



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

April 23, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

- [1.](#) A24-000008 - A request by Gray Gambrell, applicant and owner to allow a proposed addition to be forty-eight (48) ft. from the rear property line in lieu of the required seventy-five (75) ft in the A-1, Agriculture District at 153 Chimney Rock Rd, Leeds, AL 35094, TPID:2700011000002000, Jefferson County, Zoned A-1 Agriculture District.

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. A24-000008 - A request by Gray Gambrell, applicant and owner to allow a proposed addition to be forty-eight (48) ft. from the rear property line in lieu of the required seventy-five (75) ft in the A-1, Agriculture District at 153 Chimney Rock Rd, Leeds, AL 35094, TPID:2700011000002000, Jefferson County, Zoned A-1 Agriculture District.

THE CONTRACTOR AND/OR HOMEOWNERS ARE TO VERIFY THE FOLLOWING:

- ALL FLOOR & ROOF BEARING LOCATIONS
- ANCHORING BOLT TYPE & LOCATIONS
- HURRICANE CLIPS REQUIREMENTS AND LOCATIONS
- WINDOW TYPE, SIZES & ROUGH OPENINGS
- MECHANICAL AND ELECTRICAL REQUIREMENT & CLEARANCES
- ROOF VALLEYS & CRICKETS FOR PROPER WATER SHED

DOUBLE FLOOR JOIST ARE TO BE PLACED UNDER PARALLEL PARTITION WALLS ABOVE



ALTHOUGH BY THE CONTRACTOR AND/OR HOMEOWNERS ARE TO REVIEW AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS TO CONSULT AND MEET ALL STATE AND LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES AND/OR ANY CHANGES MADE TO THESE DRAWINGS.

VIRTUAL DESIGNS HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS/PLANS. THESE DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIRTUAL DESIGNS, NOR ARE THEY TO BE ASSIGNED, SOLD OR SHARED TO ANY PARTY WITHOUT FIRST OBTAINING A WRITTEN CONSENT FROM VIRTUAL DESIGNS.

PAGE: 1/6

SECTION LETTER: A

ADDITIONAL SHEETS: 11

SCALE: As Noted

DRAWN BY:

DATE: Sunday, January 10, 2021

Virtual Designs

700 Wildwood Rd.
Pell City, AL 35125

PHONE: 205-965-6799
FAX: 866-200-9558
smothers.de@gmail.com

Virtual Designs

Since 2000

Dennis Smothers
Designer

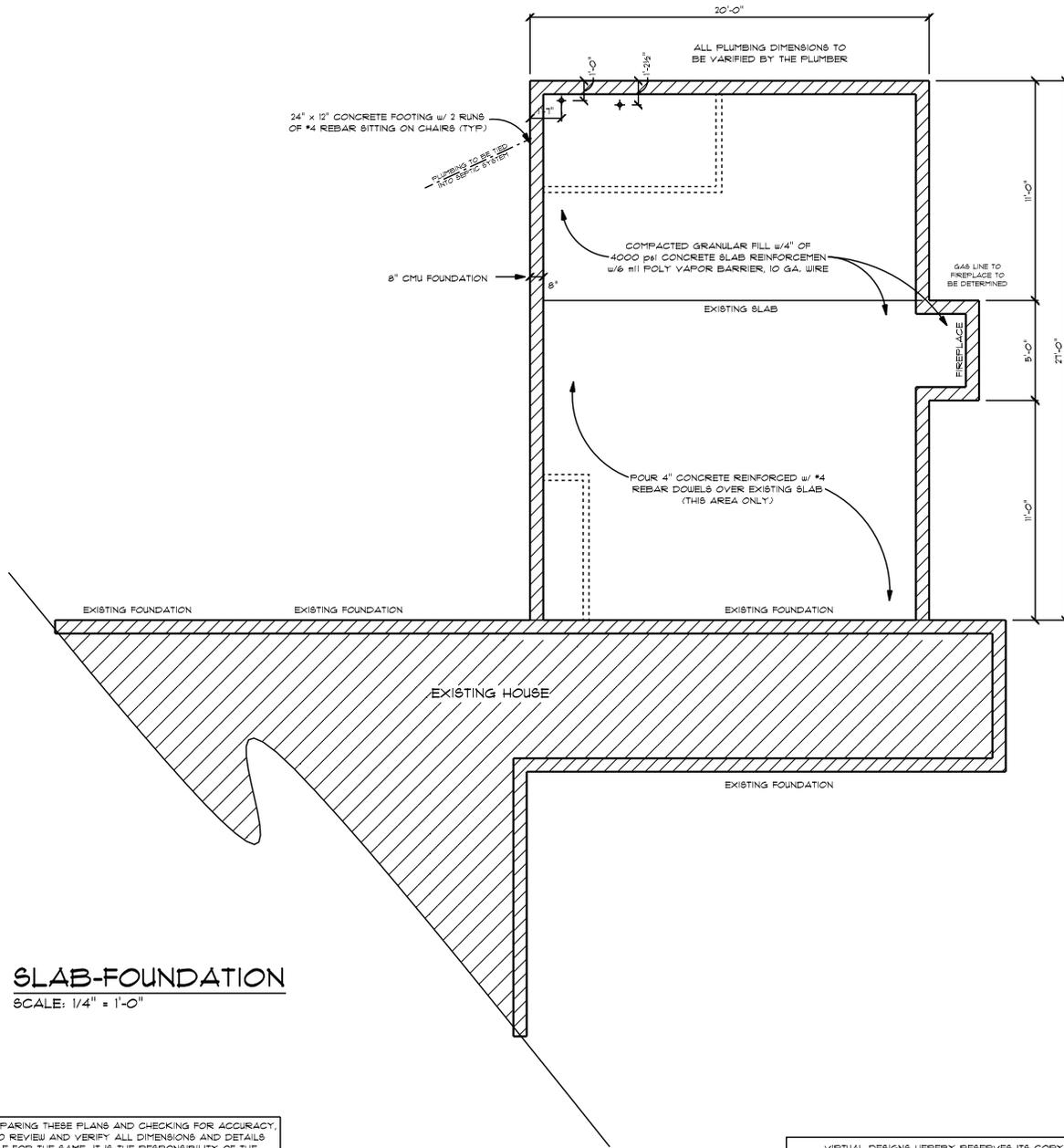
Gambrell, Allan & Gray

153 Chimney Rock Rd.
Leeds
Alabama
35094

THE CONTRACTOR AND/OR HOMEOWNERS ARE TO VERIFY THE FOLLOWING:

- ALL FLOOR & ROOF BEARING LOCATIONS
- ANCHORING BOLT TYPE & LOCATIONS
- HURRICANE CLIPS REQUIREMENTS AND LOCATIONS
- WINDOW TYPE, SIZES & ROUGH OPENINGS
- MECHANICAL AND ELECTRICAL REQUIREMENT & CLEARANCES
- ROOF VALLEYS & CRICKETS FOR PROPER WATER SHED

DOUBLE FLOOR JOIST ARE TO BE PLACED UNDER PARALLEL PARTITION WALLS ABOVE



SLAB-FOUNDATION
SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR AND/OR HOMEOWNERS ARE TO REVIEW AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS TO CONSULT AND MEET ALL STATE AND LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES AND/OR ANY CHANGES MADE TO THESE DRAWINGS.

VIRTUAL DESIGNS HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS/PLANS. THESE DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIRTUAL DESIGNS, NOR ARE THEY TO BE ASSIGNED, SOLD OR SHARED TO ANY PARTY WITHOUT FIRST OBTAINING A WRITTEN CONSENT FROM VIRTUAL DESIGNS.

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Sunday, January 10, 2021

Virtual Designs
PHONE: 205-965-6799
FAX: 866-200-9598
700 Wildwood Rd.
Pell City, AL 35125
smothers.de@gmail.com

