



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

May 25, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A21-000011- A request by Tower Development, applicant and owner, to reduce the north side setback to be no less than 4.70 feet, at 4024 Ashley Dr, Leeds, AL 35094, TPID 2601110001024062, St. Clair, Zoned R-6 Patio Home District
2. A21-000012 - A request by Vape 411 & Smoke, applicant, to allow for a for Vape and tobacco shop in the B-2, General Business District as a special exception at 1725 Ashville Road, TPID 2605150001014010 , St Clair Co, Zoned B-2 General Business District.
3. A21-000013 - A request by Andrew Mannino, Owner and Applicant, to allow a privacy fence to remain as located 0 feet from the west (side) property line in lieu of the required thirty-five feet at 1100 Robert E. Lee St, TPID 2500202005014000, Zoned R-2, Single-Family District
4. A21-000014 - A request by Valley View Baptist Church, Owner and Applicant, to allow an electronic sign at 7254 President St, Leeds, AL 35094, TPID 2500202007002000, Jefferson County, Zoned R-2, Single-Family District
5. A21-000015 - A request by Douglas Gundlach, owner, and applicant, to allow a home occupation at 1708 Whitmire St, Leeds, AL 35094, TPID 2500164012004002, Zoned R-6. Patio Home 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.

File Attachments for Item:

1. A21-000011- A request by Tower Development, applicant and owner, to reduce the north side setback to be no less than 4.70 feet, at 4024 Ashley Dr, Leeds, AL 35094, TPID 2601110001024062, St. Clair, Zoned R-6 Patio Home District

NOTICE OF PUBLIC HEARING

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

APPLICATION

An application for Side Setback Variance Request to be no closer than 4.70 feet to the property line in lieu of the required 5 feet.

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 #:	A21-000011
APPLICANT NAME:	Clint Johnston
PROPERTY OWNER:	Tower Development
TAX PARCEL ID#S:	260111000102062
PROPERTY ADDRESS:	4024 Ashley Drive; Leeds, AL 35094
PROPERTY ZONING:	R-6 : PATIO HOME 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: May 25, 2021
 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:

