



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

December 17, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

OTHER BUSINESS:

2. A24-000027 - A request by Judy Fernambucq, Applicant, SDH Alabama, Owner, For Compliance - to reduce the front setback from twenty (20) feet to eighteen (18) feet as required by ordinance, at 2008 Valley Run, 35094, TPID:2601110001047004, St. Clair Co., R-6, Patio Home District.
3. A24-000028 - A request by Austin Freeze, Applicant and Owner, to allow an accessory building of 900 sq ft which exceed the 25% of primary residence habitable space of 603 sq ft permitted, at 8303 Dunnavant Rd, 35094, TPID: 25002820005009.000, Zoned: R-2, Single Family District, Jefferson County.
4. A24-000029 - A request by Danny Buchanan, LEE LAYNE J & FREDA , Owners to allow a car wash at 1800 Ashville Rd, 35094, TPID: 2602100004005600, St. Clair Co.Zoned, B-2 General Business District.
5. A24-000030 - A request by Austen Trowell, Applicant, Rockhampton LLC, Owner to reduce the front setback from twenty (20) feet to fifteen (15) feet as required by ordinance at 1257 Mailand Rd, 35094, TPID Part of 2500153001004.001, Zoned R-2, Single Family District (Litigation), 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. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$80.00

k: JABESS

THIS INSTRUMENT PREPARED BY: Send Tax Notice To:
BARNES & BARNES LAW FIRM, P.C. JUAN CARLOS GONZALEZ and
MARISELA RODRIGUEZ
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

7730 France Ave
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand and 00/100 (\$80,000.00) to the undersigned Grantor, LADANA SHELBOURNE GADDIS, an unmarried woman (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

Commence at the NW corner of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 17, Township 17 south, Range 1 East; thence run South along the West line of said 1/4- 1/4 section line 100.0 feet to an existing iron; thence turn left 89 degrees 34 minutes 41 seconds and run East 213.68 feet to the point oof beginning; thence continue along the last described course 169.32 feet; thence turn right 88 degrees 54 minutes 55 seconds and run Southerly 387.31 feet; thence run right 97 degrees 11 minutes 36 seconds ad run West 178.38 feet; thence turn right 84 degrees 01 and run North 368.17 feet to the point of beginning. Said tract containing 1.50 acres more or less, Situated in Jefferson County Alabama.

Property address: 7108 ERIE STREET NORTHWEST , LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

☐ TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as

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aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

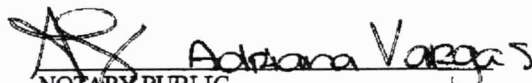
IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 12th day of September, 2024.


LADANA SHELBOURNE GADDIS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LADANA SHELBOURNE GADDIS, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2024.


NOTARY PUBLIC

ADRIANA VARGAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244013123
MY COMMISSION EXPIRES APRIL 2, 2028

Real Estate Sales Validation Form

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

Grantor's Name:	LADANA SHELBOURNE GADDIS	Grantee's Name:	JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ
Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094
Property Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Date of Sales:	September 12th, 2024
	Total Purchase Price:		(\$80,000.00)
	Actual Value:		\$ _____
	OR		
	Assessor's Market Value:		\$ _____

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 ☐ Tax Appraisal
☐ Sales Contract ☐ Other Tax Assessment
☒ Closing Statement

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.

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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: September 12th, 2024

Print Laura L. Barnes

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for I am petitioning behalf of Juan Carlos Gonzalez and Marisela Rodriguez the new purchaser of this parcel. They want to open a retail car lot.

The is the former location of the Patio Lounge owned by Mr. and Mrs. Shelbourne.

