



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

September 26, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A23-000014 - A request by Shandi White, Applicant, Kimberly Callaway, Owner, to allow on a CORNER LOT: Replace chain link fencing with 132 LF of 6' Shadowbox Solid Wood Privacy Fence at 461 Bridle Trace Dr, 35094, TPID: 2500304000022000, Jefferson County.
2. A23-000017 - A request by HUBBELL ANDREW & THERESA, owner and applicant, to allow a recreational vehicle to be parked within a residential district in front of the building line at 7017 Briarwood Ln, Leeds, AL 35094, TPID 2500194010036000, Jefferson County, R-1, Single Family District.
3. A23-000018 - A request by GARDUNO LUCERO & ALANIS OCTAVIO. owner and applicant to allow an accessory building in a required yard or an open space required by the zoning ordinance at 408 Foster Rd, Leeds, AL 35094, TPID 2700024000008001, Jefferson County, Zoned A-1, Agricultural District.
4. A23-000019 - A request by Nick Owens, owner and Applicant, to allow a second meter for electrical service to the garage at 8331 Hill Loop Rd, Leeds, AL 35094, TPID 2605161001010000, R-2 Single Family Dwelling.
5. A23-000020 - A request by Landmark Baptist Church of Leeds Inc. to allow a life center to be located within the required yard and to waive the parking requirements for this building at 8695 Parkway Dr, Leeds, AL 35094, TPID: 2500221000028000, Jefferson County, Zoned I-1, Light Industrial District

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.

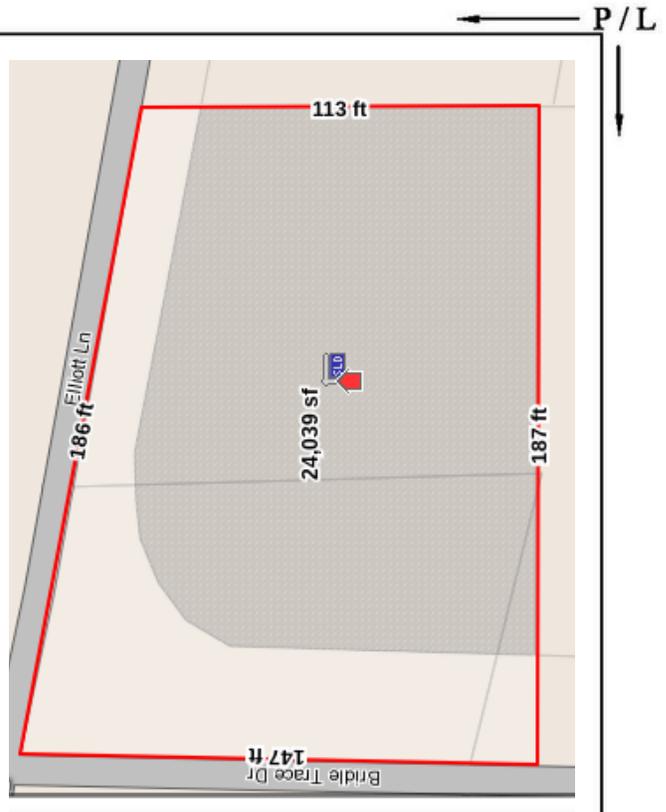
File Attachments for Item:

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25' from Elliott

SITE PLAN

Example of Fencing Style



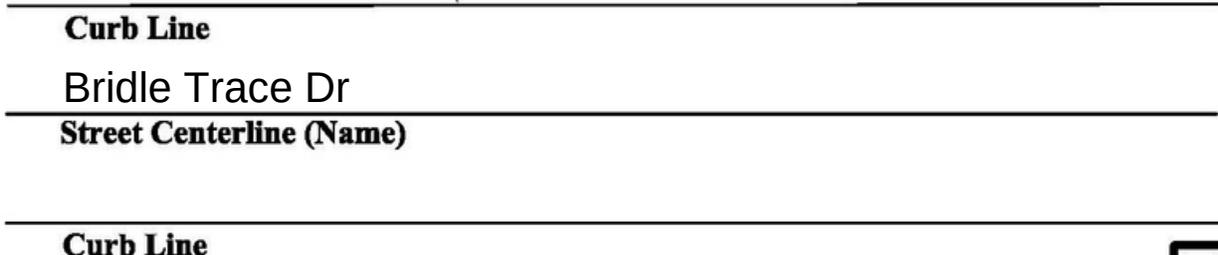
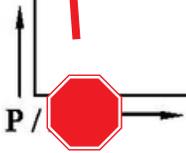
Clear View 75'+ down Elliott Lane

88'

44'

461 Bridle Trace Dr (911)
7171 Elliott Lane (tax records)
House No.

Replace Old Chain Link
with 6' Solid Pressure Treated Wood
Shadowbox Style Fencing

