



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

Leeds Civic Center Meeting Room -1000 Park Drive, Leeds, Alabama 35094

May 19, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes from February 25, 2020

OLD BUSINESS:

2. A20-000009 - A request by Zachary Rushen, applicant and property owner, to allow a storage container (Conex) to remain in the property (backyard) located at 217 Country Club Drive, 35094, TPID: 2500303000019000, Jefferson County, Zoned R-1, Single Family District.
3. A20-000012 - A request by Kim Dometrovich, applicant, to allow the placement of an accessory structure (carport) to be zero (0') feet from the side (east) property line at 8145 3rd Ave, 35094, TPID 2500212010011000, Jefferson County, Zoned, Form Base Code.
4. 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.
5. A20-000014 - A request by Dale Sims - South Gate Fence Co. - applicant - Marty Sanford, property owner, to allow a split rail- wire mesh fence in the front yard ar 5867 River View Dr, 35094, TPID 24002210000020000, Jefferson County, zoned R-1, Single-Family District.
6. A20-000016 - A request by Rusty Whitfield, applicant, and owner, to allow an accessory structure to be constructed that would be in excess of the square footage allowed by ordinance at 2032 Palmer Ave, 35094, TPID: 2602090001055000, Saint Clair Co., Zoned R-2, Single Family District.
7. A20-000017 - A request by Collin Snider, applicant and property owner, to allow a privacy fence in the front yard at 8613 Clarke Lane, 35094, TPID 2605161001021026, Saint Clair Co., Zoned, R-5 Garden Home District.
8. A20-000018 - A request by Marcia Clarke, applicant and property owner, to permit a screened-in patio 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 allow the principal structure to remain as located twelve point nine (12.9) feet from the side (north) property line at 6609 Little Cahaba Cove, 35094, TPID25003020000053000, Jefferson County, R-1, Single Family District.
9. 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.

- [10.](#) A20-000023 - A request by Angelia Filmore, applicant, and owner, to allow a garage apartment (family use only) and to allow an accessory structure to remain as located at 6570 Lynn Cir, 35094, TPID 2500193003046000, Jefferson County, R-1, Single-Family District.
- [11.](#) A20-000024 - A request by Daniel Ramirez, applicant, to allow a fence in the front yard (west) at 8655 Clarke Ln, 35094, TPID 2605161001021063, Saint Clair Co, R-5, Garden Home 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.



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

Leeds Civic Center Meeting Room -1000 Park Drive, Leeds, Alabama 35094

February 25, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes from Previous Meeting

Motion to approve minutes as written.

Motion made by Board Member Howard, Seconded by Board Member Musgrove.

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

OLD BUSINESS:

EnterTextHere

2. A20-000003 A request by Cherita Kennedy, Applicant, Raymond Falkner, Applicant, to allow a food truck at 7300 Parkway Dr, Leeds, AL 35094, TPID 2500202001041000, Zoned T-5, Urban Zone, Jefferson County.

The applicant presented the case indicating that she would operate the food truck at this location and various locations around the city.

Applicant indicated that the hours of operation would be 8:00PM - 11:00PM.

Motion to approve subject to the applicant being the operator of the food truck and licensed by the City.

OTHER BUSINESS:

ADJOURNMENT:

Motion to adjourn.

Mr. Mike McDevitt, Chairman

Ms. Andrea Howard, Secretary



Document: Meeting sign

Date Taken:05/14/2020
Address:217 COUNTRY CLUB DR

Taken by:Ray Filmore
Case Number:20-000341

NOTICE OF PUBLIC HEARING

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

APPLICATION

An application for a variance to allow a storage container (Conex) to remain on the property (backyard) has been filed with the City of Leeds Zoning Board of Adjustments to keep a storage container (Conex) on the property.

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 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: 05/19/2020
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 Development Services
1404 9th Street
Leeds, AL 35094

3.



Document: Meeting sign

Date Taken:05/14/2020
Address:8145 3RD AVE

Taken by:Ray Filmore
Case Number:20-000559

NOTICE OF PUBLIC HEARING

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

APPLICATION

An application to allow a variance to allow a new prefab garage to go to the edge of the property line instead of 5' as required by regulations 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 #:	A20-000012
APPLICANT NAME:	Kim Dometrovich
PROPERTY OWNER:	DOMETROVICH RONALD A
TAX PARCEL ID#S:	2500212010011000
PROPERTY ADDRESS:	8145 3RD AVE; LEEDS, AL 35094
PROPERTY ZONING:	E-1: SINGLE FAMILY RESIDENTIAL ESTATE 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 Development Services
1404 9th Street
Leeds, AL 35094



Construction Plans:

Date Taken:03/20/2020
Address:8145 3RD AVE

Taken by:System User
Case Number:20-000559

3.

