



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

November 19, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A24-000025 - A request by Engineering Design Group - Austin Trowell, Applicant, Rauch-Coleman, Owner, to reduce the front setback from twenty (20') feet to fifteen (15") feet at Lot 88 Rock Hampton Phase 2 to push the house closer to the road. The current plot plan of the lot and house plan would have the house too close to the top of a slope and fence they had to build at the top at 1257 Maitland Rd, 35094, TPID Part of 2500173001036.001, Jefferson County, Zoned R-2, Single Family District (Court Action).
2. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

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. A24-000025 - A request by Engineering Design Group - Austin Trowell, Applicant, Rauch-Coleman, Owner, to reduce the front setback from twenty (20') feet to fifteen (15") feet at Lot 88 Rock Hampton Phase 2 to push the house closer to the road. The current plot plan of the lot and house plan would have the house too close to the top of a slope and fence they had to build at the top at 1257 Maitland Rd, 35094, TPID Part of 2500173001036.001, Jefferson County, Zoned R-2, Single Family District (Court Action).

FINAL PLAT
ROCK HAMPTON SUBDIVISION
PHASE 2
A RESIDENTIAL SUBDIVISION

PROPERTY LOCATED
NE 1/4 SW 1/4 NW 1/4 SW 1/4
SECTION 15 TOWNSHIP 17 SOUTH RANGE 1 EAST
CITY OF LEEDS, JEFFERSON COUNTY AL

OWNER/DEVELOPER ALLEN
MCWILLIAMS AMAC DESIGN
BUILDERS 608 FOREST DRIVE
LEEDS, AL 35094
CIVIL ENGINEERING MTR ENGINEERS, INC
2500 SOUTHLAKE PARK, SUITE 100
HOOVER, AL 35244

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curve data for lots C1 through C47.

RAY & GILLILAND, P.C.
122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
DRAWN BY: GJL
BOUNDARY SURVEY
AUGUST 13, 2023

SURVEYOR NOTE: AS NOTED IN THE CERTIFICATION, I AM ONLY CERTIFYING TO THE BOUNDARY AND THE LOTS WITHIN THIS PLAT. MANY NOTES RELATED TO THIS PLAT WERE REQUIRED BY THE CITY OF LEEDS AND/OR OTHERS.

HOA: THE LOTS ON THIS PLAT WILL JOIN THE ROCK HAMPTON ASSOCIATION RECORDED IN INSTRUMENT NO. 2022061399

OWNERS CERTIFICATE AND DEDICATION

We, the undersigned Member of AMAC Design Builders, do hereby certify that we are the owner of and only person having any right, title or interest in the land shown on the plat of Rock Hampton Phase 2 and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use of all streets as shown on said plat. The easements as shown on the plats are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractors certificate.

AMAC DESIGN BUILDERS

By: Allen McWilliams
Witness _____ hand this ____ day of ____ 2023.

FLOOD INFORMATION

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY ALABAMA MAP NUMBER 01073C0442G MAP REVISED DATE SEPTEMBER 29, 2006

LWWB takes no responsibility for the maintenance or upkeep for the proposed fire protection system including the pump(s), housing associated lines and or fire hydrants. It should be the sole responsibility of the landowner and or HOA.

THE LWWB can provide the ADEM minimum pressure required of 20 PSI at the meters at the elevations as previously provided. Any lot above elevation 765' +/- may require a pressure increasing device that is the sole responsibility of the homeowner. It should be noted that LWWB is not responsible for furnishing, maintenance and or upkeep of the pressure increasing device. These lots include lots 48-75.

LWWB DATE _____

NOTES:

- 1. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION UNLESS OTHERWISE NOTED.
2. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT AND NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.
3. RAY AND GILLILAND P.C. IS NOT RESPONSIBLE FOR SOIL COMPACTION FOR THIS SUBDIVISION.
4. THE COMMON AREA/DETENTION POND ALONG WITH ALL DRAINAGE INFRASTRUCTURE OUT OF THE R/W SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA. SPECIFICALLY, A DEDICATED FIRE LINE PUMP (MINIMUM OF 1,000 PGM) PROVIDED AT ALL FIRE HYDRANTS AND HOUSING INSTALLED ON THE COMMON AREA PARCEL SHALL BE MAINTAINED BY THE HOA.

