

**City of Prattville  
Board of Zoning Adjustment**

**The minutes of the March 10, 2009 meeting  
of the City of Prattville Board of Zoning  
Adjustment were approved.**

  
Leo Jamieson, Chairman

*April 14, 2009*

Date

**CITY OF PRATTVILLE  
BOARD OF ZONING ADJUSTMENT**

**A G E N D A  
March 10, 2009  
4:00pm**

**Call to Order:**

**Roll Call:**

Members:

Chairman Leo Jamieson  
Vice-Chairman John Gillian  
Ms. Connie Dismukes  
Ms. Jerry Schannep  
Mr. Theodis Yelder

Alternate Members:

Mr. James Crosby  
Ms. Becky Stewart

**Minutes:**

**Old Business:**

None

**New Business:**

1. 090310-01 USE-ON-  
APPEAL: To operate a veterinary clinic on property.  
1677 East Main Street  
B-2 Zoning District (General Business)  
**Dr. Patrick Trotter, Petitioner**

*District 4*

**Miscellaneous:**

**Adjourn:**

**City of Prattville Board of Zoning Adjustment  
Minutes  
March 10, 2009**

**CALL TO ORDER:**

The meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:03 p.m. on Tuesday, March 10, 2009.

**ROLL CALL:**

Present: Chairman Leo Jamieson, Vice-Chairman John Gillian, and Mrs. Jerry Schannep. Also present was alternate members Mr. James Crosby and Mrs. Becky Stewart. Absent: Ms. Connie Dismukes and Mr. Theodis Yelder.

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

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

**MINUTES:**

There were none.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**USE-ON-APPEAL**

**To operate a veterinary clinic on property.**

**1677 East Main Street**

**B-2 Zoning District (General Business)**

**Dr. Patrick Trotter, Petitioner**

**Mr. Duke** introduced the petitioner's request to use property zoned as commercial for a veterinary clinic. The building was initially used as the Movie Gallery and the most recent use was the Nextel Communications store. The closest residential property is located on the opposite side of the Post Office. He stated that the city's zoning ordinance allows the proposed use in B-2 district with BZA approval.

**Dr. Patrick Trotter, petitioner,** stated that the main use of the building will be for hospitalization. There will be minimum boarding. There will be no grooming at the facility.

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

After no further comments, questions, or discussion, the vote was called. **Mrs. Stewart moved to approve the request as submitted. Mr. Gillian seconded the motion. The BZA voted unanimously to approve the use-on-appeal to operate a veterinary clinic on property at 1677 East Main Street.**

**MISCELLANEOUS:**

**ADJOURN:**

After no further comments, questions or discussion the meeting was adjourned at 4:13pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary  
Board of Zoning Adjustment

**PRATTVILLE BOARD OF ZONING ADJUSTMENT**

**PETITIONER:           PATRICK N. TROTTER**  
**407 E. MAIN STREET**  
**PRATTVILLE, AL 36067**

**REQUEST:                USE-ON-APPEAL TO OPERATE A VETERINARY CLINIC ON**  
**PROPERTY.**  
**1677 EAST MAIN STREET**  
**B-2 ZONING DISTRICT (GENERAL BUSINESS)**

**ORDER**

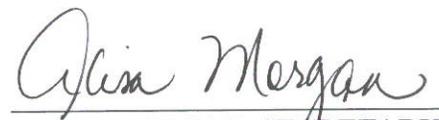
The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on March 10, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the use-on-appeal to operate a veterinary clinic** at property requested.

**IT IS THEREFORE ORDERED** the petition of Patrick N. Trotter, 407 E. Main Street, Prattville, AL is hereby approved.

**DONE THIS THE 10th DAY OF March 2009.**

**BOARD OF ZONING ADJUSTMENT**

  
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**LEO JAMIESON, CHAIRMAN**

  
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**ALISA MORGAN, SECRETARY**

**CITY OF PRATTVILLE**  
 Board of Zoning Adjustment  
 Planning Department Staff Report



<b>DATE:</b>	2/25/09
<b>APPLICATION TYPE:</b>	Use-On-Appeal (090310-01)
<b>PROPERTY LOCATION or DESCRIPTION:</b>	1677 East Main Street
<b>PETITIONER(S) AND AGENT(S):</b>	Dr. Patrick Trotter
<b>ZONING DISTRICT(S)</b>	B-2 (General Business)
<b>REQUESTED ACTION:</b>	To operate a veterinary clinic.
<b>ZONING ORDINANCE REFERENCE:</b>	<p><b>Article 7 Section 72</b></p> <p><b>Uses Permitted:</b></p> <p>Any retail or wholesale business or service not specifically restricted or prohibited. Major auto repair; funeral homes; places of amusement and assembly; any use permitted in a B-1 Local Shopping District.</p> <p><b>Uses Permitted On Appeal:</b></p> <p>Animal clinics, hospitals or kennels, dry cleaners and laundries. Manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein.</p>

Application  
Prattville Board of Zoning Adjustment

Application Type:  Use-On-Appeal  Variance  Administrative Appeal

Applicant /Agent Information

Notarized letter from the property owner is required if agent is used for representation.

Name: Patrick N. Trotter (Animal Medical Clinic)  
Street Address: 407 E. Main St.  
City: Prattville State: Al. Zip: 36067  
Phone Number(s): 334-365-7543

Property Owner Information

If different than above

Name: Keith Gamble  
Address of Property Owner: 312 Poplar St.  
City: Prattville State: Al. Zip: 36066  
Phone Number: (334) 361-1615

Property Description

County Tax Parcel Number/Legal Description: \_\_\_\_\_

Current Zoning of Property: B-2 Physical Address: 1677 E. Main St

Proposed Use of Property (generally): Veterinary Clinic

Describe Proposed Use or Variance: The building will be used as a Veterinary Clinic with all housing of Animals to be inside. There will be minimal boarding of animals in this Facility. The inside of the building will be totally redone.



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

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

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

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

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

Patrick N. Trotter  
Printed Name

Patrick N. Trotter  
Signature

Date 2

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Patrick Trotter, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 18th day of February, 2009.

Robin Baker  
Notary Public

My commission expires 10/12/2011

CITY OF  
PRATTVILLE, ALABAMA

1677 E MAIN ST  
PROPOSED ANIMAL  
MEDICAL CLINIC

1" = 100'



— STREETS  
□ TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator