



**BOARD OF ZONING ADJUSTMENT
AGENDA**

A public hearing will be held by the Board of Zoning Adjustment of the City of Dothan, Alabama, on **Wednesday, May 1, 2019 at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

The Board of Zoning Adjustment will have a preliminary meeting to review the agenda with the Planning Staff on Tuesday, April 30, 2019 at 2:00 p.m., in the **Meeting Room C, first floor of the Civic Center.** This meeting is also open to the public.

The following items will be reviewed at both meetings:

1. Invocation
2. Pledge of Allegiance
3. Roll Call: *Chair, Gina Grant___ Vice-Chair, Donnie Wells___ Angela McNeal___ Chad Lisenby___ Tillman Black___ Michael Smith___ James Williams___ Vanita Sansom (SUP)___*
4. Approval of Agenda
5. Approval of April 3, 2019 Meeting Minutes
6. Disclosure of ex parte contact
7. Oath

Old Business

8. *None*

New Business

9. **SE-19-0139:** Special Exception Request – Non-Qualified Home Occupation for a lawn care Business – Property located at 409 Eton Drive – R-1 District – Caleb Galloway.
10. **SE-19-0145:** Special Exception Request – Non-Qualified Home Occupation for a Daycare (6 or less children) – R-3 District - Sadie Kirksey.

11. **SE-19-0146:** Special Exception request – Non-Qualified Home Occupation for a Lawn care service – Property located at 701 Bay St. – L-I District -Emory Armour.
12. **SE-19-0148:** Special Exception request – Non-Qualified Home Occupation for a lawn care service – Property located at 325 Darlington Circle – PUD District – Scott Mathis.

Other Business

13. **Map Error:** 153 Third Ave. – Anthony Vallone
14. **Discussion**
15. **Adjourn.**

Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at (334) 615-4410 for further information.

**BOARD OF ZONING ADJUSTMENT
REGULAR MEETING MINUTES
APRIL 3, 2019
DOTHAN, ALABAMA**

The Board of Zoning Adjustment (BZA) met in a Regular Meeting on **Wednesday, April 3, 2019 at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

Chair Grant called the meeting to order at 9:00 a.m. and asked the audience members to sign the log in sheet at the door if they were going to address the board. Chair Grant asked that everyone turn their cell phones to silent and to step to the podium to state their name and address when addressing the board and also reminded everyone that when at the podium, they would need to address the board only and not to address each other or anyone in the audience.

1. ***Invocation*** – Dr. John Fain, First Baptist Church
2. ***Pledge of Allegiance*** – Dr. Fain led everyone in the Pledge
3. **Members Present:** Chair, Gina Grant, Vice-Chair Donnie Wells, Angela McNeal, Chad Lisenby, Tillman Black, Michael Smith, and James Williams.
Members Absent:

Others Present:

Vanita Sansom (SUP), Todd McDonald, AICP, Planning Director; Anthony Vallone, Planner I, Frank Breaux, AICP, Sr. Planner, Kevan Kelly, Assistant Attorney, Stacey Livingston, Business Services Manager; Members of the Media; and, Theresa Eddy, Board Secretary

4. ***Approval of the Agenda***
Chair Grant asked Mr. Vallone if there were any changes to the agenda to which Mr. Vallone responded that there were none. ***Mr. Wells made a motion to approve the agenda, Mr. Smith seconded, and the motion carried.***
5. ***Approval of March 6, 2019, Meeting Minutes***
Chair Grant asked for a motion on the meeting minutes as written. ***Ms. McNeal made a motion to approve, Mr. Black seconded, and the motion carried.***
6. ***Disclosure of ex parte contact*** – None

7. **Oath** – Mr. Vallone read the oath and the audience swore in affirmation.