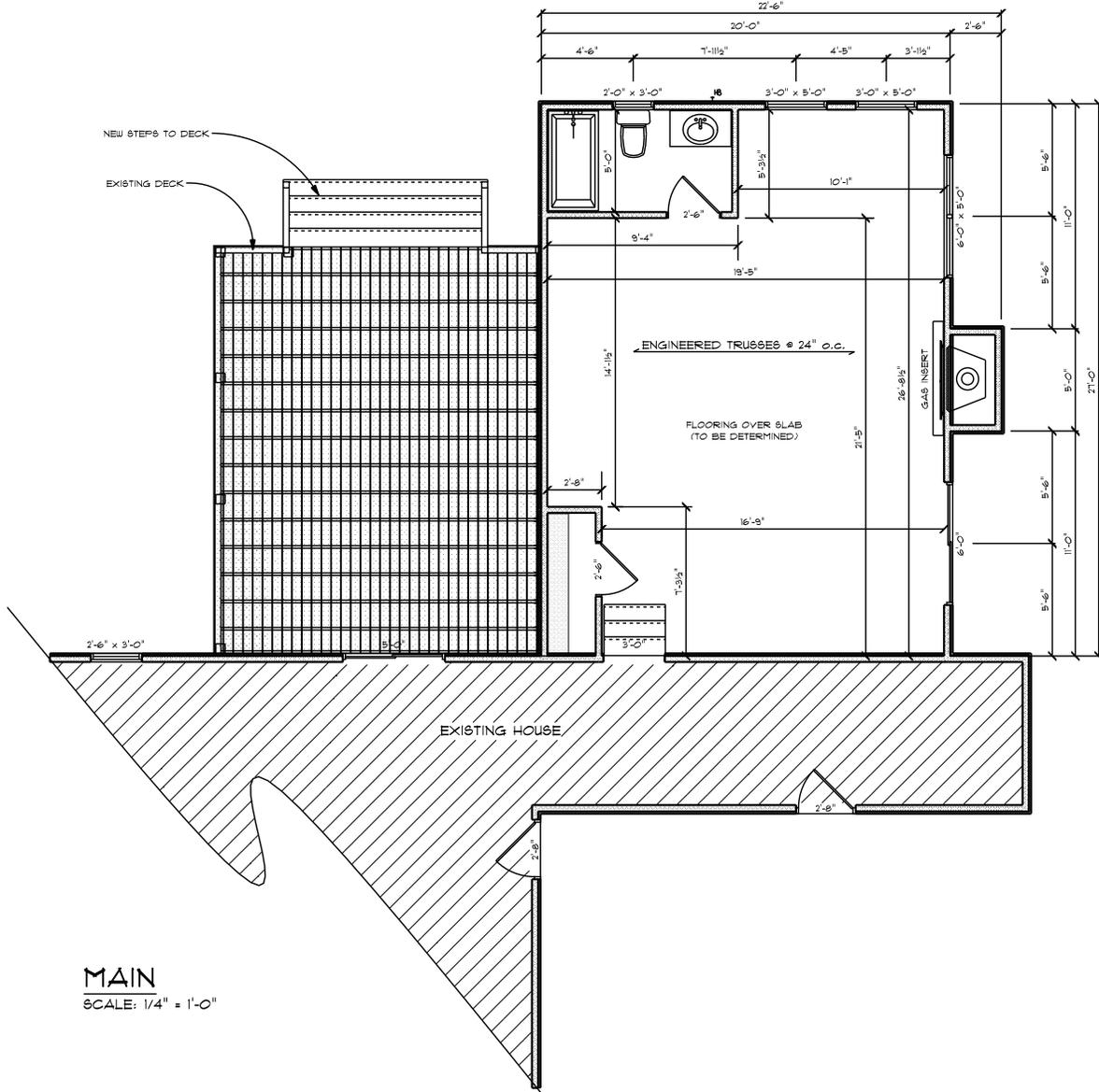


Gambrell, Allan & Gray
153 Chimney Rock Rd.
Leeds
Alabama
35094

THE CONTRACTOR AND/OR HOMEOWNERS ARE TO VERIFY THE FOLLOWING:

- ALL FLOOR & ROOF BEARING LOCATIONS
- ANCHORING BOLT TYPE & LOCATIONS
- HURRICANE CLIPS REQUIREMENTS AND LOCATIONS
- WINDOW TYPE SIZES & ROUGH OPENINGS
- MECHANICAL AND ELECTRICAL REQUIREMENT & CLEARANCES
- ROOF VALLEYS & CRICKETS FOR PROPER WATER SHED

DOUBLE FLOOR JOIST ARE TO BE PLACED UNDER PARALLEL PARTITION WALLS ABOVE



MAIN
SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR AND/OR HOMEOWNERS ARE TO REVIEW AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS TO CONSULT AND MEET ALL STATE AND LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES AND/OR ANY CHANGES MADE TO THESE DRAWINGS.

VIRTUAL DESIGNS HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS/PLANS. THESE DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIRTUAL DESIGNS, NOR ARE THEY TO BE ASSIGNED, SOLD OR SHARED TO ANY PARTY WITHOUT FIRST OBTAINING A WRITTEN CONSENT FROM VIRTUAL DESIGNS.

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Sunday, January 10, 2021

Virtual Designs
PHONE: 205-965-6799
FAX: 866-200-9588
smothers.d@gmail.com

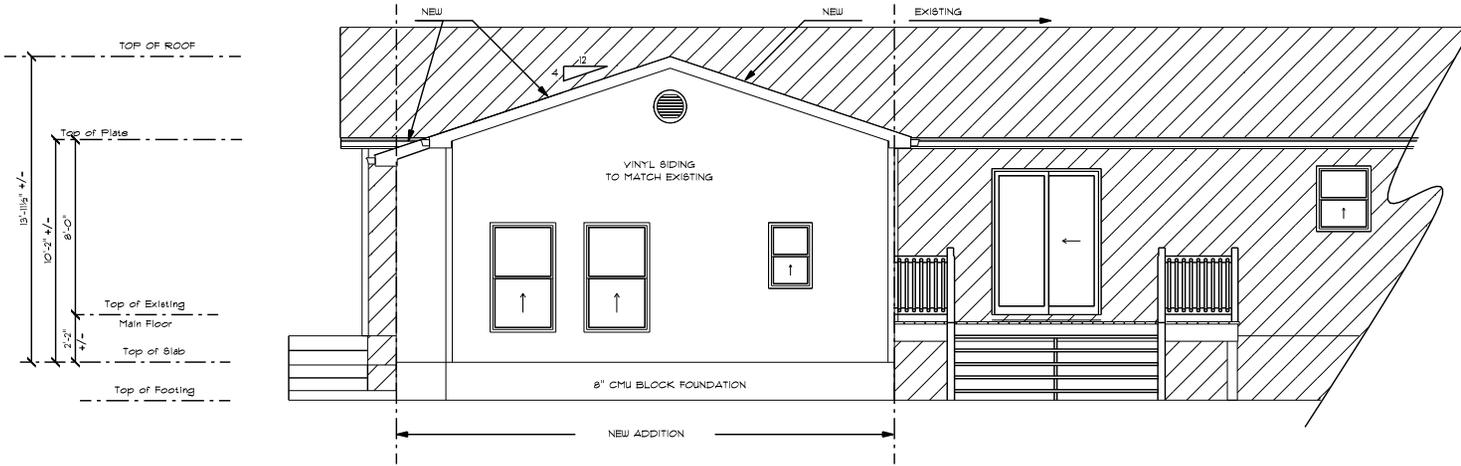


Gambrell, Allan & Gray
153 Chimney Rock Rd.
Leeds
Alabama
35094

THE CONTRACTOR AND/OR HOMEOWNERS ARE TO VERIFY THE FOLLOWING:

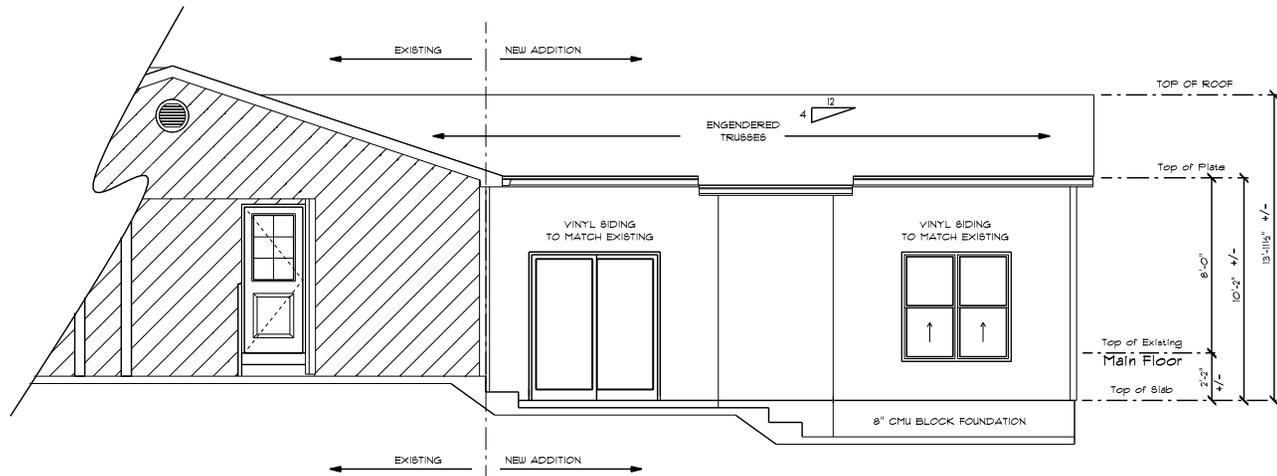
- ALL FLOOR & ROOF BEARING LOCATIONS
- ANCHORING BOLT TYPE & LOCATIONS
- HURRICANE CLIPS REQUIREMENTS AND LOCATIONS
- WINDOW TYPE, SIZES & ROUGH OPENINGS
- MECHANICAL AND ELECTRICAL REQUIREMENT & CLEARANCES
- ROOF VALLEYS & CRICKETS FOR PROPER WATER SHED

DOUBLE FLOOR JOIST ARE TO BE PLACED UNDER PARALLEL PARTITION WALLS ABOVE



REAR ELEV.

SCALE: 1/4" = 1'-0"

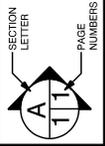


RIGHT ELEV.

SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR AND/OR HOMEOWNERS ARE TO REVIEW AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS TO CONSULT AND MEET ALL STATE AND LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES AND/OR ANY CHANGES MADE TO THESE DRAWINGS.

VIRTUAL DESIGNS HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS/PLANS. THESE DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIRTUAL DESIGNS, NOR ARE THEY TO BE ASSIGNED, SOLD OR SHARED TO ANY PARTY WITHOUT FIRST OBTAINING A WRITTEN CONSENT FROM VIRTUAL DESIGNS.

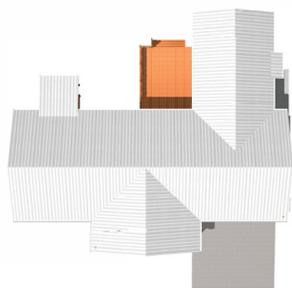


SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Sunday, January 10, 2021

Virtual Designs
PHONE: 205-965-6799
FAX: 866-200-9598
700 Wildwood Rd.
Pell City, AL 35125
smothers.de@gmail.com