SalesRep: Jason Webb Date: 01/03/2020
 Shop: Cullman, AL DEALER NAME: MODERN LIVING - MOODY, AL
 Address: 3195 DEALER EMAIL: jason.webb@premierbuildings.us Phone: 205-640-7061
 Inventory #: Description: LBG12Z24

Building Information

Building Condition: Custom Build
 Siding Type: Urethane
 Building Style: Lofted Barn Garage
 Size: 12 X 24
 Plan Type: -- Select Plan --

Siding Color: -- Select Siding Color --
 Trim Color: -- Select Trim Color --
 Roof Color: -- Select Roof Color --

Building Options

Option	Qty	Cost
-- Select Assurance Plan --		0.00
-- Select Option --		0.00
-- Select Option --		0.00
-- Select Option --		0.00
-- Select Option --		0.00
-- Enter Custom Option --		
-- Enter Custom Option --		
-- Enter Custom Option --		
-- Select --		0.00

Customer Name: RON DOMETROVICH
 Street: 8145 THIRD AVE
 City: LEEDS
 State: Alabama
 Zip: 35094
 Phone #:
 Alt. Phone:
 Work Phone:
 Email:

Cash Sale *Checks payable to: Premier Portable Buildings

Sales Price	\$ 6,445.00	Building Cost	\$ 7,089.50
Option Cost	\$ 0.00	GreenSky Processing Fee	\$ 0.00
Total (Pre-Tax)	\$ 6,445.00	Total Amount Received	\$ 3,544.75
Sales Tax % To get a 0% tax rate enter 0.00	10.000%	Payment Method	-- Select Payment --
Sales Tax Amount	\$ 644.50	Balance Due	\$ 3,544.75

Directions / Special Instructions GreenSky Amount Other Amount

Premier Portable Buildings and its associates are not responsible for permits, covenant searches, restrictions, setbacks, yard damage or underground utility damage. Please contact your local Building Inspector or Homeowners Association for information. It is the customer's responsibility to decide if ground conditions are suitable for delivery. Free Delivery covers one trip up to 50 miles one way; over 50 miles are subject to a \$3/mile charge one way, and any additional trips are an extra charge to the customer. "Free Setup" includes leveling starting with one corner at ground level, up to 3ft with customer supplied blocks. Balance due is to be paid in full at the time of delivery. Customer has 48 hours to make changes to a custom or on-lot order after which no changes can be made to the order of the building without incurring cancellation costs. Customer will be charged a change fee (\$200 for 8'-wide and 10'-wide orders or \$400 for 12'-wide and larger orders) for any changes after original work order is processed. Customer has read and gives approval for the installation of the above information. Cancellation Fee Required for all orders: 10% of Cash Sales or Down Payment and/or First Month's Rent on RTO sales. Premier Portable Buildings is not responsible for contents in buildings.

RTO Payment Assurance LLC, upon purchase of assurance plan, RTO Payment Assurance LLC, bears risk of loss to the Purchased Property, except as to loss or damage caused by moisture, scratches, mysterious disappearance, vandalism, abandonment or any other damage intentionally caused by the customer or that results from the customer's willful or wanton misconduct. For damage to or the loss of the Property due to fire, Customer must supply RTO Payment Assurance, LLC, with a copy of an official report evidencing fire, excluding contents.

Disclaimer (Only for On-Lot Used Building Condition): The building you are purchasing is being purchased "As-Is", therefore, it does not come with any craftsmanship or product warranties and/or guarantees. By signing below, you acknowledge this fact and will not hold Premier Portable Buildings or its associates responsible for the condition of the building or defects in products or craftsmanship for the life of the building.

Cash Customer Notice: This agreement offers, for an additional charge, a liability waiver to cover your responsibility for damage to the purchased property. Before deciding whether you purchase this liability damage waiver, you may wish to determine whether your own homeowners or casualty insurance affords you coverage for damage done to the purchased property, and the amount of the deductible under your own insurance coverage. The purchase of this liability damage waiver is not made mandatory and may be declined. Customer understands that the waiver fee does not represent the purchase of insurance on the property, but is an additional compensation to induce their RTO Payment Assurance, LLC to waive liability, except as set forth above, for damage to or loss of the leased property.

