



---

# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS AGENDA

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

August 09, 2023 @ 5:00 AM

---

**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

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

**OLD BUSINESS:**

1. A23-000008 - A request by Chris Mohan, Applicant and Owner, to be allowed to construct a guesthouse (Personal use only) prior to the construction of the principal residence at 7442 Elliot Ln, Leeds, AL 35094, TPID: 2500294000002005, Zoned A-1, Agricultural, 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. A23-000008 - A request by Chris Mohan, Applicant and Owner, to be allowed to construct a guesthouse (Personal use only) prior to the construction of the principal residence at 7442 Elliot Ln, Leeds, AL 35094, TPID: 2500294000002005, Zoned A-1, Agricultural, Jefferson County.

3

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application for We are asking for a variance in order to build phase 1 of our retirement home - a two story barn with a one bedroom apartment on the second floor. I'm an active duty Soldier with 34 years of service, currently stationed at Redstone Arsenal, Al (Huntsville). We will be retiring in approximately 2 years - this barn will serve as our weekend home (we have kids/grandkids in Leeds) and will be our temporary residence when we build our home next to the barn. We refer to it as Phase 1 as we've already picked out our house plan (approx 3000 sq ft) and we have surveyed the plot for both structures. We also have a septic permit for the number of bedrooms for both structures, and when we run power it will be for both structures. We anticipate that we will begin construction of the main residence 3-6 months prior to my planned retirement in June of 2025.

## 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>	A23-000008
<b>APPLICANT NAME:</b>	Chris Mohan
<b>PROPERTY OWNER:</b>	WEST MICHAEL B &
<b>TAX PARCEL ID#S:</b>	2500294000002005
<b>PROPERTY ADDRESS:</b>	7442 ELLIOTT LN; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	R-1: SINGLE FAMILY RESIDENTIAL 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: July 25, 2023  
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.

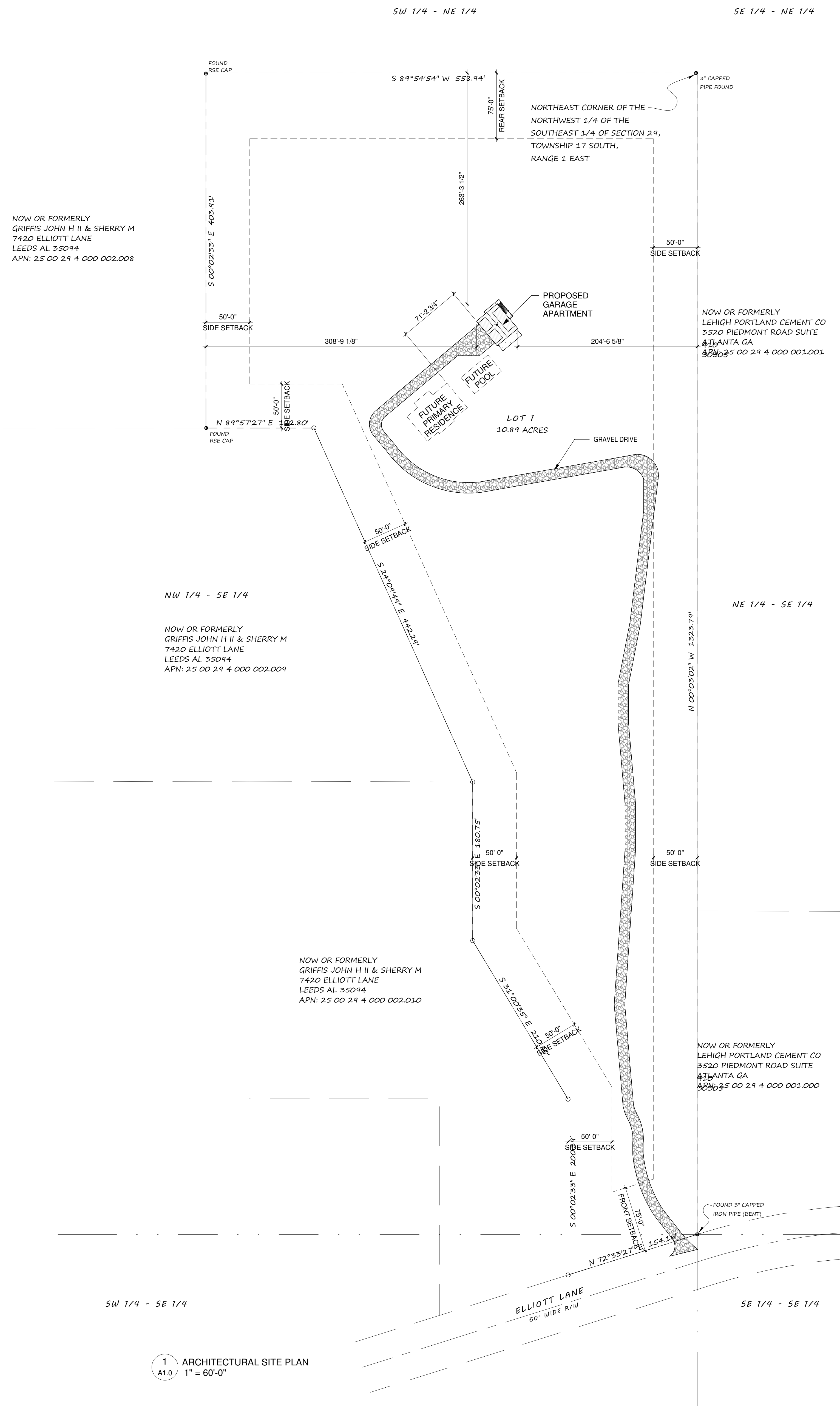
For more information about the application and related issues or to schedule an appointment:

**Phone:** 205-699-0943


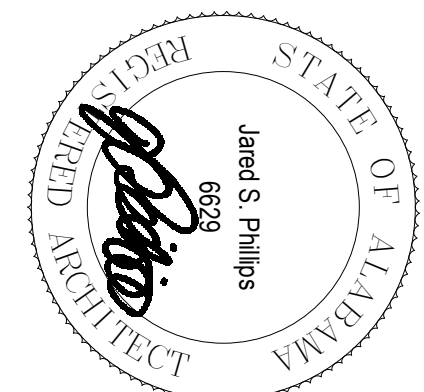
**E-mail:** [development@leedsalabama.gov](mailto:development@leedsalabama.gov)

**Mailing Address:**

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



1 ARCHITECTURAL SITE PLAN  
 A1.0 1" = 60'-0"

SHEET <b>A1.0</b>	DRAWING <b>ARCHITECTURAL SITE PLAN</b>	PROJECT NUMBER 22-12	DATES 5/9/23	 <b>Jared S. Phillips</b> ARCHITECT <small>3029 Piper Way          Hoover, Alabama 35224</small>	<h2 style="margin: 0;">MOHAN RESIDENCE GARAGE APARTMENT</h2> <p style="margin: 0;">7442 ELLIOT LANE LEEDS, ALABAMA</p>	
----------------------	---	-------------------------	-----------------	--	--	---

**EXHIBIT A**

**The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:**

**A part of the Northwest quarter of the Southeast quarter of Section 29, Township 17 South, Range 1 East, Jefferson County, Alabama. Being more particularly described as follows:**

**Begin at the Northeast corner of Northwest quarter of the Southeast quarter of said Section 29; thence S 87 degrees 27'27" W a distance of 558.94' to a point; thence S 02 degrees 30'00" E a distance of 403.91' to a point; thence N 87 degrees 30'00" E a distance of 122.80' to a point; thence S 26 degrees 37'16" E a distance of 442.29' to a point; thence S 02 degrees 30'00" E a distance of 180.75' to a point; thence S 33 degrees 28'02" E a distance of 210.80 to a point; thence S 02 degrees 30'00" E a distance of 232.45' to a point; thence N 70 degrees 05'60" E a distance of 153.97' to a point; thence N 02 degrees 30'00" W a distance of 1355.90' to a point; being the Point of Beginning. Situated in Jefferson County, Alabama.**

This instrument was prepared by:  
Fish Nelson & Holden, LLC  
400 Century Park South, Suite 224  
Birmingham, AL 35226

Send tax notice to:  
Christopher Owen Mohan  
Cynthia G. Mohan  
3232 Terrace Drive  
Rock Island, IL 61201

**State of Alabama**  
**County of Jefferson**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Frank R. Sweatt and Kimberly Sweatt**, married husband and wife, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Owen Mohan and Cynthia G. Mohan, married husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

7442 Elliott Lane, Leeds, AL 35094

**See Exhibit A for Legal Description**

Subject to taxes for the year 2021 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$\$150,000.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

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 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 the joint tenancy 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of May, 2022.

*Frank R. Sweatt*  
\_\_\_\_\_  
Frank R. Sweatt  
*Kimberly Sweatt*  
\_\_\_\_\_  
Kimberly Sweatt

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Frank R. Sweatt and Kimberly Sweatt whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2022.



*Mary Stewart Nelson Thompson*  
\_\_\_\_\_  
Notary Public  
MCE: 4/30/2025