



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

October 26, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A21-000021 - A request by John Carroll, owner and applicant, to allow a liquor lounge at 8040 Parkway Dr., Leeds, AL 35094, TPID 2500211024014000, Jefferson County.

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.

File Attachments for Item:

1. A21-000021 - A request by John Carroll, owner and applicant, to allow a liquor lounge at 8040 Parkway Dr., Leeds, AL 35094, TPID 2500211024014000, Jefferson County.

3

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow a liquor lounge in the B-2, General Business District - Special Exception.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances that 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 #:	A21-000021
APPLICANT NAME:	CARROLL JAMES
PROPERTY OWNER:	CARROLL JAMES
TAX PARCEL ID#S:	2500211024014000
PROPERTY ADDRESS:	8040 PARKWAY; LEEDS, AL 35094
PROPERTY ZONING:	B-2, General Business 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: October 26, 2021
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representatives 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

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: JAMES P CARROLL	
Mailing Address: 9041 Bush AVENUE LEEDS ALA	
Telephone: 205-808-2814	E-mail: JAMES CARROLL156@YAHOO.COM
Signature: James Carroll	

Part 2. Parcel Data		
Owner of Record: JAMES CARROLL		
Owner Mailing Address:		
Site Address: 8040 PARKWAY DR EAST LEEDS AL		
Tax Parcel ID #	Existing Zoning:	Existing Land Use:

Part 3. Request	
Section of Ordinance for which variance is request:	
Nature of Variance with Reference to Applicable Zoning Provision: COCKTAIL BAR REOPENING	

Part 4. Enclosures (Check all required enclosures with this application)	
<input checked="" type="checkbox"/>	Written Justification for a Variance
<input type="checkbox"/>	Vicinity Map
<input type="checkbox"/>	Plot Plan with variance noted or highlighted
<input type="checkbox"/>	Copy of Deed as recorded in the Judge of Probate Office
<input type="checkbox"/>	1 st Class Stamps - equal to number of surrounding parcels
<input type="checkbox"/>	Administrative Fee

ALREADY ON FILE ↑

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighty Thousand and no/100 Dollars (\$80,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **JBH Investments, LLC**, an Alabama Limited Liability Company, (herein referred to as grantor), does grant, bargain, sell and convey unto **James Carroll** (herein referred to as grantee), the following described real estate situated in **Jefferson** County, Alabama, to wit:

Lot 13, in Block 22-A, according to the Survey of Leeds Improvement Company's Addition to Leeds, as recorded in Map Book 10, Page 21, in the Office of the Judge of Probate of Jefferson County, Alabama

For ad valorem tax purposes only, the address to the above described property is 8040 Parkway Drive, Leeds, AL 35094.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 21 day of March, 2019.

JBH Investments, LLC

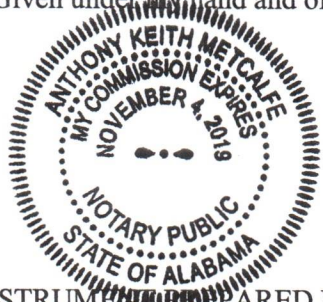
Ronny Hollaway

Ronny Hollaway, as Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Ronny Hollaway, as Member of JBH Investments, 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 he , as such officer and with full authority, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 21 day of March, 2019.



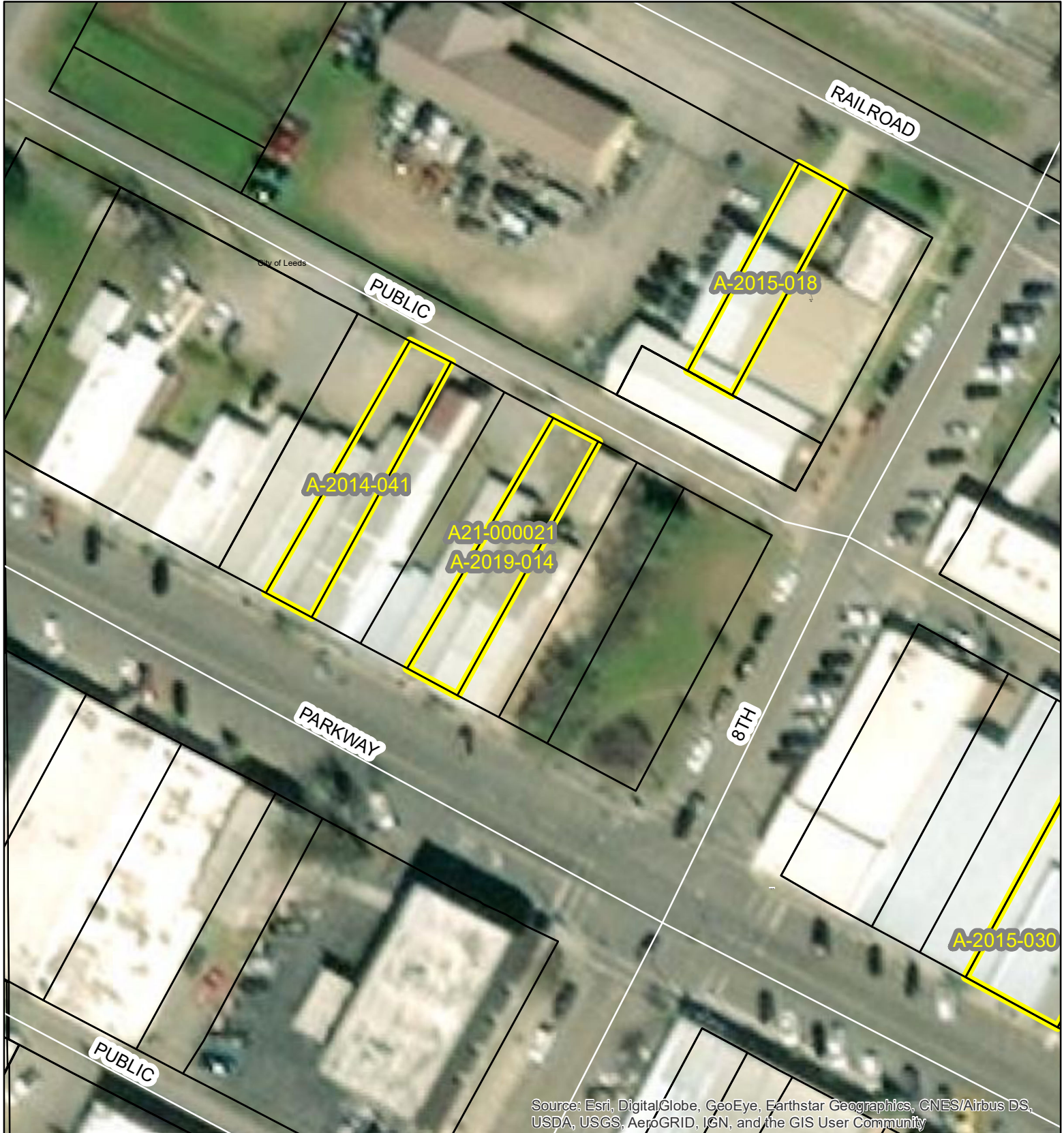
Anthony Keith Metcalfe

NOTARY PUBLIC
My Commission Expires: Nov 4, 2019

THIS INSTRUMENT PREPARED BY:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

A21-000021
8040 PARKWAY DR
2500211024014000
AERIAL



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

A21-000021 8040 PARKWAY DR 2500211024014000 ZONING

