



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

September 24, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. 2024-05-21 - Minutes

OLD BUSINESS:

OTHER BUSINESS:

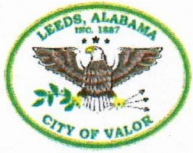
2. A24-000017 - A request by Jocelyn Bernstein, Applicant and Owner, to allow for the placement of a manufactured home at 7235 ALASKA AVE LEEDS AL 35094, TPID: 2500173001004000, Zoned: R-2, Single-Family District.
3. A24-000022 - A request by Pro-signs, Applicant, Amfirst, Owner, to allow a sign to be thirty-five (35) feet in height (above natural grade) and to be one-hundred twenty-eight (128) square feet in sign face area at 1795 Ashville Rd, Leeds, AL 35094, TPID: 2605150001002001, Zoned, B-2, General Business District.
4. A24-000023 - A request by Min Sub, Owner and Applicant, to allow charitable bingo at 1621 Ashville Rd (Van's), 35094, TPID: 2605150001026003, St. Clair Co., Zoned, B-2, General Business 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:

1. 2024-05-21 - Minutes



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

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

May 21, 2024 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:00 PM

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Mark Musgrove
Board Member Gerald Miller
Board Member Andy Watkins

ABSENT

Board Member Brad Pool

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes from March 26, 2024, and April 23, 2024, approved as presented.

OLD BUSINESS:

None.

OTHER BUSINESS:

1. A24-000001 - A request by Brittany & Allen Mulvehill, Owner and Applicant, to allow a manufactured home at 8426 Thornton Ave, 35094, TPID: 2500211016012.001, Zoned I-1, Light Industrial, Jefferson County.

Brittany and Allen Mulvehill 8426 Thornton Ave. To speak regarding the case.

No one to speak for or against.

Staff recommends that if the board was to approve that it not be used for rental purposes.

Motion was made by Board member Andy Wadkins to approve as presented with the condition that the mobile home is not to be used as a rental property. No second was given.

Motion made by Board Member Musgrove to deny, Seconded by Board Member Miller.

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

Voting Nay: Board Member Watkins

Motion failed due to lack of majority vote. No other motion presented.

Variance denied.

2. A24-000010 - A request by Leeds Properties LLC (Steve Elliott), Applicant and Owner, to allow an institutional use (church) in the B-2, General Business District, at 7480 Parkway Drive, 35094, TPID: 25 00 20 1 007 006.002, Zoned B-2 General Business District, Jefferson County.

Steve Elliott- 557 Lake Crest Circle stated that The Awakening House of Prayer is interested in renting the space.

Andrew 1206 Oak Trail spoke in favor of this.

The staff had no recommendations.

Motion made by Board Member Musgrove to approve .Seconded by Board Member Watkins. Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passed. Variance granted.

3. A24-000011 - A request by E+J Concessions, Applicant, MITCHELL RETAIL PROPERTIES LLC, Owner, to allow a food truck - applicant only - at 7580 PARKWAY DR LEEDS AL 35094, TPID: 2500174038049001, Zoned: B-2, General Business District, Jefferson County

Cherita Kennedy 8001 Washington Ave applicant to speak regarding the application. The applicant stated that the food trailer would be located in the corner of the Food Giant parking lot a few days per week.

Motion made by Board Member Miller to approve with the stipulation that all rules and regulations be followed, and City business license is maintained. , Seconded by Board Member Watkins.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passes

Variance granted.

4. A24-000012 - A request by Mary Green Nichols, Applicant and Owner, to allow for the placement of a manufactured home at 1639 Brssher St, 35094, TPID: 2500154000036001, Zoned R-2, Single Family District, Jefferson County

Motion made by Board Member Watkins that this be granted as long as the current owner remains. Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passes.

Variance granted.

5. A24-000014 - A Request by 9th St. Lofts, LLC., Owner and Applicant to allow a professional office in the T-5A District at 1509 9th St., 35094, TPID: 2500211022006000, Zoned T-5-A, Jefferson County.

Laura Barns 8107 Parkway Dr. to speak regarding the case. The applicant is renting several lofts to the Gathering Place to use for counseling services.

Eric Easson 223 Walnut St. gave more information on what type of counseling services The Gathering Place will be using the lofts for.

Mr. McDevitt asked for clarification on what type of counseling they would include drug counseling. Mr. Easson stated that they would not be providing any counseling of a medical nature.

Motion made by Board Member Miller, Seconded by Board Member McDevitt.
Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passes.

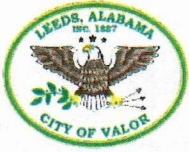
Variance approved.

