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# CITY OF LEEDS, ALABAMA

## BOARD OF ZONING ADJUSTMENTS AGENDA

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

April 26, 2022 @ 5:00 PM

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**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

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

**OLD BUSINESS:**

**OTHER BUSINESS:**

- [1.](#) 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

**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:**

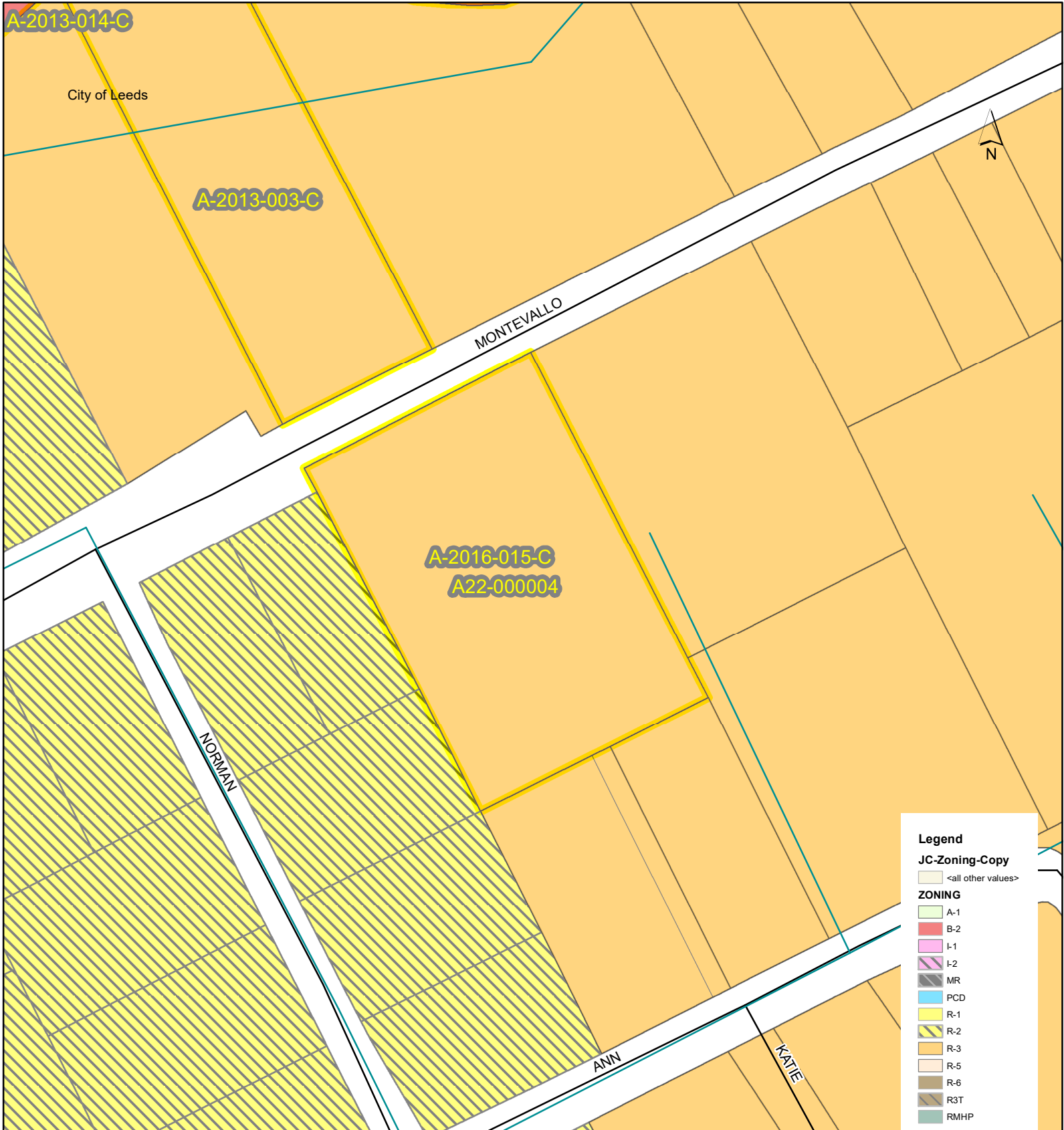
1. A22-000004 - A request by Shameka Carpenter, applicant, Samuel Howard Jackson, Jr., property owner, for a special exception to allow a daycare in the R-3, Multi-Family District, at 1081 Montevallo Rd, Leeds, AL 35094, TPID 2500201014021002, Jefferson County