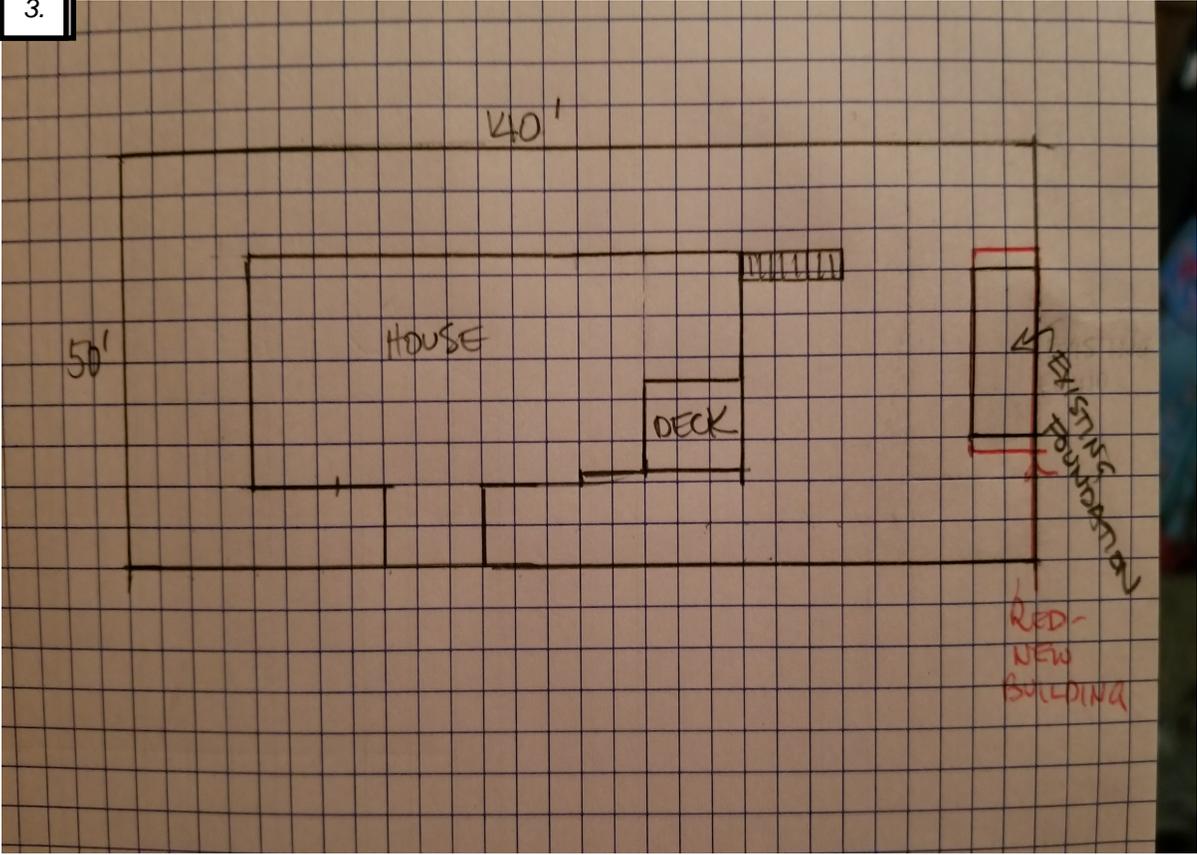
Customer Signature: _____ Email to orders@premierbuildings.us Page: _____
 Rev. 4-12052018

Construction Plans:

Date Taken:03/20/2020
Address:8145 3RD AVE

Taken by:System User
Case Number:20-000559

3.



Attach Plan Drawn To Scale And Dimensioned, Showing Property Boundaries And Proposed Development Layout:

Date Taken:03/20/2020
Address:8145 3RD AVE

Taken by:System User
Case Number:20-000559



Attach Architectural/Engineered plans:

Date Taken:03/20/2020
Address:8145 3RD AVE

Taken by:System User
Case Number:20-000559

4.



Document: Meeting sign

Date Taken:05/14/2020
Address:7639 CAHABA AVE

Taken by:Ray Filmore
Case Number:20-000563

NOTICE OF PUBLIC HEARING

4. Leeds, Alabama
Zoning Board of Adjustments
Planning and Zoning Commission

APPLICATION

An application to allow a picket fence with columns and a six(6) foot wooden privacy fence in the front yard.