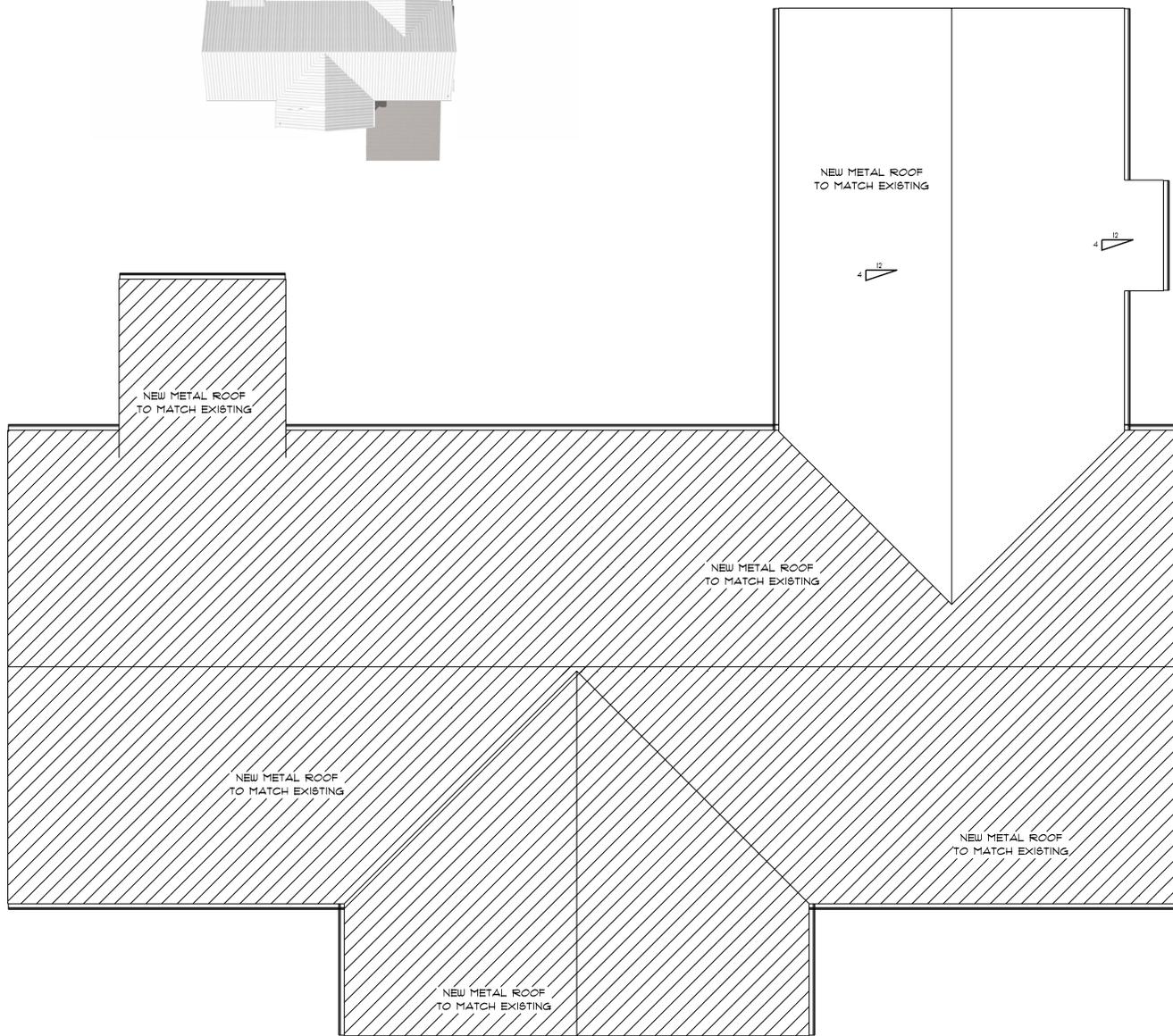


Gambrell, Allan & Gray
153 Chimney Rock Rd.
Leeds
Alabama
35094



- THE CONTRACTOR AND/OR HOMEOWNERS ARE TO VERIFY THE FOLLOWING:
- ALL FLOOR & ROOF BEARING LOCATIONS
 - ANCHORING BOLT TYPE & LOCATIONS
 - HURRICANE CLIPS REQUIREMENTS AND LOCATIONS
 - WINDOW TYPE, SIZES & ROUGH OPENINGS
 - MECHANICAL AND ELECTRICAL REQUIREMENT & CLEARANCES
 - ROOF VALLEYS & CRICKETS FOR PROPER WATER SHED

DOUBLE FLOOR JOIST ARE TO BE PLACED UNDER PARALLEL PARTITION WALLS ABOVE



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR AND/OR HOMEOWNERS ARE TO REVISIT AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS TO CONSULT AND MEET ALL STATE AND LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES AND/OR ANY CHANGES MADE TO THESE DRAWINGS.

VIRTUAL DESIGNS HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS/PLANS. THESE DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIRTUAL DESIGNS, NOR ARE THEY TO BE ASSIGNED, SOLD OR SHARED TO ANY PARTY WITHOUT FIRST OBTAINING A WRITTEN CONSENT FROM VIRTUAL DESIGNS.

	SCALE: 1" = 5'-0" DRAWN BY: DATE: Sunday, January 10, 2021	SECTION LETTER: A PAGE NUMBER: 5	ROOF
	Virtual Designs 700 Wildwood Rd. Pell City, AL 35125 PHONE: 205-965-6799 FAX: 866-200-9958 smothers.dg@gmail.com	Gambrell, Allan & Gray 153 Chimney Rock Rd. Leeds, Alabama 35094	

THE CONTRACTOR AND/OR HOMEOWNERS ARE TO VERIFY THE FOLLOWING:

- ALL FLOOR & ROOF BEARING LOCATIONS
- ANCHORING BOLT TYPE & LOCATIONS
- HURRICANE CLIPS REQUIREMENTS AND LOCATIONS
- WINDOW TYPE, SIZES & ROUGH OPENINGS
- MECHANICAL AND ELECTRICAL REQUIREMENT & CLEARANCES
- ROOF VALLEYS & CRICKETS FOR PROPER WATER SHED

