



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

December 15, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A20-000038 - A request bt Emmanuel Abercrombie, Owner, and Applicant, to allow an accessory structure in a required yard (to expand an existing non-conformity) at 2133 Montevallo Rd, Leeds, AL 35094, TPID 250031200001000, Jefferson County.
2. A20-000041 - A request by Quad Properties Development, applicant and owner, to allow for outside storage and operations at 7460 Frisco Ave, TPID 2500174038047002, Jefferson Co.
3. A20-000040 - A request by K.T. and Deborah Bowles, Owner and Applicant, to allow VRBO rental at 351 Foster Rd, 35094, TPID 2700024000014000, 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. A20-000038 - A request bt Emmanuel Abercrombie, Owner, and Applicant, to allow an accessory structure in a required yard (to expand an existing non-conformity) at 2133 Montevallo Rd, Leeds, AL 35094, TPID 250031200001000, Jefferson County.

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NOTICE OF PUBLIC HEARING

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

APPLICATION

An application for to allow for the placement of an accessory building (expanding an existing non-conformity) on a parcel without a principal structure.

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 #:	A20-000038
APPLICANT NAME:	Emmanuel Abercrombie
PROPERTY OWNER:	ABERCROMBIE EMMANUEL JR & ABERCROMBIE MYIA
TAX PARCEL ID#S:	2500312000010000
PROPERTY ADDRESS:	2133 MONTEVALLO RD; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE 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: 12/15/2020
 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

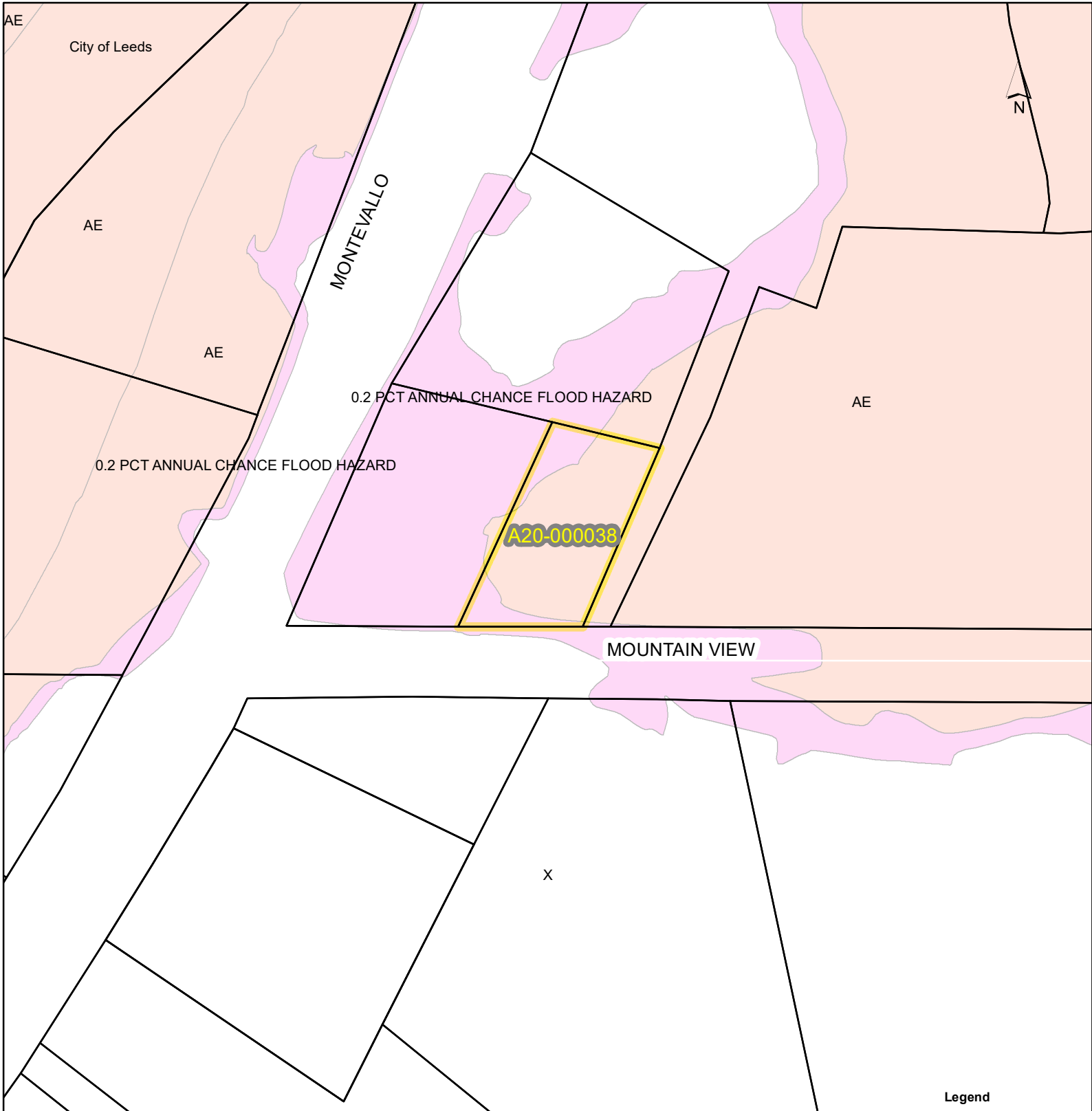
Mailing Address:

