



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

July 27, 2021 @ 5:00 AM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A21-000020 - A request by Scott and Susan Miller to allow for the construction of an accessory building that exceeds the maximum square footage permitted by ordinance and to allow the use of materials that are not consistent with those used in the neighborhood at 1500 Montevallo Rd, TPID2500301001016002, Jefferson County, Zoned R-1, Single Family District.

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. A21-000020 - A request by Scott and Susan Miller to allow for the construction of an accessory building that exceeds the maximum square footage permitted by ordinance and to allow the use of materials that are not consistent with those used in the neighborhood at 1500 Montevallo Rd, TPID2500301001016002, 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 the construction of an accessory building that exceeds the maximum square footage permitted by ordinance and to allow the use of materials which are not consistent with those used in the neighborhood.

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 #:	A21-000020
APPLICANT NAME:	Scott Miller
PROPERTY OWNER:	MILLER SCOTT & SUSAN
TAX PARCEL ID#S:	2500301001016002
PROPERTY ADDRESS:	1500 MONTEVALLO RD; 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: July 27, 2021
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:

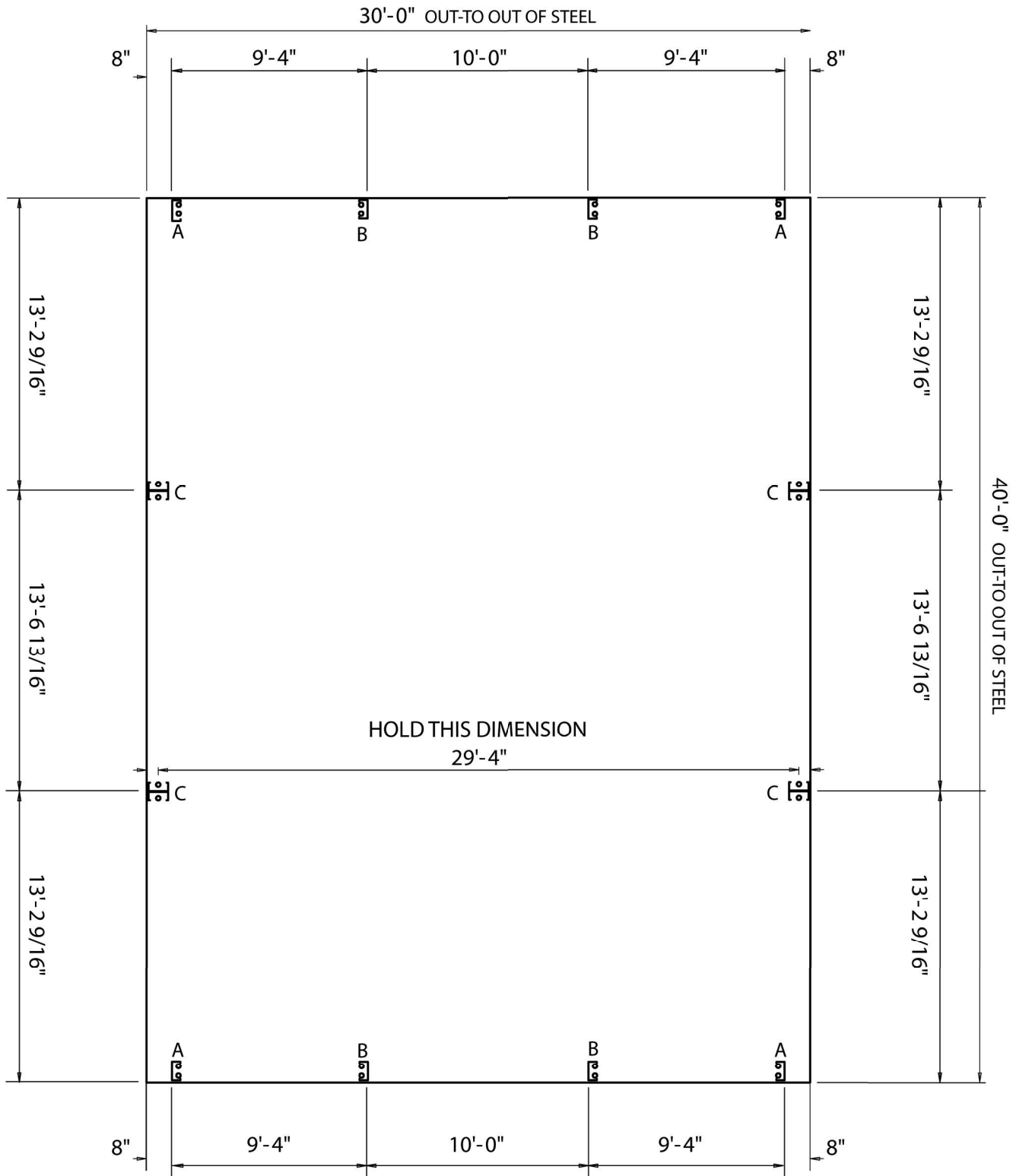
Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

THIS SECTION IS INTENDED FOR YOUR CONCRETE FOUNDATION SPECIALIST

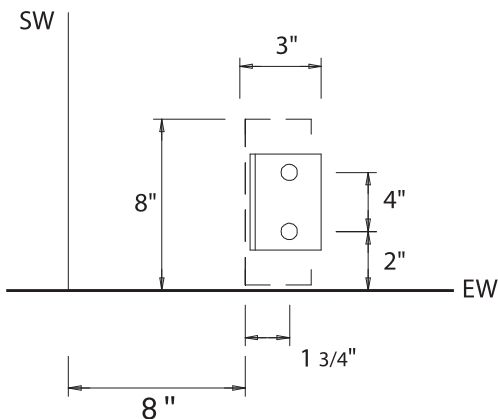


ANCHOR BOLT PLAN

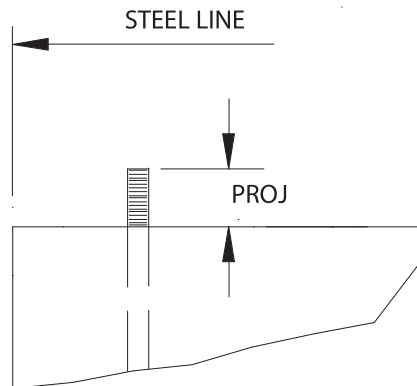
NOTE: All Base Plates at 100'-0" (U.N.)

THIS SECTION IS INTENDED FOR YOUR CONCRETE FOUNDATION SPECIALIST

Dia = 1/2"

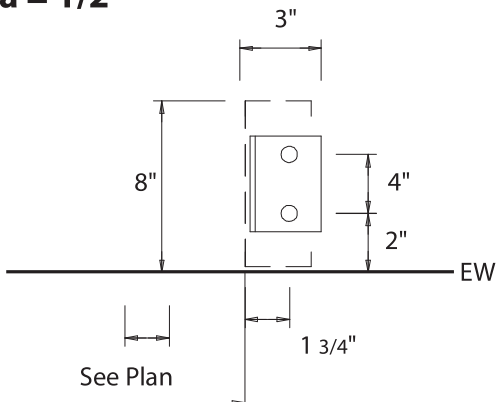


Detail A



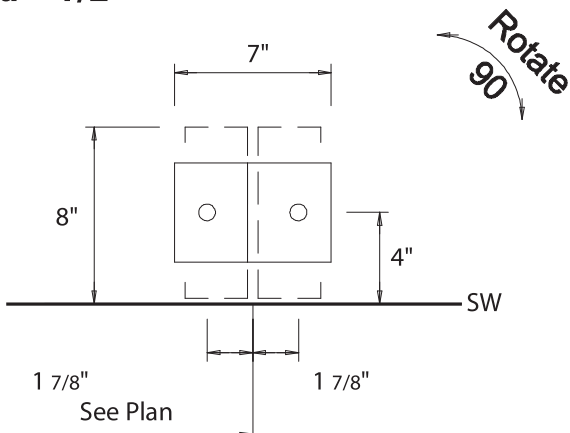
ANCHOR BOLT PROJECTION

Dia = 1/2"



Detail B

Dia = 1/2"

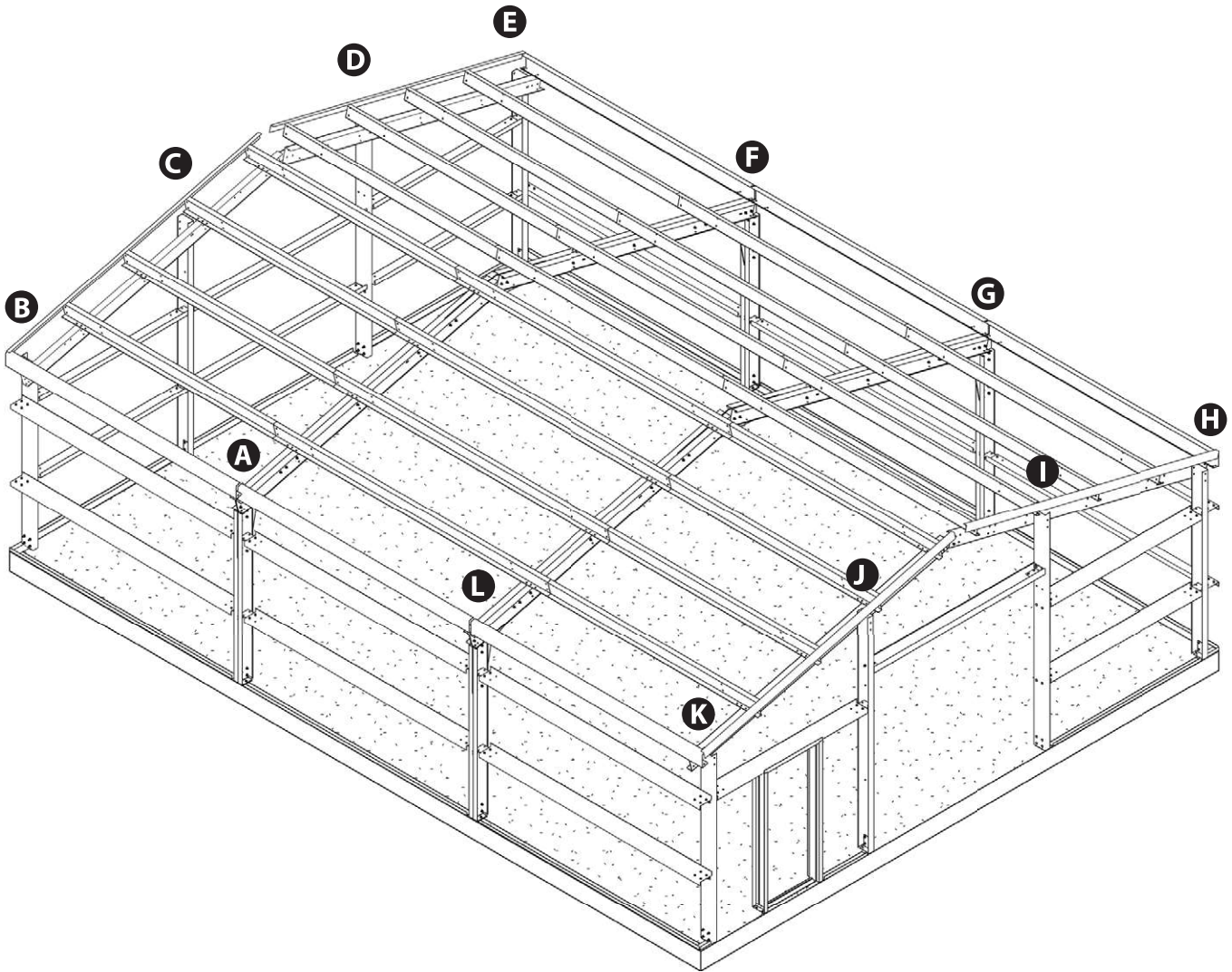


Detail C

1. The metal building manufacturer is responsible for the design of the anchor bolt diameter only to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the anchor bolt embedment for transfer of forces to the foundation. The metal building manufacturer does not design and is not responsible for the design, material and construction of the foundation embedments. The end use customer should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other imposed loads, and bearing capacity of the soil and other conditions of the building site. It is recommended that the anchorage and foundation of the professional engineer experienced in the design of such structures, (section a3 mbma 2006 metal building systems manual).
2. Bottom of all base plate are at the same elevation. (Unless noted)



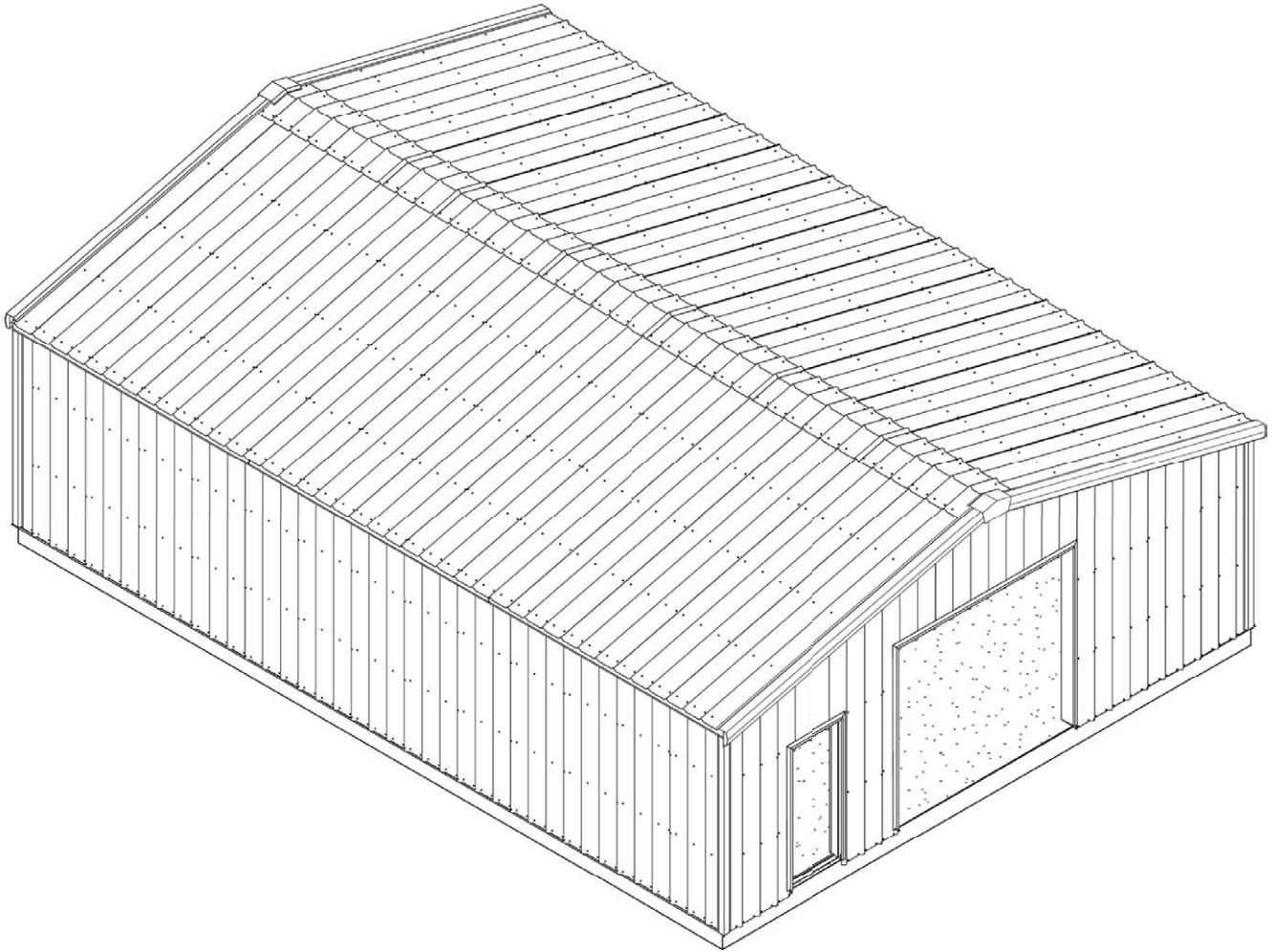
PROJECT OVERVIEW



Completed Structure

The above drawing shows the completed frame structure and columns labeled. The columns will be called out periodically throughout the instructions.

PROJECT OVERVIEW



Completed Structure

The following instructions are to assemble the 30x40x10 building as shown above. There will be optional variations to the buildings layout called out on certain pages. Follow those instructions as they pertain to your needs.

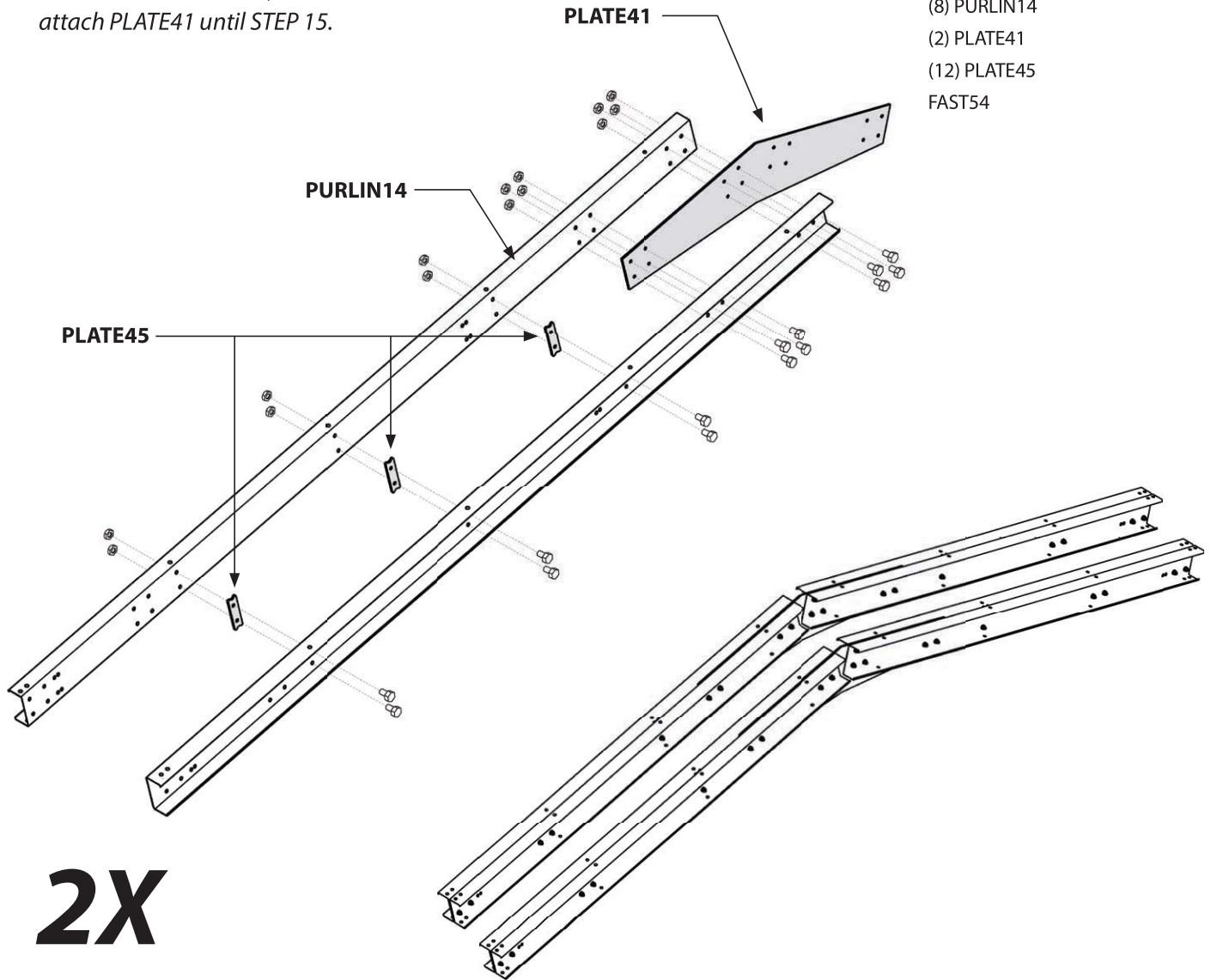
STEP 14

DIY Alternate Method:

If lifting machinery is not being used, assemble center rafters, but do not attach PLATE41 until STEP 15.

REQUIRED PARTS

(8) PURLIN14
(2) PLATE41
(12) PLATE45
FAST54



2X

DIRECTIONS

Assemble Center Rafters

1. Layout (2) PURLIN14 rafters.
2. Attach (1) PLATE41 peak plate using FAST54.
3. Attach (3) PLATE45 between columns using FAST54.
4. Repeat steps 2 and 3 to opposite side of PLATE41 to complete center rafter assembly.
6. Repeat these steps again for the other rafter assembly.

Note: Each rafter assembly weighs approximately 275-300lbs.

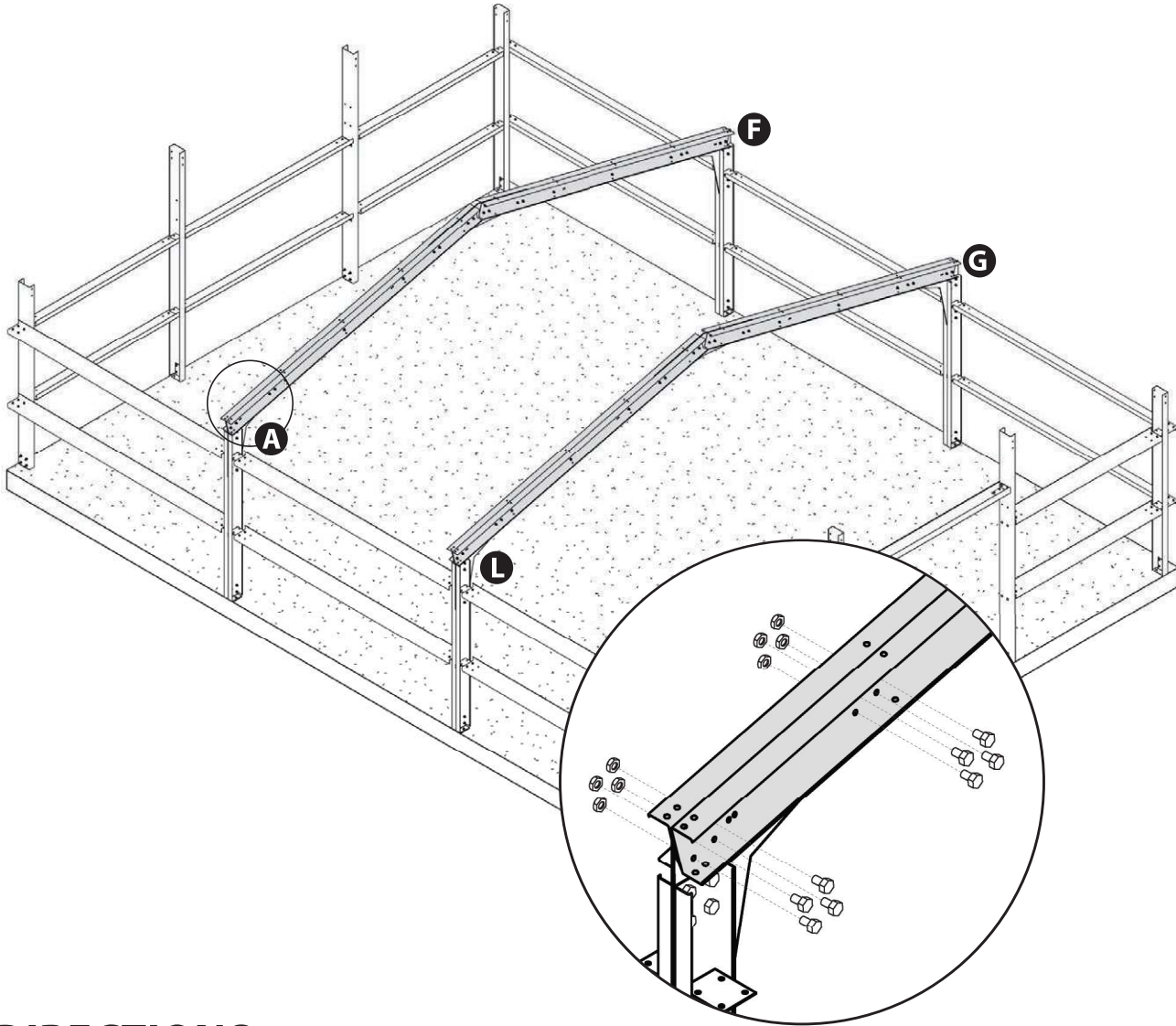
STEP 15

DIY Alternate Method:

If lifting machinery is not being used, stand center rafters and hold in place with 2x4 bracing. Then lift and install PLATE41. See instructional video for visualization.

REQUIRED PARTS

FAST54



DIRECTIONS

Stand and Install Center Rafter

Note: This step will require lifting machinery due to height and weight of components. Follow OSHA safety requirements for your area.

1. Lift full rafter assembly from previous step over columns A & F and G & L.
2. Bolt center rafter to top of columns A and F using Fast 54.

If you have the wainscot option,
please refer to page 64 for assembly instructions.

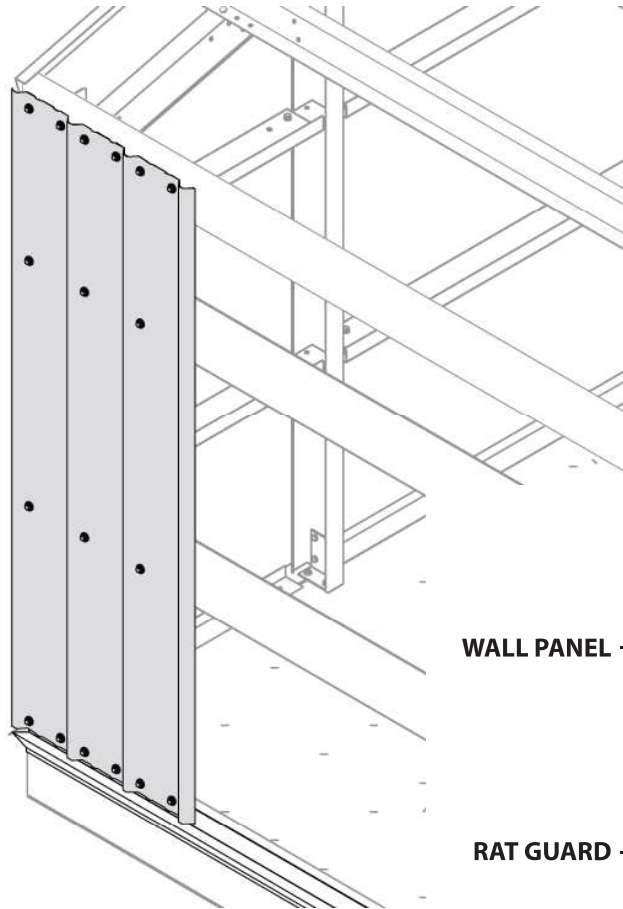
STEP 31

Note: Install Top & Bottom fastener line first before securing middle of panel.

PANEL11 →

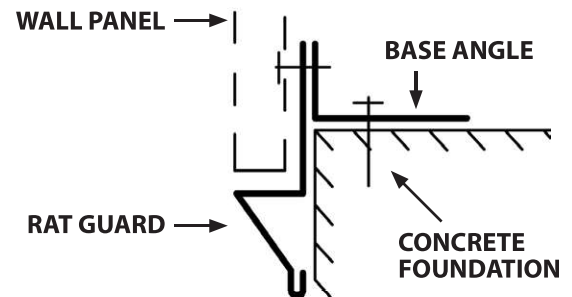


To prevent rust,
leave a 1/8" gap
where the panel
meets the
rat guard trim.



REQUIRED PARTS

(1) PANEL11
FAST12



Top & Bottom



Middle



DIRECTIONS

Install Wall Sheeting

Note: Before installing, take note to which direction the prevailing winds come from at your location. You will want to begin installing panels on the end that is farthest away from the prevailing wind direction. This will allow the panel overlaps to not be exposed to the highest wind. (For example, if the strongest wind typically comes from the West, begin installing panels on the East end of your wall. Begin on the sidewall with the least amount of framed openings.)

1. Install one sheet of PANEL11 at the edge of your sidewall. Fasten PANEL11 to the wall girts using FAST12.

Be careful to note the underlap and the overlap side of the panel.

2. Follow the diagram for fastener pattern at bottom and top of panel.

3. Follow the diagram for fastener pattern at 3'6" and 7'4" wall girt.

6.00 Accessory Buildings And Structures

- A. Non-residential accessory structures and buildings, up to twelve feet (12') in height, shall be permitted within five feet (5') of any side or rear property line; but, such structures shall not occupy any portion of the front yard. All accessory buildings above twelve feet (12') in height shall be set back one additional foot (1') for each four feet (4') in height above twelve feet (12') up to the maximum height limitation of the district in which located.
- B. All non-residential accessory buildings and structures shall be constructed of materials that are compatible with other buildings in the district in which they are located in order to insure that the aesthetic value and appearance of the neighborhood is maintained.
- C. The residential accessory buildings, attached and detached carports and garages on residential lots, in the E-1, E-2, R-1, R-2, R-3, R-3-T, R-5, R-6, PCD, RMHP, and RMHS districts, shall meet the following requirements:
1. The maximum floor area shall be twenty-five percent (25%) of the habitable floor area of the principal building.
 2. The maximum height shall not exceed the height of the principal building.
 3. Such structures and additions shall be subject to the front yard requirements of the district in concern.
 4. All detached accessory structures shall be constructed in the rear yard, but shall be located no closer than five feet (5') from the property line.
 5. All accessory structures shall be constructed of materials that are compatible with other buildings in the district in which they are located in order to insure the aesthetic value and appearance of the neighborhood is maintained.
 6. Accessory structures shall not be built prior to the construction of the primary structure. Such structures shall not be used for non-residential purposes, which are not normally incidental to residential use.
 7. All electrical power service to the accessory buildings on residential lots shall originate from the main power service at the main building.
 8. Attached accessory buildings and structures, such as carports and garages, may be built in the side yard but they must conform to the side setbacks for the district in which they are located.