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# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS AGENDA

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

November 17, 2020 @ 5:00 PM

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### CALL TO ORDER:

### ROLL CALL:

### DETERMINATION OF QUORUM:

### OLD BUSINESS:

1. A20-000037 - A request by Evan Vines, Applicant, Rocky E. & Ronald J. Moore, to allow a mobile building for use as a fireworks store in the months of June/July and December/January selling seasons. The building would remain on location for approximately one (1) month during each of the two (2) selling seasons year and will be removed outside each of the selling seasons at 7001 Parkway Dr, 35094, Zoned B-2, General Business District, Jefferson County.nuse.
2. A20-000039 - An application by Pamela Burtram Applicant and Owner to allow for the recording of a subdivision with lots less than three acres at 320 Foster Rd, Leeds, AL 35094, Site Only, TPID 2700013000005001, Zoned: A-1, Agriculture District

### OTHER BUSINESS:

### ADJOURNMENT:

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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. A20-000037 - A request by Evan Vines, Applicant, Rocky E. & Ronald J. Moore, to allow a mobile building for use as a fireworks store in the months of June/July and December/January selling seasons. The building would remain on location for approximately one (1) month during each of the two (2) selling seasons year and will be removed outside each of the selling seasons at 7001 Parkway Dr, 35094, Zoned B-2, General Business District, Jefferson County.nuse.

3

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application for: We will bring in a mobile building for use as a fireworks store for the June/July and December/January selling seasons. The building will remain on location for about a month for each season and will be removed when not in use.

## 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>	A20-000037
<b>APPLICANT NAME:</b>	Evan Vines
<b>PROPERTY OWNER:</b>	NEASON ROCKY E& MOORE RONALD J
<b>TAX PARCEL ID#S:</b>	2500192005017000
<b>PROPERTY ADDRESS:</b>	7001 PARKWAY DR; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	B-2 : GENERAL BUSINESS DISTRICT

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the above described application. The hearing is scheduled on:

Date: November 17, 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](mailto:development@leedsalabama.gov)

**Mailing Address:**

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

**DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT**

The undersigned owner/owners of the property described in the application hereby designate Evan Vines as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for a variance/rezoning on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgments, attendance and presentations of evidence at all hearings and execution of agreements.