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

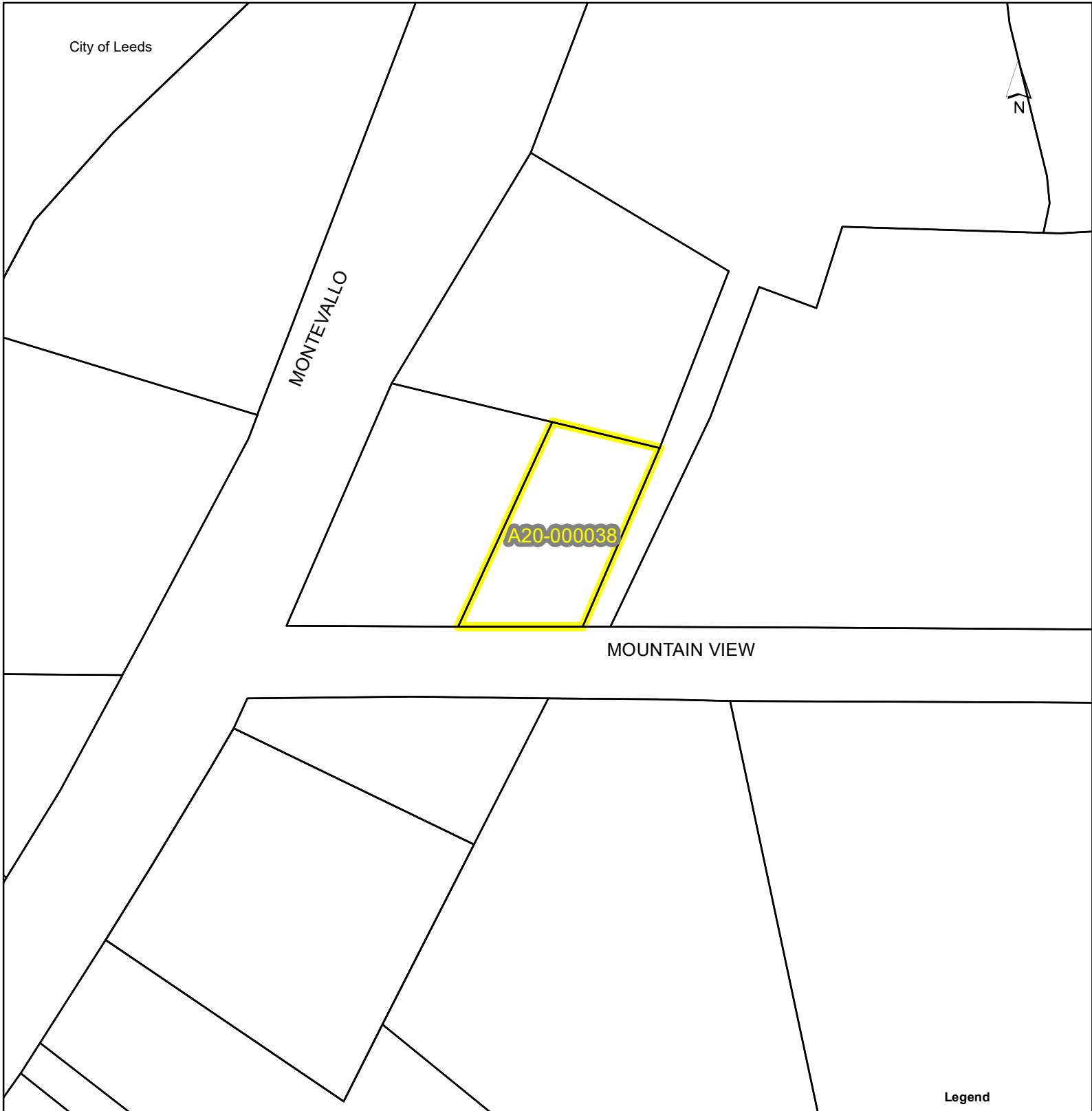
A20-000038
2500312000010000
2133 MONTEVALLO RD
AERIAL



