



# **CITY OF LEEDS, ALABAMA**

## **BOARD OF ZONING ADJUSTMENTS AGENDA**

GotoMeeting - Virtual Meeting Room

**January 26, 2021 @ 5:00 PM**

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**The Board of Zoning Adjustments meeting scheduled for Tuesday, January 26, 2021, is cancelled as this request has been withdrawn.**

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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:**

A21-000005 -An application by Christal Grammer, Applicant, Jeffrey W. Falletta, Owner, for dimensional relief to reduce the lot width from sixty (60) feet to fifty-five (55) feet and to reduce the rear setback from thirty (30) feet to twenty (20) feet - CLAIRMONT PARK PHASE VI; TPID(s) 2601110001030037, 2601110001030000, 2601110001047000, 2601110001047003, 2601110001030079, 2601110001030037, Zoned R-5 & R-6, St. Clair Co.

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application for dimensional relief to reduce the lot width from sixty (60) feet to fifty-five (55) feet and to reduce the rear setback from thirty (30) feet to twenty (20) feet - CLAIRMONT PARK PHASE VI

## 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.

<b>CASE #:</b>	A21-000005
<b>APPLICANT NAME:</b>	Christal Grammer
<b>PROPERTY OWNER:</b>	FALLETTA JEFFREY W
<b>TAX PARCEL ID#S:</b>	2601110001030037, 2601110001030000, 2601110001047000, 2601110001047003, 2601110001030079, 2601110001030037
<b>PROPERTY ADDRESS:</b>	0.00000000 CLAIRIDGE DR; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	R-5: GARDEN HOME RESIDENTIAL 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: January 26, 2021  
Time: 5:00 p.m.  
Place: GotoMeeting

Please join my meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/396052133>

**You can also dial in using your phone.** United States: [+1 \(872\) 240-3311](tel:+18722403311) Access Code: 396-052-133

**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



This site is in the basin of the Cahaba River, a priority watershed.

INSPECTIONS WILL BE ONCE BMR MEASURES ARE INSTALLED AND EVERY 0.75" RAIN / MONTH. NO DELEGATION OF AUTHORITY THIS PROJECT CORRECTIVE LOG WILL BE KEPT BY CONTRACTOR ON SITE. INSPECTION REPORTS WILL BE SENT TO OWNER, CONTRACTOR

BMP MAY BE UPDATED, REVISED AND CHANGED IF SITE CONDITIONS WARRANT. CHANGES WILL BE LOGGED IN ACTION LOG AND BMP PLAN. REVISIONS WILL BE NOTED AND DATED. UPDATED LOG WILL BE KEPT ON SITE AND COPY IN ENGINEER'S OFFICE. REVISIONS WILL BE MADE 24 HOURS FROM INSPECTION

BMP TYPE MAINTENANCE SCHEDULE STAFF  
TYPE A SILT FENCE PERIMETER, INSPECT 0.75" RAIN / MONTHLY BY QCP  
SURFACE ROUGHENING POND SLOPES, DURING POND GRADING, INSPECT BY QCP  
INLET PROTECTION, INSPECT 0.75" RAIN / MONTHLY BY QCP  
CONSTRUCTION EXIT, 0.75" RAIN / MONTHLY DAILY BY QCP  
ON SITE SEDIMENT TRAPPED IN BMPs, INSPECT 0.75" RAIN / MONTHLY BY QCP

LEGEND

- SF — SF CLASS I SILT FENCE METAL POSTS WIRE REINFORCEMENT
- CE — CONSTRUCTION EXIT
- SR — Surface Roughening
- NP — SILT SOCK INLET PROTECTION
- PS — PERMANENT SEEDING  
SEED AND MULCH DISTURBED AREAS AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS
- So — PERMANENT SOD  
SOD DISTURBED AREAS AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS

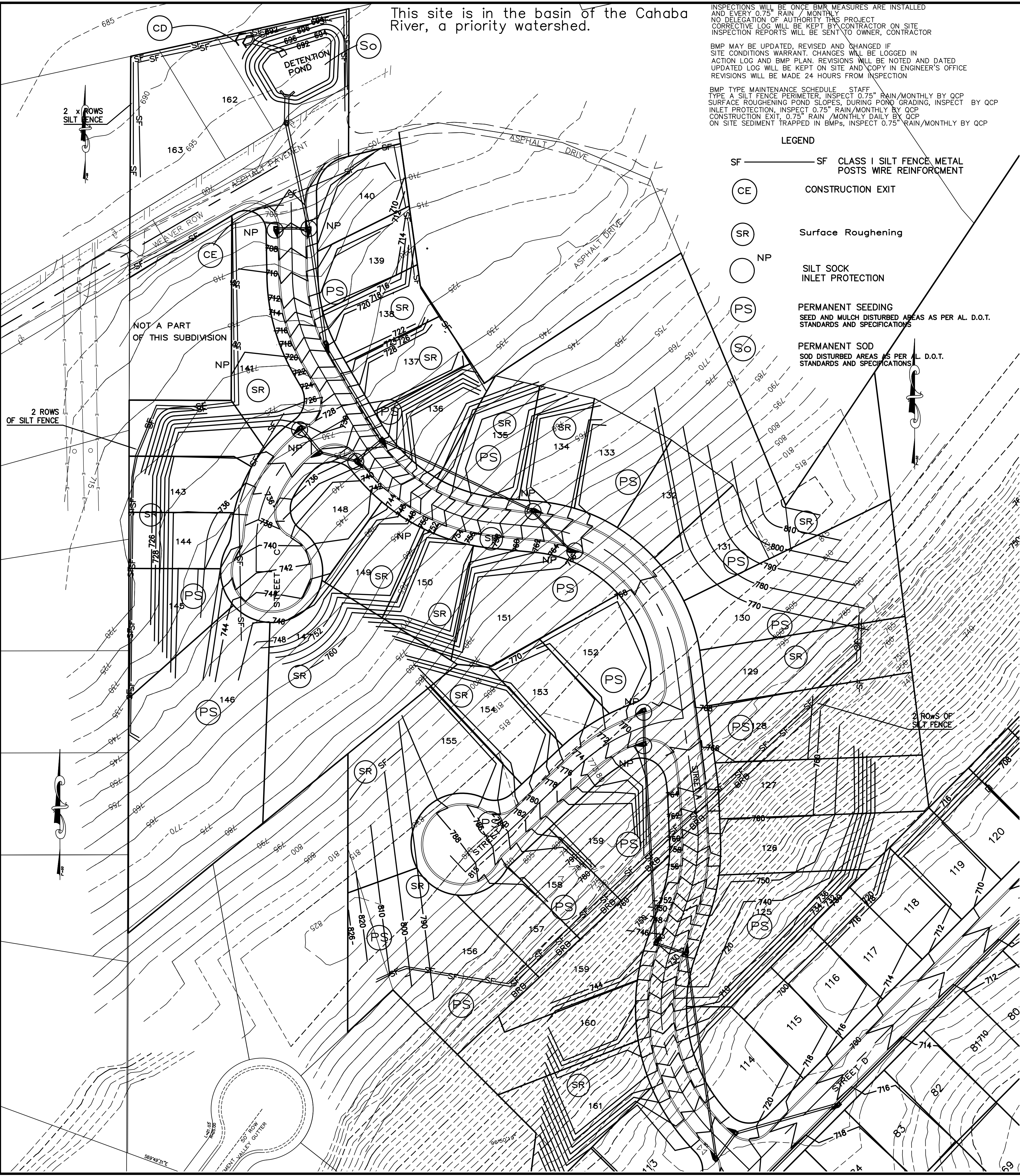
1. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE JOB SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. ALL CONSTRUCTION SHALL BE DONE IN A LOGICAL SEQUENCE SO TO MINIMIZE THE AREA OF EXPOSED SOIL AT ANY ONE TIME. DO NOT GRADE UNTIL READY TO BUILD IMPROVEMENTS IN THAT AREA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
5. NO WORK IS TO BEGIN UNTIL COPIES OF ALL REQUIRED PERMITS IS FURNISHED TO THE OWNER.
6. THE CONTRACTOR IS TO INSTALL ALL EROSION CONTROL DEVICES BEFORE ANY CONSTRUCTION BEGINS. SUCH DEVICES SHALL BE INSPECTED AFTER EVERY 0.75" RAINFALL AND BE REPAIRED AND MAINTAINED DAILY UNTIL ALL CONSTRUCTION IS COMPLETED.
7. ALL DISTURBED GROUND LEFT INACTIVE FOR 13 OR MORE DAYS SHALL BE STABILIZED BY SEEDING, OR SODDING PER AL. DOT STANDARDS AND SPECIFICATIONS.
8. ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANING/SHOVELING, MECHANICAL OR MANUAL SWEEPING, AND NOT BY FLUSHING BEFORE THE END OF EACH DAY.
9. ALL DISTURBED SHALL BE SODDED OR SEEDED & MULCHED AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS OR FOR DETAILS SHEET 13.
10. ALL SEEDING AND MULCH WILL BE PER AL DOT STANDARDS AND SPECIFICATIONS.
11. NA
12. There are no allowable non-stormwater discharges from this site except dust control.
13. Once site is stabilized and grassed, NPDES permit properly terminated BMP to be removed.
14. Core is to be taken fueling equipment, properly clean up spills, properly dispose of contaminated soils in appropriate environmental landfill.
15. Contractor shall keep on hand sufficient oil and grease absorbing materials to contain and cleanup fuel spills or leaks. No additional BMP required. Spill kit to contain at minimum:  
