



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

November 19, 2019 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A-2019-026 – A request by Kenneth W. Hollis, Owner and Applicant, to allow an accessory building(s) in excess square footage of that permitted by Article VII §6.00 (1) - a 24X24 accessory structure in addition to an existing 12X16 structure already on-site – at 1281 Kings Forest Circle, Leeds, AL 35094, TPID 2500191002049000, Jefferson County. Zoned R-1, Single Family District.
2. A-2019-027 – A request by Rebecca Butler Applicant and Owner, to allow a camper to be occupied at the residence for a short time at 1600 Allen St, Leeds, AL, 35094, TPID 25001630070070000, Jefferson County, Zoned R-2, Single Family 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.

Item Attachment Documents:

1. A-2019-026 – A request by Kenneth W. Hollis, Owner and Applicant, to allow an accessory building(s) in excess square footage of that permitted by Article VII §6.00 (1) - a 24X24 accessory structure in addition to an existing 12X16 structure already on-site – at 1281 Kings Forest Circle, Leeds, AL 35094, TPID 2500191002049000, Jefferson County. Zoned R-1, Single Family District.

19-001525

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
leedsalabama.org

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Part 1. Application	
Name of Applicant: <u>Kenneth W. Hollis</u>	
Mailing Address: <u>137 Foster Rd</u>	
Telephone: <u>205-699-2998</u>	E-mail: <u>kwhwoodstix2@gmail.com</u>
Signature: <u>Kenneth W. Hollis</u>	

Part 2. Parcel Data		
Owner of Record: <u>Kenneth W. Hollis and Rebecca R. Hollis</u>		
Owner Mailing Address: <u>137 Foster Rd</u>		
Site Address: <u>1281 Kings Forest Circle lot 8 Block 5</u>		
Tax Parcel ID # <u>2500191002049.000</u>	Existing Zoning: <u>Residential</u>	Existing Land Use: <u>Residence</u>

Part 3. Request
Section of Ordinance for which variance is requested:
Nature of Variance with reference to applicable zoning provision:

Part 4 Enclosures (Check all required enclosures with this application)
<input checked="" type="checkbox"/> Vicinity Map showing location of the property
<input checked="" type="checkbox"/> Plan drawn to scale and dimension ed, showing property boundaries and proposed Development Layout
<input checked="" type="checkbox"/> Copy of Deed as recorded in the Judge of Probate Office
<input type="checkbox"/> Application Fee \$120.00

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.

OFFICE USE ONLY	
Application Number:	Date Received:
Received By:	Scheduled Public Hearing Date:

IS
247779



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) **DOUGLAS ROGERS**
ATTORNEY AT LAW
(Address) 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209

Grantee's Address:
247 King Forest Circle
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY } *5000*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 -----
~~dollars and other good and valuable consideration~~

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
ALB, Ltd. an Alabama limited partnership by Federal Properties, Inc.
its sole general partner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth W. Hollis and Rebecca R. Hollis

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Jefferson County, Alabama, to-wit:

an undivided 45% interest in:

Lot 8, in Block 5, according to the Map of King's Forest, 3rd Sector as recorded in Map Book 115, Page 82, and amended in Map Book 118, Page 50, in the Probate Office of Jefferson County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1986.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th
day of June, 1986

ALB, Ltd.
by: Federal Properties, Inc.

[Signature]
Its President (SEAL)

(SEAL) _____ (SEAL)
(SEAL) _____ (SEAL)
(SEAL) _____ (SEAL)

STATE OF _____
COUNTY } _____

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

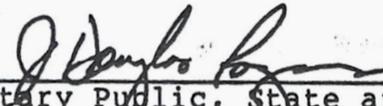
whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A.D. 19 _____

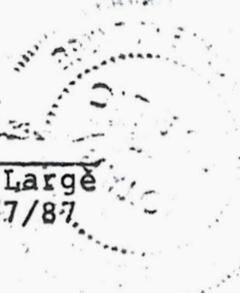
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama, hereby certify that David J. Davis whose name as of Federal Properties, Inc., a corporation, as sole general partner of ALB, Ltd., 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 said conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as sole general partner as aforesaid.