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:	INGOL ESSIE MAE
TAX PARCEL ID#S:	2500174026003000
PROPERTY ADDRESS:	7639 CAHABA AVE; LEEDS, AL 35094
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: May 19, 2020
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
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:

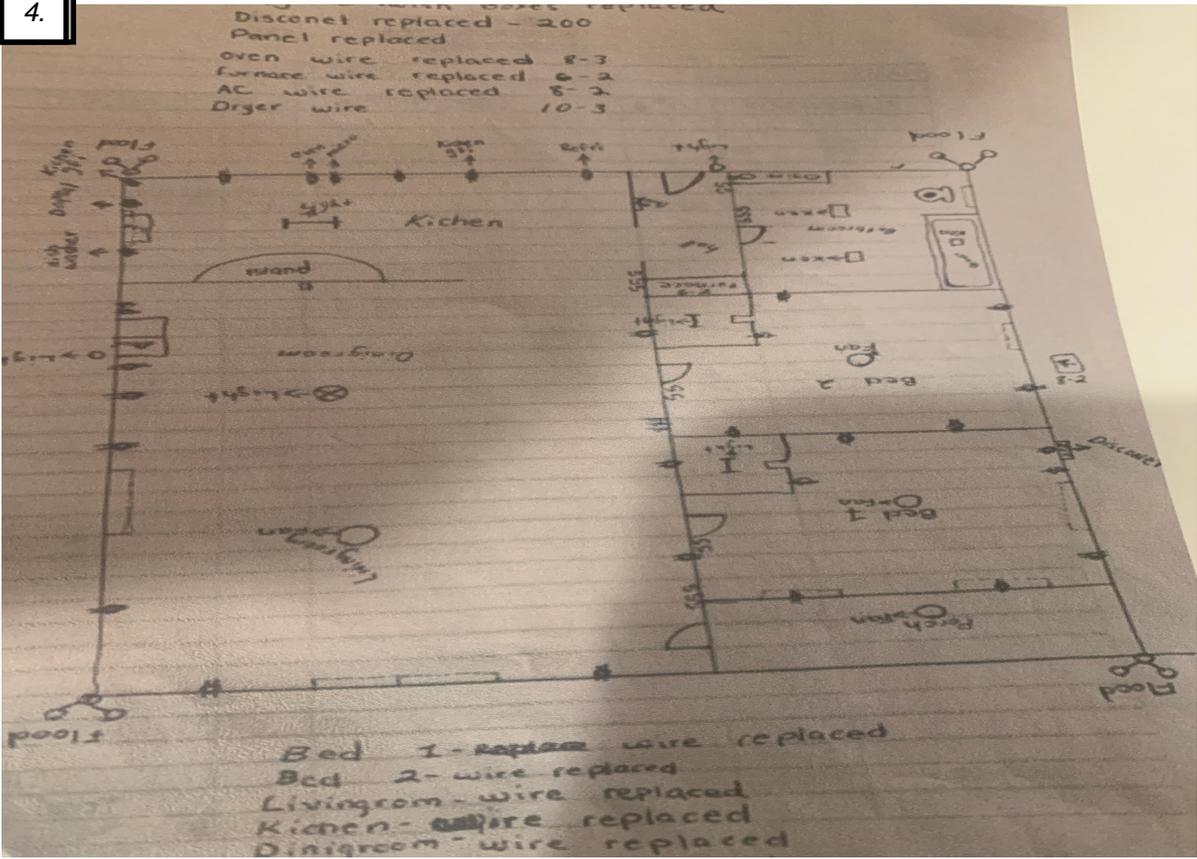
Phone: 205-699-0943

E-mail: developmentbt@leedsalabama.gov

Mailing Address:

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

4.

