



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

June 23, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A20-000013 - A request by Karla Barrientos, applicant, to permit a picket fence with columns and a six (6) foot wooden privacy fence in the front yard at 7639 Cahaba Ave, 35094, TPID 2500174026003000, zoned R-2, Single-Family District.
2. A20-000021 - A request by Pike Electric, applicant, Harry and K. Brigman, property owner, to allow 1. a parcel of property as a contractors yard in the B-2, General Business District, in lieu of the required I-1, Light Industrial District 2. to allow a security fence in the B-2. General Business District at 2131 Cedar Grove Rd, 35094, TPID:2602100003002000, Saint Clair Co., Zoned, B-2, General Business District.

EnterTextHere

3. A20-000026 - A request by Jason Moon, Applicant and Property owner, 2300 Moss Ave, Leeds, AL 35094, TPID: 2606140002012.00; to allow: Livestock, such as beef cattle and goats for the raising of such animals, but NOT including commercial meat processing operations. (Pet cow, pet goats); Poultry, including egg production but NOT including commercial processing operations. (Chickens for the production of eggs for use and consumption by the owners.) Fruit and vegetables of all kinds, including the growing and harvesting of such fruit and vegetables but excluding commercial food operations. Temporary sawmills and chippers (used to produce lumber from on-site timber for the use of the owner/craftsman in): Studio - a place of work for craftsman in producing furniture for use and consumption by the owners. Barns and other accessory structures associated with farming and livestock subject to the requirements set forth in then supplemental regulations, Article VII, Sec 9.00. Bees and apiary install, St. Clair Co. 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:

A20-000013 - A request by Karla Barrientos, applicant, to permit a picket fence with columns and a six (6) foot wooden privacy fence in the front yard at 7639 Cahaba Ave, 35094, TPID 2500174026003000, zoned R-2, Single-Family District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Zoning Board of Adjustments
 Planning and Zoning Commission
 Application for Dimensional Relief

APPLICATION

An application has been filed with the City of Leeds Zoning Board of Adjustments to allow a picket fence with masonry columns and a wooden privacy fence in excess of 6 feet.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A20-000013
APPLICANT NAME:	Karla Barrientos
PROPERTY OWNER:	Karla Barrientos
TAX PARCEL ID#S:	2500174026003000
PROPERTY ADDRESS:	7639 CAHABA AVE; LEEDS, AL 35094
PROPERTY ZONING:	R-2, Single-Family District

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: April 28, 2020
 Time: 5:00 p.m.
 Place: GoToMeeting - Please see instructions on the back of this notice to join the meeting.
 1000 Park Drive
 Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: **Phone:** 205-699-0943
E-mail: devleopment@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
 c/o Department of Inspections
 1404 9th Street
 Leeds, AL 35094

Due to the COVID-19 Pandemic, this months BZA meeting will be held virtually.

In order to participate, please follow the directions below:

Board of Zoning Adjustments - April 28, 2020
Tue, Apr 28, 2020 5:00 PM - 6:30 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofLeeds/board-of-zoning-adjustments---april-28-2020>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