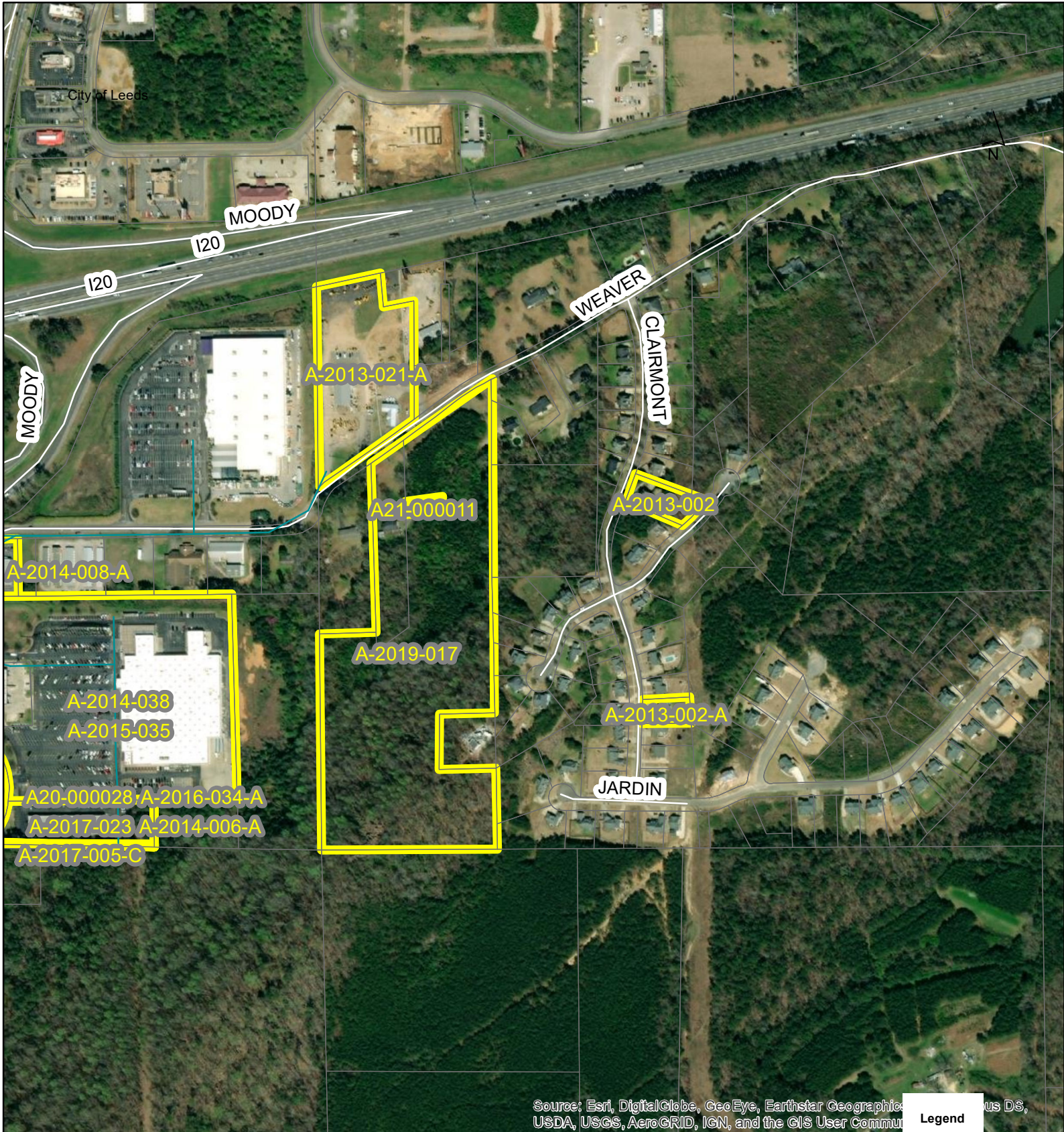
Phone: 205-699-0943

E-mail: developmentbt@leedsalabama.gov

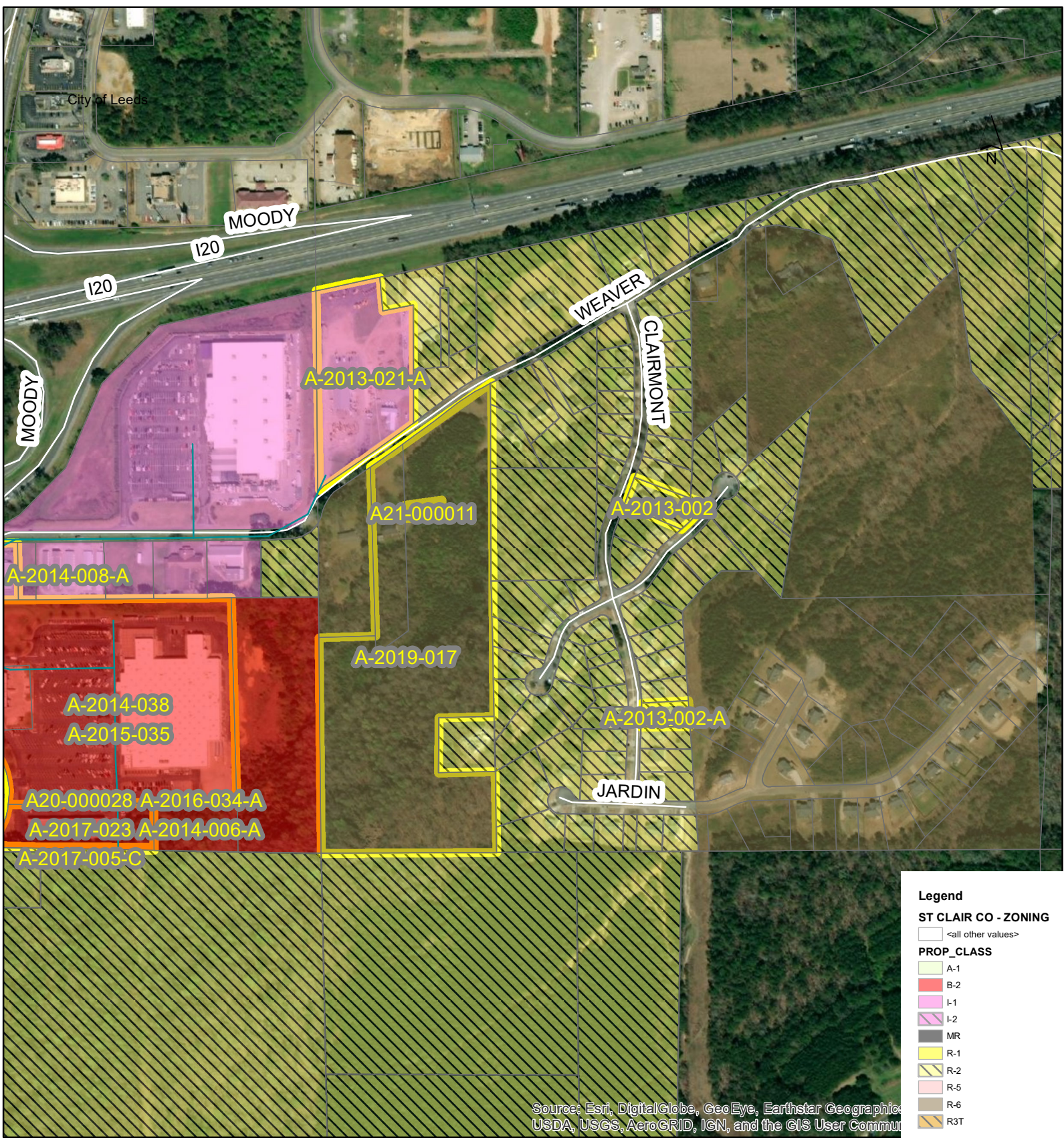
Mailing Address:

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

A21-000011
4024 ASHLEY DR
2601110001024062
AERIAL



A21-000011 4024 ASHLEY DR 2601110001024062 ZONING



Legend

ST CLAIR CO - ZONING

<all other values>

PROP_CLASS

[Light Green]	A-1
[Red]	B-2
[Pink]	I-1
[Purple]	I-2
[Grey]	MR
[Yellow]	R-1
[Diagonal Lines]	R-2
[Light Pink]	R-5
[Brown]	R-6
[Orange]	R3T

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

COTTAGES ON WEAVER

PLAT BOOK 6 PAGE 08-12
ST. CLAIR COUNTY AL

TOWER DEVELOPMENT INC,
2106 DEVEREUX CIRCLE
BIRMINGHAM AL 35243
PH-205-970-2363
FAX-205-970-2365

ZONING-R6
SIDE SETBACK 10'
REAR SETBACK 20'
FRONT SETBACK 15'