*[Signature]* Rocky E Neason  
OWNER

OWNER

ADDRESS

7001 PARKWAY DRIVE

Leeds ALABAMA

TELEPHONE NUMBER

**AUTHORIZED AGENT/ATTORNEY-FACT:**

Evan Vines  
NAME

1096 Long Leaf Lake Dr.  
ADDRESS

Helena, AL 35022

205-807-3077  
TELEPHONE NUMBER

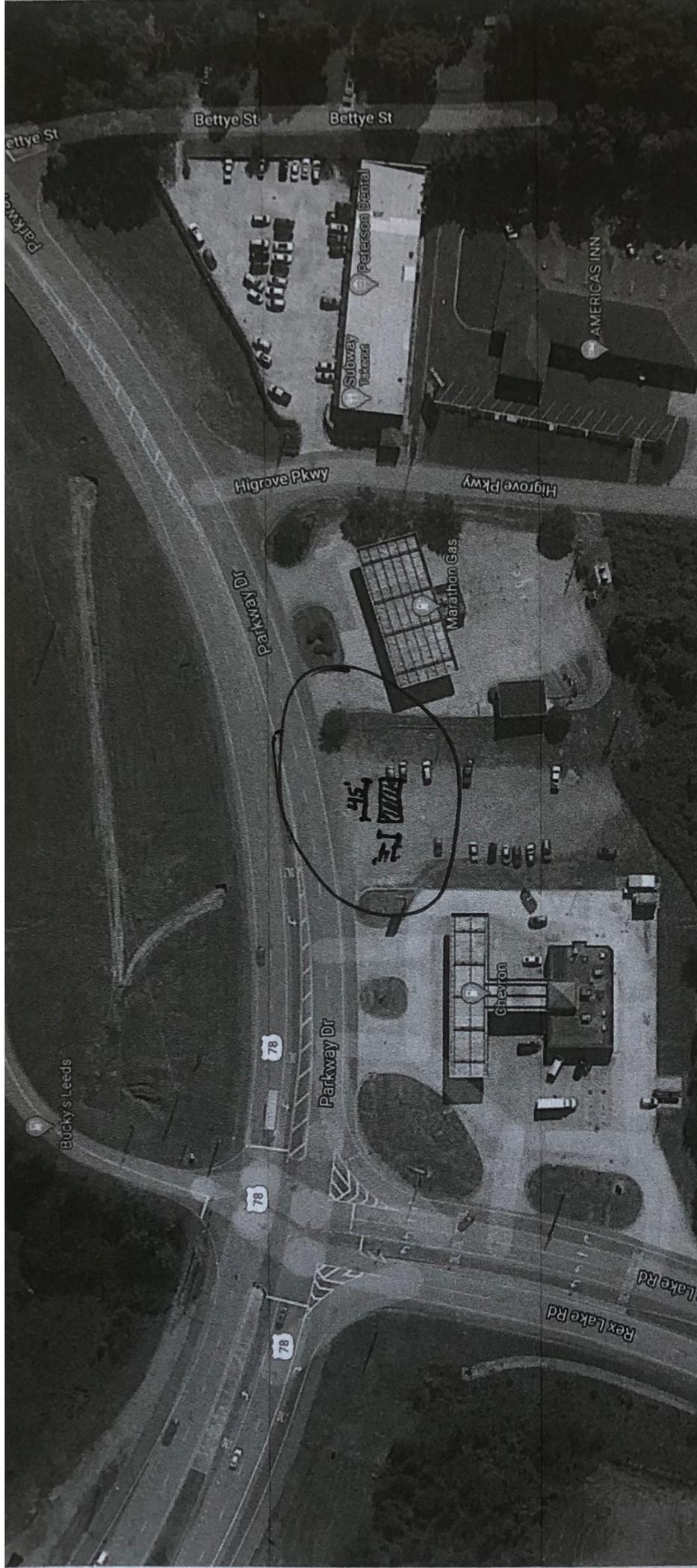
**State of Alabama**

I, the undersigned Notary Public, hereby certify that Rocky E. Neason, whose name(s) is/are signed to the foregoing DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 20 day of August, 2020.

*[Signature]*  
**My Commission Expires**  
**January 13, 2021**  
Commission Expires: \_\_\_\_\_





**SEND TAX NOTICES TO:**  
RONALD J. MOORE  
1800 Centerpoint Road  
Birmingham, Alabama, 35215

**STATUTORY WARRANTY DEED**

9 7 1 3 / 1 6 2 4

STATE OF ALABAMA  
COUNTY OF JEFFERSON

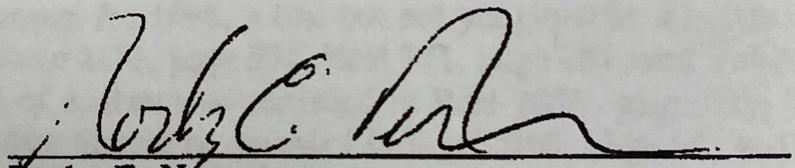
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ROCKY E. NEASON**, a married man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **RONALD J. MOORE, RONALD J. MOORE, JR., and ROCKY E. NEASON** (herein referred to as "Grantee"), the real estate situated in Jefferson County, Alabama, and described on Exhibit "A" attached hereto.

[This Property is not the homestead of Grantor nor of Grantor's spouse]

**TO HAVE AND TO HOLD** the described premises to Grantee, their heirs, successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

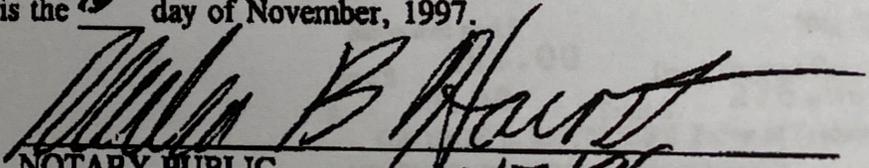
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 19 day of November, 1997.

  
Rocky E. Neason

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rocky E. Neason, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19 day of November, 1997.

