



# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS AGENDA

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

March 25, 2025 @ 5:00 PM

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### CALL TO ORDER:

### ROLL CALL:

### DETERMINATION OF QUORUM:

### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes 2025-03-25

### OLD BUSINESS:

2. A25-000003 - A request by Justin Pender, Applicant, PENDER JUSTIN & CHRISTY, Owners, to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District., at 6840 MOUNTAIN VIEW TER; LEEDS, AL 35094, TPID: 2500314000008002, Jefferson County. - Tabled at the Request of the Applicant.

### OTHER BUSINESS:

3. A25-000007 - A request by HEADLEY TIMOTHY P & NILA M (D) & MILLER HENRIETTA (D), to allow for two (2) residential structures to remain on the property as located - the second (2nd) structure will be for family use only and to waive the front and side setbacks on the two (2) residential structures to remain as located; to allow for accessory structures which exceed the twenty-five (25) percent maximum of the gross heated floor area of the principal structure, at 1724 11th CT, 35094, TPID: 2500211015001000, Jefferson County.
4. A25-000008 - A request by Danielle Butterfield, Applicant, To allow a six (6) foot privacy fence to extend into a required front yard (Pinnacle Parkway) eleven (11) feet - as depicted in the application, at 2016 Valley Run, 35094, TPID :2601110001047027, St. Clair Co., Zoned R-6, Patio Home District.

### ADJOURNMENT:

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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. Minutes 2025-03-25



## **CITY OF LEEDS, ALABAMA**

### **BOARD OF ZONING ADJUSTMENTS MINUTES**

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

**February 25, 2025 @ 5:00 PM**

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#### **CALL TO ORDER:**

The meeting was called to order at 5:00 PM.

#### **ROLL CALL:**

##### **PRESENT**

Board Member Mike McDevitt  
Board Member Brad Pool  
Board Member Mark Musgrove  
Board Member Gerald Miller

##### **ABSENT**

Board Member Andy Watkins

#### **DETERMINATION OF QUORUM:**

#### **APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):**

None presented.

#### **OLD BUSINESS:**

1. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

Laura Barnes to speak on case.

Laura presented research on the property history and records from the board of equalization. This was property was constructed as a business and was always a business until the previous owners passed away. That it was zoned R-2 by default of its surroundings.

Board Member Musgrove has concerns about setting a precedence.

Legal advised that this is a stand-alone.

Joann Boyd - 567 Forest Dr - Spoke against this case.

Staff would like to note that this property was a remote part of the Interstate Lead Company, Satellite Site and there are certain deed restrictions on the property.

Staff recommended the variance remains in place as long as the applicant owns the property, and they adhere to all city and state rules and regulations

Motion made by Board Member Miller to approve with staff requirements.

Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

Motion Passes.

#### **OTHER BUSINESS:**

2. A25-000002 - A request by Juan CARLOS GONZALEZ, applicant and owner, to allow metal fabrication services and storage in the R-3 Multi-Family District, at 7720 France Ave, 35094, TPID:2500174038006000, Jefferson County.

Juan Gonzalez - 7720 France Ave

Laura Barnes to speak on case.

Staff - The previous variance was specific to a certain lot and the new building is on a different lot.

No one to speak for or against this case.

Staff recommended the variance remains in place as long as the applicant remains the owner, and they adhere to all city and state rules and regulations.

Motion made by Board Member Pool to approve with the stipulation's made by the staff.

Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

Motion passes.

- 3. Tabled at the request of the applicant** - A25-000003 - A request by Justin Pender, Applicant, PENDER JUSTIN & CHRISTY, Owners, to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District., at 6840 MOUNTAIN VIEW TER; LEEDS, AL 35094, TPID: 2500314000008002, Jefferson County.

This case was tabled by the request of the applicant.

4. A25-000004 - A request by Shameka Carpenter, Applicant, PINE VALLEY ONE REAL ESTATE LLC, Owner, to allow a childcare center in the R-3 Multi-Family District at 1081 Montevallo Rd, Leeds, AL 35094, TPID:2500201014021002, Jefferson County

Shameka Carpenter - 506 Forest Way. Spoke about the case, stating there is not many centers around the area, and it would be very beneficial to the community for this center.

No one to speak for or against this case.

Staff recommended the variance remains in place as long as the applicant is the lease, and they adhere to all city and state rules and regulations.

No motion was made to approve or disapprove, therefor this case is deemed denied.

5. A25-000005 - A request by Emily Padget, Applicant and Owner to allow an accessory structure (garage) to be constructed no closer than ten (10) feet to the southeasterly property line (perpendicular to Rodgers Way) at 7489 Rodgers Rd, 35094, TPID 2500311000009002, Jefferson County

Emily Padget - 7489 Rodgers Rd - Spoke on case guarding she wanted to build a garage that is 10-14ft in her back yard. The garage would be a 30X30.

Board - Asked how big of a lot she owns. Emily stated about a 3rd of an acre.



Joann Boyd - 567 Forest Drive - to speak for the case. She stated that lots built before 2005 and less then 3 acres that the variance board would decide what the setback would be.

Laura Barnes - Was for the case.

Motion made by Board Member Pool.

Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

6. A25-000006 - A request by Jamie Blair, Applicant and Owner, to allow for the construction of eight (8) - one (1) bedroom condominiums in the R-1, Single-Family District at 7111 Elliot Lane, 35094, Zoned: R-1, Single Family District, TPID: 2500304000003001, Jefferson County

Jamie Blair - 7111 Elliot Lane - Spoke on the case.

The applicant has 5 acers on his property that he would like to put eight one-bedroom condos on. He also stated that he would own these condo's and only rent them out.

Craig Metters - 78 Stoneybrook Crossings. He spoke about three reasons he was against the case. #1 Safety Hazards - Taking about the very challenging intersection about 150-200ft from the proposed construction site. #2 Property Values - Would not be enhancement to their property values.

Chris Jones - 7056 Stoneybrook Crossing. Continuing the letter him and Mr. Metters provided. Talking about if others would like to put apartments in their back yards, what kind of presence it would set, and would it create unneeded chaos. #3 environmental impact the Little Cahana River runs through property in question and the property looks to be in a flood hazard area. Which could cause potential impacts to the storm water to run off to the Little Cahaba River.

Eric Patterson - 6820 Mountain View Terris - Spoke about concerns about the zoning issues with this case. Mr. Patterson is against this case.

Joann Boyd - 567 Forest Dr - Spoke against the case, expressing that it was inappropriate.

Daniel Waller - 7000 - Spoke against the case, expressing he is strongly exposed.

Patty Reaves - 1359 Montevallo Rd - Spoke against this case, stating she was opposed.

Micheal French - 7249 Elliot Lane - Talking about the Hummingbird Subdivision concerns. Mr. French provided a letter stating his concerns.

Larry King - 573 Woodruff Pkwy - HOA presented spoke on behalf of the subdivision, stating they are against this case.

Kelly Taff - 1481 Montevallo Rd - Spoke against this case, she expressed she was a civil engineer and that this should be a zoning issue and not a variance.