0 30 60 90



FOUNDATION SURVEY

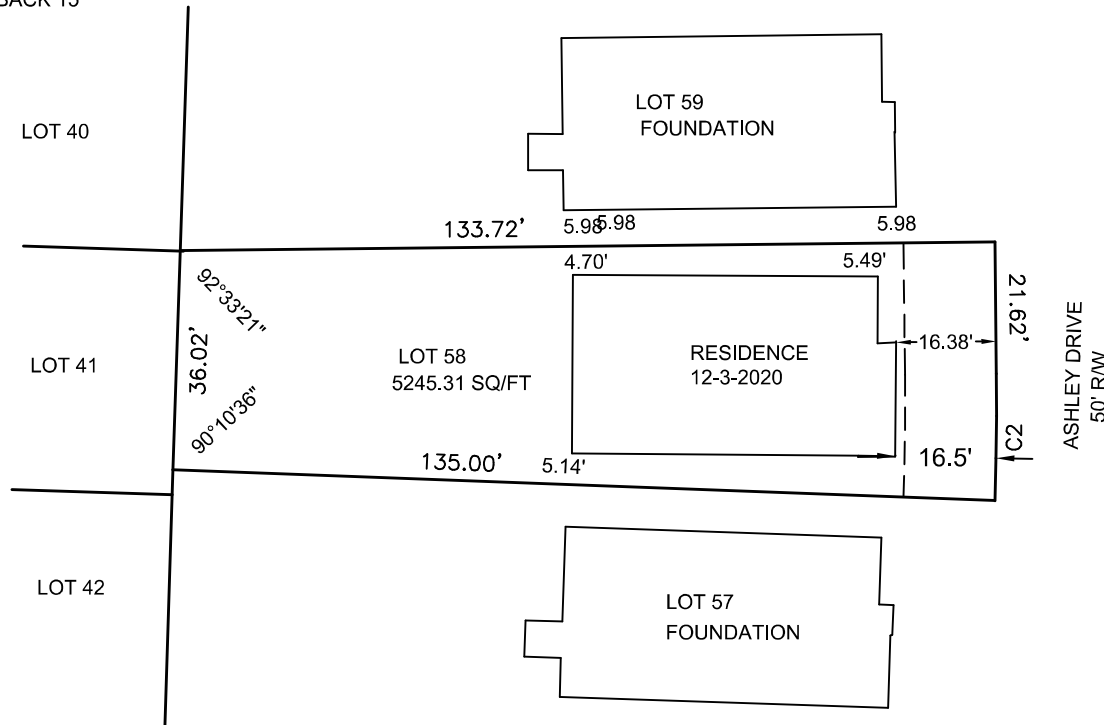
PLAT NORTH



1/2" CAPPED REBAR
AT EACH CORNER
UNLESS SHOWN ON THE SURVEY

M-MEASURED
R-PER RECORD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C2	475.00'	20.86'	20.86'



STATE OF ALABAMA
ST. CLAIR COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Lot 58 COTTAGES ON WEAVER Subdivision as shown on record in the office of the Judge of Probate of ST. CLAIR County, Alabama in map book 6 page 08-12.

According to my survey this the 11TH day of NOVEMBER 2020.

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers. This survey is not transferable and may only be used by the person/company that pays for it at time of survey.

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
DRAWN BY: JMR	FILE: COTTAGES AT WEAVER
	SCALE: 1"=30'
	DATE: 11-11-2020

File Attachments for Item:

2. A21-000012 - A request by Vape 411 & Smoke, applicant, to allow for a for Vape and tobacco shop in the B-2, General Business District as a special exception at 1725 Ashville Road, TPID 2605150001014010 , St Clair Co, Zoned B-2 General Business District.

NOTICE OF PUBLIC HEARING

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

APPLICATION

An application for to allow for a for Vape and tobacco shop in the B-2, General Business District as a special exemption.

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 #:	A21-000012
APPLICANT NAME:	Katie Troncale
PROPERTY OWNER:	BRIGHAM WILLIAMS COMMERCIAL PROPERTY INC
TAX PARCEL ID#S:	2605150001014010
PROPERTY ADDRESS:	1725 ASHVILLE RD; 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: May 25, 2021
 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:

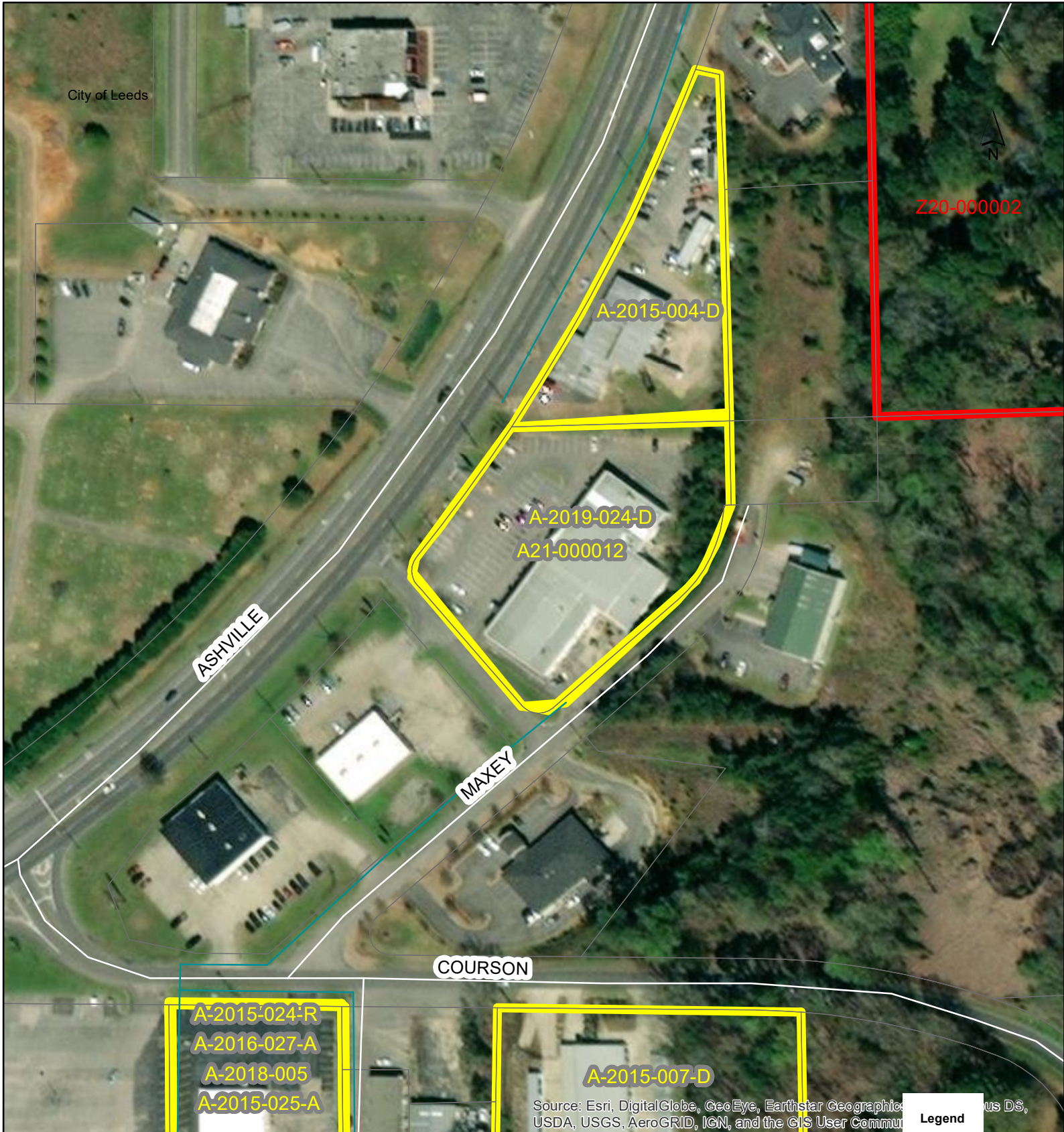
Phone: 205-699-0943

E-mail: developmentbt@leedsalabama.gov

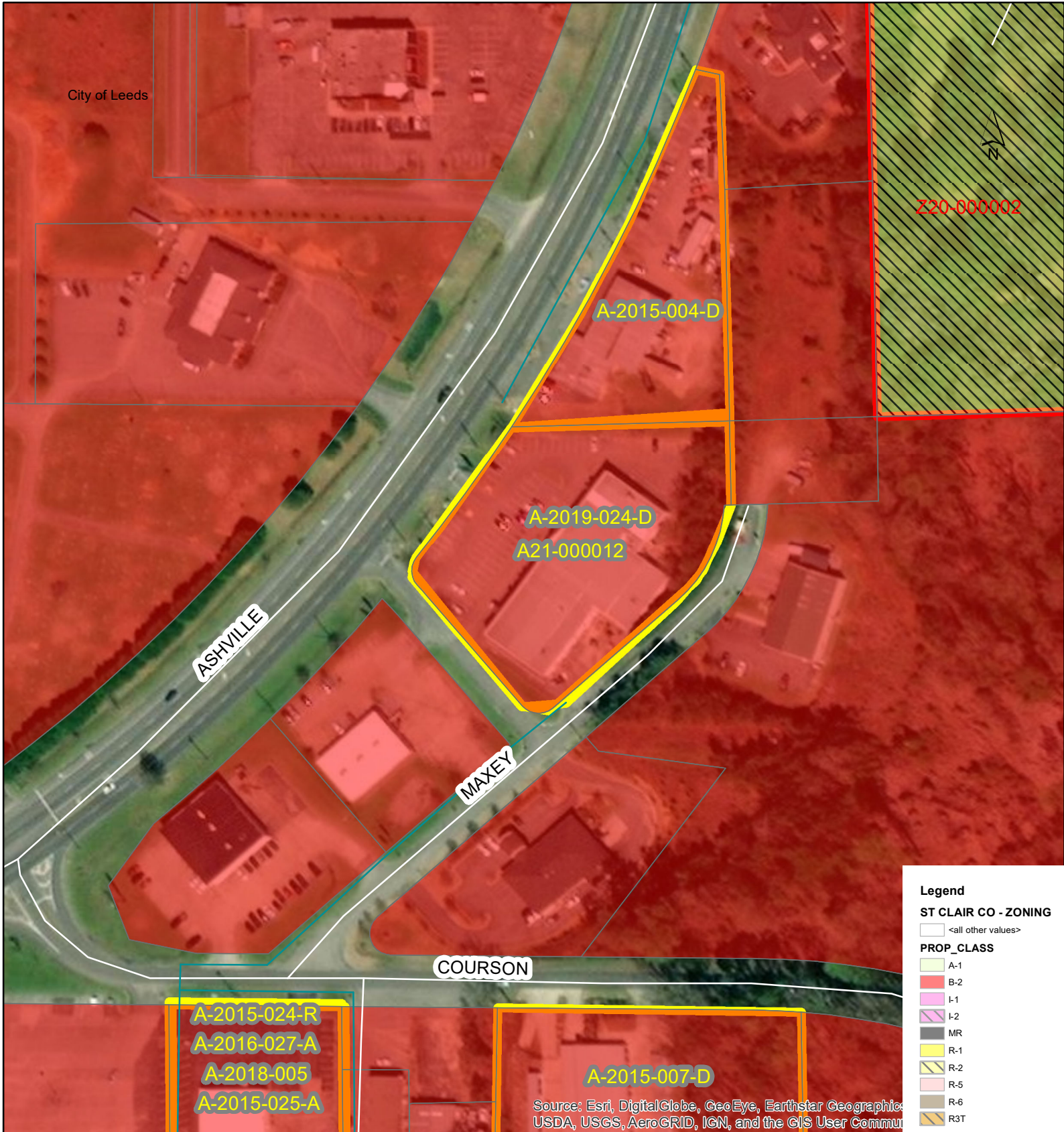
Mailing Address:

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

A21-000012
1725 ASHVILLE RD
2605150001014010
AERIAL



A21-000012 1725 ASHVILLE RD 2605150001014010 ZONING





File Attachments for Item:

3. A21-000013 - A request by Andrew Mannino, Owner and Applicant, to allow a privacy fence to remain as located 0 feet from the west (side) property line in lieu of the required thirty-five feet at 1100 Robert E. Lee St, TPID 2500202005014000, Zoned R-2, Single-Family District

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow a privacy fence to remain as located in the front yard.

