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# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS AGENDA

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

May 24, 2022 @ 5:00 PM

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### CALL TO ORDER:

### ROLL CALL:

### DETERMINATION OF QUORUM:

### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Minutes - Feb 2022

### OLD BUSINESS:

2. Executive Session
- [3.](#) A22-000004 - A request by Shameka Carpenter, applicant, Samuel Howard Jackson, Jr., property owner, for a special exception to allow a daycare in the R-3, Multi-Family District, at 1081 Montevallo Rd, Leeds, AL 35094, TPID 2500201014021002, Jefferson County
- [4.](#) A22-000001 - A request by Steve Sarkady, Applicant, Jerry Limbaugh, Owner, for a special exception to allow a digital billboard at 1902 A.E. Moore Dr., Leeds, AL 35094, TPID 2602100002031001, St. Clair Co., Zoned I-1, Light Industrial

### OTHER BUSINESS:

### ADJOURNMENT:

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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. Minutes - Feb 2022



# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS MINUTES

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

February 22, 2022 @ 5:00 PM

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### CALL TO ORDER:

5:04pm

### ROLL CALL:

#### PRESENT

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

### DETERMINATION OF QUORUM:

Quorum determined

### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of December 14, 2021.

Motion made to approve minutes as presented by Board Member Pool, Seconded by Board Member Miller.

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

### OLD BUSINESS:

2. BZA - Executive Session

No executive session.

Motion made by Board Member Howard to allow any business selling and licensed to sell vape products by the ABC board before July 1, 2021, be allowed to continue operations. Any business that has applied for or will apply for license to sell vape products after July 1, 2021, will not be allowed to sell vape products in the City of Leeds due to health concerns of the products. City of Leeds attorney Barnett asked to clarify the statement "will not be allowed" meant that the board would deny any applications submitted to the Board after July 1, 2021. Board Member Howard confirmed.

Seconded by Board Member Musgrove.

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

3. A21-000024 -An application by Walji Nazleen Shahid, applicant, to allow vape sales at 7700 Parkway Dr., Leeds, AL 35094, TPID 2500212003002000, Jefferson County, Zoned T-5-A - Urban Center Zone

Applicant was present.

Board Member McDevitt stated that any business that was previously selling vape products prior to the July 1, 2021, deadline and then was later sold or operational control changed hands would not be allowed to continue the sale of vape products.

Motion made by Board Member Miller to approve as presented, Seconded by Board Member Pool.

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

### NEW BUSINESS:

4. Mr. McDevitt: I call case A21000026 a request by Michael T and Stacy E Wells to allow the placement of two accessory buildings in the front yard of the residents as per the plot plan submitted with the application at 6025 Bluebird Lane Leeds AL 35094, TPRD 270001200027003, Zoned A-1, Agriculture, Jefferson County. If you will give us your name and address, please.

Mrs. Wells: My name is Stacy Wells. I live at 6025 Blue Bird Lane.

Mr. Wells: And I am Michael Wells. Also 6025 Blue Bird Lane.

Mr. McDevitt: Thank you. If you would just give us some background and why you are requesting this variance.

Mr. Wells: We purchased these two sheds from adjacent properties and moved them onto our property then we found out that there was a process we were supposed to go through. During the process we found out our side yard was in fact our front yard. the front of my house faces foster Bluebird is basically a shared driveway. My trash goes out on Bluebird. my mail is going to I'm sorry my trash goes out to foster my mail is collected on foster Bluebird is just a long driveway with five houses on it um so with my house addressing foster I tried to put these shades in the back of my house my house but we sensually needed one for a garage where I have a couple of private cars only get out of my driveway get out of my driveway it's the only place I can work on them. And the other one for our yard equipment and some kayaks and what knots that we use for recreation.

Mrs. Wells: We have some photos. This is from Foster

Mr. Wells: So, we took some pictures from Foster Rd. Back towards our house Which Foster is the main drive. This shows the kind of mess we are dealing with here. And keep in mind this photo was taken at the beginning of January. When the majority of the foliage had dropped from the trees. You can barely make out our house much less anything else. And when we planned out where we were putting these sheds we considered carefully

Mr. McDevitt: Your house is off over here, right?

Mrs. Wells: Yes. Yes. I can point it out exactly to you if you'd like. This is where our house is located is here and the sheds are right behind there.

Mr. Miller: Is this the house right here.

Mrs. Wells: No. That's the neighbor.

Mr. Wells: We chose the spots that we chose because on the other side of our house we have field lines for a septic tank plus there's a drainage easement from another property owner



Mrs. Wells: On Mt. View.

Mr. Wells: that goes along the property line that sits about 6 feet of the fence line ok 10 feet off the fence line which would then push the sheds into our field lines of our septic tanks. The rest of it if trees that we'd really like to hold on to and not have to cut down.

Mr. McDevitt: This is the front of your house?

Mr. Wells: Architecturally speaking. Yes. The original address was Foster.

Mrs. Wells: Yes. And that's where...Over there at the top corner. The left corner. That is Bluebird. That's the end of Bluebird.

Mr. McDevitt: This is the end of Bluebird?

Mrs. Wells: And Foster Rd. where you are. This is our proposed what we plan on doing with our driveway, so it is not a shared driveway anymore.

Mr. Wells: So currently our driveway is an easement that is deeded to it runs through the Alford's property to the side of our house. We have always wanted the driveway to go through the front of our house but now even with this we are not sure we can do everything.

Mrs. Wells: It just makes more since to have you drive up to the house and have the sheds over there out of the way. This is how our house looks and we plan on using the sheds and we plan on matching the style painting them doing the same.

Mr. Wells: The only reason why we haven't done it yet is 'cause we're not sure we're going to get to keep them. If we can't keep them, we don't want to modify.

Mrs. Wells: We plan on making them look very cohesive to the rest of the property. Do you have any questions?

Mr. McDevitt: So Blue Bird continues

Mrs. Wells: That's their property.

Mr. Wells: That's a deeded easement.

Mr. McDevitt: Where does Blue Bird end?

Mrs. Wells: At that corner. Here I can show you. That green that you see here is the Allphin's property. And so Blue Bird is right here. And this is a shared driveway.

Mr. McDevitt: On private property?

Mrs. Wells: Yes. It is in our deed. That is our proposed new driveway. Bluebird is over here now and you are coming up to the actual front of the house instead of the side of the house which has always been a bothersome thing with delivery trucks and everything. Ya know. So we are trying to make it so delivery trucks.

Mr. McDevitt: This is the front?

Mrs. Wells: Yes. That's the style we are matching. When we paint, the shed were going to add details to make it a Tudor style

Mr. Wells: To where it would look like the rest of the property.

Mrs. Wells: Yes. So, it is cohesive. Because we also have a garage behind the house that matches the same style. It's an outbuilding

Mr. Wells: You can't park a garage in it.

Mrs. Wells: It already matches the style of the home. So we were just trying to make all of the buildings match.

Mr. McDevitt: So. So question I guess for staff. Where does Blue Bird end?

Mr. Wells: According to the Jefferson County records bluebird ends where there is a three-way split. One goes to Liz McDavid's property. One goes straight to the orphans and us. And one goes to the right to the former starkly currently owns by Miss Roxy over their house on the right. But somebody had said something in the talking about licensing and whatnot said something about shared driveway for a certain amount of years becomes a public thoroughfare it I couldn't find anything that that made that definitive or not. I know that it when I signed my paperwork for my house nine years ago in the easement was deeded to us as a way to get to our property. And he's got a house that's in front of us that has no one running along the bottom of those photos, has an easement on our property to get their house.

Permission to speak.

Mr. McDevitt: If you could wait just a moment. Because I'm just trying to be clear about the plans.

Mrs. Wells: Did you want to see the survey that shows? That we were granted for use of their property we often.

Mr. So So for staff is that a dedicated road that goes that goes along that pathway to their driveways coming off? Or is that a private? Is that a private route?

Glen Williams: It is a private road, but according to the zoning the front of your house is determined on how you access it. And since the driveway, wherever that was that Bluebird, that's their house, that architecturally that is the front of their house, but due to how the zoning reads, it's how you access your house, what determines the front of it.

Mr. Wells: Now is that residential zoning or an agricultural zoning?

Mr. Williams told me so you could say I'm gonna tell you this, because they originally brought me in to kind of take him but that's his determination that that was the front due to the access right there. And so that's why, what they're saying that is architecturally the front of their house, but as far as the zoning is considered, are concerned, that is because that's how you access it. And Scott might be able to speak to that.

Mr. Wells: even even from those points, we do access it from the end of what blue bar it is, is a shared driveway past that point, but I don't know the ins and outs of zoning.

Mr. McDevitt: So, staff made the determination that that is your front yard. And that's why we had this case, yes, to my and maybe I'm the only one on the board confused, but I just want to be clear that that zoning, that's the correct interpretation, I don't have a reason to doubt it's just writing.