Old Business

8. **SE-19-0081: Request for approval of a Special Exception for a Non-Qualified Home Occupation for a lawn care business located at 214 Lace Dr., R-1 District, Braxton Chitty. Approved with stipulations.** Mr. Braxton Chitty, residing at 214 Lace Dr., addressed the board and explained that this will be a part-time occupation. Chair Grant asked if Mr. Chitty had read and had questions regarding the twenty (20) staff recommendations and Mr. Chitty responded that he had read them and did not have any questions. Chair Grant asked if anyone in the audience was present in regard to this case with no response. Chair Grant asked if the board members or Planning staff had any questions and Mr. Vallone asked where Mr. Chitty would be storing his equipment and Mr. Chitty responded, in his garage. With no further questions, Chair Grant asked for a motion. ***Mr. Williams motioned to approve with the twenty (20) staff recommendations, Mr. Smith seconded, and the motion carried.***
 1. The special exception is valid only for the applicant, this home occupation and this location;
 2. The special exception is void if a Privilege License, issued by the City of Dothan, is not obtained within ninety days of approval and subsequently if the license is allowed to lapse;
 3. The applicant shall obtain a 5lb. ABC type fire extinguisher (Area covered by fire extinguisher will have 2A3A-30BC designation per National Fire Code-10.);
 4. No more than 25 percent of the home shall be used for the business;
 5. There shall be no noise, odors or vibrations associated with the business;
 6. No employees or employee vehicles are allowed at the home;
 7. Only residents of the home are authorized to engage in business activity at the home;
 8. There shall be no customers at the home;
 9. All work-related activities must be conducted inside the home;
 10. No accessory building shall be used in conjunction with the business;
 11. The applicant is allowed to have one business-related vehicle parked on the property, but it shall be no larger than a pickup truck or passenger van;
 12. No business-related vehicle may be parked in the street;
 13. Equipment and/or any trailer used to transport the equipment are shielded from the view of the street and adjacent properties;

14. No business-related equipment or materials shall be visible from the road or from adjoining properties and shall be stored inside either the single vehicle or inside the home;
 15. Used and/or leftover materials shall not be taken to the property.
 16. If business-related materials or equipment are delivered to the home, there shall be no more than two deliveries per week, and the delivery vehicle shall have no more than a single axle with six wheels;
 17. There shall be no signs or advertisements at the home, including on the mailbox;
 18. The applicant is responsible for observing any private covenants which may impact the proposed home occupation;
 19. Any other restriction as may be considered appropriate by the administrative official or the board of zoning adjustment as stipulated at the Public Hearing; and,
 20. Violation of any of the aforementioned conditions could result in revocation of the approval.
9. **SE-19-0101: Request for approval of a Special Exception for a Religious Institution located at 2581 Hodgesville Rd., A-C District, Charles Herring.** Mr. Charles "Ted" Herring, residing at 2581 Hodgesville Road, addressed the board and explained that he inherited 5 buildings on 5 acres. Mr. Herring stated that one of the buildings had been used for a Bible College and he would like to use it for a Community Fellowship Sanctuary and food distribution. Chair Grant asked if anyone in the audience was present for this case with no response. Chair Grant asked Mr. Herring if he read and understood the two (2) staff conditions and Mr. Herring affirmed. Chair Grant asked if anyone on the board had questions with no response. Chair Grant asked if the Planning staff had any questions and Mr. McDonald inquired about the food distribution to which Mr. Herring affirmed that, even though he was certified with ServSafe, there wouldn't be any preparation or cooking of food as there was no kitchen, the food would all be obtained through the local food bank and kept in separate freezers. ***Mr. Williams motioned to approve with the two (2) staff conditions, Mr. Wells seconded, and the motion carried.***
1. Prior to occupancy, the Fire and Building Departments must inspect the building; and,
 2. If required, a building permit(s) must be obtained within six (6) months of the special exception approval.
10. **SE-19-0105: Request for approval of a Special Exception for a Non-Qualified Home Occupation for a Home Salon located at 3201 Candlewood Drive, R-1 District, Regina Douglas.** Mrs. Regina Douglas, residing at 3201 Candlewood Drive, addressed the board and explained that she had worked in a salon but was looking to be a stay-at-home mom and had about 15 clients she would like to continue with. Chair Grant stated that this normally

