

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments
Application for Variance

APPLICATION

An application for **variance** has been filed with the City of Leeds Zoning Board of Adjustments to allow for mini-warehouses and to waive the requirement for fencing and opaque screening.

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 #:	A-2018-024
APPLICANT NAME:	LEEDS MINI-STORAGE PARTNERS
AGENT'S NAME:	GLENN REALTY
PROPERTY OWNER:	LEEDS MINI-STORAGE PARTNERS
TAX PARCEL ID:	2602100004002001
ADDRESS:	8515 WEAVER AVE; LEEDS, AL 35094 ST. CLAIR COUNTY
ZONED:	I-1, LIGHT INDUSTRIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on

Date: Tuesday, July 24, 2018
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
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:

Contact Person: Brad Watson
E-mail: bwatson@leedsalabama.gov

Phone: 205-699-2585

Mailing Address:
Leeds Zoning Board of Adjustments
Inspection Services
1404 9th Street
Leeds, AL 35094

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
 INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: Leeds Mini Storage Partners (aka Allie Away Leeds)	
Mailing Address: P.O. Box 502, Leeds, AL 35094	
Telephone: 205-699-2929	E-mail: LGkinn43@aol.com
Signature: [Signature] Manager	

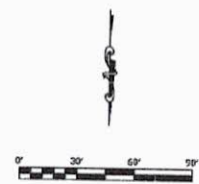
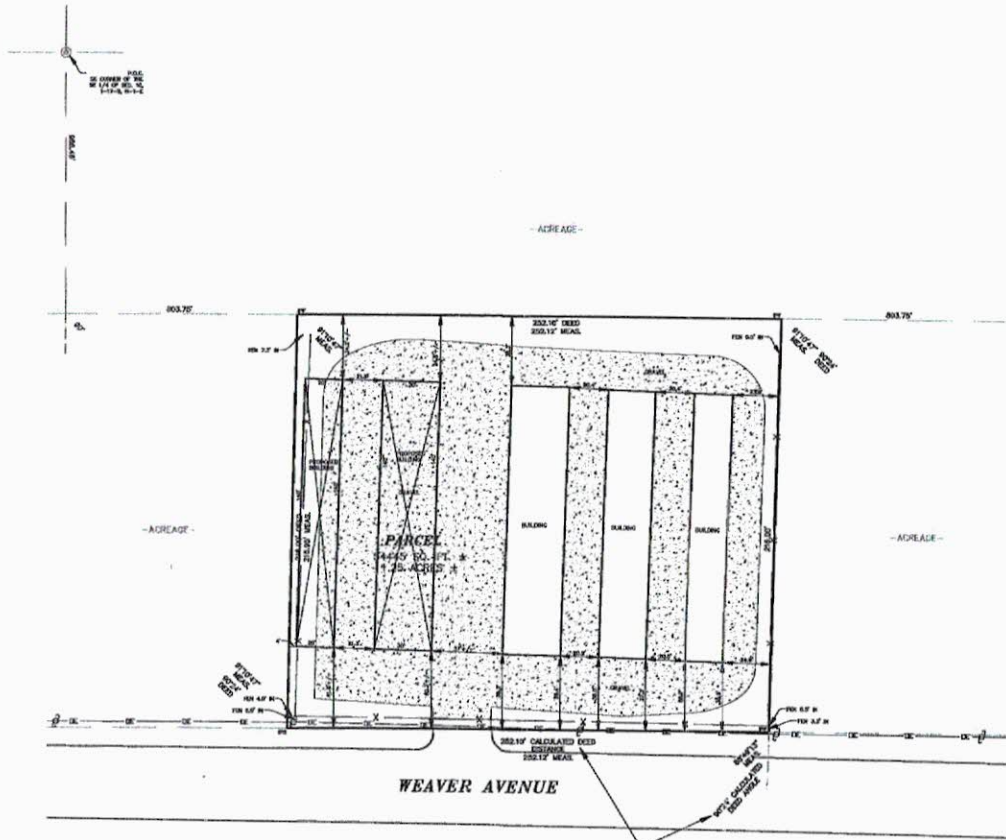
Part 2. Parcel Data		
Owner of Record: Leeds Mini Storage Partners		
Owner Mailing Address: 3056 Overhill Road, Birmingham AL 35233		
Site Address: 8515 Weaver Avenue, Leeds, AL 35094		
Tax Parcel ID # 26-02-10-0-004-002	Existing Zoning: 000	Existing Land Use: Mini Storage P.

Part 3. Request
Section of Ordinance for which variance is requested:
Nature of Variance with reference to applicable zoning provision: Not Be Required. To Not Existing Fence & Not Put up New Sep that

Part 4 Enclosures (Check all required enclosures with this application)	
<input type="checkbox"/>	Vicinity Map showing location of the property
<input type="checkbox"/>	Plan drawn to scale and dimension ed, showing property boundaries and proposed Development Layout
<input type="checkbox"/>	Copy of Deed as recorded in the Judge of Probate Office
<input type="checkbox"/>	Application Fee \$120.00

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.

