur Department of Development
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0 30 60 120 Feet
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STATE OF ALABAMA)
COUNTY OF MORGAN)

I, Jon C. Richards, a Professional Land Surveyor of Decatur, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following described real estate, situated within Section 17, Township 5 South, Range 4 West, Decatur, Morgan County, Alabama, and more particularly described as follows, to-wit:

THAT PART OF LOT 428, ACCORDING TO THE PLAN OF THE CITY OF DECATUR, ALABAMA, DESCRIBED AS COMMENCING A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") AT THE SOUTHWESTERLY CORNER OF BLOCK 428 AND THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF WELL STREET NE AND THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF VINE STREET NE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE FROM THE TRUE POINT OF BEGINNING ALONG SAID NORTHEASTERLY MARGIN SOUTH 47 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 55.00 FEET TO AN "X" SCRIBED IN CONCRETE; THENCE LEAVING SAID MARGIN NORTH 42 DEGREES 45 MINUTES 41 SECONDS EAST A DISTANCE OF 123.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHWESTERLY MARGIN OF AN ALLEY; THENCE ALONG SAID SOUTHWESTERLY MARGIN NORTH 47 DEGREES 14 MINUTES 19 SECONDS WEST A DISTANCE OF 55.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHEASTERLY MARGIN OF WELL STREET NE; THENCE ALONG SAID SOUTHEASTERLY MARGIN SOUTH 42 DEGREES 45 MINUTES 41 SECONDS WEST A DISTANCE OF 123.00 FEET, TO THE TRUE POINT OF BEGINNING, AND CONTAINING 0.16 ACRES, MORE OR LESS.

That the building to be constructed on said lot is shown on the above plat; that there are no encroachments by buildings on adjoining property; that there are no rights of ways, easements, or joint driveways over or across said lot visible on the surface except as shown on the plat.

And I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

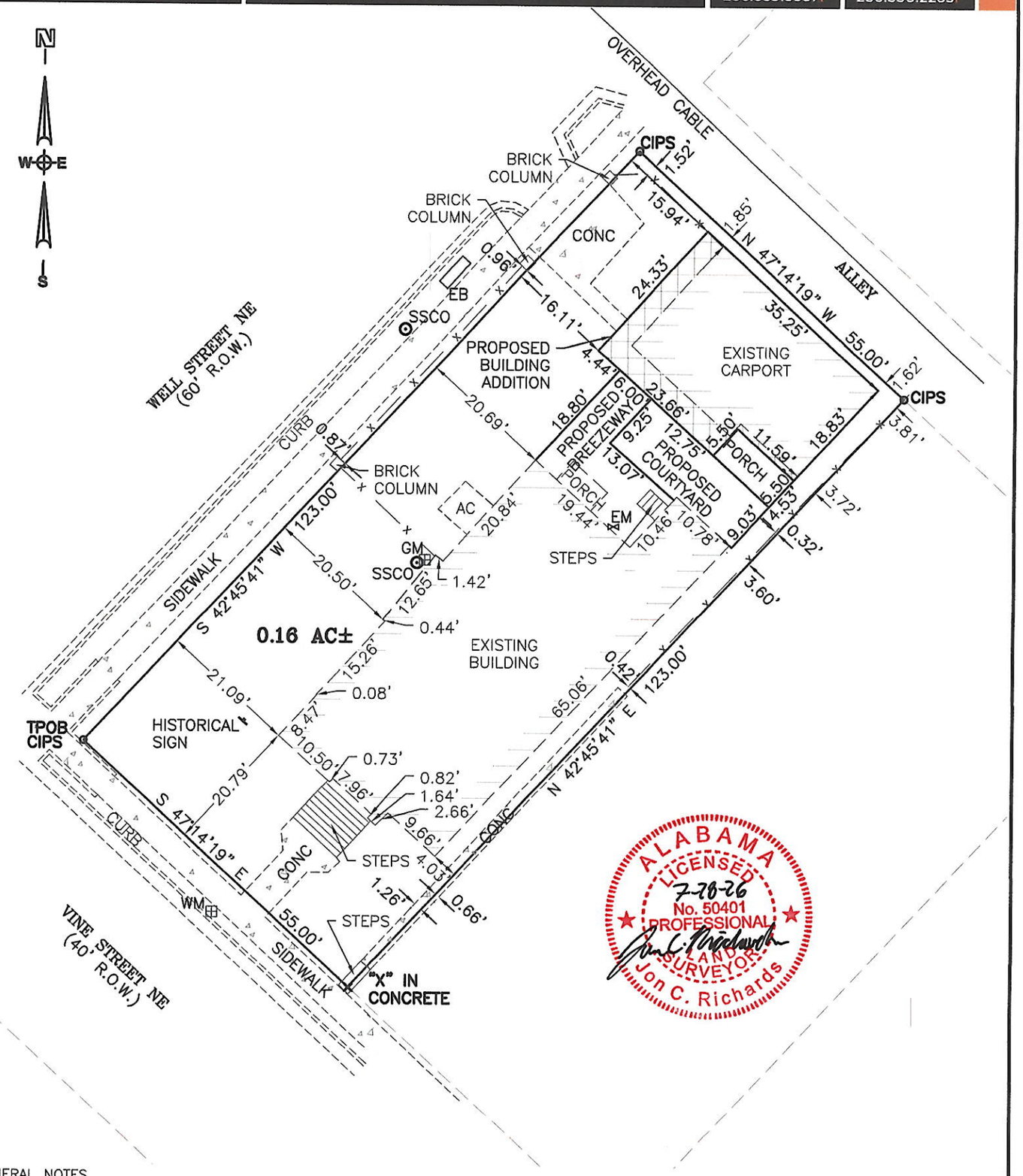
According to my survey, this the 28th day of July, 2026.

