

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, JANUARY 18, 2024**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. December 21, 2023

4. APPROVAL OF THE AGENDA

5. VERIFICATION OF PROPER NOTIFICATION

6. VERIFICATION OF NO CONFLICT OF INTEREST

7. NOTICE OF RIGHT TO APPEAL

8. OLD BUSINESS

9. NEW BUSINESS

A. **V-24-1**- Jamileh Beik Mohammadi and Saman Salari requests a variance from the residential development standards found in Section 603.03 for the property located at 4001 Ashburton Lane.

B. **V-24-2** - Jaclyn Ensor requests a variance from the trash receptacle standards found in Section 506.02 for the property located at 1622 Lurleen Wallace Blvd.

10. DISCUSSION

A. Election of Chair/Vice Chairman

11. CITIZEN COMMUNICATIONS

12. ADJOURNMENT

NOTICE OF RIGHT TO APPEAL

In accordance with section 11-52-81 of the *Code of Alabama*, any party aggrieved by a decision of this Board tonight may within 15 days from tonight appeal to the Tuscaloosa County Circuit Court by filing with this board a written notice of appeal specifying the decision from which the appeal is taken. This right to appeal is available to the person or entity petitioning this Board tonight and all other parties that may be aggrieved by a decision of this Board.



TO VIEW OUR AGENDAS, AGENDA
PACKETS AND MINUTES

SCAN ME!



SUBSCRIBE NOW!

Are you interested in
getting notifications on
what's going on in
Northport?

Scan the QR Code and
subscribe to receive an
email directly to you!

We would love to notify
you!



@WWW.CITYOFNORTHPORT.ORG

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, DECEMBER 21, 2023**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, December 21, 2023, in the Council Chambers of the Northport City Hall by Chair Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubery Dale, Mr. Jon Garner, Mr. Chad Haynie, Mrs. Tina Phifer, Mr. Kevin Shobe and Mr. Brian Chandler. Absent and failing to vote was Mr. Tyler Walker. Also, present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Mrs. Morgan Williams, Ms. Meredith Mullins, Mr. Chris Cunningham, and Mrs. Holly Phillips.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for November 16, 2023. **Seconded by Mr. Haynie.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Haynie – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Mr. Chandler - Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Shobe to approve the agenda for December 21, 2023. **Seconded by Mr. Chandler.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mr. Haynie; Ms. Phifer – Yes; and Mr. Chandler - Yes. **Motion Carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest - None

Notice of Right to Appeal

Old Business

a. V-23-26 – Grant Huddleston requests a variance from the maximum allowed ISR found in Table 6-2 for a residential pool for the property located at 4802 Lake Forest Avenue.

Grant Huddleston, 4802 Lake Forest Avenue, stated that they have two lots on their property, and they need to use a total of 560 square feet of concrete for their proposed residential pool, which exceeds the ISR requirements.

Mr. Garner asked if there are plans to combine the two lots. Mr. Huddleston stated no they did not have plans to combine if not needed.

Mr. Haynie asked the reason why they are not going to combine the lot and stated that if the lots were combined a variance would not be needed. Mr. Huddleston stated that they already have a contract with a pool contractor in place and waiting to be installed and did not have the time to consolidate the lot in order to have the pool installed this year.

Mr. Chandler asked for the exact square footage. Mr. Huddleston stated it was 560 square feet. Mrs. Phillips stated that with the calculations, that the ISR is at 0.44 and 0.3 is the max allowed.

Mr. Shobe asked Mrs. Ramm when they could apply for the Planning and Zoning Commission to combine the lots. Mrs. Ramm stated that the cut off for the January meeting was on December 12, 2023, and the next meeting would be in February with a cut off for this meeting on January 9, 2024.

Mr. Chandler asked if they could use the concrete that is already there. Mr. Huddleston said no.

Mr. Garner clarified that there is no intention of using or incorporating the area of concrete for pool decking. Mr. Huddleston stated no, that there will be 10-15 feet from the house before the concrete starts again for the pool.

Mr. Garner asked if there was an issue with combining the lots other than time. Mr. Huddleston stated that was correct.

Mr. Haynie asked if the permit had already been submitted and when. Mrs. Ramm stated it was submitted in July.

Chairman Garner opened the floor up for a public hearing.