  
NOTARY PUBLIC  
My Commission Expires: 6/17/99

**File Attachments for Item:**

2. A20-000039 - An application by Pamela Burtram Applicant and Owner to allow for the recording of a subdivision with lots less than three acres at 320 Foster Rd, Leeds, AL 35094, Site Only, TPID 2700013000005001, Zoned: A-1, Agriculture District

# NOTICE OF PUBLIC HEARING

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

## APPLICATION

An application to allow for the recording of lots less than three (3) acres - MINOR SUBDIVISION

### 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>	A20-000039
<b>APPLICANT NAME:</b>	BURTRAM PAMELA E TTEE
<b>PROPERTY OWNER:</b>	BURTRAM PAMELA E TTEE
<b>TAX PARCEL ID#S:</b>	2700013000005001
<b>PROPERTY ADDRESS:</b>	320 FOSTER RD; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	A-1: AGRICULTURE 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: NOVEMBER 17, 2020  
 Time: 5:00 p.m.  
 Place: LEEDS MEETING ROOM  
 1412 9TH ST, 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](mailto:developmentbt@leedsalabama.gov)

#### Mailing Address:

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



**SPECIAL EXCEPTION APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION**  
1404 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F.  
[INSPECTIONS@LEEDSALABAMA.GOV](mailto:INSPECTIONS@LEEDSALABAMA.GOV) \* leedsalabama.gov

Part 1. Application	
Name of Applicant: <i>Pamela E. Burtram</i>	
Mailing Address: <i>320 Foster Rd, Leeds</i>	
Telephone:	E-mail: <i>Pburtram@windstream.net</i>
Signature: <i>Pamela E Burtram</i>	<i>205-862-5810</i>

Part 2. Parcel Data		
Owner of Record: <i>Pamela E Burtram</i>		
Owner Mailing Address: <i>SAN</i>		
Site Address: <i>SAN</i>		
Tax Parcel ID # <i>270001300005001</i>	Existing Zoning: <i>A-1</i>	Existing Land Use: <i>A</i>

Part 3. Request
Terms of Special Exception Requested: <i>Reduce min lot size</i>

Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Vicinity Map showing location of the property
<input type="checkbox"/> Plot Plan drawn to scale and dimensioned, showing the property boundaries and proposed Development Layout
<input type="checkbox"/> Application Fee

**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.**

<b>FOR OFFICE USE ONLY</b>	
Application Number:	Date Received:

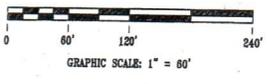
# A RESURVEY OF PART OF LOT 3 A RESURVEY AND SUBDIVISION OF DESHAZO'S FARM

AS RECORDED IN MAP BOOK 67, PAGE 8 IN THE  
OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SOUTHWEST 1/4 OF  
SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 WEST,  
JEFFERSON COUNTY, ALABAMA

PREPARED BY:  
**SURVEYING SOLUTIONS, INC.**  
CARL DANIEL MOORE  
REG. L.S. NO: 12159  
2233 CANABA VALLEY DRIVE  
BIRMINGHAM, ALABAMA 35242  
(205) 991-8888

SCALE: 1" = 60'  
DATE: JANUARY 25, 2006  
CITY OF LEEDS JURISDICTION



THE PURPOSE OF THIS RESURVEY IS TO DIVIDE PART OF LOT 3 INTO TWO LOTS.

STATE OF ALABAMA  
COUNTY OF SHELBY

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Bynum Waters Enzor as Trustee for James H. Enzor Management Trust, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor, and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as A RESURVEY OF PART OF LOT 3 A RESURVEY AND SUBDIVISION OF DESHAZO'S FARM showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of the length and name of each street, showing the streets, alleys and public grounds, giving the angles, width, boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, to the government survey of Section 1, Township 18 South, Range 1 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

By: Carl Daniel Moore DATE: 01-03-06  
Carl Daniel Moore, Reg. L.S. #12159

Owner:

By: Bynum Waters Enzor DATE: 1-12-06  
Bynum Waters Enzor as Trustee  
for James H. Enzor Management Trust

**OWNER'S CERTIFICATE AND DEDICATION.** We the undersigned Bynum Waters Enzor as Trustee for James H. Enzor Management Trust do hereby certify that we are the owners of and the only persons having any right, title, or interest in the land shown on the plat of A RESURVEY OF PART OF LOT 3 A RESURVEY AND SUBDIVISION OF DESHAZO'S FARM, and that the plat represents correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat is created for the installation and maintenance of public utilities.