Barbara Roads - 2800 Eastern Valley Rd - She owns property on Cahaba Hill. Spoke against the case.

No motion was made to approve or disapprove, therefor this case is deemed denied.

## **ADJOURNMENT:**

Adjourned at 5:49 PM.

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Mr. Mike McDevitt, Chairman

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, Secretary

**File Attachments for Item:**

2. A25-000003 - A request by Justin Pender, Applicant, PENDER JUSTIN & CHRISTY, Owners, to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District., at 6840 MOUNTAIN VIEW TER; LEEDS, AL 35094, TPID: 2500314000008002, Jefferson County. - Tabled at the Request of the Applicant.

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture 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.

<b>CASE #:</b>	A25-000003
<b>APPLICANT NAME:</b>	Justin Pender
<b>PROPERTY OWNER:</b>	NIX CAROL & TURNER S J
<b>TAX PARCEL ID#S:</b>	2500314000008002
<b>PROPERTY ADDRESS:</b>	6840 MOUNTAIN VIEW TER; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	A-1: AGRICULTURE DISTRICT

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on:

Date: February 25, 2025  
Time: 5:00 p.m.  
Place: Leeds Annex 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 e-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](mailto:development@leedsalabama.gov)

### Mailing Address:

Leeds Zoning Board of Adjustments  
c/o Development Services  
1404 9th Street  
Leeds, AL 35094



THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
JUSTIN PENDER and CHRISTY  
PENDER

6840 MOUNTAIN VIEW TERRACE  
BIRMINGHAM, AL 35094

### WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama  
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and 00/100 (\$50,000.00) to the undersigned Grantors, CAROL K. NIX, INDIVIDUALLY AND CAROL K NIX, AN UNMARRIED WOMAN, WILLIAM DEAN NIX, A MARRIED MAN AND VICKI NIX BURKE, A MARRIED WOMAN, AS THE HEIRS AT LAW OF WILLIAM NIX, DECEASED, AND WILLIAM DEAN NIX AS SUCCESSOR TRUSTEE, UNDER THE TURNER LIVING TRUST, DATED OCTOBER 4, 2002, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JUSTIN PENDER and CHRISTY PENDER, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

CAROL K NIX AND CAROL JEAN NIX ARE ONE AND THE SAME PERSON.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES.

Property address: 6840 MOUNTAIN VIEW TERRACE, BIRMINGHAM, AL 35094

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.



2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 2012, Page 468; Volume 3997, Page 521 & Real Volume 910, Page 847.
5. Right of Way granted to Jefferson County as recorded in Real Volume 754, Page 502.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 844, Page 551.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 10TH day of MARCH.

*Carol K. Nix by William Dean Nix AIF*

CAROL K. NIX, INDIVIDUALLY  
AND HEIR AT LAW OF WILLIAM  
NIX, DECEASED

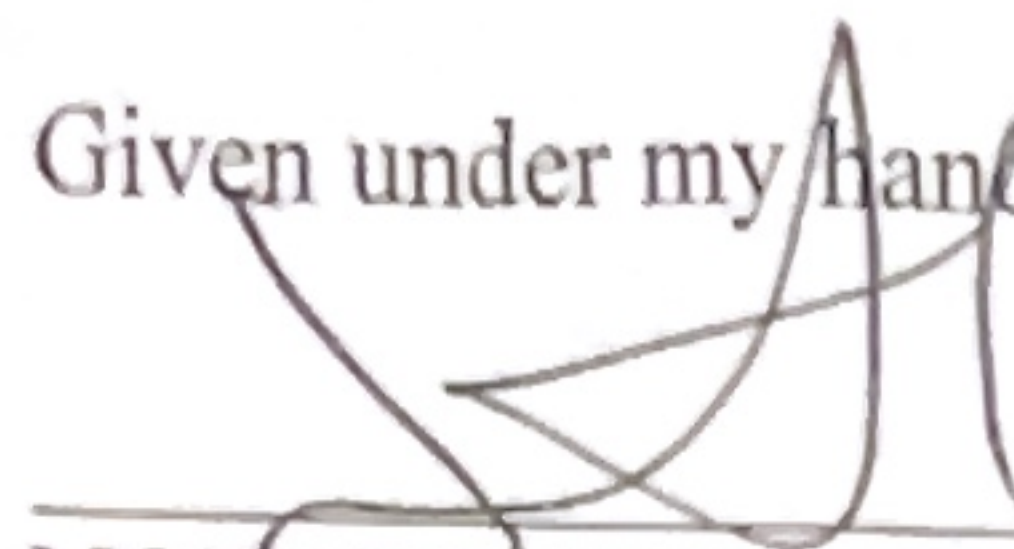
By WILLIAM DEAN NIX, Attorney  
in Fact

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM DEAN NIX, whose name as Attorney in Fact for CAROL K. NIX, INDIVIDUALLY AND AS HEIR AT LAW OF WILLIAM NIX, DECEASED, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, WILLIAM DEAN NIX in his/her capacity as such Attorney in Fact and with full authority, executed the same voluntarily for CAROL K NIX on the day the same bears date.



Given under my hand and official seal this 10TH day of MARCH, 2020.

  
NOTARY PUBLIC

My Commission Expires:

9/28/22

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10TH day of MARCH.

VICKI NIX BURKE BY WILLIAM DEAN NIX AIF

VICKI NIX BURKE, AS HEIR AT

LAW OF WILLIAM NIX,

DECEASED

By WILLIAM DEAN NIX, Attorney

in Fact

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM DEAN NIX, whose name as Attorney in Fact for VICKI NIX BURKE, AS HEIR AT LAW OF WILLIAM NIX, DECEASED, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, WILLIAM DEAN NIX in his/her capacity as such Attorney in Fact and with full authority, executed the same voluntarily for VICKI NIX BURKE on the day the same bears date.

Given under my hand and official seal this 10TH day of MARCH, 2020.

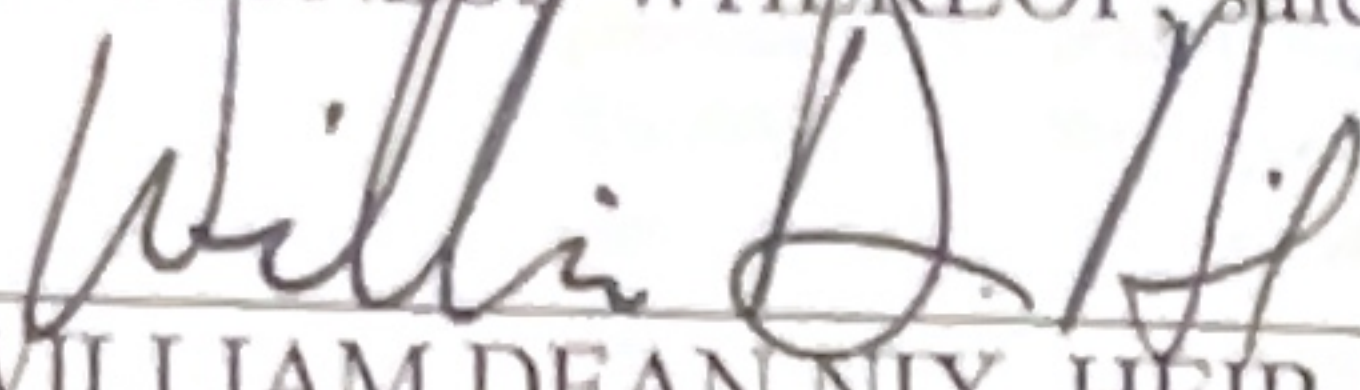
  
NOTARY PUBLIC

My Commission Expires:

9/28/22



IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10TH day of MARCH.