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 #:	A24-000026
APPLICANT NAME:	Jeremy Deason
PROPERTY OWNER:	SHELBORNE GADDIS LADANA EXECUTOR OF ESTATE
TAX PARCEL ID#S:	2500173001036001
PROPERTY ADDRESS:	7108 ERIE ST; 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: November 19, 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:

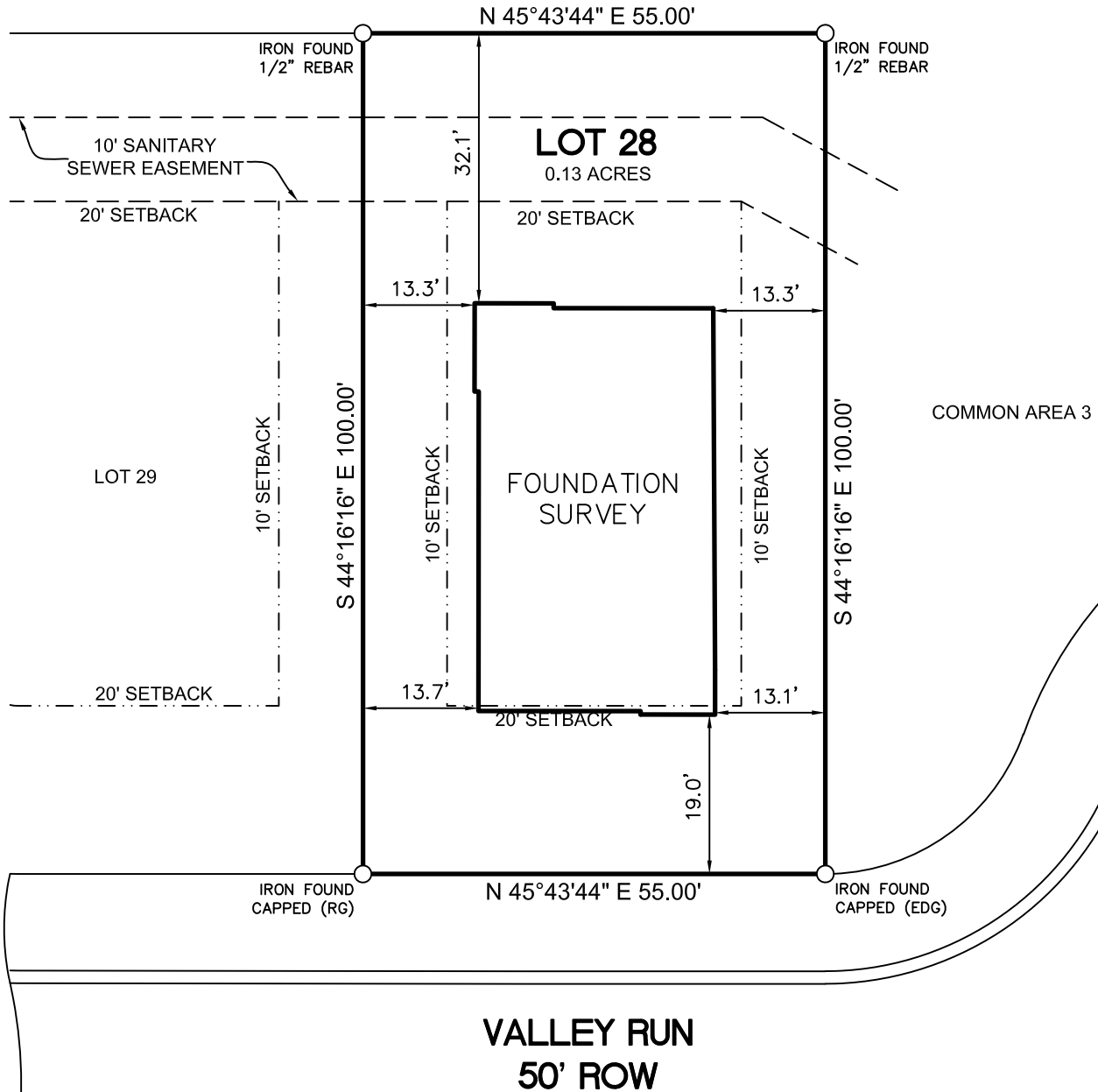
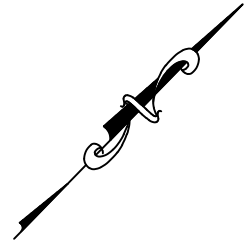
Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

File Attachments for Item:

2. A24-000027 - A request by Judy Fernambucq, Applicant, SDH Alabama, Owner, For Compliance - to reduce the front setback from twenty (20) feet to eighteen (18) feet as required by ordinance, at 2008 Valley Run, 35094, TPID:2601110001047004, St. Clair Co., R-6, Patio Home District.