wasn't allowed but that there have been exceptions and asked Mrs. Douglas if she had read and understood the staff's recommendations and Mrs. Douglas affirmed. Chair Grant asked if anyone in the audience was present in regard to this case and Mr. Desmond Douglas, Mrs. Regina Douglas' spouse, addressed the board in support of his wife. Chair Grant asked if anyone on the board had questions and Ms. McNeal wanted to know Mrs. Douglas's schedule. Mrs. Douglas stated that she was looking for Tuesday-Friday, 10:00 a.m. – 4:00 p.m. and that she would only do one client a day by appointment only. Mr. Wells asked if Mrs. Douglas had a separate room in the house and if she understood that she would still need to go through the Board of Cosmetology and Mrs. Douglas affirmed stating that she had to be approved by the City first and had a separate room. Mr. Vallone stated that he had received phone calls from some of the neighbors in approval. Mr. Smith asked if one customer a day was going to be enough and Mrs. Douglas stated that she was open to allowing more. With no further questions, Chair Grant asked for a motion. ***Mr. Williams motioned to approve with the nineteen (19) staff recommendations adding a No. 20 stipulation of operation hours to be Tuesday thru Friday, 10:00 a.m. to 4:00 p.m. with two (2) clients per day, Mr. Lisenby seconded, and the motion carried.***

1. The special exception is valid only for the applicant, this home occupation and this location;
2. The special exception is void if a Privilege License, issued by the City of Dothan, is not obtained within ninety (90) days of approval and subsequently if the license is allowed to lapse;
3. The applicant shall obtain a 5 lbs. ABC type fire extinguisher (Area covered by fire extinguisher will have 2A3A-30BC designation per National Fire Code-10.);
4. No more than twenty-five percent (25%) of the home shall be used for the business;
5. There shall be no noise, odors or vibrations associated with the business;
6. No employees or employee vehicles are allowed at the home;
7. Parking for customer vehicles shall be located on-site on a paved surface and not in the street.
8. Only residents of the home are authorized to engage in business activity at the home;
9. Only one customer, by appointment only, is permitted at the home at any time;
10. All work-related activities must be conducted inside the home;
11. No accessory building shall be used in conjunction with the business;
12. No business-related vehicle may be parked in the street;
13. If business-related materials or equipment are delivered to the home, there shall be no more than two (2) deliveries per week, and the delivery vehicle shall have no more than a single axle with six (6) wheels;
14. There shall be no signs or advertisements at the home, including on the mailbox;
15. The Special Exception is subject to all necessary local and state regulations and policies;

16. The Special Exception is invalid if the applicant's State license or permit is revoked or if the applicant violates any State or local regulations or policies;
 17. The applicant is responsible for observing any private covenants which may impact the proposed home occupation;
 18. Any other restriction as may be considered appropriate by the administrative official or the board of zoning adjustment; and
 19. Violation of any of the aforementioned conditions could result in revocation of the approval.
 20. No more than two customers per day between the hours of 10:00 a.m. and 4:00 p.m., Tuesday through Friday, will be allowed at the residence.
- 11. SE-19-0106: Request for approval of a Special Exception for a Non-Qualified Home Occupation for a Lawn Care Business located at 205 Fox Hollow Way – R-1 District, Terell Brinkley.** Mr. Terell Brinkley addressed the board and stated that this would be a full-time occupation with no employees. Mr. Brinkley stated that if the business would grow, he would look for a commercial location. Chair Grant asked if Mr. Brinkley read and understood the twenty (20) staff recommendations and Mr. Brinkley affirmed. Chair Grant asked if anyone in the audience was present in regard to this case with no response. Chair Grant asked where Mr. Brinkley was going to keep his equipment and Mr. Brinkley stated, on a trailer in the fenced in back yard. Chair Grant asked if anyone had any questions with no response. Chair Grant asked Mr. Brinkley if he had any questions to which he did not. Chair Grant then asked for a motion. ***Ms. McNeal motioned to approve with the twenty (20) staff recommendations, Mr. Black seconded, and the motion carried.***
1. The special exception is valid only for the applicant, this home occupation and this location;
 2. The special exception is void if a Privilege License, issued by the City of Dothan, is not obtained within ninety days of approval and subsequently if the license is allowed to lapse;
 3. The applicant shall obtain a 5lb. ABC type fire extinguisher (Area covered by fire extinguisher will have 2A3A-30BC designation per National Fire Code-10.);
 4. No more than 25 percent of the home shall be used for the business;
 5. There shall be no noise, odors or vibrations associated with the business;
 6. No employees or employee vehicles are allowed at the home;
 7. Only residents of the home are authorized to engage in business activity at the home;
 8. There shall be no customers at the home;
 9. All work-related activities must be conducted inside the home;
 10. No accessory building shall be used in conjunction with the business;

