



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

July 25, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Minutes of June 27, 2023

OLD BUSINESS:

OTHER BUSINESS:

- [2.](#) A23-000006 - Compliance Case - A request by Cameron Hall, Applicant, Keith Hall Properties, Owner, for a special exception to allow an automobile repair shop to operate in the I-2, Heavy Industrial District, at 8367 Dunnivant Rd, 35094, TPID: 2500282002008001, Jefferson County.
- [3.](#) A23-000008 - A request by Chris Mohan, Applicant and Owner, to be allowed to construct a guesthouse (Personal use only) prior to the construction of the principal residence at 7442 Elliot Ln, Leeds, AL 35094, TPID: 2500294000002005, Zoned A-1, Agricultural, Jefferson County.
- [4.](#) A23-000009 - A request by Burke Wren, Applicant and Owner, to allow an inground pool to be located within a side yard, at 6539 Hawks Place, Leeds, AL 35094, TPID 2500303000085000, Jefferson County, Zoned R-5, Garden Home District.
- [5.](#) A23-000010 -A request by Phillip Durance, Owner and applicant, to allow an accessory building in the B-2, General Business District, and to allow the accessory building to be used as an office/guesthouse at 7813 Parkway Drive, U-1, Leeds, AL 35094, TPID: 2500212008004000, Jefferson County

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. Minutes of June 27, 2023



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

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

June 27, 2023 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

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

ABSENT

Board Member Andy Watkins

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Motion made to approve by Board Member Miller, with corrections made by City Attorney Scott Barnett
Seconded by Board Member Musgrove.

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

OLD BUSINESS:

None.

OTHER BUSINESS:

1. A23-000002 - A request by James Blair, Applicant, and property owner, to allow for direct utility service at an accessory building, Article VII, Section 6 (c) (7), located at 7111 Elliot Lane, 35094, TPID:2500304000003001, Jefferson County, Zoned R-1, Single Family District.
James Blair 369 Eastland Dr. Lincon. Stated that he is just Putting a meter back on the barn. There was meter previously on the barn.
No recommendations from staff regarding this.
Mr. Watson stated that per code accessory buildings cannot have a separate power meter. This is to help limit those being rented out as apartments.

Mr. Musgrove asked the applicant and property owner what the intended use was for the building was. Mr. Blair stated that he is not sure.

No one to speak for or against.

Mr. Musgrove asked staff if it was approved as is what would the applicant do if he wanted to turn it into an office building or a rental property.

Mr. Watson stated that he would need to make that request to the board when he determines the use.

Mr. McDevitt had some concerns regarding the fire dept.

Mr. Watson stated that the fire department can identify the property as having 2 meters and 911 would be given the information.

Motion to approve made by Board Member Miller so as the building to only be used as a utility building. Nonresidential and non-business associated. Seconded by Board Member Pool. Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Howard, Board Member Musgrove, Board Member Miller

Motion passes.

2. A23-000007 - A request by Felton Building Company, Applicant and Owner to reduce the front set back from thirty-five (35) feet to twenty-five (25) ft and to reduce the rear setback from thirty-five (35) feet to fifteen (15) feet and to reduce the min. sq footage to 935 sq. ft. located at 1251 Vivian St, 35094, TPID: 2500201025002000, Jefferson County, Zoned: R-3, Multi-Family District.

Keith Hall 3048 Cambridge Rd. Mt. Brook Applicant and Owner to speak. The applicant stated. That this is a odd, shaped lot that he would like to build on.

Mr. Mcdivitt asked the applicant if it was one or two bedrooms. Mr. Hall stated that it is two.

Mr. Musgrove asked if he owns the whole lot. The applicant stated that yes, but the buildable square footage of the lot is smaller than the house plan.

No one to speak for or against.

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

Motion passes.

ADJOURNMENT:

5:23

Mr. Mike McDevitt, Chairman

Ms. Andrea Howard, Secretary

File Attachments for Item:

2. A23-000006 - Compliance Case - A request by Cameron Hall, Applicant, Keith Hall Properties, Owner, for a special exception to allow an automobile repair shop to operate in the I-2, Heavy Industrial District, at 8367 Dunnivant Rd, 35094, TPID: 2500282002008001, Jefferson County.