DOUBLE FLOOR JOIST ARE TO BE PLACED UNDER PARALLEL PARTITION WALLS ABOVE

PAGE: 6
SECTION LETTER: A
PAGE NUMBERS: 9/11

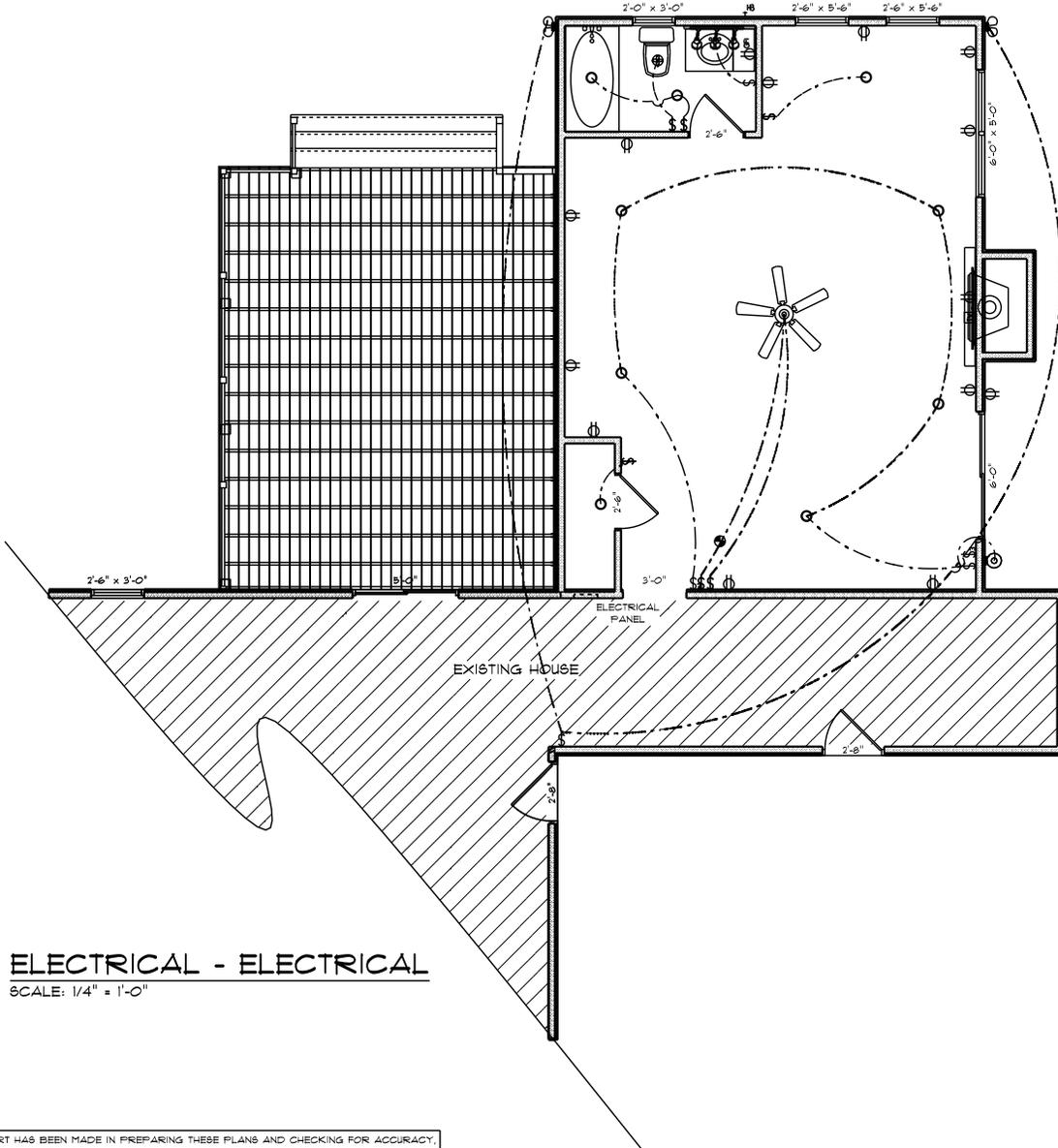


SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Sunday, January 10, 2021

Virtual Designs
700 Wildwood Rd. PHONE: 205-965-6799
Pell City, AL 35125 FAX: 866-200-9598
smothers.de@gmail.com



Gambrell, Allan & Gray
153 Chimney Rock Rd.
Leeds, Alabama 35094



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 02	1	
pot light	9	
outdoor deck post lamp	2	
spotlight double	2	
electrical panel	2	
cable tv outlet	1	
fan	1	
outlet	13	
outlet gfi	1	
smoke detector	1	
switch	15	
switch 3 way	2	
vanity wall mount	1	

ELECTRICAL - ELECTRICAL
SCALE: 1/4" = 1'-0"