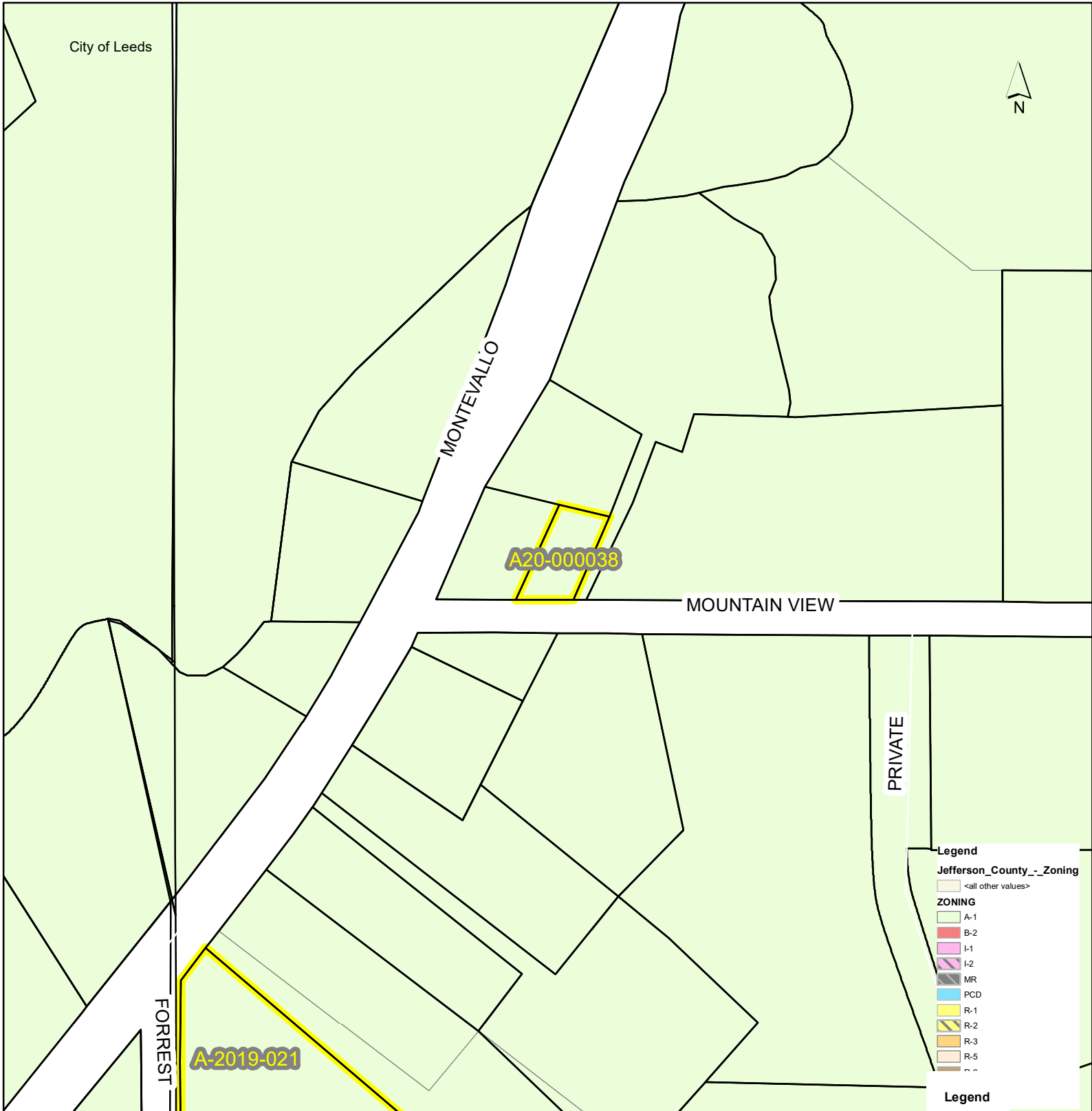
A20-000038
2500312000010000
2133 MONTEVALLO RD
FLOOD



A20-000038
2500312000010000
2133 MONTEVALLO RD
STREET



A20-000038 2500312000010000 2133 MONTEVALLO RD ZONING



File Attachments for Item:

2. A20-000041 - A request by Quad Properties Development, applicant and owner, to allow for outside storage and operations at 7460 Frisco Ave, TPID 2500174038047002, Jefferson Co.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Board of Zoning Adjustments

APPLICATION

An application to allow for outside storage and equipment at an educational (Crane operating school) facility.

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 #:	A20-000041
APPLICANT NAME:	Rich Vanchina
PROPERTY OWNER:	QUAD PROPERTIES DEVELOPMENT
TAX PARCEL ID#S:	2500174038047002
PROPERTY ADDRESS:	7460 FRISCO AVE; LEEDS, AL 35094
PROPERTY ZONING:	T-5: URBAN CENTER ZONE

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: 12/15/2020
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:

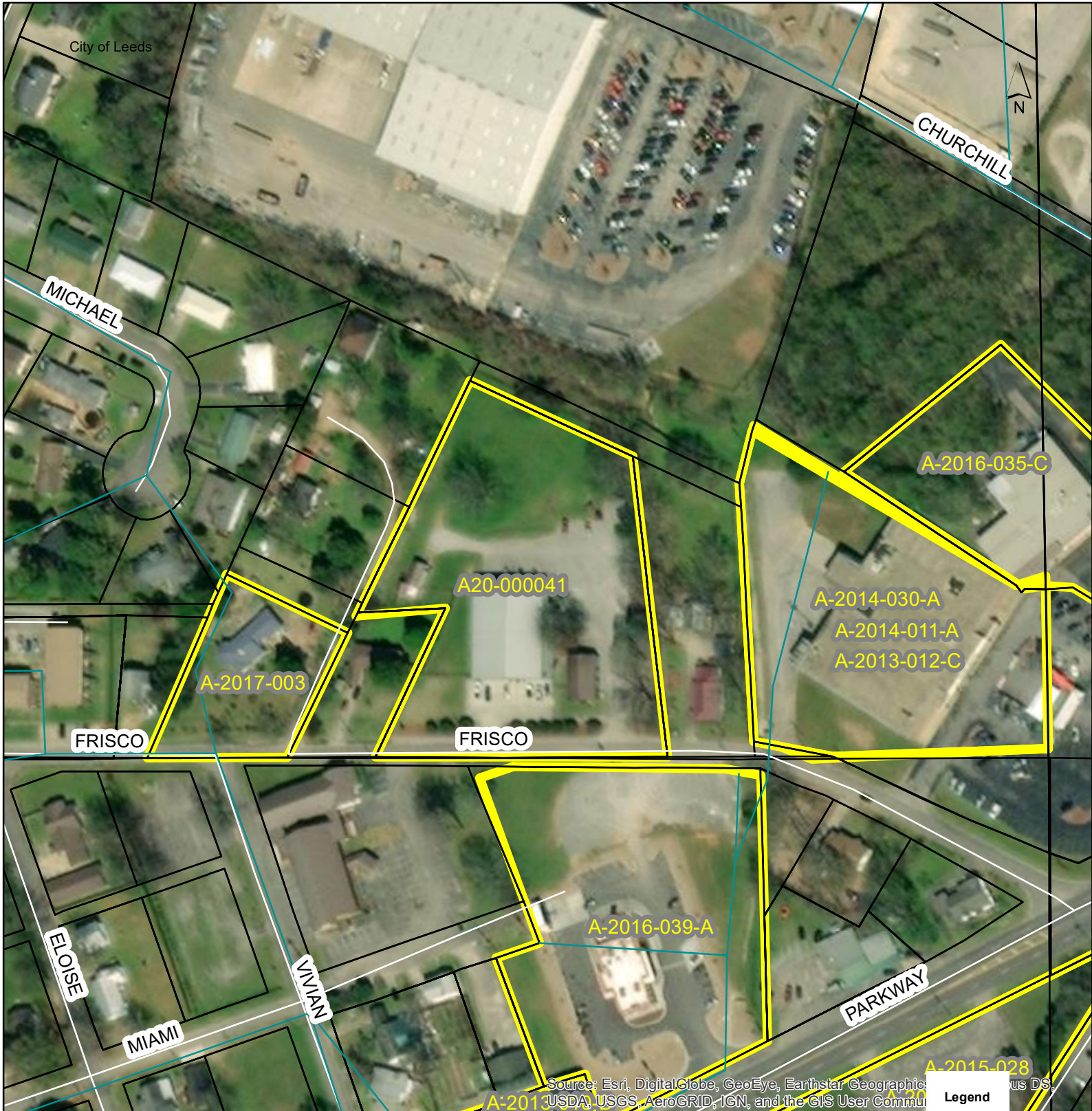
Phone: 205-699-0943

E-mail: developmentbt@leedsalabama.gov

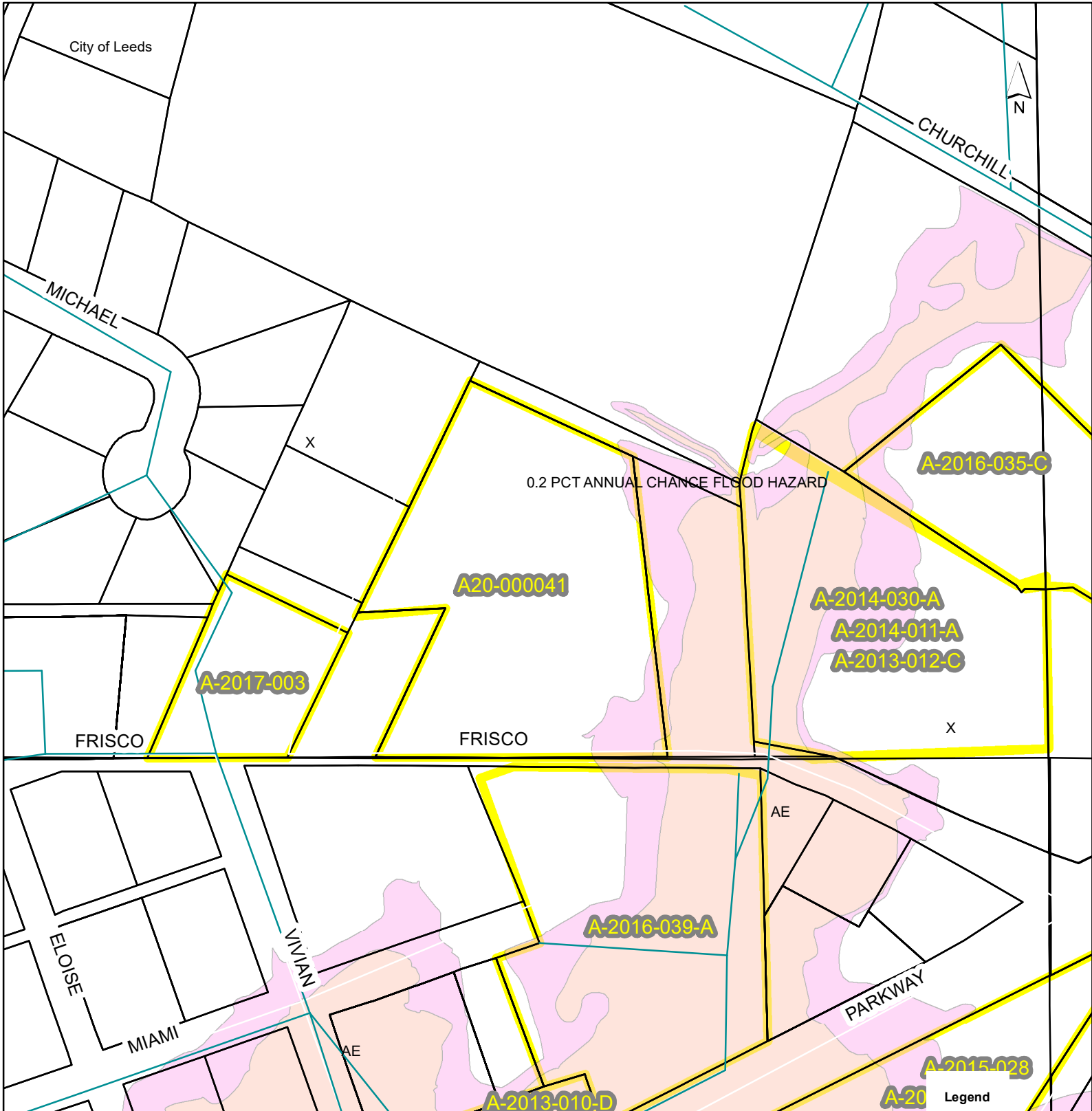
Mailing Address:

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

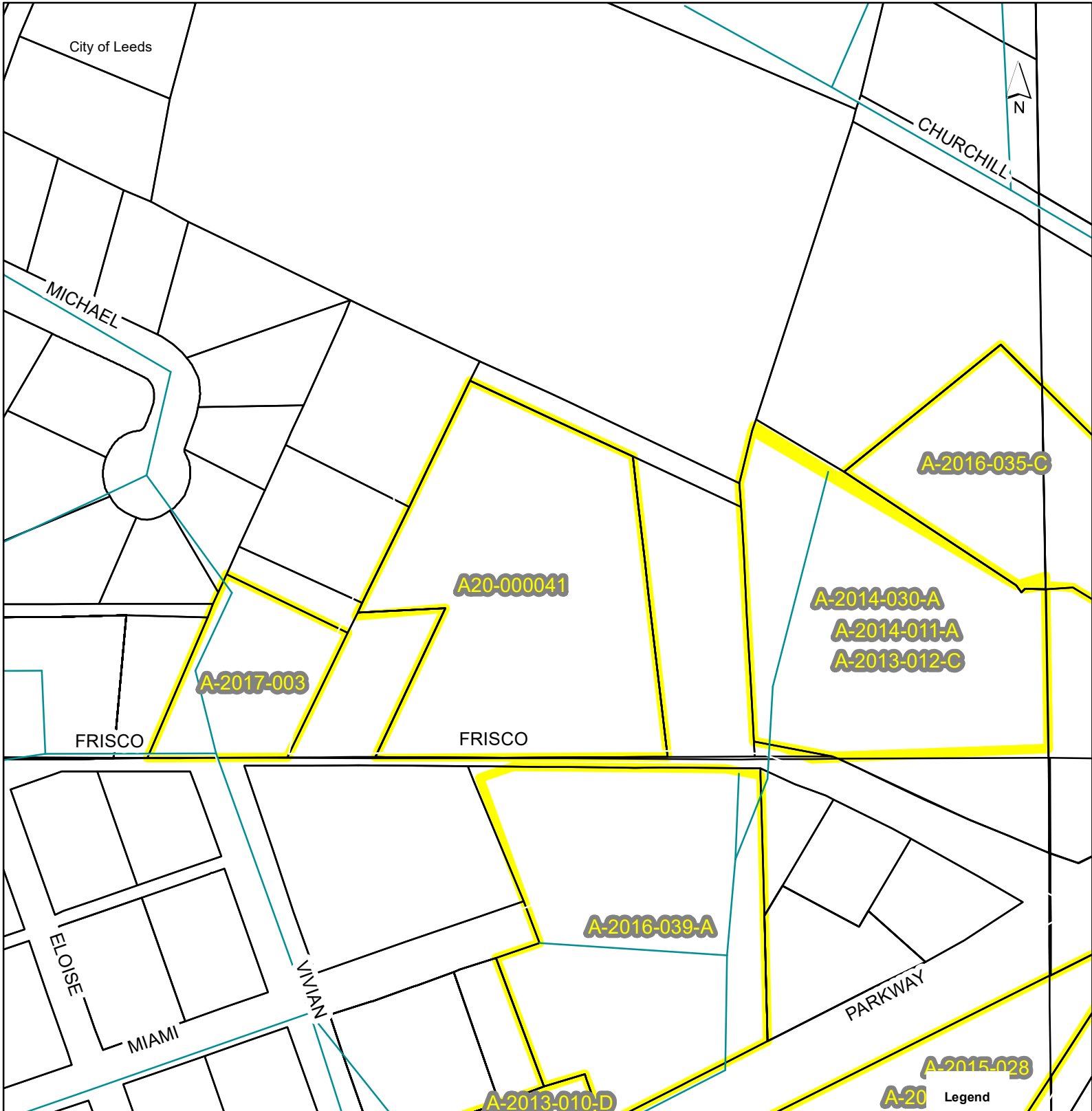
A20-000041
2500174038047002
7460 FRISCO AVE
AERIAL



A20-000041
2500174038047002
7460 FRISCO AVE
FLOOD



A20-000041
2500174038047002
7460 FRISCO AVE
STREET





Crane U, Inc



Friday, December 11, 2020

Courses



- NCCCO Crane Operator Training
- Rigger Qualification Training
- Forklift Training
- MEWP Training
- Overhead Crane Training
- Crane Inspections
- Load Test
- NDT Hook Inspections



About



- Crane U has 11 employees
- Our instructors have over 130 years experience in the industry
- In business since 2010
- \$3 million gross revenue in 2019



