



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

June 22, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Meeting Minutes Form May 25, 2021

OLD BUSINESS:

2. A21-000013 - A request by Andrew Mannino, Owner and Applicant, to allow a privacy fence to remain as located 0 feet from the west (side) property line in lieu of the required thirty-five feet at 1100 Robert E. Lee St, TPID 2500202005014000, Zoned R-2, Single-Family District
3. A21-000014 - A request by Valley View Baptist Church, Owner and Applicant, to allow an electronic sign at 7254 President St, Leeds, AL 35094, TPID 2500202007002000, Jefferson County, Zoned R-2, Single-Family District
4. A21-000017 - A REQUEST BY CB SUPPLY AND MILLWORK, APPLICANT, JOHN W. & DONNA K. WHATLEY, OWNER, 6579 LYNN AVE, 35094, TPID 2500194010022000, JEFFERSON COUNTY, ZONED R-1, TO REDUCE THE REQUIRED SETBACK FOR A COVERED (PORTION) DECK TO BE THIRTEEN FEET IN LIEU OF THE REQUIRED TWENTY-FIVE FEET AND A UNCOVERED (PORTION) DECK TO BE NO LESS THAN SIXTEEN FEET IN LIEU OF THE REQUIRED TWENTY-FIVE.
5. A21-000018 - A request by the City of Leeds to allow charitable bingo at 1000 Park Dr., 35094, TPID 2500202001044000, Jefferson County, Inst -1, Institutional.

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. Meeting Minutes Form May 25, 2021



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

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

May 25, 2021 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Brad Pool
Board Member Andrea Howard
Board Member Gerald Miller

ABSENT

Board Member Mark Musgrove
Board Member Andy Watkins

DETERMINATION OF QUORUM:

A quorum was declared.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

No minutes were presented.

OLD BUSINESS:

1. A21-000011- A request by Tower Development, applicant and owner, to reduce the north side setback to be no less than 4.70 feet, at 4024 Ashley Dr, Leeds, AL 35094, TPID 2601110001024062, St. Clair, Zoned R-6 Patio Home District

Mr Clint Johnson - 2106 Deverough Cir, 35213 - Presented the case to the board.

Motion made by Board Member Pool to approve, Seconded by Board Member Miller.
Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Howard, Board Member Miller

2. A21-000012 - A request by Vape 411 & Smoke, applicant, to allow for a for Vape and tobacco shop in the B-2, General Business District as a special exception at 1725 Ashville Road, TPID 2605150001014010 , St Clair Co, Zoned B-2 General Business District.

Motion made by Board Member Pool to deny, Seconded by Board Member Howard.
Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Howard, Board Member Miller

3. A21-000013 - A request by Andrew Mannino, Owner and Applicant, to allow a privacy fence to remain as located 0 feet from the west (side) property line in lieu of the required thirty-five feet at 1100 Robert E. Lee St, TPID 2500202005014000, Zoned R-2, Single-Family District
Carried over to next month by staff - lack of notice by applicant
4. A21-000014 - A request by Valley View Baptist Church, Owner and Applicant, to allow an electronic sign at 7254 President St, Leeds, AL 35094, TPID 2500202007002000, Jefferson County, Zoned R-2, Single-Family District
Carried over to next month by staff - lack of notice by applicant.
5. A21-000015 - A request by Douglas Gundlach, owner, and applicant, to allow a home occupation at 1708 Whitmire St, Leeds, AL 35094, TPID 2500164012004002, Zoned R-6. Patio Home District.

Mr. Douglas Gundlach presented ther case to the board.