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NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for REQUESTING ZONING VARIANCE OR SPECIAL EXCEPTION FOR LAND AND BLDG TO OPERATE A GARAGE REPAIR BUSINESS WHICH IS NOT CURRENTLY AUTHORIZED UNDER PRESENT ZONING

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 #:	A23-000006
APPLICANT NAME:	Cameron Hall
PROPERTY OWNER:	
TAX PARCEL ID#S:	2500282002008001
PROPERTY ADDRESS:	8367 DUNNAVANT RD; LEEDS, AL 35094 JEFFERSON
PROPERTY ZONING:	I-2: HEAVY 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: July 25, 2023
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

File Attachments for Item:

3. A23-000008 - A request by Chris Mohan, Applicant and Owner, to be allowed to construct a guesthouse (Personal use only) prior to the construction of the principal residence at 7442 Elliot Ln, Leeds, AL 35094, TPID: 2500294000002005, Zoned A-1, Agricultural, Jefferson County.

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NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for We are asking for a variance in order to build phase 1 of our retirement home - a two story barn with a one bedroom apartment on the second floor. I'm an active duty Soldier with 34 years of service, currently stationed at Redstone Arsenal, Al (Huntsville). We will be retiring in approximately 2 years - this barn will serve as our weekend home (we have kids/grandkids in Leeds) and will be our temporary residence when we build our home next to the barn. We refer to it as Phase 1 as we've already picked out our house plan (approx 3000 sq ft) and we have surveyed the plot for both structures. We also have a septic permit for the number of bedrooms for both structures, and when we run power it will be for both structures. We anticipate that we will begin construction of the main residence 3-6 months prior to my planned retirement in June of 2025.

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 #:	A23-000008
APPLICANT NAME:	Chris Mohan
PROPERTY OWNER:	WEST MICHAEL B &
TAX PARCEL ID#S:	2500294000002005
PROPERTY ADDRESS:	7442 ELLIOTT LN; LEEDS, AL 35094
PROPERTY ZONING:	R-1: SINGLE FAMILY RESIDENTIAL 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: July 25, 2023
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.