State of Alabama
Jefferson County)

The undersigned, James Ray, Registered Land Surveyor, State of Alabama, and AMAC DESIGN BUILDERS, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owners, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as ROCK HAMPTON PHASE 2, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and block, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and to the government survey of Section 15, Township 17 South, Range 1 East, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, JAMES M. RAY, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said lands, and that the same is not subject to any mortgage.

In Witness Whereof, we have hereunto set our hands this ____ day of ____ 2023.

By: James M. Ray (Signature) Allen McWilliams Manager

State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State, do hereby certify that James Ray, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of ____ 2023.

By: _____ Notary Public - Commission Exp.:

State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State, do hereby certify that Allen McWilliams, whose name is signed to the foregoing certificate, and who are known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of ____ 2023.

By: _____ Notary Public - Commission Expires:

I hereby certify that the subdivision plat for Rock Hampton Phase 2 has been found to comply with the Subdivision Regulations for Leeds, Alabama, with the exception of such variances, if any as are noted in the minutes of the Planning Commission, that it has been approved for recording in the office of the Probate Judge of Jefferson County, Alabama. This the ____ day of ____ 2023.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD
The undersigned, as authorized by the Water Works Board, hereby approve the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama. This the ____ day of ____ 2023.

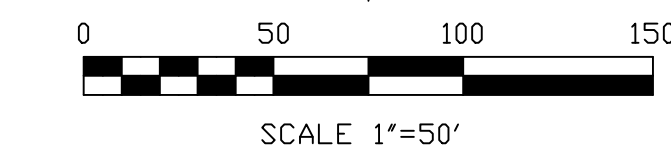
Water Works Board City of Leeds, Alabama

CERTIFICATE OF APPROVAL BY THE LEEDS CITY ENGINEER
The undersigned, as City Engineer of the City of Leeds, Alabama hereby approve the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama. This the ____ day of ____ 2023.

City Engineer

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF FUTURE OR EXISTING SANITARY SEWERS. HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES DATE