With no one to appear before the board, Mr. Garner closed the public hearing.

Motion by Mr. Haynie to grant Grant Huddleston a variance from the ISR requirements to allow construction of a 12' x 24' swimming pool for the property located at 4802 Lake Forrest Avenue under the condition that the two lots be combined by the end of April 2024 Planning and Zoning Commission meeting. **Seconded by Mr. Chandler.** Roll call was as follows: Mr. Haynie – Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mr. Shobe – Yes. **Motion Carried.**

New Business

a. V-23-27 – Wiley Smith requests a variance from the maximum allowed ISR found in Table 6-2 for a residential pool for the property located at 4801 Lavender Drive.

Wiley Smith, 4801 Lavender Drive, stated they are asking for a variance for pool purposes and based on the ISR. He stated that the pool construction will bring the ISR up to 0.36. Mr. Smith stated that they already have a contract secured for the construction of the pool.

Mr. Chandler asked will the pool shed be new. Mr. Smith said yes.

Mr. Haynie asked for the square footage of the pool shed. Mr. Smith stated that it will be 35 square feet with a total of 512 of what we would be adding. He stated that the lot next to them is a wooded lot and that they have a diagonal neighbor.

Mr. Chandler asked if the shed was included in the ISR. Mrs. Phillips stated that the shed square footage would not change the ISR.

Mr. Garner asked if the petitioner has had conversations with the neighbors. Mr. Smith stated yes and that they do not have any issues with the installation of the pool.

Mr. Chandler asked if the slope in the yard was on the side of the nearing neighbor. Mr. Smith stated yes but drainage will not flow in their direction. Mr. Chandler asked if there was a privacy fence already there. Mr. Smith stated not currently but will have one installed at some point.

Chairman Garner opened the floor up for public hearing.

With no one to appear before the board, Mr. Garner closed the public hearing.

Motion by Mr. Haynie to grant Wiley Smith a variance from the maximum allowed ISR found in Table 6-2 for a residential pool for the property located at 4801 Lavender Drive. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mr. Chandler – Yes. **Motion Carried.**

X. DISCUSSION

Election of Chair/Vice Chairman

Mrs. Ramm let the board know that at the January 2024 meeting we will be electing a chair and vice-chair for the Zoning Board of Adjustments for the 2024 year.

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
January 18, 2024

AGENDA ITEM

Case Number: V-24-1

Request: A variance from residential development standards

Location: 4001 Ashburton Lane

Applicant: Jamileh Beik Mohammadi and Saman Salari

SUBJECT PARCEL

Zoning: Residential Single Family (RS-1)

Zoning of Adjacent Property: Residential Single Family (RS-1 and RS-3)

Proposed Action: To allow two dwelling units on one lot in a single-family residential zone

STAFF COMMENTS

Jamileh Beik Mohammadi and Saman Salari are seeking a variance from the residential development standards. Those standards are in Table 6-2 and are included below:

Housing Type	S/D Plat Required	Bldg. Envelope On Plat	Site Plan Required	Units per Lot	Units per Structure	Platted Open Space
SF Detached	X			1	1	X ¹
Zero Lot-Line	X	X		1	1	X
Town House	X	X		1	3-10	X
Twin House	X	X		1	2	X
Duplex	X			2	2	X
Multiple Unit Development			X	3+	²	
Manufactured Home Park			X	25+	1	
Manufactured Home Subdivision ²	X	X		1	1	X ¹

¹See Table 6-2, note 4

²See Section 603.02. (E).

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 1109.3 of the Northport Municipal Code are as follows:

1108.03. Standards for Variances. *The Board of Zoning Adjustment shall grant no variance in the strict application of the provision of this Ordinance unless it finds that the following requirements and standards are satisfied. In general, the power to authorize a variance from the terms of this Ordinance shall be sparingly exercised. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by the Zoning Ordinance. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the land.*

The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate in writing that the appeal for the variance conforms to all of the requirements and standards listed below:

A. *The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this Ordinance on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

B. *The granting of the variance will not permit the establishment of any use, which is not permitted in the district.*

C. *There must be proof of unique circumstances: there must exist special circumstances or conditions fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.*

D. *There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances shall not be considered.*

E. *That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board of Zoning Adjustment is the minimum variance that will accomplish this purpose.*

F. *That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*

G. *That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.*

The Board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

SUMMARY:

Jamileh Beik Mohammadi and Saman Salari are seeking a variance to allow them to convert an existing detached garage into a second dwelling unit. The current ordinance requires that each dwelling unit be located on its own lot, with its own parking and utility connections. The proposed structure would share yards, parking, and public utility connections between the two dwelling units. It is not known at this time if the existing garage meets setback requirements for a principal structure.