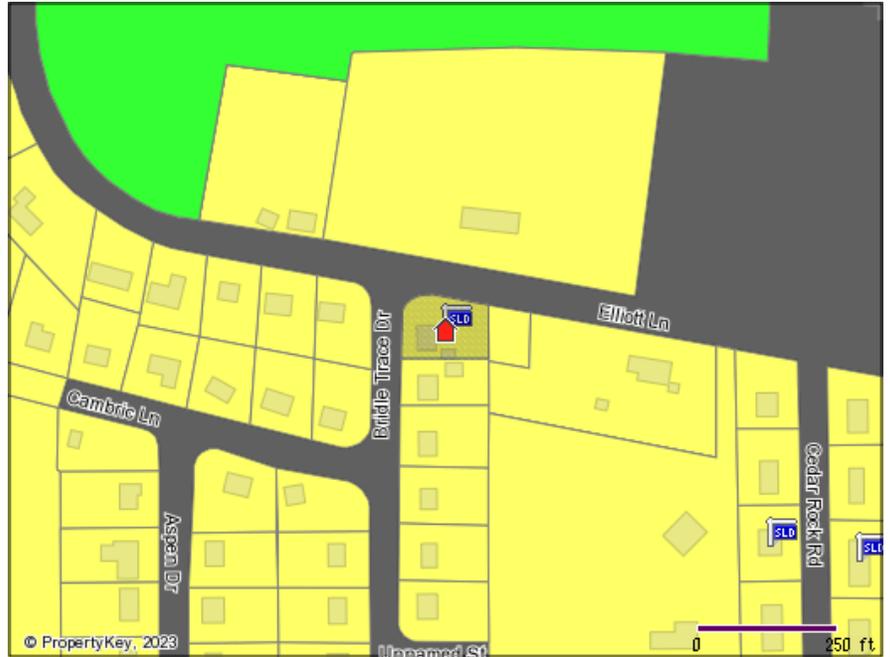


Application No.
Sheet No.
5 of 5



PROPERTY INFORMATION

PID # 25-00-30-4-000-022.000
Property Type: Residential
Property Address:
 7171 ELLIOTT LN
 LEEDS, AL 35094
Current Owner:
 KIMBERLY SHEA CALLAWAY
Tax Mailing Address:
 7171 ELLIOTT LN
 LEEDS, AL 35094
Land Areas:
 1. HOUSEHOLD UNITS / 111
Lot Size: 1.13 acres / 49,220 sf
Tax District: 15 - LEEDS
Subdivision:
 BRIDLE TR SUB 1 S 25-30-4
Twn / Rng / Sec: 30
Block: 000 / **Lot:** 022.000
Legal Description:
 BRIDLE TR SUB 1 S 25-30-4 BK 121 PG 29 BLK 2
 LOT 1
Plat Book: 121 / **Plat Page:** 29
Census Tract: 011001 / **Block:** 2029
Lat: 33.521864 **Lon:** -86.572568

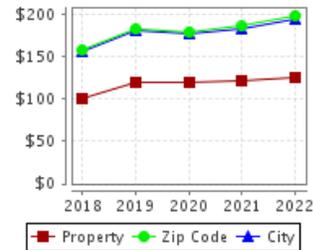


■ Residential
 ■ Agricultural
 ■ Government
 ■ Water
■ Commercial
 ■ Industrial
 ■ Other
 ■ Condo

based on general land use classification not zoning

ACT Active
 SLO Sold
 PND Pending
 W Withdrawn
 C Canceled
 X Expired

	2018	2019	2020	2021	2022
Building Value:	\$54,500	\$64,900	\$64,900	\$67,500	\$71,100
Extra Feature Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$46,000	\$55,000	\$55,000	\$55,000	\$55,000
Total Assessed Value:	\$100,500	\$119,900	\$119,900	\$122,500	\$126,100
Percent Change:	- n/a -	19.3%	0%	2.17%	2.94%
Total Exemptions:					
Taxable Value:	\$10,060	\$12,000	\$12,000	\$12,250	\$12,610
Tax Amount:	\$543.56	\$658.60	\$676.39	\$674.02	\$695.36



BUILDING INFORMATION

1. HOUSEHOLD UNITS	Living Area: 1,247 sf	Stories: 1.0	Year Built: 1980
Bathrooms: 0 full / 1 half	Bedrooms: 3	Rooms: 5	Eff Year Built: 1981
Base Area: 1,247 sf	Adj Upper Floor Area: 0 sf	Total Area: 1,765 sf	Grade: D0
Fireplaces: No (0)	Use Code:	Percent Good: 55%	Bldg Mkt Value: \$40
Heating:		Flooring: CARPET & UNDERLAY	
Int Wall: DRYWALL(SHEETROCK)		Ext Wall: WOOD & SHEATHING	
Roof Cover: ASPHALT SHINGLES		Roof Type: HIP-GABLE	
Building Subareas:	OP - OPEN PORCH - FLOOR, ROOF, POSTS, AND RAILING (172 sf)		
WD - WOOD DECK WITH RAILS (16 sf)	WD - WOOD DECK WITH RAILS (330 sf)		
BASE - BASE (1,247 sf)			