Mr. Barnett: In a zoning sense, their front yard can be offered an easement on the main road or both. So you know, one architecture, there's a house, in front yard, per house, because it's because of their angle of where you put that decision for multiple configurations when they are in this example, what that determination will convey in that that's the front yard based on the access point. So be it. But there, you

know, there's easements in both directions. It doesn't an easement doesn't necessarily have to be public, shared easements, and so forth.

Mrs. Wells: And just the net change, when we move the driveway to the architectural front of the house, it will no longer be a shared driveway.

Mr. Wells: I guess the point right now is that we're in front of you guys to ask if we get our front yard since it's been determined as our front yard.

Mrs. Wells: Because our determined backyard has a septic system and field lines and...

Mr. Wells: We can build on top of or put temporary structures.

Mr. Barnett: That's the request. We can they put them where they propose to put them. Based apron the facts that that's their front yard that we just said that's this application.

Mr. Musgrove: We have two issues here, front yard, side yard and then there's also a setback of 50 feet I believe.

Mr. Wells: But the setback of 50 feet was made for three acres or more, and ours is only two acres.

Mrs. Wells: So, if we set it back 50 feet, we're getting closer and closer to our house.

Mrs. Wells: Like all the buildings are right on top of the house, and we've got no room for driveway.

Ms. McDavid: This is actually where bluebird ends at my gaze at that veers off to the bride, to the Allphin's, Roxy, commendable...

Mr. McDevitt: Can we get your name and address, your name and address.

Ms. McDavid: My name is Liz McDavid, 6028 bluebird lane.

Mr. McDevitt: And well, thank you. But our illegal has said that in the in the zoning that they can either be a dedicated, straight board. And that's in essence an easement .and they use that you've granted, or somebody granted to the to that house. So that still constitutes. So technically against this house has two four yards. And we have many houses, by the way in Leeds that have two front yards. Anytime you see a house on the corner to sitting right at the corner facing the corner. Has two front yards. Let's do more. Questions of the applicant?

Mrs. Howard: So there's nowhere else like..

Mrs. Wells: This one right here that shows this. If we we can't put it. Sorry, I'm trying to see it upside down here. We can't put it here. Because that would be in their view in front. And that's in our side yard anyway. And our septic system is and it's a hill, and our septic system is all here. Then anything back there is trees and vineyard. So, this was the only other little spacing that we had before property line, there's that easement. Yes, the easements here, for for the neighbor behind us. So here was the best place because it comes up the driveway. So, it's good use for my husband to work on the vehicles, it's out of the way. And then for this because the kids keep the kayaks and bikes and they come and go,

they're in their 20s. So is a good access point for them to still be able to reach the equipment without tearing up.

Mr. Wells: When they are driving over back yard that we can put it according to a definite new definition of our backyard. There are trees and there's a vineyard and it's just stuff we don't want to remove. We have so few trees in our yard as it is.

Mr. McDevitt: So we have some issues like Mr. Musgrove said. We have the issue of what constitutes the front yard setback issue.

Mrs. Wells: Yes, sir.

Mr. McDevitt: And what we have before us today is the request for variants for what has been termed the front yard and any setbacks whether or not there could be something worked out with the staff to better delineate what's the front yard and inside yard and so forth. It's not within the purview of this committee to determine common heart that's what we have. Any other comments or anyone else to speak either for or against this case? All right, if you will come forward, one at a time. And if you'll just need to give us your name and address. Give your name address please.

Mrs. Allphin: I'm Melissa Allphin. I live at 6035 Blue Bird Lane.

Mr. Allphin: Barry Allphin. Husband. 6035 Blue Bird Lane. We're also here to oppose this variance is just simply Blue Bird Lane does come up to our house whether it's privately or

publicly owned, and is our access to our home. The the two buildings are certainly in their front yard, as well as the view of our home. You see that as you drove up for looking at the photographs, this is what you see when you drive up to our home, it's affected our property value, and the way that it looks, potential property value choices. This is the view from our front yard. What we look at when we come out now, we are not sure that this building is far enough off of their property, in the beginning.

Mr. Allphin: It's 11 ft. 2 inches off our property.

Mrs. Alfin: This is me right here, and this is the property line. So the building is extremely close to our property line. There are other places that we feel like this can go on this final picture, this is the drain, that there that's being discussed. It's very very small. There are several about every 50 feet, there's a place where you can go in and clean out the drain. It's 10 feet off the property line. It's not something that you would put, as long as you're not putting something over these clean out drainage, you're able to put something over that drain but not over the over the outlet to where they need to go in and clean out if it ever does back up

Mr. Allphin: It's a cap

Mr. McDevitt: Is that septic?

Mrs. Allphin: No. The property behind us has a drainage problem when it rains a lot. And so the water flows into the property in front of Bluebird Lane into the Smith's lake. shows property drains across, across all of our property down, down down that free land area. You can see how large the this cap has

been taken off. That's how big the clean out is on that branch is four inches. The pipe itself is 12 so there is room back there for these two storage sheds or storage buildings. They are they're two they're two things that is in the front yard. It's not of the same building materials. Even if they were to paint it the same color, it's still not the same material. It's it's a wooden side it's not stucco. It's not brick. And we feel that it pulls down the property value of our home and others in the area and could also potentially affect tax assessment and we would like for them to be moved with given alternative places that they could be put on their property. I know it might get into a place where they picnic. But they could picnic somewhere else. This is not a hardship case. And it is affecting our home and we're asking that they not be given this variance.

Mr. Alfin: We feel like this type of variance request the city of Leeds wants to set a precedent if granted. It will be very ugly to allow accessory buildings to be placed in front yards in our city. This depreciates the value of our homes. We are very fortunate to live where we do.

Mrs. Allphin: We want to protect our property values and our investment in our homes.

Mr. McDevitt: Questions?

Mr. Allphin: We have bigger pictures.

Mr. McDevitt: Actually, can I see? So, you're saying that this drain is actually a storm water runoff?

Mr. Alfin: Yeah, hit properties. Right. Before he bought any good.

Mr. McDevitt: Does it go across your property?

Mrs. Alfin: It backlog with three properties.

Mr. Alfin: Mr. Snowden's is right here. Ours and the Wells and the pipe runs all the way down to Alan Smith's Lake. That's where it drains.

Mrs. Alfin: It's a 12-inch pipe with a 4 inch drain as long as you are not over that that clean out your line. And we've shown the size of this account with the tape measure. You can see the size of it.

Mr. McDevitt: This was put in by the carpenter?

Mrs. Alfin: Yes.

Mr. McDevitt: Question? Is there anyone else that would like to speak for or against this case? Take one in the back here. Give us your name address please.

Joanne Boyde :567 Forest Drive Leeds. The address for this property is Bluebird Lane. I've lived in Leeds for almost 20 years, and it's always been accessed from Bluebird Lane. I'm not even sure how you could access it from Foster Rd. What would be involved legally to get an access there. But I am not aware of Foster Road. Coming that close to the back of the property. Now maybe I am incorrect. But I

think the important thing is and I served on this variance board we have a lot of accessory building problems. You don't have a right to a accessory building. You can't just put how many. They already have one accessory building on the property. Two more and you put them right where they are in the front of their house. Made out of very cheap material. I think the last one purchased for \$1000.

Mrs. Wells: It's a \$10,000 building. What does it matter the cost

Mr. Mcdevitt: We can't have the back and forth.

Ms. Boyd: I'm Sorry. I'm just saying. It's obviously not the same building material as the two homes. One of which is stucco and one which is brick right next door. And I don't think painting them is going to

make a big difference. But the main thing is you don't have a right to put as many accessory buildings As you want. I put in a roaming shed for a horse. Attached to an existing building and they came out and measured the 50 feet. So I don't think that you have a right to have as many accessory buildings as you want to have on pieces of property Thank you.

Mr. McDevitt: Thank you. I'm going to take somebody. Yes

Mrs. Susan Carswell: 2120 Montevallo Road Leeds, AL. I rode out there when I started getting e-mails about this. I rode out there to look to the Allphin's driveway and if I was looking for property or a home to buy and I go and I step out and look out of the front of my house and I am looking at a wooded sided shed I mean there is no way I would consider buying that. So, it definitely has a negative impact on their resale value because of the placement of the building where the building is placed. It's clearly in their line of site. I know the statute says no accessory buildings in the front yard. And when I drove up, I said this has two front yards. That's basically what it's got. So that's my main concern. What they're doing has a negative impact on the adjoining property owners and their property values.

Mr. McDevitt: Thank you very much. Yes Ma'am.

Liz McDavid: 6028 Blue Bird Lane I am the next-door neighbor. My cousin ins a board-certified real estate. one of the top 100 salespeople in the us. I discussed the property value issue with her, and she said no real estate agent would ever state anything like that. It would not affect property value whatsoever. Thank you.

Mr. McDevitt: Thank you. Alright. Yes Ma'am.