Customers



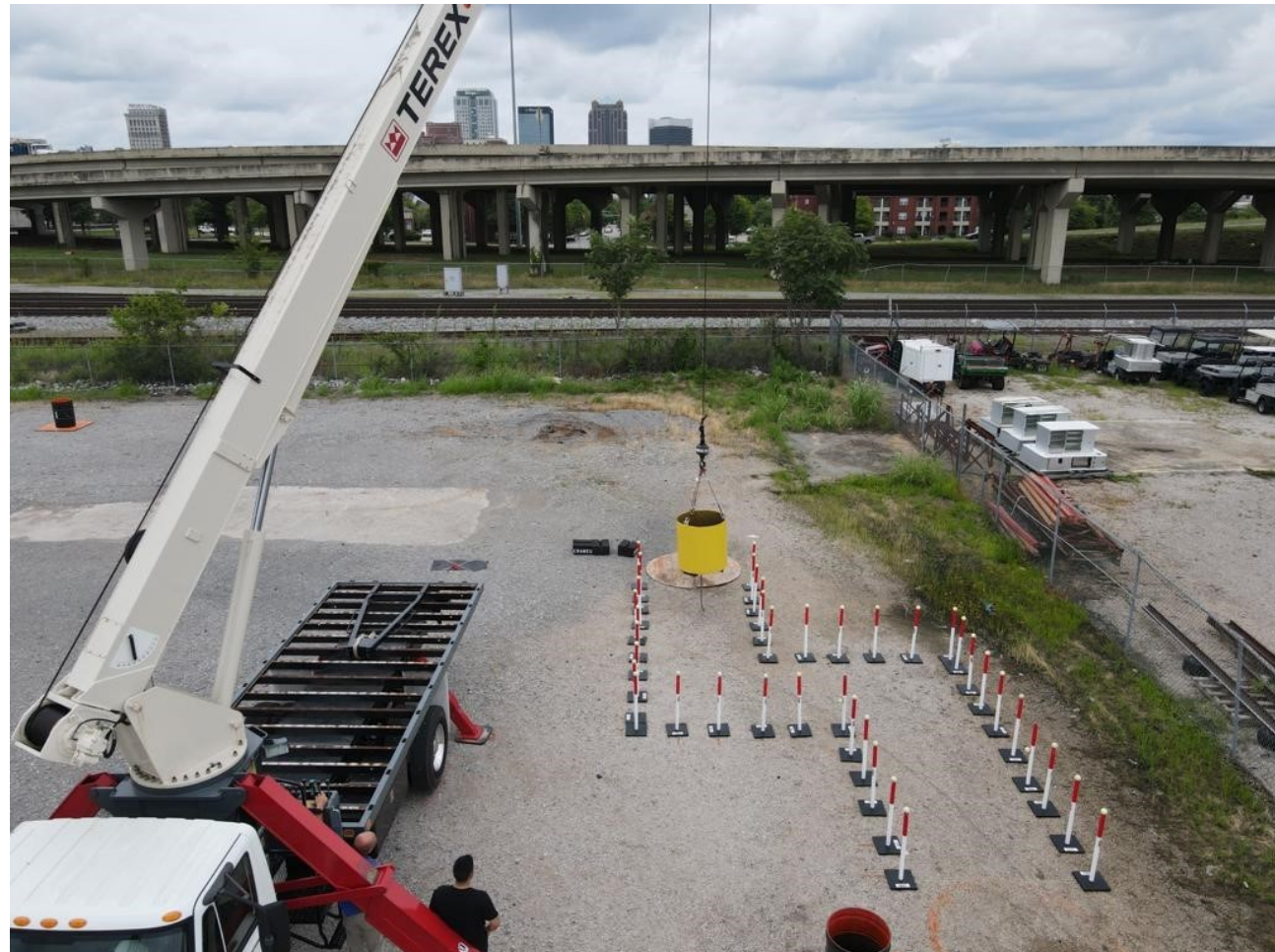
- Southern Company
- Ford
- Chrysler
- Brasfield & Gorrie
- Facebook
- Google



NCCCO Crane Operator Classes



- 2 classes per month
- 20 students per class
- Week long training
- 3 days inside
- 2 days outside on cranes



Outside Crane Training



- Only 4 days a month
- Cranes lowered when not in use (no larger than a dump truck)
- Between the hours of 8AM and 5PM
- Cranes are quiet (Training conducted with crane at an idle)

Marketing

- Web (Craneu.com)
- Safety conferences
- Conducted business in over 40 states



Crane U, Inc



We make learning fun!



Advantages for Leeds, AL



- 40-60 people per month attending classes in Leeds, AL
 - 1) lodging
 - 2) shopping
 - 3) Dining
- Occupational taxes
- Business License fees
- Crane U owns 3 cranes and 11 trucks which will be fueled in Leeds, AL because of close proximity to the office. (Excited about the new Bucky's)

Why Crane U is excited about Leeds?



- Close proximity to the airport
- Restaurants near facility (we cater food for our classes)
- Hampton Inn (Will be preferred hotel for Crane U students)
- New Bucky's
- Bass Pro Shop
- The Outlet Shops of Grand River





Closing



Crane U, Inc. is excited about relocating and continuing to grow our nationwide business. Our team has a lot to offer the city and we are looking forward to calling Leeds home. Thank you for your consideration and we would be happy to answer any questions you may have.

Scotty Gaut, Owner

205-478-2050



Crane U, Inc.
782 Heatherwood Drive
Birmingham, AL 35244
205.478.2050

File Attachments for Item:

3. A20-000040 - A request by K.T. and Deborah Bowles, Owner and Applicant, to allow VRBO rental at 351 Foster Rd, 35094, TPID 2700024000014000, Jefferson County.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application: To allow VRBO (short term) Rentals in a A-1 Agriculture District.