Motion made by Board Member Miller to approve with the condition that the applicant is property owner and occupant and maintains compliance with all city regulations, Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Howard, Board Member Miller

OTHER BUSINESS:

None

ADJOURNMENT:

5:18 PM

Mr. Mike McDevitt, Chairman

Ms. Andrea Howard, Secretary

File Attachments for Item:

2. A21-000013 - A request by Andrew Mannino, Owner and Applicant, to allow a privacy fence to remain as located 0 feet from the west (side) property line in lieu of the required thirty-five feet at 1100 Robert E. Lee St, TPID 2500202005014000, Zoned R-2, Single-Family District

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow a privacy fence to remain as located in the front yard.

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 #:	A21-000013
APPLICANT NAME:	Andrew Mannino
PROPERTY OWNER:	SIMS DORIS I
TAX PARCEL ID#S:	2500202005014000
PROPERTY ADDRESS:	1100 ROBERT E LEE ST; LEEDS, AL 35094
PROPERTY ZONING:	E-1: SINGLE FAMILY RESIDENTIAL ESTATE 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: May 25, 2021
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

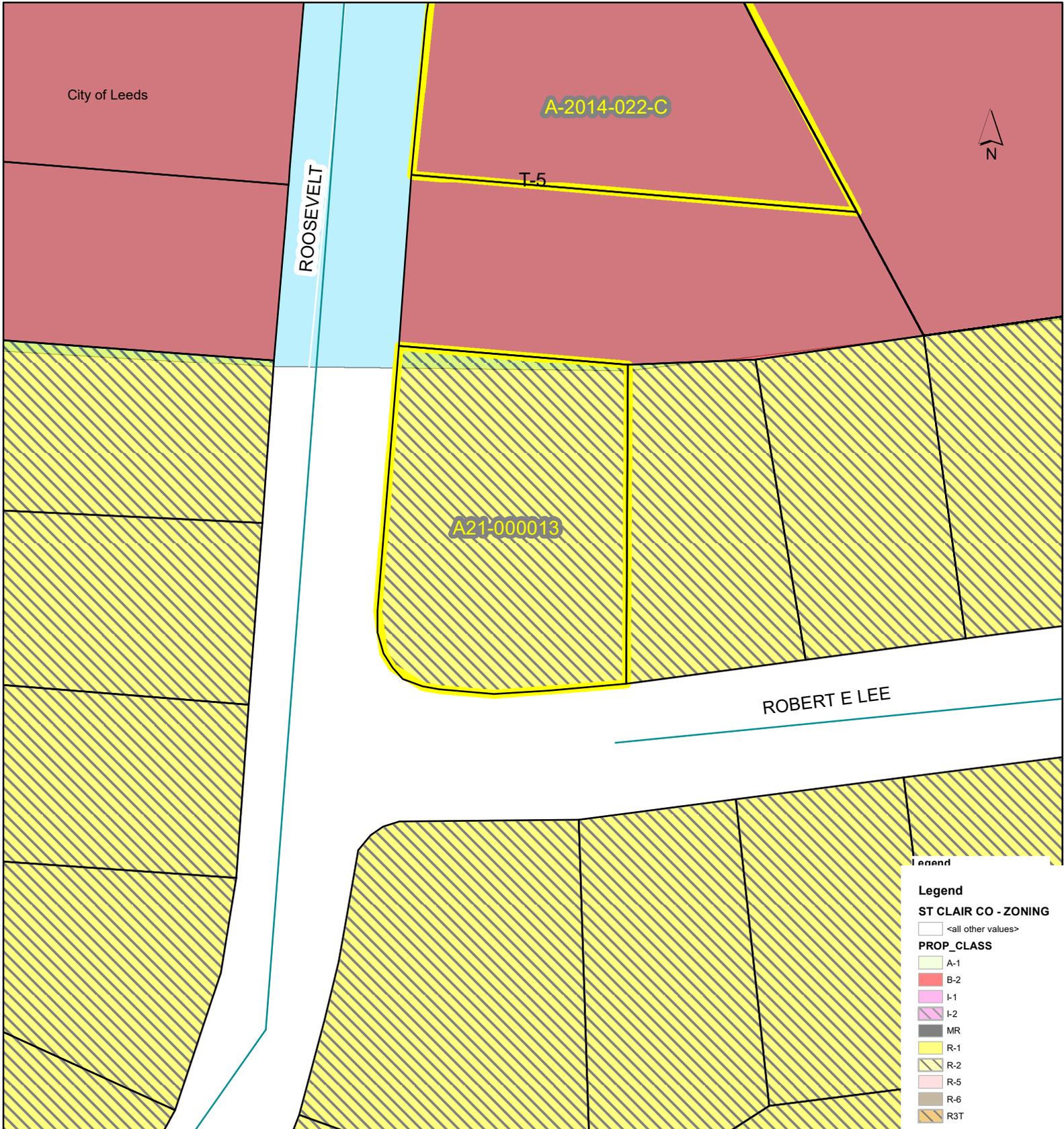
Mailing Address:

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

A21-000013
1100 ROBERT E LEE ST
2500202005014000
ZONING



A21-000013
1100 ROBERT E LEE ST
2500202005014000
ZONING









File Attachments for Item:

3. A21-000014 - A request by Valley View Baptist Church, Owner and Applicant, to allow an electronic sign at 7254 President St, Leeds, AL 35094, TPID 2500202007002000, Jefferson County, Zoned R-2, Single-Family District

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow for an Electronic Sign

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 #:	A21-000014
APPLICANT NAME:	Ron Whitehead
PROPERTY OWNER:	LEEDS VALLEY VIEW ETC
TAX PARCEL ID#S:	2500202007002000
PROPERTY ADDRESS:	7254 PRESIDENT ST; LEEDS, AL 35094
PROPERTY ZONING:	R-1, Single 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: May 25, 2021
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 Board.

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

Phone: 205-699-0943

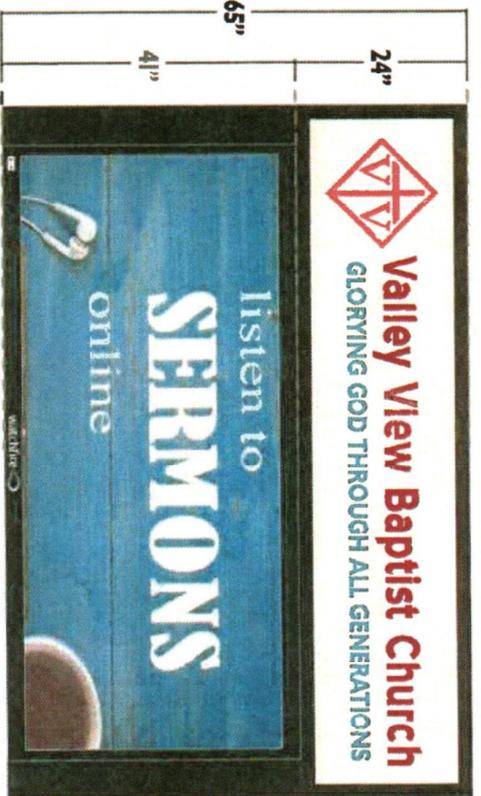
E-mail: developmentbt@leedsalabama.gov

Mailing Address:

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

A DOUBLE FACE I.D. SIGN
44.69 SQUARE FEET

99"

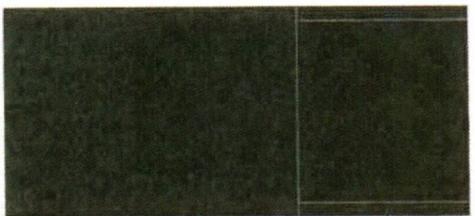


SIDE VIEW

30"

FINISHED DEPTH

2" RETAINER (TYP)



A DOUBLE FACE I.D. SIGN
44.69 SQUARE FEET

WORK TO BE PERFORMED

FABRICATE (1) ONE DOUBLE FACE, ALL-ALUMINUM CONSTRUCTION, I.E.D. ILLUMINATED, I.D. CABINET WITH 1/8" FLAT CLEAR PLEXIGLASS FACES. EACH 1/8" FLAT CLEAR LEXAN FACE TO INCLUDE SECOND SURFACE APPLIED DIGITAL PRINT VINYL AND TRANSLUCENT VINYL. IMPORTANT DETAIL: CUSTOMER TO PROVIDE ARTWORK BEFORE FABRICATION.

