



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

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

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

NEW BUSINESS:

- [1.](#) A request by Zachary Rushen, applicant and owner, to allow a Conex box to remain on the property as an accessory structure in the back yard, located at 217 Country Club Dr., Leeds, AL 35094, TPID 2500303000019000, Jefferson County, Zoned R-1, Single Family District.
- [2.](#) A request by Marcia Clarke, applicant and owner, at 6609 Little Cahaba CV, Leeds, AL 35094, to allow a screened-in patio area w/roof to be no closer than thirty (30) feet to the rear property line in lieu of the required forty (40) feet. Also, for compliance, to reduce the side - north - property from fifteen (15) feet to twelve point nine (12.9) feet, Jefferson County, Zoned: R-1, Single Family District.
- [3.](#) A request by Kim Dometrovich, Applicant and Owner, requesting a variance to allow an accessory structure (garage) to be 0' from the edge of the property line instead of five (5) feet required by ordinance at 8145 3rd Ave., Leeds, AL 35094, TPID 2500212010011000, Jefferson County, Zoned:T-3, Form Based Code.
- [4.](#) A request by Karla Barrientos, applicant and owner, to allow a picket fence with masonry columns and a wooden privacy fence in excess of 6 feet in the front yard and on a lot with no principal structure at 7639 Cahaba Avenue, Leeds, AL 35094, TPID 2500174026003000, Jefferson County, Zoned: R-2, Single Family District.
- [5.](#) A request by Evan Vines, Applicant, Valley Food and Feed LCC, owner, to place a firework stand at 2060 Montevallo Rd. SW Leeds, AL 35094. TPID 2500303000025000, Jefferson County, Zoned, B-2, General Business District. This will be a modular building and will be well

maintained visually and structurally. We plan to be open for business twice a year, once during the 4th of July season and the second for the New Year season.

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.

Item 1. NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Zoning Board of Adjustments
 Planning and Zoning Commission

APPLICATION

An application to allow a Conex box to remain on the property as an accessory structure has been filed with the City of Leeds Zoning Board of Adjustments.

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 #:	A20-000009
APPLICANT NAME:	Zachary Rushen
PROPERTY OWNER:	RUSHEN ZACHARY B
TAX PARCEL ID#S:	2500303000019000
PROPERTY ADDRESS:	217 COUNTRY CLUB DR; LEEDS, AL 35094
PROPERTY ZONING:	R-1, 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 - See Instructions on back

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: 205-699-0907

E-mail: development@leedsalabama.gov

Mailing Address:

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

Item 1.

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)

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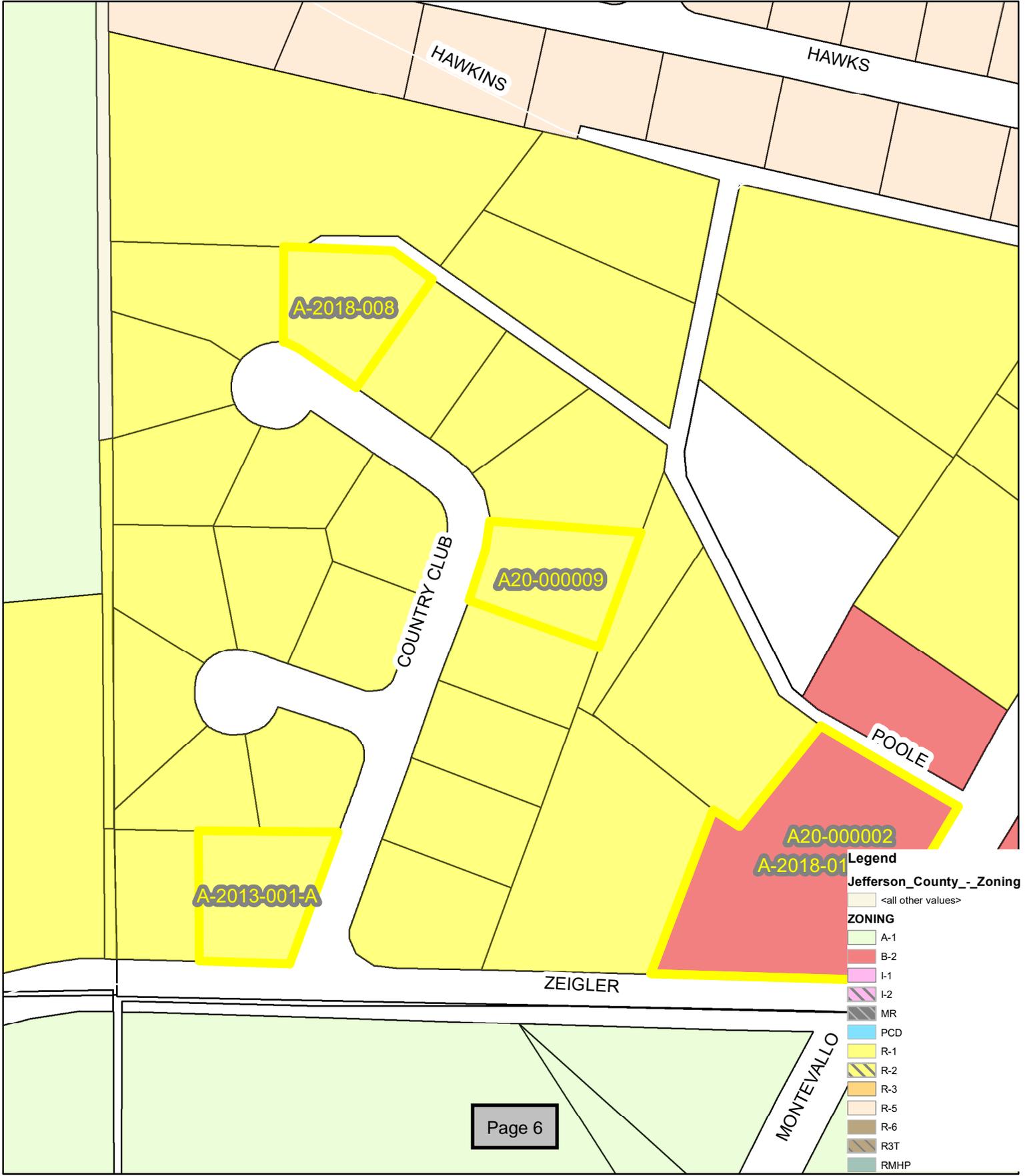
Item 1.