We hereby guarantee a clear title to all the lands so dedicated from ourselves and our heirs or assigns forever, and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the abovesigned's certificate.

RESTRICTIONS: (if any, follow here)

Witness \_\_\_\_\_ hand \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2006  
Witness \_\_\_\_\_

**SURVEYOR'S CERTIFICATE.** I, Carl Daniel Moore the Undersigned, do hereby certify that I am a registered professional land surveyor and that the annexed map of A RESURVEY OF PART OF LOT 3 A RESURVEY AND SUBDIVISION OF DESHAZO'S FARM consisting of 1 sheet, correctly represents a survey made under my supervision on the 25th day of January, 2006; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature: Carl Daniel Moore  
Witness: Vickie A. Davis

ATTEST:  
By \_\_\_\_\_  
Secretary

ATTEST:  
By \_\_\_\_\_  
Secretary

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2006  
Attorney

Approved by the City Council of the City of Leeds this 15th day of February, A.D. 2006

Heather M. Wray Clerk  
James H. Enzor Mayor

I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled A RESURVEY OF PART OF LOT 3 A RESURVEY AND SUBDIVISION OF DESHAZO'S FARM fully meet the requirements of the Alabama State Health Department, the City of Leeds, and Jefferson County, and are hereby approved as shown.

[Signature] 2/14/06  
Jefferson County Department of Health  
City of Leeds

I hereby certify that the subdivision plat for A RESURVEY OF PART OF LOT 3 A RESURVEY AND SUBDIVISION OF DESHAZO'S FARM has been found to comply with the Subdivision Regulations for Leeds, Alabama, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the Probate Judge of Jefferson County.

Donald St. Mark  
Chairman, Planning Commission

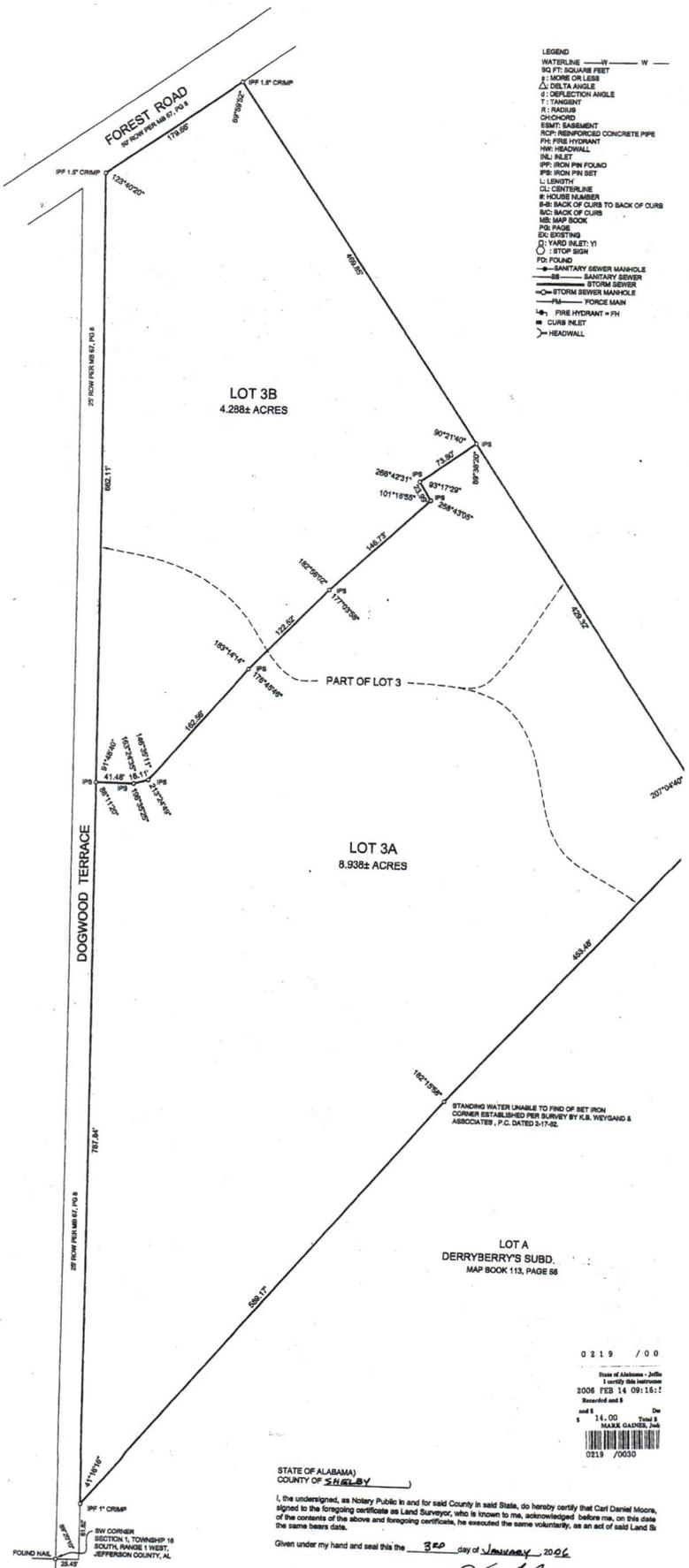
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF LAND DEVELOPMENT