The Planning and Zoning Commission is currently revising the comprehensive plan for the city. While it has not yet been formally adopted, the current iteration does not allow new accessory dwelling units anywhere in the city limits.

Based on permit records and aerial photos, staff is not aware of any other instances of accessory dwelling units in this neighborhood. There are very few in the city limits at all, with most being older garage apartments south of Main Avenue in historic areas.

For a hardship, the applicant has stated that they are expecting a child and anticipate needing a place for guests to stay.

MOTION:

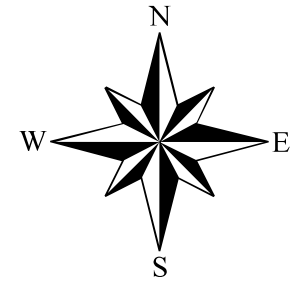
I make a motion to grant Jamileh Beik Mohammadi and Saman Salari a variance to allow a second dwelling unit on a single lot for the property located at 4001 Ashburton Lane.

Northport Zoning Board of Adjustment

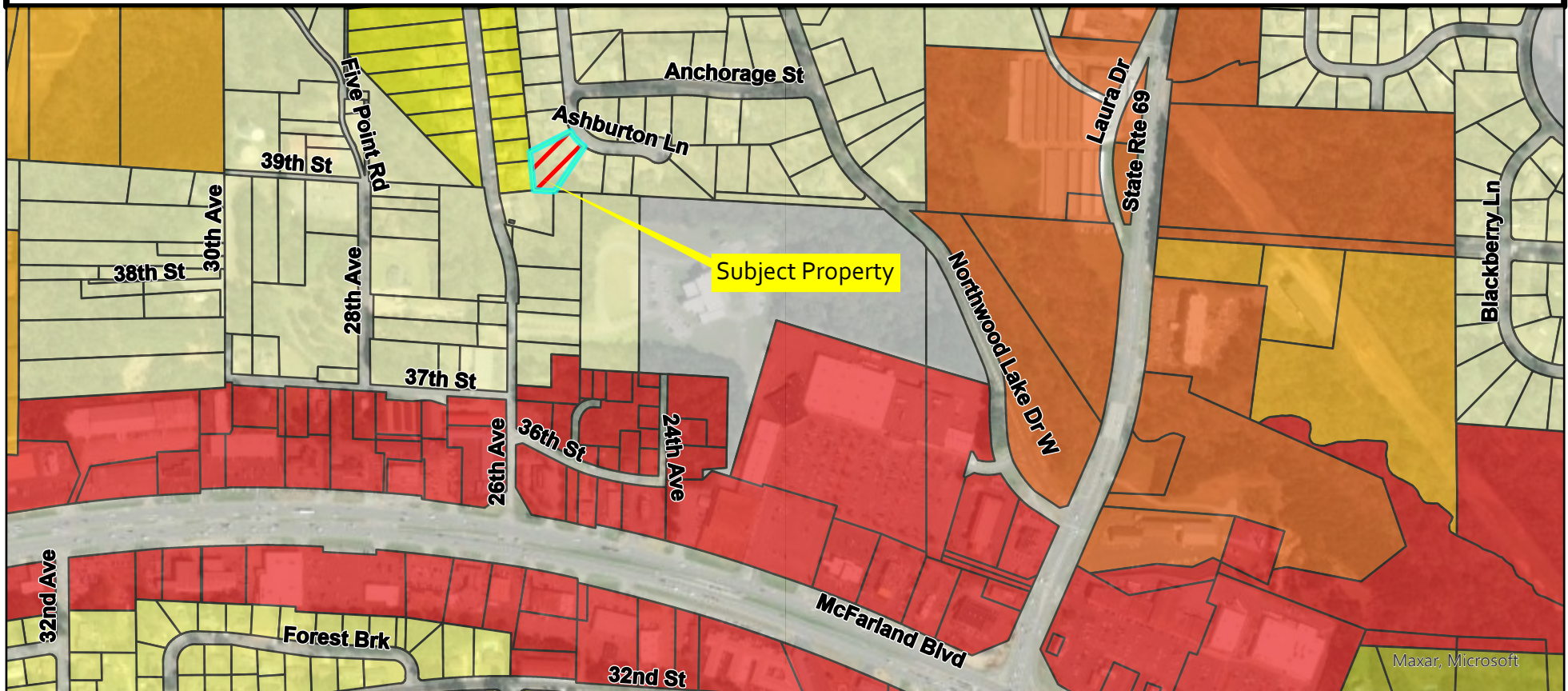
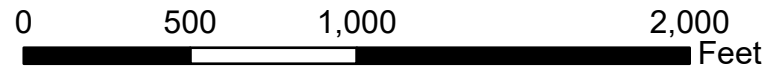
Variance Request