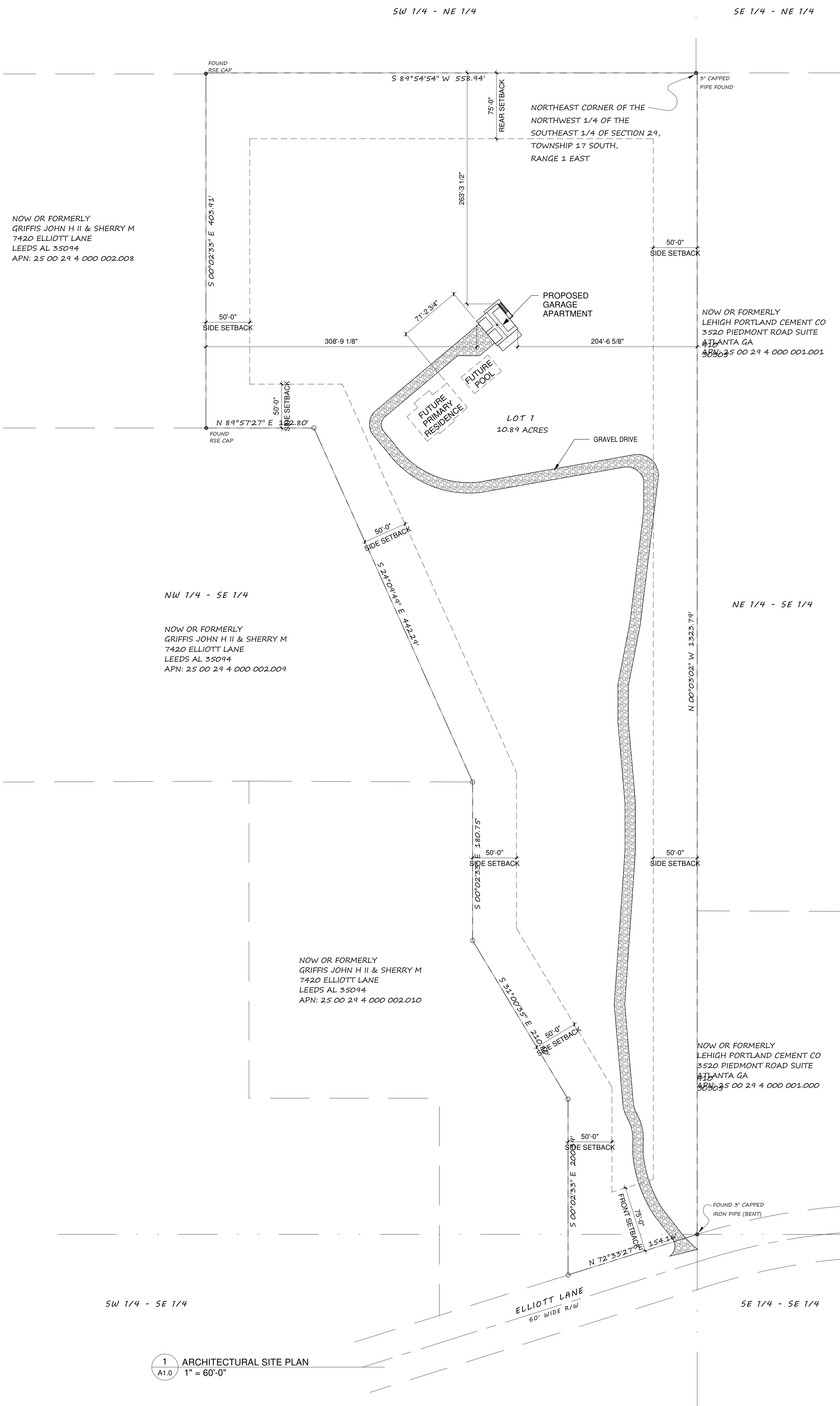
For more information about the application and related issues or to schedule an appointment:

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



1 ARCHITECTURAL SITE PLAN
 A1.0 1" = 60'-0"


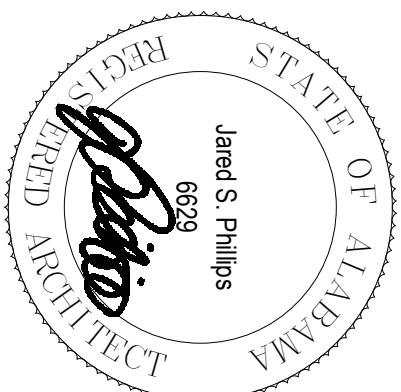
SHEET A1.0	DRAWING ARCHITECTURAL SITE PLAN	PROJECT NUMBER 22-12	DATES 5/9/23	 Jared S. Phillips ARCHITECT <small>3029 Piper Way Hoover, Alabama 35224</small>	<h2>MOHAN RESIDENCE GARAGE APARTMENT</h2> 7442 ELLIOT LANE LEEDS, ALABAMA	
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EXHIBIT A

The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:

A part of the Northwest quarter of the Southeast quarter of Section 29, Township 17 South, Range 1 East, Jefferson County, Alabama. Being more particularly described as follows:

Begin at the Northeast corner of Northwest quarter of the Southeast quarter of said Section 29; thence S 87 degrees 27'27" W a distance of 558.94' to a point; thence S 02 degrees 30'00" E a distance of 403.91' to a point; thence N 87 degrees 30'00" E a distance of 122.80' to a point; thence S 26 degrees 37'16" E a distance of 442.29' to a point; thence S 02 degrees 30'00" E a distance of 180.75' to a point; thence S 33 degrees 28'02" E a distance of 210.80 to a point; thence S 02 degrees 30'00" E a distance of 232.45' to a point; thence N 70 degrees 05'60" E a distance of 153.97' to a point; thence N 02 degrees 30'00" W a distance of 1355.90' to a point; being the Point of Beginning. Situated in Jefferson County, Alabama.