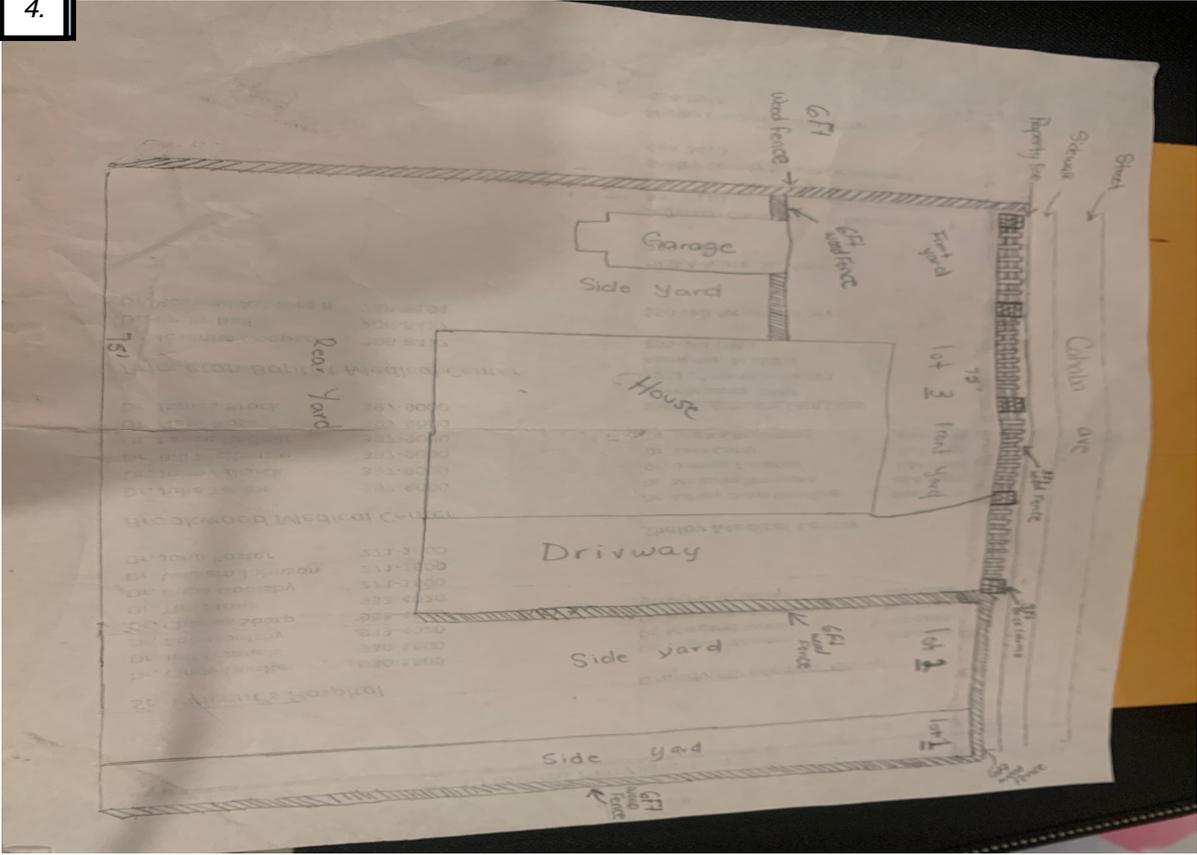


Construction Plans:

Date Taken:03/20/2020
Address:7639 CAHABA AVE

Taken by:System User
Case Number:20-000563

4.



Attach Plan Drawn To Scale And Dimensioned, Showing Property Boundaries And Proposed Development Layout:

Date Taken:03/20/2020
Address:7639 CAHABA AVE

Taken by:System User
Case Number:20-000563

This instrument prepared by:
Adam E. Tice
ADAM E. TICE, ATTORNEY AT LAW, LLC
2 Office Park Circle, Suite 219
Birmingham, Alabama 35223
(205) 637-1513

SEND TAX NOTICE TO:
Karla Barrientos Arguello
7318 Maine Avenue
Leeds, Alabama 35094

County Division Code: ALD40
Inst. # 2016118826 Pages: 1 of 1
I certify this instrument filed on
11/4/2016 2:30 PM One (1)
Alicia L. King, Judge of Probate
Jefferson County, AL Rec. \$16.00
Deed Tx: \$7.00
Clerk NICOLE

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Thousand Dollars and No Cents (\$7,000.00) to the undersigned Grantor, cash in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **Katie Bell Burt, an unmarried woman, (the "Grantor")**, do grant, bargain, sell, and convey unto **Edgar Hernandez Rodriguez and Karla Barrientos Arguello (the "Grantees")** as Joint Tenants with Right of Survivorship, all of my right, title, and interest in the following described real property, situated in **Jefferson County, Alabama**, to wit:

Lot 3, Block 7, Patrick City as recorded in Map Book 27, Page 22,
in the Office of the Judge of Probate of Jefferson County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to, easements, restrictions of record, and other matters which may be viewed by observation.

Purchase price can be verified on the closing statement.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of survivorship, their heirs and assigns, forever; it being the intention of the Parties to this conveyance that (unless tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for the Grantor and the Grantor's heirs, executors, and administrators, covenant with the said Grantees and the Grantees' heirs and assigns that the Grantor is lawfully seized in fee simple of said premises; that the premises is free from all encumbrances, unless otherwise noted above; that the Grantor has good right to sell and convey that same as aforesaid; that the Grantor will, and the Grantor's heirs, executors and administrators shall, warrant and defend the same to the said Grantees and the Grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has hereunto set her hand and seal on the 4TH day of November, 2016.

Katie Bell Burt
Katie Bell Burt

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama, hereby certify that Katie Bell Burt, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 4TH day of November, 2016.