A20-000009
217 COUNTRY CLUB DR
2500303000019000
AERIAL



Item 1.

A20-000009 217 COUNTRY CLUB DR 2500303000019000 ZONING



Item 2. **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 permit a screened-in patio area w/roof to be no closer than thirty (30) feet to the rear property line in lieu of the required forty (40) feet. Also, for compliance, to reduce the side - north - property from fifteen (15) feet to twelve point nine (12.9) feet.

Zoning Board of Adjustments

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CASE #:	A20-000018
APPLICANT NAME:	Marcia Clarke
PROPERTY OWNER:	CLARKE MARCIA
TAX PARCEL ID#S:	2500302000053000
PROPERTY ADDRESS:	6609 LITTLE CAHABA CV; LEEDS, AL 35094
PROPERTY ZONING:	R-1: SINGLE FAMILY RESIDENTIAL 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 backside for instructions

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: deveopment@leedsalabama.gov

Mailing Address:

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

Item 2.

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)

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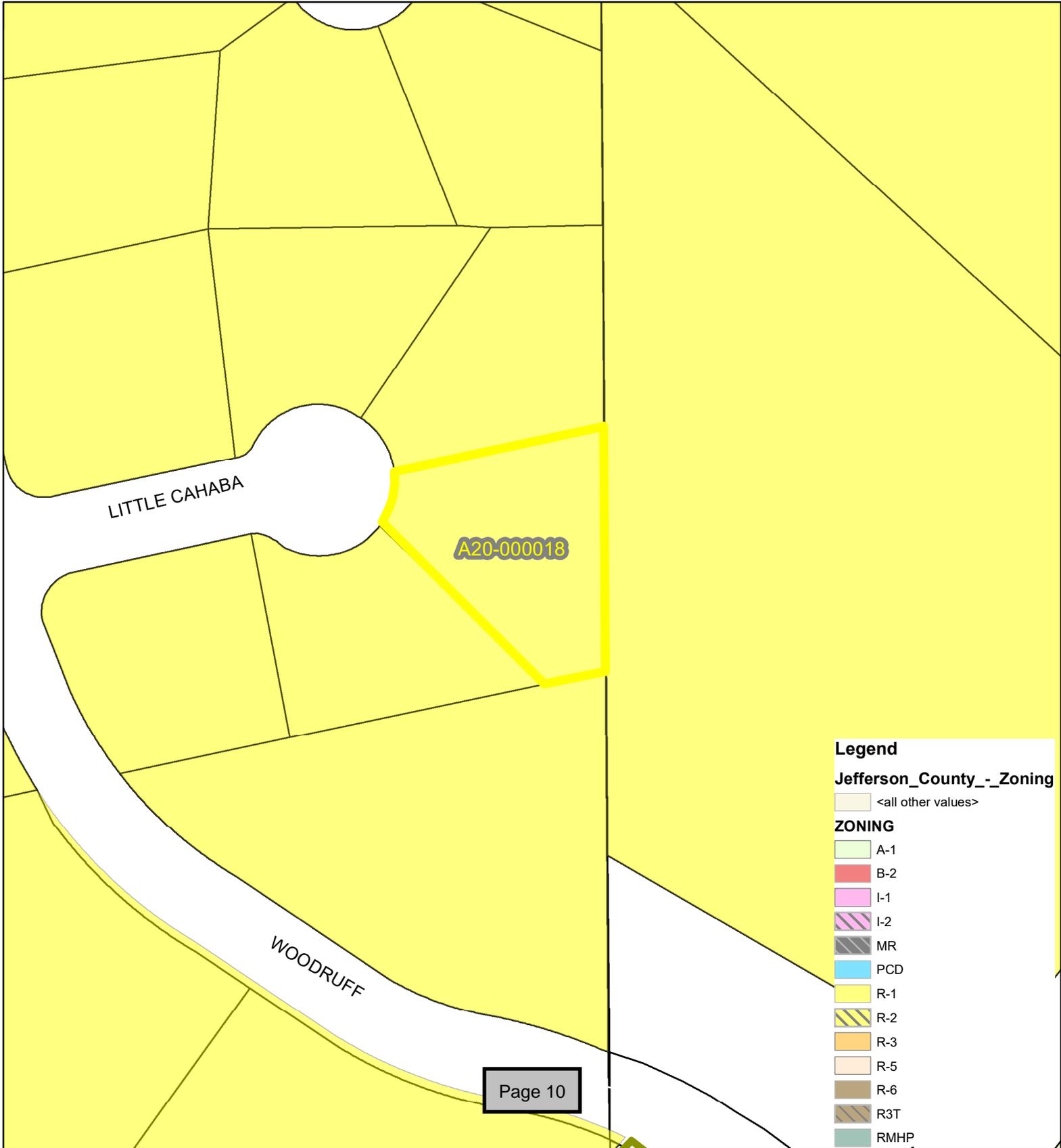
Item 2.

A20-000018
6609 LITTLE CAHABA CV
2500302000053000
AERIAL



Item 2.

A20-000018
6609 LITTLE CAHABA CV
2500302000053000
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

Item 3. NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Zoning Board of Adjustments
 Planning and Zoning Commission
 Application for Special Exemption

APPLICATION

An application for Requesting a variance to allow an accessory structure (garage) to be 0' from the edge of the property line instead of five (5) feet required by ordinance.
 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 #:	A20-000012
APPLICANT NAME:	Kim Dometrovich
PROPERTY OWNER:	DOMETROVICH RONALD A
TAX PARCEL ID#S:	2500212010011000
PROPERTY ADDRESS:	8145 3RD AVE; LEEDS, AL 35094
PROPERTY ZONING:	T-3

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: Goto Meeting - See Instructions on Back of Notice

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

Item 3.