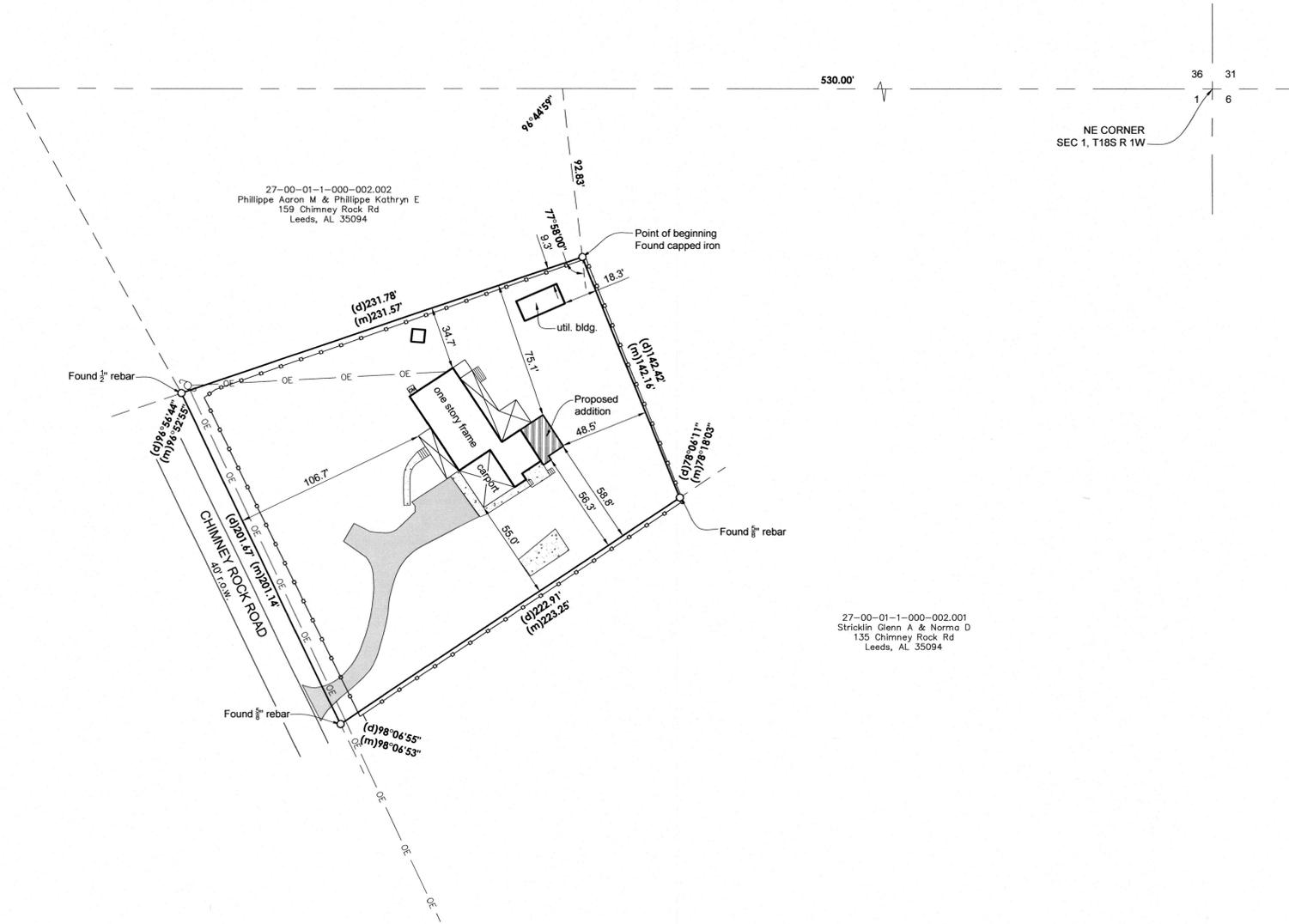
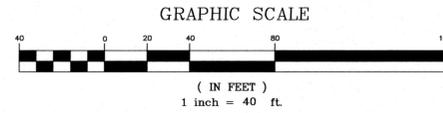
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR AND/OR HOMEOWNERS ARE TO REVIEW AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS TO CONSULT AND MEET ALL STATE AND LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES AND/OR ANY CHANGES MADE TO THESE DRAWINGS.

VIRTUAL DESIGNS HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS/PLANS. THESE DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIRTUAL DESIGNS, NOR ARE THEY TO BE ASSIGNED, SOLD OR SHARED TO ANY PARTY WITHOUT FIRST OBTAINING A WRITTEN CONSENT FROM VIRTUAL DESIGNS.

Boundary Survey 153 Chimney Rock Road Leeds, AL 35094

Situated in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1,
Township 18 South, Range 1 West,
Jefferson County, Alabama

PREPARED FOR:
Gambrell, Allan & Gary
153 Chimney Rock Rd
Leeds, AL 35094



LEGAL DESCRIPTION (INSTRUMENT # 2019121185)

PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FORM THE NORTHEAST CORNER OF SAID SECTION 1, RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 530.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 96 DEGREES 44 MINUTES 59 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 92.83 FEET TO AN EXISTING IRON REBAR BEING THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 77 DEGREES 55 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 231.78 FEET, MORE OR LESS, TO AN EXISTING IRON REBAR BEING ON THE NORTHEAST RIGHT OF WAY LINE OF CHIMNEY ROCK ROAD; THENCE TURN AN ANGLE TO THE LEFT OF 96 DEGREES 56 MINUTES 44 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST RIGHT OF WAY LINE OF CHIMNEY ROCK ROAD FOR A DISTANCE OF 201.87 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 98 DEGREES 06 MINUTES 55 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 222.91 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 78 DEGREES 06 MINUTES 11 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 142.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

I HEREBY 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.