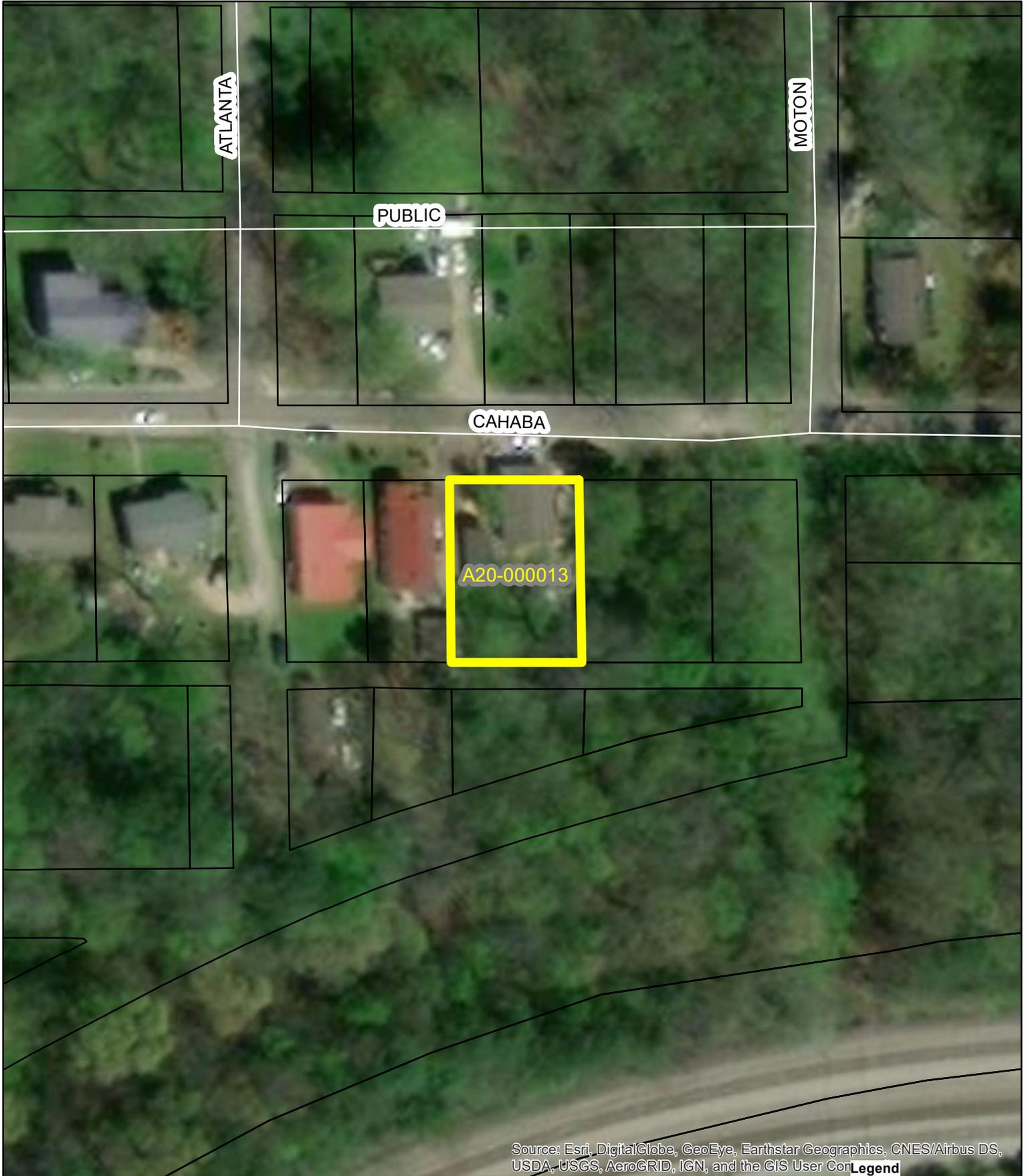
Access Code: 263-187-701

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