Given under my hand this 25th day of June, 1986.



Notary Public, State at Large
My commission expires: 9/7/87



STATE OF ALA. JEFFERSON CO.
THIS INSTRUMENT

REAL 2948 PAGE 21
JUL 16 11 22 AM '86

TAX HAS BEEN
PAYMENT.

OFFICE OF PROBATE

2050
600
680

Return to
Douglas Bryan

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments
Application for Special Exception

APPLICATION

An application for **VARIANCE** has been filed with the City of Leeds Zoning Board of Adjustments to allow an accessory building(s) in excess square footage of that permitted by Article VII §6.00 (1) - a 24X24 accessory structure in addition to an existing 12X16 structure already on site

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 #:	A-2019-026
APPLICANT NAME:	KENNETH W. HOLLIS
PROPERTY OWNER:	KENNETH W. HOLLIS
TAX PARCEL ID:	250019002049000
ADDRESS:	1281 KINGS FOREST CIRCLE, LEEDS, AL 35094 JEFFERSON COUNTY
PROPERTY ZONING:	R-1, SINGLE FAMILY DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on

Date: Tuesday, November 19, 2019
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:

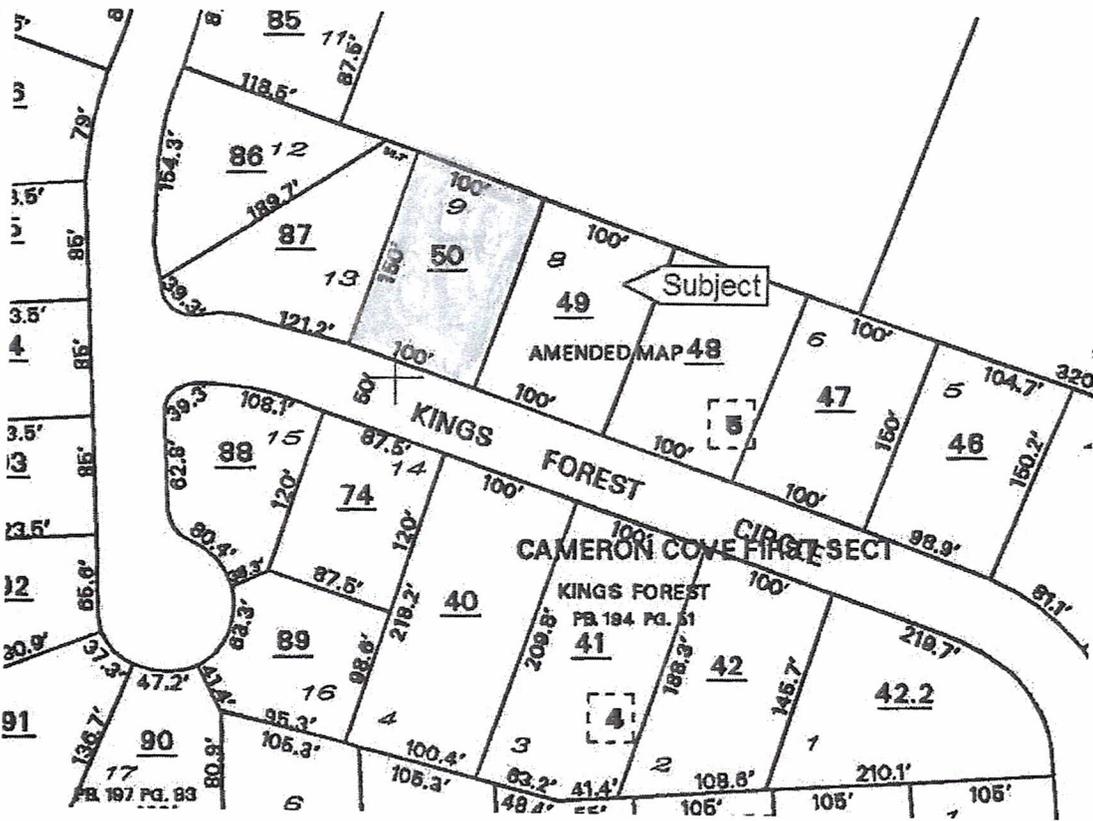
Phone: 205-699-0943
E-mail: development@leedsalabama.gov