[Signature]
Notary Public

My Commission Expires
October 24, 2020

DANIEL LOPEZ RUBIO
Notary Public

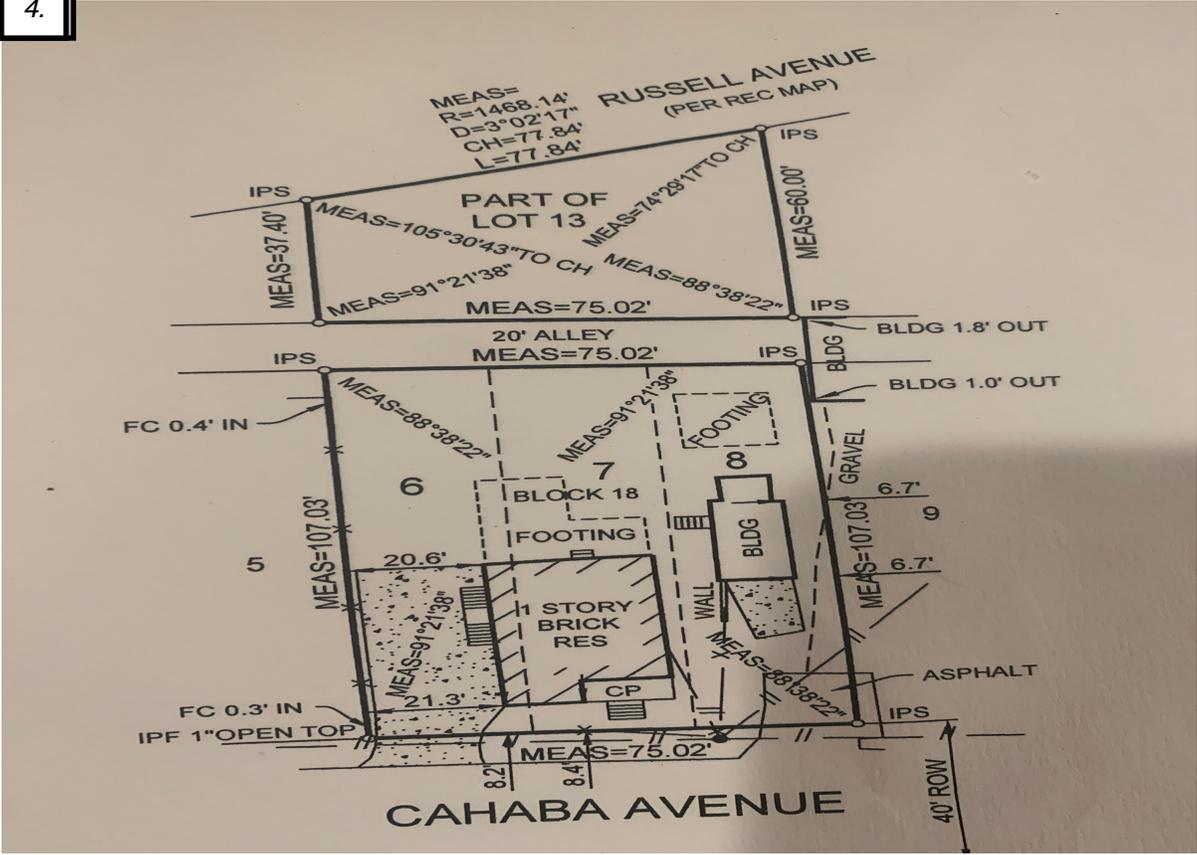
Attach Copy Of Deed As Recorded In The Judge Of Probate Office:

Date Taken:03/20/2020

Address:7639 CAHABA AVE

Taken by:System User

Case Number:20-000563



Attach Architectural/Engineered plans:

Date Taken:03/20/2020
Address:7639 CAHABA AVE

Taken by:System User
Case Number:20-000563



Document: Meeting sign

Date Taken:05/14/2020
Address:5867 RIVER VIEW DR

Taken by:Ray Filmore
Case Number:20-000568

NOTICE OF PUBLIC HEARING

5. Leeds, Alabama
Zoning Board of Adjustments
Planning and Zoning Commission

APPLICATION

An application to allow a split rail with wire mesh fence to be located in the front yard.

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 #:	A20-000014
APPLICANT NAME:	Daniel Sims
PROPERTY OWNER:	SIMS WILLIAM WALTER JR
TAX PARCEL ID#S:	2400221000020000
PROPERTY ADDRESS:	5867 RIVER VIEW DR; LEEDS, AL 35210
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: 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: developmentbt@leedsalabama.gov

Mailing Address:

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

5.



Construction Plans:

Date Taken:03/22/2020

Address:5867 RIVER VIEW DR

Taken by:System User

Case Number:20-000568

6.