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park South, Suite 224
Birmingham, AL 35226

Send tax notice to:
Christopher Owen Mohan
Cynthia G. Mohan
3232 Terrace Drive
Rock Island, IL 61201

State of Alabama
County of Jefferson

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Frank R. Sweatt and Kimberly Sweatt**, married husband and wife, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Owen Mohan and Cynthia G. Mohan, married husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

7442 Elliott Lane, Leeds, AL 35094

See Exhibit A for Legal Description

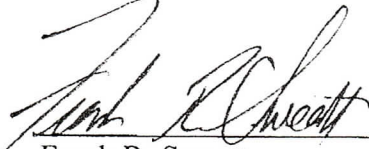
Subject to taxes for the year 2021 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

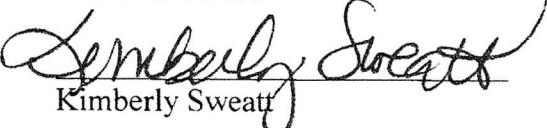
Be it known that \$\$150,000.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of May, 2022.



Frank R. Sweatt


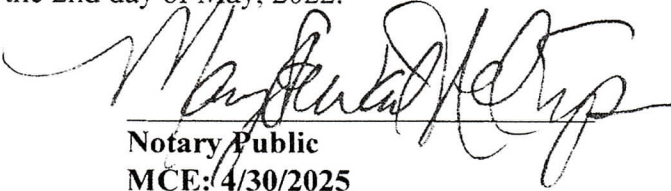
Kimberly Sweatt

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Frank R. Sweatt and Kimberly Sweatt whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2022.