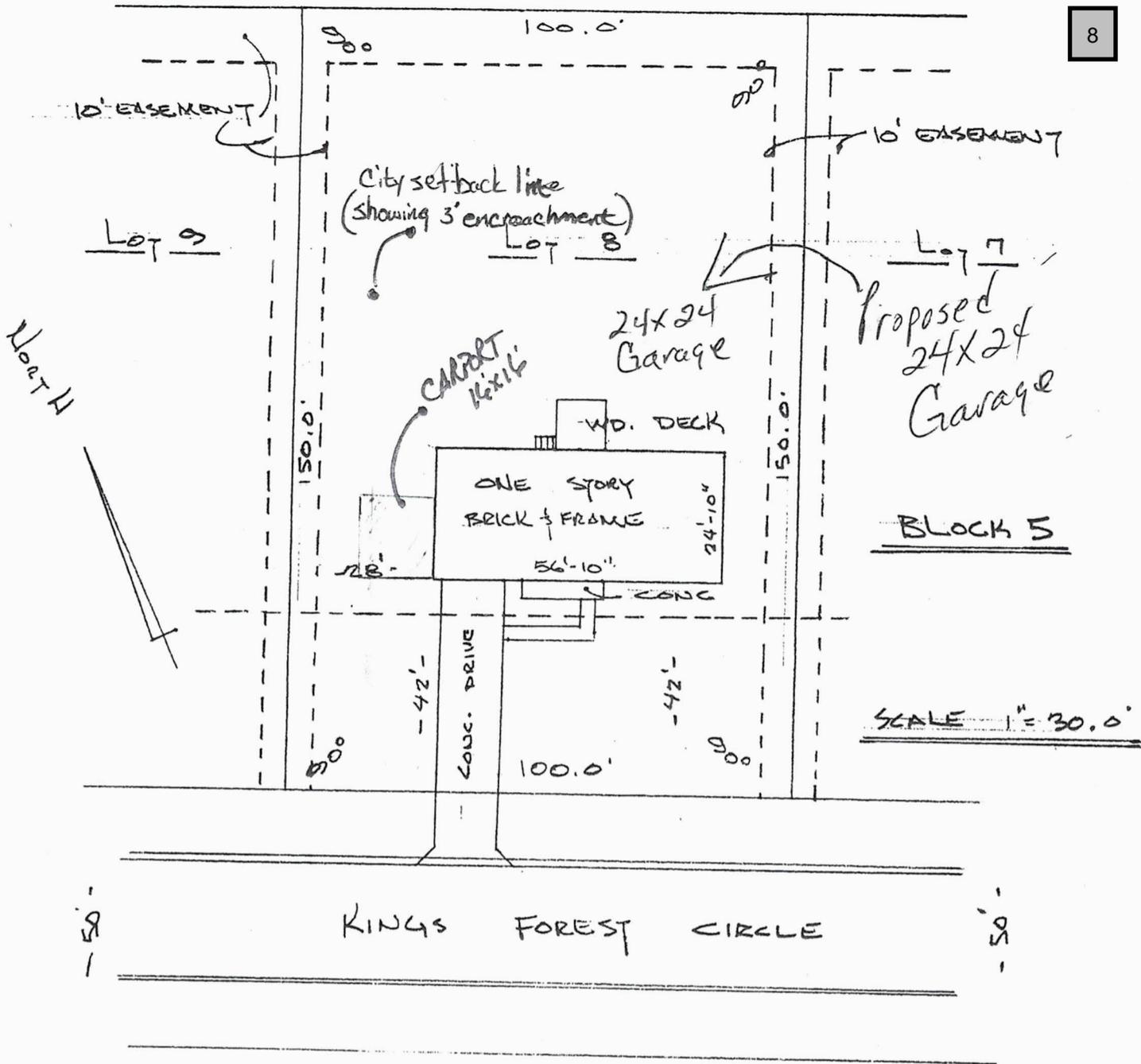
Mailing Address:
Leeds Zoning Board of Adjustments
Development Services
1404 9th Street
Leeds, AL 35094