ADJOURNMENT:

The meeting was adjourned at 5:53 PM

Mr. Mike McDevitt, Chairman

, Secretary



CITY OF LEEDS, ALABAMA

CONSTRUCTION VARIANCE BOARD MINUTES

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

June 25, 2024 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:00 PM

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Brad Pool
Board Member Mark Musgrove
Board Member Gerald Miller
Board Member Andy Watkins

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

None presented.

OLD BUSINESS:

None.

OTHER BUSINESS:

1. Raffiel Hernandez 2024 Carriage Way to speak regarding the case. Mr. Watson gave a summary of what the case is regarding. He stated that the deck was built without a permit. Because it was already built and not expected a stamped engineer plan is needed. The applicant is asking for the plan requirement be waved.
No one to speak for or against this case.
No staff recommendations.
Motion made by Board Member Pool to approve as presented. Seconded by Board Member Musgrove.
Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Howard, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passes

Variance approved

ADJOURNMENT:

The meeting was adjourned at 5:05 PM

Mr. Mike McDevitt, Chairman

, Secretary

File Attachments for Item:

2. A24-000017 - A request by Jocelyn Bernstein, Applicant and Owner, to allow for the placement of a manufactured home at 7235 ALASKA AVE LEEDS AL 35094, TPID: 2500173001004000, Zoned: R-2, Single-Family District.

7235

STATE OF FLORIDA

COUNTY OF LAKE

) SS.
)
)

4/26/24

The foregoing Quit Claim Deed was acknowledged before me on Angela Griffin by . ,
 who personally known to me or who produced a valid driver's license and/or passport as
 identification, and such individual(s) having executed aforementioned instrument of his/her/their
 free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

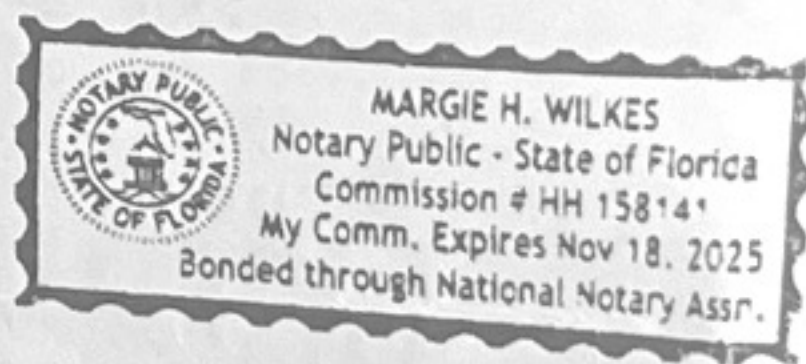
Signed, sealed and delivered in the presence of:

Margie H. Wilkes
 (Signature of Notary)

Margie H. Wilkes
 (Printed Notary Name) ,

My Commission expires:

11/18/2025



Angela Griffin

(Grantor's or Authorized Representative's Signature)
Angela Griffin

Jocelyn Bernstein

(Grantee's or Authorized Representative's Signature)
Jocelyn Bernstein

Signed in our presence:

Mildred Spikes

(Witness #1 Signature)

MILDRED SPIKES

(FIRST WITNESS NAME TYPED)

Tammy Longwood

(Witness #2 Signature)

TAMMY LONGWOOD

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mrs. Jocelyn Bernstein
932 County Rd 479
Albertville, Alabama 35951

Grantor's Address:

Ms. Angela Griffin
103 Stewart Lake Loop
Groveland, Florida 34736

Mail Subsequent Tax Bills To:

Jocelyn Bernstein
932 County Rd 479
Albertville, Alabama 35951

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressAngela Griffin
103 Stewart Lake
Loop.
Grainland FL 34736Grantee's Name
Mailing AddressJocelyn Bernstein
132 CR 479
Albertville, AL
35951

Property Address

7235 Alaska Ave.
Leeds, AL 35094

Date of Sale

4/26/24

Total Purchase Price \$

1,500.00

or

Actual Value \$

or

Assessor's Market Value \$

2,800

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal☒ Other

online receipt

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

5/3/24

Print

Jocelyn Bernstein

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Judge James P. Naftel and Judge Sherri C. Friday
 Judge of Probate
 Jefferson County Courthouse
 716 Richard Arrington Jr. Blvd. North
 Birmingham, AL 35203
 (205) 325-5300

CUSTOMER INFORMATION

JOCELYN BERNSTEIN

TRANSACTION INFORMATION

Transaction #:	11152928	Source Code:	Mail
Receipt #:	1513595	Return Code:	
Cashier Date:	05/09/2024	Comments:	
Print Date:	05/09/2024		
Cashier By:	LSBHAM		