  
WILLIAM DEAN NIX, HEIR AT  
LAW OF WILLIAM NIX,  
DECEASED AND AS TRUSTEE  
OF THE TURNER LIVING TRUST  
DATED OCTOBER 4, 2002

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM DEAN NIX, HEIR AT LAW OF WILLIAM NIX, DECEASED AND AS TRUSTEE OF THE TURNER LIVING TRUST DATED OCTOBER 4, 2002, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 10TH day of MARCH, 2020.

  
NOTARY PUBLIC

My Commission Expires:

9/28/22



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

All part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, Township 17 South, Range 1 East, more particularly described as follows: Beginning at the Northeast corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, thence South 00 deg. 32 min. 28 sec. East along the East line of said quarter-quarter section line 1120.00 feet; thence North 50 deg. 18 min. 59 sec. West 618.90 feet; thence North 00 deg. 22 min. 28 sec. West 724.48 feet to the North line of the above mentioned quarter-quarter section; thence East along said line 472.34 feet to the point of beginning and being situated in Jefferson County, Alabama.



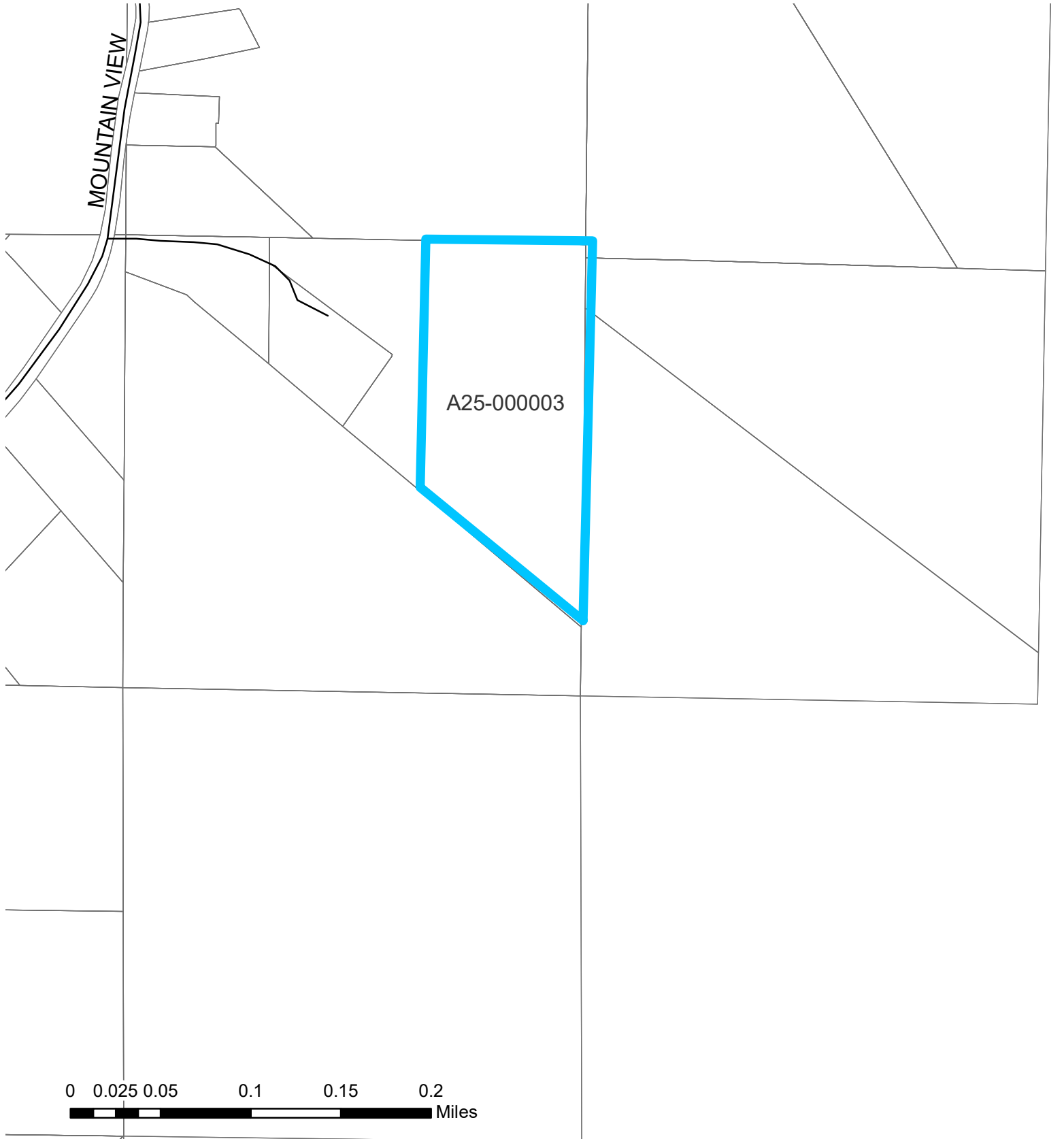




# A25-000003

## 6840 MOUNTAIN VIEW TER

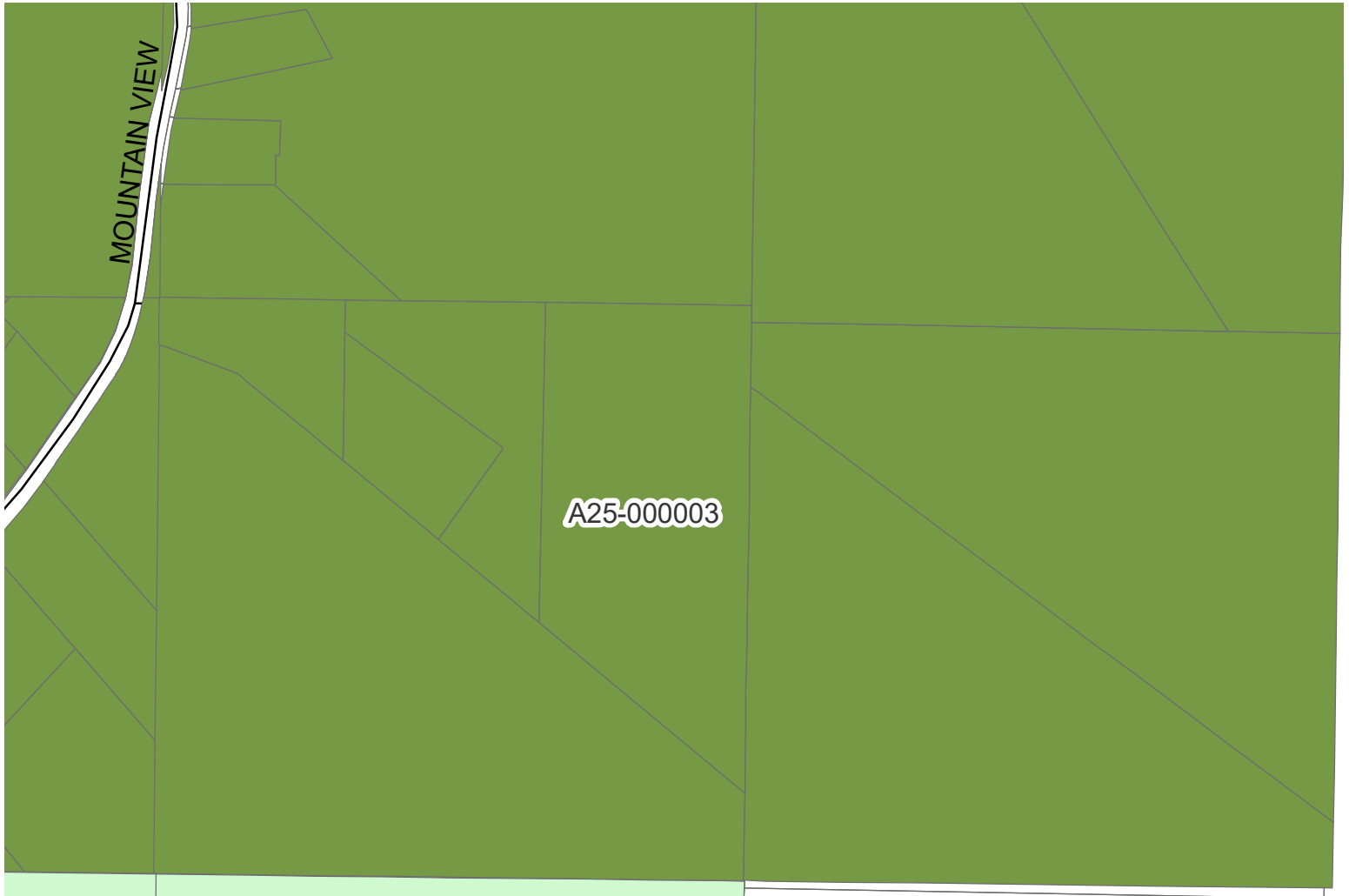
### STREET MAP



# A25-000003

## 6840 MOUNTAIN VIEW TER

### ZONING MAP



#### Legend

**jeffco\_merge**  
[light green box] <all other values>

#### ZONING

- [green box] A-1
- [red box] B-2
- [purple box] I-1
- [purple box] I-2
- [teal box] PCD
- [yellow box] R-1
- [hatched box] R-2
- [orange box] R-3
- [dark purple box] R-5

0 0.025 0.05 0.1 0.15 0.2 Miles

# NOTICE OF PUBLIC HEARING

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Zoning Board of Adjustments

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## Zoning Board of Adjustments

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<b>APPLICANT NAME:</b>	Justin Pender
<b>PROPERTY OWNER:</b>	NIX CAROL & TURNER S J
<b>TAX PARCEL ID#S:</b>	2500314000008002
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Place: Leeds Annex 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 e-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](mailto:development@leedsalabama.gov)

### Mailing Address:

Leeds Zoning Board of Adjustments  
c/o Development Services  
1404 9th Street  
Leeds, AL 35094