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Tue, Apr 28, 2020 5:00 PM - 6:30 PM (CDT)

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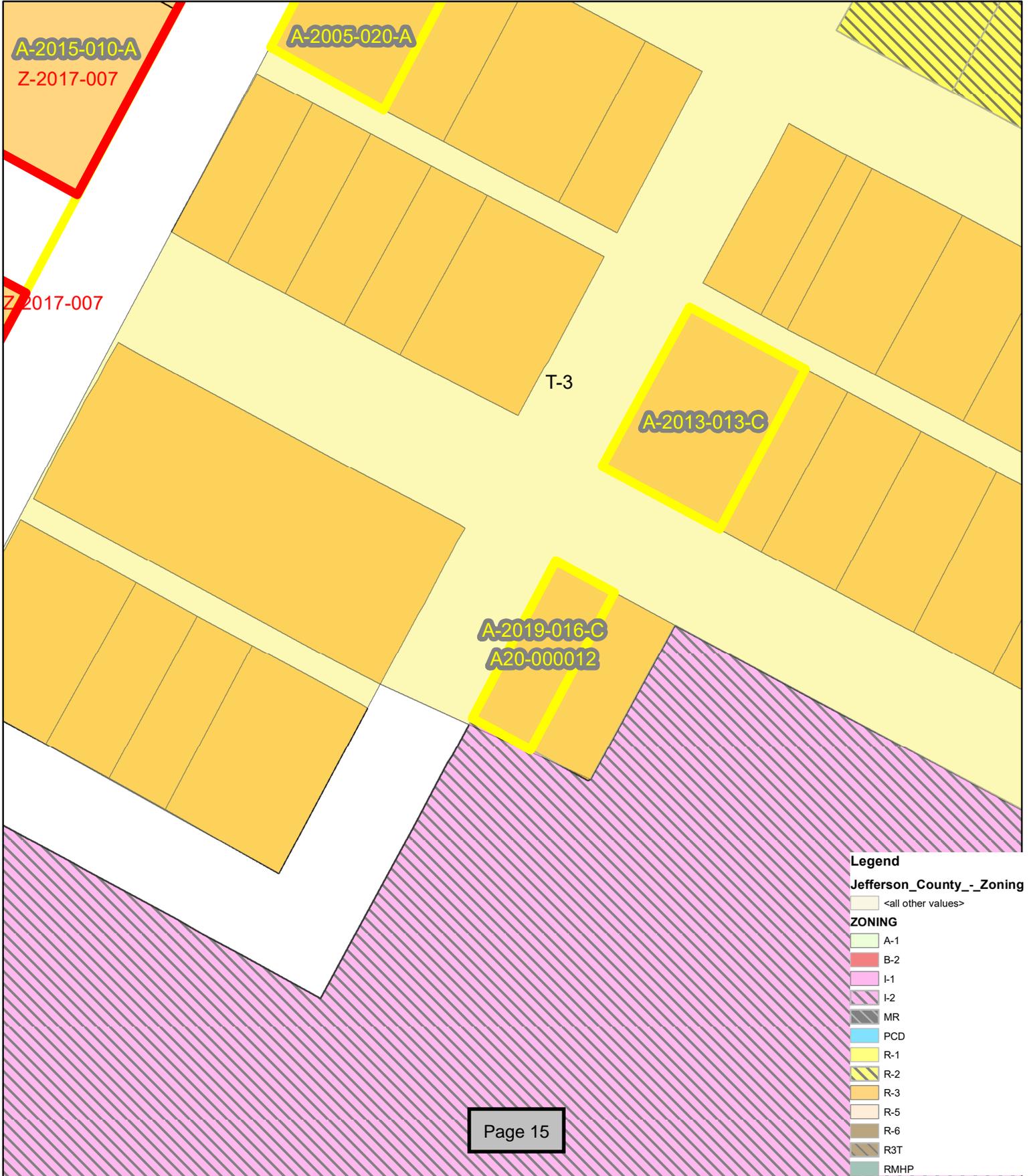
Item 3.

A20-000012
8145 3RD AVE
2500212010011000
AERIAL



Item 3.

A20-000012
8145 3RD AVE
2500212010011000
ZONING



Item 4. **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

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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

Item 4.

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Tue, Apr 28, 2020 5:00 PM - 6:30 PM (CDT)