# A22-00004

## 1081 MONTEVALLO RD

### 2500201014021002

### ZONING



**Legend**

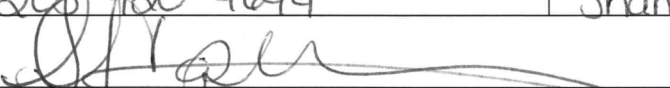
JC-Zoning-Copy

<all other values>

**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

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECTS OFFICE.
- 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.
- CONTRACTOR TO INSTALL TEMPORARY BRACING AND SHORING AS NECESSARY FOR THE STABILIZATION OF THE WORK DURING CONSTRUCTION.
- BRACE ALL WALLS SECURELY TO THE STRUCTURE.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR ALL CONSTRUCTION DICIPLINES.
- BUILDER IS CAUTIONED AGAINST SCALING FROM THESE DRAWINGS.
- 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.
- CONTRACTOR TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL AND PLUMBING INSPECTORS, ETC.
- PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPES AND IN LOCATIONS AS INDICATED ON THE PLANS OR AS DIRECTED BY THE FIRE MARSHAL.
- PROVIDE TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS. SEE LIST FOR LOCATIONS.
- ALL SUBCONTRACT WORK (ELECTRICAL, HVAC, PLUMBING, ETC.) SHALL BE PERFORMED BY QUALIFIED CONTRACTORS LICENSED IN THE STATE OF ALABAMA.
- 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.
- ALL HARDWARE ON AN ACCESSIBLE ROUTE SHALL BE THE ACCESSIBLE TYPE.
- INSTALL ALL DOORS AND HARDWARE PER MANUFACTURER'S INSTRUCTIONS.
- UNLESS NOTED OTHERWISE, ALL LUMBER EXPOSED OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 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.
- 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)

- 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.
- 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:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET;
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
  - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
  - 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.

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

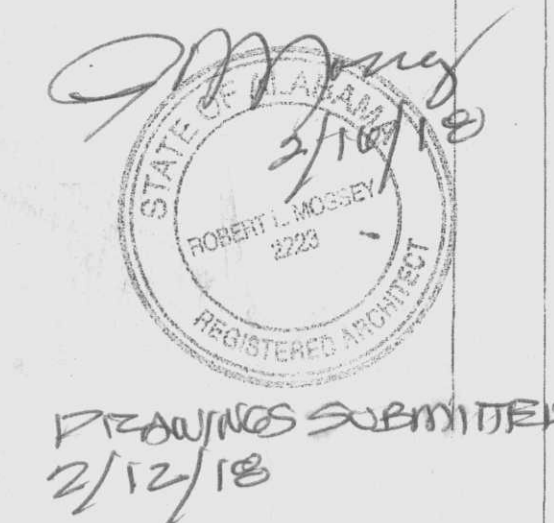
CODE INFORMATION:

- 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

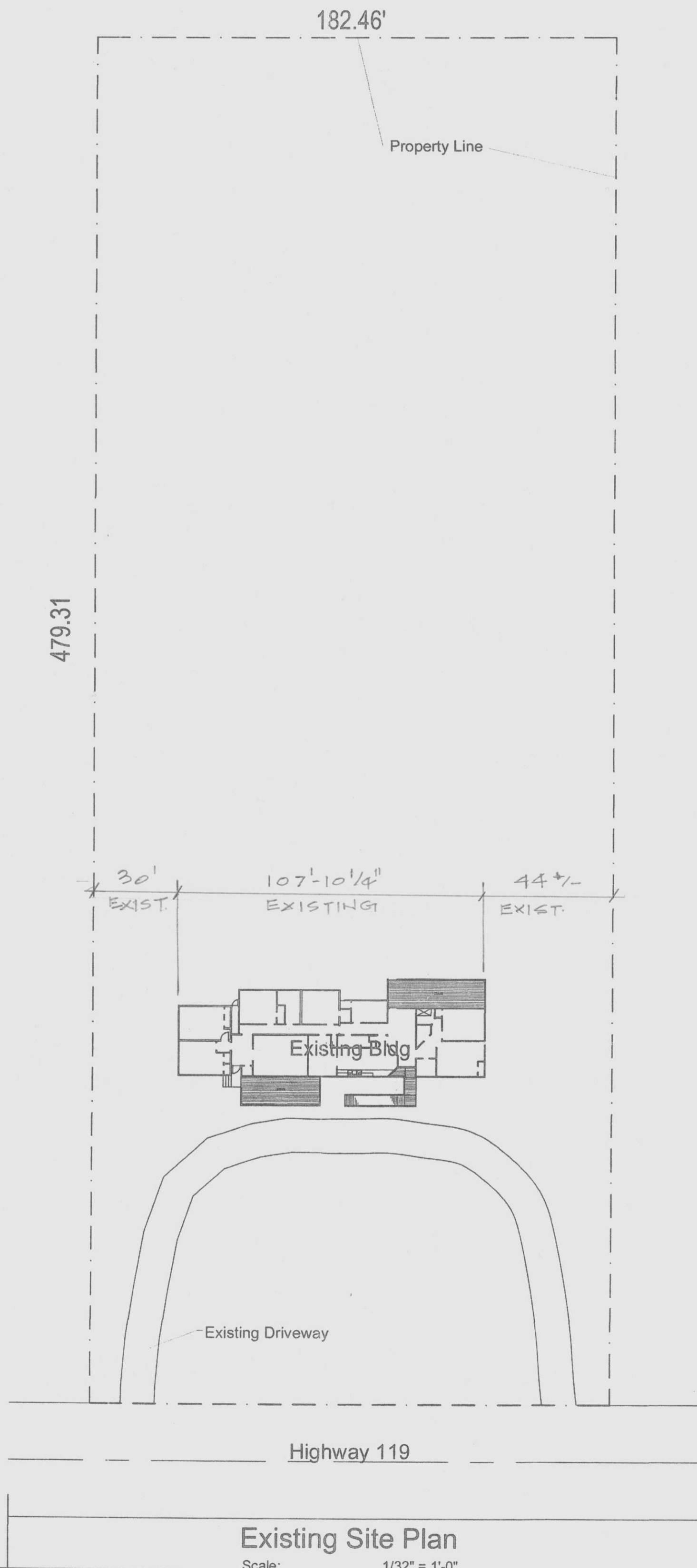
R.L. Mossey, Architect  
2039 Palmer Avenue  
Leeds, Alabama 35094