A25-000003  
6840 MOUNTAIN VIEW TER  
AERIAL MAP

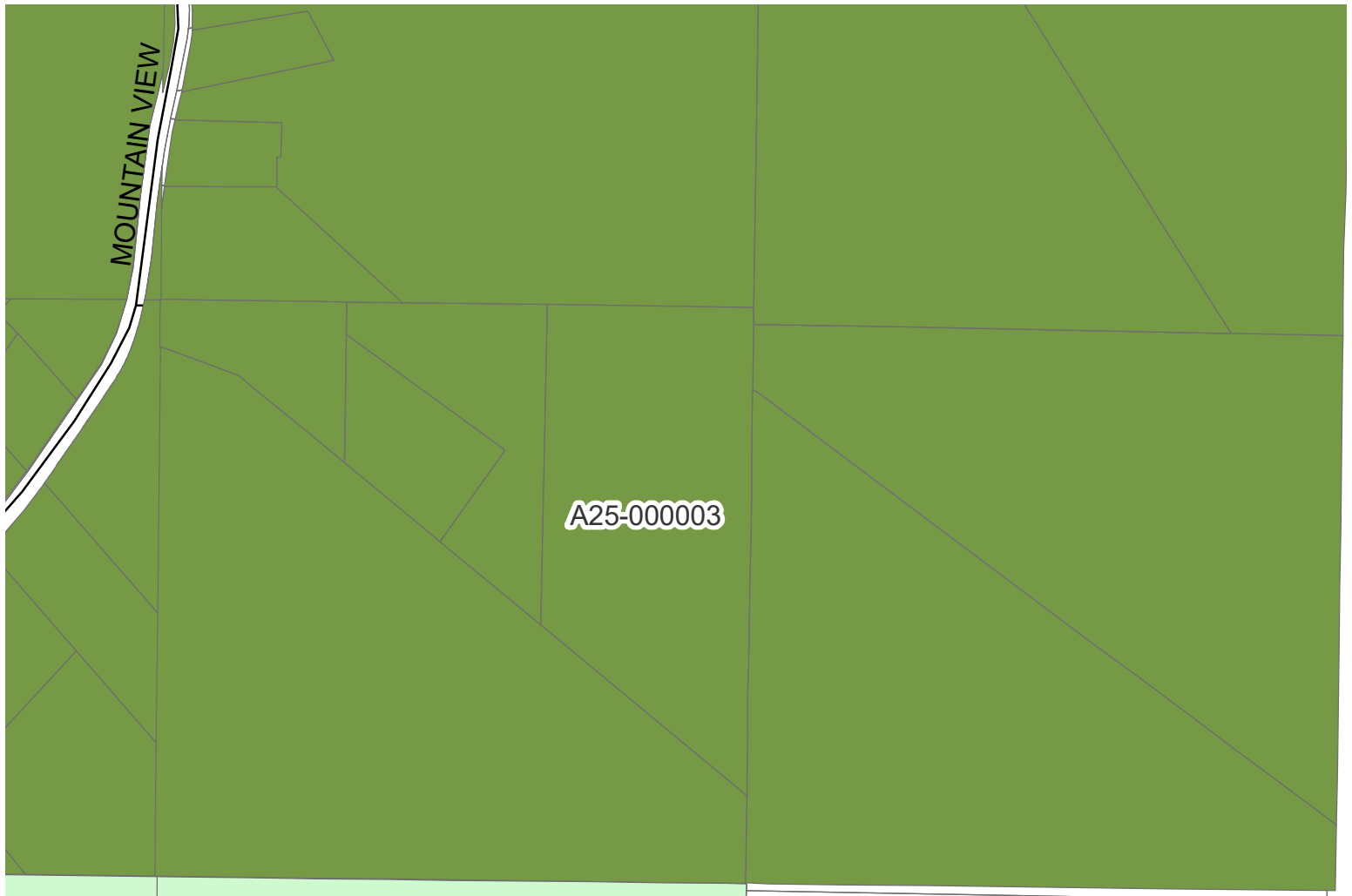




# A25-000003


## 6840 MOUNTAIN VIEW TER

### FLOOD MAP



#### Legend

##### jeffco\_merge

 <all other values>

##### ZONING

 A-1

 B-2

 I-1

 I-2

 PCD

 R-1

 R-2

 R-3

 R-5

0 0.025 0.05 0.1 0.15 0.2 Miles



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**Fw: Table my variance**

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**From** Morgan Causey <mcausey@leedsalabama.gov>

**Date** Tue 3/25/2025 9:55 AM

**To** Brad Watson <bwatson@leedsalabama.gov>

**Cc** Marquetta Willis <mwillis@leedsalabama.gov>; Toushi Arbitelle <tarbitelle@leedsalabama.gov>

## Morgan Causey

Accounting Assistant

City of Leeds, Alabama

1400 9<sup>th</sup> St.

Leeds, AL 35094



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**From:** Justin Pender <justin.pender@classicgardens.com>

**Sent:** Tuesday, March 25, 2025 9:50 AM

**To:** Morgan Causey <mcausey@leedsalabama.gov>

**Subject:** Table my variance

Morgan,

I would like to table my variance request for this evenings meeting.

Thanks,

Justin Pender



**File Attachments for Item:**

3. A25-000007 - A request by HEADLEY TIMOTHY P & NILA M (D) & MILLER HENRIETTA (D), to allow for two (2) residential structures to remain on the property as located - the second (2nd) structure will be for family use only and to waive the front and side setbacks on the two (2) residential structures to remain as located; to allow for accessory structures which exceed the twenty-five (25) percent maximum of the gross heated floor area of the principal structure, at 1724 11th CT, 35094, TPID: 2500211015001000, Jefferson County.

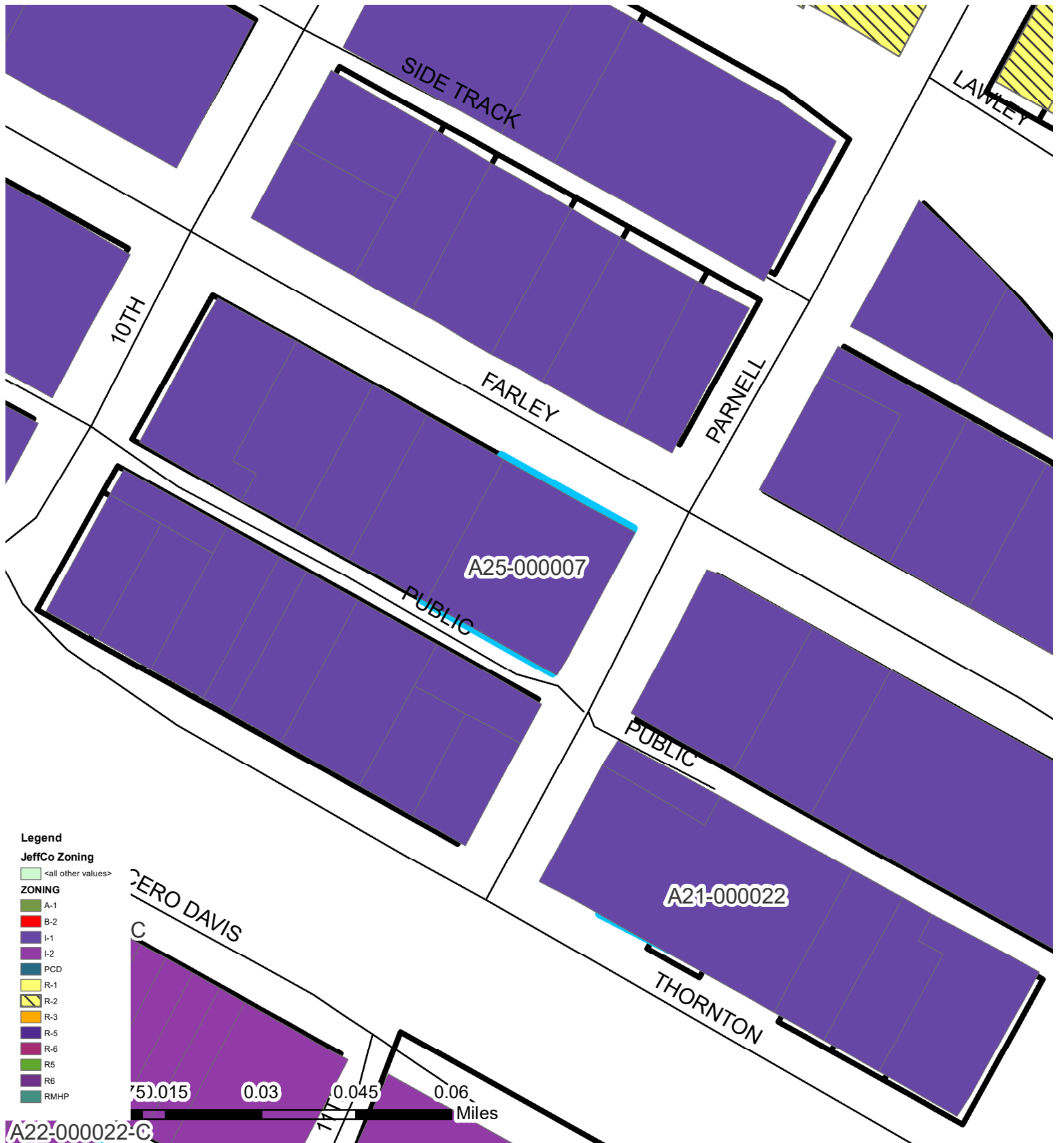
A25-000007  
1724 11th CT  
2500211015001000  
FLOOD MAP



A25-000007  
1724 11th CT  
2500211015001000  
STREET MAP



A25-000007  
1724 11th CT  
2500211015001000  
ZONING MAP



THIS INSTRUMENT PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
819 Parkway Drive, S.E.  
Leeds, Alabama 35094

Send Tax Notice To:  
Timothy P. Headley  
1039 Farley Avenue  
Leeds, AL 35094

B 6 '25 AM 9:01

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
JEFFERSON COUNTY

\$ 29,450.00 ✓ mT  
10/99

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY FOYUR THOUSAND NINE HUNDRED AND NO/100 (\$74,900.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **AMOS E. MINOR, A MARRIED MAN, HUGO MINOR, A MARRIED MAN, AND BOBBIE JEAN HARE, AN UNMARRIED WOMAN, BEING ALL THE HEIRS AND DISTRIBUTEES AT LAW OF MILA MINOR, DECEASED, JEFFERSON COUNTY PROBATE NUMBER 165011** (herein referred to as Grantors) do grant, bargain, sell and convey unto **TIMOTHY P. HEADLEY, NILA M. HEADLEY AND HENRIETTA MILLER** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lots 19, 20, 21, 22, 23 and 24, Block 14A, according to the Survey of Leeds, as recorded in Map Book 10, page 21, in the Probate Office of Jefferson County, Alabama.

