



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

March 26, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A24-000001 - A request by Brenda Allen, applicant and owner, to allow a manufactured home at 8436 Thornton Ave, 35094, TPID: 2500211016012001, Zoned I-1, Light Industrial, Jefferson County.
2. A24-000002 - A request by Casey Hooper, Applicant and Owner, to allow an automotive repair shop in the I-2 Heavy Industrial District at 1082 Borden St, Leeds, AL 35094, TPID 2500223002026.000, Jefferson County, Zoned I-2, Heavy Industrial District.
3. A24-000004 - A request by Raindrop Car Wash - Danny Buchanan, Applicant, Ministorage of Leeds, LLC, Owner, for a special exception to allow for a car wash at 1615 Ashville Rd, 35094, TPID: 2605150001026002, Zoned B-2, General Business District, St. Clair Co.
4. A24-000005 - A request by Octavio Reyes-Alanis, Applicant, GARDUNO LUCERO & ALANIS OCTAVIO, Owners, to allow an accessory building to located fifty-one feet and eight inches (51'8") from the rear property line in lieu of the required seventy-five (75) feet and to waive the maximum square footage for accessory buildings at 408 Foster Rd, 35094, TPID: 2700024000008.001, Zoned A-1, Agriculture, 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. A24-000001 - A request by Brenda Allen, applicant and owner, to allow a manufactured home at 8436 Thornton Ave, 35094, TPID: 2500211016012001, Zoned I-1, Light Industrial, Jefferson County.

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
BRENDA ALLEN

PO BOX 1395
LEEDS, AL 35094

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00)* to the undersigned Grantor, ROY DALE OLIVER, AN UNMARRIED MAN, THE ONLY HEIR OF CAROLYN OLIVER, DECEASED 1/7/2017 (hereinafter referred to as Grantor, whose mailing address is 8426 THORNTON AVE, LEEDS, AL 35094), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRENDA ALLEN (herein referred to as Grantees), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 15, 16, 17, AND 18, BLOCK 15 A, ACCORDING TO THE SURVEY OF LEEDS IMPROVEMENT COMPANY, AS RECORDED IN MAP BOOK 10, PAGE 21, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

CAROLYN OLIVER IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN JEFFERSON COUNTY, ALABAMA ROY H. OLIVER, SR. HAVING DIED ON 1/19/2009.

SAID PROPERTY IS SUBJECT TO CREDITOR RIGHTS OF CAROLYN OLIVER, SAID RIGHTS SHALL EXPIRE 1/7/2019

Property address: 8426 THORNTON AVE, 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.

\$10,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, his/her 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 has a good right to sell and convey the same as aforesaid; 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 his/her hand and seal this the 4th day of September, 2018.

Roy D Oliver

 ROY DALE OLIVER

STATE OF ALABAMA
JEFFERSON COUNTY

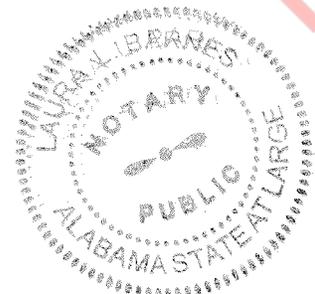
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROY DALE OLIVER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same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

Given under my hand and official seal this 4th day of September, 2018.

[Signature]

 NOTARY PUBLIC

2/4/20



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	ROY DALE OLIVER	Grantee's Name:	BRITTANY MULVEHILL and BRENDA ALLEN
Mailing Address:	8426 THORNTON AVE LEEDS, AL 35094	Mailing Address:	8426 THORNTON AVE LEEDS, AL 35094
Property Address:	8426 THORNTON AVE LEEDS, AL 35094	Date of Sales	September 4th, 2018
		Total Purchase Price:	(\$10,000.00)
		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
x _____	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.

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 4th, 2018

Unattested

(verified by)

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

6

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for to allow a manufactured home in the I-2, Light Industrial District in lieu of the required district at 8426 Thornton Ave, Leeds, AL 35094, TPID 2500211016012.001, Zoned I-1, Light Industrial District, Jefferson County.