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
JEFFERSON COUNTY ENGINEER / DIRECTOR OF ROADS AND TRANSPORTATION

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMITTEE

200602/9441

THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" UNSHADED ACCORDING TO THE FEDERAL INSURANCE MAP OF JEFFERSON COUNTY, ALABAMA, COMMUNITY PANEL NUMBER 010217 0526 E, EFFECTIVE DATE



- LEGEND
- WATERLINE — W — W
- 90 FT SQUARE PIET
- Δ MORE OR LESS
- Δ DELTA ANGLE
- ∠ DEFLECTION ANGLE
- T TANGENT
- R RADIUS
- CHORD
- SBMT: EASEMENT
- RCP: REINFORCED CONCRETE PIPE
- PH: FIRE HYDRANT
- MH: MANHOLE
- INL: INLET
- IFP: IRON PIN FOUND
- IFR: IRON PIN SET
- L LENGTH
- CL CENTERLINE
- H HOUSE NUMBER
- B-S BACK OF CURB TO BACK OF CURB
- B-C BACK OF CURB
- M-S MARK BOOK
- PB PAGE
- EX EXISTING
- I YARD INLET: Y1
- STOP SIGN
- FD FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- STORM SEWER MANHOLE
- FORCE MAIN
- FIRE HYDRANT = FH
- CURB INLET
- HEADWALL

0219 / 00  
Notary Public in and for the State of Alabama - Julia  
I certify this instrument  
2006 FEB 14 09:16:1  
Booked and f  
and 1 14 00 Time &  
5 MARK GADNER, JUDGE  
0219 / 0030

STATE OF ALABAMA  
COUNTY OF SHELBY  
I, the undersigned, as Notary Public in and for said County in said State, do hereby certify that Carl Daniel Moore, signed to the foregoing instrument as Land Surveyor, who is known to me, acknowledging before me, on this date the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land S.  
Given under my hand and seal this the 30 day of January, 2006  
By: Julia A. Gadner  
Notary Public  
My commission Expires: 1-10-09

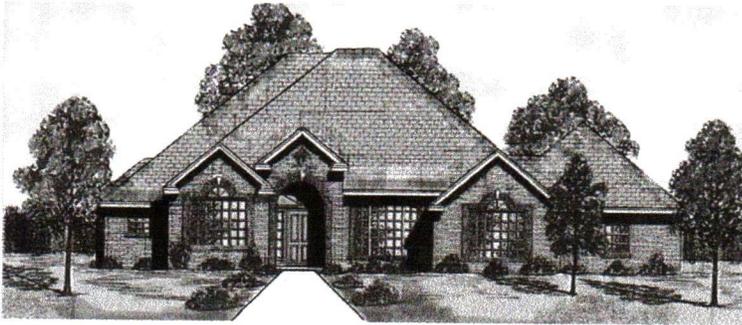
STATE OF ALABAMA  
COUNTY OF JEFFERSON  
I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Bynum Waters Enzor, signed to the foregoing instrument as Trustee for James H. Enzor Management Trust, owner, and who is known to me, on this date that, being informed of the contents of the above and foregoing instrument, he, as such off authority, executed the same voluntarily, on behalf of said corporation.