Jon C. Richards, PLS
Ala. Reg. No. 50401

ALABAMA LICENSED No. 50401 PROFESSIONAL LAND SURVEYOR Jon C. Richards

Pugh Wright McAnally Job No. PPP-183-25
Page 1 of 2

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F



ALABAMA LICENSED 7-28-26 No. 50401 PROFESSIONAL LAND SURVEYOR Jon C. Richards

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID–WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2025, PG 4029
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
8. FIELD WORK WAS COMPLETED ON OCTOBER 29, 2025.

LEGEND

CIPS	CAPPED IRON PIN SET
—— x ——	FENCE
SSCO	SANITARY SEWER CLEANOUT
WM	WATER METER
EM	ELECTRIC METER
EB	ELECTRIC BOX
GM	GAS METER
TPOB	TRUE POINT OF BEGINNING

10 0 10 20 30

Scale 1" = 20'

PROPOSED PLOT PLAN -- COLIN TAYLOR -- 502 VINE ST NE

DRAWING DATE: 07-28-26	DRAWN BY: JCR	APPROVED BY: JCR	JOB No. PPP-183-25	SCALE: 1"=20'	PAGE 2 OF 2

Variance Application – Board of Zoning Adjustment (BZA)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

DECATUR Alabama — Planning & Development

Location of Subject Property: 502 Vine St. NE

Name of Applicant(s): Bryant Greenwell (Gcore Contracting) Phone: 256-606-9331

Address: 2643 N. Bethel Rd Decatur, AL 35603 Email: gcorecontracting@yahoo.com

Name of Owner(s): Colin Taylor Phone: 256-990-8838

Address: 1003 Princeton Drive Madison, AL Email: colinbulldog1@gmail.com

The applicant will be the point of contact for all communication with city staff

Current Zoning: _____ Total Acreage: _____ Current Use of Property: residential

Review the Decatur Zoning Ordinance, specifically Sec. 25-2.4.16

Any variance granted shall be the minimum adjustment necessary to enable the legal use of the land, building, or structure. The Board may prescribe any safeguard that it deems necessary to secure substantially the spirit of the zoning ordinance or provisions to which the variance applies. There must be proof of unnecessary hardship. The hardship complaint cannot be self-created.

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape, or topography)? Asking for 19' offset at front of property
2. How would the application of the Zoning Ordinance of the City of Decatur to this particular piece of property create an unnecessary hardship? Front door has no overhead protection from elements
3. What conditions are peculiar to this particular piece of property? *(attach extra pages as needed to answer questions)* At some point in the history of the home the front porch was removed.