ZONED: PLAT
SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 10'

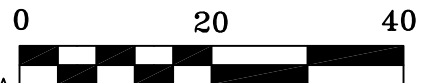
FOUNDATION SURVEY LOT 28
DANSBY VALLEY SUBDIVISION PHASE 1 AND
THE RESURVEY OF LOTS 73A, 74A, 75A
CLAIRMONT PARK RESURVEY PHASE 1
MAP BOOK 2004 PAGE 56
PLAT BOOK 2024, PAGE 33
ST. CLAIR COUNTY, ALABAMA
COMMON AREA 3



NOTE:

1. ALL EASEMENTS ARE SCALED IN PER THE RECORD MAP PROVIDED BY CLIENT.

SCALE: 1" = 20'

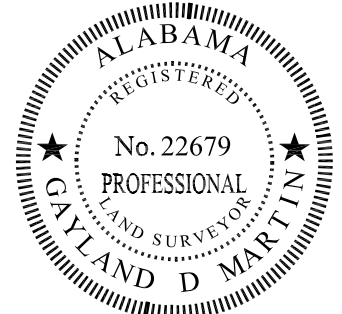


DESCRIPTION

Lot 28 of Dansby Valley Subdivision Phase 1 And The Resurvey Of Lots 73A, 74A, 75A Clairmont Park Resurvey Phase 1 Map Book 2004 Page 56 as recorded in Plat Book 2024 Page 33 in the Office of the Judge of Probate in St. Clair County, Alabama.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: Gayland D. Martin
Alabama License Number 22679, Date: November 8, 2024



NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: VALLEY RUN
Date of Fieldwork: 2024-11-07
Date of Survey: 2024-11-08
Job Number: SDH01038
Drawn By: SDM
Survey For: Smith Douglas
Type of Survey: FOUNDATION SURVEY
Field Book, Page: FB 319, PG 94

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
BLAIR and PARSONS, P.C.
1711 Cogswell Avenue
Pell City, Al 35125

SEND TAX NOTICE TO:

SDH ALABAMA, LLC

110 VILLAGE TRAIL, SUITE 215
WOODSTOCK, GA 30188

STATUTORY WARRANTY DEED

STATE OF ALABAMA
ST. CLAIR COUNTY

RECORDED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Million One Hundred Ten Thousand Six Hundred and 00/100 (\$1,110,600.00) Dollars and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, BEST CHANCE VENTURES, LLC, a Florida Limited Liability Company, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto SDH ALABAMA, LLC, (herein referred to as Grantee, whether one or more), the following described real estate situated in St. Clair County, Alabama, to-wit:

LOTS 14, 16, 17, 24, 25, 27, 28, 30, 31, 32, 33 AND 67, ACCORDING TO THE FINAL PLAT OF DANSBY VALLEY SUBDIVISION, PHASE 1 AND THE RESURVEY OF LOTS 73A, 74A, 75A CLAIRMONT PARK RESURVEY PHASE 1 MAP BOOK 2004, PAGE 56 A RESIDENTIAL SUBDIVISION AS RECORDED IN PLAT BOOK 2024, PAGE 33 AND 34 IN THE OFFICE OF THE JUDGE OF PROBATE OF ST. CLAIR COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 3. EASEMENTS, SET-BACK LINES, RIGHTS OF WAY, CONDITIONS, RESTRICTIONS AND MATTERS OF SURVEY AS SHOWN ON RECORDED PLAT.**
- 4. UNDERGROUND FACILITIES EASEMENTS TO ALABAMA POWER COMPANY AS RECORDED IN DEED VOLUME 2023, PAGE 10247 AND DEED VOLUME 2024, PAGE 10188.**
- 5. EASEMENT TO ALABAMA GAS CORPORATION AS RECORDED IN DEED VOLUME 99, PAGE 746.**
- 6. RIGHT OF WAY FOR PUBLIC ROAD TO ST. CLAIR COUNTY AS RECORDED IN DEED VOLUME 52, PAGE 422.**
- 7. EASEMENT AS RECORDED IN DEED VOLUME 154, PAGE 125.**
- 8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED VOLUME 112, PAGE 40.**
- 9. COMMUNICATIONS SYSTEMS RIGHT OF WAY AND OPTION/EASEMENT AGREEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN DEED VOLUME 138, PAGE 173.**
- 10. 100 FOOT ALABAMA POWER COMPANY RIGHT OF WAY AS SHOWN ON THE SURVEY OF F.W. MEADE, DATED SEPTEMBER 16, 1999.**

11. EASEMENT RECORDED IN DEED VOLUME 154, PAGE 131.

TO HAVE AND TO HOLD unto SDH ALABAMA, LLC, its successors and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: BEST CHANCE VENTURES, LLC
 Grantor's Address: 4821 N. CHURCH LN SE, SUITE B, ATLANTA, GA 30339
 Grantee: SDH ALABAMA, LLC
 Grantee's Address: 110 VILLAGE TRAIL, SUITE 215, WOODSTOCK, GA 30188
 Tax Parcel ID No.: 26-01-11-0-001-030.000, 26-01-11-0-001-032.000,
 26-01-11-0-001-047.000, 26-01-11-0-001-047.004 and
 26-01-11-0-001-030.037
 Purchase Price: \$1,110,600.00
 The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

IN WITNESS WHEREOF, BEST CHANCE VENTURES, LLC, by ELIZABETH WHITMAN MERKLE its MANAGER, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of October, 2024.

BEST CHANCE VENTURES, LLC


 BY: ELIZABETH WHITMAN MERKLE
 ITS: MANAGER

STATE OF GEORGIA
 COUNTY OF Cobb

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ELIZABETH WHITMAN MERKLE whose name as MANAGER of BEST CHANCE VENTURES, LLC, a Florida Limited Liability Company, 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, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 7th day of October, 2024.




 Notary Public
 My Commission Expires: October 23, 2024

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for We are requesting a 2ft reduction in front setback from 20 ft to 18ft off the front property line.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority to authorize variances that will not be contrary to the public interest and where, owing to special conditions, literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A24-000027
APPLICANT NAME:	Judy Fernambucq`
PROPERTY OWNER:	Best Chance Ventures LLC.
TAX PARCEL ID#S:	Part of 2601110001030037
PROPERTY ADDRESS:	2008 Valley Run; Leeds, AL 35094
PROPERTY ZONING:	R-6 : PATIO HOME 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: December 17, 2024
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested person or their representative may attend 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. A24-000028 - A request by Austin Freeze, Applicant and Owner, to allow an accessory building of 900 sq ft which exceed the 25% of primary residence habitable space of 603 sq ft permitted, at 8303 Dunnavant Rd, 35094, TPID: 25002820005009.000, Zoned: R-2, Single Family District, Jefferson County.