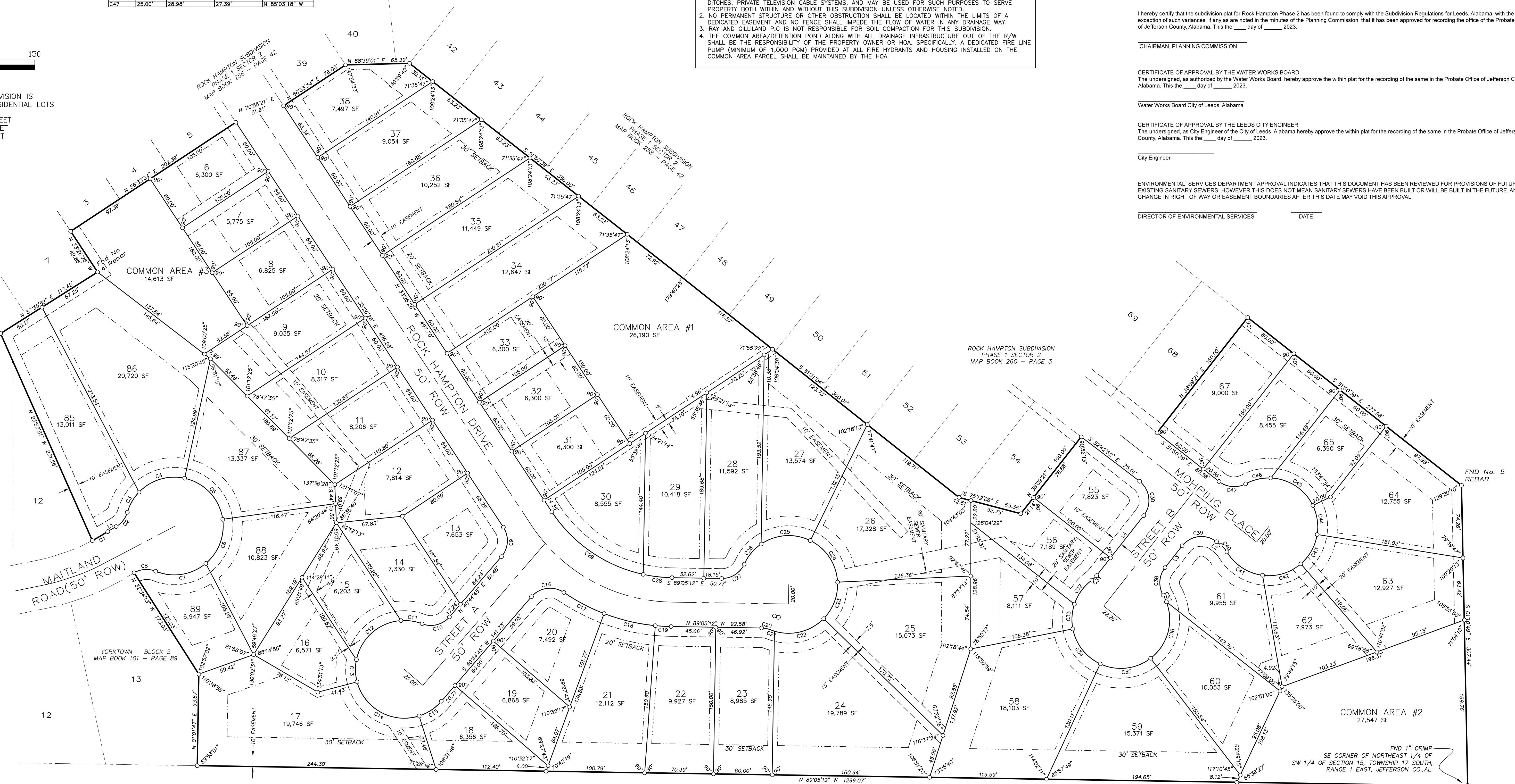
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 51 SINGLE FAMILY RESIDENTIAL LOTS