\$45,450.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

The herein conveyed property does not constitute any portion of the homestead of the Grantors nor that of their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 7<sup>th</sup> day of October, 1999.



Amos E. Minor  
AMOS E. MINOR

Hugh Minor  
HUGH MINOR

Bobbie Jean Hare  
BOBBIE JEAN HARE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMOS E. MINOR, HUGH MINOR AND BOBBIE JEAN HARE whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of October, 1999.

Conley L. Luman  
Notary Public

My Commission Expires:

9/1/02

State of Alabama - Jefferson County  
I certify this instrument filed on:  
1999 OCT 12 A.M. 08:07  
Recorded and \$ 29.50 Mtg. Tax  
and \$ 8.00 Deed Tax and Fee Amt.  
\$ 37.50 Total \$  
GEORGE R. REYNOLDS, Judge of Probate  
9913/6801

1724 11th Court



- February 6, 2025
- Parcels
  - OUT BUILDING
  - Building Footprints
  - RESIDENCE
  - CANOPIES
  - PLSS Boundaries - Quarter Section

1:564

0 0.01 0.01 0.01 0.02 mi

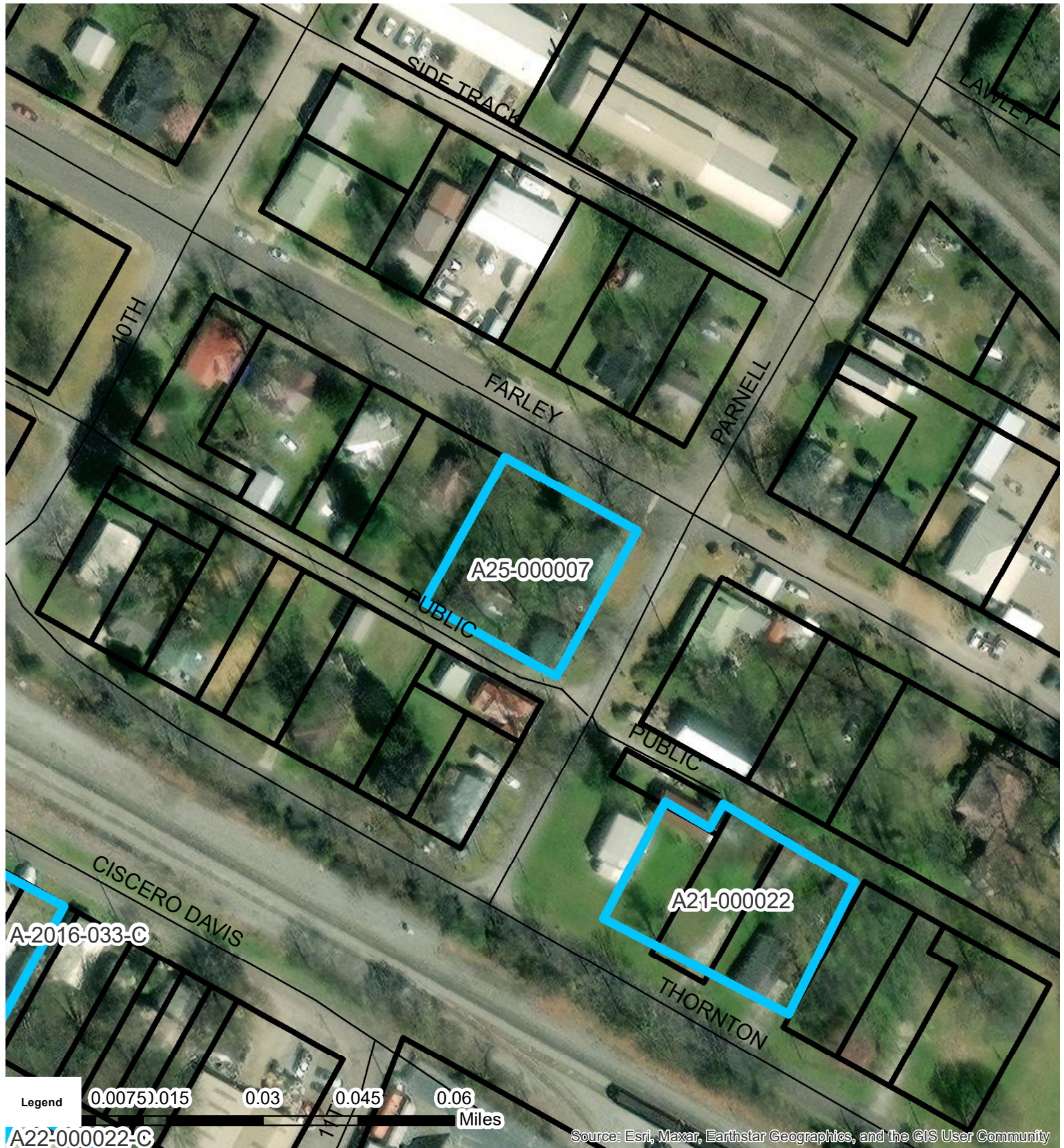
0 0.01 0.01 0.01 0.03 km

AERIAL PHOTO HERE GRIPP, INCREMENT P, USGS, FEB 1956 25' x 9.01'

*Handwritten:* 2-6-25



A25-000007  
1724 11th CT  
2500211015001000  
AERIAL MAP



Legend

0.0075 0.015

0.03

0.045

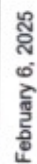
0.06

Miles

A22-000022-C

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





 Parcels  
 OUT BUILDING  
 RESIDENCE  
 PLSS Boundaries  
 CANOPIES  
 Building Footprints

1:564

JOINT COAL EMV HERE GROWTH INCREMENT P. USGS.  
EPA-0504 75 44 9.0

MM  
2-6-75

**File Attachments for Item:**

4. A25-000008 - A request by Danielle Butterfield, Applicant, To allow a six (6) foot privacy fence to extend into a required front yard (Pinnacle Parkway) eleven (11) feet - as depicted in the application, at 2016 Valley Run, 35094, TPID :2601110001047027, St. Clair Co., Zoned R-6, Patio Home District.