11. The applicant is allowed to have one business-related vehicle parked on the property, but it shall be no larger than a pickup truck or passenger van;
12. No business-related vehicle may be parked in the street;
13. Equipment and/or any trailer used to transport the equipment are shielded from the view of the street and adjacent properties;
14. No business-related equipment or materials shall be visible from the road or from adjoining properties and shall be stored inside either the single vehicle or inside the home;
15. Used and/or leftover materials shall not be taken to the property.
16. If business-related materials or equipment are delivered to the home, there shall be no more than two deliveries per week, and the delivery vehicle shall have no more than a single axle with six wheels;
17. There shall be no signs or advertisements at the home, including on the mailbox;
18. The applicant is responsible for observing any private covenants which may impact the proposed home occupation;
19. Any other restriction as may be considered appropriate by the administrative official or the board of zoning adjustment as stipulated at the Public Hearing; and,
20. Violation of any of the aforementioned conditions could result in revocation of the approval.

12. Discussion

13. Adjourn.

***Mr. Smith made a motion to adjourn, Mr. Black seconded, and the motion carried.
The meeting adjourned at 9:30 a.m. The next meeting is on May 1, 2019.***

Gina Grant, Chair

Theresa Eddy, Secretary



BOARD OF ZONING ADJUSTMENT (BZA)

May 1, 2019 Meeting

CASE NUMBER: SE-19-0139

Case Manager: Anthony Vallone, Planner

Summary of Information:

Project Name:	Lawncare Business
Property Address:	409 Eton Dr.
Requested Action:	Special Exception NQHO
Applicant:	Caleb Galloway

Zoning/Land Use:

ZONING DISTRICT:	Residential Single-Family, Low Density R-1
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VICINITY & ZONING

The applicant is requesting approval of a special exception for a non-qualifying home occupation for a Lawncare Business located at 409 Eton Dr.

Staff has reviewed the request and reports the following findings of fact:

1. The applicant made application for a special exception for a non-qualifying home occupation to allow a Lawncare Business at 409 Eton Dr. on April 11, 2019.
2. The applicant is not the property owner and a letter from owner is on file.
3. All adjoining properties are zoned R-1 or A-C.
4. Written notice of the application was provided by first class mail to all adjoining property owners and by publication in the Dothan Eagle as required by law.
5. The Long Range Development Plan recognizes the importance of all land uses in the City and promotes their integration into the community where appropriate given certain conditions.
6. Non-qualifying home occupations are permitted in all residential zoning districts with special exception approval and conditions established by the BZA as authorized by Article VI, Sec 114-101.

Based on all findings associated with this request, planning staff recommends that the Board of Zoning Adjustment approve this application for a special exception to authorize Caleb Galloway to operate a non-qualifying home occupation for a Lawncare Business located at 409 Eton Dr., with the following conditions:

1. The special exception is valid only for the applicant, this home occupation and this location;
2. The special exception is void if a Privilege License, issued by the City of Dothan, is not obtained within ninety days of approval and subsequently if the license is allowed to lapse;
3. The applicant shall obtain a 5lb. ABC type fire extinguisher (Area covered by fire extinguisher will have 2A3A-30BC designation per National Fire Code-10.);
4. No more than 25 percent of the home shall be used for the business;
5. There shall be no noise, odors or vibrations associated with the business;
6. No employees or employee vehicles are allowed at the home;
7. Only residents of the home are authorized to engage in business activity at the home;
8. There shall be no customers at the home;
9. All work-related activities must be conducted inside the home;
10. No accessory building shall be used in conjunction with the business;
11. The applicant is allowed to have one business-related vehicle parked on the property, but it shall be no larger than a pickup truck or passenger van;
12. No business-related vehicle may be parked in the street;
13. Equipment and/or any trailer used to transport the equipment are shielded from the view of the street and adjacent properties;
14. No business-related equipment or materials shall be visible from the road or from adjoining properties and shall be stored inside either the single vehicle or inside the home;
15. Used and/or left over materials shall not be taken to the property.
16. If business-related materials or equipment are delivered to the home, there shall be no more than two deliveries per week, and the delivery vehicle shall have no more than a single axle with six wheels;
17. There shall be no signs or advertisements at the home, including on the mailbox;
18. Applicant is responsible for observing any private covenants which may impact the proposed home occupation;
19. Any other restriction as may be considered appropriate by the administrative official or the board of zoning adjustment as stipulated at the Public Hearing; and,
20. Violation of any of the aforementioned conditions could result in revocation of the approval.