2 x 48" socks, 10 x soak up pads, 2 x disposal bag and ties. Instruction manual.
16. Respread using best methods any silt/ sediment buildup captured behind BMP and regrade and compact on site. Remove any silt/sediment entering storm sewers inlets and pipes, respread and compact on site. Remove any silt/sediment when at 50% of BMP, monitor BMPs for this weekly.
17. Remove any silt/sediment that reaches offsite, bring back to site, respread and compact.
18. This BMP plan may be updated as required by changes to construction, ADEM, weather patterns or new technologies as directed by the engineer, local, state or federal officials.
19. No turbidity testing required.
20. No wetlands or riparian zones on the site.
21. Stormwater Discharge point for entire site is along southern property line.
22. Trash, construction waste, debris, garbage, etc shall be deposited in waste containers and properly disposed of once a week.
23. There are no allowable sources of non storm water discharges except Dust control, vehicle washdown and fire water.
24. NA
25. 8.5 Disturbed Acres, No Stormwater Turbidity monitoring is required .
26. Latitude = 33°33'41" N, Longitude = 86°50'18" W
27. SIC Code = 1542
28. CBPPP prepared by Joseph A. Miller, III, PE/LS 17054
29. Contact CBPPP information at right.
30. NO VEHICLE WASHOUT AREA OR VEHICLE WASHING WITH SOAP THIS SITE.
31. NO UNIQUE FEATURES TO BE PROTECTED THIS SITE.
32. No additional applicable Federal, State programs this site.
33. All records will be kept at Engineer's office and Contractor's office for 3 years and will be available on request by ADEM.
34. Corrective action log will be kept on site and updated by Engineer.