Stacy Wells: I just want to address a couple of things. One is they talked about the drainage area but as they stated it is 10 feet off the property and there saying we can put something over it but we can't

because we can't have something that close to the property line. So, putting it off of that would put it on our fuel line which you cannot do. Second, we do not have an already existing accessory building and then we are adding two more. We have a permanent garage. A 20x20 stucco and cedar garage. An outbuilding I guess because it does not have a garage door. And so, these are the only 2 accessory buildings. And they are temporary buildings so at any point when they don't suite our purpose, We've had many things. You know we have had some canvas carports out there before because we have convertibles and we just needed it for a couple of years. Once we didn't need them anymore, we destroyed them. We removed them. We trashed them then we build something better. This is meant to be something that's just helping us for now because we are out of space in the outbuilding that we currently have and out of space in our basement. So, it's meant to give those things places to go as well as give my husband a place to do the cars. That was it.

Mr. McDevitt: Thank you. Did I see one more hand?

Mrs. Wells: One more thing. We have offered we did say that we would be planting plants around it. Trees. Anything to hide it from view to make it more attractive and more cohesive to the rest of the property. Whatsoever said that we are leaving it as is or any of that. We fully intend on trying to make them match the property and add landscaping.

Mr. McDevitt: Thank you. Are there any other? I think we have heard from the applicant and those in the audience and I am going to entertain a motion if anyone is ready.

Mr. Musgrove: I make a motion to deny this request.

Mr. McDevitt: There is a motion to deny. Is there a 2nd?

Mr. Miller: I 2nd.

Mr. McDevitt: There's a motion to deny by Mr. Musgrove and a 2nd by Mr. Miller. Interns of further comment I am not aware having been on this board for many many years of us approving a variance on a situation we had multiple side yards front yards so it may have been, but I don't know of any. Motion 2nd any further comments or questions? All those in favor say aye.

All in unison

Mr. Mc Devitt: Aye

Mr.: Pool: Aye

Mrs. Howard: Aye

Mr. Musgrove: Aye

Mr.: Miller: Aye

Mr. McDevitt: Opposed? I believe that was unanimous. I'm sorry the case is denied.

Mrs. Wells: Do y'all have a proposal of where we can put them

Mr. McDevitt: I would suggest that you work with the staff on that certainly with your neighbors in terms of that there may be a workable solution. I don't know.

Mr. Wells: Thank you

#### **ADJOURNMENT:**

Motion made by Board Member Miller, Seconded by Board Member Howard.

Adjourned 5:42pm.

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Mr. Mike McDevitt, Chairman

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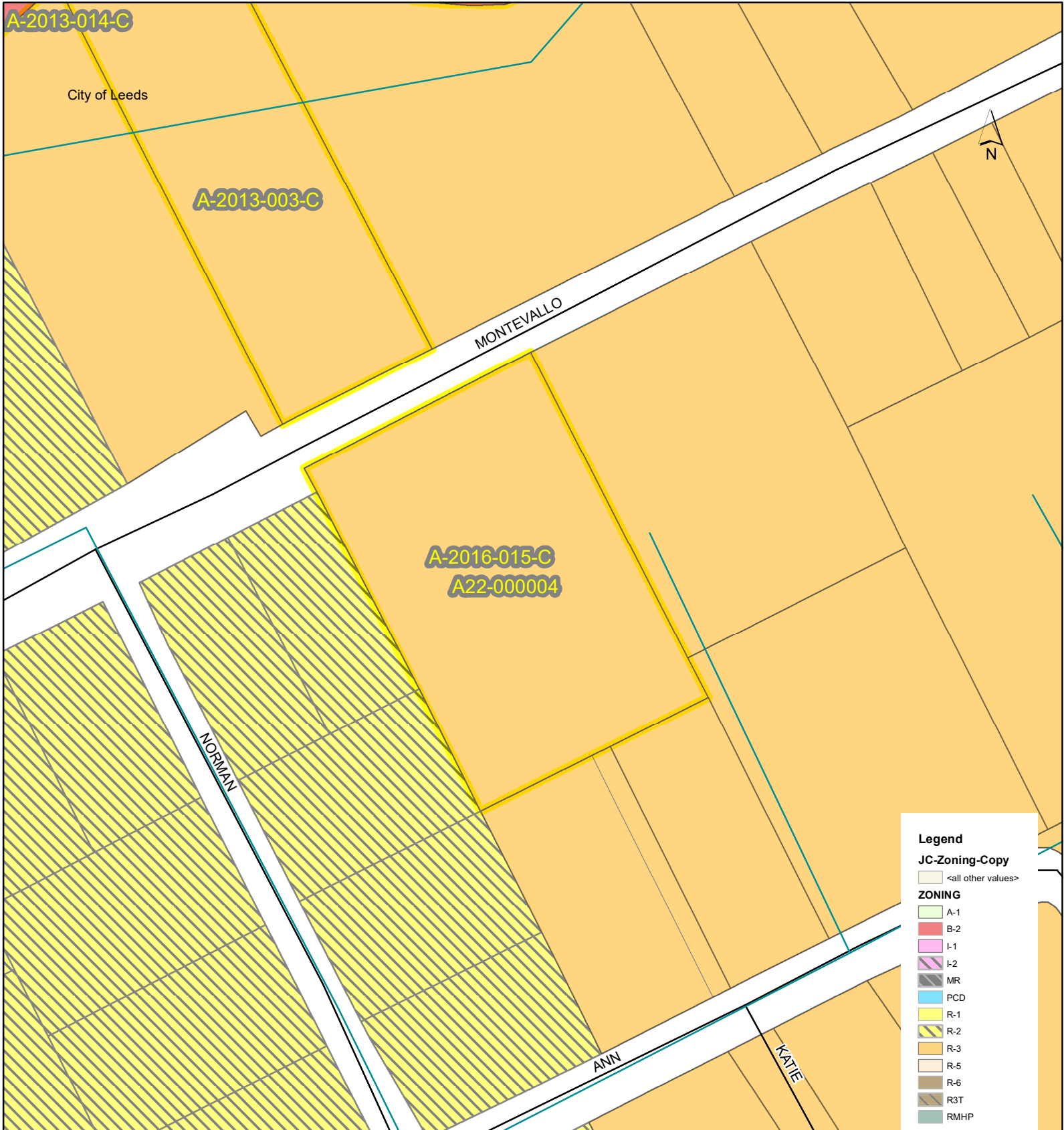
Ms. Andrea Howard, Secretary

**File Attachments for Item:**

3. A22-000004 - A request by Shameka Carpenter, applicant, Samuel Howard Jackson, Jr., property owner, for a special exception to allow a daycare in the R-3, Multi-Family District, at 1081 Montevallo Rd, Leeds, AL 35094, TPID 2500201014021002, Jefferson County



# A22-00004 1081 MONTEVALLO RD 2500201014021002 ZONING



**Legend**

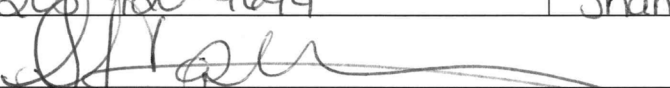
JC-Zoning-Copy

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**ZONING**

- A-1
- B-2
- I-1
- I-2
- MR
- PCD
- R-1
- R-2
- R-3
- R-5
- R-6
- R3T
- RMHP

**SPECIAL EXECEPTION APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION**  
 1404 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F.  
INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

Part 1. Application	
Name of Applicant: <u>Shameka Hunter Carpenter</u>	
Mailing Address: <u>506 Forest Way Leeds Alabama 35094</u>	
Telephone: <u>205 920-9694</u>	E-mail: <u>shamcarpenter@gmail.com</u>
Signature: 	

Part 2. Parcel Data		
Owner of Record: <u>Sam Jackson</u>		
Owner Mailing Address: <u>1081 Montevallo Rd Leeds AL 35094</u>		
Site Address: <u>1081 Montevallo Rd Leeds AL 35094</u>		
Tax Parcel ID # <u>25-00-20-1-014-021.002</u>	Existing Zoning: <u>R3</u>	Existing Land Use:

Part 3. Request
Terms of Special Exception Requested: <u>Child Care Center</u>

Part 4 Enclosures (Check all required enclosures with this application)
<input checked="" type="checkbox"/> Vicinity Map showing location of the property
<input type="checkbox"/> Plot Plan drawn to scale and dimensioned, showing the property boundaries and proposed Development Layout
<input type="checkbox"/> Application Fee

**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.**

FOR OFFICE USE ONLY	
Application Number: <u>A22-000004</u>	Date Received: <u>3/16/2022</u>