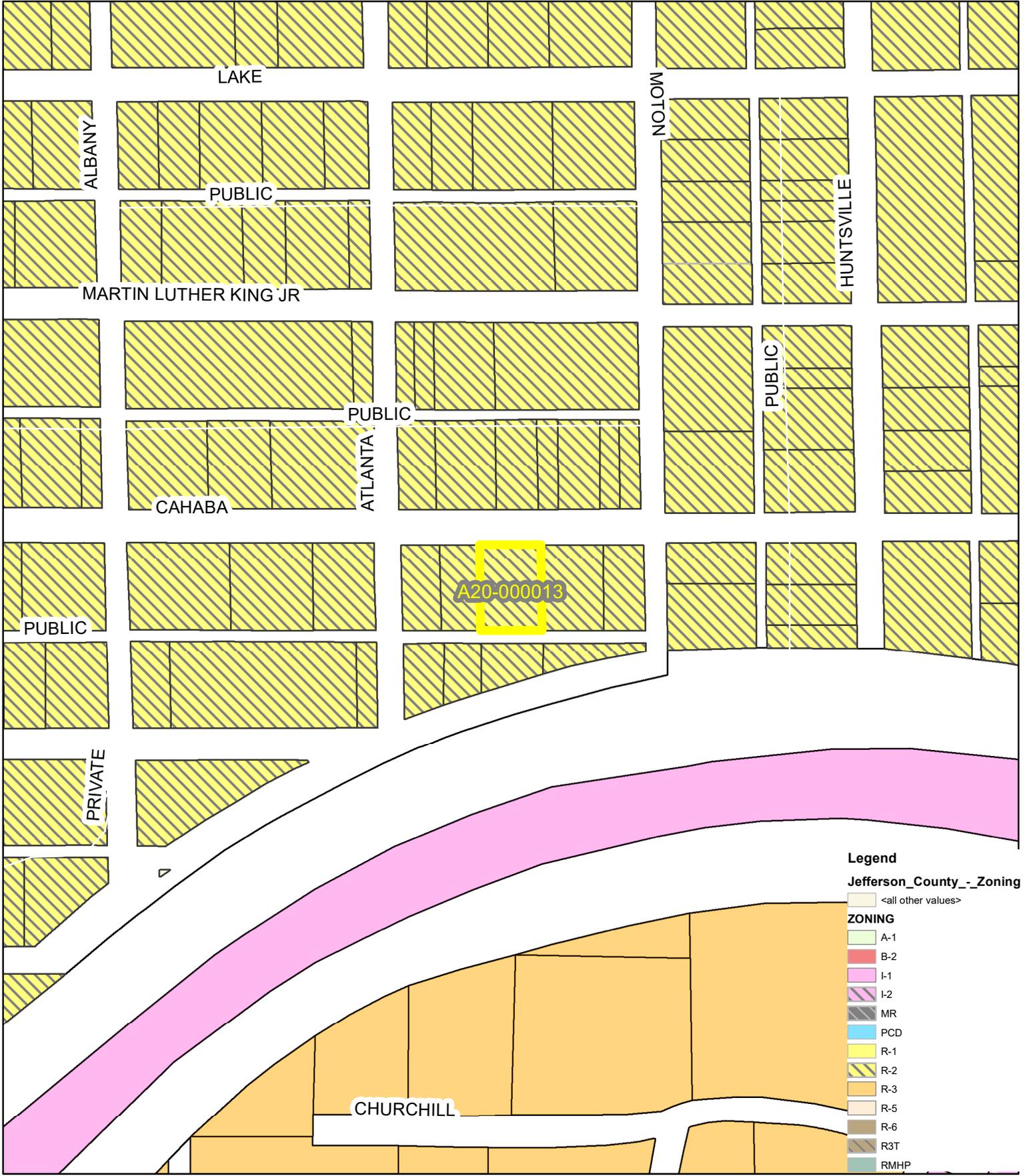
<https://global.gotomeeting.com/install/263187701>

Please remember to mute your microphone unless you are speaking.