Document: Meeting sign

Date Taken:05/14/2020
Address:2032 PALMER AVE

Taken by:Ray Filmore
Case Number:20-000621

NOTICE OF PUBLIC HEARING

6. City of Leeds, Alabama

Zoning Board of Adjustments

APPLICATION

An application for TO ALLOW AN ACCESSORY BUILDING TO BE CONSTRUCTED IN EXCESS OF THAT ALLOWED IN THE R-2, DINGLE FAMILY 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 #:	A20-000016
APPLICANT NAME:	Rusty Whitfield
PROPERTY OWNER:	WHITFIELD RICKY L & TERESA ANN
TAX PARCEL ID#S:	2602090000000000
PROPERTY ADDRESS:	2032 PALMER 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: MAY 19, 2020
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
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:

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

7.



Document: Meeting sign

Date Taken:05/14/2020
Address:8613 CLARKE LN

Taken by:Ray Filmore
Case Number:19-001545

7. NOTICE OF PUBLIC HEARING

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

APPLICATION

An application to allow the installing a privacy fence in the back yard and front yard

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 #:	A20-000017
APPLICANT NAME:	Collin Snider
PROPERTY OWNER:	
TAX PARCEL ID#S:	
PROPERTY ADDRESS:	8613 Clarke Lane; Leeds, AL 35094
PROPERTY ZONING:	R-5: GARDEN HOME 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: 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

8.



Document: Meeting sign

Date Taken:05/14/2020
Address:6609 LITTLE CAHABA CV

Taken by:Ray Filmore
Case Number:20-000654

NOTICE OF PUBLIC HEARING

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

APPLICATION

An application 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 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 #:	A20-000018
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: 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.

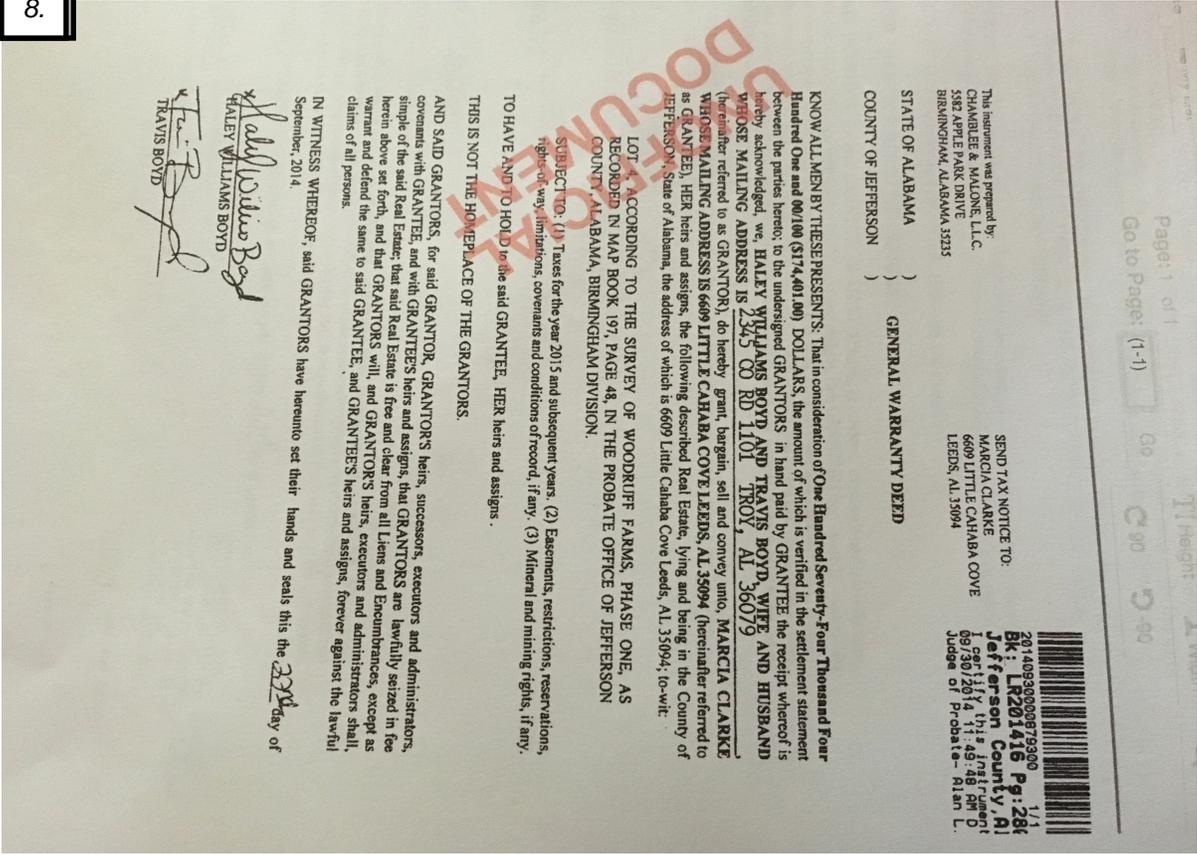
For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