FRONT SETBACK-20' FEET
REAR SETBACK-30 FEET
SIDE SETBACK-5 FEET

MINIMUM PAD ELEVATION

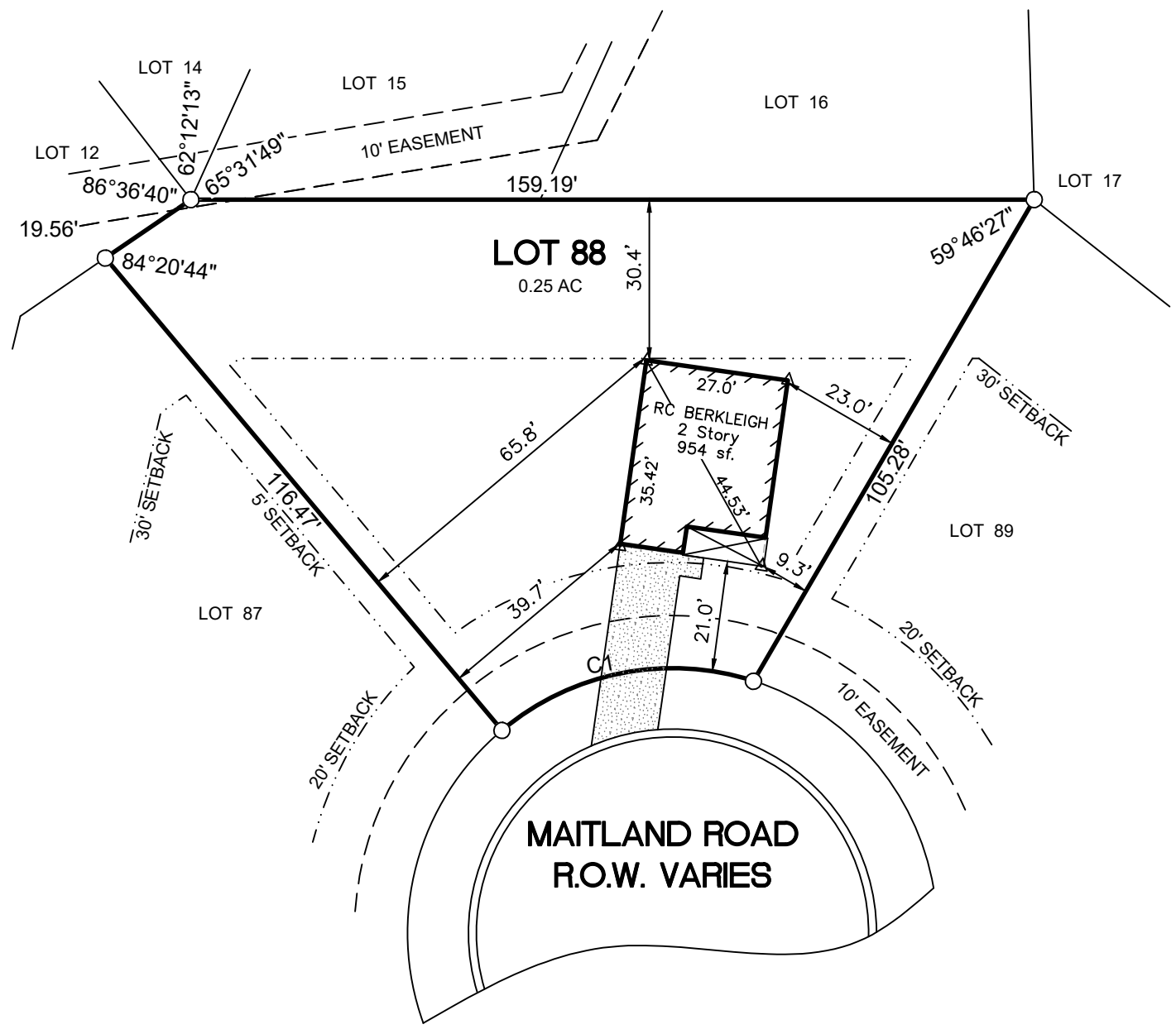
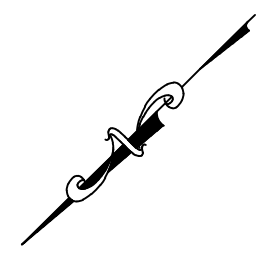
- LOT 6-691.0
LOT 7-693.0
LOT 8-695.0
LOT 9-699.0
LOT 10-703.0
LOT 11-707.0
LOT 12-713.0
LOT 13-721.0
LOT 14-721.0
LOT 15-717.0
LOT 16-717.0
LOT 17-717.0
LOT 18-719.0
LOT 19-723.0
LOT 20-733.0
LOT 21-743.0
LOT 22-749.0
LOT 23-755.0
LOT 24-757.0
LOT 25-757.0
LOT 26-755.0
LOT 27-753.0
LOT 28-749.0
LOT 29-745.0
LOT 30-733.0
LOT 31-721.0
LOT 32-713.0
LOT 33-711.0
LOT 34-707.0
LOT 35-699.0
LOT 36-695.0
LOT 37-693.0
LOT 38-691.0
LOT 55-783.0
LOT 56-783.0
LOT 57-783.0
LOT 58-783.0
LOT 59-783.0
LOT 60-783.0
LOT 61-783.0
LOT 62-777.0
LOT 63-777.0
LOT 64-779.0
LOT 65-779.0
LOT 66-783.0
LOT 67-785.0

Table with 3 columns: LINK, BEARING, DISTANCE. Lists link data for lots L1 through L4.



ZONED: PLAT
 SETBACKS:
 FRONT: 20'
 REAR: 30'
 SIDE: 5'

PLOT PLAN LOT 88
 ROCK HAMPTON SUBDIVISION PHASE 2
 MAP BOOK 262, PAGE 93
 JEFFERSON COUNTY, ALABAMA



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	50.50'	50.00'	48.38'	S 21°01'00" W

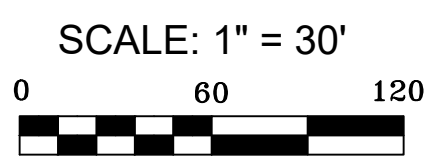
NORTH ARROW BASED ON PLAT.