DEEDS

Instrument: 2024042615

From: GRIFFIN ANGELA	To: BERNSTEIN JOCELYN	DeedAmount	\$1,500.00
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DEED TAX	\$1.50
RECORDING FEE	\$14.00
ARCHIVAL FEE	\$11.00

PAYMENT: CHECK	Document Total:	\$26.50
	29007931634	AMOUNT: \$26.50

Void / Revised Reason:

Total Payments: \$ 26.50	Total Fees: \$ 26.50	Shortage: \$ 0.00
Overage: \$ 0.00	Total Change Returned: \$ 0.00	

Take to
 Tax Assessor's
 office to
 have the
 deed assessed
 for tax purposes

Prepared By:

Ms. Angela Griffin
103 Stewart Lake Loop
Groveland, Florida 34736

After Recording Return To:

Jocelyn Bernstein
932 County Rd 479
Albertville, Alabama 35951

County Division Code: AL040
Inst. # 2024042615 Pages: 1 of 4
I certify this instrument filed on
5/9/2024 2:02 PM Doc: D
Judge of Probate
Jefferson County, AL. Rec: \$25.00
DeedTx: \$1.50
Clerk: LSBHAM

TAX PARCEL ID #:
012500173001004000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Angela Griffin ("*Grantor*"), whose address is 103 Stewart Lake Loop, Groveland, Florida 34736, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mrs. Jocelyn Bernstein ("*Grantee*"), whose address is 932 County Rd 479, Albertville, Alabama 35951, all right, title, interest and claim to the following real estate property located at 7235 Alaska Ave in the City/Township of Leeds, located in the County of Jefferson and State of Alabama and ZIP code of 35094, to-wit:

Property having Lot No. , with the Section No. , and having the following description: COM AT NW COR OF NE 1/4 OF SW 1/4 TH E 450 FT TO POB TH E 50 FT TH S 100 FT TH W 30 FT TH N 100 FT BACK TO POB SECT 17 TWSP 17S RANGE 1E.

FOR VALUABLE CONSIDERATION, in the amount of \$1,500.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

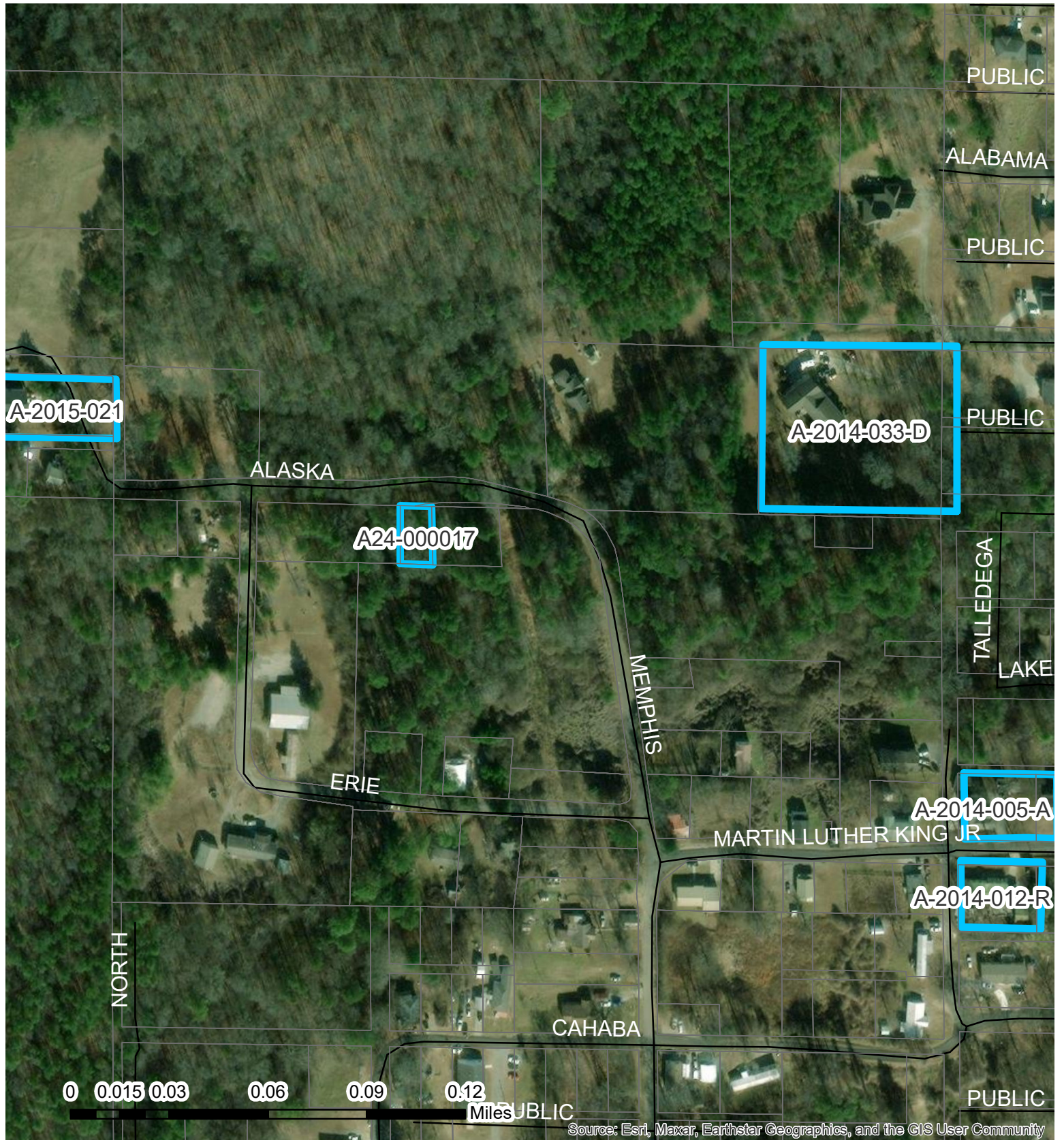
BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/26/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