BOARD OF ZONING ADJUSTMENT

May 1, 2019 Meeting

CASE NUMBER: SE-19-0145

Case Manager: Anthony Vallone, Planner

Summary of Information:

Project Name:	Home Daycare Services
Property Address:	119 Tree Crest Rd.
Requested Action:	Special Exception NQHO
Applicant:	Sadie Kirksey

Zoning/Land Use:

ZONING DISTRICT: Residential Single-Family, High Density R-3



VICINITY & ZONING

The applicant is requesting approval of a special exception for Home Daycare Services located at 119 Tree Crest Rd.

Staff has reviewed the request and reports the following findings of fact:

- a. Application was made for a special exception for a home daycare at 119 Tree Crest Rd. on April 17, 2019.
- b. The applicant is the property owner.
- c. The property is zoned R-3.
- d. All adjoining properties are zoned R-3 or R-1.
- e. Written notice of the application was provided by first class mail to all adjoining property owners and by publication in the Dothan Eagle as required by law.
- f. Daycare, Child/Adult (In-Home less than 6) use is permitted with special exception approval and conditions established by the BZA as authorized by Article VI, Sec 114-98.
- g. The address listed for the applicant's residence is consistent with this application for a home based child care use.



Street View

Based upon all findings associated with this request, staff recommends approval for a special exception to authorize Sadie Kirksey to operate a home based daycare business at 119 Tree Crest Rd. If the Board decides to go forward with an approval we request that it do so with the following conditions:

1. The Special Exception is contingent on approval of the facility by the Dothan City Fire Marshal before the child daycare home is licensed by the Department of Human Resources;
2. The applicant obtains a City of Dothan Privilege License before the home based daycare begins operation;

3. The Department of Human Resources licenses the daycare;
4. The Special Exception is good only for the applicant and this location;
5. The Special Exception is subject to all necessary local and state regulations and policies;
6. The Special Exception is valid only as long as the applicant has a valid State license or permit;
7. The Special Exception is invalid if the applicant's State license or permit is revoked or if the applicant violates any State or local regulations or policies;
8. There is no on-street parking or queuing of traffic into the street right-of-way;
9. The Special Exception is invalid if an outdoor water element is placed on the property, including a swimming or wading pool, hot tub, or fish pond or water garden;
10. A play area in the back yard is completely fenced and inspected by the City of Dothan Building Official;
11. There is no play equipment in the front yard or anywhere outside the fenced area;
12. The applicant signs an affidavit acknowledging the preceding conditions, and the affidavit is displayed with all other licenses and permits.

It has come to the attention of staff that the following condition of approval has been required by the BZA over the years with no legally compelling basis in State or Federal Law. Staff therefore requests that the BZA decide whether to continue or discontinue this City policy as a condition for this case as follows:

1. *The Special Exception is contingent on no person on the Alabama Department of Public Safety (DPS) list of Registered Sex Offenders living within the 2,000-foot radius of the home as established by Alabama State Code Section 15-20-26(a);*



BOARD OF ZONING ADJUSTMENT (BZA)