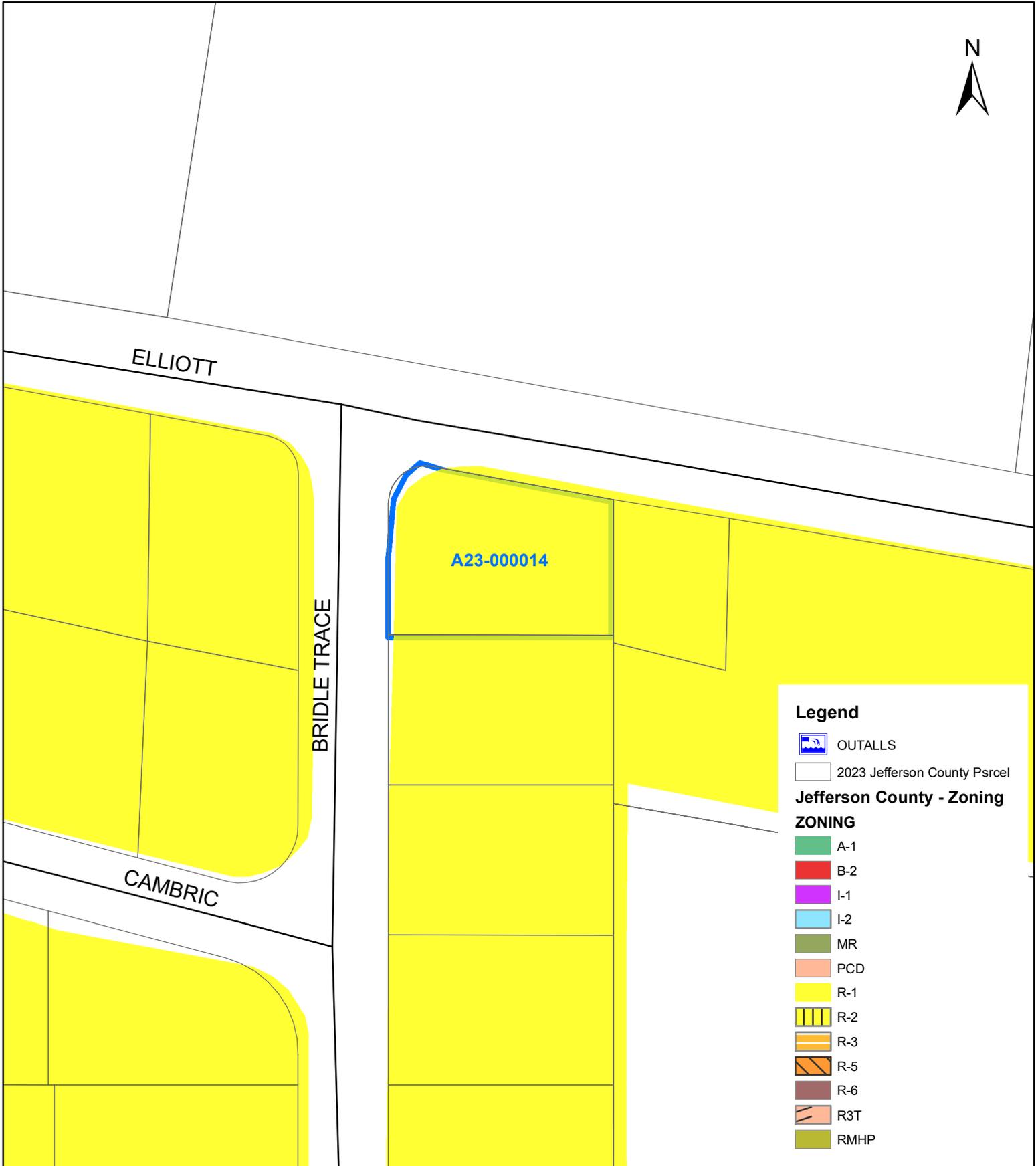
OTHER IMPROVEMENT INFORMATION

Code	Description	Size / Area
24WCBFA	GARAGE WOOD OR CB FLOOR AVERAGE	504 / 28ft w x 18ft l