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 #:	A20-000040
APPLICANT NAME:	KT Bowles
PROPERTY OWNER:	BOWLES K.T & DEBORAH L
TAX PARCEL ID#S:	2700024000014000
PROPERTY ADDRESS:	351 FOSTER RD; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE DISTRICT

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

Date: November 17, 2020
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: development@leedsalabama.gov

Mailing Address:

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

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SUMMARY

ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE: X
 EXEMPT CODE: 3-2 DISABILITY CODE:
 MUN CODE: 15 LEEDS HS YEAR: 0
 SCHOOL DIST: EXM OVERRIDE \$0.00
 AMT:
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 59.3
 CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$111,100.00 BOE VALUE: 0

VALUE

LAND VALUE 10% \$35,000
 LAND VALUE 20% \$0
 CURRENT USE VALUE [DEACTIVATED] \$0
 CLASS 2
 CLASS 3
 BLDG 001 111 \$89,800
 TOTAL MARKET VALUE [APPR. VALUE: \$124,800]: \$124,800

Assesment Override:
 MARKET VALUE:
 CU VALUE:
 PENALTY:
 ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	15	\$12,480	\$81.12	\$12,480	\$81.12	\$0.00
COUNTY	3	15	\$12,480	\$168.48	\$2,000	\$27.00	\$141.48
SCHOOL	3	15	\$12,480	\$102.34	\$0	\$0.00	\$102.34
DIST SCHOOL	3	15	\$12,480	\$0.00	\$0	\$0.00	\$0.00
CITY	3	15	\$12,480	\$114.82	\$0	\$0.00	\$114.82
FOREST	3	15	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	3	15	\$12,480	\$63.65	\$0	\$0.00	\$63.65
SPC SCHOOL2	3	15	\$12,480	\$209.66	\$0	\$0.00	\$209.66

ASSD. VALUE: \$12,480.00

\$740.07

GRAND TOTAL: \$631.95

Payoff Quote

DEEDS

INSTRUMENT NUMBER	DATE
2016016813	2/18/2016
6384-304	07/14/1969

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
	2020		\$0.00
12/27/2019	2019	KIM BOWLES	\$1,332.64
12/24/2018	2018	KIM BOWLES	\$1,222.35
12/27/2017	2017	KIM BOWLES	\$1,222.35
	2016		\$0.00
	2015		\$0.00
	2014		\$0.00
	2013		\$0.00
10/30/2012	2012	MARY L BAILEY	\$313.17
20111010	2011	***	\$319.51
20101012	2010	***	\$510.51
20041022	2004	***	\$452.96
20031031	2003	***	\$437.12
20021011	2002	***	\$315.15
20011018	2001	***	\$315.15
20001012	2000	***	\$124.15