May 1, 2019 Meeting

CASE NUMBER: SE-19-0146

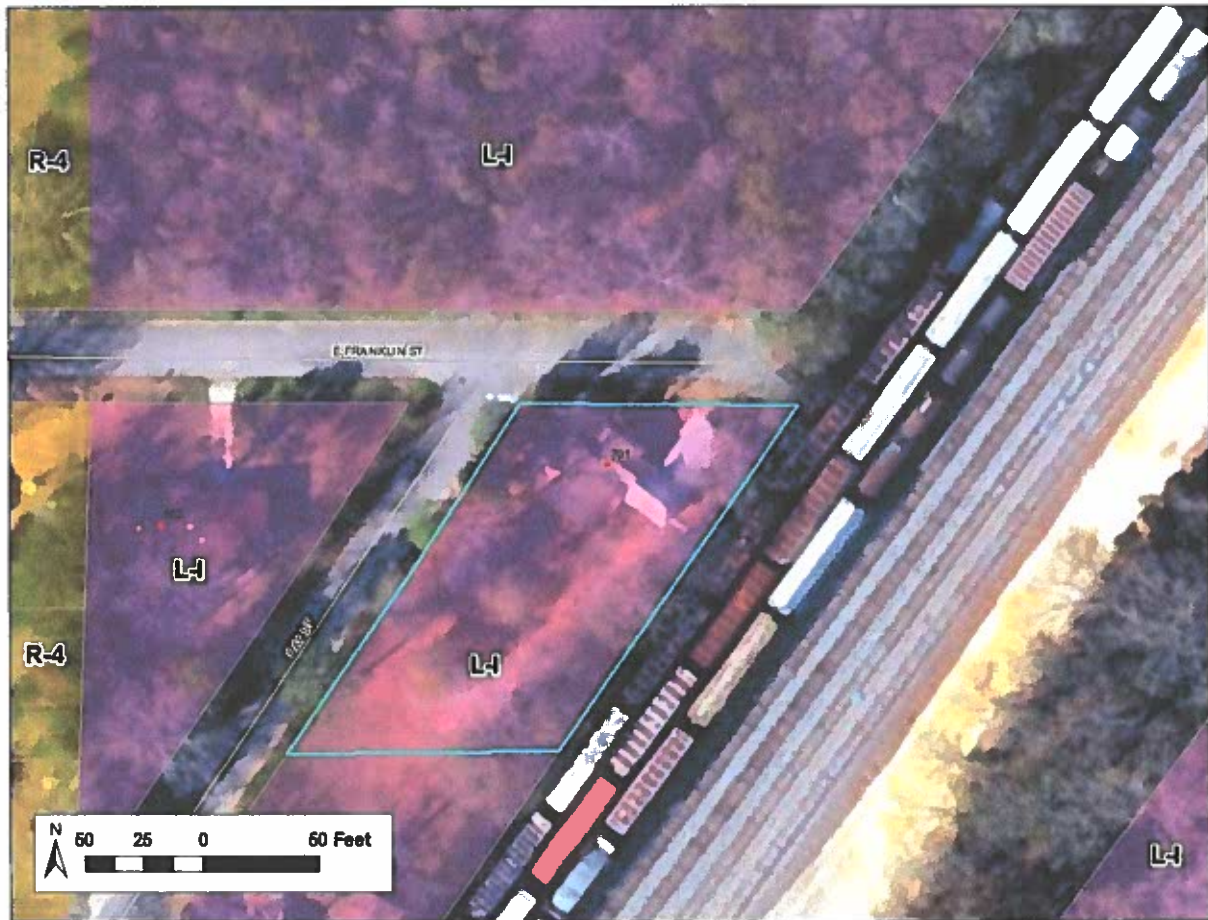
Case Manager: Anthony Vallone, Planner

Summary of Information:

Project Name:	Lawncare Business
Property Address:	701 Bay St.
Requested Action:	Special Exception NQHO
Applicant:	Emory Armour

Zoning/Land Use:

ZONING DISTRICT:	Light Industry L-I
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VICINITY & ZONING

The applicant is requesting approval of a special exception for a non-qualifying home occupation for a Lawncare Business located at 701 Bay St.

Staff has reviewed the request and reports the following findings of fact:

1. The applicant made application for a special exception for a non-qualifying home occupation to allow a Lawncare Business at 701 Bay St. on April 18, 2019.
2. The applicant is not the property owner. Business License will not be granted until proof of ownership or letter of authorization is provided.
3. Light Industry (L-I) is not a residential zoning district.
4. The existing land use is a "grandfathered" existing non-conforming use.
5. All adjoining properties are zoned L-I.
6. Written notice of the application was provided by first class mail to all adjoining property owners and by publication in the Dothan Eagle as required by law.
7. The Long Range Development Plan recognizes the importance of all land uses in the City and promotes their integration into the community where appropriate given certain conditions.
8. Non-qualifying home occupations are permitted in all residential zoning districts with special exception approval and conditions established by the BZA as authorized by Article VI, Sec 114-101.