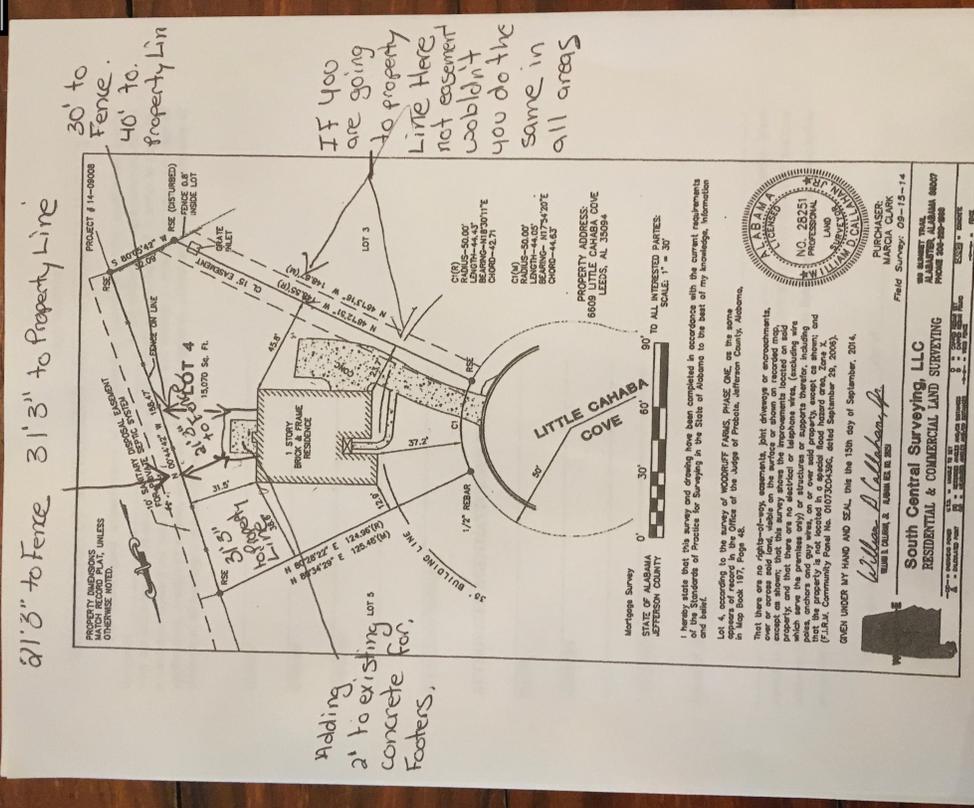
Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094



Online Document Upload: Deed to property

Date Taken:04/07/2020
Address:6609 LITTLE CAHABA CV

Taken by:System User
Case Number:20-000654



Construction Plans:

Date Taken: 04/07/2020
 Address: 6609 LITTLE CAHABA CV

Taken by: System User
 Case Number: 20-000654



Document: Meeting sign

Date Taken:05/14/2020
Address:2131 CEDAR GROVE RD

Taken by:Ray Filmore
Case Number:20-000684

NOTICE OF PUBLIC HEARING

9. 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



Document: Meeting sign

Date Taken:05/14/2020
Address:6570 LYNN CIR

Taken by:Ray Filmore
Case Number:20-000704

NOTICE OF PUBLIC HEARING

10.

Leeds, Alabama
Zoning Board of Adjustments
Planning and Zoning Commission

APPLICATION

An application to allow a guest house - family use only and reduce the side (west) set back to be 2.6 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 #:	A20-000023
APPLICANT NAME:	Angelia Filmore
PROPERTY OWNER:	FOREMAN A RAY & FLORENCE C
TAX PARCEL ID#S:	2500193003046000
PROPERTY ADDRESS:	6570 LYNN CIR; 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: 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

11.



Document: Meeting sign

Date Taken:05/14/2020
Address:8655 Clarke LN

Taken by:Ray Filmore
Case Number:20-000918

NOTICE OF PUBLIC HEARING

11.

Leeds, Alabama
Zoning Board of Adjustments
Planning and Zoning Commission

APPLICATION

An application for to allow a fence in the front yard (west) parallel to Clarke Rd.

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 #:	A20-000024
APPLICANT NAME:	Daniel Ramirez
PROPERTY OWNER:	
TAX PARCEL ID#S:	2605161001021063
PROPERTY ADDRESS:	8655 Clarke LN; Leeds, AL 35094
PROPERTY ZONING:	R-5: GARDEN HOME 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: 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