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 #:	A24-000001
APPLICANT NAME:	BRENDA ALLEN
PROPERTY OWNER:	MULVEHILL BRITTANY & ALLEN BRENDA (D)
TAX PARCEL ID#S:	2500211016012001
PROPERTY ADDRESS:	8426 THORNTON AVE; LEEDS, AL 35094
PROPERTY ZONING:	I-1: LIGHT INDUSTRIAL 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: February 27, 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.

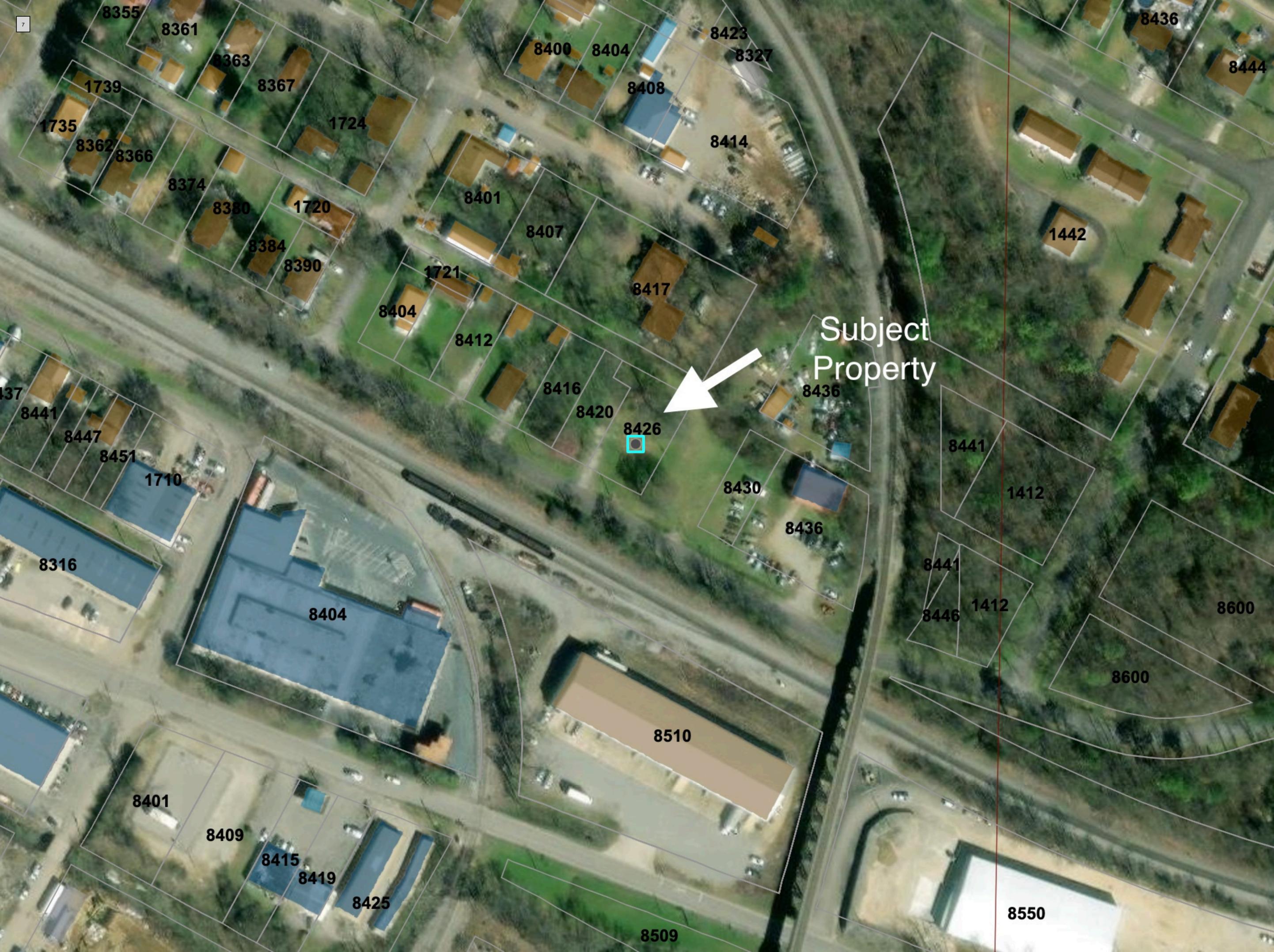
For more information about the application and related issues or to schedule an appointment:

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



Subject Property

8426

8316

8404

8510

8401

8409

8415

8419

8425

8509

8550

1735

8362

8366

8374

8380

8384

8390

8437

8441

8447

8451

1710

8412

8416

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8430

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8600

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8367

1724

1720

8401

8407

1721

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File Attachments for Item:

2. A24-000002 - A request by Casey Hooper, Applicant and Owner, to allow an automotive repair shop in the I-2 Heavy Industrial District at 1082 Borden St, Leeds, AL 35094, TPID 2500223002026.000, Jefferson County, Zoned I-2, Heavy Industrial District.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Hoop, LLC
2831 4th Avenue South
Birmingham, AL 35233

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$185,000.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, The William G. and Joan S. Robinson Living Trust (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Hoop, LLC (herein referred to as GRANTEE), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

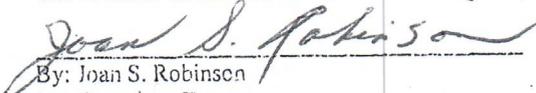
1. Subject to the taxes for the year beginning 2019, which constitutes a lien, but are not yet due and payable.
2. Subject to all restrictions and/or easements of record.

TO HAVE AND TO HOLD, Unto the said GRANTEE, his/her heirs and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the 2nd day of August, 2019.

The William G. and Joan S. Robinson Living Trust


By: Joan S. Robinson
Its: Successor Trustee

CSL Properties, LLC

By: _____
Its: _____

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Hoop, LLC
2831 4th Avenue South
Birmingham, AL 35233

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$185,000.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, The William G. and Joan S. Robinson Living Trust (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Hoop, LLC (herein referred to as GRANTEE), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Subject to the taxes for the year beginning 2019, which constitutes a lien, but are not yet due and payable.
2. Subject to all restrictions and/or easements of record.

TO HAVE AND TO HOLD, Unto the said GRANTEE, his/her heirs and assigns, forever.

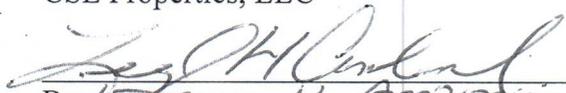
GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the _____ day of August, 2019.

The William G. and Joan S. Robinson Living Trust

By: Joan S. Robinson
Its: Successor Trustee

CSL Properties, LLC

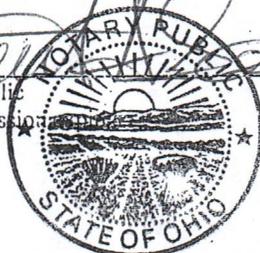


By: LEONARD W. ROBINSON, JR.
Its: MANAGING MEMBER

STATE OF OHIO)
COUNTY OF BUTLER)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Joan S. Robinson, the Successor Trustee of The William G. and Joan S, Robinson Living Trust** 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 behalf of The William G., and Joan S, Robinson Living Trust on the day the same bears date.

Given under my hand this the 2nd day of August, 2019

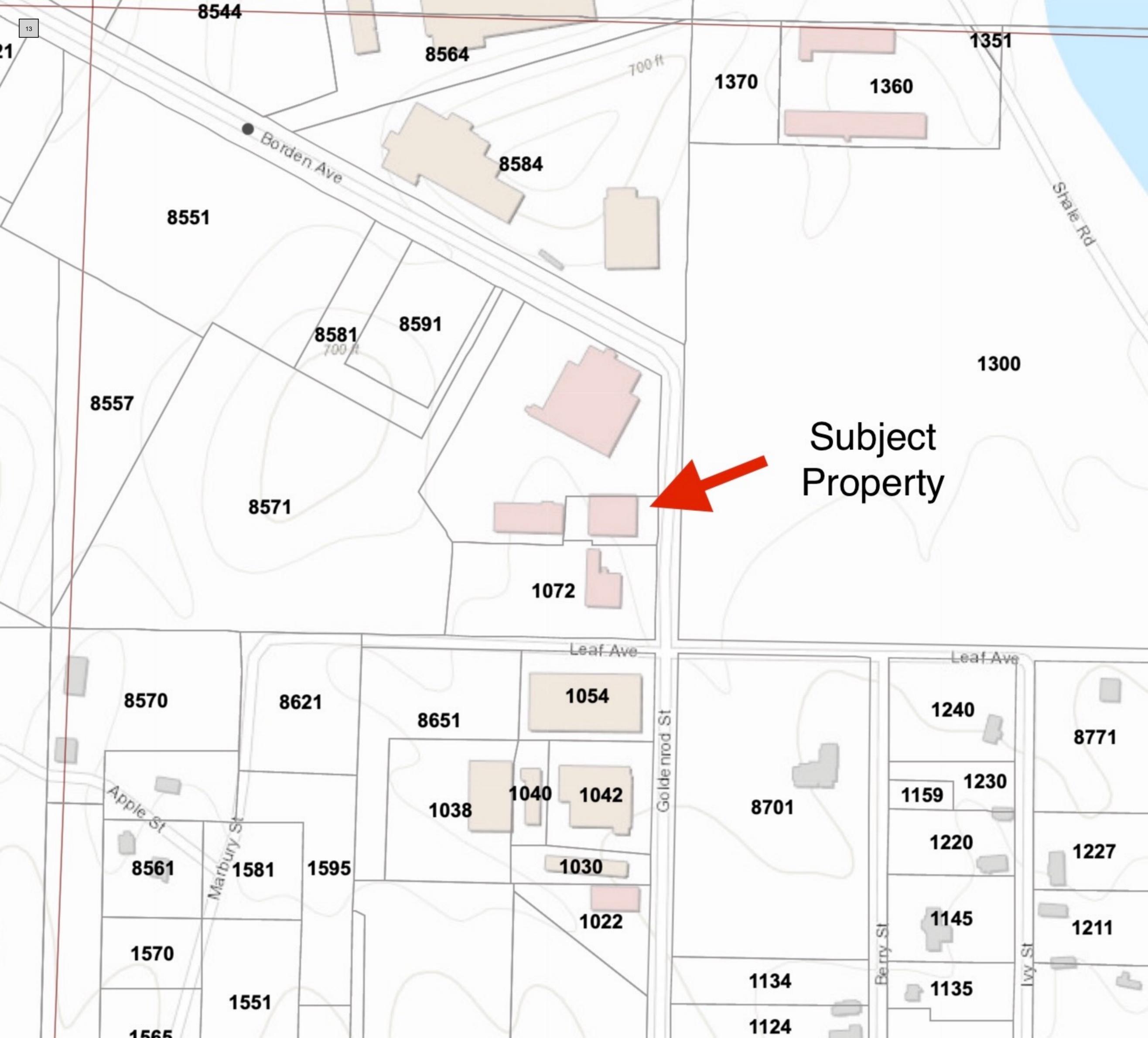
Vincent A. Salinas
Notary Public
My commission expires: _____
**VINCENT A. SALINAS**
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that _____, the _____ of **CSL Properties, LLC** 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 behalf of **CSL Properties, LLC** on the day the same bears date.

Given under my hand this the _____ day of August, 2019.

Notary Public
My commission expires:



**Subject
Property**





Subject
Property



File Attachments for Item:

3. A24-000004 - A request by Raindrop Car Wash - Danny Buchanan, Applicant, Ministorage of Leeds, LLC, Owner, for a special exception to allow for a car wash at 1615 Ashville Rd, 35094, TPID: 2605150001026002, Zoned B-2, General Business District, St. Clair Co.

AGENT AUTHORIZATION FORM

I/We hereby appoint and designate Daniel Buchanan of Parkway Properties, LLC ("Agent") to act as my/our agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN#2605150001026002 also described as 1615 Ashville Road. I/We understand that the scope of the agency designation granted herein is general in nature and includes, without limitation, all decision-making authority relating to submittals, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I/we release and agree to hold the City of Leeds harmless from and against any liability resulting from acts or omissions of our Agent. I/We warrant and certify to the City of Leeds I/we are the owner(s) of the real property identified herein, and that I/we have fully authority to make the agency designation herein. I/We further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

PROPERTY OWNER:
 Ministorage of Leeds, LLC
 7646 Cottonridge Rd.
 Trussville, AL 35173

Signature _____

Date:

Printed name:

Email:

AUTHORIZED AGENT:
 Parkway Properties, LLC
 426 Martin St. S.
 Pell City, AL 35128

Signature _____

Date: January 31, 2024

Printed name: Daniel Buchanan

Email: Danny@Raindropcarwash.com

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow a special exception for the purpose of constructing an express car wash.

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 #:	A24-000004
APPLICANT NAME:	Danny Buchanan
PROPERTY OWNER:	MINISTORAGE OF LEEDS, LLC
TAX PARCEL ID#S:	2605150001026002
PROPERTY ADDRESS:	1615 ASHVILLE RD; LEEDS, AL 35094
PROPERTY ZONING:	B-2 : GENERAL BUSINESS 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: March 26, 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



Owner, address, or parcel ID



MINISTORAGE OF LEEDS LLC

ABC Select Spirits (Store #185)

A & S Cigar and Tobacco and... Cigar shop

CULCO LLC

Van's Bar Grill • \$

StoreAway Leeds



MINISTORAGE OF LEEDS LLC

Owner

1615 ASHVILLE

Address

2022 1927
Recorded in the Above
DEED Book & Page
02-10-2022 10:26:43 AM
Mike Bowling - Probate Judge
St. Clair County, Alabama

Book/Pg: 2022/1927-1929
Geo/Cashier: N / vann
Tran: 13966.341910.478760
Fees Posted: 02-10-2022 10:26:43
CER Certification Fee 3.00
MHF Mental Health Fee 6.50
DFE Deed Tax 802.50
PJF Special Index Fee 5.50
NTX No Tax Collected Fee 0.00
REC Recording Fee 9.00
Total Fees: \$826.50

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Ministorage of Leeds, LLC
7646 Cottonridge Road
Trussville, AL 35173

STATE OF ALABAMA)
COUNTY OF ST. CLAIR)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Gregory Holdings, LLC

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Ministorage of Leeds, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of St. Clair, to-wit:

SEE ATTACHED EXHIBIT A

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

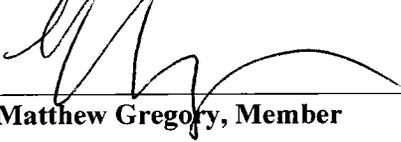
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 24 day of August 2021.

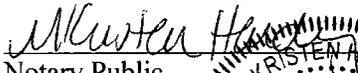
GREGORY HOLDINGS, LLC

By: 
Matthew Gregory, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Matthew Gregory as Member of **Gregory Holdings, LLC** 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, Matthew Gregory in his capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this August 24, 2021.

My Commission Expires: 
Notary Public

Grantor's Address: 7646 Cottonridge Road, Trussville, AL 35173

Property Address: 1614 Ashville Rd Leeds, AL 35094



Note to recording Clerk:
The Tax Assessed Value is \$802,410.00

EXHIBIT A

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 15, Township 17 South, Range 1 East, St. Clair County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 15, Township 17 South, Range 1 East, St. Clair County, Alabama, and run in an Easterly direction 2°07'30" South of the North line of said ¼ ¼ section and run along the Southern right of way line of Courson Boulevard a distance of 80.20 feet to a point; said point being the Point of Beginning of the herein described parcel; thence continue along the last described course a distance of 200.03 feet along the southerly right of way line of Courson Blvd to a point; thence turn an interior angle of 91 °00'20" and run right in a Southerly direction a distance of 303.24 feet to a point; thence turn an interior angle of 116°08'50" and run to the right in a Southwesterly direction 68.08 feet to a point; thence turn an interior angle of 243°51'10" and run to the left in a Southerly direction a distance of 300.67 feet to a point on the north line of the Clifton Ash property; thence turn an interior angle of 89°45'40" and run to the right in a westerly direction along the North line of Clifton Ash property a distance of 160.00 feet to a point; thence turn an interior angle of 90°14'20" and run to the right in a northerly direction a distance of 300.00 feet to a point; thence turn an interior angle of 144°52'00" and run in a northeasterly direction a distance of 36.68 feet to a point; thence turn an interior angle of 215°08'00" and run to the left in a Northerly direction a distance of 306.75 feet to the point of beginning of the herein described parcel. Situated in St. Clair County, Alabama.

Also known as, 1614 Ashville Rd, Leeds, Alabama 35094

File Attachments for Item:

4. A24-000005 - A request by Octavio Reyes-Alanis, Applicant, GARDUNO LUCERO & ALANIS OCTAVIO, Owners, to allow an accessory building to located fifty-one feet and eight inches (51'8") from the rear property line in lieu of the required seventy-five (75) feet and to waive the maximum square footage for accessory buildings at 408 Foster Rd, 35094, TPID: 2700024000008.001, Zoned A-1, Agriculture, Jefferson County.

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585

DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: <u>Octavio Reyes</u>	
Mailing Address: <u>408 Foster Rd Leeds AL 35094</u>	
Telephone: <u>(205) 256-2856</u>	E-mail: <u>Hzreyes95@gmail.com</u>
Signature: 	

Part 2. Parcel Data		
Owner of Record:		
Owner Mailing Address:		
Site Address:		
Tax Parcel ID #	Existing Zoning:	Existing Land Use:

Part 3. Request	
Section of Ordinance for which variance is requested:	
Nature of Variance with reference to applicable zoning provision:	

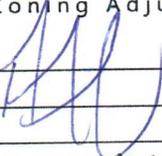
Part 4 Enclosures (Check all required enclosures with this application)	
<input checked="" type="checkbox"/>	Vicinity Map showing the location of the property
<input checked="" type="checkbox"/>	Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout
<input type="checkbox"/>	Copy of Deed as recorded in the Judge of Probate Office <u>on file</u>
<input checked="" type="checkbox"/>	Application Fee \$120.00

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. In the event that such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments:

Signature: 

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

OFFICE USE ONLY

Application Number:

Date Received:

Received By:

Scheduled Public Hearing Date:

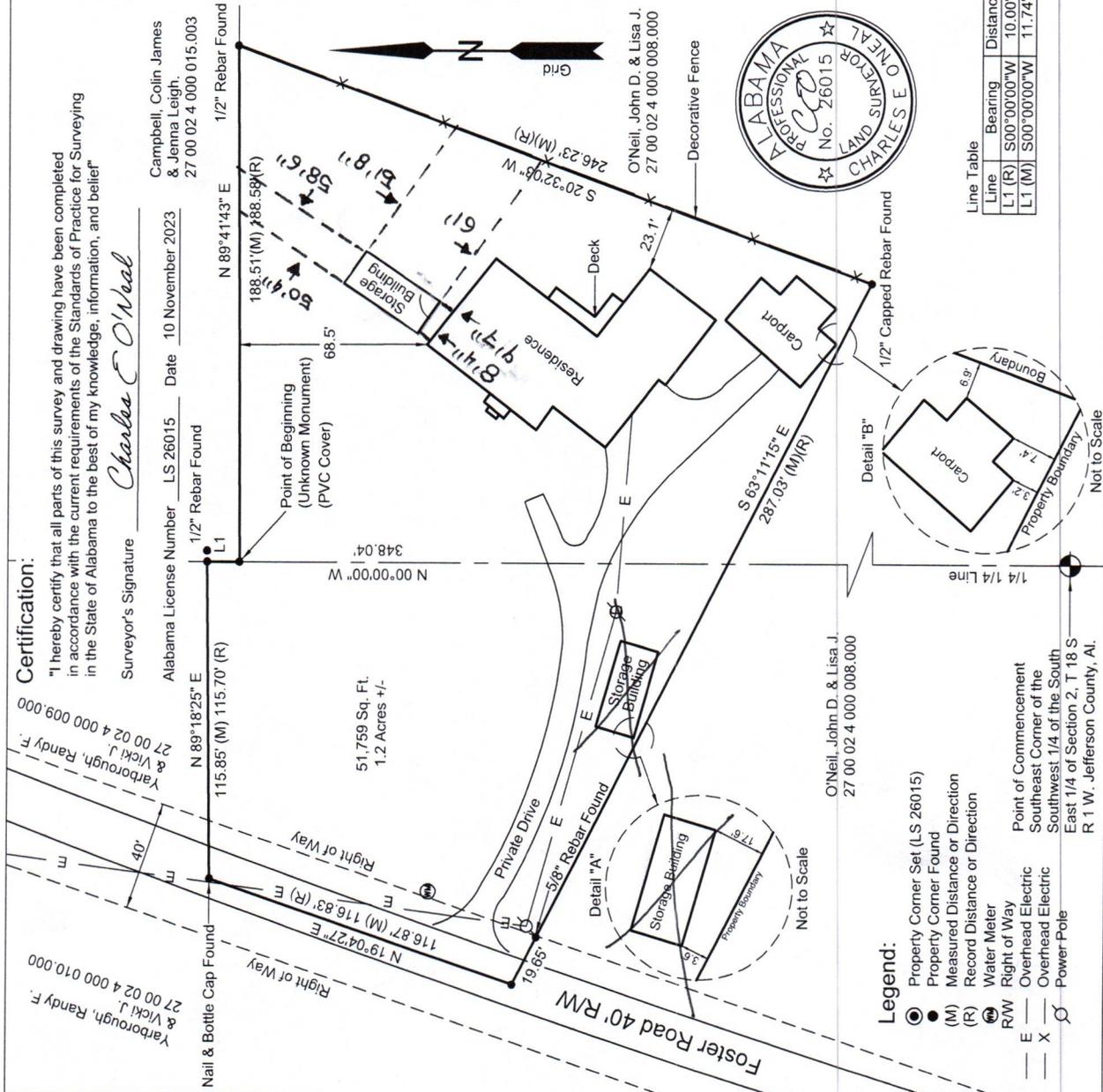
2/27/14

Certification:
 "I hereby certify 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"

Surveyor's Signature: *Charles E O'Neal*

Alabama License Number LS 26015 Date 10 November 2023

Campbell, Colin James
 & Jenna Leigh
 27 00 02 4 000 015.003



Land Description
 State of Alabama
 Jefferson County

Part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 18 South, Range 1 West, Jefferson County, Alabama and being more particularly described as follows:

Commence at the Southeast Corner of the Southwest 1/4 of the Southeast 1/4 of said Section 2; Thence run North along the East line of same 348.04' feet to the Point of Beginning; Thence run $N 89^{\circ}41'43'' E$ a distance of 188.58' feet to an existing 1/2" Rebar; Thence run $S 20^{\circ}32'03'' W$ a distance of 246.23' feet to an existing 1/2" Capped Rebar; Thence run $N 63^{\circ}11'15'' W$ a distance of 287.03' feet to the Centerline of Foster Road; Thence run $N 19^{\circ}04'27'' E$ along the Centerline of Foster Road a distance of 116.83' feet to an existing nail and bottle cap; Thence run $S 89^{\circ}18'25'' W$ a distance of 115.70' feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 2; Thence run $S 0^{\circ}00'00'' W$ a distance of 10' feet to the Point of Beginning of herein described Parcel containing 1.2 Acres +/-; According to the survey performed by Charles E. O'Neal on the 27th of October 2023.

Notes:

1. This survey was performed without the benefit of a title search.
2. No underground utilities were located during the course of this survey unless noted.
3. The purpose of this survey is to show the Property Boundary and the associated structures located upon it. To provide information about structure location and proximity to the Boundary.
4. The subject property lies within FEMA Special Flood Hazard Area "X" according to the FEMA Flood Insurance Rate Map #01073C0601H for Jefferson County and Unincorporated Areas, effective 9/24/2021.
5. FEMA Special Flood Hazard Area "X" is defined as an area with minimal flood risk. Bearings based upon GNSS observations utilizing The Alabama Department of Transportation Continuously Operating Reference Station AL 30.
6. State Plane Coordinates are based upon The North American Datum of 1983 Alabama East Zone Grid.
7. Survey is not valid without Surveyors Seal and Signature.



Line Table

Line	Bearing	Distance
L1 (R)	S00°00'00"W	10.00'
L1 (M)	S00°00'00"W	11.74'

- Legend:**
- Property Corner Set (LS 26015)
 - Property Corner Found
 - (M) Measured Distance or Direction
 - (R) Record Distance or Direction
 - Water Meter
 - R/W Right of Way
 - E Overhead Electric
 - X Overhead Electric
 - Power Pole
 - Point of Commencement
 - Southeast Corner of the Southwest 1/4 of the South
 - East 1/4 of Section 2, T 18 S
 - R 1 W, Jefferson County, Al.

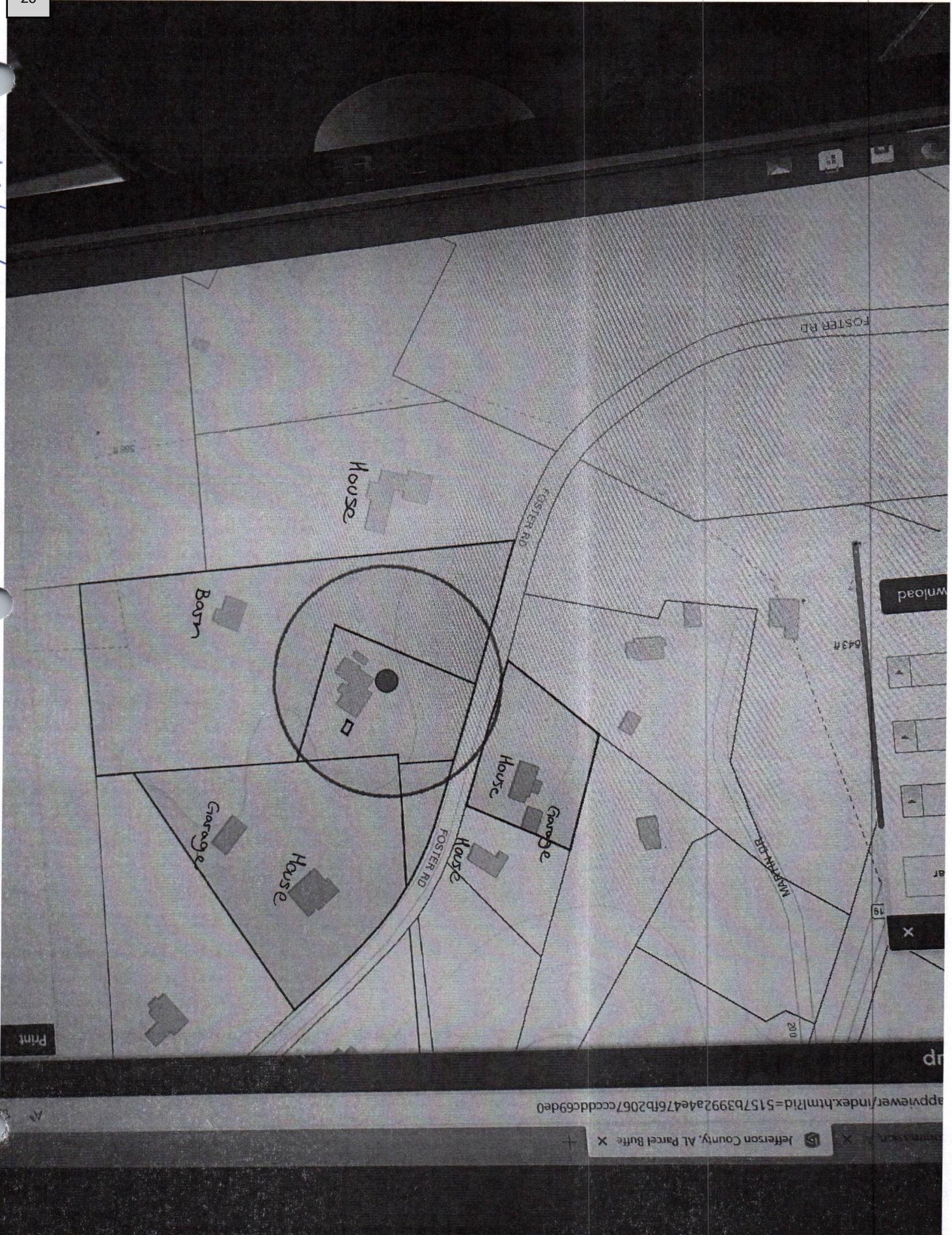
Boundary Survey
 for
 Ricardo Reyes & Family

Survey Date	27 October 2023
Certification Date	10 November 2023
SCALE	SHEET 10F1
Property Address:	408 Foster Road Leeds, Alabama 35094

O'Neil, John D. & Lisa J.
 27 00 02 4 000 008.000

[Handwritten signature]

2/27/14



Print

appviewer/index.html?id=5157b3992a4e476fb2067ccddc69de0

Jefferson County, Al Parcel Buffer

Download

643H

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