Owner / Developer:  
Jackie Fallera  
CLAIRMONT HOMES, LLC  
P.O. Box 9  
LEEDS, AL 35004  
205-641-7286

Engineer:  
Joseph A. Miller, III, PE/LS 17054  
MTR ENGINEERS, INC.  
CONSULTING ENGINEERS-LAND SURVEYORS  
2500 Southlake Park, Suite 100  
Hoover, AL 35224  
TELEPHONE (205) 320-0114

NOTE: No land-disturbing activities shall be undertaken except in accordance with the following requirements:  
(1) The person(s) proposing to conduct any land-disturbing activity or an agent, contractor or other representative of such person must contact Leeds, Al. at least five (5) business days before commencement of the land-disturbing activity to advise the Official of the commencement of such land-disturbing activity, unless, for good cause shown, the Official permits such person, contractor, agent or other representative to contact him nearer to the date of the commencement of such land-disturbing activity.

- (2) Erosion and sediment control measures in Street ROW required by the BMP Plan shall be in place and functional before any clearing or earth-moving operations begin, and shall be constructed and maintained throughout the construction period.
- (3) THE ANGLE OF GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN 2:1. SOLID SOD SHALL BE USED ON DETENTION POND SLOPES AND BOTTOM, ALL OTHER DISTURBED, NON PAVED AREAS SHALL BE SEEDED AND MULCHED PER ALDOT SPECIFICATIONS. ANY SLOPE OR FILL WHICH HAS BEEN GRADED SHALL, WITHIN THIRTEEN (13) DAYS OF COMPLETION OF SUCH GRADING OR THE COMPLETION OF ANY PHASES OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, MATERIALS, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. THE BMPs SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE BMP PLAN UNTIL THE GRADED SLOPE OR FILL IS STABILIZED.
- (4) ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE INCLUDING PETROLEUM PRODUCTS, LUBRICANTS AND PAINTS. CONTRACTOR SHALL NOT STOCKPILE EXCESS MATERIAL ON SITE. ALL HAZARDOUS SUBSTANCES USED FOR THIS PROJECT (PAINT, OIL, GREASE AND OTHER PETROLEUM PRODUCT(S) SHALL BE STORED IN ACCORDANCE WITH SPCC REGULATIONS THESE SUBSTANCES SHALL BE STORED AWAY FROM STORM DRAINS, DITCHES AND GUTTERS IN WATER TIGHT CONTAINERS, DISPOSAL OF THESE SUBSTANCES SHALL BE IN ACCORDANCE WITH ADEM REGULATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRASH CONTAINERS ON SITE FOR THE DISPOSAL OF CONSTRUCTION MATERIAL WASTE. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING TRASH FROM THE SITE TO ENTER THE STORM DRAINAGE SYSTEM. SITE WILL BE POLICED FOR TRASH AT THE END OF EACH WORK DAY AND TRASH WILL BE PLACED IN TRASH CONTAINERS .
- (5) ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY RAINFALL AT THE SITE OF .75 INCHES WITHIN A TWENTY-FOUR (24) HOUR PERIOD. DURING PROLONGED RAINFALLS, DAILY CHECKING AND, IF NECESSARY, REPAIRING SHALL BE DONE. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF CHECKS AND REPAIRS, WHICH RECORDS SHALL BE SUBJECT TO INSPECTION BY THE OFFICIAL AT ANY REASONABLE TIME. REPAIRS WILL BE MADE WITHIN 24 HOURS OF RECEIVING INSPECTION REPORT
- (6) THE DISTURBED AREA SIZE IS 30 ACRES +/-, AND THE PROJECT WILL TAKE 360 DAYS FROM COMMENCEMENT.
