



## CITY OF LEEDS, ALABAMA

### BOARD OF ZONING ADJUSTMENTS AGENDA

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

February 27, 2024 @ 5:00 PM

**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

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

**OLD BUSINESS:**

**OTHER BUSINESS:**

1. A24-000001 - A request by Brenda Allen, applicant and owner, to allow a manufactured home at 8436 Thornton Ave, 35094, TPID: 2500211016012001, Zoned I-1, Light Industrial, Jefferson County.
2. A24-000002 - A request by Casey Hooper, Applicant and Owner, to allow an automotive repair shop in the I-2 Heavy Industrial District at 1082 Borden St, Leeds, AL 35094, TPID 2500223002026.000, Jefferson County, Zoned I-2, Heavy Industrial District.
3. Interpretation of the zoning ordinance Section 18.10 on Building Permits states that the City will only issue building permits once the architectural control committee of the Planned Community Development (PCD) has approved the plans. Subsequently, a copy of the approval must be submitted to the City, as applicable.

**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.

Meeting cancelled due to a lack of quorum

**File Attachments for Item:**

1. A24-000001 - A request by Brenda Allen, applicant and owner, to allow a manufactured home at 8436 Thornton Ave, 35094, TPID: 2500211016012001, Zoned I-1, Light Industrial, Jefferson County.

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
BRENDA ALLEN  
  
PO BOX 1395  
LEEDS, AL 35094

**WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00)\* to the undersigned Grantor, ROY DALE OLIVER, AN UNMARRIED MAN, THE ONLY HEIR OF CAROLYN OLIVER, DECEASED 1/7/2017 (hereinafter referred to as Grantor, whose mailing address is 8426 THORNTON AVE, LEEDS, AL 35094), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRENDA ALLEN (herein referred to as Grantees), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 15, 16, 17, AND 18, BLOCK 15 A, ACCORDING TO THE SURVEY OF LEEDS IMPROVEMENT COMPANY, AS RECORDED IN MAP BOOK 10, PAGE 21, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

CAROLYN OLIVER IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN JEFFERSON COUNTY, ALABAMA ROY H. OLIVER, SR. HAVING DIED ON 1/19/2009.

SAID PROPERTY IS SUBJECT TO CREDITOR RIGHTS OF CAROLYN OLIVER, SAID RIGHTS SHALL EXPIRE 1/7/2019

Property address: 8426 THORNTON AVE, LEEDS, 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.

\$10,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor 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 Grantor has hereunto set his/her hand and seal this the 4th day of September, 2018.

*Roy D Oliver*  
 \_\_\_\_\_  
 ROY DALE OLIVER

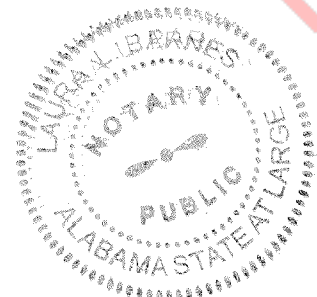
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROY DALE OLIVER, 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 on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2018.

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

*2/4/20*



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	ROY DALE OLIVER	Grantee's Name:	BRITTANY MULVEHILL and BRENDA ALLEN
Mailing Address:	8426 THORNTON AVE LEEDS, AL 35094	Mailing Address:	8426 THORNTON AVE LEEDS, AL 35094
Property Address:	8426 THORNTON AVE LEEDS, AL 35094	Date of Sales	September 4th, 2018
		Total Purchase Price:	(\$10,000.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____	Bill of Sale	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: September 4th, 2018

Unattested

(verified by)

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

6

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application for to allow a manufactured home in the I-2, Light Industrial District in lieu of the required district at 8426 Thornton Ave, Leeds, AL 35094, TPID 2500211016012.001, Zoned I-1, Light Industrial District, Jefferson County.

