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# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS AGENDA

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

June 27, 2023 @ 5:00 PM

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**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

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

**OLD BUSINESS:**

**OTHER BUSINESS:**

1. A23-000002 - A request by James Blair, Applicant, and property owner, to allow for direct utility service at an accessory building, Article VII, Section 6 (c) (7), located at 7111 Elliot Lane, 35094, TPID:2500304000003001, Jefferson County, Zoned R-1, Single Family District.
2. A23-000007 - A request by Felton Building Company, Applicant and Owner to reduce the front set back from thirty-five (35) feet to twenty-five (25) ft and to reduce the rear setback from thirty-five (35) feet to fifteen (15) feet and to reduce the min. sq footage to 935 sq. ft. located at 1251 Vivian St, 35094, TPID: 2500201025002000, Jefferson County, Zoned: R-3, Multi-Family District.

**ADJOURNMENT:**

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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:**

1. A23-000002 - A request by James Blair, Applicant, and property owner, to allow for direct utility service at an accessory building, Article VII, Section 6 (c) (7), located at 7111 Elliot Lane, 35094, TPID:2500304000003001, Jefferson County, Zoned R-1, Single Family District.

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application to allow for a meter to set at an accessory building in the R-1, Single Family District.

### Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances that are 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>	A23-000002
<b>APPLICANT NAME:</b>	JAMES BLAIR
<b>PROPERTY OWNER:</b>	LOCKHART ERNEST C & RACHEL W
<b>TAX PARCEL ID#S:</b>	2500304000003001
<b>PROPERTY ADDRESS:</b>	7111 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: 06/27/2023  
Time: 5:00 p.m.  
Place: Leeds Annex Meeting Room  
1412 9th St  
Leeds, AL 35094

**Public Information:** Any interested persons or their representatives 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

**File Attachments for Item:**

2. A23-000007 - A request by Felton Building Company, Applicant and Owner to reduce the front set back from thirty-five (35) feet to twenty-five (25) ft and to reduce the rear setback from thirty-five (35) feet to fifteen (15) feet and to reduce the min. sq footage to 935 sq. ft. located at 1251 Vivian St, 35094, TPID: 2500201025002000, Jefferson County, Zoned: R-3, Multi-Family District.

# 5 NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application to reduce the front set back from thirty-five (35) feet to twenty-five (25) ft and to reduce the rear setback from thirty-five (35) feet to fifteen (15) 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.

<b>CASE #:</b>	A23-000007
<b>APPLICANT NAME:</b>	KEITH HALL
<b>PROPERTY OWNER:</b>	SADDLER JOHN F
<b>TAX PARCEL ID#S:</b>	2500201025002000
<b>PROPERTY ADDRESS:</b>	1251 VIVIAN ST; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	R-3: MULTI-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: June 27, 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.

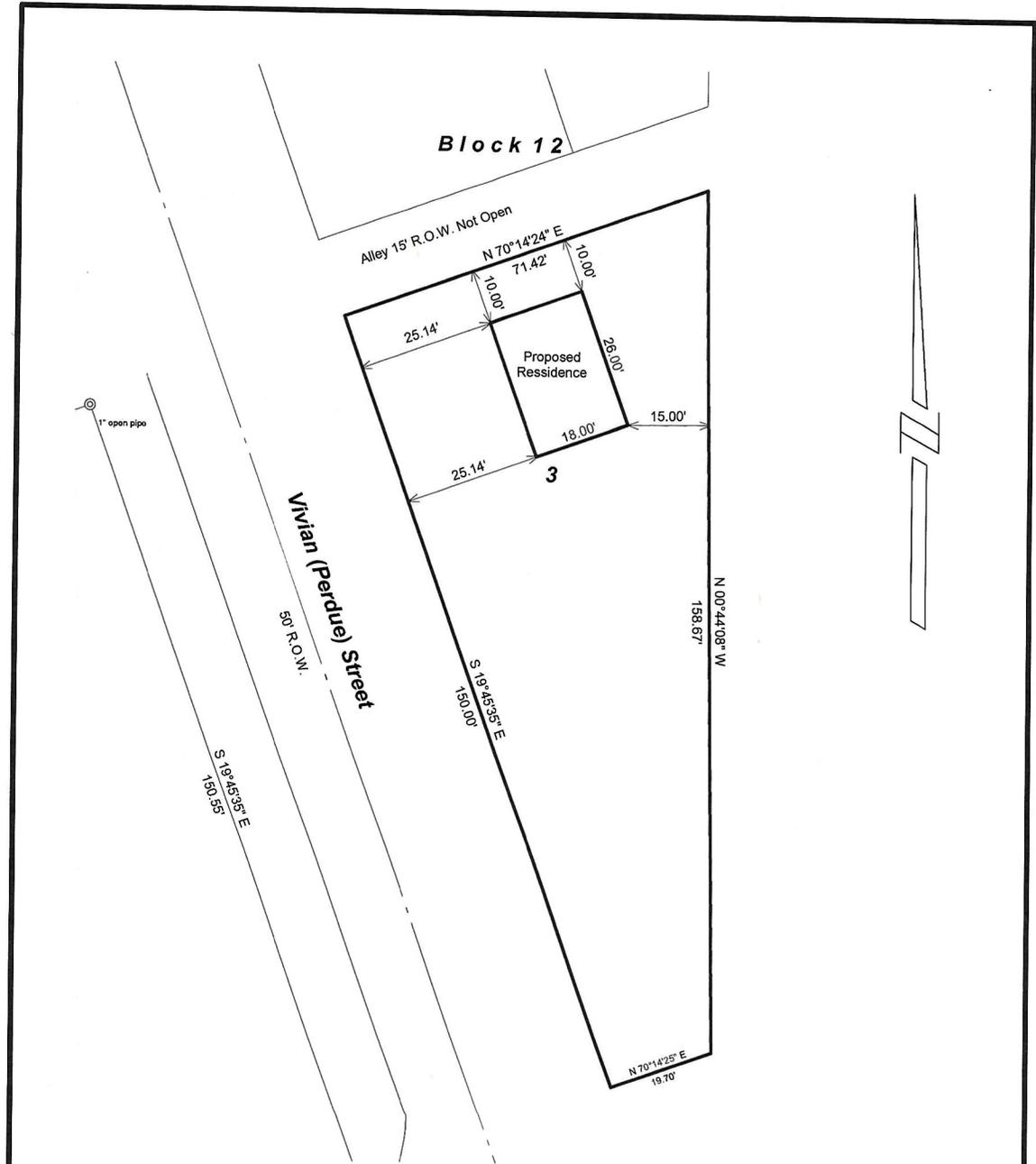
For more information about the application and related issues or to schedule an appointment:

**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



**Plot Plan**

Lot 3, Block 12, Map of Perdue & Lawrence Addition to Leeds, Ala.  
 Map Book 12, Page 47  
 Jefferson County, Alabama.

1251 Vivian Street  
 Leeds, Alabama

Scale 1" = 20 feet  
 SOUTHEASTERN SURVEYORS, INC.  
 Steven H. Gilbert, P.L.S.  
 Alabama Reg. Land Surveyor No. 17507  
 5160 Scenic View Drive  
 Birmingham, Alabama 35210  
 (205) 613-0375

**Legend**

○	iron boundary marker	⊗	utility pole
⊙	open pipe fnd.	⊗	fire hyd.
□	power box	♣	tree
⊕	capped pipe fnd.	⊠	TV/tel. box
⊕	water valve	+	offset cross
•	guy anchor	⊙	commencing point
PS	5/8" rebar set 17507	⊕	gas valve
⊙	Drain Manhole	⊙	Sanitary manhole
⊙	Tel. Manhole	⊙	Sign
M	measured dim.	(P)	platted dim.
⊙	water meter	⊙	gas meter
⊙	power meter	⊙	Sign
—•—	chain link fence		
—gas—	gas line		
—W—	water line		
—v—	overhead utility line		
—x—	wire fence		
—/—	wood fence		
—	center line		

County Division Code: AL040  
Inst. # 2022109671 Pages: 1 of 2  
I certify this instrument filed on  
10/21/2022 2:13 PM Doc: D  
Judge of Probate  
Jefferson County, AL. Rec: \$19.00  
DeedTx: \$18.00  
Clerk: CRAWFORD

Send Tax Notice To:  
Felton Building Company, Inc.  
7318 Parkway Drive  
Leeds, Alabama 35094

**QUITCLAIM DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One hundred dollars and No/100 (\$100.00) and other valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

John F. Saddler, *A MARRIED MAN,*  
Whose mailing address is 1038 Saddlecreek Parkway, Birmingham, AL 35242  
hereby remises, releases, quit claims, grants, sells, and conveys to  
Felton Building Company, Inc. *Not this home stead of me or my wife.*

(hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 3, Block 12, According to the Survey of Perdue and Lawrence Addition to Leeds, as recorded in Map Book 12, Page 47, in the Probate Office of Jefferson County, Alabama.

Parcel ID Number 25-00-20-1-025-002.000  
Address: 1251 Vivian Street, Leeds, AL 35094

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seals this 20<sup>th</sup> day of October, 2022.

*[Handwritten Signature]*  
John F. Saddler

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John F. Saddler, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of October, 2022.

THIS INSTRUMENT WAS PREPARED BY:

*Kourt Hill*  
NAME (PLEASE PRINT)  
*Kourt Hill 7318 parkwa Drive*  
ADDRESS (PLEASE PRINT) *Leeds, ALA 35094*

*[Handwritten Signature]*  
Notary Public