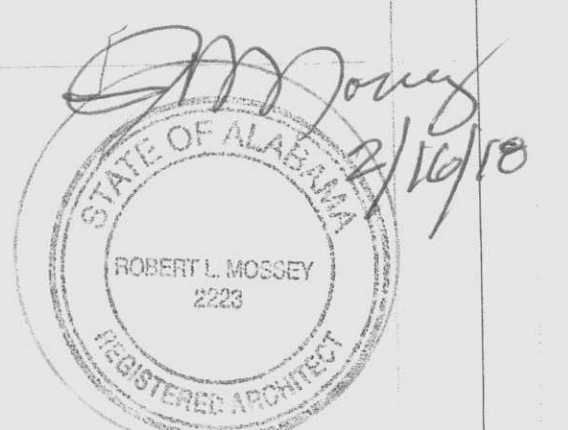
Date: 02 / 12 / 2018

Drawn By: CDR

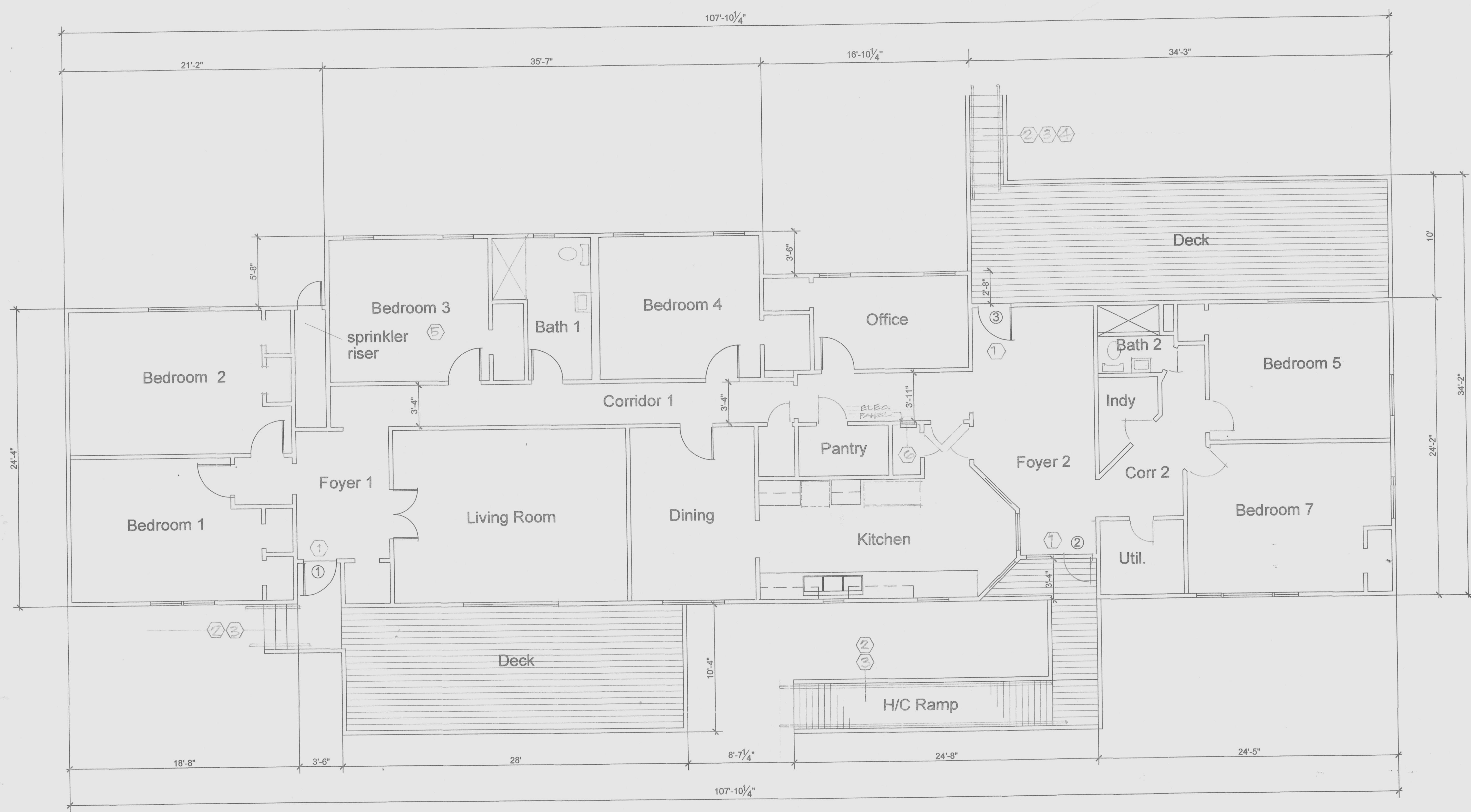
Sheet 1 of 4

COV





DRAWINGS SUBMITTED  
2/12/18



# Existing Floor Plan

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

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

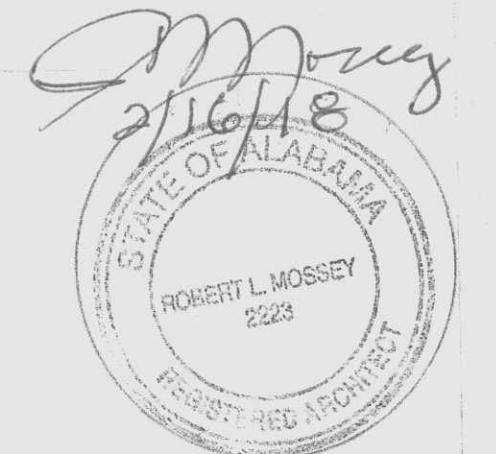
**R.L. Mossey, Architect**  
2039 Palmer Avenue  
Leeds, Alabama 35094