A20-000013
7639 CAHABA AVE
2500174026003000
AERIAL



A20-000013 7639 CAHABA AVE 2500174026003000 ZONING

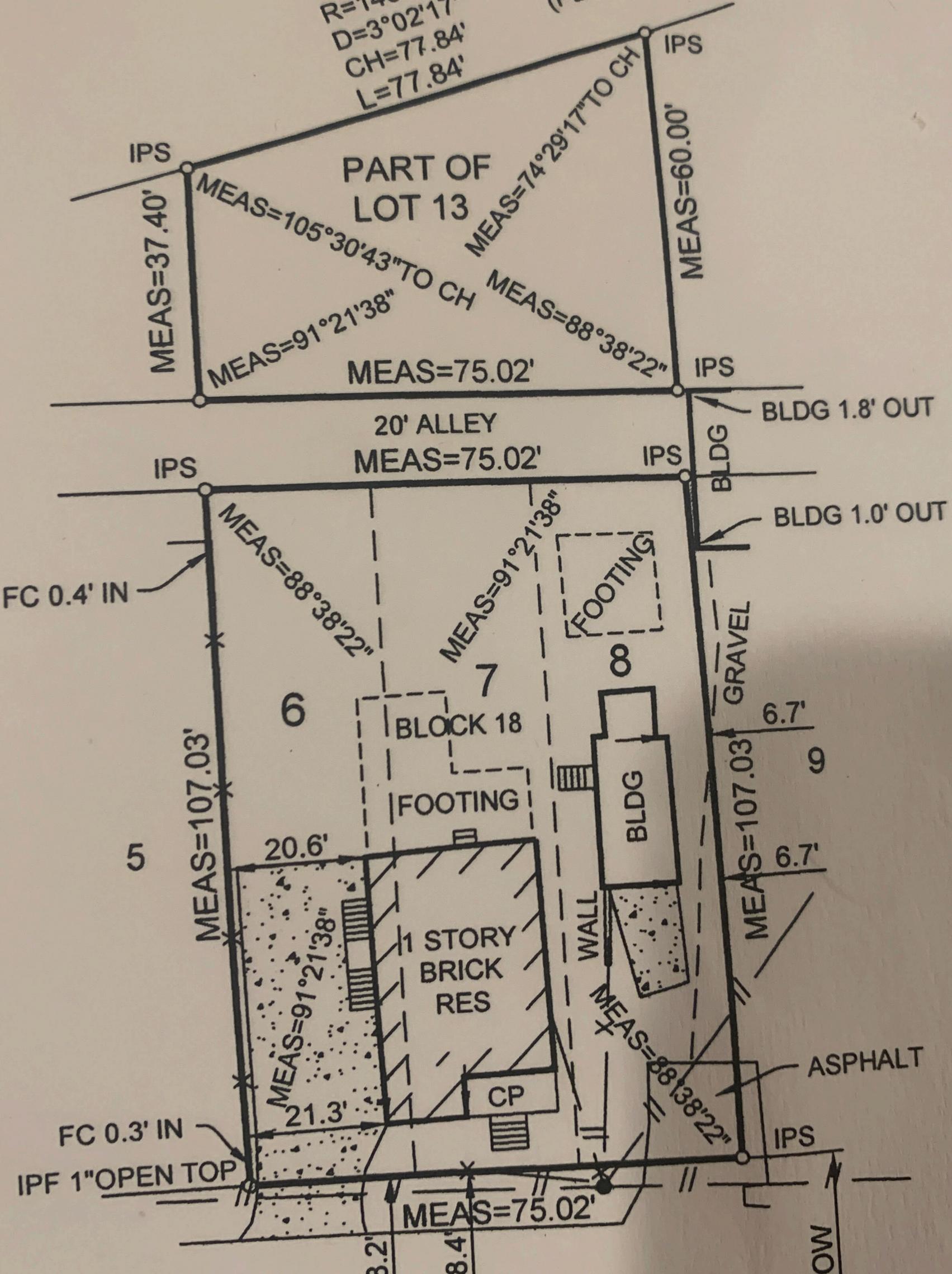


Legend
Jefferson_County_-_Zoning

<all other values>	
ZONING	
A-1	
B-2	
I-1	
I-2	
MR	
PCD	
R-1	
R-2	
R-3	
R-5	
R-6	
R3T	
RMHP	

MEAS=
 R=1468.14'
 D=3°02'17"
 CH=77.84'
 L=77.84'

RUSSELL AVENUE
 (PER REC MAP)



CAHABA AVENUE

40' ROW

File Attachments for Item:

2. A20-000021 - A request by Pike Electric, applicant, Harry and K. Brigman, property owner, to allow 1. a parcel of property as a contractors yard in the B-2, General Bussiness District, in lieu of the required I-1, Light Industrial District 2. to allow a security fence in the B-2. General Business District at 2131 Cedar Grove Rd, 35094, TPID:2602100003002000, Saint Clair Co., Zoned, B-2, General Business District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow 1. a parcel of property as a contractors yard in the B-2, General Bussiness District, in lieu of the required I-1, Light Industrial District 2. to allow a security fence in the B-2. General Business District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A20-000021
APPLICANT NAME:	Nicholas Alexander
PROPERTY OWNER:	HARRY & KATHRYN BRIGMAN
TAX PARCEL ID#S:	
PROPERTY ADDRESS:	2131 CEDAR GROVE ROAD LEEDS, AL 35094; Leeds, AL 35094
PROPERTY ZONING:	B-2 : GENERAL BUSINESS DISTRICT

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: MAY 19, 2020
Time: 5:00 p.m.
Place: Leeds Meeting Room
1412 9TH ST
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Department of Inspections
1404 9th Street
Leeds, AL 35094

File Attachments for Item:

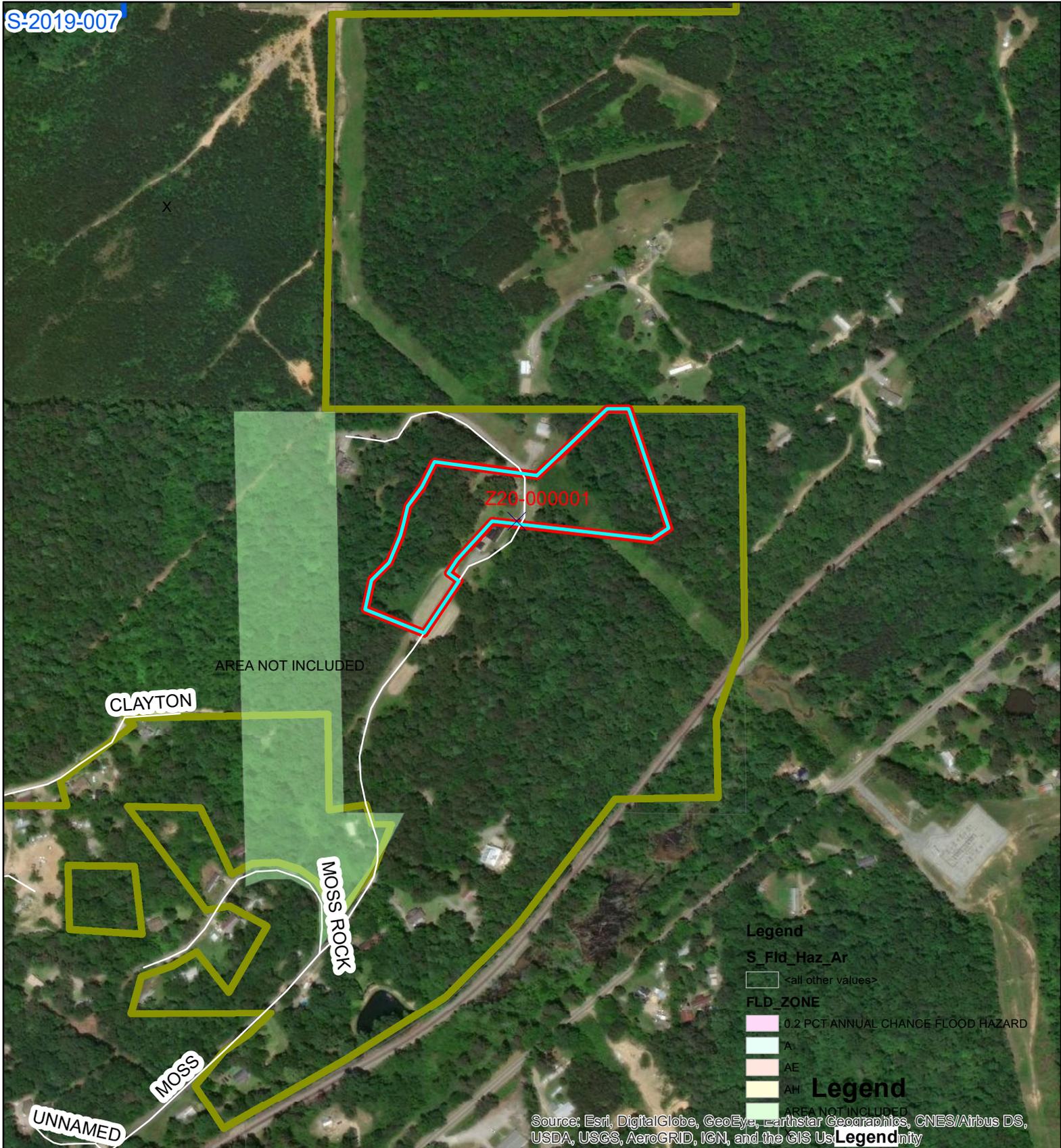
3. A20-0000026 - A request by Jason Moon, Applicant and Property owner, 2300 Moss Ave, Leeds ,AL 35094, TPID: 2606140002012.00; to allow: Livestock, such as beef cattle and goats for the raising of such animals, but NOT including commercial meat processing operations. (Pet cow, pet goats); Poultry, including egg production but NOT including commercial processing operations. (Chickens for the production of eggs for use and consumption by the owners.) Fruit and vegetables of all kinds, including the growing and harvesting of such fruit and vegetables but excluding commercial food operations. Temporary sawmills and chippers (used to produce lumber from on-site timber for the use of the owner/craftsman in): Studio - a place of work for craftsman in producing furniture for use and consumption by the owners. Barns and other accessory structures associated with farming and livestock subject to the requirements set forth in then supplemental regulations, Article VII, Sec 9.00. Bees and apiary install, St. Clair Co. Zoned, R-2, Single Family District.