Questions about this plan? Visit [Eplans.com](http://Eplans.com) today or call 1-800-528-8070

View plan at <https://www.eplans.com/plan/2262-square-feet-3-bedroom-2-50-bathroom-1-garage-sp176184>

Plan 52-271



2262 sq/ft 3 beds 2.5 baths 73' wide 71' deep



Pricing

<b>Plan Set</b>	
5 Copy Set	\$792.00
PDF Set	\$935.00
Reproducible Set	\$935.00
Single Set	\$651.00

<b>Foundation</b>	
Slab	+\$0.00

<b>Framing</b>	
Wood 2x4	\$0.00

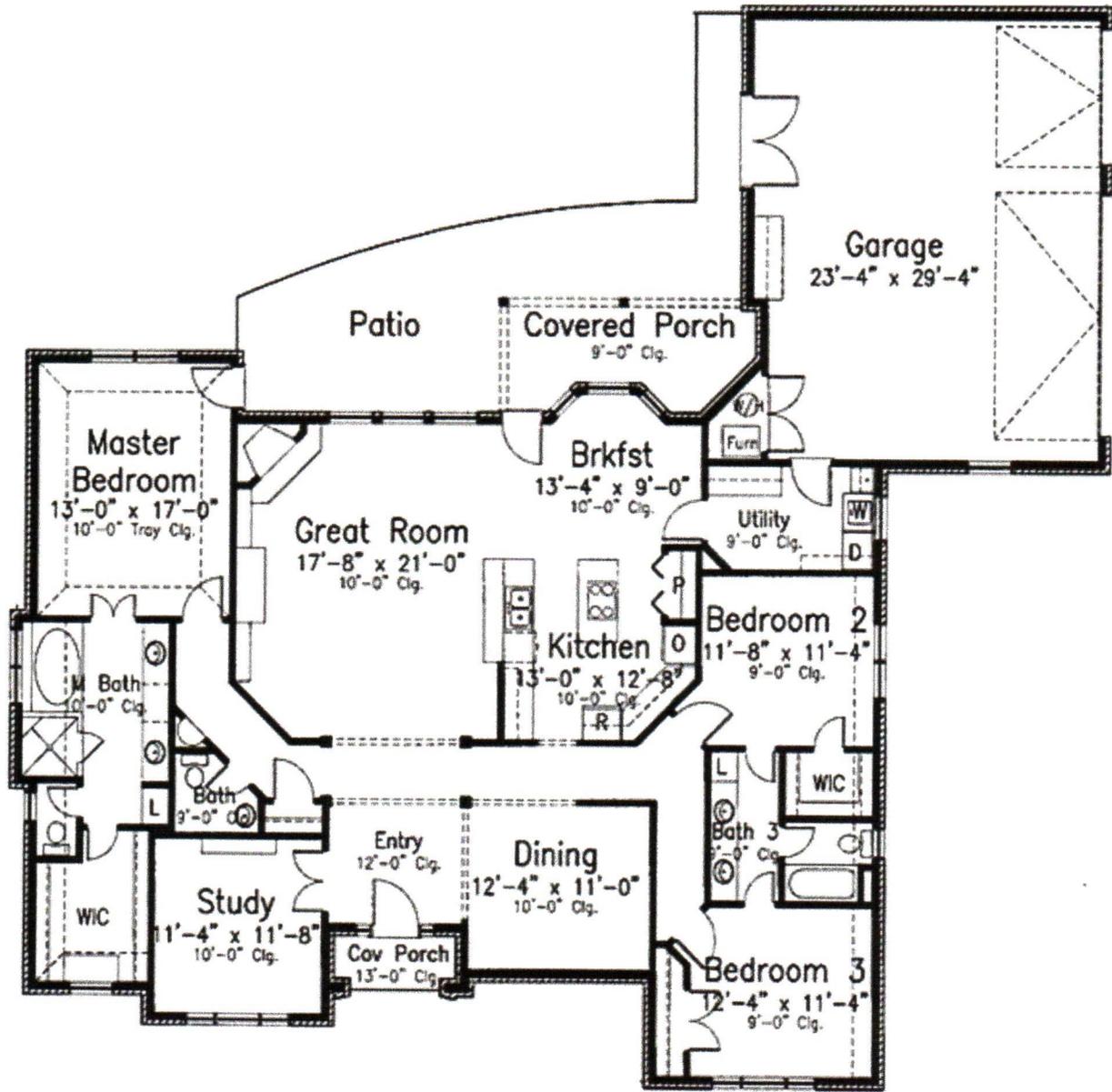
<b>Additional Construction Sets</b>	
Each Additional Set	+\$60.00/each