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Access Code: 263-187-701

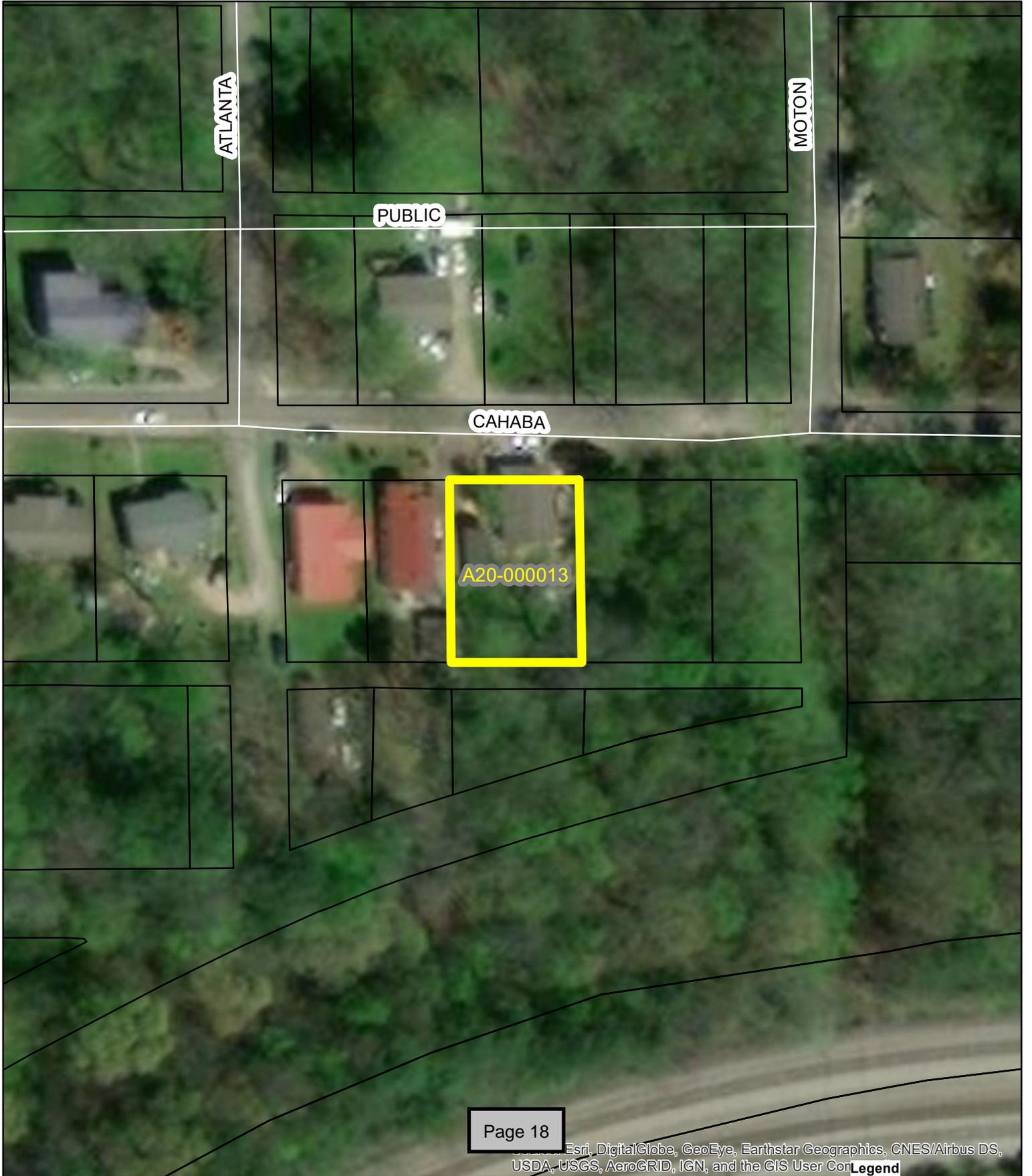
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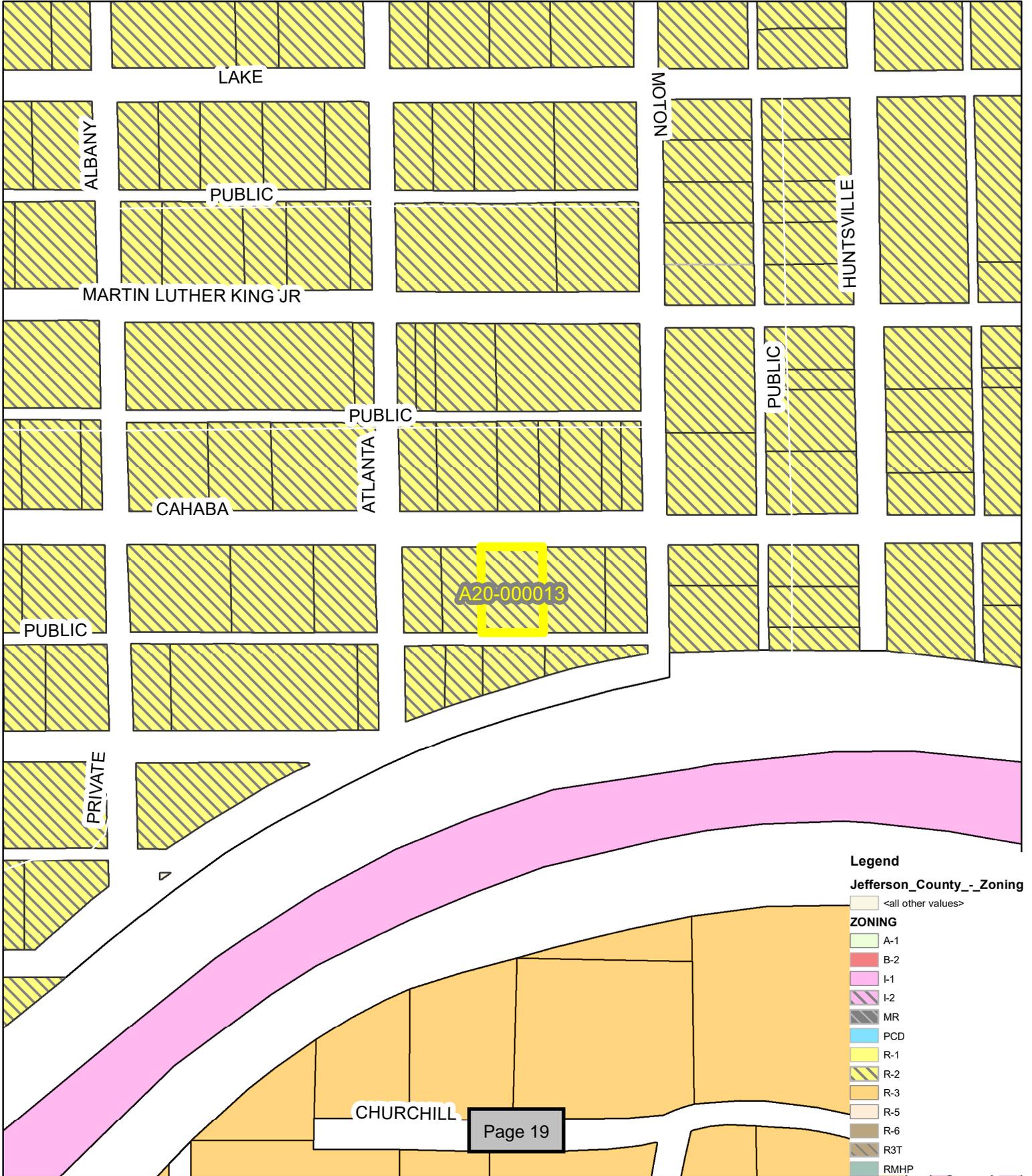
Item 4.

A20-000013
7639 CAHABA AVE
2500174026003000
AERIAL



Item 4.