- (7) A SITE PLAN, ACCOMPANIED BY A WRITTEN DESCRIPTION OF BMPs WHICH ARE SHOWN ON THE SITE PLAN, AND A SCHEDULE OF IMPLEMENTATION DURING LAND-DISTURBING ACTIVITIES AND CONSTRUCTION WILL BE ONSITE PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- (8) ALL MATERIALS SHALL BE PROPERLY STORED, OR STOCKPILED. ALL CONTAINERS TO BE STORED CLOSED IN OR IN COVER. ALL EXCESS OR WASTE MATERIALS TO PROPERLY DISPOSED OF. SECTION 5.02 DESIGN AND PERFORMANCE STANDARDS
- (D) THE EXISTING PROPERTY IS A WOODED HILLSIDE DRAINING TO THE NORTH. THIS WILL BE GRADED FOR ROADS AND SINGLE FAMILY HOUSES, THEN STABILIZED. THERE ARE NO EXISTING EROSION PROBLEMS NOR UNIQUE FEATURES WHICH NEED TO BE PRESERVED ON THIS SITE, NOR ANY ENDANGERED SPECIES ON THIS SITE. THERE IS HISTORICAL PRESERVATION REQUIRED REQUIRED ON THIS SITE. THE PROJECT WILL NOT CAUSE ANY EROSION PROBLEMS. THE PROJECT WILL COMMENCE IN MARCH 2020 WILL TAKE 360 DAYS TO FINISH. THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE OFFICIAL PRIOR TO THE ISSUANCE OF THIS PERMIT.
- (I) CONTROL MEASURES SHALL BE MAINTAINED AS AN EFFECTIVE BARRIER TO SEDIMENTATION AND EROSION IN ACCORDANCE WITH THIS PLAN.
- (J) THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE. THE STORM WATER DISCHARGE TO MUST NOT CAUSE AN UNNATURAL COLOR (EXCEPT DYES OR OTHER SUBSTANCES DISCHARGED TO THE PURPOSE OF ENVIRONMENTAL STUDIES AND WHICH DO NOT HAVE HARMFUL EFFECT ON THE BODIES OF WATER WITHIN OR ODOR IN THE COMMUNITY WATERS. THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE OR FISH AND AQUATIC LIFE IN THE COMMUNITY WATERS.
- (K) WHEN THE LAND-DISTURBING ACTIVITY IS FINISHED AND STABLE VEGETATION OR OTHER PERMANENT CONTROLS HAVE BEEN ESTABLISHED ON ALL REMAINING EXPOSED SOIL, THE OWNER OF THE LAND WHERE THE LAND-DISTURBING ACTIVITY WAS CONDUCTED, OR HIS AUTHORIZED AGENT, SHALL NOTIFY PELHAM OF THESE FACTS, AND REQUEST A FINAL INSPECTION BY PELHAM. PELHAM SHALL THEN INSPECT THE SITE WITHIN FIVE (5) WORKING DAYS AFTER RECEIPT OF THIS NOTICE, AND MAY REQUIRE ADDITIONAL MEASURES TO STABILIZE THE SOIL AND CONTROL EROSION AND SEDIMENTATION. IF ADDITIONAL MEASURES ARE REQUIRED BY THE CITY OF LEEDS, AL. & ADEM WRITTEN NOTICE OF SUCH ADDITIONAL MEASURES SHALL BE DELIVERED TO THE OWNER, AND THE OWNER SHALL CONTINUE TO BE COVERED BY THE PERMIT ISSUED WITH RESPECT TO THE LAND-DISTURBING ACTIVITY UNTIL A FINAL AND COMPLETE INSPECTION IS MADE AND THE ADEM & PELHAM APPROVES THE PROJECT AS HAVING BEEN SATISFACTORILY COMPLETED AND DELIVERS TO THE OWNER, WITHIN TEN (10) DAYS OF THE DATE OF SUCH APPROVAL, A CERTIFICATION SHOWING THAT THE REQUIREMENTS OF THE PERMIT HAVE BEEN FULFILLED. AT THAT TIME THE SITE AND/OR THE PROJECT CONSTRUCTED THEREON MAY COME UNDER THE OPERATION OF OTHER ORDINANCES OF THE PERMITTING AUTHORITY.



MTR ENGINEERS, INC.  
CONSULTING ENGINEERS-LAND SURVEYORS  
2500 Southlake Park, Suite 100  
Hoover, AL 35244  
TELEPHONE (205) 320-0114

PROJECT: GRADING / EROSION CONTROL PLANS FOR  
CLAIMONT PHASE VI  
Property being situated in the Northeast 1/4  
of the Southwest 1/4 of Section 11,  
Township 17 South, Range 1 West, Leeds,  
St. Clair County, Alabama

12 ALABAMA REGISTERED PROFESSIONAL SURVEYOR  
JOSEPH A. MILLER, III

REVISIONS	DATE	DESCRIPTION
1	8.04.15	rev'd grades

JOB NO. \_\_\_\_\_  
FILE NAME: AAA PLOTS 1  
CLAIMONT PARK LEEDS  
DATE: 11.30.20  
DRAWN: JAM/bsp  
CHECKED: JAM III  
SCALE: nts  
SHEET 03