SURVEYOR:
[Signature] DATE: 2-23-2024
JEFF D. ARRINGTON
ALABAMA NO. 18664

27-00-01-1-000-002.001
Stricklin Glenn A & Norma D
135 Chimney Rock Rd
Leeds, AL 35094

LEGEND	
	CORNER MONUMENT
	GAS METER
	UTILITY POLE
	WOOD FENCE
	OVERHEAD ELECTRIC
	ASPHALT
	CONCRETE

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

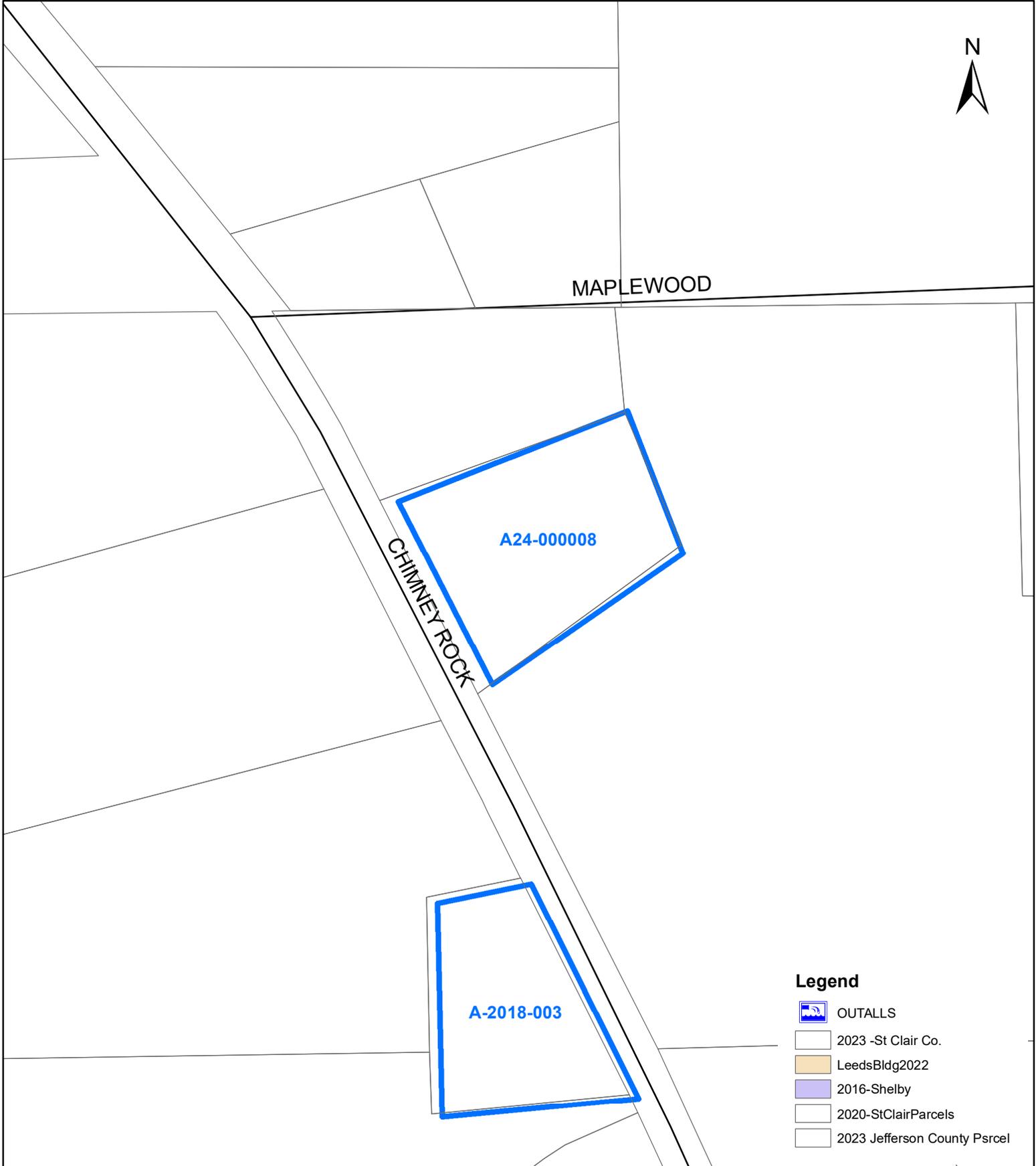
Office: (205) 985-9315
Fax: (205) 985-9385
2032 VALLEYDALE ROAD
BIRMINGHAM AL 35244

<p>DRAWING TITLE Boundary Survey 153 Chimney Rock Road Leeds, AL 35094</p> <p>LOCATION & DESCRIPTION NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 1, T 18 S, R 1 W, Jefferson County, Alabama</p>	<p>DRAWN BY: MA</p> <p>CHECKED BY: JDA</p> <p>DATE: 02/23/2024</p> <p>SCALE: 1" = 40'</p> <p>PARTY CHIEF: RG</p> <p>PROJECT NO.: 83112</p> <p>SHEET: 1 OF 1</p>
--	---



Know what's below.
Call before you dig.
Call 2 working days before digging.
It's the Law!

A24-000008 153 CHIMNEY ROCK RD STREET



A24-000008 153 CHIMNEY ROCK RD AERIAL



A24-000008 153 CHIMNEY ROCK RD ZONING