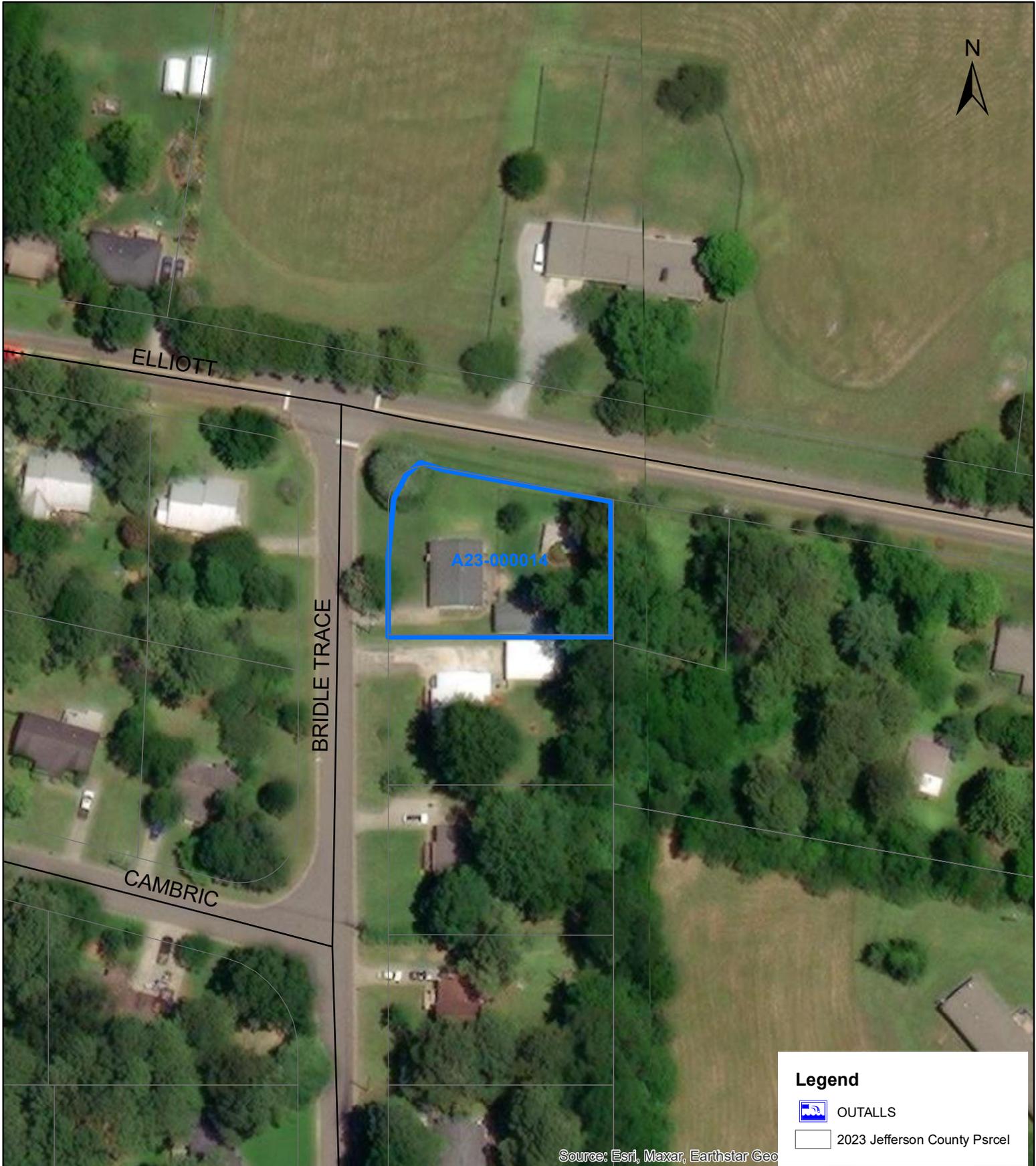
FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	01073C0439H	09/24/2021