Based on all findings associated with this request, planning staff recommends that the Board of Zoning Adjustment approve this application for a special exception to authorize Emory Armour to operate a non-qualifying home occupation for a Lawncare Business located at 701 Bay St., with the following conditions:

1. The special exception is valid only for the applicant, this home occupation and this location;
2. The special exception is void if a Privilege License, issued by the City of Dothan, is not obtained within ninety days of approval and subsequently if the license is allowed to lapse;
3. The applicant shall obtain a 5lb. ABC type fire extinguisher (Area covered by fire extinguisher will have 2A3A-30BC designation per National Fire Code-10.);
4. No more than 25 percent of the home shall be used for the business;
5. There shall be no noise, odors or vibrations associated with the business;
6. No employees or employee vehicles are allowed at the home;
7. Only residents of the home are authorized to engage in business activity at the home;
8. There shall be no customers at the home;
9. All work-related activities must be conducted inside the home;
10. No accessory building shall be used in conjunction with the business;
11. The applicant is allowed to have one business-related vehicle parked on the property, but it shall be no larger than a pickup truck or passenger van;
12. No business-related vehicle may be parked in the street;
13. Equipment and/or any trailer used to transport the equipment are shielded from the view of the street and adjacent properties;
14. No business-related equipment or materials shall be visible from the road or from adjoining properties and shall be stored inside either the single vehicle or inside the home;
15. Used and/or left over materials shall not be taken to the property.
16. If business-related materials or equipment are delivered to the home, there shall be no more than two deliveries per week, and the delivery vehicle shall have no more than a single axle with six wheels;
17. There shall be no signs or advertisements at the home, including on the mailbox;
18. Applicant is responsible for observing any private covenants which may impact the proposed home occupation;
19. Any other restriction as may be considered appropriate by the administrative official or the board of zoning adjustment as stipulated at the Public Hearing; and,
20. Violation of any of the aforementioned conditions could result in revocation of the approval.



BOARD OF ZONING ADJUSTMENT (BZA)

May 1, 2019 Meeting

CASE NUMBER: SE-19-0148

Case Manager: Anthony Vallone, Planner

Summary of Information:

Project Name:	Lawncare Business
Property Address:	325 Darlington Cir.
Requested Action:	Special Exception NQHO
Applicant:	Scott Mathis

Zoning/Land Use:

ZONING DISTRICT:	Planned Unit Development PUD
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VICINITY & ZONING

The applicant is requesting approval of a special exception for a non-qualifying home occupation for a Lawncare Business located at 325 Darlington Cir.

Staff has reviewed the request and reports the following findings of fact:

1. The applicant made application for a special exception for a non-qualifying home occupation to allow a Lawncare Business at 325 Darlington Cir. on April 19, 2019.
2. The applicant is the property owner.
3. All adjoining properties are zoned PUD.
4. Written notice of the application was provided by first class mail to all adjoining property owners and by publication in the Dothan Eagle as required by law.
5. The Long Range Development Plan recognizes the importance of all land uses in the City and promotes their integration into the community where appropriate given certain conditions.
6. Non-qualifying home occupations are permitted in all residential zoning districts with special exception approval and conditions established by the BZA as authorized by Article VI, Sec 114-101.

Based on all findings associated with this request, planning staff recommends that the Board of Zoning Adjustment approve this application for a special exception to authorize Scott Mathis to operate a non-qualifying home occupation for a Lawncare Business located at 325 Darlington Cir., with the following conditions:

1. The special exception is valid only for the applicant, this home occupation and this location;
2. The special exception is void if a Privilege License, issued by the City of Dothan, is not obtained within ninety days of approval and subsequently if the license is allowed to lapse;
3. The applicant shall obtain a 5lb. ABC type fire extinguisher (Area covered by fire extinguisher will have 2A3A-30BC designation per National Fire Code-10.);
4. No more than 25 percent of the home shall be used for the business;
5. There shall be no noise, odors or vibrations associated with the business;
6. No employees or employee vehicles are allowed at the home;
7. Only residents of the home are authorized to engage in business activity at the home;
8. There shall be no customers at the home;
9. All work-related activities must be conducted inside the home;
10. No accessory building shall be used in conjunction with the business;
11. The applicant is allowed to have one business-related vehicle parked on the property, but it shall be no larger than a pickup truck or passenger van;
12. No business-related vehicle may be parked in the street;
13. Equipment and/or any trailer used to transport the equipment are shielded from the view of the street and adjacent properties;
14. No business-related equipment or materials shall be visible from the road or from adjoining properties and shall be stored inside either the single vehicle or inside the home;
15. Used and/or left over materials shall not be taken to the property.
16. If business-related materials or equipment are delivered to the home, there shall be no more than two deliveries per week, and the delivery vehicle shall have no more than a single axle with six wheels;
17. There shall be no signs or advertisements at the home, including on the mailbox;
18. Applicant is responsible for observing any private covenants which may impact the proposed home occupation;
19. Any other restriction as may be considered appropriate by the administrative official or the board of zoning adjustment as stipulated at the Public Hearing; and,
20. Violation of any of the aforementioned conditions could result in revocation of the approval.