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 #:	A21-000013
APPLICANT NAME:	Andrew Mannino
PROPERTY OWNER:	SIMS DORIS I
TAX PARCEL ID#S:	2500202005014000
PROPERTY ADDRESS:	1100 ROBERT E LEE ST; LEEDS, AL 35094
PROPERTY ZONING:	E-1: SINGLE FAMILY RESIDENTIAL ESTATE 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: May 25, 2021
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: developmentbt@leedsalabama.gov

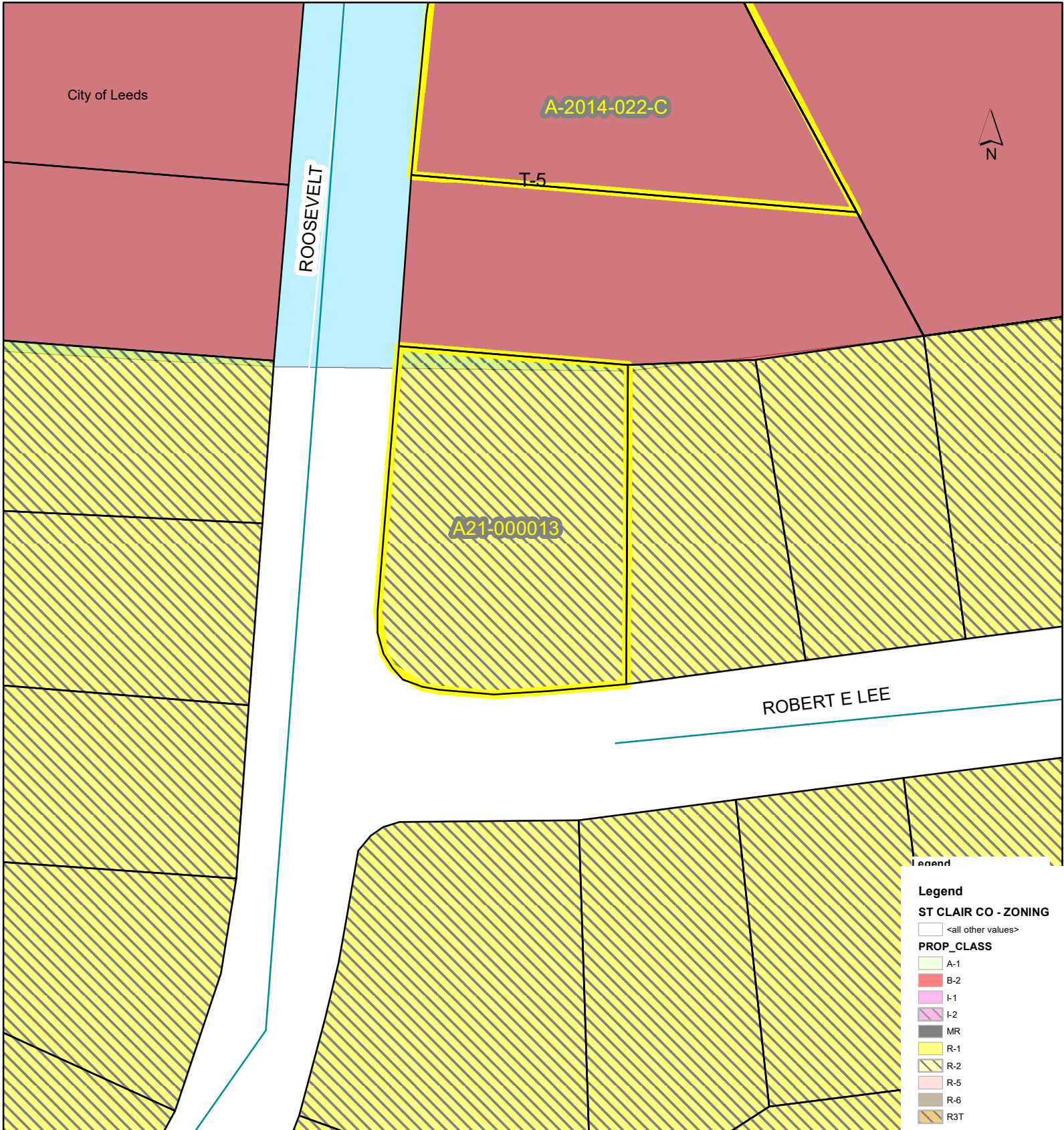
Mailing Address:

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

A21-000013
1100 ROBERT E LEE ST
2500202005014000
ZONING



A21-000013
1100 ROBERT E LEE ST
2500202005014000
ZONING









File Attachments for Item:

4. A21-000014 - A request by Valley View Baptist Church, Owner and Applicant, to allow an electronic sign at 7254 President St, Leeds, AL 35094, TPID 2500202007002000, Jefferson County, Zoned R-2, Single-Family District

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow for an Electronic Sign

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 #:	A21-000014
APPLICANT NAME:	Ron Whitehead
PROPERTY OWNER:	LEEDS VALLEY VIEW ETC
TAX PARCEL ID#S:	2500202007002000
PROPERTY ADDRESS:	7254 PRESIDENT ST; LEEDS, AL 35094
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 preliminary plat. The hearing is scheduled on:

Date: May 25, 2021
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 Board.