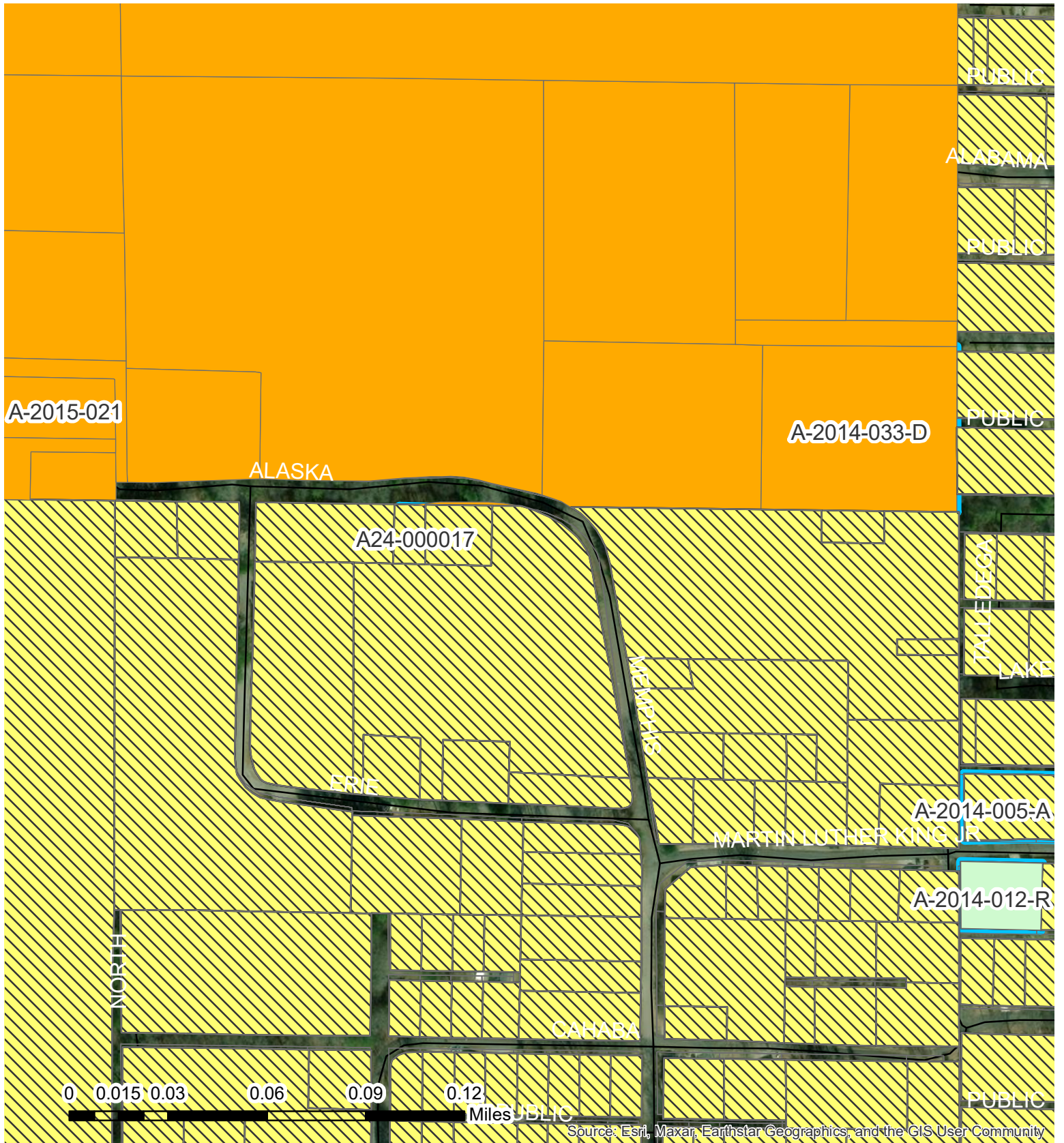
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