Date: 02/12/2018

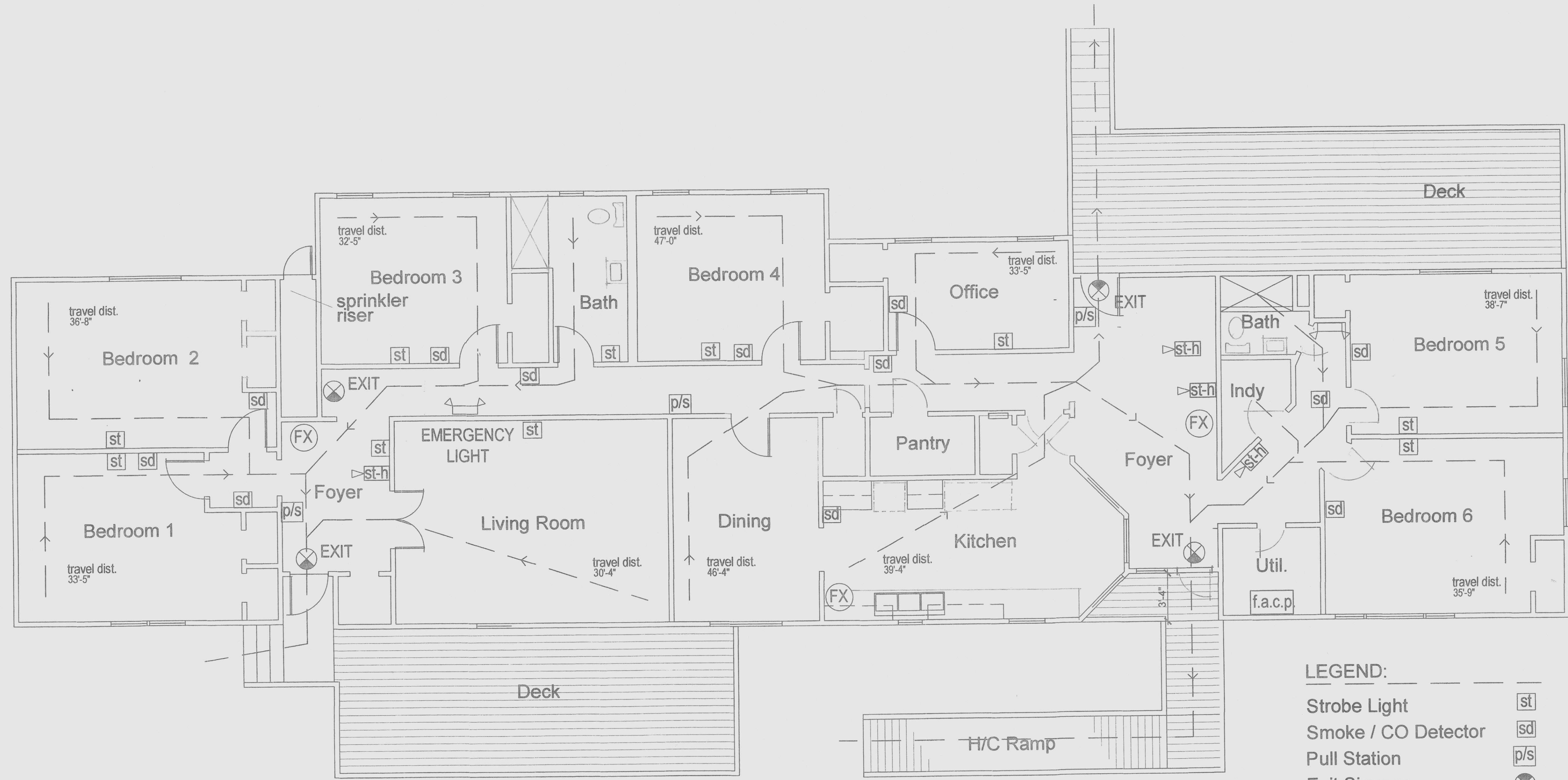
Drawn By: CDR

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

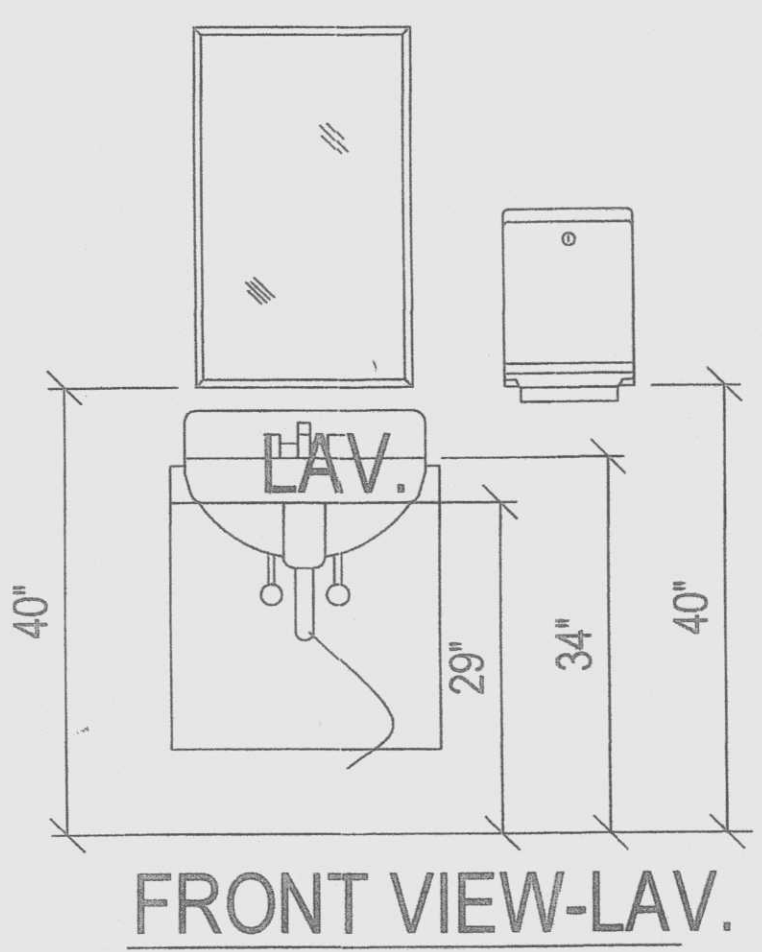
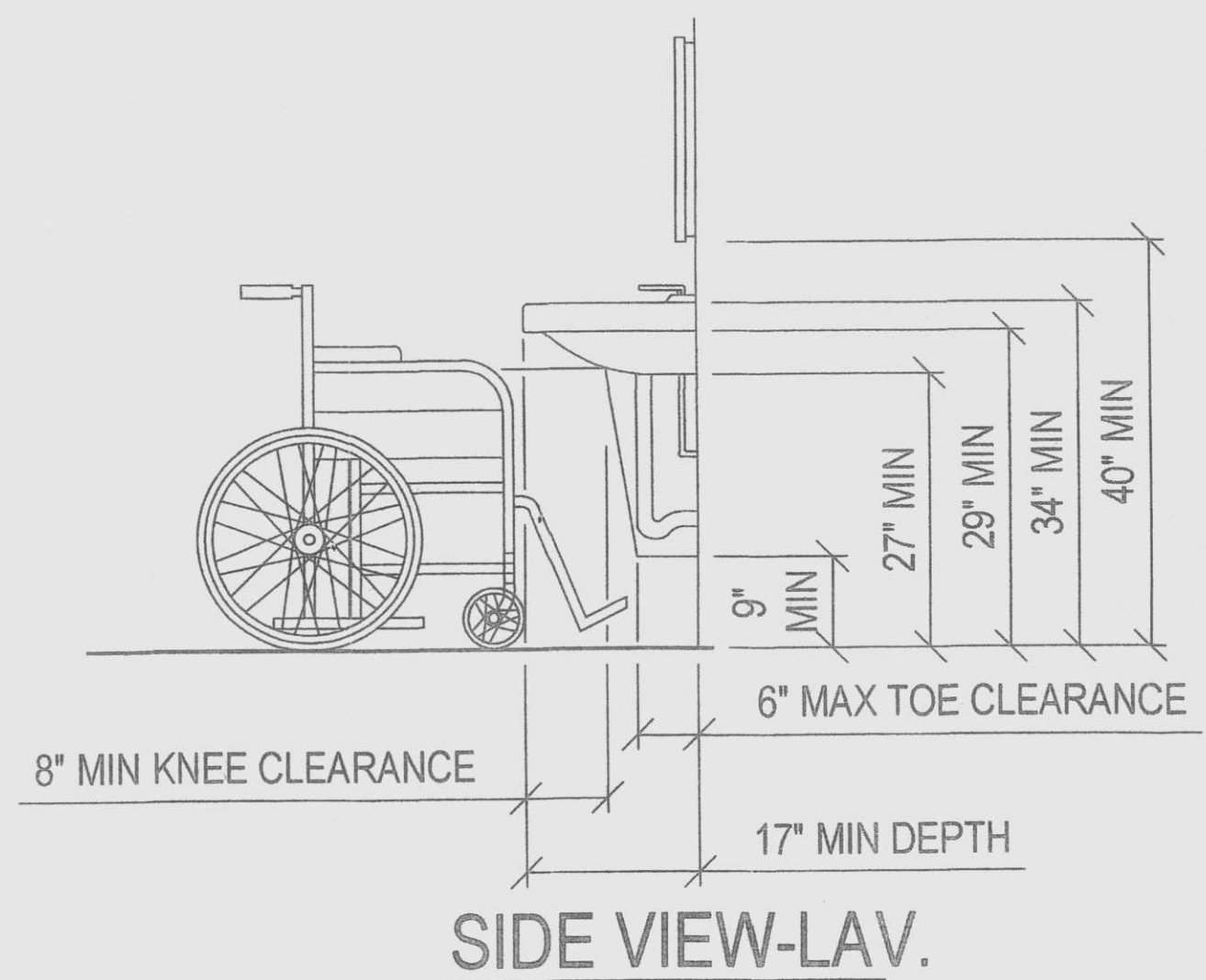