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

Phone: 205-699-0943

E-mail: developmentbt@leedsalabama.gov

Mailing Address:

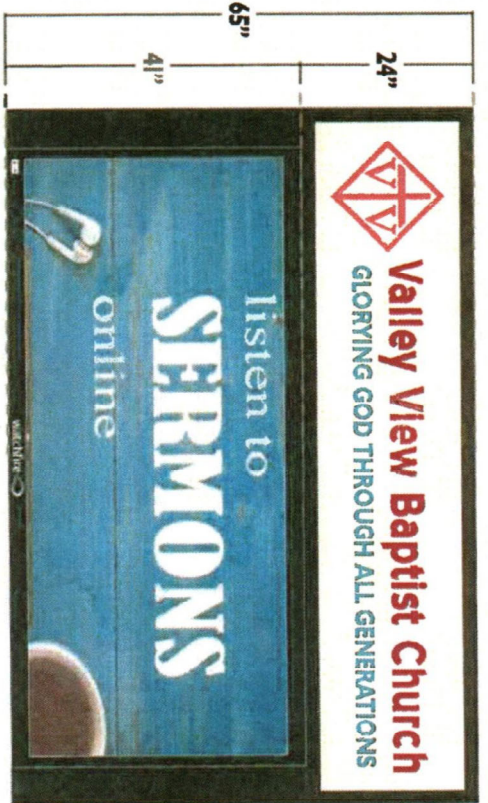
Leeds Zoning Board of Adjustments
c/o Department of Inspections
1404 9th Street
Leeds, AL 35094

A DOUBLE FACE I.D. SIGN
44.69 SQUARE FEET

99"

SIDE VIEW
30"
FINISHED DEPTH

2" RETAINER (TYP)


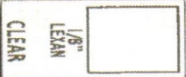








A DOUBLE FACE I.D. SIGN
44.69 SQUARE FEET

WORK TO BE PERFORMED

FABRICATE (1) ONE DOUBLE FACE, ALL-ALUMINUM CONSTRUCTION, I.E.D. ILLUMINATED, I.D. CABINET WITH 1/8" FLAT CLEAR PLEXIGLASS FACES. EACH 1/8" FLAT CLEAR LEXAN FACE TO INCLUDE SECOND SURFACE APPLIED DIGITAL PRINT VINYL AND TRANSLUCENT VINYL. IMPORTANT DETAIL: CUSTOMER TO PROVIDE ARTWORK BEFORE FABRICATION.

A DOUBLE FACE I.D. SIGN
COLORS

 <p>3M ALUMINUM VINYL GLOSS BLACK</p>	 <p>1/8" LEXAN CLEAR</p>	 <p>VINYL 3M 40C-114R GLOSS CLEAR</p>	 <p>DIGITAL PRINT TBD</p>
 <p>DIGITAL PRINT TBD</p>	 <p>DIGITAL PRINT TBD</p>	 <p>VINYL 3M 3630-20 WHITE</p>	 <p>L.E.D. ILLUMINATION WHITE</p>

FABRICATE METAL FLASHING AS NEEDED.

DOUBLE FACE I.D. CABINET, DIGITAL MESSAGE SIGNS AND METAL FLASHING TO INSTALL ON BRICK MONUMENT AS SHOWN ON PAGE TWO.

CELEBRATING

25
YEARS
1994 - 2019

THIS IS AN ORIGINAL DRAWING DESIGNED BY RELIABLE SIGN SERVICES and is submitted for customer's personal use only. Drawing remains the property of Reliable Sign Services. Customer is not authorized to reproduce or exhibit drawing to anyone outside of customer's organization unless compensation is made to Reliable Sign Services. Drawing may be used for the above sign only. Actual production colors could vary. Sign will operate with 120 volts AC. All electrical service to sign is responsibility of the customer. © COPYRIGHT 2021 RELIABLE SIGN SERVICES. ALL RIGHTS RESERVED.

VALLEY VIEW BAPTIST
LEEDS, ALABAMA

2323 DIESEL DRIVE
MCALLA, ALABAMA 35111

1 OF 2

Reliable
SIGN SERVICES

MARCH 16, 2021
DANNY WILLIAMS

OFFICE 205 664-0955
FAX 205 664-4409

drawing: ValleyViewBaptistchurch_leedsal_RevisionTwo.cdr

DRAWING REPRESENTS ACTUAL SIGN TO BE PRODUCED
ERRORS NOT CORRECTED WILL BE INCLUDED ON FINAL PRODUCT

SIGN AND DATE DRAWING HERE
NAME: _____ DATE: _____



SITE SURVEY PHOTOGRAPH OF EXISTING BRICK MONUMENT



SITE SURVEY PHOTOGRAPH OF EXISTING BRICK MONUMENT WITH I.D. SIGN



A DOUBLE FACE I.D. SIGN
44.69 SQUARE FEET

NOTE
SIGN PLACEMENT IN PHOTO IS FOR ILLUSTRATIVE PURPOSE ONLY AND MAY NOT ACCURATELY REPRESENT SIZE, LOCATION OR OTHER SPECIFICATIONS OF SIGN.
RELIABLE SIGN SERVICES IS NOT RESPONSIBLE ON LIABLE FOR DISCREPANCIES BETWEEN SIGN REPRESENTED AND ACTUAL FINISHED PRODUCT.