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECTS OFFICE.
2. THE OWNER SHOULD EMPLOY ONLY GENERAL CONTRACTORS LICENSED IN THE STATE OF ALABAMA FOR THE CONSTRUCTION OF THIS PROJECT, PREFERABLY THOSE EXPERIENCED IN BUILDINGS OF THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
3. CONTRACTOR TO INSTALL TEMPORARY BRACING AND SHORING AS NECESSARY FOR THE STABILIZATION OF THE WORK DURING CONSTRUCTION.
4. BRACE ALL WALLS SECURELY TO THE STRUCTURE.
5. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR ALL CONSTRUCTION DICIPLINES.
6. BUILDER IS CAUTIONED AGAINST SCALING FROM THESE DRAWINGS.
7. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURES INDICATED WITHIN. DEVIATION FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.
8. CONTRACTOR TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL AND PLUMBING INSPECTORS, ETC.
9. PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPES AND IN LOCATIONS AS INDICATED ON THE PLANS OR AS DIRECTED BY THE FIRE MARSHAL.
10. PROVIDE TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS. SEE LIST FOR LOCATIONS.
11. ALL SUBCONTRACT WORK (ELECTRICAL, HVAC, PLUMBING, ETC.) SHALL BE PERFORMED BY QUALIFIED CONTRACTORS LICENSED IN THE STATE OF ALABAMA.
12. ALL TOILET ROOMS SHALL BE FULLY ACCESSABLE. PROVIDE ALL REQUIRED HARDWARE, CLEARANCES, AND MOUNT FIXTURES AND ACCESSORIES AT REQUIRED HEIGHTS. PROVIDE CLEANABLE FINISHES PER HEALTH DEPT. REQUIREMENTS.
13. ALL HARDWARE ON AN ACCESSIBLE ROUTE SHALL BE THE ACCESSIBLE TYPE.
14. INSTALL ALL DOORS AND HARDWARE PER MANUFACTURER'S INSTRUCTIONS.
15. UNLESS NOTED OTHERWISE, ALL LUMBER EXPOSED OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
16. THE ARCHITECT IS NOT RESPONSIBLE FOR NOR DOES THE ARCHITECT HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS OR SAFETY IN CONNECTION WITH THE HANDELING, STORAGE, INSTALLATION OR BRACING OF THE MATERIALS OR WORK OF ANY PORTION OF THIS PROJECT. THE CONTRACTOR, OR THE OWNER IN THE ABSENCE OF A CONTRACTOR, ASSUMES THIS RESPONSIBILITY.
17. THE ARCHITECT FOR THIS PROJECT HAS BEEN CONTRACTED TO PROVIDE SERVICES LIMITED TO A REVIEW OF LIFE SAFETY REQUIREMENTS AND TO PROVIDE A MINIMAL SET OF DRAWINGS NECESSARY TO OBTAIN A BUILDING PERMIT. ALL ADDITIONAL INFORMATION NOT CONTAINED HEREIN SHALL BE INCLUDED AS PART OF THE OWNER/CONTRACTOR WRITTEN AGREEMENT. ALL SITE WORK AND ENGINEERING IS PROVIDED BY OTHERS AND IS NOT PART OF THE ARCHITECTS CONTRACT FOR SERVICES. COORDINATION OF THESE SERVICES AS WELL AS THAT OF QUALITY CONTROL IS THE SOLE RESPONSABILITY OF THE OWNER OR CONTRACTOR. THESE LIMITED ARCHITECTURAL DOCUMENTS HAVE BEEN PRODUCED SPECIFICALLY FOR A DESIGN-BUILD PROJECT. THE USE OF THESE DRAWINGS IN COMPETITIVE BIDDING IS NOT RECOMMENDED AND IS THE SOLE RESPONSABILITY OF THE CONTRACTOR OR OWNER.

SAFETY GLAZING NOTES (IF APPLICABLE)

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
  - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET;
  - B. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
  - C. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
  - D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
7. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE THE WALKING SURFACE.

PROJECT DATA

- OCCUPANCY GROUP: R-4 EXISTING RESIDENTIAL BOARD AND CARE 5-16 OCCUPANTS.
- CONSTRUCTION TYPE: SPRINKLERED
- ALLOWABLE AREA: 28,000 S.F.
- SPRINKLER INCREASE = 23,000 X 200% = 46,000 S.F.
- ACTUAL AREA: 2842 S.F.
- ALLOWABLE NO. STORIES: 3
- ALLOWABLE HEIGHT: 60 FEET
- ACTUAL HEIGHT: APPROX. 12'-0" FEET
- MAXIMUM TRAVEL DISTANCE TO AN EXIT: 200 FEET MAX. PER TABLE 101'
- EXIT WIDTH REQUIRED = X 0.2 = 60 INCHES
- EXIT WIDTH PROVIDED = 102 INCHES
- TOTAL OCCUPANT LOAD = 15 PEOPLE
- NUMBER OF EXITS REQUIRED = 2
- NUMBER OF EXITS PROVIDED = 3

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 601) FOR BUILDING

FOR TYPE 5B CONSTRUCTION	
STRUCTURAL FRAME	0 HOUR
BEARING WALLS- EXTERIOR	0 HOUR
BEARING WALLS- INTERIOR	0 HOUR
INTERIOR PARTITIONS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 602) FOR EXTERIOR FIRE SEPARATION DISTANCE:

0 TO 5 FEET	1 HOUR
10 FEET OR GREATER	0 HOUR

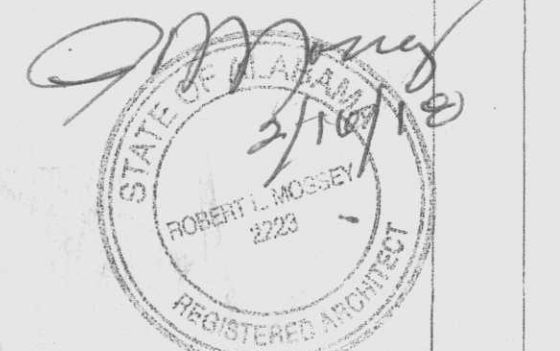
CODE INFORMATION:

- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 IBC
- 2015 IPC
- 2015 IMC
- 2015 IFC
- 2015 IECC
- 2015 ILSC

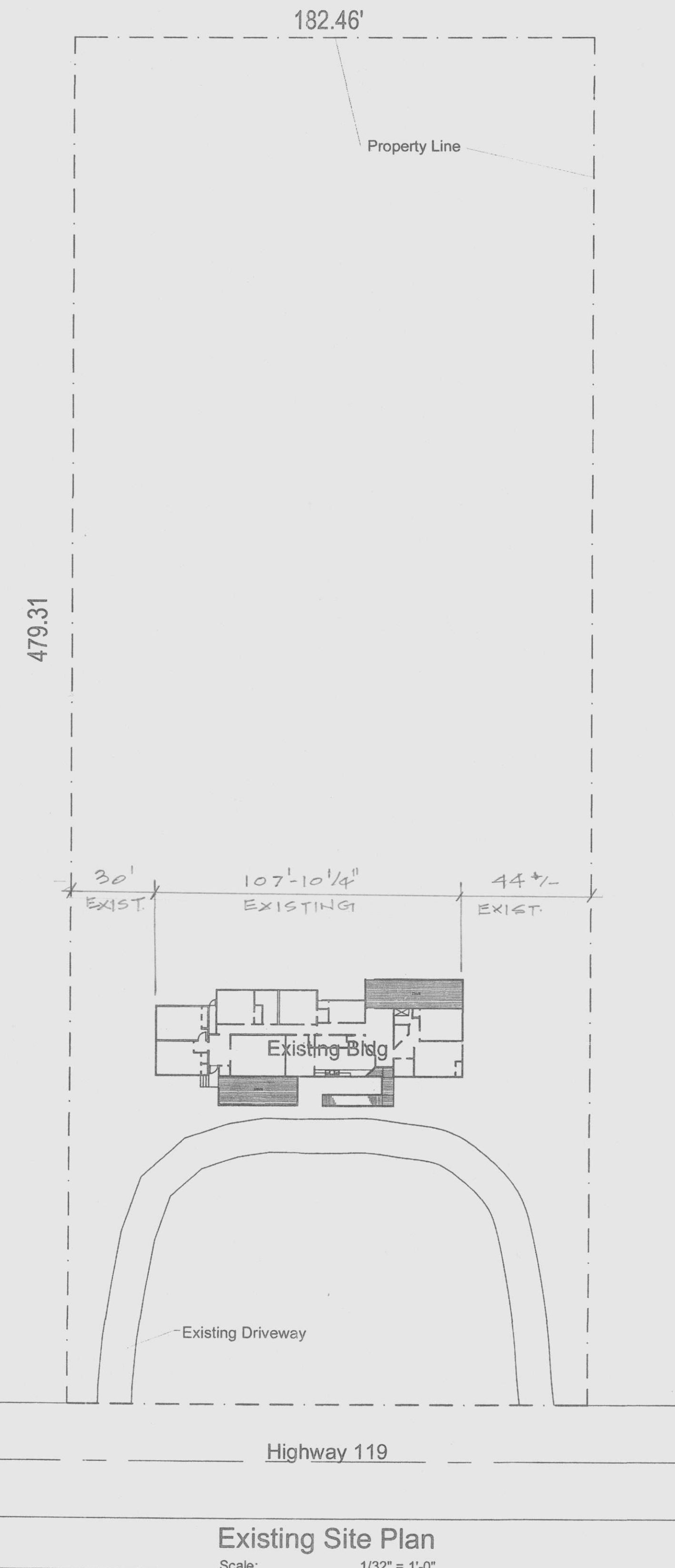
# REPAIR AND MAINTENANCE of Brighter Days Boarding Home