13



67°

25 AQI



316

413

Elm St SE

8308

12' from property line
46' from house
30'x30'



Elm St SE

Google

Dunrobin Rd

WARRANTY DEED

State of Alabama
Jefferson County

Send Tax Notice to: Austin Frese
8308 Dunnivant Road, Leeds, AL 35094

Know all men by these presents:

That in consideration of One Hundred Two Thousand and No/100 Dollars (\$102,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Stephen Alan Meacham, a married person, Paul David Meacham, A married person and Nonnie Marie Kathryn Meacham Corbin, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Austin Frese (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Begin at the Northwestern most corner of Lot 11 of Martha E & William F Dorough Homestead as recorded in the Office of the Judge of Probate, Jefferson County, Alabama in Map book 24 Page 44, said point lying on the Southeast right-of-way of Dunnivant Road and the Southwest line of said Lot 11; From this point thence Southeast along the Southwest line of said Lot 11 for 215.98 feet; thence turn an interior angle to the right of 90 degrees 36 minutes 03 seconds for 135.00 feet to a point on the Southwest right-of-way of Elm Street; thence turn on interior angle to the right of 88 degrees 31 minutes 04 seconds and run along said Southwest right-of-way for 270.00 feet to a point at the intersection of the Southwest right-of-way of Elm Street and the Southeast right-of-way of Dunnivant Road; thence turn an interior angle to the right of 68 degrees 59 minutes 28 seconds and run along the Southeast right-of-way of Dunnivant Road for 141.00 feet to the Point of Beginning.

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$86,700.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

This is not the homestead of the above Grantors nor their spouse.

Paul David Meacham is the same as Paul David Meachan is deed book LR201318 Page 25475 filed 10/11/13

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

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 23rd day of December, 2016.

Stephen Alan Meacham
Stephen Alan Meacham

Paul
Paul David Meacham

Nonnie Marie Kathryn Meacham Corbin
Nonnie Marie Kathryn Meacham Corbin

STATE OF Alabama

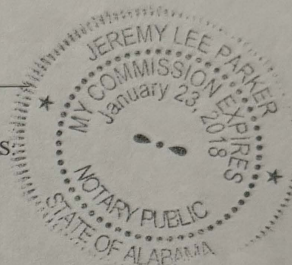
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Stephen Alan Meacham, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 20 16.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Paul David Meacham, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 20 16.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



STATE OF Alabama

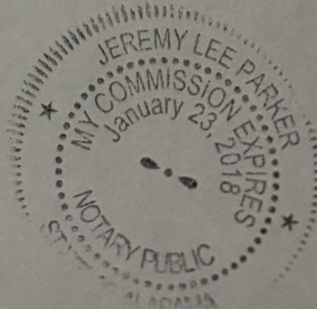
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Nonnie Marie Kathryn Meacham Corbin, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 20 16.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



File Attachments for Item:

4. A24-000029 - A request by Danny Buchanan, LEE LAYNE J & FREDA , Owners to allow a car wash at 1800 Ashville Rd, 35094, TPID: 2602100004005600, St. Clair Co.Zoned, B-2 General Business District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Request approval for the construction of a new automated car wash at 1800 Ashville Road as per 13.03 (Special Exception Uses) for B-2 Zoning item number 2 (Car Washes)

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 #:	A24-000029
APPLICANT NAME:	Danny Buchanan
PROPERTY OWNER:	LEE LAYNE J & FRED A J LEE
TAX PARCEL ID#S:	2602100004005600
PROPERTY ADDRESS:	1800 ASHVILLE RD; LEEDS, AL 35094
PROPERTY ZONING:	B-2 : GENERAL BUSINESS 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: December 17, 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.

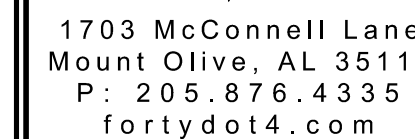
For more information about the application and related issues or to schedule an appointment:

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



Engineer



Site Plan

Revisions:

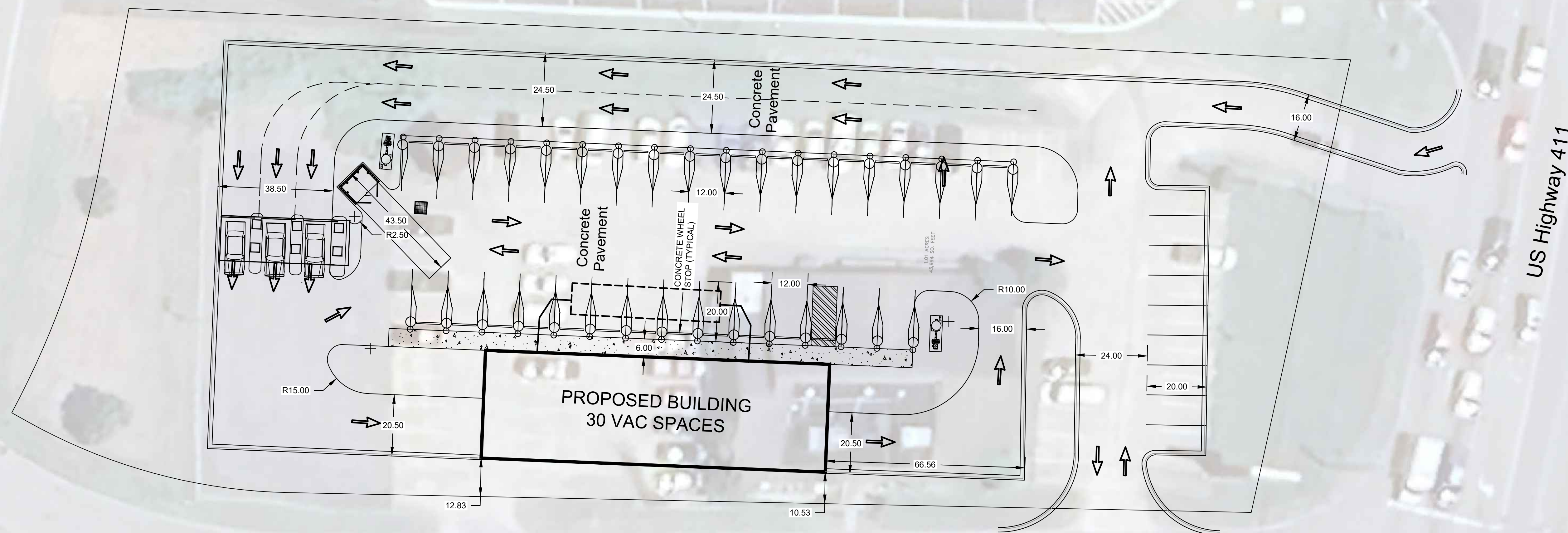
File:
Preliminary

Date: November 26, 2024

Scale: 1"=20'

Drawing:

C1.0



SCALE: 1" = 20'


AGENT AUTHORIZATION FORM

I hereby appoint and designate Daniel Buchanan of Parkway Properties, LLC (Agent) to act as our agent in all matters concerning this application/permit which relates to property located at 1800 Ashville Road, Leeds, AL 35094. I understand that the scope of the agency designation granted herein is general in nature and includes, without limitation, all decision making authority relating to submittal, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I release and agree to hold City of Leeds harmless from and against any liability resulting from acts or omissions of our Agent. I warrant and certify to the City of Leeds I am the owner of the real property identified herein. I further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

PROPERTY OWNER:

Parkway, Inc.
1715 Thornhill Road
Leeds, AL 35094

Signature


Printed name: James McBrier


Date:

Email: materiana@aol.com

AUTHORIZED AGENT:

Parkway Properties, LLC
426 Martin St. S.
Pell City, AL 35128

Signature


Printed name: Daniel Buchanan
Date: November 18, 2024
Email: Danny@Raindropcarwash.com

File Attachments for Item:

5. A24-000030 - A request by Austen Trowell, Applicant, Rockhampton LLC, Owner to reduce the front setback from twenty (20) feet to fifteen (15) feet as required by ordinance at 1257 Mailand Rd, 35094, TPID Part of 2500153001004.001, Zoned R-2, Single Family District (Litigation), Jefferson County.