E-MAILED MAR 16 2021

CELEBRATING

25
YEARS
1994-2019

THIS IS AN ORIGINAL DRAWING DESIGNED BY RELIABLE SIGN SERVICES and is submitted for customer's personal use only. Drawing remains the property of Reliable Sign Services. Customer is not authorized to reproduce or exhibit drawing to anyone outside of customer's organization unless compensation is made to Reliable Sign Services. Drawing may be used for the above sign only. Actual production colors could vary. Sign will operate with 120 volts AC. All electrical service to sign is responsibility of the customer. © COPYRIGHT 2021 RELIABLE SIGN SERVICES ALL RIGHTS RESERVED

VALLEY VIEW BAPTIST

LEEDS, ALABAMA

22323 DIESEL DRIVE
MCALLA, ALABAMA 35111

2 OF 2



MARCH 16, 2021
DANNY WILLIAMS

OFFICE 205 664-0955
FAX 205 664-4409

drawings\ValleyViewBaptistchurch LeedsAl_RevisionTwo.cdr

DRAWING REPRESENTS ACTUAL SIGN TO BE PRODUCED
ERRORS NOT CORRECTED WILL BE INCLUDED ON FINAL PRODUCT

SIGN AND DATE DRAWING HERE

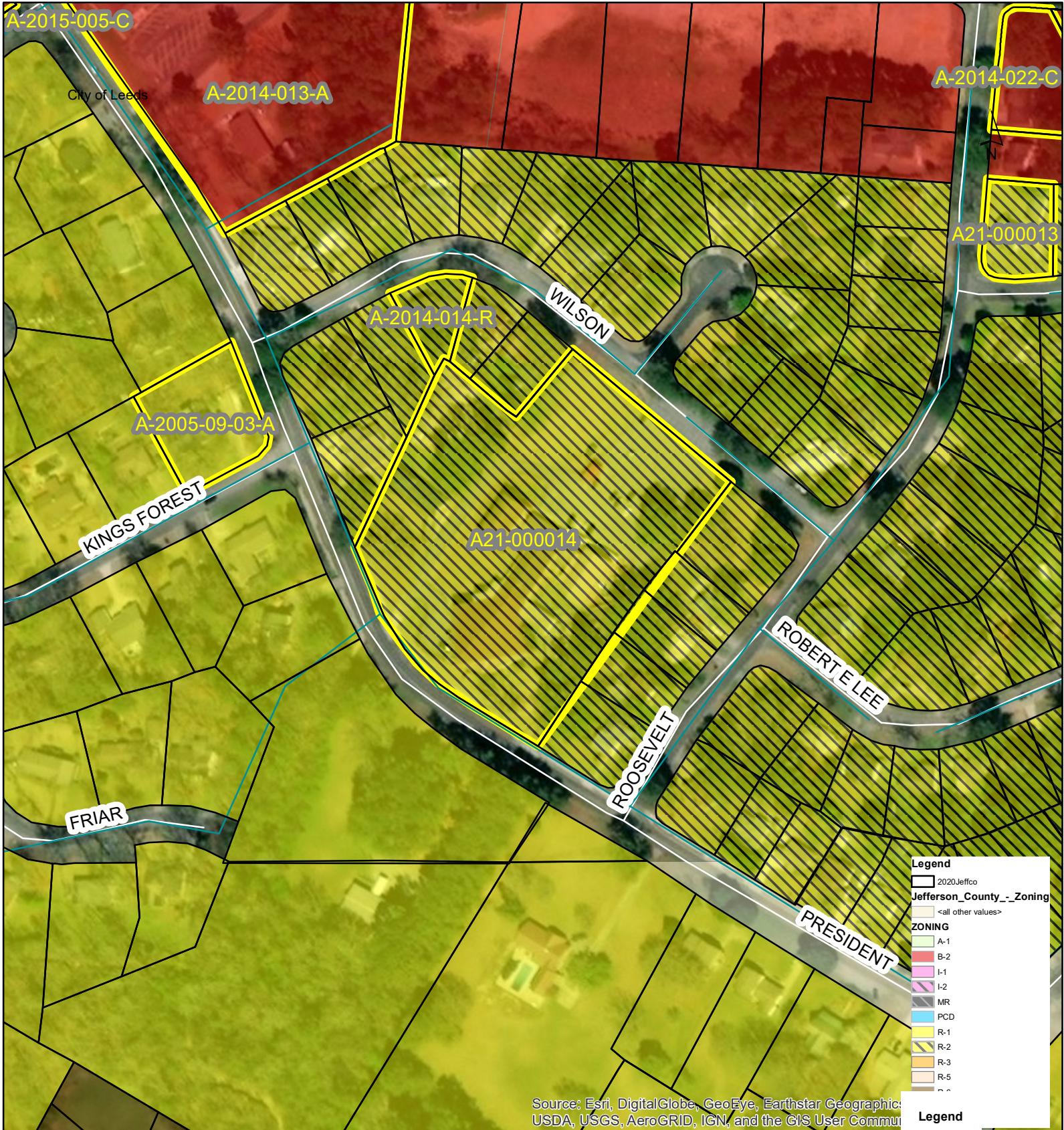
NAME	DATE



A21-000014
7524 PRESIDENT ST
2500202007002000
AERIAL



A21-000014 7524 PRESIDENT ST 2500202007002000 ZONING



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographic, USDA, USGS, AeroGRID, IGN, and the GIS User Community

File Attachments for Item:

5. A21-000015 - A request by Douglas Gundlach, owner, and applicant, to allow a home occupation at 1708 Whitmire St, Leeds, AL 35094, TPID 2500164012004002, Zoned R-6. Patio Home District.