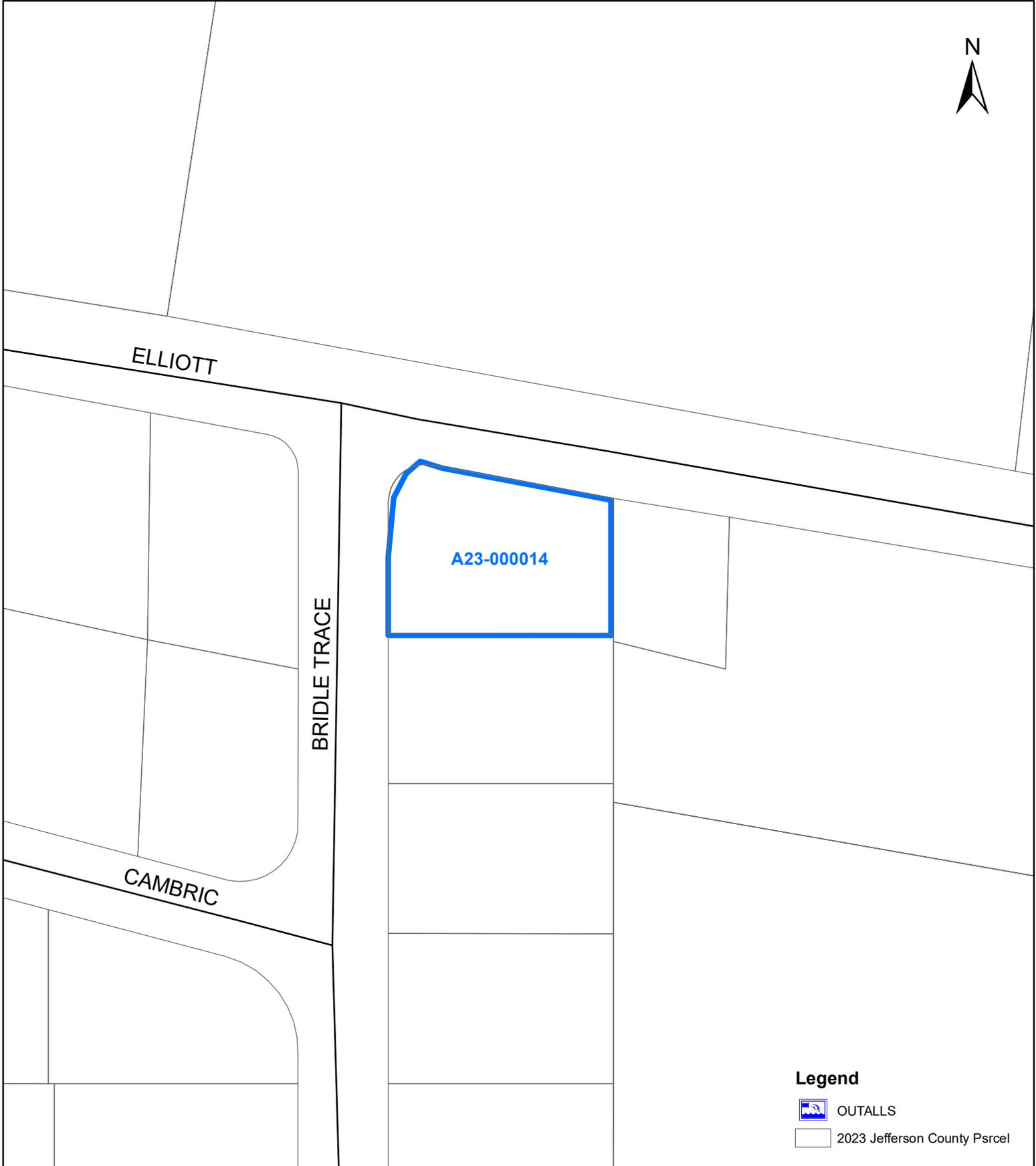
A23-000014
461 BRIDLE TRACE DR
2500304000022000
ZONING