PLAT MAP

Borrower: Kenneth and Rebecca Hollis
Property Address: 247 Kings Forest Circle SW
City: Leeds
Lender: Homecomings Financial

File No.: 91394494
Case No.: 86947-8367
State: AL
Zip: 35094





STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Karl Hager, a registered Land Surveyor in the State of Alabama hereby certify that the above is a true and correct map or plat of the following described property:

Lot 8, Block 5 according to the Amended Map of Kings Forest Subdivision, 3rd Sector as recorded in Map Book 118, page 50 in the Office of the Judge of Probate, Jefferson County Courthouse, Birmingham, Alabama. The correct street address is 247 Kings Forest Circle.

I further certify that there are no right of way, easements of joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said premises except as shown; that I have consulted the Federal Flood Hazard Map (or U.S. Dept. of the Interior Geological Survey Map) and found that said lot is not located in a special flood hazard area; that there are no encroachments to said lot visible to me; that improvements are located as shown above.

According to my survey this the 25th day of June, 1986.



Karl Hager
 Karl Hager, L.S.
 Reg. No. 11848

Item Attachment Documents:

2. A-2019-027 – A request by Rebecca Butler Applicant and Owner, to allow a camper to be occupied at the residence for a short time at 1600 Allen St, Leeds, AL, 35094, TPID 25001630070070000, Jefferson County, Zoned R-2, Single Family District.

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
 leedsalabama.org

OCT 30 '19 RCU

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Part 1. Application	
Name of Applicant: <i>Rebecca Butler</i>	
Mailing Address: <i>1600 Allen St Leeds, AL 35094</i>	
Telephone: <i>205-600-9847</i>	E-mail: <i>bekiw@201.com</i>
Signature: <i>Rebecca Butler</i>	

Part 2. Parcel Data		
Owner of Record: <i>Rebecca Butler</i>		
Owner Mailing Address: <i>1400 Allen St Leeds, AL 35094</i>		
Site Address: <i>1600 Allen St Leeds AL 35094</i>		
Tax Parcel ID # <i>25 00 16 3007 007.000</i>	Existing Zoning: <i>residential</i>	Existing Land Use: <i>home</i>

Part 3. Request
Section of Ordinance for which variance is requested:
Nature of Variance with reference to applicable zoning provision: <i>temporary camper on property</i>

Part 4 Enclosures (Check all required enclosures with this application)
<input type="radio"/> Vicinity Map showing location of the property
<input type="radio"/> Plan drawn to scale and dimension ed, showing property boundaries and proposed Development Layout
<input checked="" type="radio"/> Copy of Deed as recorded in the Judge of Probate Office
<input type="radio"/> Application Fee \$120.00

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.

OFFICE USE ONLY	
Application Number:	Date Received:
Received By:	Scheduled Public Hearing Date:

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments
Application for Special Exception

APPLICATION

An application for **VARIANCE** has been filed with the City of Leeds Zoning Board of Adjustments to allow a camper to be occupied at the residence for a temporary period of time.

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 #:	A-2019-027
APPLICANT NAME:	Rebecca Butler
PROPERTY OWNER:	Rebecca Butler
TAX PARCEL ID:	25001630070070000
ADDRESS:	1600 ALLEN ST, LEEDS, AL 35094 JEFFERSON COUNTY
PROPERTY ZONING:	R-2, SINGLE FAMILY DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on

Date: Tuesday, November 19, 2019
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
Development Services
1404 9th Street
Leeds, AL 35094

OCT 30 '19 RCVD

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8028 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send tax notice to:

REBECCA GRAY WRIGHT
1600 ALLEN ST
LEEDS, AL 35094

CORPORATION FORM WARRANTY DEED

State Of Alabama

JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars (\$134,900.00)* to the undersigned Grantor, BLAIR HOMES, INC., (hereinafter referred to as Grantor, whose mailing address is 368 EASTLAND DRIVE, LEEDS, AL. 35094), in hand paid by the Grantee 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 REBECCA GRAY WRIGHT, (herein referred to as Grantee), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOTS 1,2,3 AND 4, BLOCK A, ACCORDING TO THE SURVEY OF PARK PLACE SUBDIVISION OF LEEDS, AS RECORDED IN MAP BOOK 10, PAGE 57, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.
REBECCA GRAY WRIGHT AND REBECCA G. WRIGHT ARE ONE IN THE SAME PERSON
Property address: 1600 ALLEN ST, 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.

\$132,456.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we)

will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its PRESIDENT , JAMES M. BLAIR, who is authorized to execute this conveyance, hereto set its signature and seal this the 10th day of November, 2015.

BLAIR HOMES, INC.

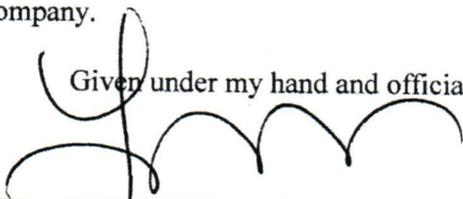

BY: JAMES M. BLAIR, PRESIDENT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES M. BLAIR, PRESIDENT of BLAIR HOMES, INC., a limited liability corporation 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 10th day of November, 2015.


NOTARY PUBLIC

My Commission Expires: 2/11/16



Real Estate Sales Validation Form

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

Grantor's Name: BLAIR HOMES, INC.
Mailing Address: 1600 ALLEN ST
LEEDS, AL 35094

Grantee's Name: REBECCA GRAY WRIGHT
Mailing Address: 1600 ALLEN ST
LEEDS, AL 35094

Property Address: 1600 ALLEN ST
LEEDS, AL 35094

Date of Sale: November 10th, 2015
Total Purchase Price: (\$134,900.00)
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
Appraisal
Sales Contract
Closing Statement
Appraisal
Other Tax Assessment

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:
Unattested

Print: Laura L. Barnes, Closing Attorney
Sign

Handwritten signature of Laura L. Barnes

Grantor/Grantee/Owner/Agent) (circle one)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Derrol D. Luker, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify that the above is a true and correct plat of a survey of the above described property and that the above has been completed in accordance with the requirements of the Standards of Practice for surveys in the State of Alabama to the best of my information, knowledge and belief.

Lots 1, 2, 3 and 4 of Block A of Park Plaza Subdivision in the City of Leeds, Jefferson County, Alabama. Said subdivision being on record in the Office of the Judge of Probate of Jefferson County in Map Book 10, Page 57.