"Any party aggrieved by any final judgment or decision of such board of zoning adjustment may within 15 days thereafter appeal therefrom to the circuit court by filing with such board a written notice of appeal specifying the judgment or decision from which the appeal is taken." (*Code of Alabama* § 11-52-81)

All items must be marked as included or understood:

*The deadline to apply for the next meeting is: _____ / _____ / _____

*The date of the next available meeting is: _____ / _____ / _____

- [ ] Proof of Ownership
- [X] Designation of Agent Form (mark N/A if not applicable)
- [X] Accurate, scaled site plan showing all necessary information, including property lines, existing & proposed structures, dimensions, and any additional information that would be helpful to the BZA in making a decision
- [ ] Fee
- [X] I agree to allow the City to place a sign or signs on this property notifying the public of this request
- [X] Applicant must attend meeting
- [X] I have read the guidelines referenced in Sec. 25-2.4.16 in the City of Decatur Zoning Ordinance

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that it is my responsibility to supply competent and credible evidence to inform the BZA of the nature and degree of the hardship and the variance sought, and to demonstrate that the use of the property will not substantially impair the intent and purpose of the Zoning Ordinance.

Applicant Signature: Bryant Greenwell **Date:** 10 / 8 / 26

STATE OF ALABAMA
COUNTY OF Morgan

I, Kelly Dean, a Notary Public in and for said State at Large, hereby certify that Bryant Greenwell, whose name is signed to the foregoing document, and

- [X] Who is known to me, or
- [X] Whose identity I proved on the basis of Alabama Drivers License

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of October, 2026.

KELLY DEAN NOTARY PUBLIC STATE OF ALABAMA

Kelly Dean, Notary Public My Commission Expires: 5/6/2029

Colin Taylor
502 Vine St. NE Decatur, AL
Variance Request

Decatur Planning Department,

We are requesting a frontal variance to construct a covered front porch measuring 6’deep by 19’8"wide at the above property.

The property is zoned RS7 with a 30’offset. The existing home extends 10’ into the offset with the 6’ request of the porch, this would bring the total variance to 16’.

Located within Decatur’s historic district, the home has undergone previous remodeling and originally had a front porch. Our goal is to re-introduce that feature and bring the home closer to its original appearance while providing a sheltered entrance and protection from the weather.

The proposed porch would include a brick surround facade and wood flooring, with a design intended to complement the home’s craftsman architectural style and the surrounding historic neighborhood.

We appreciate the Board’s consideration of this request.

Sincerely,

Colin Taylor

DESIGNATION OF AGENT
CITY OF DECATUR

I, Colin Taylor, being owner of the property which is the subject of this application (502 Vine St NE), hereby authorize Bryant Greenwell to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Colin Taylor Date: 10/8/26

_____ Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Kelly Dean, a Notary Public in and for said State at Large, hereby certify that Bryant Greenwell & Colin Taylor, whose name is signed to the foregoing document, and

_____ Who is known to me, or

✓ Whose identity I proved on the basis of Alabama Drivers License

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of October, 2024.

Kelly Dean
Notary Public

KELLY DEAN NOTARY PUBLIC STATE OF ALABAMA

My Commission Expires: 5/6/2029

Signature: Bryant Greenwell Sign owner

Email: qcorecontracting@yahoo.com Email Colinbullock1@gmail.com

This instrument was prepared by:
Sarah Chew, Legal Assistant
McBride Richardson, P.C.
225 Grant Street SE
Decatur, Alabama 35601

Send Tax Notice To:
Colin Taylor
1003 Princeton Drive
Madison, AL 35758

STATE OF ALABAMA §
§
COUNTY OF MORGAN §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, for and in consideration of the sum of **ONE HUNDRED FIFTY NINE THOUSAND AND NO/100 ($159,000.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor(s), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I or we, **Frances Taylor, also known as Frances Dobbs Taylor and Frances Elizabeth Dobbs Taylor, as Personal Representative of the Estate of Rose M. Dobbs, also known as Rose Marie Dobbs, and Rose Marie Namie Dobbs, deceased,** ***with a mailing address of 881 Willow Hills Dr. SE, Huntsville, AL 35802,*** **and Frances Taylor, also known as Frances Dobbs Taylor and Frances Elizabeth Dobbs Taylor, a married woman,** ***with a mailing address of 881 Willow Hills Dr. SE, Huntsville, AL 35802*** **and Mary Katherine Dobbs Harvey, a married woman,** ***whose mailing address is 6009 Minor Hill Highway Good Springs, TN 38460,*** **being all the Devisees and Legatees under Item Three of the Last Will and Testament of Rose Marie Namie Dobbs, deceased, whose Last Will and Testament was probated on the 9th day of March, 2023, and recorded in Will Book 2023 at Page 1517 in the Office of the Judge of Probate of Morgan County, Alabama** (herein referred to as "Grantor," whether one or more) do grant, bargain, sell and convey unto **Colin Taylor,** ***whose mailing address is*** **1003 Princeton Drive, Madison, AL 35758** (hereinafter referred to as "Grantee"), the following described real estate situated in **Morgan** County, Alabama, having an address of **502 Vine St. NE, Decatur, AL 35601,** to-wit:

That part of Lot 428, according to the plan of the City of Decatur, Alabama, described as commencing at the corner of Block 428 of the intersection of Vine and Wells Street and running in a southeasterly direction along Vine Street 55 feet; thence in a northeasterly direction at right angles with Vine Street 123 feet, more or less, to an alley; thence in a Northwesterly direction parallel with Vine Street 55 feet to Wells Street; thence in a Southwesterly direction along Wells Street 123 feet, more or less, to the point of beginning.

The above described property is not the homestead of the individual Grantors, nor that of their spouses, if married.

There are excepted from the warranties of this deed all easements, restrictions of record and current ad valorem taxes.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, successors, and/or assigns in fee simple forever.

And said Grantor(s) for himself/herself/themselves, his/her/their heirs, successors and assigns covenants with the said GRANTEE, his/her/ their/its heirs, successors, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

Tran: 25126.551346.713397 CLERK: Knowles
REC:$14.00 DFE:$159.00 NTX:$0.00 AFF:$5.00 FIL:$1.00 MISC:$0.00 TOTAL:$179.00

Mary Katherine Dobbs Harvey (SEAL)
Mary Katherine Dobbs Harvey

STATE OF ALABAMA §
§
COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said county and said state, hereby certify that **Mary Katherine Dobbs Harvey**, whose name(s) as is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 10th day of May, 2025.

ALABAMA ASHLEY PAYTE BEAN NOTARY PUBLIC STATE AT LARGE

(NOTARY SEAL)
My Commission Expires: My Commission Expires 5/8/2027

Ashley Payte Bean
NOTARY PUBLIC

S:\WPWIN\DATA\DEEDS\DeviseeUnderWillAndHeirs. and PR of Estate. to 1ind.Taylor.wpd

otherwise stated above; that he/she/they have a good right to sell and convey the same as aforesaid;

that he/she/they will, and his/her/their heirs, successors and assigns shall warrant and defend the same to the said GRANTEE, his/her/their/its heirs, successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) on this the 12 day of May, 2025.

_____(SEAL)
Frances Taylor

STATE OF ALABAMA §
§
COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said county and said state, hereby certify that **Frances Taylor,** whose name(s) as is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12 day of May, 2025.

(NOTARY SEAL)
My Commission Expires: 1/5/2026

NOTARY PUBLIC

CHRISTY W. RICHARDSON NOTARY PUBLIC ALABAMA STATE AT LARGE

Frances Taylor, as Personal Representative of the Estate of Rose M. Dobbs

STATE OF ALABAMA §
§
COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said county and said state, hereby certify that **Frances Taylor,** whose name(s) as **Personal Representative as the Estate of Rose M. Dobbs, deceased,** is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Personal Representative and with full authority as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12 day of May, 2025.

(NOTARY SEAL)
My Commission Expires: 1/5/2026

NOTARY PUBLIC

CHRISTY W. RICHARDSON NOTARY PUBLIC ALABAMA STATE AT LARGE

Board of Zoning Adjustment Staff Report

Use-Variance 261027-02

MEETING DATE:	October 27th, 2026
PETITIONER:	Danny Hochberg
PROPERTY OWNER:	Jeff Parker
SUBJECT ADDRESS:	1117 16th Ave SE
REQUEST:	Use variance to operate a veterinary hospital or clinic in an institutional zone
CURRENT ZONING:	INST (Institutional)
LOCATION:	1117 16th Ave SE
SURROUNDING LAND USES AND ZONING:	North: INST (Institutional) South: INST (Institutional) East: RS-7 (Residential Single-Family) West: INST (Institutional)

DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	N/A

DESCRIPTION OF VARIANCE REQUEST:

The applicant is seeking a use variance to permit the operation of a veterinary hospital or clinic within an institutional zoning district.