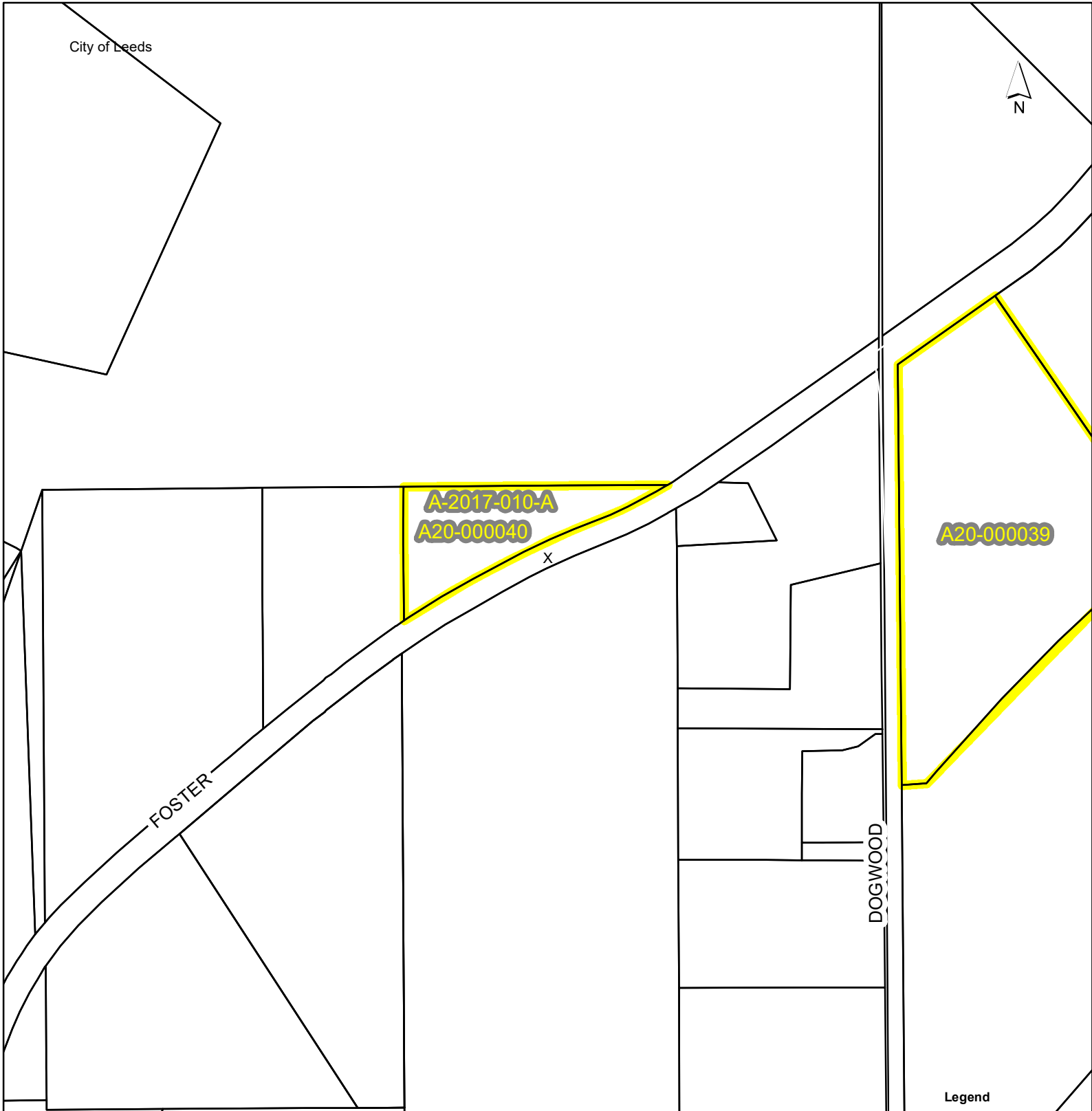
30		19991108	1999	***	\$219.64
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270024000014000
351 FOSTER RD
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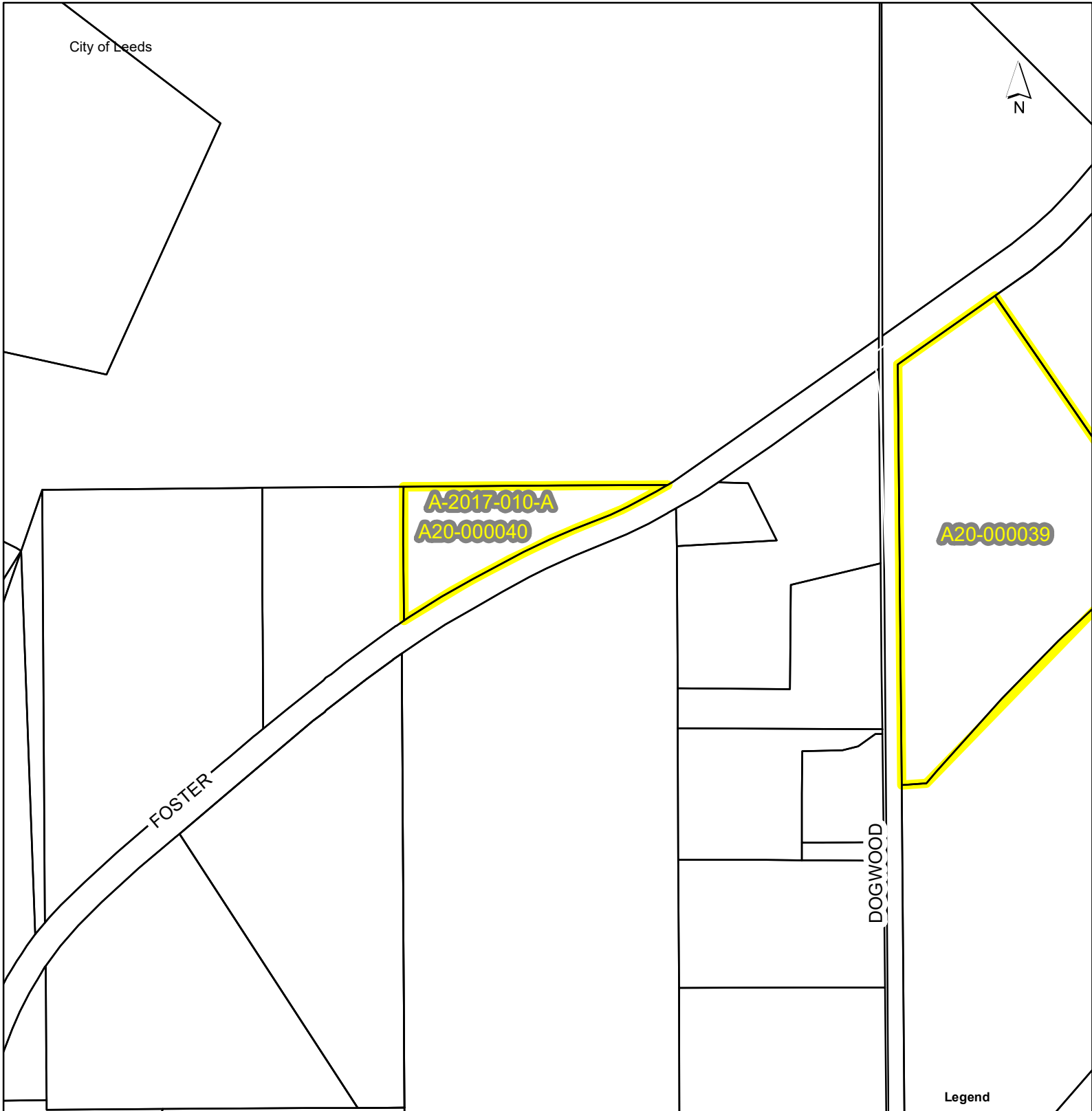




A20-000040
270024000014000
351 FOSTER RD
FLOOD



A20-000040
270024000014000
351 FOSTER RD
STREET



A20-000040
270024000014000
351 FOSTER RD
ZONING