A DOUBLE FACE I.D. SIGN
COLORS

FABRICATE METAL FLASHING AS NEEDED.

DOUBLE FACE I.D. CABINET, DIGITAL MESSAGE SIGNS AND METAL FLASHING TO INSTALL ON BRICK MONUMENT AS SHOWN ON PAGE TWO.

CELEBRATING

25 YEARS
1994 - 2019

THIS IS AN ORIGINAL DRAWING DESIGNED BY RELIABLE SIGN SERVICES and is submitted for customer's personal use only. Drawing remains the property of Reliable Sign Services. Customer is not authorized to reproduce or exhibit drawing to anyone outside of customer's organization unless compensation is made to Reliable Sign Services. Drawing may be used for the above sign only. Actual production colors could vary. Sign will operate with 120 volts AC. All electrical service to sign is responsibility of the customer. © COPYRIGHT 2021 RELIABLE SIGN SERVICES. ALL RIGHTS RESERVED.

VALLEY VIEW BAPTIST
LEEDS, ALABAMA

22323 DIESEL DRIVE
MCALLA, ALABAMA 35111

1 OF 2

Reliable SIGN SERVICES

MARCH 16, 2021
DANNY WILLIAMS

OFFICE 205 664-0955
FAX 205 664-4409

drawing: ValleyViewBaptistchurch_leedsal_RevisionTwo.cdr

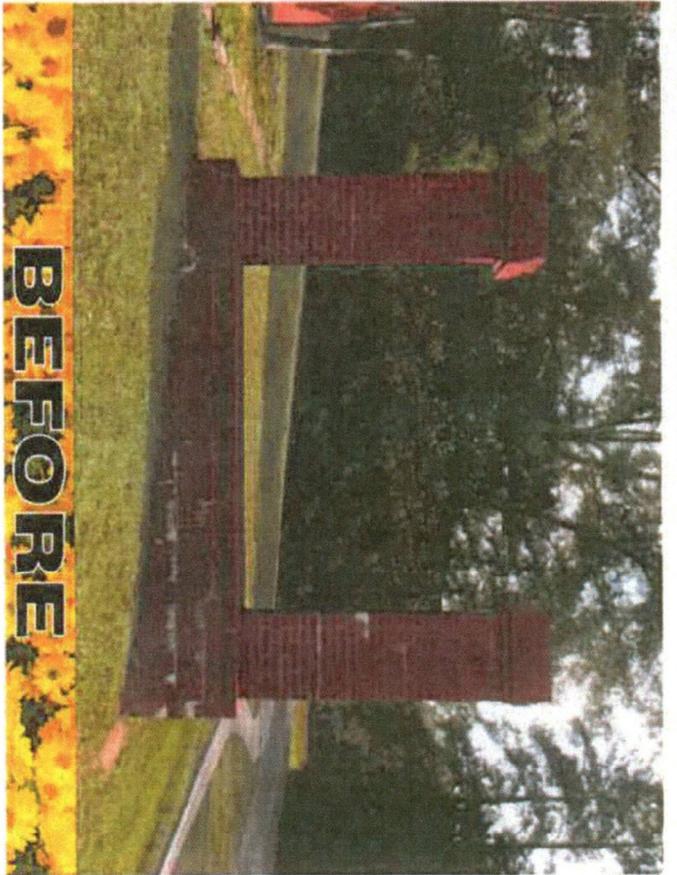
DRAWING REPRESENTS ACTUAL SIGN TO BE PRODUCED
ERRORS NOT CORRECTED WILL BE INCLUDED ON FINAL PRODUCT

