



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

January 24, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A22-000021- A request by Lamar Calhoun, Applicant and Owner, to replace the existing 16 plus year old wooden fence with a premium vinyl fence to increase my property value as well as the neighborhoods property value, located at 8141 Becker Lane, Leeds, AL 35094, TPID: 2602100006060000, St. Clair Co., Zoned R-5, Garden Home District.
2. A22-000022 - A request by Warehouse Properties, Owner, Austin Creel, Applicant, to allow for a distillery with tasting at 8316 Parkway, Dr, 35094, TPID 2500211021012000, Zoned I-1 Light Industrial District, Jefferson County.

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. A22-000021- A request by Lamar Calhoun, Applicant and Owner, to replace the existing 16 plus year old wooden fence with a premium vinyl fence to increase my property value as well as the neighborhoods property value, located at 8141 Becker Lane, Leeds, AL 35094, TPID: 2602100006060000, St. Clair Co., Zoned R-5, Garden Home District.

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NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for A22-000021- A request by Lamar Calhoun, Applicant and Owner, to replace the existing 16 plus year old wooden fence with a premium vinyl fence to increase my property value as well as the neighborhoods property value, located at 8141 Becker Lane, Leeds, AL 35094, TPID: 2602100006060000, St. Clair Co., Zoned R-5, Garden Home 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 #:	A22-000021
APPLICANT NAME:	Lamar Calhoun
PROPERTY OWNER:	CALHOUN LAMAR
TAX PARCEL ID#S:	2602100006060000
PROPERTY ADDRESS:	8141 BECKER LN; LEEDS, AL 35094
PROPERTY ZONING:	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: January 24, 2023
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

1 @ 18.00

2021 11934
DEED Book & Page
09-08-2021 10:11:03 AM
St. Clair County, Alabama

This instrument prepared by:
Lamar Calhoun
Lamar Calhoun

Grantee's Address:
Lamar Calhoun
8141 Becker LN
Leeds, AL 35094

STATE OF ALABAMA
COUNTY OF ST. CLAIR

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Jennifer Calhoun, a single woman** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Lamar Calhoun** (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in St. Clair County, ALABAMA, to-wit:

Lot 60, according to the Survey of Oliver Crossing, 7th Sector, Phase 1 & 2, as recorded in Map Slide A108-5, Map Book 2002, Page 33 in the Probate Office of St. Clair County, Alabama.

THIS DEED IS BEING EXECUTED TO CORRECT QUIT CLAIM DEED FILED IN BOOK 2011, PAGE 5300 WHICH CONTAINS MULTIPLE ERRORS.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

SUBJECT TO any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee(s), forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 29th of July, 2021.

Jennifer Calhoun
Jennifer Calhoun

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jennifer Calhoun** whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2021.

Arnita R. Maxwell
Notary Public
My Commission Expires: _____



File No.: 361-06-21

Book/Pg: 2021/11934
Term/Cashier: N PROB19-REC-ASH / robinson
Tran: 13571.332623.468177
Fees Posted: 09-08-2021 10:11:26
CER Certification Fee 3.00
MHF Mental Health Fee 6.50
PJF Special Index Fee 5.50
REC Recording Fee 3.00
Total Fees: \$ 18.00



File Attachments for Item:

2. A22-000022 - A request by Warehouse Properties, Owner, Austin Creel, Applicant, to allow for a distillery with tasting at 8316 Parkway, Dr, 35094, TPID 2500211021012000, Zoned I-1 Light Industrial District, Jefferson County.

7 NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

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CASE #:	A22-000022
APPLICANT NAME:	Austin Creel
PROPERTY OWNER:	WAREHOUSE PROPERTIES LLC
TAX PARCEL ID#S:	2500211021012000
PROPERTY ADDRESS:	8316 PARKWAY DR 108; LEEDS, AL 35094
PROPERTY ZONING:	I-1: LIGHT INDUSTRIAL DISTRICT

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