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application for To allow a six (6) foot privacy fence to extend into a required front yard (Pinnacle Parkway) eleven (11) feet - as depicted in the application; 2016 Valley Run is a single-family residential property on a small corner in the Dansby Valley subdivision. Due to it being a corner lot, the side and front yard are both zoned as a "front" and, therefore, subject to a 20ft setback for permanent structures. Because of this setback and the lot size, this does not allow for a privacy fence to be placed on the right side of the property, as the total distance from the home to the street is only 21ft. We are requesting to build a 6ft privacy fence that would sit on a 10ft setback from the street to allow adequate space.

The runoff of rain in the subdivision drain to the back of the property is at a low point in the subdivision, and the way the site has been graded, I do not have total use of the backyard as part of the property is being utilized for the drainage ditch. Not only is there a drainage ditch, but the developer had initially placed many ripraps in the space (which has now been replaced by hydroseed). Nevertheless, the standing water and/or rocks that will likely be replaced are an ideal environment for snakes during the warm months, and they have created an unsafe environment for children to play. Lastly, the steep slope from the backyard into the drainage ditch creates an additional hazard for a small child.

With the limitations on the backyard, to have enough usable space, the contractor recommended using a side yard. When checking with the developer and City Staff, I have since found out the side yard was zoned as a front yard, and therefore, the property is subject to two front setbacks. To have a safer environment for my daughter and enough space, I am requesting a variance due to the aforementioned hardships due to the slope of the property and drainage ditch.

## 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.

<b>CASE #:</b>	A25-000008
<b>APPLICANT NAME:</b>	Danielle Butterfield
<b>PROPERTY OWNER:</b>	
<b>TAX PARCEL ID#S:</b>	
<b>PROPERTY ADDRESS:</b>	2016 Valley Run; Leeds, AL 35094
<b>PROPERTY ZONING:</b>	R-5: GARDEN HOME RESIDENTIAL DISTRICT

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: March 25, 2025  
Time: 5:00 p.m.  
Place: Leeds Annex 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:

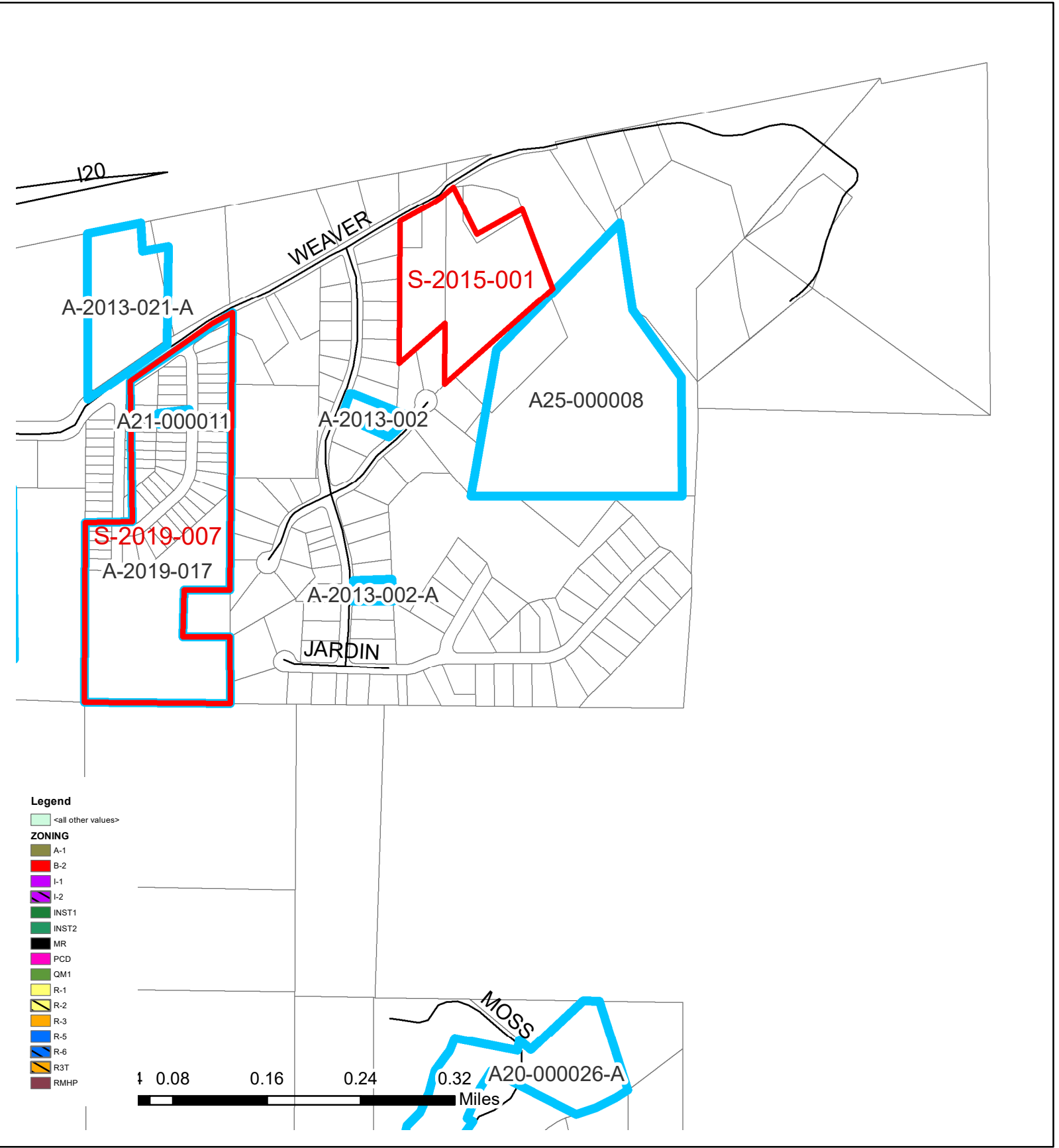
**Phone:** 205-699-0943

**E-mail:** development@leedsalabama.gov

**Mailing Address:**

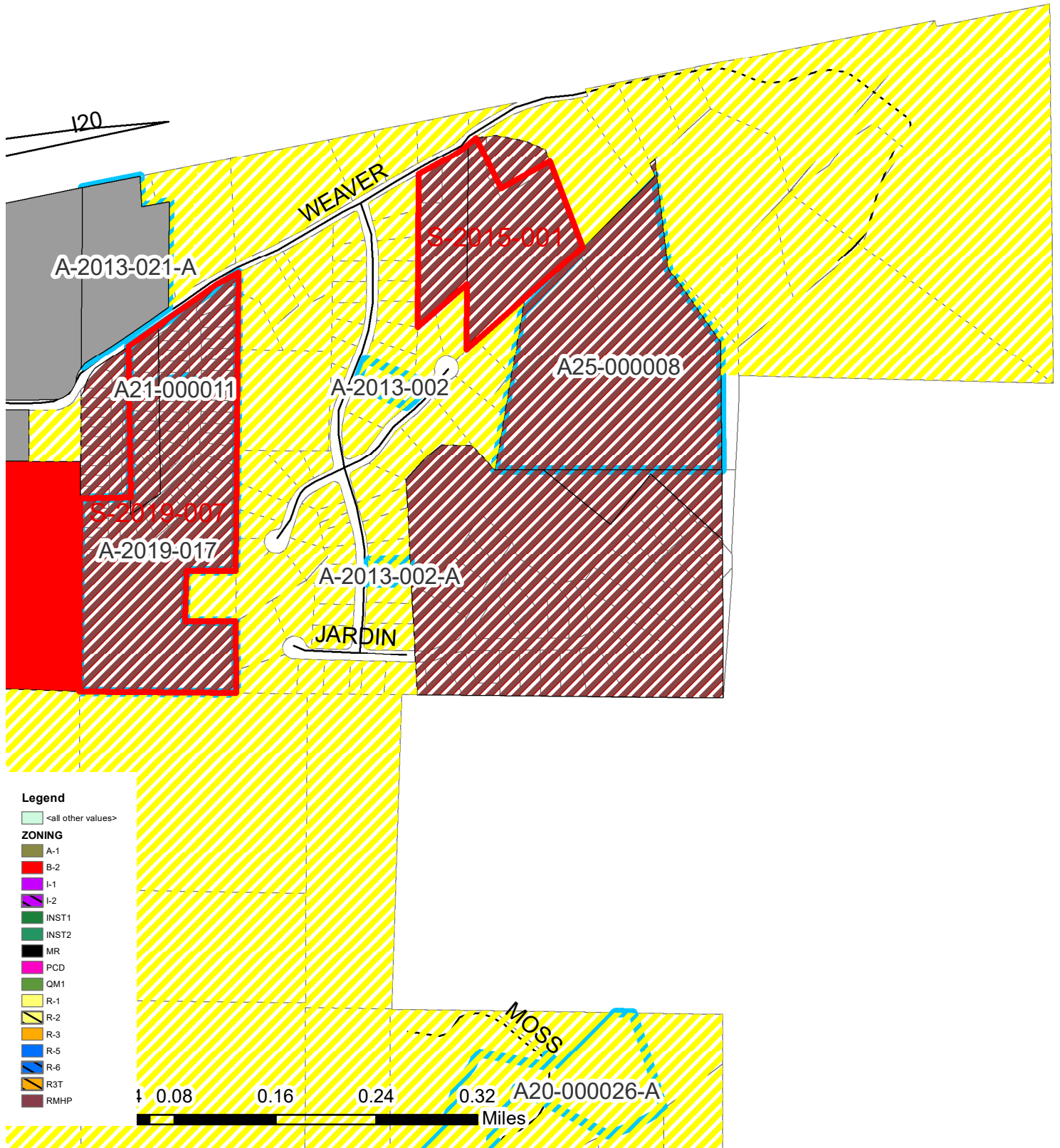
Leeds Zoning Board of Adjustments  
c/o Development Services  
1404 9th Street  
Leeds, AL 35094

A25-000007  
1724 11th CT  
2500211015001000  