1081 Montevallo Rd Leeds, Alabama

## An Existing Residential Board and Care



Drawings Submitted  
2/12/18



Brighter Days Boarding Home  
1081 Montevallo Rd Leeds, Alabama

R.L. Mossey, Architect  
2039 Palmer Avenue  
Leeds, Alabama 35094

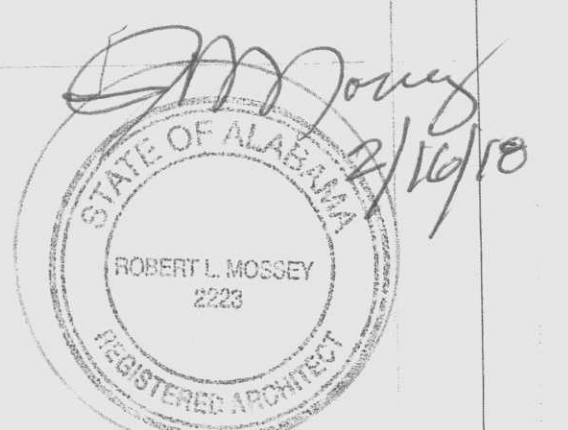
Date: 02 / 12 / 2018

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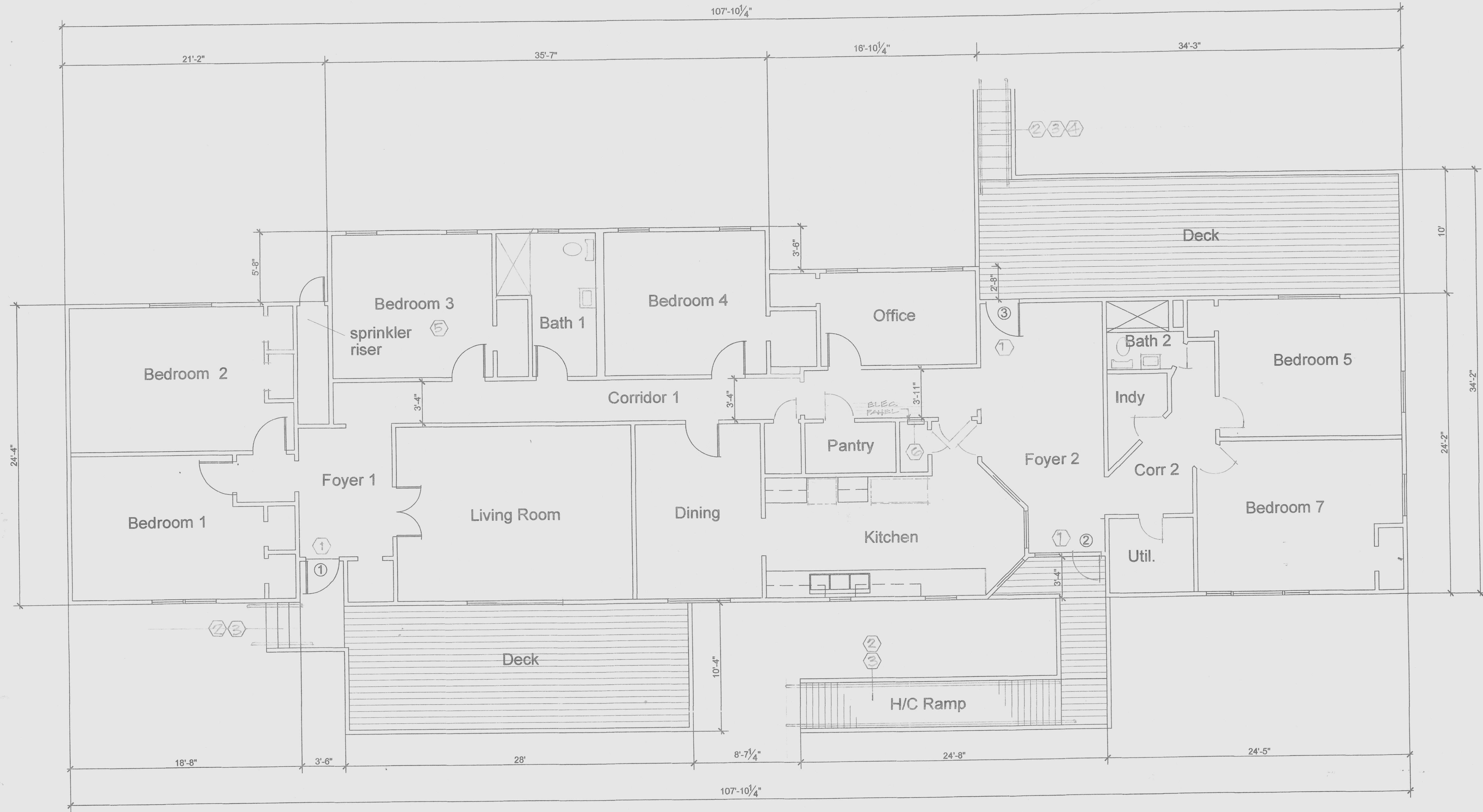
Sheet 1 of 4







DRAWINGS SUBMITTED  
2/12/18



# Existing Floor Plan

Scale: 1/4" = 1'-0"

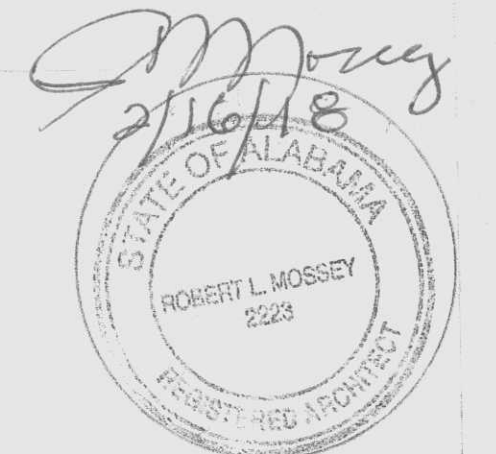
**Brighter Days Boarding Home**  
1081 Montevallo Rd Leeds, Alabama

**R.L. Mossey, Architect**  
2039 Palmer Avenue  
Leeds, Alabama 35094

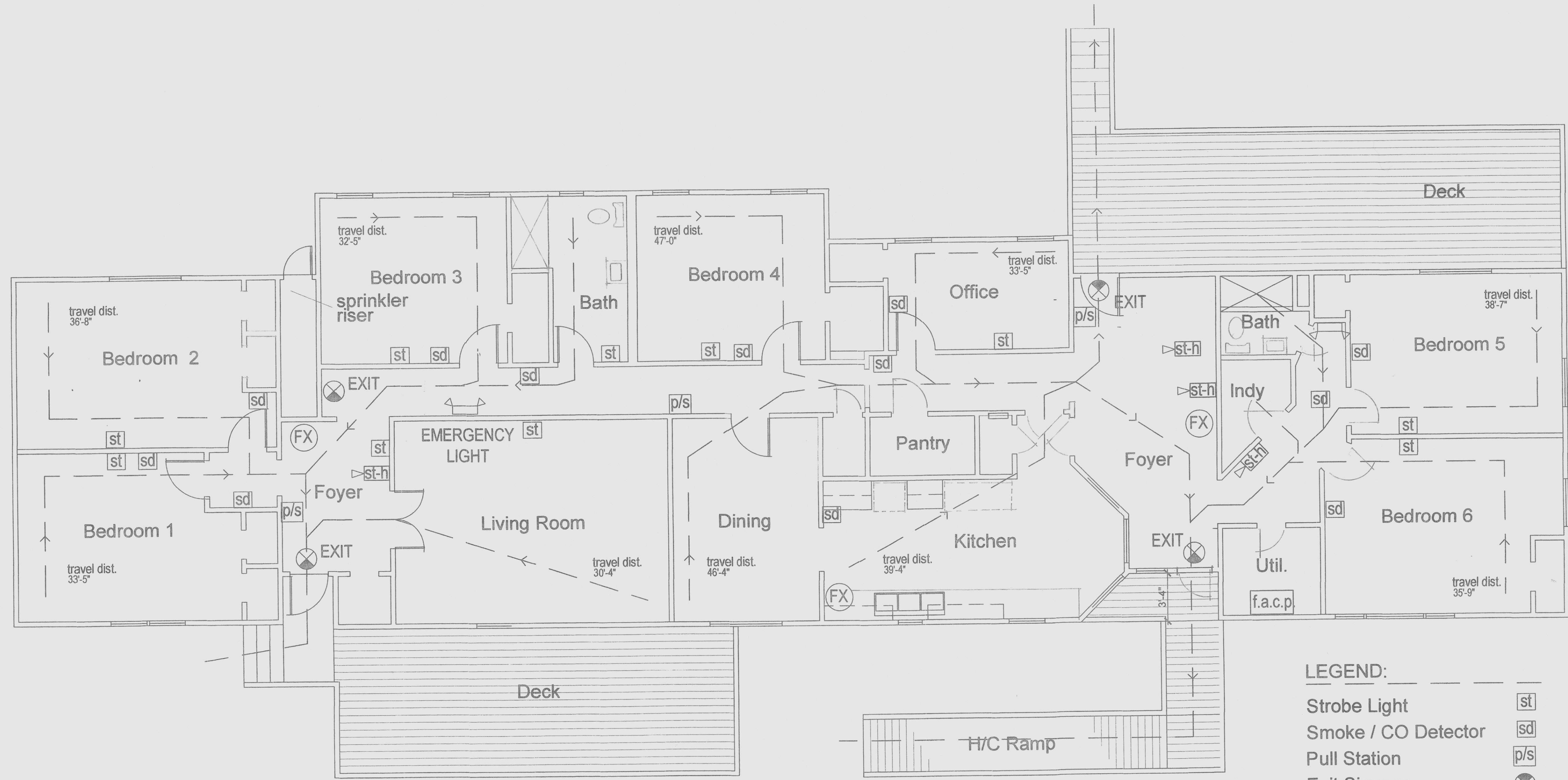
Date: 02/12/2018  
Drawn By: CDR  
Sheet 2 of 4