A23-000014
461 BRIDLE TRACE DR
2500304000022000
AERIAL



A23-000014
461 BRIDLE TRACE DR
2500304000022000
FLOOD



Legend



OUTALLS

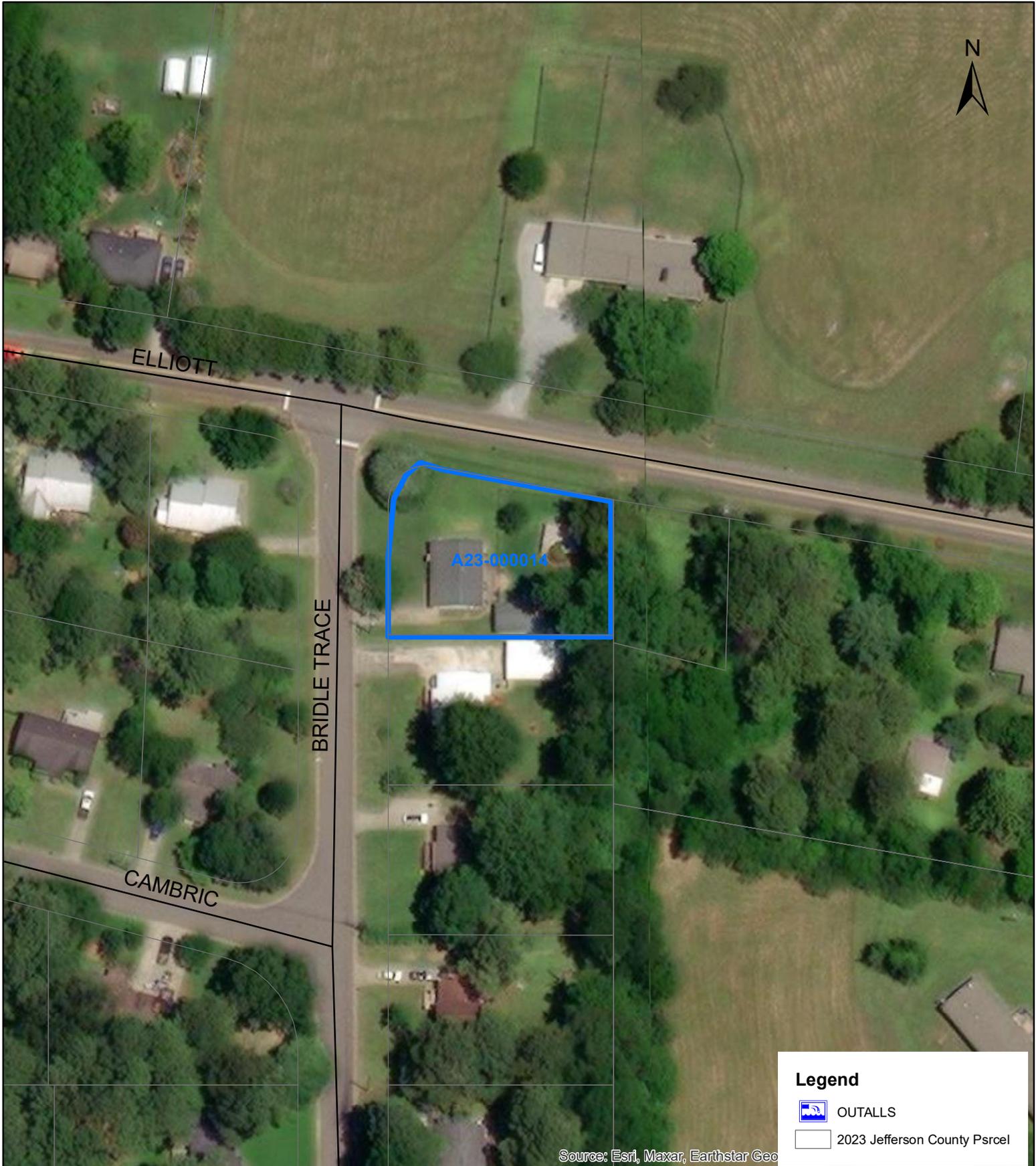


