



CITY OF LEEDS, ALABAMA

CONSTRUCTION VARIANCE BOARD AGENDA

1412 9TH ST, LEEDS, AL 35094

February 27, 2024 @ 5:00 PM

CALL TO ORDER:

DETERMINATION OF QUORUM:

ROLL CALL:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. CV24-000001 - A REQUEST BY NOE ROMAN TOBOADA, OWNER AND APPLICANT, TO ALLOW THE TWO (2) EXISTING FOOTINGS (FRONT AND REAR DECK) FOR SUPPORT POSTS TO BE REUSED WITHOUT THE NEED FOR AN ENGINEERS LETTER AT 8024 PRICE AVE, LEEDS, AL 35094, TPID: 2500162010010000, JEFFERSON COUNTY, ZONED R-2 SINGLE FAMILY DISTRICT.

OTHER BUSINESS:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. CV24-000001 - A REQUEST BY NOE ROMAN TOBOADA, OWNER AND APPLICANT, TO ALLOW THE TWO (2) EXISTING FOOTINGS (FRONT AND REAR DECK) FOR SUPPORT POSTS TO BE REUSED WITHOUT THE NEED FOR AN ENGINEERS LETTER AT 8024 PRICE AVE, LEEDS, AL 35094, TPID: 2500162010010000, JEFFERSON COUNTY, ZONED R-2 SINGLE FAMILY DISTRICT.

**SEND TAX NOTICE TO:
Noe Roman Toboada and Petronila
Vazquez de Roman
8024 Price Avenue
Leeds, Alabama 35094**

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of **One Hundred Ninety Nine Thousand Nine Hundred dollars & no cents (\$199,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

John M. Oliver and Emily Oliver, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Noe Roman Toboada and Petronila Vazquez de Roman

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

**LOTS 37 AND 38, EXCEPT THE WEST 15.8 FEET OF LOT 38, ACCORDING TO THE SURVEY OF SOUTHERN EXPOSURES, AS RECORDED IN MAP BOOK 13, PAGE 55, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.
LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.**

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

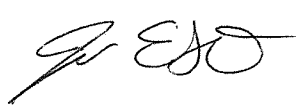
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 13, Page 55.

Right of Way granted to Alabama Power Company by Inst. recorded in Real 234, page 970 in the Probate Office of Jefferson County, Alabama.

Encroachment Agreement as recorded in Instrument 2017024055 and refiled in Inst. 2017033426, in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), November 22, 2021.

John M. Oliver (Seal)
John M. Oliver

Emily Oliver (Seal)
Emily Oliver

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

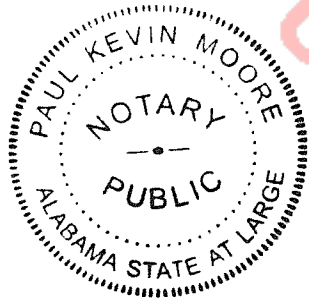
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John M. Oliver and Emily Oliver, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2021

[Signature]

Notary Public.

(Seal)
My Commission Expires: 5.21.22



UNOFFICIAL DOCUMENT

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name	John M. Oliver and Emily Oliver	Grantee's Name	Noe Roman Tobaoda and Petronila Vazquez de Roman
Mailing Address	3506 Misty Hollow Drive Bessemer, Alabama 35022	Mailing Address	8024 Price Avenue Leeds, Alabama 35094
Property Address	8024 Price Avenue Leeds, Alabama 35094	Date of Sale	<u>11/22/2021</u>
		Total Purchase Price	<u>\$199,900.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.


If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-22-21

Print Noe Roman Tobaoda

Unattested



(verified by)

Sign Noe Roman Tobaoda

(Grantor/Grantee/Owner/Agent) circle one

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
 DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application

Name of Applicant:
Noe Roman Taboada

Mailing Address:
2025 Karah Dr Moody, AL 35004

Telephone:
(205) 936-1795

E-mail:
Noe.Roman.67@gmail.com

Signature:
Noe Roman

Part 2. Parcel Data

Owner of Record:
Noe Roman Taboada

Owner Mailing Address:
2025 Karah Dr Moody AL 35004

Site Address:
8024 Price Ave Leeds, AL 35094

Tax Parcel ID #	Existing Zoning	Existing Land Use
<i>25 0016 2010 010.000</i>		

Part 3. Request

Section of Ordinance for which variance is requested:
2015 IRC

Nature of Variance with reference to applicable zoning provision:
Existing footings ~~are~~ approval for use. In reference to one post in the rear and one post in the back.

Part 4 Enclosures (Check all required enclosures with this application)

- Vicinity Map showing the location of the property
- Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout
- Copy of Deed as recorded in the Judge of Probate Office
- Application Fee \$120.00

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. In the event that such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments.

Nee Farnell

Signature:

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

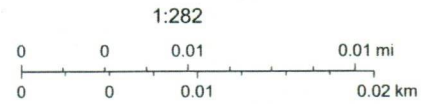
OFFICE USE ONLY

Application Number:	Date Received:
Received By:	Scheduled Public Hearing Date:

Jefferson County Parcel Look-up



January 23, 2024



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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Neil Farnell

Signature:

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OFFICE USE ONLY

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