A20-000013 7639 CAHABA AVE 2500174026003000 ZONING



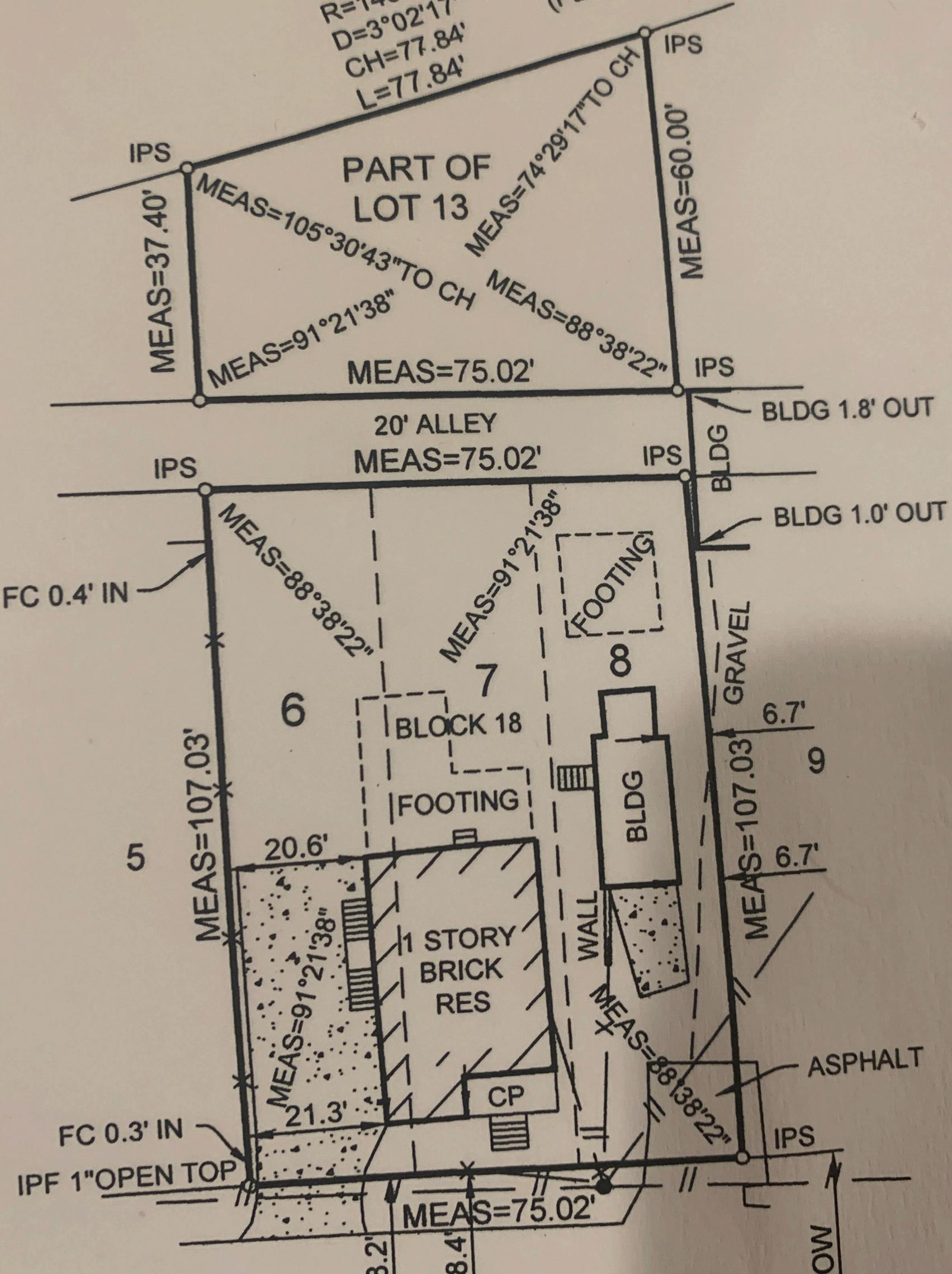
A20-000013

- Legend**
Jefferson County - Zoning
- <all other values>
 - 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)

PART OF
 LOT 13



CAHABA AVENUE

40' ROW

Item 5.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments
Planning and Zoning Commission
Application for All Others

APPLICATION

An application for Requesting placement of a firework stand at 2060 Montevallo Rd. SW Leeds, AL 35094. This will be a modular building and will be well maintained visually and structurally. We plan to be open for business twice a year, once during the 4th of July season and the second for the New Year season. has been filed with the City of Leeds Zoning Board of Adjustments to

Zoning Board of Adjustments

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CASE #:	A20-000002
APPLICANT NAME:	Evan Vines
PROPERTY OWNER:	VALLEY FOOD AND FEED LLC
TAX PARCEL ID#S:	2500303000025000
PROPERTY ADDRESS:	2060 MONTEVALLO RD; 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:

Date: 04/28/2020
Time: 5:00 p.m.
Place: GoToMeeting - You will find the instructions on how to log or dial in at www.leedsalabama.org

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 Board

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

This instrument was prepared by:

Send Tax Notice To:

Philip E. Gable, Esquire
Philip E. Gable, P.C.
P.O. Box 360002
Hoover, Alabama 35236

Bryan Bowman
7016 Mountain View Lane
Leeds, AL 35094

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

CORRECTION DEED

This deed is given to correct the legal description of that certain deed dated November 23, 2016 and recorded on November 23, 2016 under instrument number 2016123288 in the office of the Probate Judge of Jefferson County, Alabama. The Corrected Deed reads as follows:

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$300,000 and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I STEVEN L. CALLAWAY, a single man, (hereby referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Valley Food and Feed, LLC, an Alabama Limited Liability Company (herein referred to as Grantee, whether one or more), the following described real estate, including any appurtenances thereto, situated in Jefferson County, Alabama, to-wit:

Being the same real property described on Exhibit A, which is attached hereto and incorporated herein by reference.

This conveyance is hereby made subject to any easements, right of ways, reservations or exceptions of record in the office of the Judge of Probate in Jefferson County, Alabama.

This property does not constitute the homestead of the Grantor.