Zoning

- Commercial Highway
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - SD
- Subject Property



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.





City of Northport

Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

PROCESS

1. You have requested a variance, special exception or interpretation of the Zoning Ordinance. The Zoning Board of Adjustment has the full authority to rule on cases such as this after a public hearing.
2. The Zoning Board of Adjustment meets in City Hall, located at 3500 McFarland Boulevard, in the Council Chamber at 6:00 p.m. on the third Thursday of each month.
3. You or your agent must be present at the meeting to explain your request and answer questions.
4. No later than the closing of business hours four weeks prior to the meeting, the following must be submitted to the Planning and Inspections Department:
 - An Administrative Appeal Application completely filled out and signed (page 2 and 3 of this packet);
 - The names and mailing addresses of all adjoining property owners as obtained from the Tax Assessor on the first floor of the County Courthouse. Adjoining owners include owners on all sides of the property in question and also the property across streets, creeks, power line right-of-ways, etc.;
 - A filing fee of \$75.00, plus certified mailing fees per adjoining property owner and advertising fees;
 - A small drawing (8x11) of the lot in question with dimensions; existing and proposed new construction with dimensions; distance to the property lines of all structures; any other concerns which may be applicable to your case, such as existing and proposed parking spaces, heights of structures, access roads, etc. The drawing are not required to be professionally prepared, but must be legible and accurate.
5. A decision of the Zoning Board of Adjustment is final. The Circuit Court will hear any appeals to the decision of the Zoning Board of Adjustments. Appeals to the Circuit Court must be applied for within 15 days after a final decision of the Zoning Board of Adjustment has been made.



City of Northport

Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

Date of Application: _____

SUBMITTAL CHECKLIST

Completed Application	Designation of Agent Form (if applicant is not property owner)
\$75 Appeal Fee (additional fees may apply)	Names and Addresses of all Adjoining Properties
Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)	

PROPERTY INFORMATION

Property Address: _____

Property Subdivision and Lot Number: _____

Property Zoning District: _____

Existing Buildings on Property: _____

Proposed Construction on Property: _____

PETITIONER INFORMATION

Petitioner Name: _____

Petitioner Phone: _____ Petitioner Email: _____

Petitioner Address (if different than property information above): _____

Petitioner is Owner of Property (if yes, skip owner information): Yes No

OWNER INFORMATION

Owner Name and/or Company: _____

Owner Mailing Address: _____

Owner Phone: _____ Owner Email: _____

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: Jamilah Beik Mohammadi Date: _____