APPLICANT'S HARDSHIP (FROM APPLICATION):

2418 PARTNERS

1117 16th Ave SE, Decatur, AL 35601 - Zoning Variance Application

To Whom It May Concern:

The Planning Director for the City of Decatur has approved our intended use, as confirmed in the attached zoning verification letter. However, our lender requires proof of a zoning change, a zoning variance, or confirmation that the intended use is permitted by right before we can close on the property. The lender's letter is attached to this application.

The standard rezoning process is lengthy and the practice is currently located in a building in need of major repairs and is not large enough to support the community, especially once you factor in the time needed to convert the property from a human medical use to a veterinary use.

We would greatly appreciate your support in approving a zoning variance that allows veterinary use under the property's current institutional zoning. This would let us close on the property and keep the practice operating without interruption, rather than waiting for the institutional zoning text to be amended to permit veterinary use by right.

Thank you for your consideration,

Danny Hochberg

Managing Partner

2418 Partners, LLC

(847) 542-1013 | danny@2418partners.com

5215 Old Orchard Road, Suite 880, Skokie, IL 60077

ZONING ORDINANCE REFERENCED: Table. 25-4.2.2(E), Principal Use Table

TABLE 25-4.2.2(E): PRINCIPAL USE TABLE

P = Permitted by right, or, in R-PD, MEC-PD, or TN-PD district, permitted if specified in PD Plan
S = Special Exception Use | *blank cell* = Prohibited

PRINCIPAL USE CATEGORY OR TYPE	AG	RESIDENTIAL								INST	BUSINESS						INDUS-TRIAL		PLANNED DEVELOP-MENT			USE-SPECIFIC STANDARDS
	AG	RS-E	RS-10	RS-7	RS-5	RMAN	RS-A	RM-M	RM-H	INST	CN	CC	CR	CB	UC-MX	O-MX	LI	I	R-PD	MEC-PD	TN-PD	
COMMERCIAL																						
ANIMAL CARE																						Sec. 25-4.2.4(e)(1)(i)
Kennel	P											P	P		P		P			P	P	
Pet care service	P										P	P	P	P	P	P	P			P	P	
Veterinary hospital or clinic	P										P	P	P	P	P	P	P			P	P	Sec. 25-4.2.4(e)(1)(ii)
BUSINESS SERVICE																						
Business service center												P	P	P	P	P	P		P	P	P	
Catering service										S	P	P	P	P	P	P	P	P	P	P	P	
Conference, training, or events center	S										P	P	P	P	P	P	P	S	P	P	P	Sec. 25-4.2.4(e)(2)(i)
EATING OR DRINKING ESTABLISHMENTS																						Sec. 25-4.2.4(e)(3)(i)
Bar												P	P	S		P			S	P	P	
Brewpub											S	P	P	P		P	P		P	P	P	Sec. 25-4.2.4(e)(3)(ii)
Nightclub													S			S						Sec. 25-4.2.4(e)(3)(iii)
Restaurant											S	P	P	P	P	P			P	P	P	
OFFICE																						
Office, Contractor												P	P				P	P				
Office, General business and professional										S	S	P	P	P	P	P	P		P	P	P	
PERSONAL SERVICES																						
Dry-cleaning service									P		P	P	P	P	P	P	P		P	P	P	
Laundry, Self-service						P		P	P	P	P	P	P	P	P	P			P	P	P	
Personal grooming or well-being service						S			S		P	P	P	P	P	P			P	P	P	
Personal or household goods repair						S			S		P	P	P	P	P	P	P		P	P	P	
Studio						S		S		P	P	P	P	P	P	P	P		P	P	P	
Tattoo and/or Body Piercing Parlors												P	P	S	P		P					
RECREATION/ENTERTAINMENT																						
Art gallery						S			S	P	P	P	P	P	P	P	P		P	P	P	
Country club	S	S																	P	P	P	
Golf course	S	S	S	S	S						S	S				S	S	S	P			
Performing arts center									P	P	P	P	P	P	P	P				P	P	
Recreation facility, Indoor									S	P	P	P	P	P	P	P				P	P	
Recreation facility, Outdoor	S								P	P	S	P	P		P				P	P	P	

ANALYSIS:

The applicant is requesting a use variance to allow the operation of a veterinary hospital or clinic within the Institutional (INST) zoning district. Under the current zoning ordinance, a veterinary hospital or clinic is not a permitted use in this district; however, an animal shelter is permitted. The Planning Department is currently working to amend the use regulations to allow veterinary hospitals and clinics by right within the Institutional district.