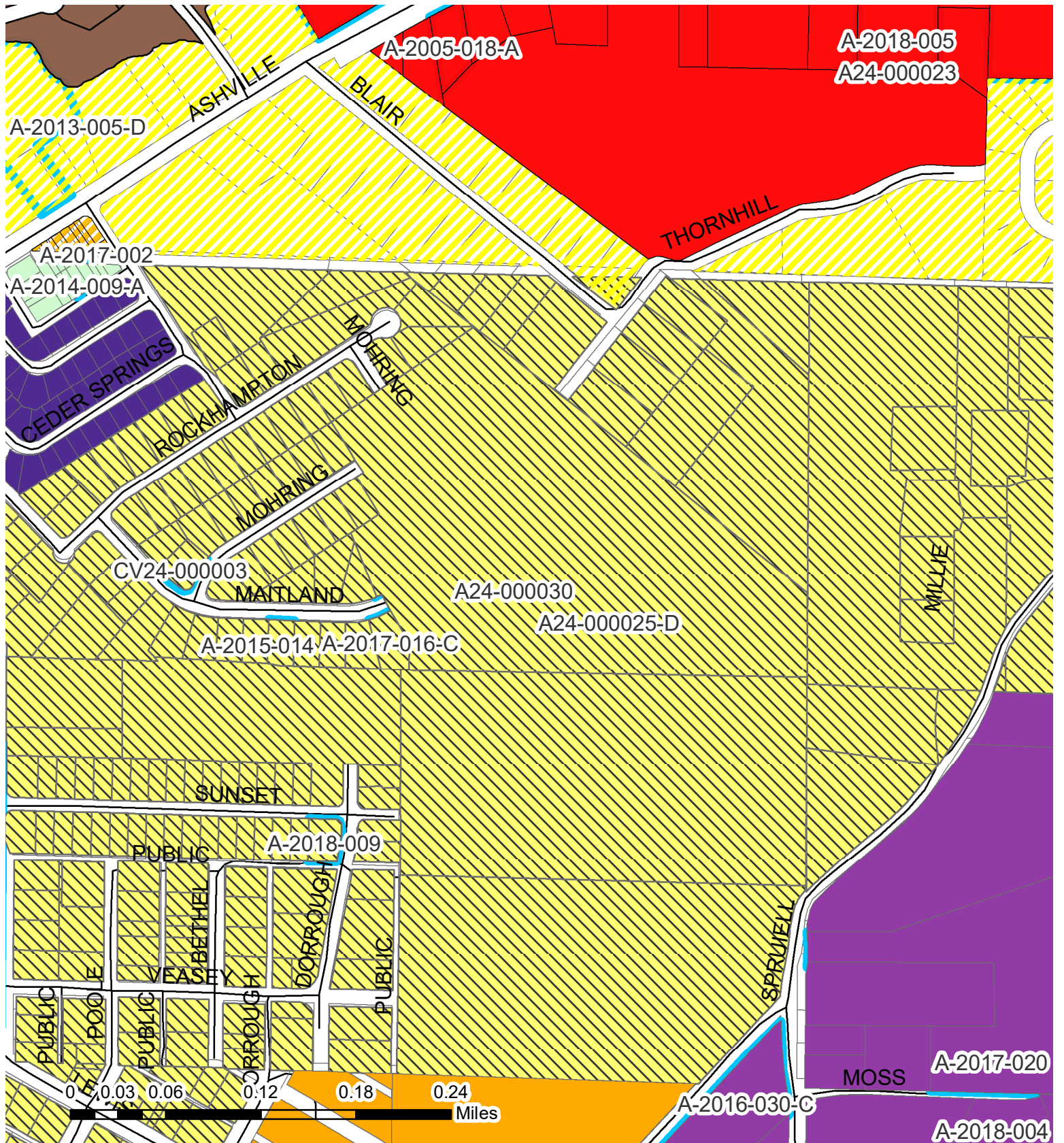
A24-000030

1257 MAITLAND RD

AERIAL MAP



A24-000030 1257 MAITLAND RD ZONING MAP



A24-000030

1257 MAITLAND RD

STREET MAP