The City of Dothan

Department of Planning and Development

Todd L. McDonald, AICP
Director

Frank Breaux, AICP
Sr. Planner

Craig Walden
Building Official

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Maurice Head,
CDBG Administrator

Bob Wilkerson
Long Range Planning

Reginald Franklin
Wiregrass MPO

Anthony Vallone
Planner

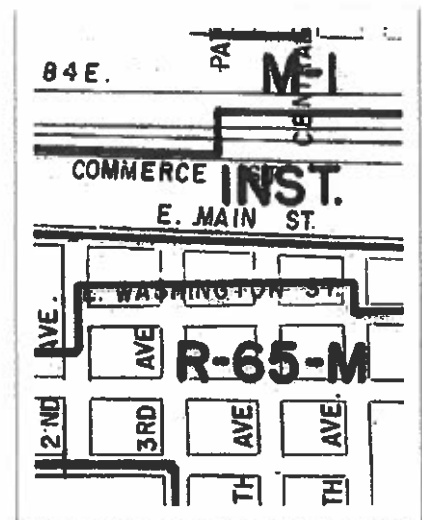
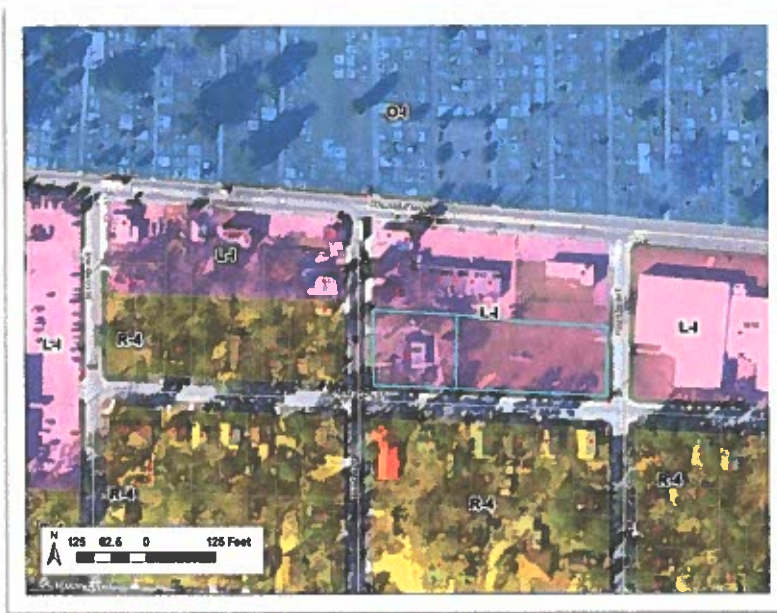
Stacey Livingston
Business Services Manager

Kim Vann
Administrative Asst.

MEMORANDUM

To: Board of Zoning Adjustment (BZA)
From: Anthony Vallone, City Planner
Date: Thursday, April 25, 2019
Re: Map Error – Discussion item for May 1, 2019

Staff has been contacted about a potential Zoning map error located at approximately the corner of Hamilton Street at Third Avenue in the City of Dothan. This potential error dates back to the January 1977 Mylar zoning map as indicated below. The area of interest should be zoned residential according to the original Mylar, however, our current zoning map shows an industrial zoning district for the residential uses at this location. No records exist to our knowledge that would indicate any rezones in this area. Should the BZA agree with staff we respectfully request the BZA's formal concurrence on this item.



126 North Saint Andrews Street, Dothan, Alabama 36303

Planning, Zoning, CDBG, Wiregrass MPO, Permits & Inspections, Business Licenses