2023 Jefferson County Psrce

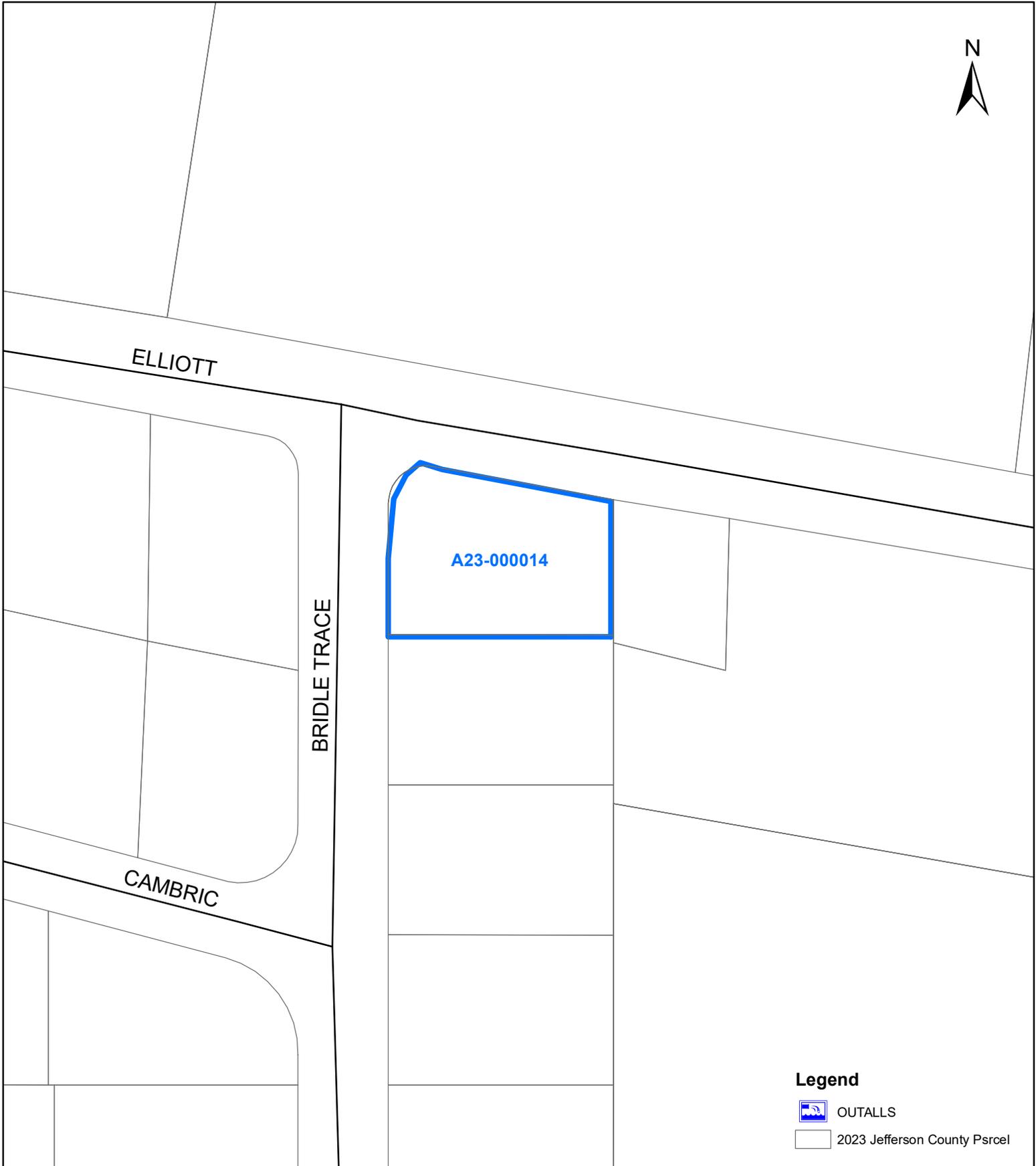
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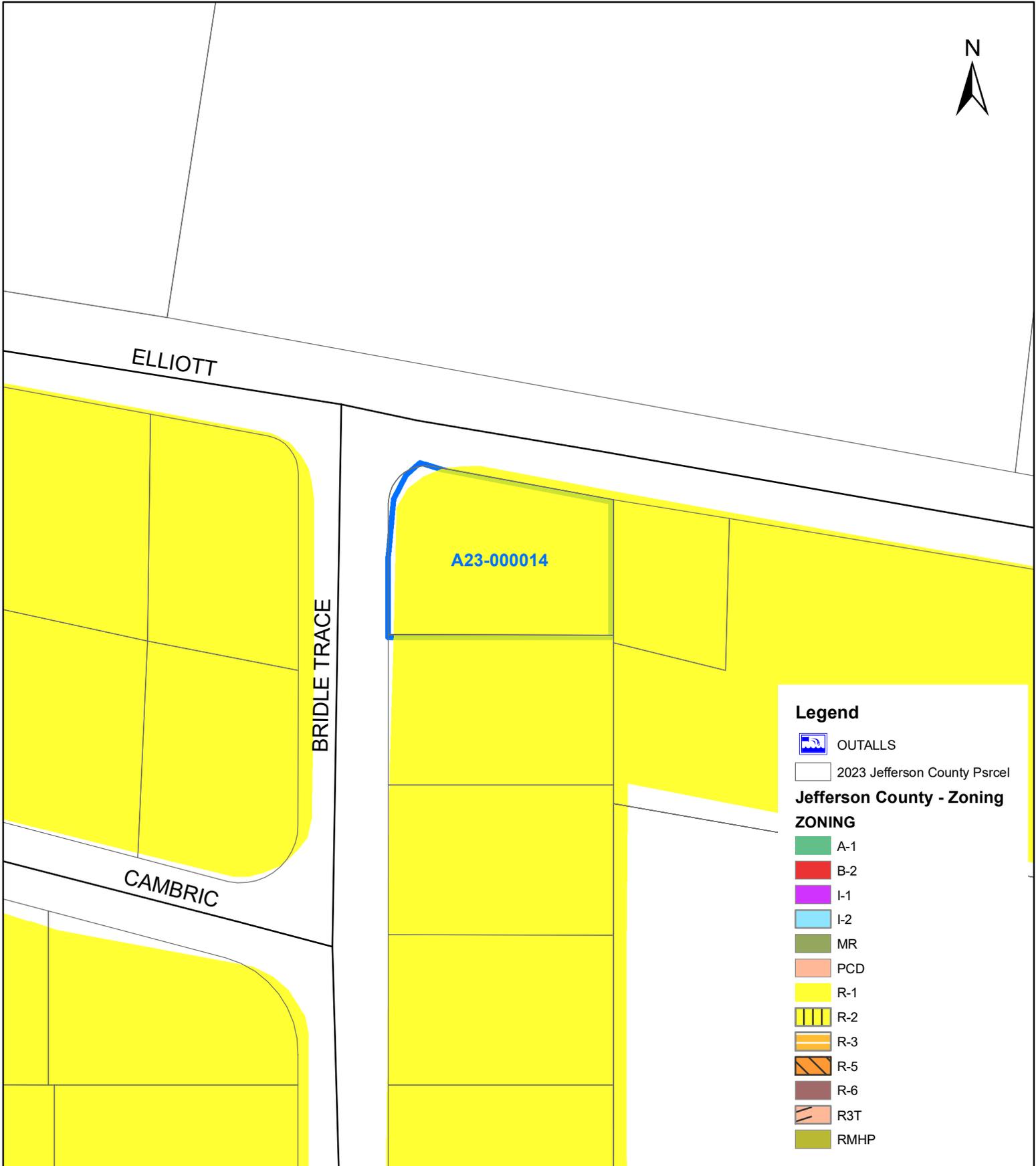