SIGN AND DATE DRAWING HERE

NAME: _____ DATE: _____



SITE SURVEY PHOTOGRAPH OF EXISTING BRICK MONUMENT



SITE SURVEY PHOTOGRAPH OF EXISTING BRICK MONUMENT WITH I.D. SIGN



A DOUBLE FACE I.D. SIGN
44.69 SQUARE FEET

NOTE
SIGN PLACEMENT IN PHOTO IS FOR ILLUSTRATIVE PURPOSE ONLY, AND MAY NOT ACCURATELY REPRESENT SIZE, LOCATION OR OTHER SPECIFICATIONS OF SIGN.
RELIABLE SIGN SERVICES IS NOT RESPONSIBLE ON LIABLE FOR DISCREPANCIES BETWEEN SIGN REPRESENTED AND ACTUAL FINISHED PRODUCT.

E-MAILED MAR 16 2021

CELEBRATING
25 YEARS
1994-2019

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VALLEY VIEW BAPTIST
LEEDS, ALABAMA

22323 DIESEL DRIVE
MCCALLA, ALABAMA 35111

drawings@ValleyViewBaptistChurch.LeadsAl. RevisionTwo.cdr

2 OF 2



MARCH 16, 2021
DANNY WILLIAMS

OFFICE 205 664-0955
FAX 205 664-4409

DRAWING REPRESENTS ACTUAL SIGN TO BE PRODUCED
ERRORS NOT CORRECTED WILL BE INCLUDED ON FINAL PRODUCT

NAME	DATE

SIGN AND DATE DRAWING HERE



A21-000014
7524 PRESIDENT ST
2500202007002000
AERIAL

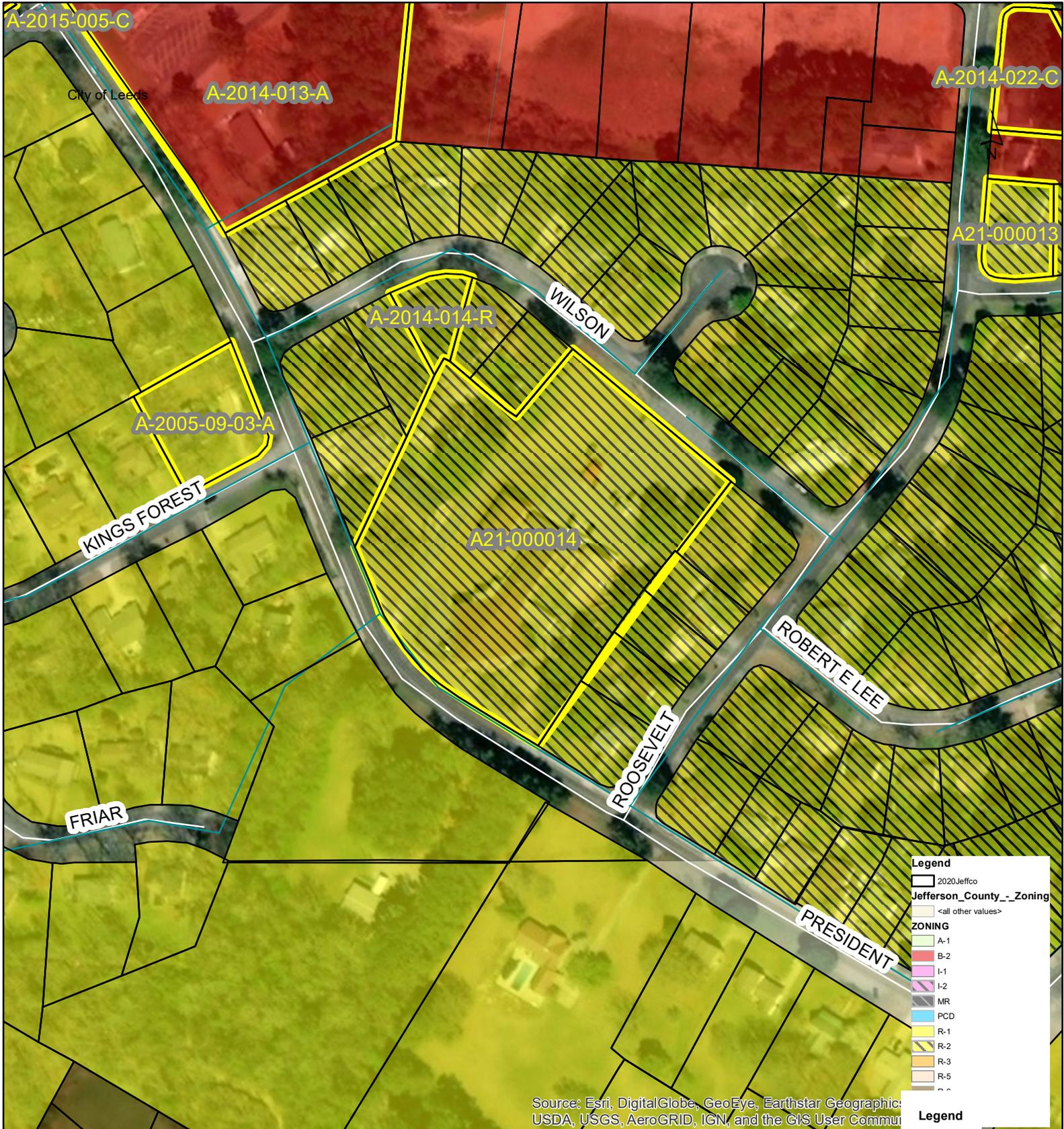


A21-000014

7524 PRESIDENT ST

2500202007002000

ZONING



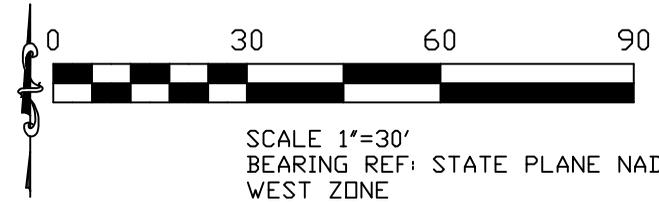
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographic, USDA, USGS, AeroGRID, IGN, and the GIS User Community

File Attachments for Item:

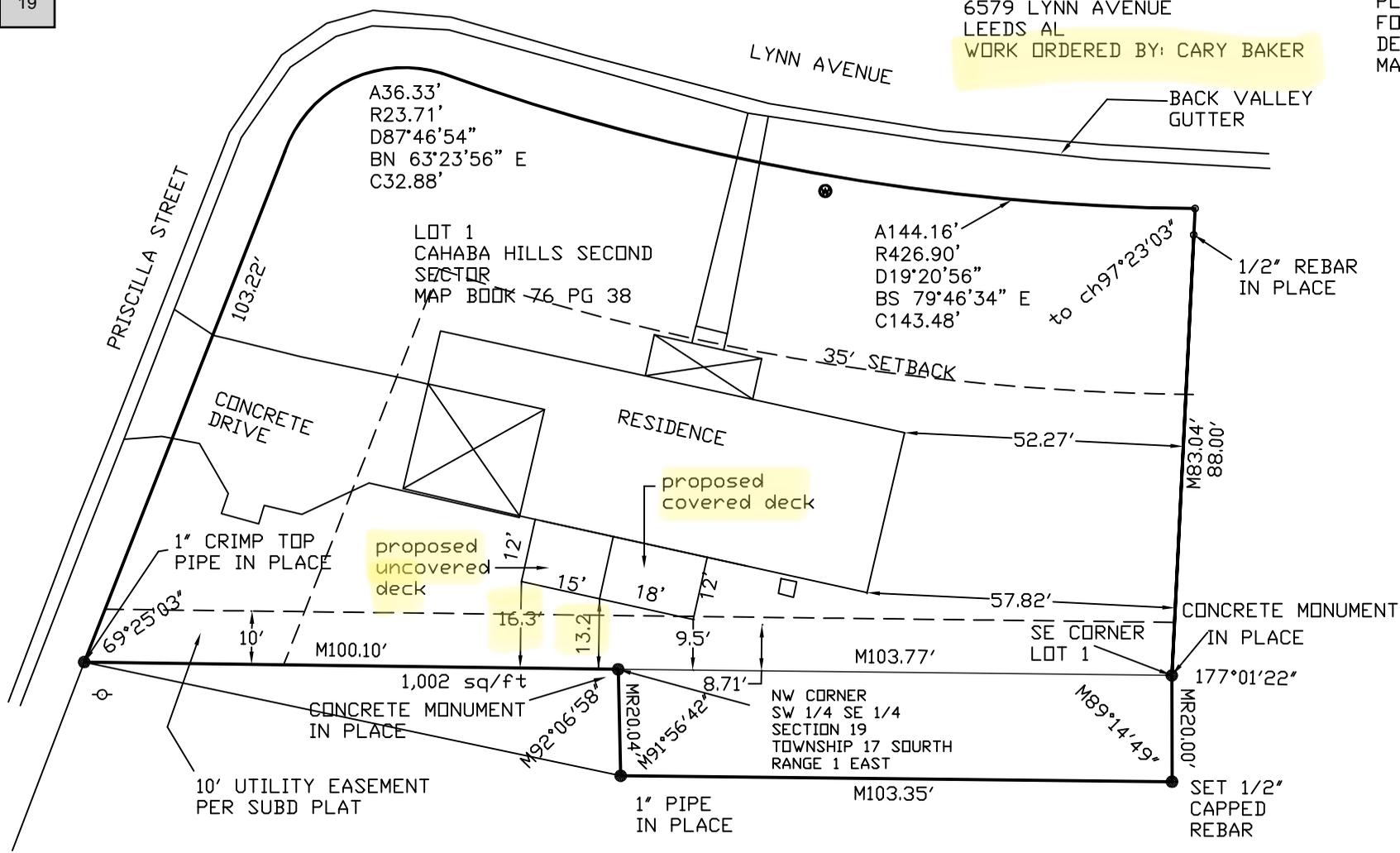
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OWNER: JOHN WHATLEY
 6579 LYNN AVENUE
 LEEDS AL
 WORK ORDERED BY: CARY BAKER

PLOT PLAN
 FOR PROPOSED
 DECK
 MAY 11, 2021



SCALE 1"=30'
 BEARING REF: STATE PLANE NAD83
 WEST ZONE
 AS-BUILT SURVEY
 MARCH 24 2021



STATE OF ALABAMA
 JEFFERSON COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Being the same property as described in Deed Book 4377 page 793 as shown on record in the office of the Judge of Probate of Jefferson County, Alabama.

I, further certify that the building now erected on said lot is within the boundaries of the same, except as shown above, that there are no encroachments by buildings except as shown above, that there are not joint driveways over or across said lot visible on the surface, or structures or supports, thereof, including poles, anchors or guy wires over or across said premises, except as shown above.

According to my survey this the 25th day of March 2021.

James M. Ray, Ala. Reg. No. 18383
 Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers. This survey is not transferable and may only be used by the person/company that pays for it at time of survey.



EMAIL: JIM.RAY@RAYANDGILLILAND.COM

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
DRAWN BY: JMR	FILE: JWHATLEY
BOUNDARY SURVEY	SCALE: 1" = 30'