City of Northport

Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

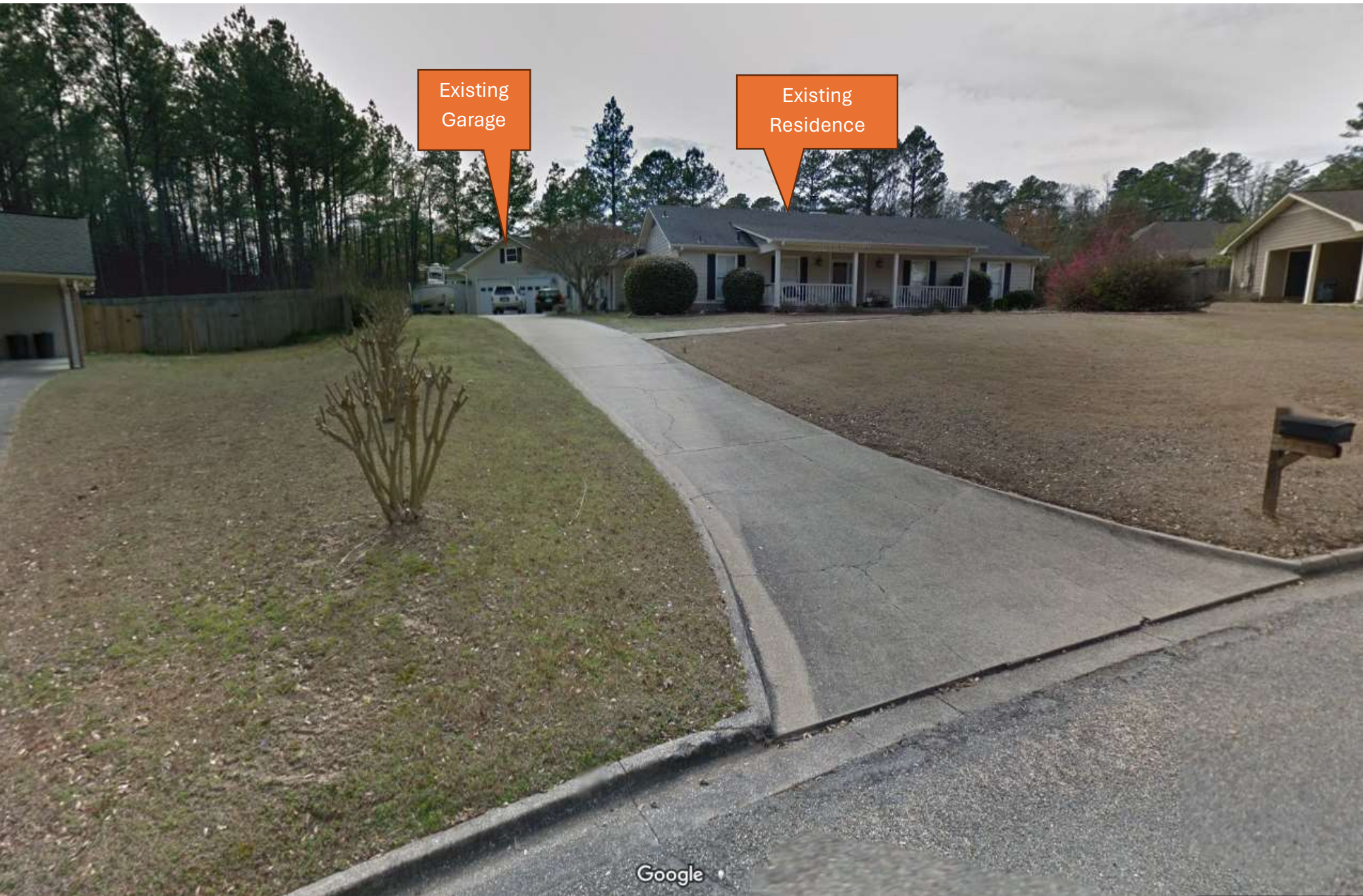
REQUEST INFORMATION

Describe the nature of the request:

Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:





4001

- 1- car garage
- 2- car garage
- 3- workshop
- 4- workshop





3917

3911

4001

Ashburton Ln

3911

3905

3917

Ashburton Ln

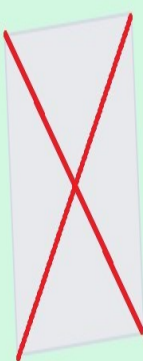
3911

4001

3911

3905

Two car garage and
two workshops rooms



3917

Ashburton Ln

3911

4001

3911

3905

Two car garage and
two workshops rooms



NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
January 18, 2024

AGENDA ITEM

Case Number: V-24-2

Request: A variance from trash receptacle standards

Location: 1622 Lurleen B Wallace Blvd

Applicant: Jaclyn Ensor

SUBJECT PARCEL

Zoning: General Commercial (C-3)

Zoning of Adjacent Property: General Commercial (C-3) and Residential Single Family (RS-3)

Proposed Action: To allow a dumpster in a front yard without an enclosure

STAFF COMMENTS

Jaclyn Ensor is seeking a variance from the trash receptacle standards. Those standards are in section 506.02 and are included below:

506.02. Trash Receptacles.

- (1) All commercial trash receptacles shall be placed on a pad approved by the City Engineer that allows for pick-up and maintenance as needed.
- (2) All commercial trash receptacles shall be enclosed with a fence or wall that is impervious to sight, at a minimum of six (6) feet tall, and is consistent with

V-48

May 10, 2021

the architectural materials of the primary structure.