R.L. Mossey, Architect  
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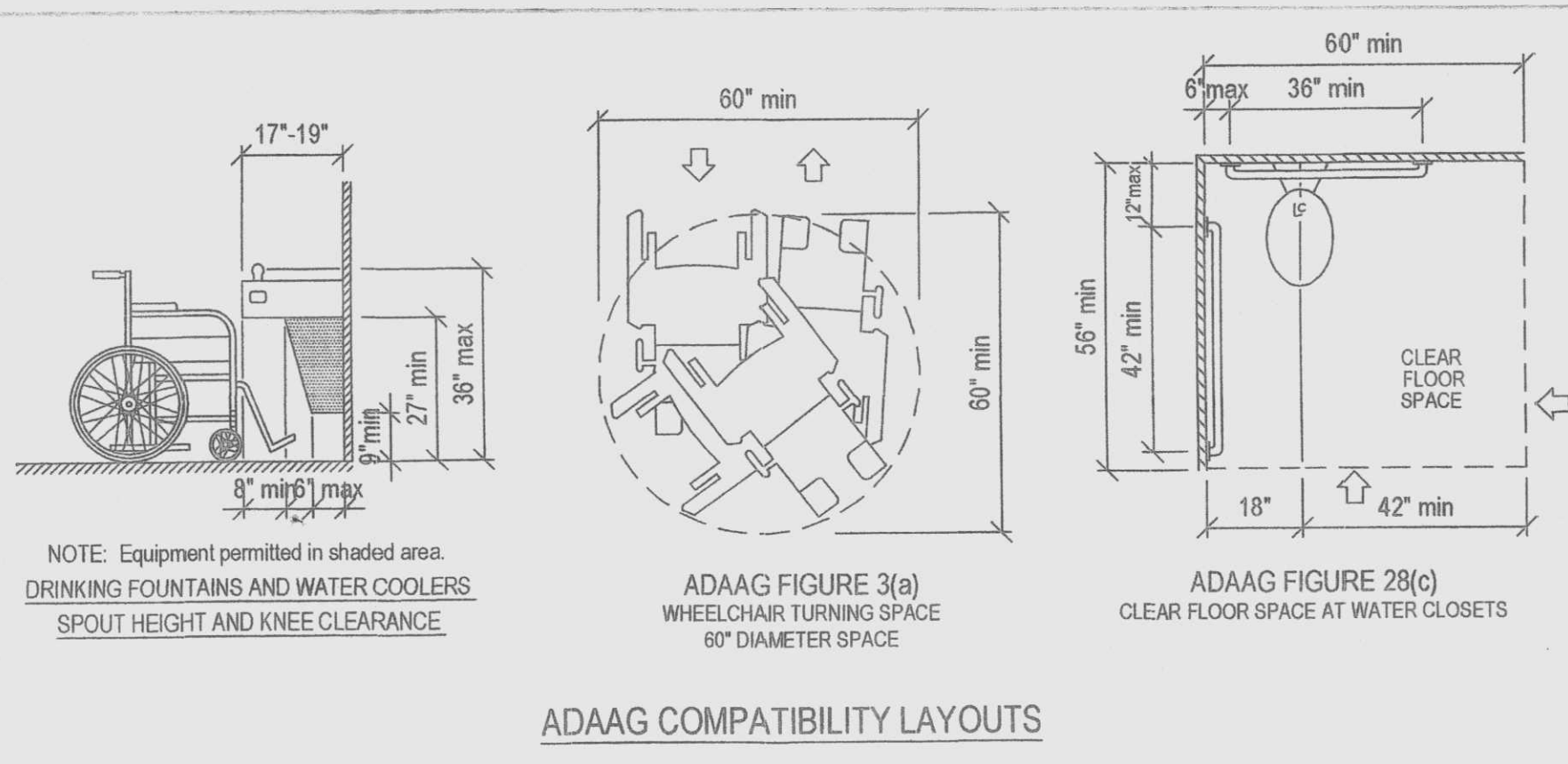
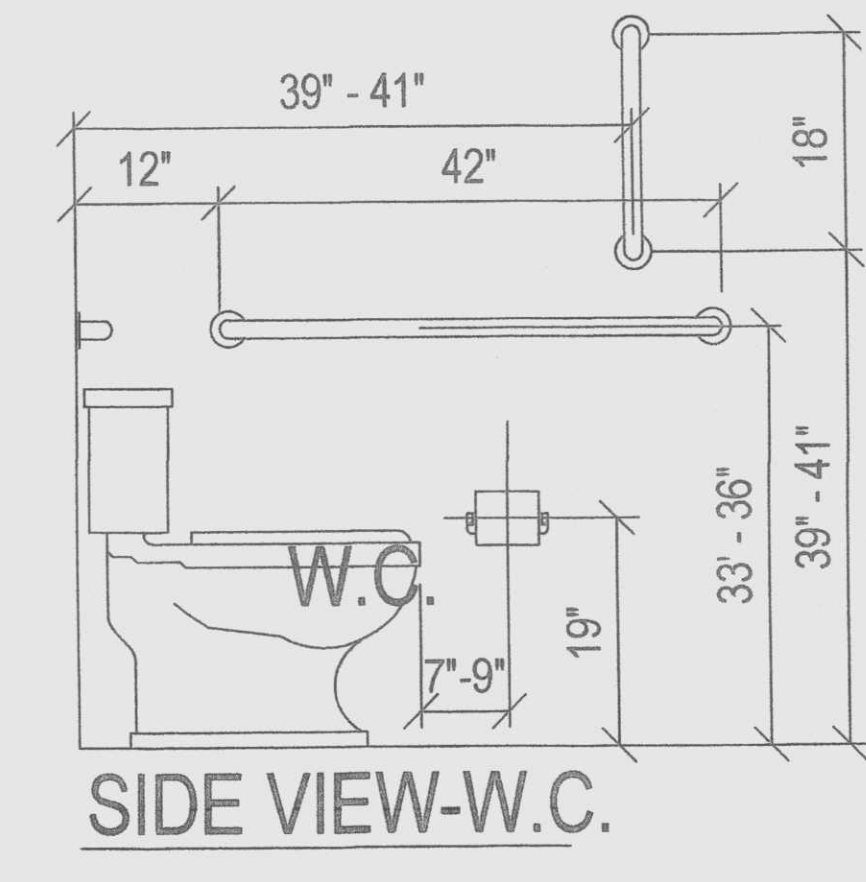