Preparer makes no warranty as to title, as by agreement of the parties, this conveyance is made without the benefit of a title search or survey.

Grantor acquired Parcel 1 of the property herein above described by instrument recorded in Deed Book 2924 at page 861 and Parcel 2 of the property herein above described by instrument recorded in Deed Book 3365 at page 913.

TO HAVE AND TO HOLD to the said Grantee, his, her or their assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the ___ day of July, 2019.

STEVEN L. CALLAWAY

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, Susan D. Syphurs, a Notary Public in and for said County, in said State, hereby certify that STEVEN L. CALLAWAY, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ___ day of July, 2019.

Susan D. Syphurs, Notary Public

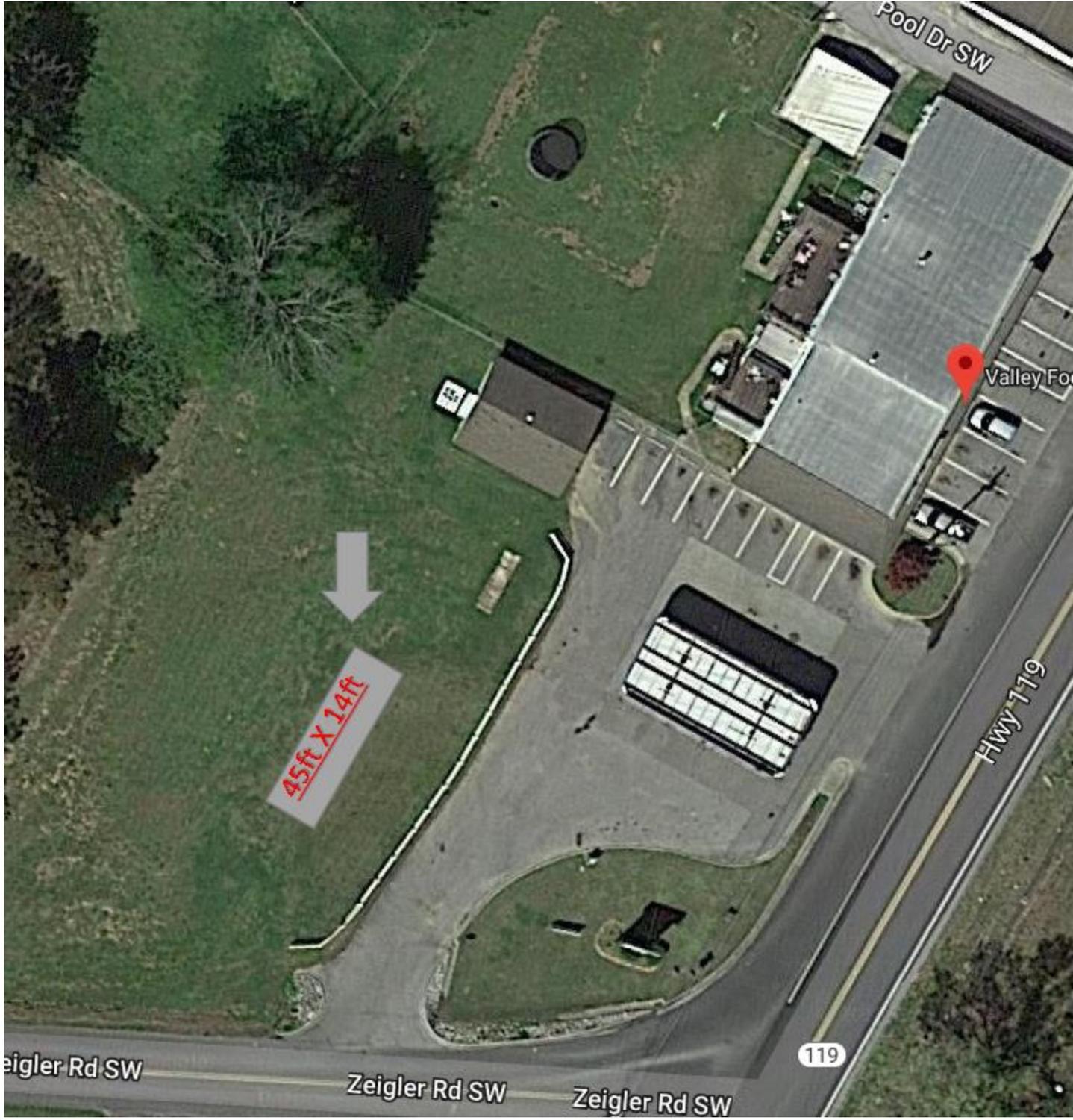
My Commission expires: January 18, 2023

EXHIBIT A

Parcel # 1 Commence at the S.W. Corner of said section 30, thence East along the South line of same 410.00 ft. thence N 18° 56' E 373.57 ft. thence S 60° 17' E 19.76 ft. thence S 53° 12' E 180.24 ft. to the point of beginning of tract herein described, thence continue along the last named course 40.95 ft. thence S 61° 39' E 196.94 ft. to the Westerly right of way line of Highway #119, thence S 30° 04' W along said right of way 117.82 ft. to the Intersection of the North line of Zeigler Road, thence N 87° 22' W along the North line of said Zeigler Road, 218.30 ft. thence N 18° 40' 16" E 221.79 ft. to the point of beginning. Situated in Jefferson County, Alabama.