STREETS MAP



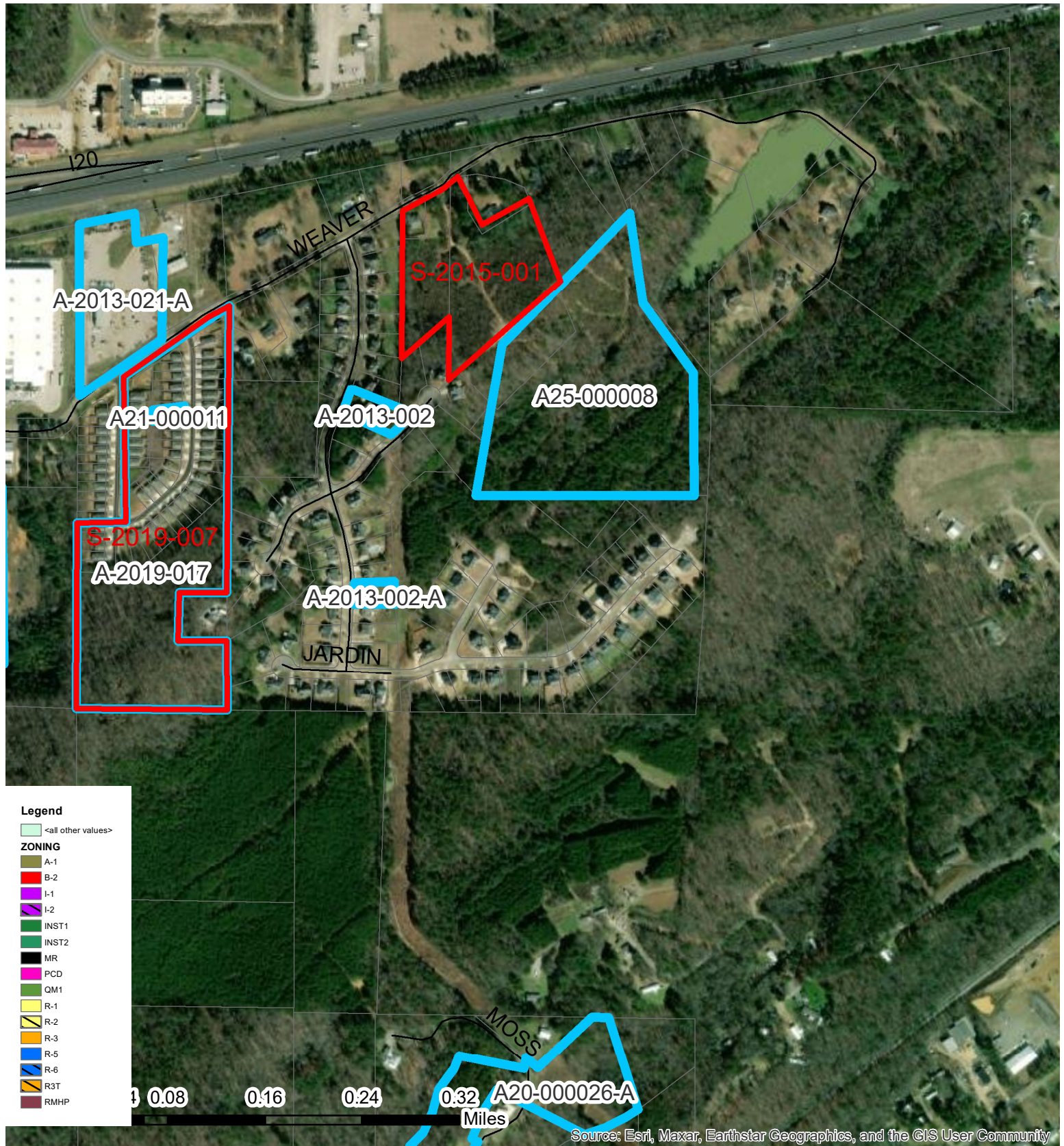
A25-000007  
1724 11th CT  
2500211015001000  
FLOOD MAP

34





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1724 11th CT  
2500211015001000  
AERIAL MAP



A25-000007  
1724 11th CT  
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FLOOD MAP

