



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

August 27, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A24-000017 - A request by Jocelyn Berstein, Applicant and Owner, to allow for the placement of a manufactured home at 7235 ALASKA AVE LEEDS AL 35094, TPID: 2500173001004000, Zoned: R-2, Single-Family District.
2. A24-000022 - A request by Pro-signs, Applicant, Amfirst, Owner, to allow a sign to be thirty-five (35) feet in height (above natural grade) and to be one-hundred twenty-eight (128) square feet in sign face area at 1795 Ashville Rd, Leeds, AL 35094, TPID TPID: 2605150001002001, Zoned, B-2, General Business District.

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. A24-000017 - A request by Jocelyn Berstein, Applicant and Owner, to allow for the placement of a manufactured home at 7235 ALASKA AVE LEEDS AL 35094, TPID: 2500173001004000, Zoned: R-2, Single-Family District.

3

7235

STATE OF FLORIDA

COUNTY OF LAKE

)
) SS.
)

4/26/24

Angela Griffin

The foregoing Quit Claim Deed was acknowledged before me on Angela Griffin by . , who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

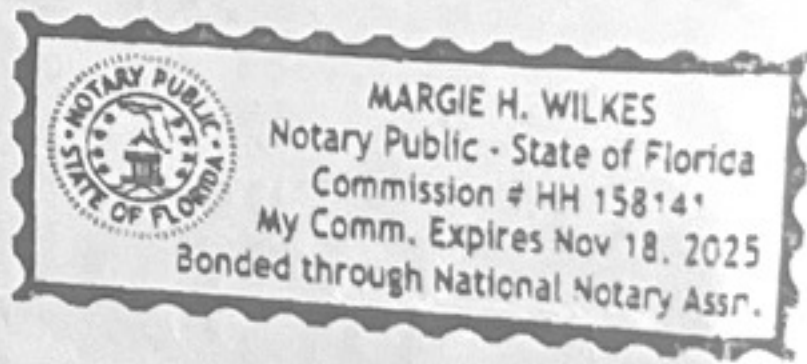
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Margie H. Wilkes
(Signature of Notary)

Margie H. Wilkes
(Printed Notary Name) ,

My Commission expires: 11/18/2025



Angela Griffin

(Grantor's or Authorized Representative's Signature)
Angela Griffin

Jocelyn Bernstein

(Grantee's or Authorized Representative's Signature)
Jocelyn Bernstein

Signed in our presence:

Mildred Spikes

(Witness #1 Signature)

MILDRED SPIKES

(FIRST WITNESS NAME TYPED)

Tammy Longwood

(Witness #2 Signature)

TAMMY LONGWOOD

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mrs. Jocelyn Bernstein
932 County Rd 479
Albertville, Alabama 35951

Grantor's Address:

Ms. Angela Griffin
103 Stewart Lake Loop
Groveland, Florida 34736

Mail Subsequent Tax Bills To:

Jocelyn Bernstein
932 County Rd 479
Albertville, Alabama 35951

Real Estate Sales Validation Form

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

Grantor's Name Angela Griffin
Mailing Address 1013 Stewart Lake
loop.
Graceland FL 34736

Grantee's Name Jocelyn Bernstein
Mailing Address 732 CR 479
Albertville AL
35951

Property Address 7235 Alaska Ave.
Leeds, AL 35094

Date of Sale 4/26/24
Total Purchase Price \$ 1,500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 2,800

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
- Sales Contract
- Closing Statement
- Appraisal
- Other online receipt

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 5/3/24

Print Jocelyn Bernstein

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Judge James P. Naftel and Judge Sherri C. Friday
Judge of Probate
Jefferson County Courthouse
716 Richard Arrington Jr. Blvd. North
Birmingham, AL 35203
(205) 325-5300

CUSTOMER INFORMATION

JOCELYN BERNSTEIN

TRANSACTION INFORMATION

Transaction #: 11152928
Receipt #: 1513595
Cashier Date: 05/09/2024
Print Date: 05/09/2024
Cashier By: LSBHAM
Source Code: Mail
Return Code:
Comments:

DEEDS

Instrument.: 2024042615

From: GRIFFIN ANGELA To: BERNSTEIN JOCELYN DeedAmount \$1,500.00

DEED TAX	\$1.50
RECORDING FEE	\$14.00
ARCHIVAL FEE	\$11.00

Document Total: \$26.50
29007931634 AMOUNT: \$26.50

PAYMENT: CHECK
Void / Revised Reason:

Total Payments: \$ 26.50	Total Fees: \$ 26.50	Shortage: \$ 0.00
Overage: \$ 0.00	Total Change Returned: \$ 0.00	

Take to
Tax Assessor's
office to
have the
deed assessed
for tax purposes

Prepared By:
Ms. Angela Griffin
103 Stewart Lake Loop
Groveland, Florida 34736

After Recording Return To:
Jocelyn Bernstein
932 County Rd 479
Albertville, Alabama 35951

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)
)
)
)
)
)
)
)

County Division Code: AL040
Inst. # 2024042615 Pages: 1 of 4
I certify this instrument filed on
5/9/2024 2:02 PM Doc: D
Judge of Probate
Jefferson County, AL. Rec: \$25.00
DeedTx: \$1.50
Clerk: LSBHAM

TAX PARCEL ID #:
012500173001004000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Angela Griffin ("*Grantor*"), whose address is 103 Stewart Lake Loop, Groveland, Florida 34736, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mrs. Jocelyn Bernstein ("*Grantee*"), whose address is 932 County Rd 479, Albertville, Alabama 35951, all right, title, interest and claim to the following real estate property located at 7235 Alaska Ave in the City/Township of Leeds, located in the County of Jefferson and State of Alabama and ZIP code of 35094, to-wit:

Property having Lot No. , with the Section No. , and having the following description: COM AT NW COR OF NE 1/4 OF SW 1/4 TH E 450 FT TO POB TH E 50 FT TH S 100 FT TH W 30 FT TH N 100 FT BACK TO POB SECT 17 TWSP 17S RANGE 1E.

FOR VALUABLE CONSIDERATION, in the amount of \$1,500.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/26/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

File Attachments for Item:

2. A24-000022 - A request by Pro-signs, Applicant, Amfirst, Owner, to allow a sign to be thirty-five (35) feet in height (above natural grade) and to be one-hundred twenty-eight (128) square feet in sign face area at 1795 Ashville Rd, Leeds, AL 35094, TPID TPID: 2605150001002001, Zoned, B-2, General Business District.

EXHIBIT A**Legal Description of Real Estate**

A part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 17 South, Range 1 East, St Clair County, Alabama, Peil City Division, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence run South 89°55'57" West along the North line of said 1/4 - 1/4 section a distance of 250.79 feet; thence South 01°59'49" East a distance of 59.54 feet to the Point of Beginning; thence continue along last described course a distance of 311.77 feet; thence South 88°32'14" West a distance of 166.21 feet; thence North 01°57'06" West a distance of 130.16 feet; thence South 89°02'54" West a distance of 28.37 feet; around a curve to the left through a central angle of 03°49'21" an arc distance of 195.51 feet a chord bearing of North 17°47'57" East a distance of 195.48 feet; thence North 89°55'57" East a distance of 106.56 feet around a curve to the left through a central angle of 2°16'12" an arc distance of 21.77 feet a chord bearing of North 88°47'51" East a distance of 21.77 feet; to the Point of Beginning.

2008 7453
Recorded in the Above
DEED Book & Page
06-11-2008 12:29:49 PM

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Amfirst credit union would like to increase height of existing sign.

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 #:	A24-000022
APPLICANT NAME:	Ginger Hickey
PROPERTY OWNER:	
TAX PARCEL ID#S:	
PROPERTY ADDRESS:	1795 Ashville Road; Leeds, AL 35094
PROPERTY ZONING:	

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: August 27, 2024
 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.