A-1





DRAWINGS SUBMITTED  
2/12/18



### Life Safety Plan

Scale: 1/4" = 1'-0"

EXITS MEET THE DIAGONAL  
RULE FOR REQUIRED SEPARATION

#### LEGEND:

- Strobe Light [st]
- Smoke / CO Detector [sd]
- Pull Station [p/s]
- Exit Signage [EXIT]
- Emerg. Light [EMERGENCY LIGHT]
- Strobe / Horn [st-h]
- Fire Alarm Cont [f.a.c.p.]
- Fire Extinguisher [FX]

Brighter Days Boarding Home  
1081 Montevallo Rd Leeds, Alabama

R.L. Mossey, Architect  
2039 Palmer Avenue  
Leeds, Alabama 35094

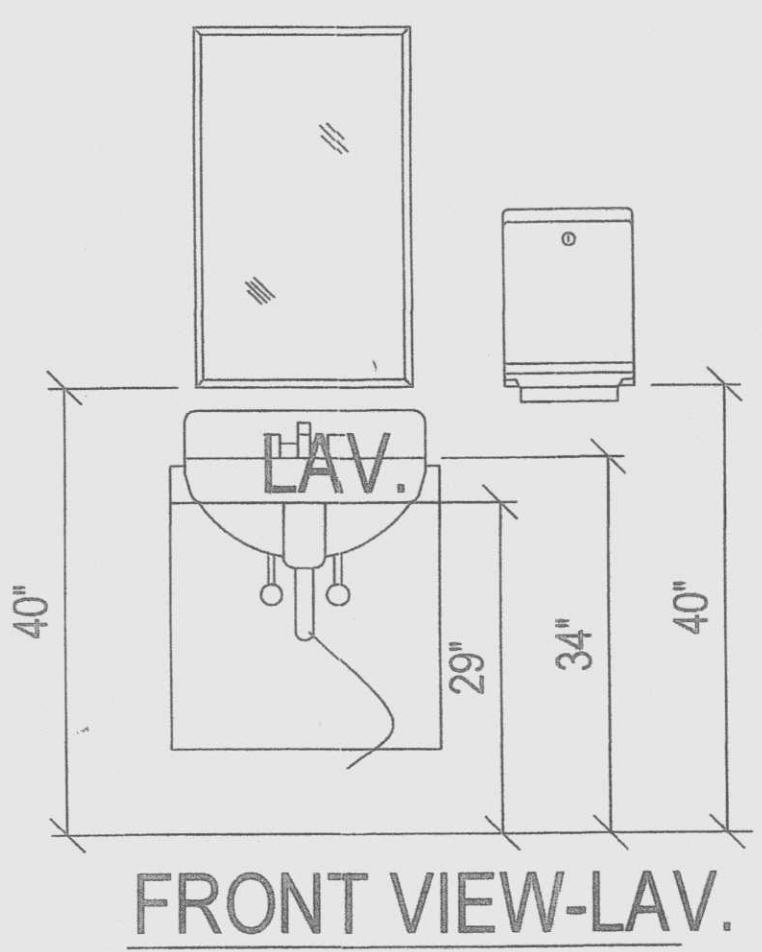
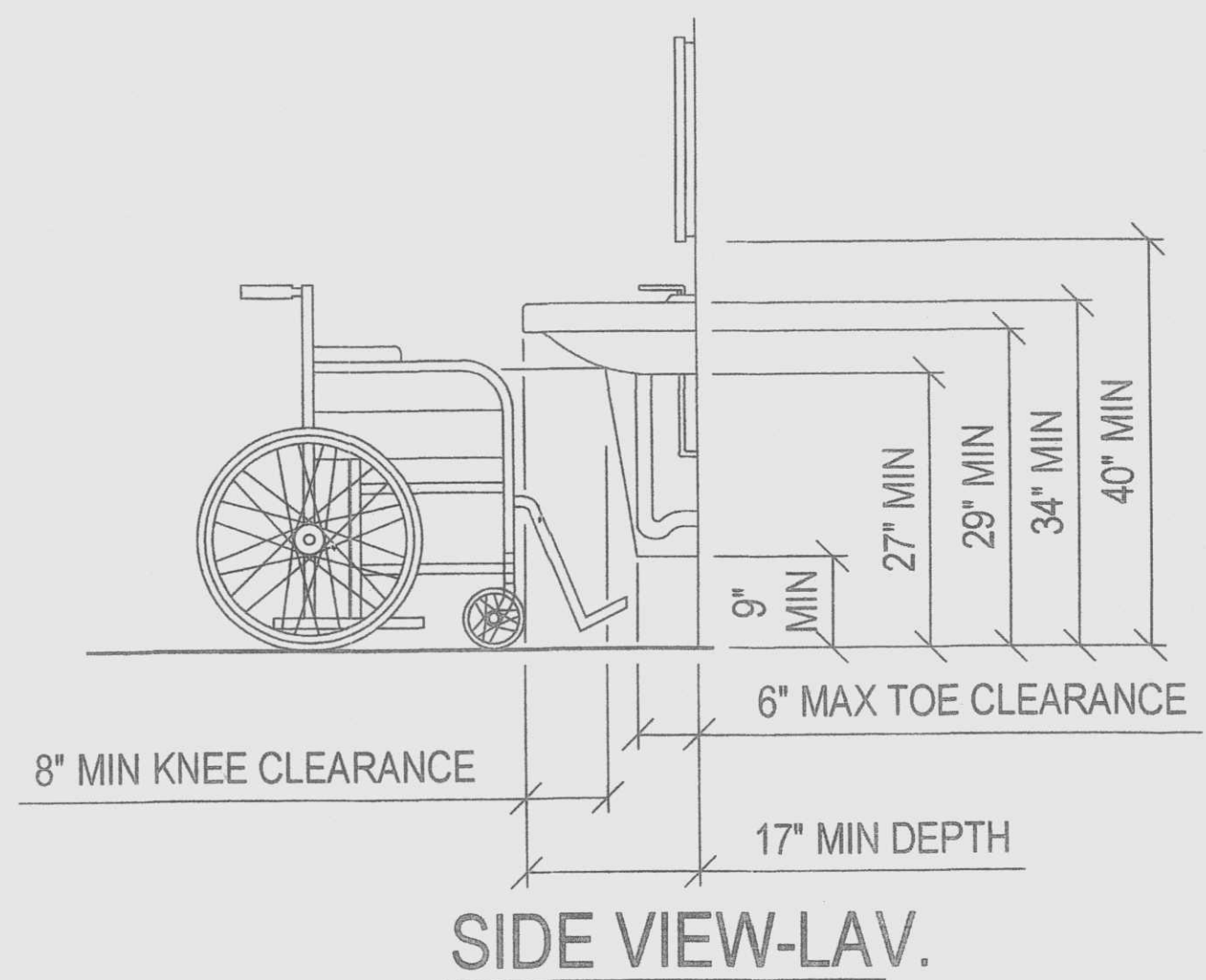
Date: 02 / 12 / 2018