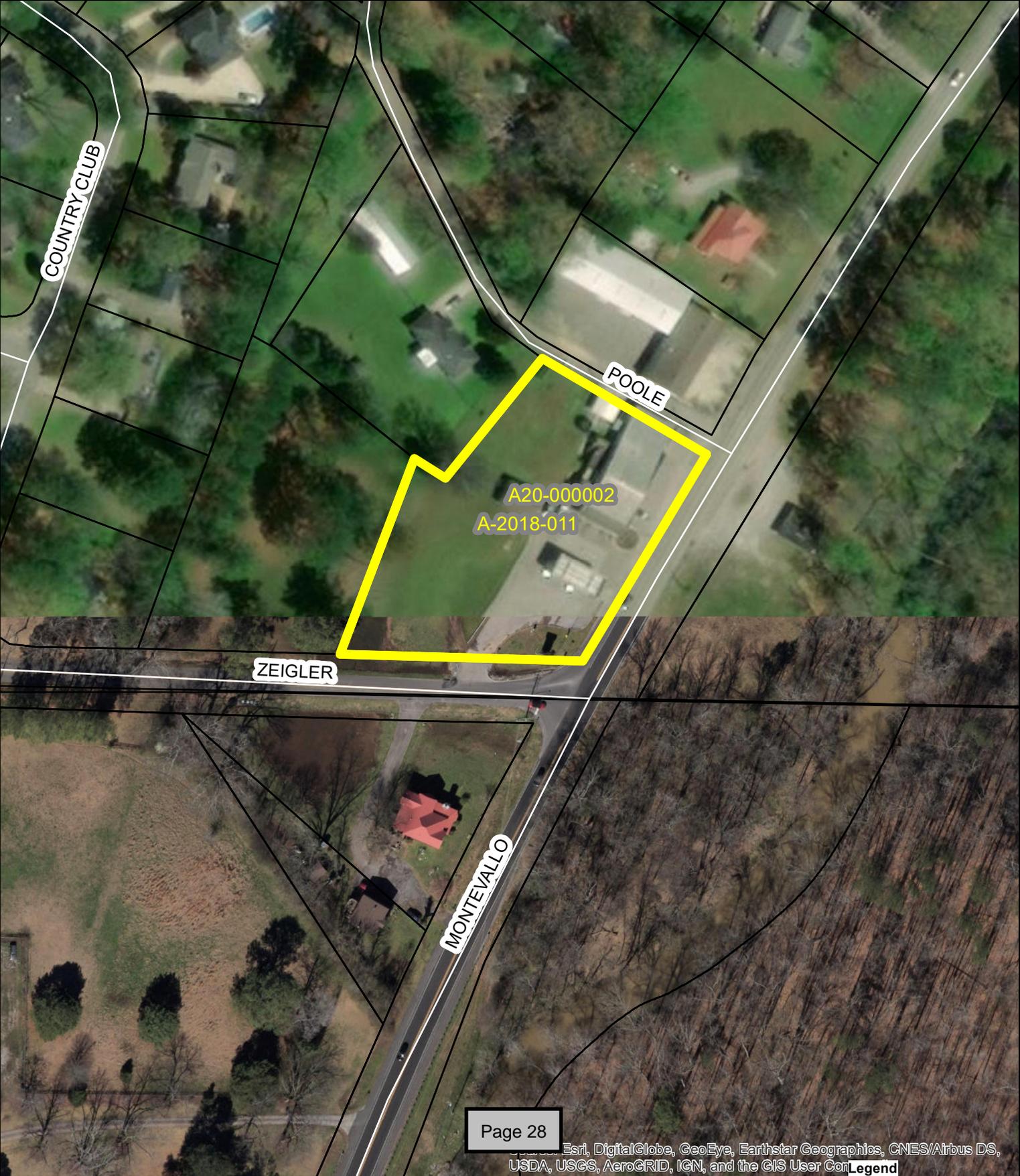
Parcel # 2 Part of the SW ¼ of the SW ¼ of Section 30, Township 17 South, Range 1 East, situated in Jefferson County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Southwest ¼ of the Southwest ¼ of said Section 30; thence East along the south line of said ¼-1/4 for a distance of 410 feet to a point; thence angle left 71° 11' and run a distance of 678.78 feet to a point; thence angle right 131° 44' and run a distance of 343.01 feet to a point; thence angle left 31° 53' and run a distance of 19.19 feet to the point of beginning of above tract; thence continue along last course a distance of 184.36 feet to a point; thence angle right 86° 44' and run a distance of 150 feet to a point; thence angle right 97° 14' 30" and run a distance of 150.94 feet to the point of beginning.

Item 5.



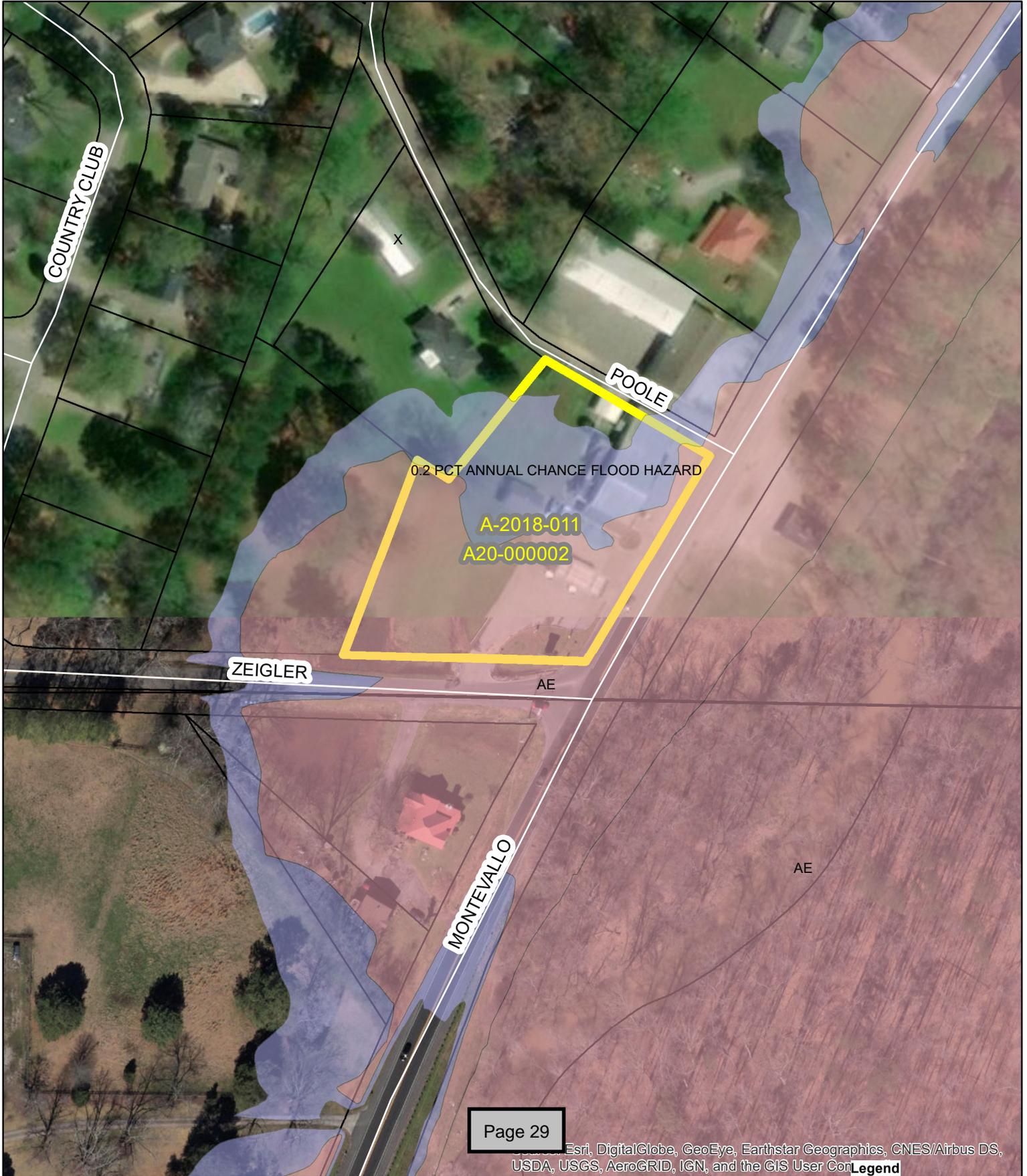
Item 5.