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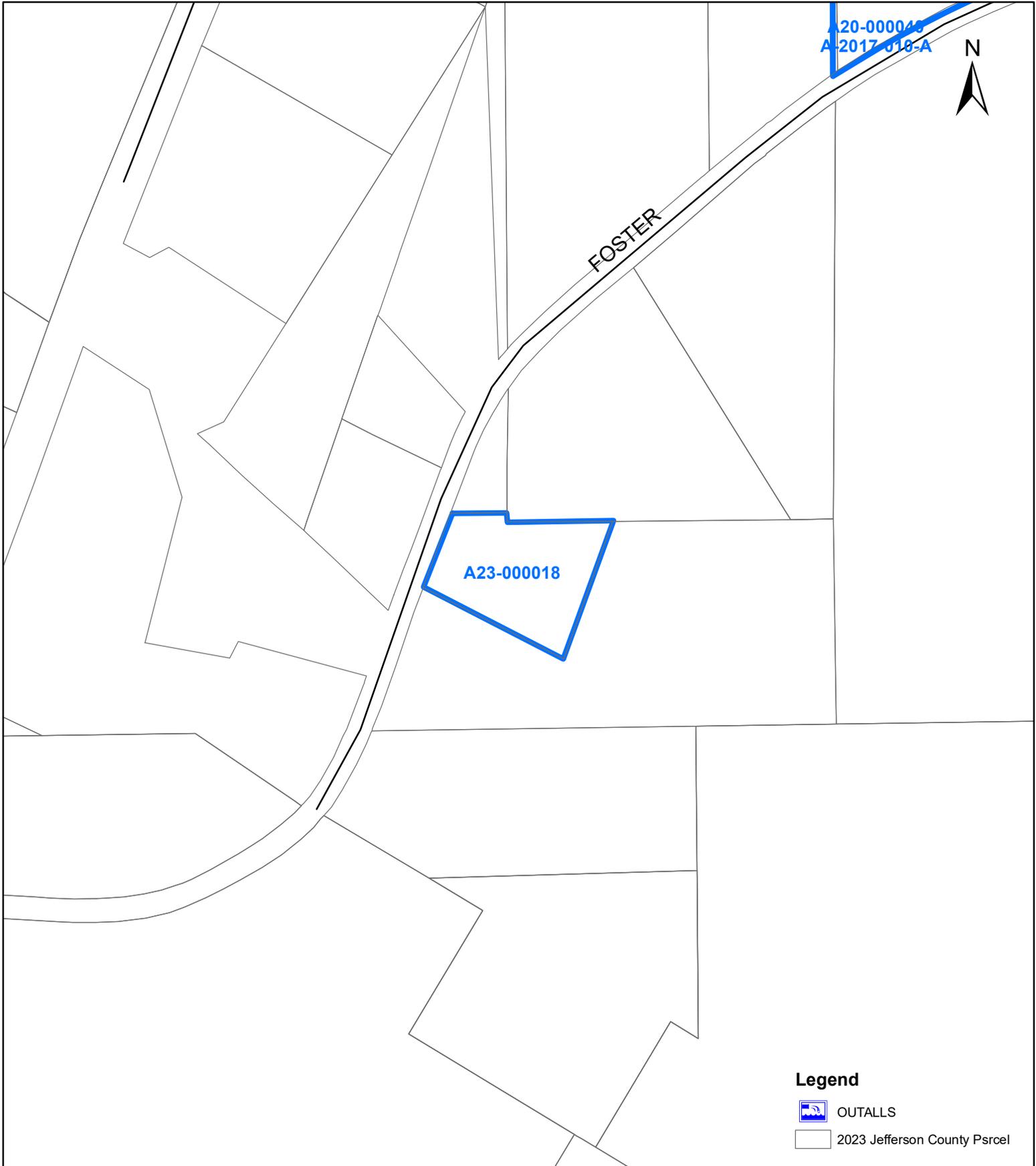
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A23-000018 408 FOSTER RD 2700024000008001 ZONING