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Sheet 3 of 4

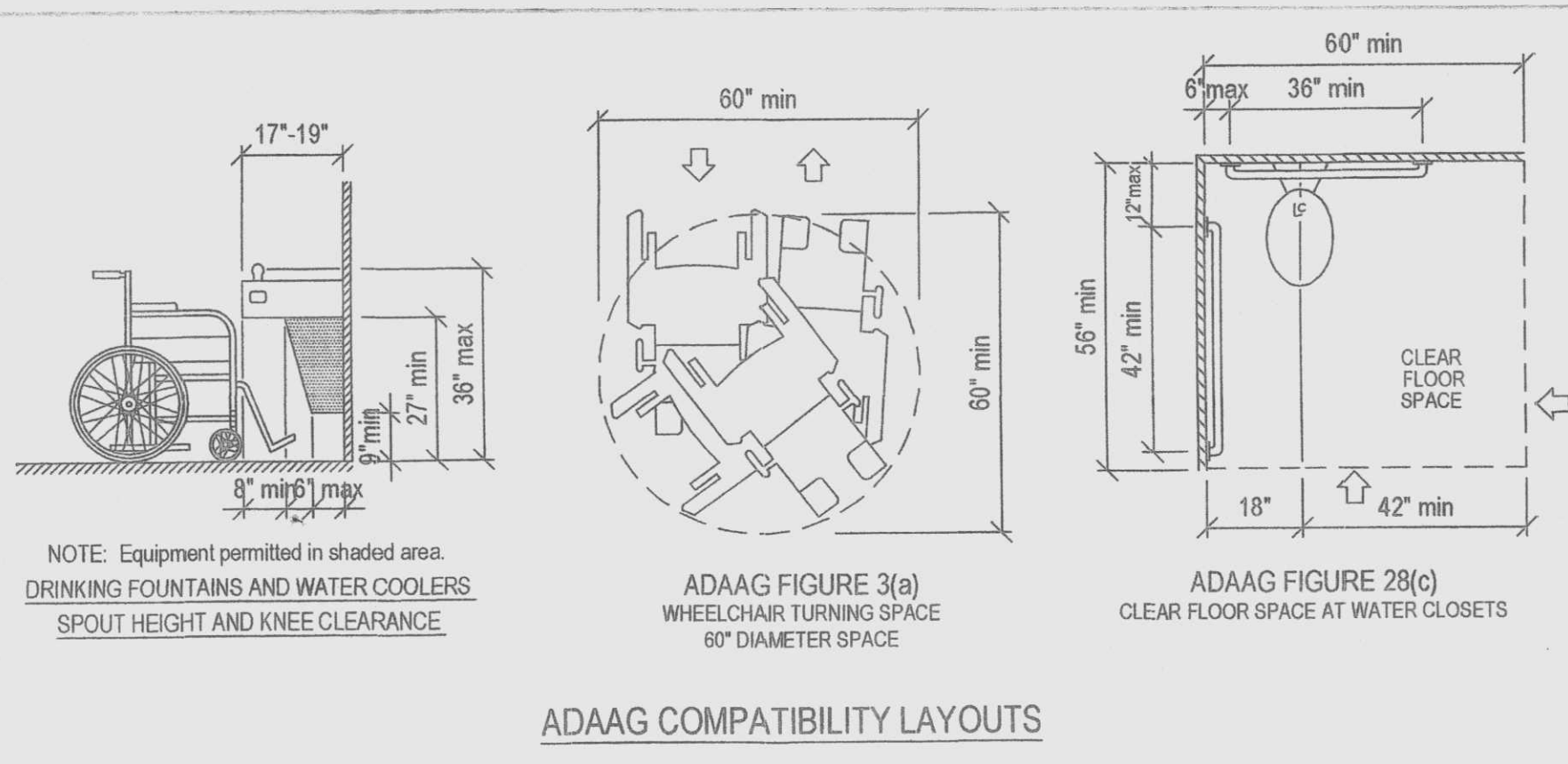
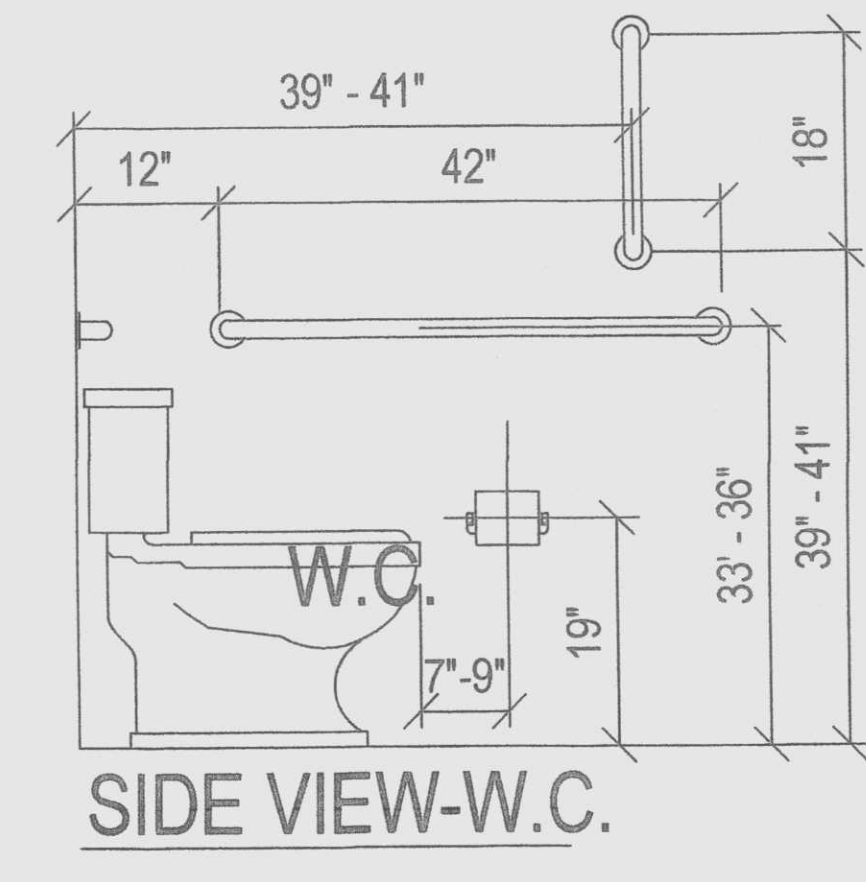
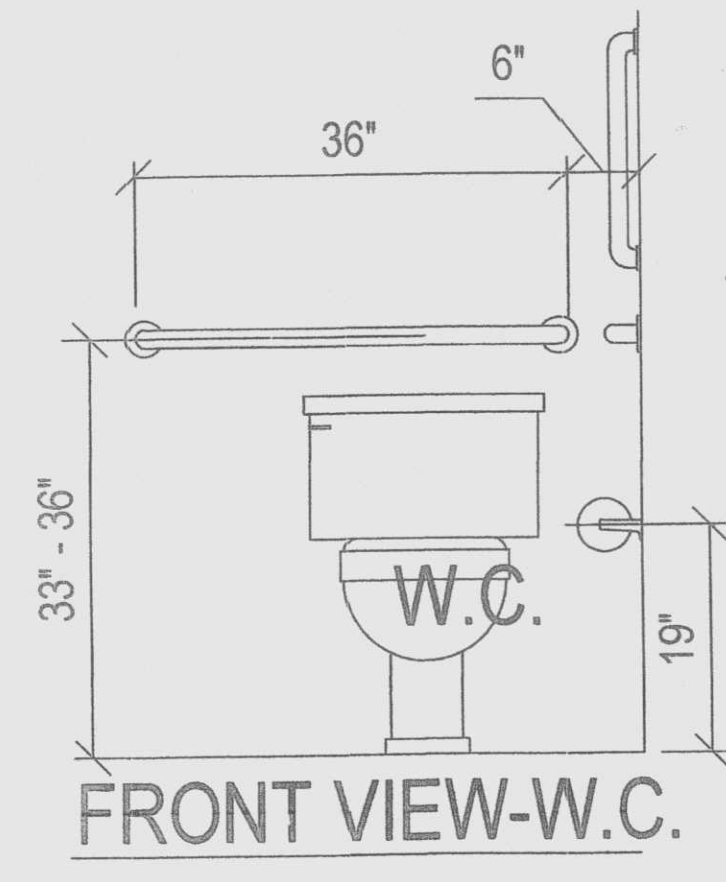
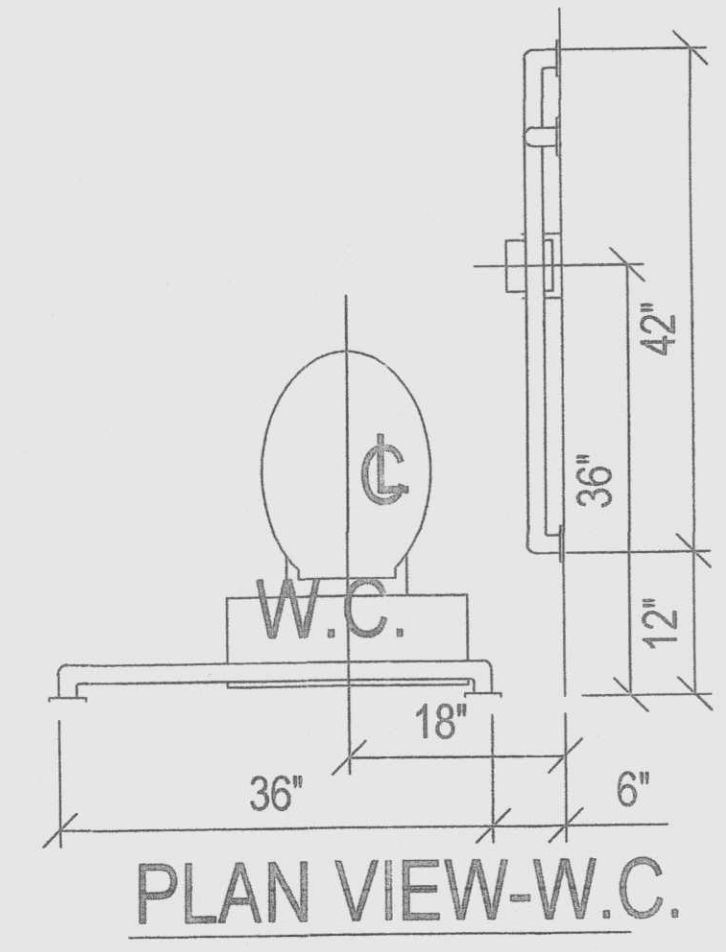
A-2