- (3) All screens will be completely enclosed with a latching gate.
- (4) Trash receptacle sites shall not be located within landscaped areas that are required by this article.

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 1109.3 of the Northport Municipal Code are as follows:

1108.03. Standards for Variances. *The Board of Zoning Adjustment shall grant no variance in the strict application of the provision of this Ordinance unless it finds that the following requirements and standards are satisfied. In general, the power to authorize a variance from the terms of this Ordinance shall be sparingly exercised. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by the Zoning Ordinance. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the land.*

The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate in writing that the appeal for the variance conforms to all of the requirements and standards listed below:

A. *The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this Ordinance on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

B. *The granting of the variance will not permit the establishment of any use, which is not permitted in the district.*

C. *There must be proof of unique circumstances: there must exist special circumstances or conditions fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.*

D. *There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances shall not be considered.*

E. *That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board of Zoning Adjustment is the minimum variance that will accomplish this purpose.*

F. *That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*

G. *That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.*

The Board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

SUMMARY:

Jaclyn Ensor is requesting a variance from the dumpster regulations. The current ordinance requires that all dumpsters be enclosed with a solid fence or wall so that the dumpster is not seen. The ordinance also stipulates in section 613 that solid wood fences are only permitted in rear and side yards. The proposed dumpster would be both in a front yard and not enclosed.

Based on google map photos, none of the directly adjoining properties have unenclosed dumpsters. It does appear that some of the nearby properties on Lurleen Wallace Blvd have them, though it is believed that these properties pre-date the current ordinance and would more or less grandfathered in.

For a hardship, the applicant has stated that the site has constraints that limit placement of the dumpster. The applicant previously placed the dumpster in the rear yard but was unable to keep it there due to sight-distance concerns for traffic. The applicant has stated that they do not have the space to install an enclosure without losing an additional parking space.

MOTION:

I make a motion to grant Jaclyn Ensor a variance to allow a dumpster without an enclosure as shown on the site sketch for the property located at 1622 Lurleen Wallace Blvd.