A20-000002
2060 MONTEVALLO RD
25003030000025000
B-2 GENERAL BUSINESS DISTRICT



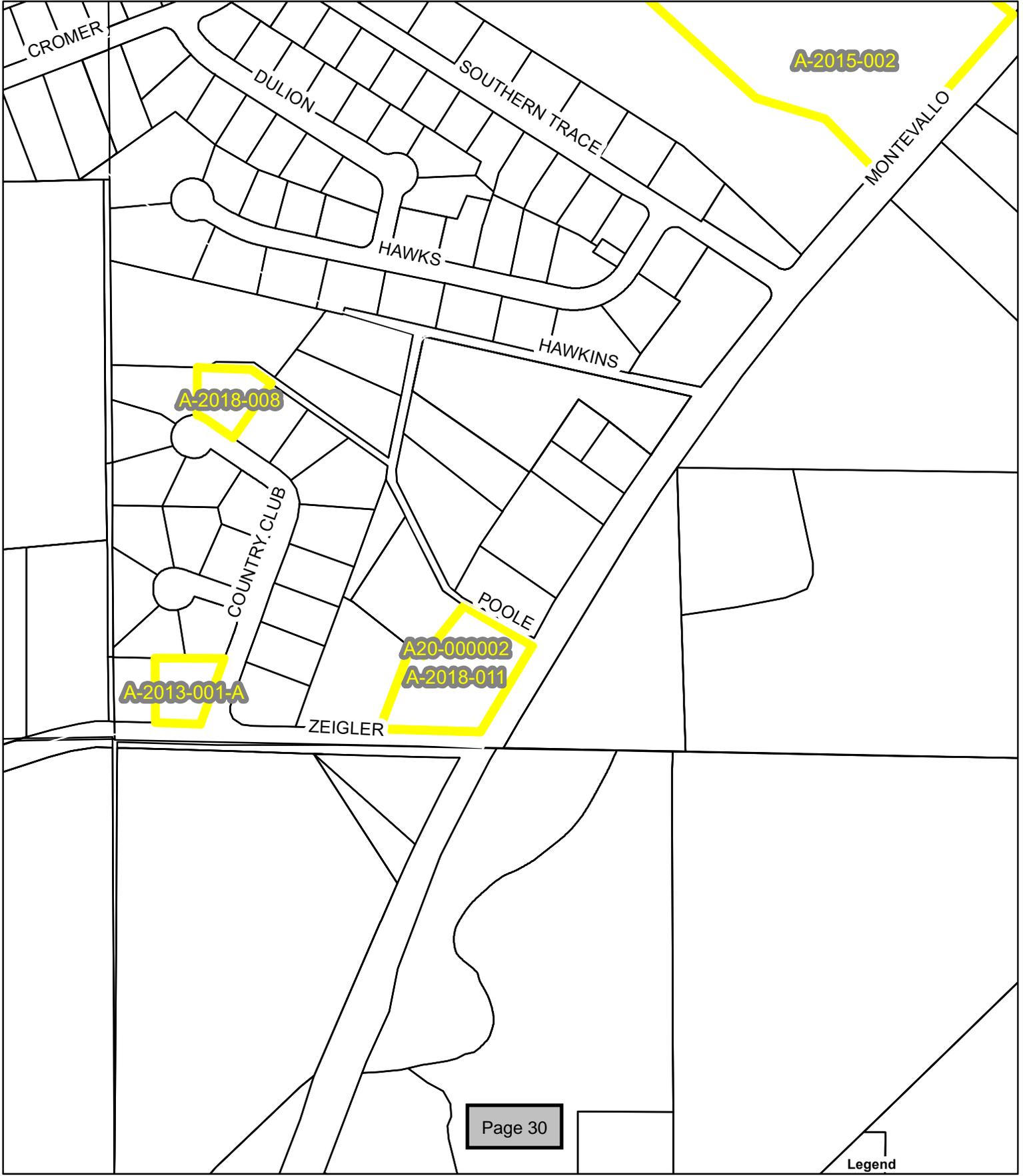
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A20-000002
2060 MONTEVALLO RD
25003030000025000
B-2 GENERAL BUSINESS DISTRICT



Item 5.

A20-000002
2060 MONTEVALLO RD
25003030000025000
B-2 GENERAL BUSIENSS DISTRICT



Item 5.

A20-000002
2060 MONTEVALLO RD
25003030000025000
B-2 GENERAL BUSIENSS DISTRICT