ALL UTILITIES SHOWN ARE FROM ASBUILT PROVIDED BY CLIENT.

NOT A BOUNDARY SURVEY. FOR INFORMATION PURPOSES ONLY. HOUSE DIMENSIONS SHOW ARE FROM BUILDING PLANS SUPPLIED.

▲ PROPOSED BOX CORNERS

BUILDING W/ PORCHES:	954	SF
CONCRETE DRIVEWAY:	430	SF
CONCRETE SIDEWALK	0	SF
SOD (REAR OF HOUSE TO CURB	6706	SF
SOD (REAR OF HOUSE TO BACK P/L	3273	SF
TOTAL LOT WITH R.O.W	11336	SF



120 BISHOP CIRCLE, SUITE 300
 PELHAM, AL 35124

PREPARED FOR: RAUSCH
 JOB# RAUS1021
 DATE: April 25, 2024
FOR INFORMATION ONLY



File Attachments for Item:

2. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

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D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$80.00

Book: JA3ESS

THIS INSTRUMENT PREPARED BY: Send Tax Notice To:
 BARNES & BARNES LAW FIRM, P.C. JUAN CARLOS GONZALEZ and
 MARISELA RODRIGUEZ
 8107 PARKWAY DRIVE
 LEEDS, ALABAMA 35094
 (205) 699-5000

7730 France Ave
 LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand and 00/100 (\$80,000.00) to the undersigned Grantor, LADANA SHELBORNE GADDIS, an unmarried woman (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

Commence at the NW corner of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 17, Township 17 south, Range 1 East; thence run South along the West line of said 1/4- 1/4 section line 100.0 feet to an existing iron; thence turn left 89 degrees 34 minutes 41 seconds and run East 213.68 feet to the point oof beginning; thence continue along the last described course 169.32 feet; thence turn right 88 degrees 54 minutes 55 seconds and run Southerly 387.31 feet; thence run right 97 degrees 11 minutes 36 seconds ad run West 178.38 feet; thence turn right 84 degrees 01 and run North 368.17 feet to the point of beginning. Said tract containing 1.50 acres more or less, Situated in Jefferson County Alabama.

Property address: 7108 ERIE STREET NORTHWEST, LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as

wherefore, that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 12th day of September, 2024.

L. Gaddis
LADANA SHELBOURNE GADDIS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LADANA SHELBOURNE GADDIS, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2024.

Adriana Vargas
NOTARY PUBLIC

ADRIANA VARGAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244013123
MY COMMISSION EXPIRES APRIL 2, 2028

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	LADANA SHELBOURNE GADDIS	Grantee's Name:	JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ
Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094
Property Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Date of Sales:	September 12th, 2024
		Total Purchase Price:	(\$80,000.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

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
- Tax Appraisal
- Sales Contract
- Other Tax Assessment
- Closing Statement

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.

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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.

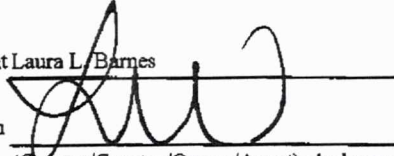
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 12th, 2024

Print Laura L. Barnes



Sign

 Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

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NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for I am petitioning behalf of Juan Carlos Gonzalez and Marisela Rodriguez the new purchaser of this parcel. They want to open a retail car lot.

The is the former location of the Patio Lounge owned by Mr. and Mrs. Shelbourne.

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 #:	A24-000026
APPLICANT NAME:	Jeremy Deason
PROPERTY OWNER:	SHELBORNE GADDIS LADANA EXECUTOR OF ESTATE
TAX PARCEL ID#S:	2500173001036001
PROPERTY ADDRESS:	7108 ERIE ST; LEEDS, AL 35094
PROPERTY ZONING:	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: November 19, 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