Northport Zoning Board of Adjustment

Variance Request

Zoning

Bridge Avenue North

General Commercial

Light Industrial

Neighborhood Commercial

Office and Institutional

Residential Multi-Family

Residential Single-Family - 1

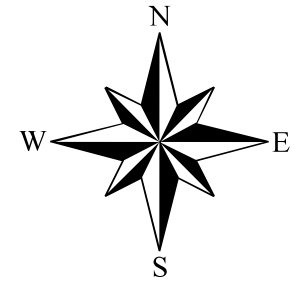
Residential Single-Family - 2

Residential Single-Family - 3

Residential Single-Family - 4

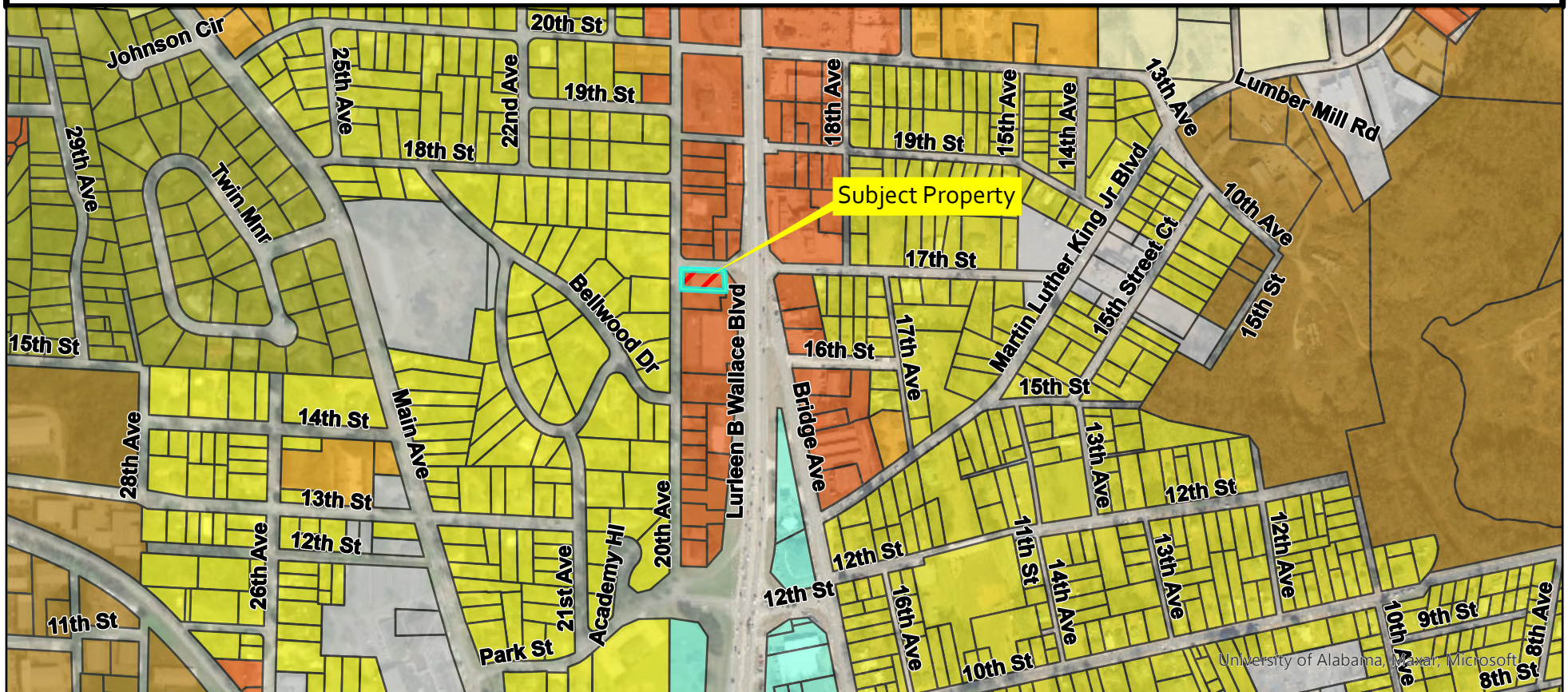
Residential Single-Family - SD

Subject Property



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 500 1,000 2,000 Feet







City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

Date of Application: 12/20/23

SUBMITTAL CHECKLIST

- | | |
|--|---|
| ☐ Completed Application | ☐ Designation of Agent Form (if applicant is not property owner) |
| ☐ \$75 Appeal Fee (additional fees may apply) | ☐ Names and Addresses of all Adjoining Properties |
| ☐ Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions) | |

PROPERTY INFORMATION

Property Address: 1122 Lurleen B Wallace Blvd. Nport, AL 35474
Property Subdivision and Lot Number: _____
Property Zoning District: _____
Existing Buildings on Property: _____
Proposed Construction on Property: dumpster placement

PETITIONER INFORMATION

Petitioner Name: Jacklyn Ensor
Petitioner Phone: (205) 826-08105 Petitioner Email: jackie.ensor@yahoo.com
Petitioner Address (if different than property information above): 5401 Dove Creek Ave.
Northport, AL 35473

Petitioner is Owner of Property (if yes, skip owner information): ☐ Yes ☒ No

OWNER INFORMATION

Owner Name and/or Company: Price McGiffert
Owner Mailing Address: P.O. Box 20296 Tuscaloosa, AL 35402
Owner Phone: _____ Owner Email: _____

☒ BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: [Signature] Date: 12/20/23



City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

REQUEST INFORMATION

Describe the nature of the request:

We are trying to figure out a place for our dumpster. We have 10 employees and 17 parking spaces. We have made it work by putting our dumpster in a parking space which we desperately need. But there is no where else for it to go.