A24-000017
7235 ALASKA AVE
2500173001004000
STREET MAP



A24-000017
7235 ALASKA AVE
2500173001004000
STREET MAP





File Attachments for Item:

3. A24-000022 - A request by Pro-signs, Applicant, Amfirst, Owner, to allow a sign to be thirty-five (35) feet in height (above natural grade) and to be one-hundred twenty-eight (128) square feet in sign face area at 1795 Ashville Rd, Leeds, AL 35094, TPID TPID: 2605150001002001, Zoned, B-2, General Business District.

EXHIBIT A**Legal Description of Real Estate**

A part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 17 South, Range 1 East, St Clair County, Alabama, Pell City Division, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence run South 89°55'57" West along the North line of said 1/4 - 1/4 section a distance of 250.79 feet; thence South 01°59'49" East a distance of 59.54 feet to the Point of Beginning; thence continue along last described course a distance of 311.77 feet; thence South 88°32'14" West a distance of 166.21 feet; thence North 01°57'08" West a distance of 130.16 feet; thence South 89°02'54" West a distance of 28.37 feet; around a curve to the left through a central angle of 03°49'21" an arc distance of 195.51 feet a chord bearing of North 17°47'57" East a distance of 195.48 feet; thence North 89°55'57" East a distance of 106.56 feet around a curve to the left through a central angle of 2°16'12" an arc distance of 21.77 feet a chord bearing of North 88°47'51" East a distance of 21.77 feet; to the Point of Beginning.

2008 7453
Recorded in the Above
DEED Book & Page
06-11-2008 12:29:49 PM

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Amfirst credit union would like to increase height of existing sign.

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 #:	A24-000022
APPLICANT NAME:	Ginger Hickey
PROPERTY OWNER:	
TAX PARCEL ID#S:	
PROPERTY ADDRESS:	1795 Ashville Road; Leeds, AL 35094
PROPERTY ZONING:	

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: August 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.

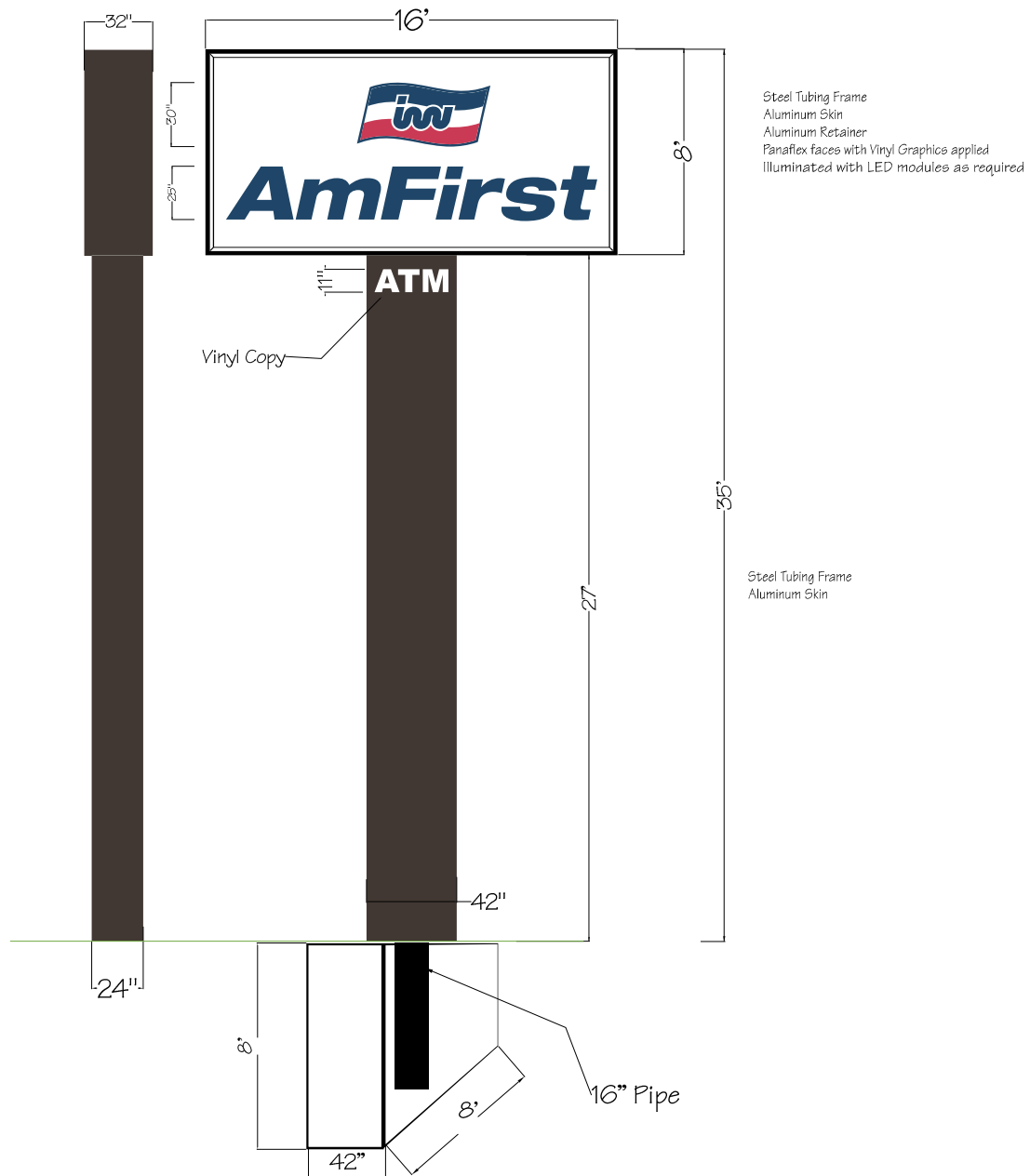
For more information about the application and related issues or to schedule an appointment:

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



- PMS 540 C BLUE
- PMS 192 C RED

1) DOUBLE SIDED 8'X 16' ILLUMINATED
PANNED EMBOSSED FACE CABINET SIGN
ON A 16" POLE WITH 24'X42" ALUMINUM POLE COVER
CABINET WITH 2" RETAINERS PAINTED BRONZE
FOOTER TO BE 42" THICK X 8' DEEP X 8' LONG

Approved: _____
Date: _____

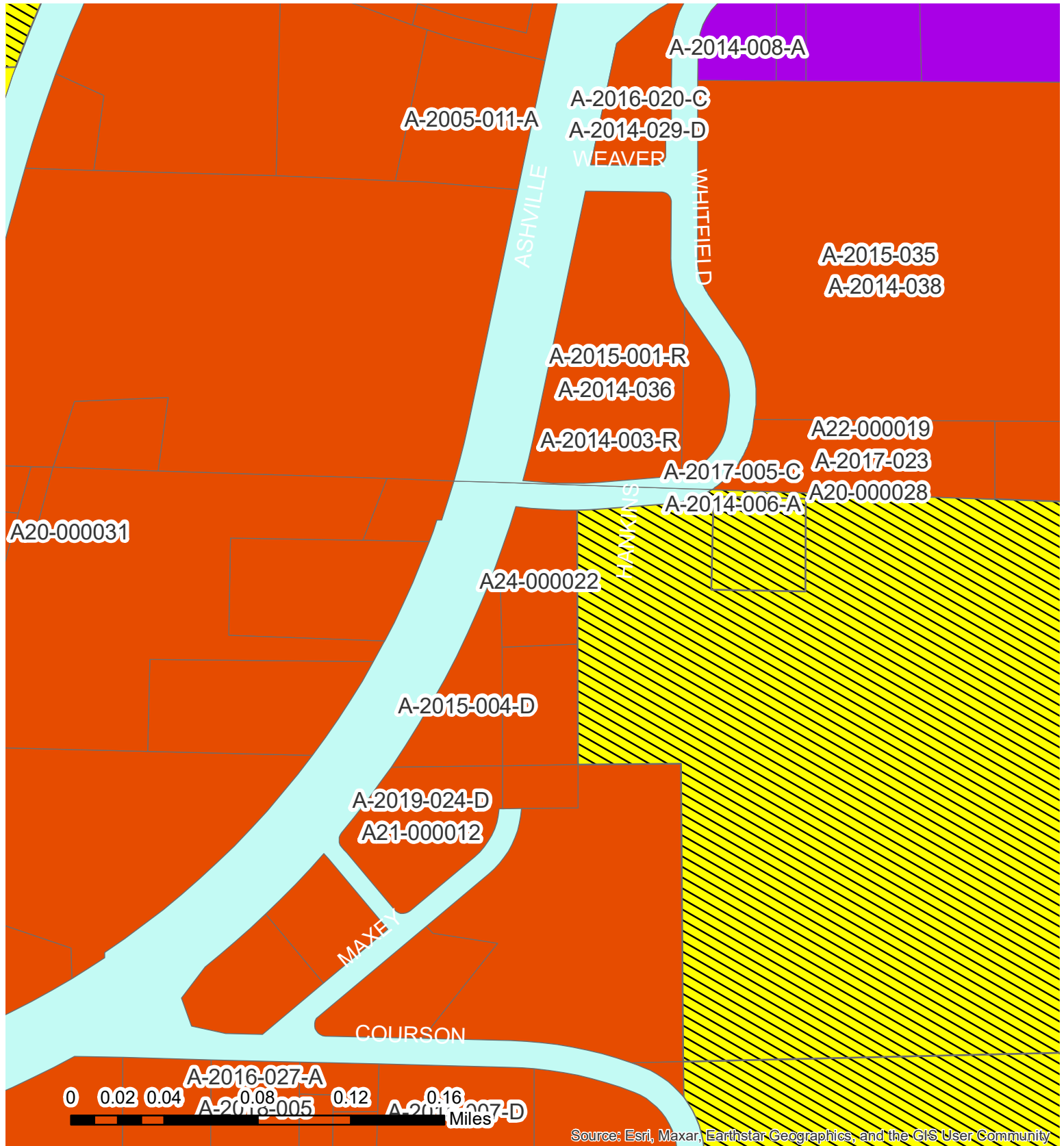
DRAWING NO:
AmFirst-Leeds PY-0001
DATE: 06/27/24
REP: LET