MAX. HT.  
TO BOTTOM MAX  
MIN. CLEAR

INSULATE DRAIN  
AND HOT WATER



**SAFETY GLAZING NOTES** (IF APPLICABLE)

- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS
- GLAZING IN UNFRAMED SWINGING DOORS.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
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  - C. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
  - D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE THE WALKING SURFACE.

Room Finish Schedule					
Room Name	Floor	Base	Walls	Ceiling	Remarks
Foyer 1	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bedroom 1	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bedroom 2	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bedroom 3	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bath 1	Vinyl	Vinyl	Drywall / Paint	Drywall / Paint	
Bedroom 4	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bedroom 5	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Corridor 1	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Living Room	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Dining Room	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Kitchen	Vinyl	Vinyl	Drywall / Paint	Drywall / Paint	
Foyer 2	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Corridor 2	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Laundry	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bath 2	Vinyl	Vinyl	Drywall / Paint	Drywall / Paint	
Bedroom 6	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Bedroom 7	Laminate	Wood	Drywall / Paint	Drywall / Paint	
Utility Room	Laminate	Wood	Drywall / Paint	Drywall / Paint	

**FIRE PROTECTION/ELEC/MECH**

- 1 FIRE ALARM SYSTEM -
  - > JOHNSON CONTROLS 7 TYCO INTEGRATED SYSTEMS HAS INSPECTED THE
  - > FIRE ALARM SYSTEM TYCO REPORTS THAT THE FIRE ALARM SYSTEM IS UP TO
  - > CODE AND NEEDS NO WORK. ALL THAT IS NEEDED TO DO ON THE SYSTEM IS TO
  - > RETURN POWER TO THE BUILDING AND ACTIVATE THE PHONE
  - > LINES TO POWER UP THE PANEL AND PROPERLY TEST THE
  - > DEVICES.
- TYCO CAN INSTALL A "CELLULAR COMMUNICATOR" FOR THE FIRE PANEL THAT
  - > WOULD NEGATE THE NEED FOR THE PHONE LINES.
- SPRINKLER SYSTEM - SIMPLEX- GRINNELL WILL
  - > TEST THE EXISTING SYSTEM WHEN THE AUTHORITY HAVING
  - > JURISDICTION (CITY OF LEEDS) ALLOWS ENTRY TO THE BUILDING. IF,
  - > AFTER TESTING, THEY DETERMINE ACTION IS REQUIRED ON THE
  - > SYSTEM THEY WILL DESIGN THE SYSTEM CHANGES AND PROVIDE SHOP DRAWINGS
  - AND CALCULATIONS FOR REVIEW IN A SEPARATE SUBMITTAL.
- WHEN POWER IS RESTORED TO THE PROPERTY, THE OWNER WILL RETAIN A LICENSED
- ELECTRICIAN TO INSPECT ALL RECEPTACLES, FIXTURES, WIRING AND DEVICES TO
- ASCERTAIN WHAT ELECTRICAL WORK WILL BE REQUIRED TO MEET THE REQUIREMENTS OF
- THE ELECTRICAL CODE AND IPMC.
- REPLACE SMOKE ALARMS WITH NEW COMBINATION SMOKE ALARM / CO2
- DETECTORS. COORDINATE INSTALLATION WITH TYCO SYSTEMS AND ELECTRICIAN.
- INTERCONNECT ALARMS AS REQUIRED BY CODE AND IPMC 704.2.1.2 AND 704.2.2.

**EXTERIOR NOTES**

- 1 REPLACE HARDWARE AT EXIT DOORS 1, 2, AND 3 TO MEET ACCESSIBILITY
- STANDARDS AND IPMC 304.15.
- 2 APPLY SLIP - RESISTANT FINISH TO SURFACE
- > OF RAMP AND STAIR TREADS.
- 3 INSTALL NEW CODE COMPLIANT HANDRAILS WITH REQUIRED EXTENSIONS AT
- EXISTING STAIRS AND RAMP.
- 4 REPLACE TREAD AT REAR STAIR (FIRST TREAD BELOW DECK LEVEL).
- CONTRACTOR SHALL INSPECT, IDENTIFY, AND
- > REPAIR / REPLACE ALL DAMAGED / DETERIORATED ROOF, ROOF
- > DECKING, AND FASCIA BOARDS AS NEEDED TO MEET CODE AND INSURE WATERTIGHT
- CONDITION.
- CONTRACTOR SHALL INSPECT, IDENTIFY, AND REPAIR / REPLACE DAMAGED SIDING
- AS REQUIRED TO MEET REQUIREMENTS OF IPMC 304.1 (4).
- INSPECT ALL WINDOWS, IDENTIFY THOSE WINDOWS THAT ARE NOT OPERATIONAL
- OR IN SOUND CONDITION. REPAIR OR REPLACE ALL WINDOWS THAT DO NOT MEET THE
- REQUIREMENTS OF IPMC 304.13 AND 403.1. INSTALL INSECT SCREENS IN WINDOWS
- WHERE "REQUIRED" PER IPMC 304.14.

**INTERIOR NOTES**

- 5 REMOVE GYPSUM BOARD AT CEILING IN BEDROOM 3 TO REVEAL SPRINKLER HEADS
- SO SIMPLEX-GRINNELL MAY INSPECT AND PREPARE PLAN OF ACTION TO REACTIVATE.
- 6 INSTALL GYPSUM BOARD BEHIND BACK OF LIGHTING PANEL IN KITCHEN PANTRY
- FINISH TO MATCH EXISTING WALL CONSTRUCTION. COORDINATE THIS WORK
- WITH THE ELECTRICIAN.
- REMOVE DETERIORATED BATHTUB SURROUND AND INSTALL NEW MATERIALS AS
- REQUIRED TO MEET IPMC 306.1.1 AND 306.1.6.2.
- ALL NEW FINISHES TO BE INSTALLED MUST MEET THE REQUIREMENTS OF 2015 IBC
- CHAPTER EIGHT AND IPMC 304.1.1 (9) AND IPMC 305.3. PREPARE SURFACES TO RECEIVE
- NEW FINISHES AS REQUIRED BY MANUFACTURERS OF THE FINISHES.
- ALL NEW FINISHES SHALL MEET THE
- > REQUIREMENTS OF CHAPTER EIGHT OF THE 2015 IBC.

BUILDING IS EXISTING R4  
BOARD AND CARE FOR 6 TO 16 OCCUPANTS  
NO CHANGE IN OCCUPANCY  
NO ADDITIONS  
2015 INTERNATIONAL "EXISTING" BUILDING CODE

Brighter Days Boarding Home  
Leeds, Alabama  
1081 Montevallo Rd

R.L. Mossey, Architect  
2039 Palmer Avenue  
Leeds, Alabama 35094

Date: 02/12/2018  
Drawn By: CDR  
Sheet 4 of 4

A-3a



A22-00004  
1081 MONTEVALLO RD  
2500201014021002  
AERIAL





# A22-00004 1081 MONTEVALLO RD 2500201014021002 FLOOD





**File Attachments for Item:**

4. A22-000001 - A request by Steve Sarkady, Applicant, Jerry Limbaugh, Owner, for a special exception to allow a digital billboard at 1902 A.E. Moore Dr., Leeds, Al 35094, TPID 2602100002031001, St. Clair Co., Zoned I-1, Light Industrial



# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application to permit the installation of an off-premise sign as a special exception.

### 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.

<b>CASE #:</b>	A22-000001
<b>APPLICANT NAME:</b>	STEVE SARKADY
<b>PROPERTY OWNER:</b>	JERRY P LIMBAUGH SR
<b>TAX PARCEL ID#S:</b>	2602100002031001
<b>PROPERTY ADDRESS:</b>	1902.00000000 A.E. MOORE RD; Leeds, AL 35094
<b>PROPERTY ZONING:</b>	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: April 27, 2022  
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](mailto:development@leedsalabama.gov)

#### Mailing Address:

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