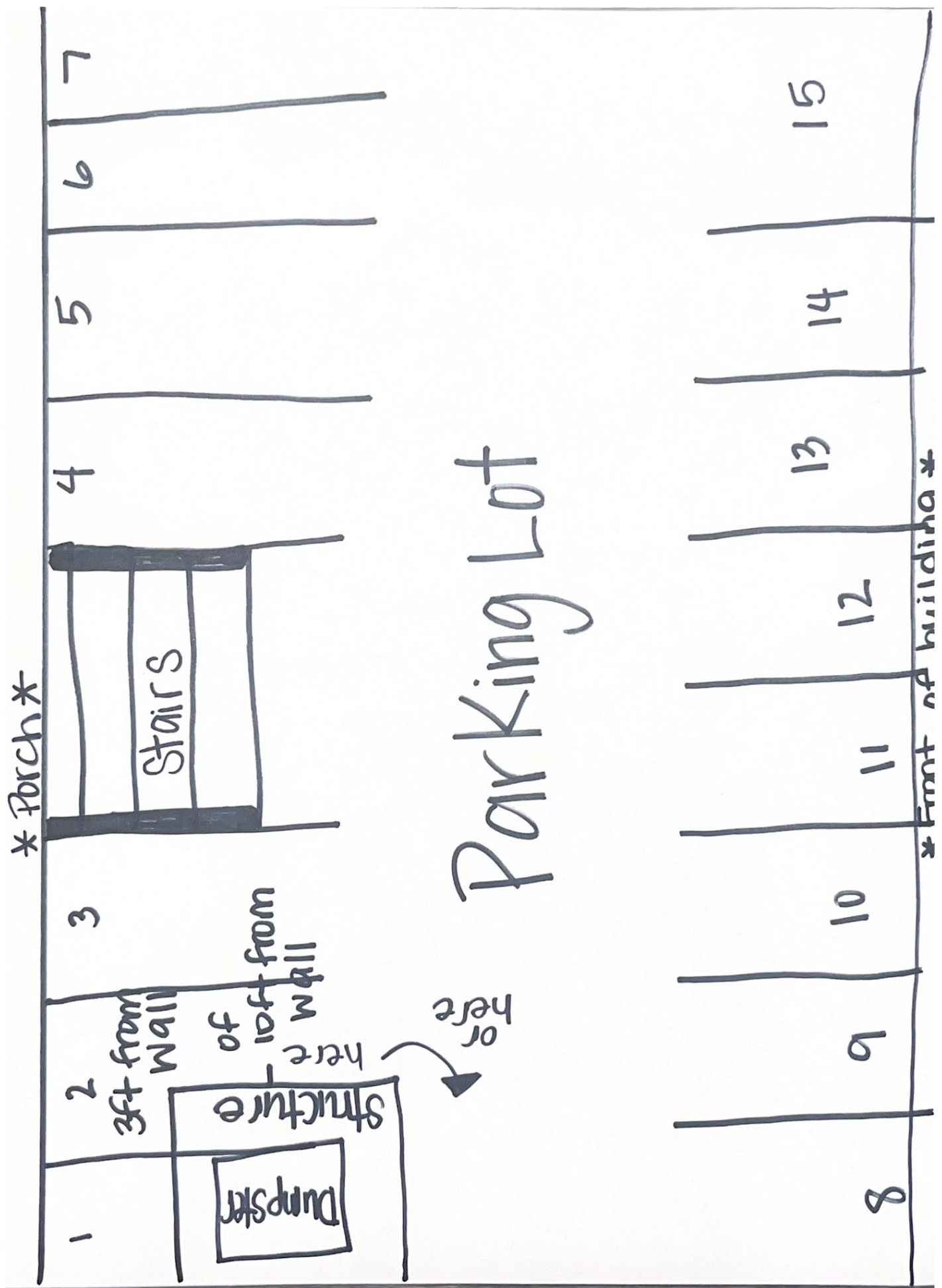
Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

We have no space behind the building, the space beside the building won't work because it has to be 10 ft from the building and the truck can't get it. The only place to put it is in front. We can move it back away from the road and still have it 10 ft away from the building. If we have to put an enclosure around it we will lose at least two more precious spots.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

It won't. It sits in a corner under the tree line in a dark parking lot at night and can block it during the day.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:



• Billy Snyder
11614 20th Ave
Northport AL 35476

• Alexander Spurlin
11621 Lurleen B.
Wallace Blvd.
Northport AL. 35476

• Letha Anne Darden
1702 20th Ave
Northport AL 35476

• Lorna Group LLC
17th Street
Northport AL 35476

• Jim Buford Jr.
1908 17th St.
Northport AL 35476

• George Pate
11600 Lurleen B. Wallace Blvd.
Northport AL 35476.