## 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>	A24-000001
<b>APPLICANT NAME:</b>	BRENDA ALLEN
<b>PROPERTY OWNER:</b>	MULVEHILL BRITTANY & ALLEN BRENDA (D)
<b>TAX PARCEL ID#S:</b>	2500211016012001
<b>PROPERTY ADDRESS:</b>	8426 THORNTON AVE; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	I-1: LIGHT INDUSTRIAL 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: February 27, 2024  
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:

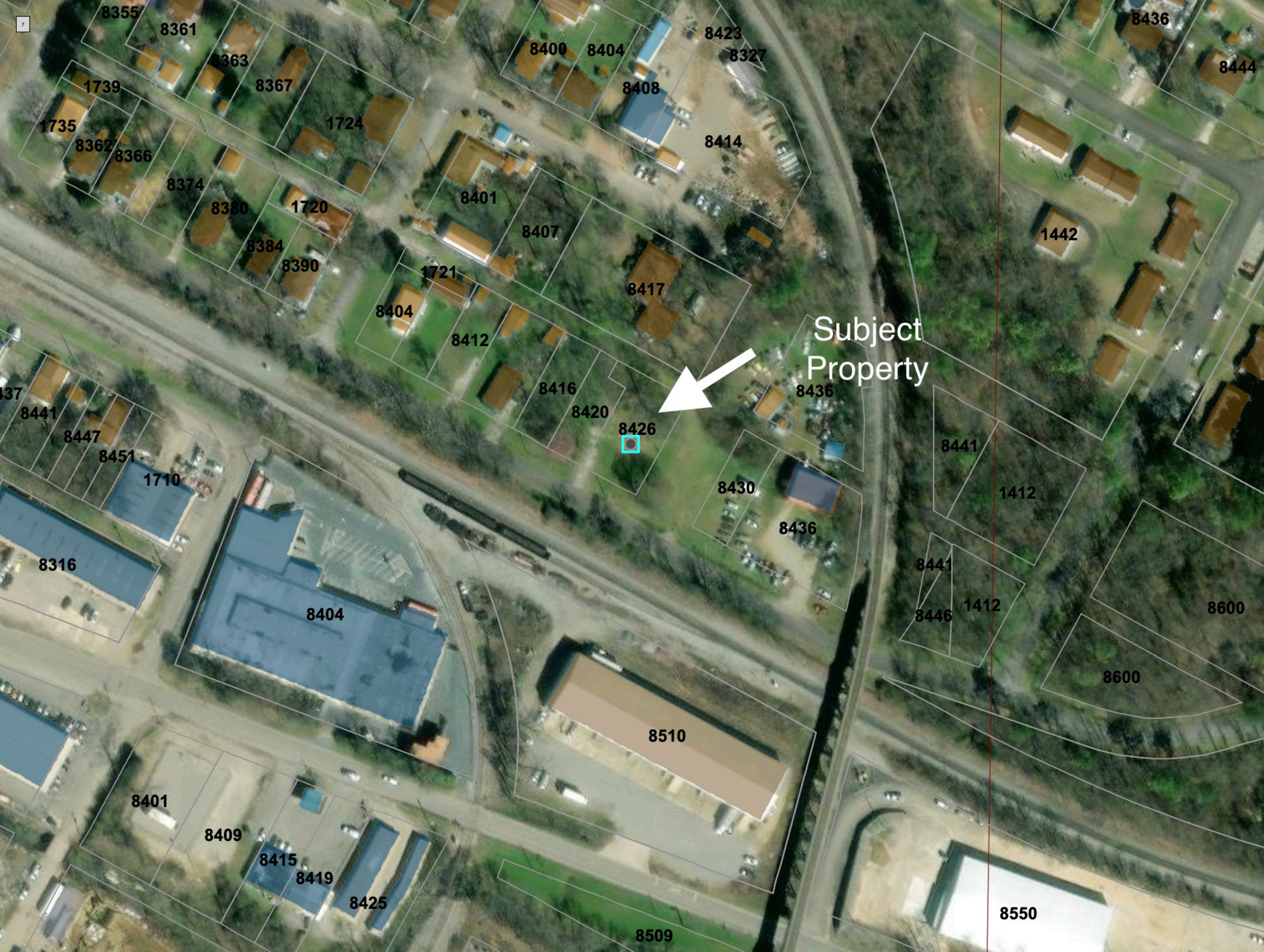
**Phone:** 205-699-0943

**E-mail:** [development@leedsalabama.gov](mailto:development@leedsalabama.gov)

### Mailing Address:

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





Subject  
Property



8426



**File Attachments for Item:**

2. A24-000002 - A request by Casey Hooper, Applicant and Owner, to allow an automotive repair shop in the I-2 Heavy Industrial District at 1082 Borden St, Leeds, AL 35094, TPID 2500223002026.000, Jefferson County, Zoned I-2, Heavy Industrial District.



THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Hoop, LLC  
2831 4<sup>th</sup> Avenue South  
Birmingham, AL 35233

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$185,000.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, The William G. and Joan S. Robinson Living Trust (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Hoop, LLC (herein referred to as GRANTEE), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

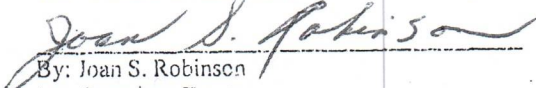
1. Subject to the taxes for the year beginning 2019, which constitutes a lien, but are not yet due and payable.
2. Subject to all restrictions and/or easements of record.

TO HAVE AND TO HOLD, Unto the said GRANTEE, his/her heirs and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the 2nd day of August, 2019.

The William G. and Joan S. Robinson Living Trust

  
By: Joan S. Robinson  
Its: Successor Trustee

CSL Properties, LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_



THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Hoop, LLC  
2831 4<sup>th</sup> Avenue South  
Birmingham, AL 35233

**WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$185,000.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, The William G. and Joan S. Robinson Living Trust (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Hoop, LLC (herein referred to as GRANTEE), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO:

1. Subject to the taxes for the year beginning 2019, which constitutes a lien, but are not yet due and payable.
2. Subject to all restrictions and/or easements of record.

TO HAVE AND TO HOLD, Unto the said GRANTEE, his/her heirs and assigns, forever.

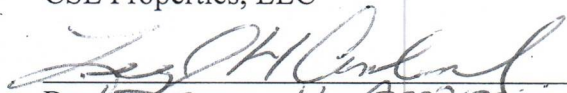
GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the \_\_\_\_\_ day of August, 2019.

The William G. and Joan S. Robinson Living Trust

\_\_\_\_\_  
By: Joan S. Robinson  
Its: Successor Trustee

CSL Properties, LLC

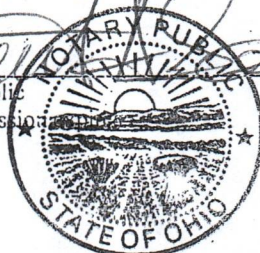
  
\_\_\_\_\_  
By: LEONARD W. ROBINSON, JR.  
Its: MANAGING MEMBER



STATE OF OHIO )  
COUNTY OF BUTLER )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Joan S. Robinson, the Successor Trustee of The William G. and Joan S, Robinson Living Trust** 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 on behalf of The William G., and Joan S, Robinson Living Trust on the day the same bears date.

Given under my hand this the 2nd day of August, 2019

*Vincent A. Salinas*  
Notary Public  
My commission expires: \_\_\_\_\_  
**VINCENT A. SALINAS**  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date, Section 147.03 O.R.C.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of **CSL Properties, LLC** 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 on behalf of **CSL Properties, LLC** on the day the same bears date.

Given under my hand this the \_\_\_\_\_ day of August, 2019.

\_\_\_\_\_  
Notary Public  
My commission expires:



**Real Estate Sales Validation Form**

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>The William G. and Joan S. Robinson</u>	Grantee's Name	<u>HOOP, LLC</u>
Mailing Address:	<u>Living Trust</u>	Mailing Address	_____
	_____		_____
Property Address	_____	Date of Sale	<u>August</u> , 2019
	_____	Total Purchase Price	<u>\$ 185,000.00</u>
	_____	or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