PRO SIGNS
Inc.

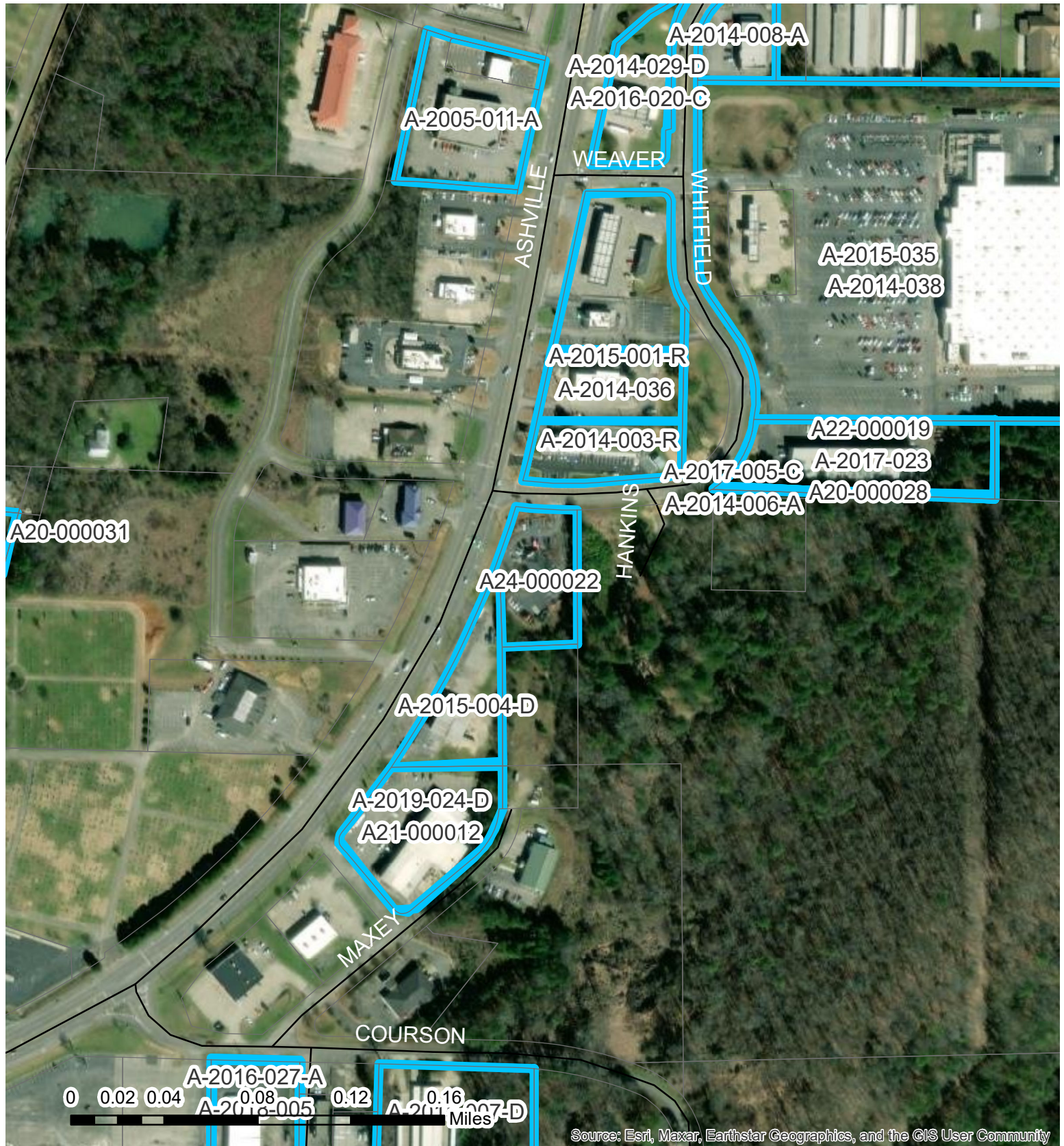
PH: (205) 255-6916 FAX: (205) 255-6918
173 ROUSE ROAD SUMMITON, AL 35148