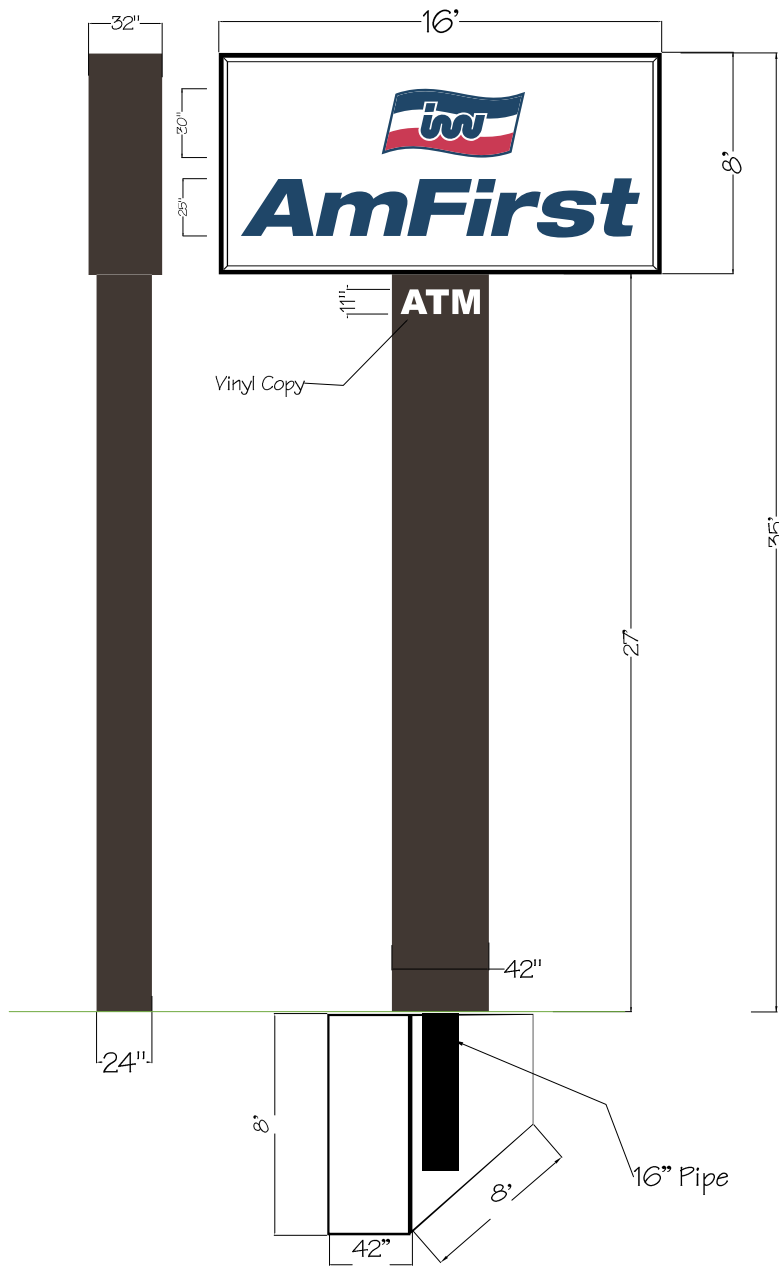
For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

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



Steel Tubing Frame
 Aluminum Skin
 Aluminum Retainer
 Panaflex faces with Vinyl Graphics applied
 Illuminated with LED modules as required

Steel Tubing Frame
 Aluminum Skin

- PMS 540 C BLUE
- PMS 192 C RED

1) DOUBLE SIDED 8'X 16' ILLUMINATED PANNED EMBOSSED FACE CABINET SIGN ON A 16" POLE WITH 24'X42" ALUMINUM POLE COVER CABINET WITH 2" RETAINERS PAINTED BRONZE FOOTER TO BE 42" THICK X 8' DEEP X 8' LONG

Approved: _____
 Date: _____

DRAWING NO:
 AmFirst-Leeds PY-0001
 DATE: 06/27/24
 REP: LET

PRO SIGNS
 Inc.
 PH: (205) 255-6916 FAX: (205) 255-6918
 173 ROUSE ROAD SUMITON, AL 35148