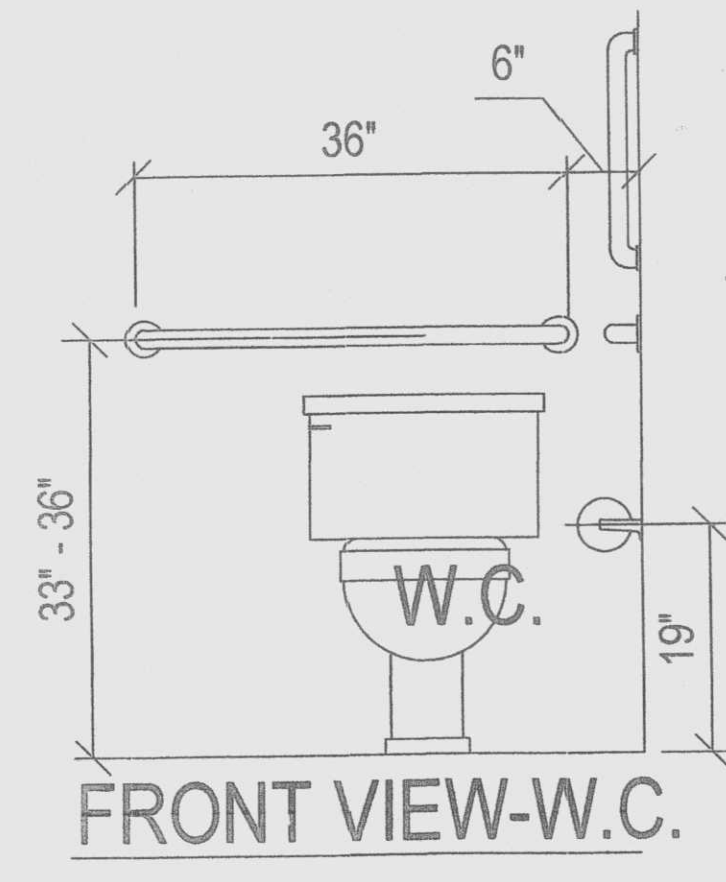
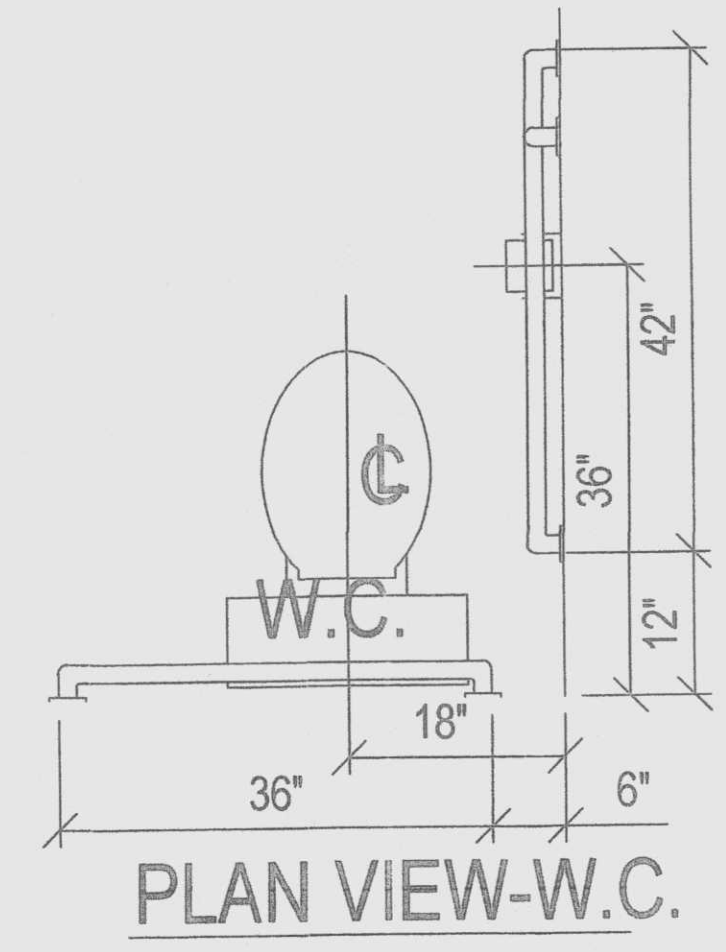
Sheet 3 of 4

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.
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- 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:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET;
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
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- 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**

- FIRE ALARM SYSTEM** -
  - > JOHNSON CONTROLS / 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