NOTICE OF PUBLIC HEARING

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

APPLICATION

An application for ALABAMA COTTAGE FOOD LAW, SELLING PASTRIES FROM RESIDENCE

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 #:	A21-000015
APPLICANT NAME:	Douglas Gundlach
PROPERTY OWNER:	BRINSON DONNA B
TAX PARCEL ID#S:	2500164012004002
PROPERTY ADDRESS:	1708 WHITMIRE ST; LEEDS, AL 35094
PROPERTY ZONING:	R-5: GARDEN HOME 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: May 25, 2021
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: developmentbt@leedsalabama.gov

Mailing Address:

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

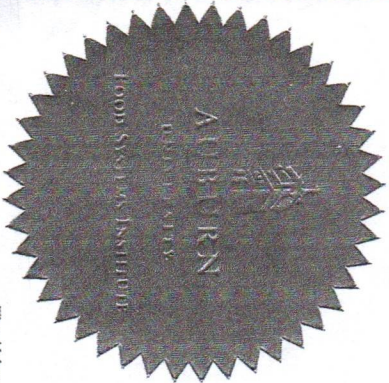
Douglas P. Gundlach

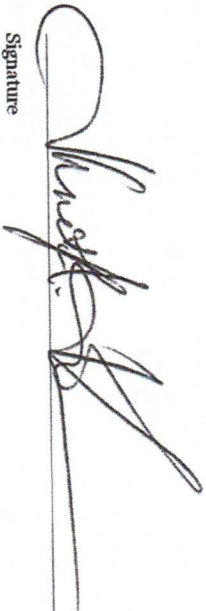
Has satisfactorily completed 2 hours of training in:

Alabama Cottage Food Rules

Provided by:

Alabama Cooperative Extension System



Signature 

Class Date
April 6, 2021

Expiration Date
April 6, 2026

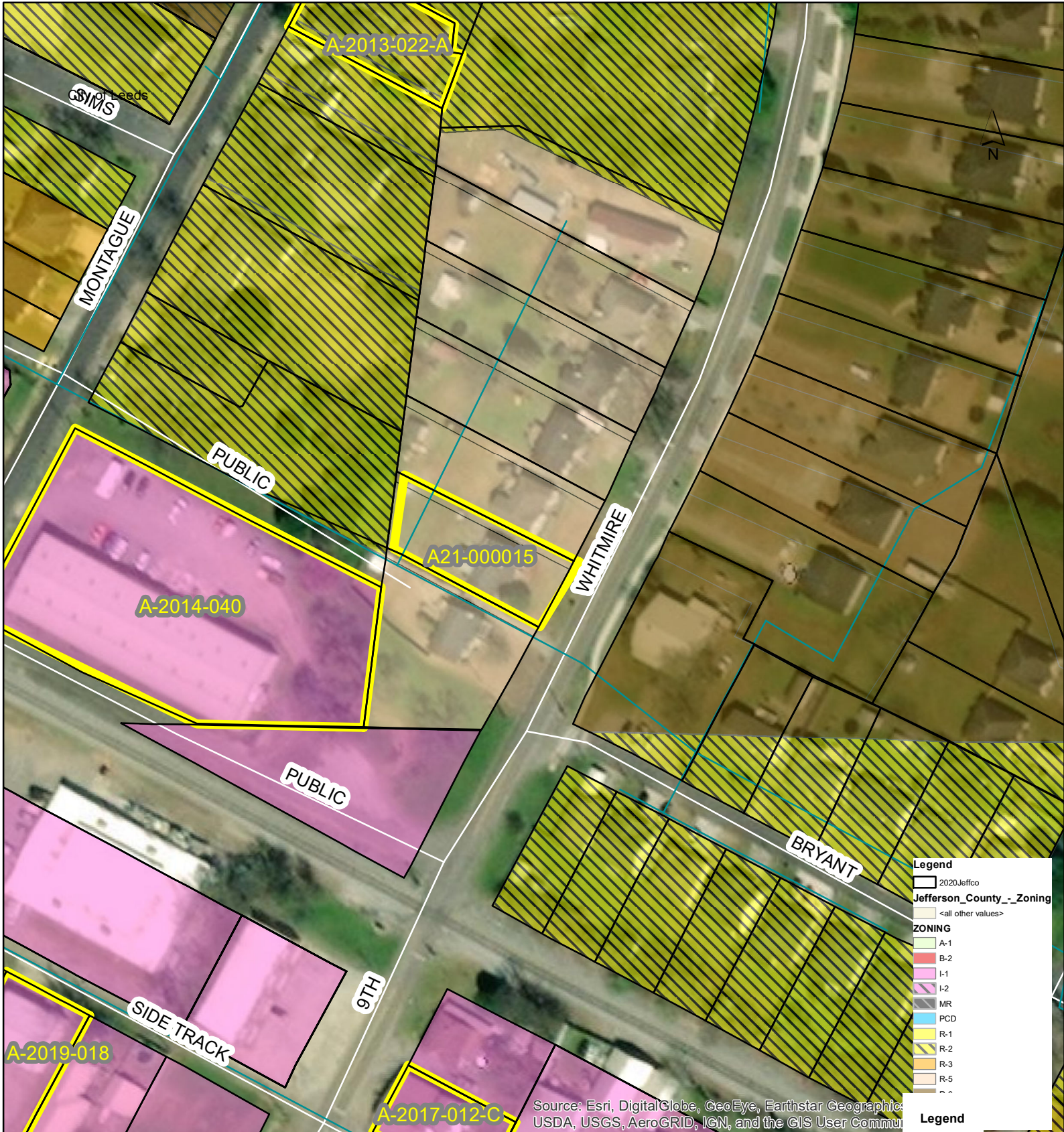
The Alabama Cooperative Extension System (Alabama A&M University and Auburn University) is an equal opportunity educator and employer. Everyone is welcome!
www.aces.edu



A21-000015
1708 WHITMIRE ST
2500164012004000
AERIAL



A21-000015 1708 WHITMIRE ST 2500164012004002 ZONING



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