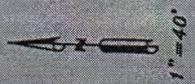
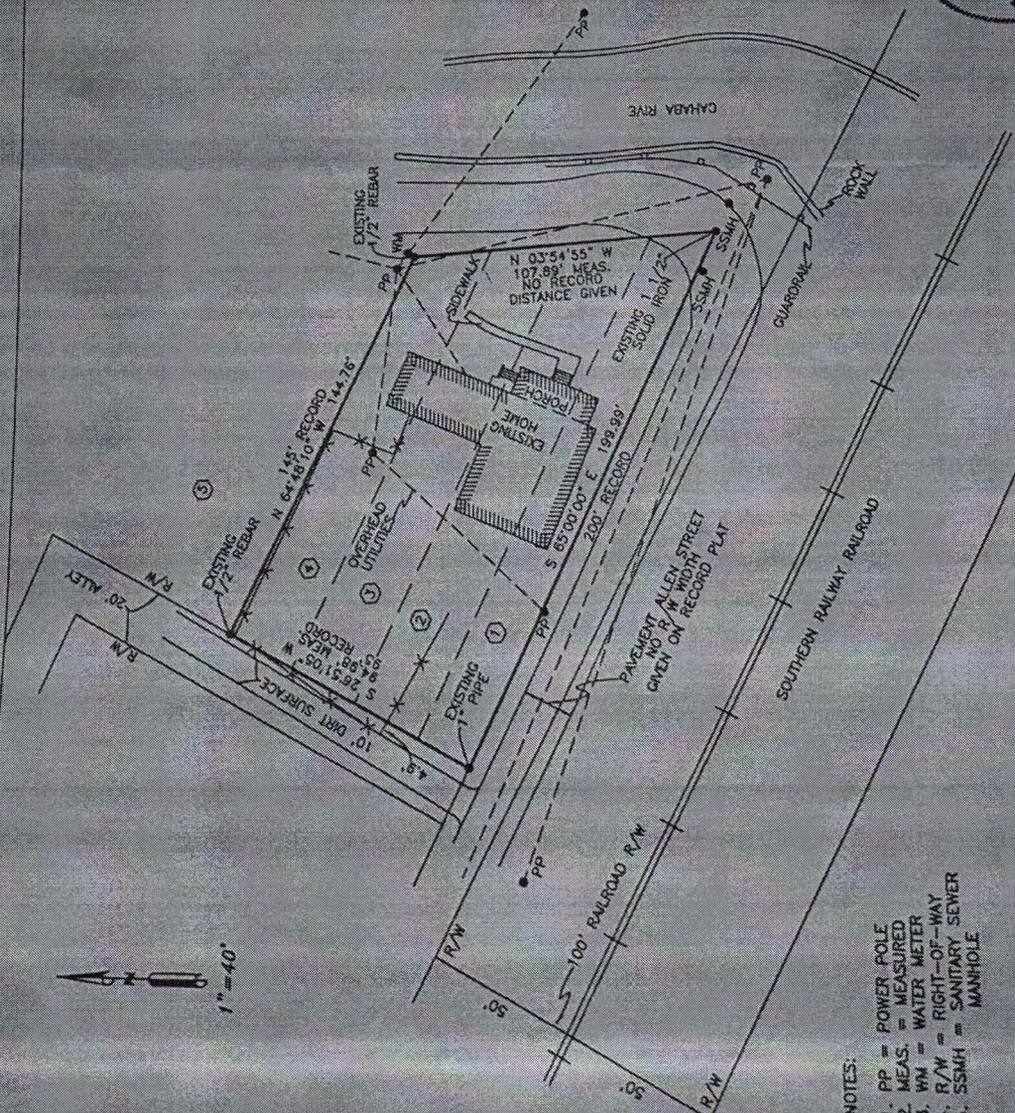
That the buildings thereon are located with respect to the lot boundaries as shown on the above plat; that there are no encroachments by buildings on adjoining property visible on the surface except as shown on the above plat; that there are no right-of-way, easements, or joint driveways over or across said property visible on the surface except as shown on the above plat; that there are no power poles of telephone poles except as shown on the above plat.

That said property was surveyed under my supervision the 18th day of January 2013. This is the 18th day of January 2013.

Derrol D. Luker
Derrol D. Luker
License No. 23008
LUKER & CO. LAND SURVEYING CA-0587-LS



MORTGAGE SURVEY OF LOTS 1, 2, 3 AND 4 BLOCK A OF PARK PLACE SUBD. IN THE CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA	
DRAWN	DATE
LUKER AND COMPANY LAND SURVEYING DERROL D. LUKER P.O. BOX 3065 PELL CITY, AL 36125 (205) 338-2425	2/14/2013
REVISIONS	
SCALE	luketandcompany@coosahs.net
1"=40'	



- NOTES:
1. PP = POWER POLE
 2. MEAS. = MEASURED
 3. WM = WATER METER
 4. R/W = RIGHT-OF-WAY
 5. SSMH = SANITARY SEWER MANHOLE

THE ABOVE DOES LIE IN THE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 01073G0441G DATED SEPTEMBER 29TH, 2006 FOR INCORPORATED AND UNINCORPORATED AREAS OF JEFFERSON COUNTY, ALABAMA.