THIS DRAWING IS THE PROPERTY OF PRO-SIGNS INC., AND ALL RIGHTS TO ITS USE FOR
REPRODUCTION ARE RESERVED BY PRO-SIGNS INC., SUMMITON, ALABAMA

A24-000022
1795 ASHVILLE RD
2605150001002001
ZONING MAP



A24-000022
1795 ASHVILLE RD
2605150001002001
AERIAL MAP



File Attachments for Item:

4. A24-000023 - A request by Min Sub, Owner and Applicant, to allow charitable bingo at 1621 Ashville Rd (Van's), 35094, TPID: 2605150001026003, St. Clair Co., Zoned, B-2, General Business District.

2023 11501

Recorded in the Above
 DEED Book & Page
 09-28-2023 03:47:49 PM
 Andrew Weathington - Probate Judge
 St. Clair County, Alabama

This instrument was prepared by:
 Mark E. Gualano
 Attorney at Law
 701 Chestnut Street
 Vestavia Hills, AL 35216

Send Tax Notices to:

MIN SUH

4984 Carrington Way
 Mt. Olive, AL 35117

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Million Nine Hundred Fifty Thousand and no/100 Dollars (\$1,950,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Culco, LLC**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Min Suh** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in St. Clair County, Alabama to-wit:

A parcel of land situated in 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 SW ¼ of the NE ¼ and run in an easterly direction 2 degrees 07 minutes 30 seconds South of the north line ¼- ¼ section and along the southern right of way line of Courson Boulevard South 87 degrees, 52 minutes 30 seconds east, 280.23 feet to the point of beginning; thence continue along last described line south 87 degrees 52 minutes 30 seconds east. 199.97 feet, thence South 01 degrees 07 minutes 10 seconds west 631.49 feet; thence North 88 degrees 38 minutes 30 seconds west, 261.06 feet; thence North 01 degrees 07 minutes 10 seconds east, 300.67 feet; thence North 64 degrees 58 minutes 20 seconds east, 68.08 feet; thence North 01 degrees 07 minutes 10 seconds east, 303.24 feet to the point of beginning.

\$1,560,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

Book/Pg: 2023/11501-11503
 Geo/Cashier: N / Wyatt
 Tran: 15446.373474.514645
 Fees Posted: 09-28-2023 03:47:49
 CER Certification Fee 3.00
 MHF Mental Health Fee 6.50
 DFE Deed Tax 390.00
 PJF Special Index Fee 5.50
 NTX No Tax Collected Fee 0.00
 REC Recording Fee 9.00
 Total Fees: \$414.00

AUG 14 '24 AM 11:04

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) Joe E. Culwell, Jr. as Manager of Culco, LLC. the undersigned hereunto set my (our) hand(s) and seal(s) this 15 day of September, 2023

Culco, LLC

By 
Joe E. Culwell, Jr.
Its: Manager

STATE OF _____
COUNTY OF _____

THE REPUBLIC OF POLAND)
PROVINCE OF KRAKÓW)
CITY OF KRAKÓW) SS.
CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Joe E. Culwell, Jr. as Manager of Culco, 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, he, as such manager and with full authority, executed the same voluntarily for and as the act of said **Culco, LLC**.

Given under my hand and official seal this 15th day of September, 2023.


Notary Public

My commission expires:

INDEFINITE

Behrouz Kianian
Vice Consul
U.S. Consulate General
Krakow, Poland



A24-000022
1621 ASHVILLE RD
2605150001026003
AERIAL MAP