Legal Description

Commencing at a 1" open pipe found at the NW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama; thence N 88°48'54" W along the North line of said 1/4- 1/4 for 425.64'; thence S 50°27'28" E 304.40' to a 1/2" rebar (Meade 9124) found at the POINT OF BEGINNING; being the beginning of a curve to the left having a radius of 504.64', a central angle of 5°25'14", a chord of 47.72' bearing S 10°24'40" W, thence S along said curve 47.74' to a 5/8" rebar set (Gilbert 17507); thence N 78°49'37" W 286.30' to a 1/2" rebar found; thence S 33°15'34" W 62.18' to a 1/2" rebar found, thence S 37°06'14" W 111.21' to a 1/2" rebar found; thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24° 12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 259.17' to a 5/8" rebar set (Gilbert 17507); thence N 61°52'44" W 30.09' to a 5/8" rebar set (Gilbert 17507); thence N 22°08'09" E 58.05' to a 5/8" rebar set (Gilbert 17507); thence N 24°35'11" E 90.42'; thence N 33°26'58" E 90.56' to a 5/8" rebar set (Gilbert 17507); thence S 62°51'35" E 566.59' to a 5/8" rebar set (Gilbert 17507) of a point of curvature of a curve to the left, having a radius of 614.90' a central angle of 4°43'59", and a chord of 50.78' bearing N 55°54'43" E; thence Northeast along said curve 50.80' to a 5/8" rebar set (Gilbert 17507); thence N 14°09'55" W 550.83' to a 1/2" rebar found (Meade 9124); thence S 48°59'28" W 322.61' to a 5/8" rebar set (Gilbert 17507); thence N 50°19'31" W 44.62' to the POINT OF BEGINNING; said described tract containing 6.02 acres, more or less.

Parcel ID: 26-06-14-0-002-012.000

Z20-000001
2606140002012000
2300 Moss Ave - Site Only
AERIAL



Z20-000001
2606140002012000
2300 Moss Ave - Site Only
ZONING