The Planning Department considers a small-animal veterinary clinic to be generally less intensive than an animal shelter, given the nature and scope of the proposed services. The applicant has indicated that the clinic will serve small animals rather than large animals, such as horses.

Although the Planning Department generally does not recommend the use of variances to authorize uses that are not currently permitted within a zoning district, the ongoing effort to amend the ordinance provides additional context for this request. Because the proposed use is being considered for inclusion as a permitted use in the Institutional district, the Department is willing to consider this application on a case-specific basis while the ordinance amendment is pending.

RECOMMENDATION:


1117 16TH AVE SE
7TH ST SE
8TH ST SE
15TH AV SE
16TH AV SE
ENOLAM BLVD SE
1406
1408
1410
1412
1414
1416
1602
1604
1608
1610
1614
1103
1501
1101
1605
1609
1613
1102
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1210
1211
1213
1216
1218
1220
LEGEND
1117 16TH AVE SE
Ownership Parcels
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
0 45 90 180 Feet
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1117 16TH AVE SE
7TH ST SE
8TH ST SE
ENOLAM BLVD SE
15TH AV SE
16TH AV SE
1406
1408
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1412
1414
RSF-7
1602
1604
RSF-7
1610
1614
1101
1103
1501
1605
RSF-7
1613
1102
1108
1103
1110
1104
1604
RSF-7
1612
1112
INST
1103
INST
1114
1116
1601
1605
RSF-7
1613
1617
1118
1117
1120
1602
RM-H
1608
RSF-7
1122
1122
1123
1124
1409
1411
RSF-7
1505
1507
RSF-7
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INST
1210
INST
RSF-7
1209
INST
1216
211
1218
213
1220
LEGEND
1117 16TH AVE SE
Ownership Parcels
Zoning
RSF-7
RM-H
INST
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
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Variance Application – Board of Zoning Adjustment (BZA)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

Location of Subject Property: 1117 16th Ave SE, Decatur, AL 35601

Name of Applicant(s): Danny Hochberg Phone: _____

Address: _____ Email: _____

Name of Owner(s): Jeff Parker Phone: 256-221-1273

Address: 445 Moulton Street E, Decatur, AL 35601 Email: jackson@parker-realestate.com

The applicant will be the point of contact for all communication with city staff

Current Zoning: Instituti Total Acreage: .36 Current Use of Property: Medical

Review the Decatur Zoning Ordinance, specifically Sec. 25-2.4.16

Any variance granted shall be the minimum adjustment necessary to enable the legal use of the land, building, or structure. The Board may prescribe any safeguard that it deems necessary to secure substantially the spirit of the zoning ordinance or provisions to which the variance applies. There must be proof of unnecessary hardship. The hardship complaint cannot be self-created.

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape, or topography)?
2. How would the application of the Zoning Ordinance of the City of Decatur to this particular piece of property create an unnecessary hardship?
3. What conditions are peculiar to this particular piece of property? *(attach extra pages as needed to answer questions)*

"Any party aggrieved by any final judgment or decision of such board of zoning adjustment may within 15 days thereafter appeal therefrom to the circuit court by filing with such board a written notice of appeal specifying the judgment or decision from which the appeal is taken." (*Code of Alabama* § 11-52-81)

All items must be marked as included or understood:

*The deadline to apply for the next meeting is: 10 / 10 / 2026

*The date of the next available meeting is: 10 / 27 / 2026

- [x] Proof of Ownership
- [x] Designation of Agent Form (mark N/A if not applicable)
- [x] Accurate, scaled site plan showing all necessary information, including property lines, existing & proposed structures, dimensions, and any additional information that would be helpful to the BZA in making a decision
- [x] Fee
- [x] I agree to allow the City to place a sign or signs on this property notifying the public of this request
- [x] Applicant must attend meeting
- [x] I have read the guidelines referenced in Sec. 25-2.4.16 in the City of Decatur Zoning Ordinance

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that it is my responsibility to supply competent and credible evidence to inform the BZA of the nature and degree of the hardship and the variance sought, and to demonstrate that the use of the property will not substantially impair the intent and purpose of the Zoning Ordinance.