<b>Audio Video Design</b>	
Each	\$100.00

<b>Construction Guide</b>	
Each	\$39.00

<b>Lighting Design</b>	
Each	\$100.00

<b>Mirror Reversed Sets</b>	
Each Additional Set	+\$55.00



## FULL SPECS & FEATURES

<b>DIMENSION</b>	Depth : 71' Height : 25' 6" Width : 73'
<b>AREA</b>	First Floor: 2262 sq/ft height 9' Garage: 724 sq/ft <i>*Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.</i>
<b>ROOF</b>	Roof Type : Stick
<b>EXTERIOR WALL FRAMING</b>	Framing : Wood - 2x4
<b>BEDROOM FEATURES</b>	Fireplace Formal Dining Room Split Bedrooms Walk In Closet
<b>KITCHEN FEATURES</b>	Breakfast Nook Kitchen Island
<b>ADDITIONAL ROOM FEATURES</b>	Den Office Study Computer Great Room Living Room
<b>GARAGE FEATURES</b>	Side Entry Garage
<b>OUTDOOR SPACES</b>	Courtyard Covered Rear Porch
<b>ROOMS</b>	<p><b>Bedroom 2:</b> 132 sq/ft width 11' 8" x depth 11' 4"</p> <p><b>Bedroom 3:</b> 139 sq/ft width 12' 4" x depth 11' 4"</p> <p><b>Breakfast Nook:</b> 119 sq/ft width 13' 4" x depth 9'</p> <p><b>Dining Room:</b> 135 sq/ft width 12' 4" x depth 11'</p> <p><b>Garage:</b> 684 sq/ft width 23' 4" x depth 29' 4"</p> <p><b>Kitchen:</b> 164 sq/ft width 13' x depth 12' 8"</p> <p><b>Master Bedroom:</b> 221 sq/ft width 13' x depth 17'</p> <p><b>Study:</b> 132 sq/ft width 11' 4" x depth 11' 8"</p>

**Questions about this plan? Visit Eplans.com today or call 1-800-528-8070**

View this plan at <https://www.eplans.com/plan/2262-square-feet-3-bedroom-2-50-bathroom-1-garage-sp176184>

In addition to the house plans you order, you may also need a site plan that shows where the house is going to be located on the property. You might also need beams sized to accommodate roof loads specific to your region. Your home builder can usually help you with this. You may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

To find out what documents you should expect with your house plans, see <https://www.eplans.com/help/faq#faq13>.

In some regions, there is a second step you will need to take to insure your house plans are in compliance with local codes. Some areas of North America have very strict engineering requirements. Examples of this would be earthquake-prone areas of California and the Pacific Coast, hurricane risk areas of the Florida, Gulf & Carolina Coasts. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well. If you are building in these areas, it is most likely you will need to hire a state licensed structural engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren't sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

Additionally, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping. In addition, plans which are used to construct homes in Nevada are required to be drawn by a licensed Nevada architect.

Note: All sales on house plans are final. No refunds or exchanges can be given once your order has been fulfilled or once we have begun to customize a home plan to your specifications.