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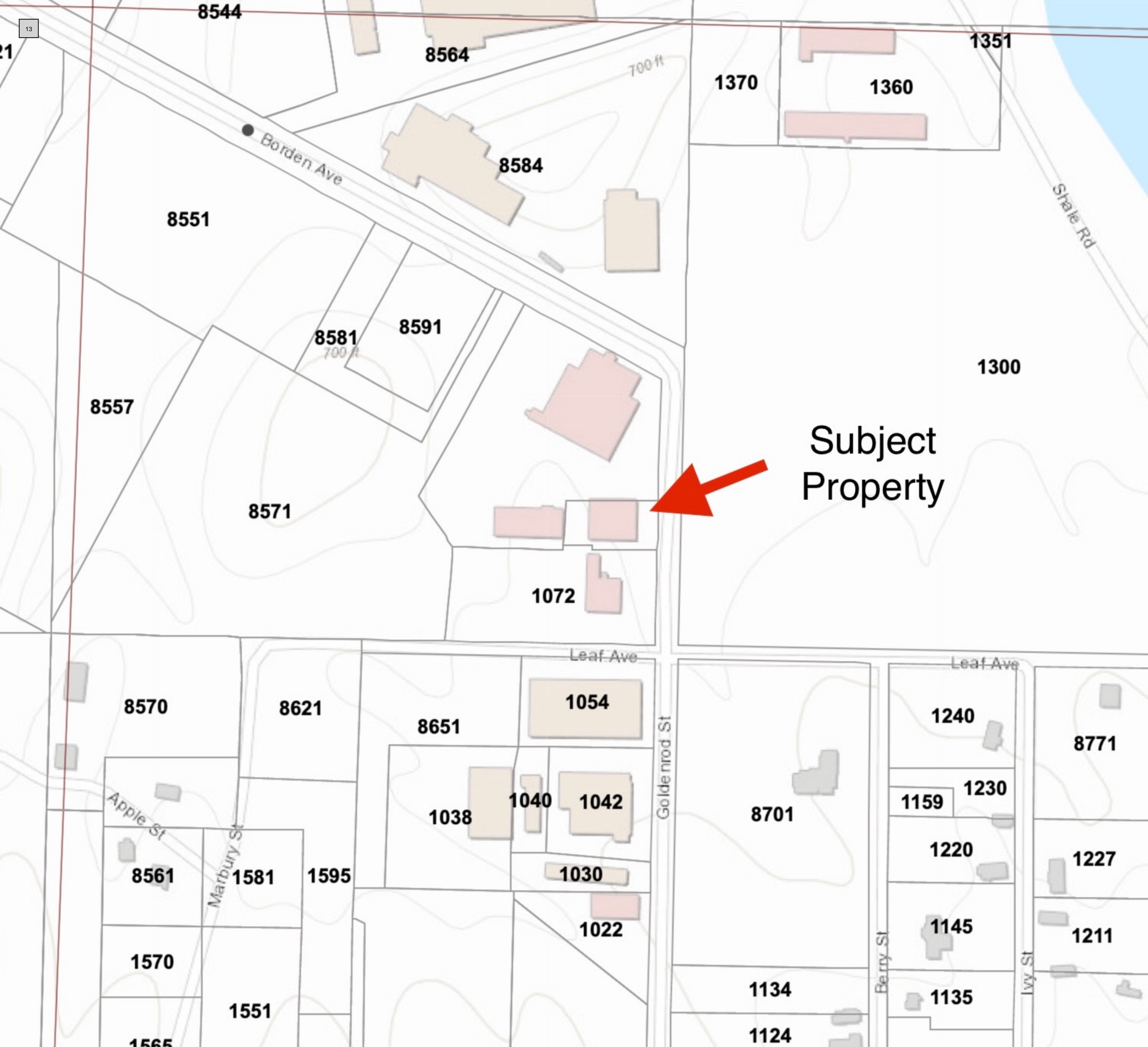
Date August 2, 2013

Unattested \_\_\_\_\_  
(verified by)

Print: Richard W. Theibert

Sign: [Signature]  
Grantor/Grantee/Owner/Agent (circle one)









Subject  
Property



1360

1370

1300

8771

1220

1211

1240

1159

1220

1145

1135

8701

1134

1124

8584

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8561

1570