Applicant Signature: Danny Hochberg **Date:** 10 / 14 / 2026

STATE OF ~~ALABAMA~~ Illinois
COUNTY OF Cook

I, Jocelyn Donnelly, a Notary Public in and for said State at Large, hereby certify that Danny Hochberg, whose name is signed to the foregoing document, and

- [x] Who is known to me, or
- [ ] Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of October, 2026.

Jocelyn Donnelly, Notary Public My Commission Expires: 1/2/28

Official Seal
JOCELYN ELAINE FERRARI DONNELLY
Notary Public, State of Illinois
Commission No. 984425
My Commission Expires January 2, 2028

2418 PARTNERS

1117 16th Ave SE, Decatur, AL 35601 - Zoning Variance Application

To Whom It May Concern:

The Planning Director for the City of Decatur has approved our intended use, as confirmed in the attached zoning verification letter. However, our lender requires proof of a zoning change, a zoning variance, or confirmation that the intended use is permitted by right before we can close on the property. The lender's letter is attached to this application.

The standard rezoning process is lengthy and the practice is currently located in a building in need of major repairs and is not large enough to support the community, especially once you factor in the time needed to convert the property from a human medical use to a veterinary use.

We would greatly appreciate your support in approving a zoning variance that allows veterinary use under the property's current institutional zoning. This would let us close on the property and keep the practice operating without interruption, rather than waiting for the institutional zoning text to be amended to permit veterinary use by right.

Thank you for your consideration,

Danny Hochberg

Managing Partner

2418 Partners, LLC

DESIGNATION OF AGENT
CITY OF DECATUR

I, Jeff Parker, being owner of the property which is the subject of this application (1117 16th Ave SE, Decatur, AL 35601), hereby authorize Danny Hochberg to act as my representative/ applicant/DOA with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): _____ Date: 10.14.26

Jeff Parker Date: _____
for Decatur Medical Development Group LLC
as: manager

STATE OF ALABAMA

COUNTY OF Morgan

I, Mark McCurry, a Notary Public in and for said State at Large, hereby certify that Jeff Parker, whose name is signed to the foregoing document, and

X Who is known to me, or

_____ Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of October, 2026.

Mark McCurry
Notary Public

MARK MCCURRY
Notary Public
Alabama State at Large

My Commission Expires: My Commission Expires August 9, 2027

Designation of Agent Blank Form - 2025.docx

Monday, June 1, 2026

Jeff Parker
445 Moulton Street
Decatur, AL 35601

RE: 1117 16th Avenue SE

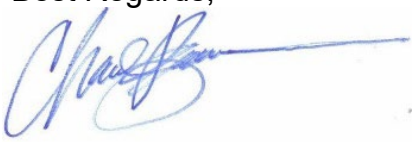
Dear Mr. Parker,

I am writing this letter to inform you that the land use as a veterinary hospital or clinic is administratively approved and is permitted for the property located at 1117 16th Avenue in Institutional Zoning.

As the Planning Director, I have the authority to interpret and approve uses that are similar in nature to uses that are permitted under this ordinance. In this case, the permitted use as an animal shelter is similar and actually more intense in nature than that of a veterinary hospital or clinic and is therefore permitted.

If you should have any questions or concerns, please contact me at your earliest convenience.

Best Regards,



Chad Bowman, AICP, EDFP

The zoning verification is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the same zoning classification for any specified period of time, nor that this confirmation may be relied upon for the issuance of any permits or other official documents.

Republic Bank

10/14/2025

To whom it may concern:

Republic Bank of Chicago has an established lending relationship with 2418 Partners and has finalized a term sheet to finance the acquisition and development of 1117 16th Ave. SE, Decatur, Alabama.

As part of the Bank's initial due diligence, we obtained an appraisal of the property, which indicated that the property is not currently zoned to permit veterinary use.

It is Republic Bank of Chicago's policy to finance projects only when the proposed use complies with applicable zoning requirements. Accordingly, the Bank will require confirmation that the proposed veterinary use is permitted by right under the existing zoning classification, that the applicable zoning regulations have been amended to permit such use by right, or that an appropriate variance or other zoning approval has been granted permitting the proposed use.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

James A Currie

Jac Currie
EVP / Head of Commercial Real Estate Lending
Republic Bank of Chicago
2221 Camden Ct, Oak Brook, IL 60523
630-299-8640 office | 312-448-1030 cell