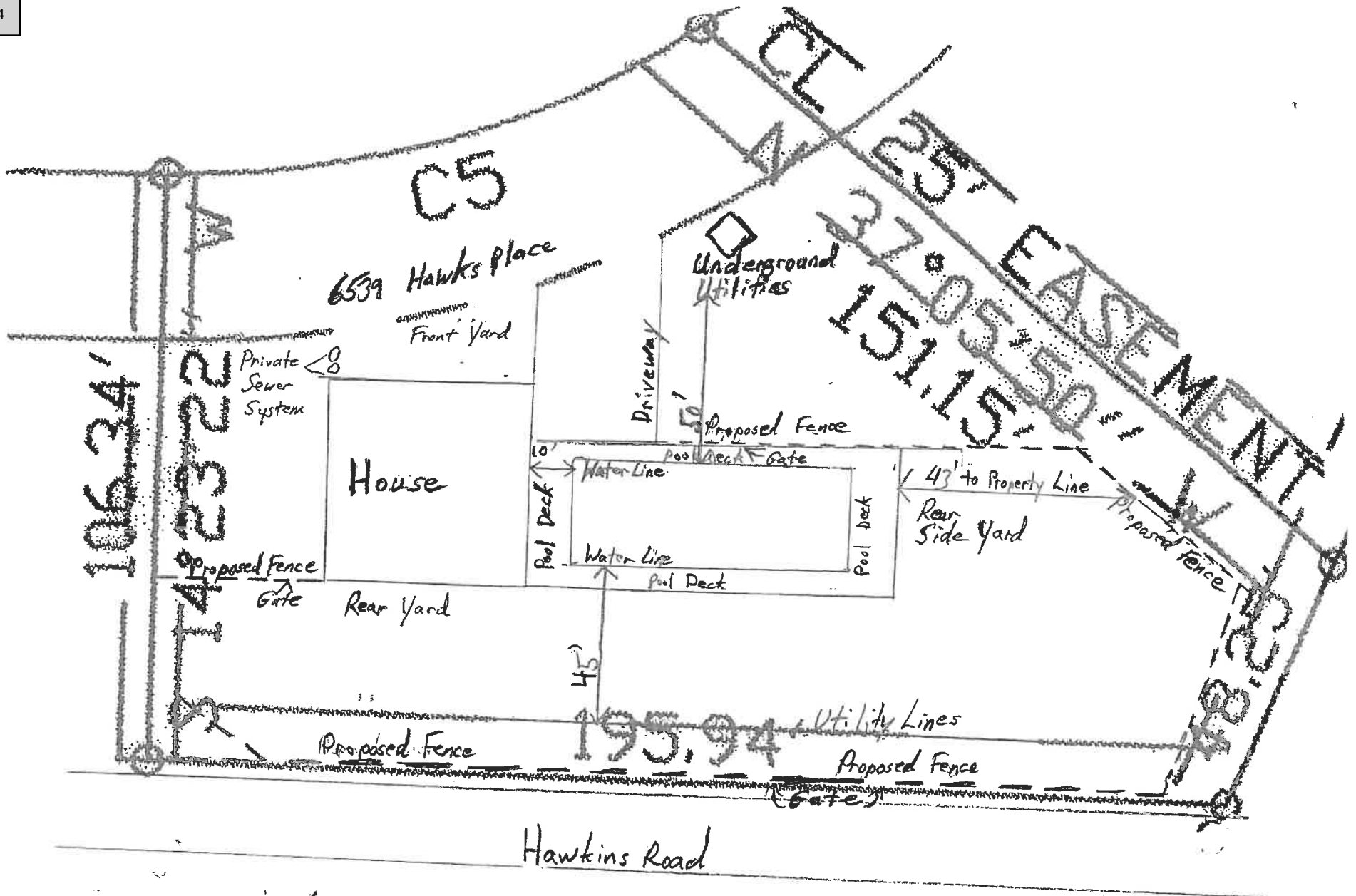




Notary Public
MCE: 4/30/2025

File Attachments for Item:

4. A23-000009 - A request by Burke Wren, Applicant and Owner, to allow an inground pool to be located within a side yard, at 6539 Hawks Place, Leeds, AL 35094, TPID 2500303000085000, Jefferson County, Zoned R-5, Garden Home District.



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5. A23-000010 -A request by Phillip Durance, Owner and applicant, to allow an accessory building in the B-2, General Business District, and to allow the accessory building to be used as an office/guesthouse at 7813 Parkway Drive, U-1, Leeds, AL 35094, TPID: 2500212008004000, Jefferson County

A23-000010

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

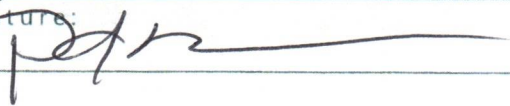
Part 1. Application

Name of Applicant:
Phillip Durrance

Mailing Address:
7813 Parkway Drive Leeds, AL. 35094

Telephone:
205-789-9325

E-mail:
Phillip.durrance@yahoo.com

Signature:


Part 2. Parcel Data

Owner of Record:
Phillip Durrance

Owner Mailing Address:
7813 Parkway Drive, Leeds, AL. 35094

Site Address:
7813 Parkway Drive, Leeds, AL. 35094

Tax Parcel ID # 25-00-21-2-8-4.00	Existing Zoning: B-2	Existing Land Use: R-5.
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Part 3. Request

Section of Ordinance for which variance is request:
Art VII (7)

Nature of Variance with Reference to Applicable Zoning Provision:
to allow an accessory building to be used as an R-use (office / guesthouse).

Part 4. Enclosures (Check all required enclosures with this application)

- Written Justification for a Variance
- Vicinity Map
- Plot Plan with variance noted or highlighted
- Copy of Deed as recorded in the Judge of Probate Office
- 1st Class Stamps - equal to number of surrounding parcels
- Administrative Fee

140.00 140.84 + 4.22 = 145.06

NOTICE: The completed application and all required attachments must be filed a 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:	Date Received: 6/24/2023
Received by: <i>Erin Wat</i>	Scheduled Public Hearing Date:



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, MMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, JeffCoAL, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Jefferson County Parcel Look Up