OFFICE USE ONLY	
Application Number: A-2018-024	Date Received: 06-22-18
Received By: [Signature]	Scheduled Public Hearing Date: 07-24-18



1/4" = 30'
 1/8" = 15'
 1/16" = 7.5'
 1/32" = 3.75'
 1/64" = 1.875'
 1/128" = 0.9375'
 1/256" = 0.46875'



STATE OF ALABAMA
 ST. CLAIR COUNTY
 "ACREAGE SURVEY"

I, Robert Reynolds, a Registered Surveyor, do hereby state that this is a true and correct plat or map of a parcel of land more particularly described as follows:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SECTION TO A DISTANCE OF 908.48 FEET; THENCE 90° TO THE LEFT IN A NORTHERLY DIRECTION 262.12 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE EAST DESCRIBED COURSE 262.12 FEET; THENCE 90°54' TO THE RIGHT IN A NORTHERLY DIRECTION 216.00 FEET; THENCE 90°54' TO THE RIGHT IN A EASTERLY DIRECTION A DISTANCE OF 262.12 FEET; THENCE 90°54' NORTH 216.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN ST. CLAIR COUNTY, ALABAMA, FULL CITY DIVISION.

All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on ever or across said lands except as shown. According to my survey this the _____ day of _____ 2018.

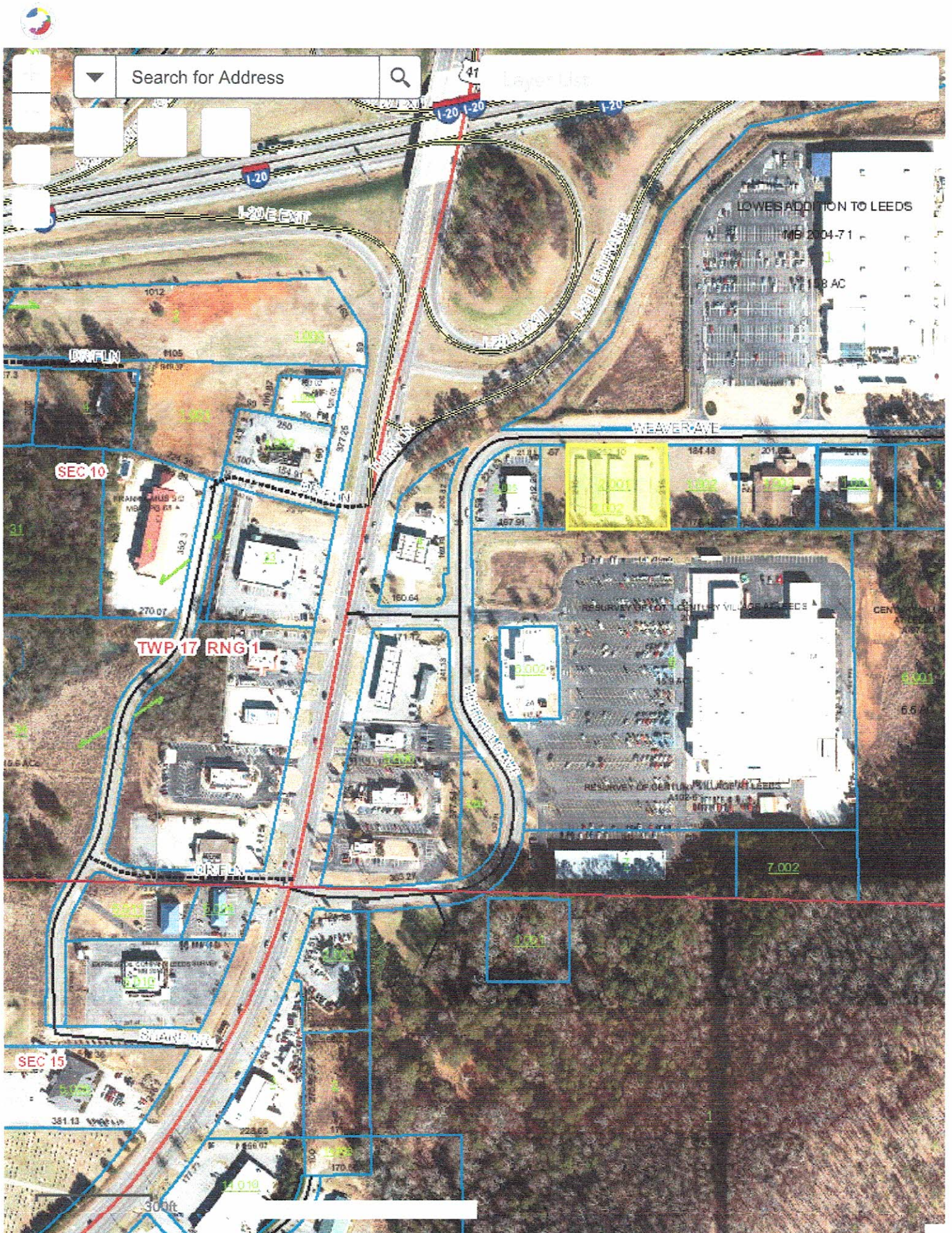
NOTE: This survey is not transferable to any additional institutions or subsequent owners.
 Preparer: N/A
 Address: 2615 WEAVER AVENUE
 Robert Reynolds
 Reg. No. 22427 1119/21

NOTE: CALLS FOR ANGLE & DISTANCE MEASUREMENTS FURNISHED TO SURVEYOR (MAY BE A TYPO ERROR IN DEED)

REYNOLDS SURVEYING CO., INC.
 1572 Montgomery Highway, Suite 16
 Birmingham, Alabama 35216
 (205) 823-7900 Fax: (205) 978-785

ATTIC AWAY MINI STORAGE
 LOCATED IN SE 1/4 OF
 SEC. 10, T19S, R1E
 ST. CLAIR COUNTY, AL., CITY OF SEDS

DRAWN BY: JR SCALE: 1" = 30'
 CONTACT: S. WICKHAM PHONE #: 205/823-7900
 DATE: 6-26-18 PLOT # 01



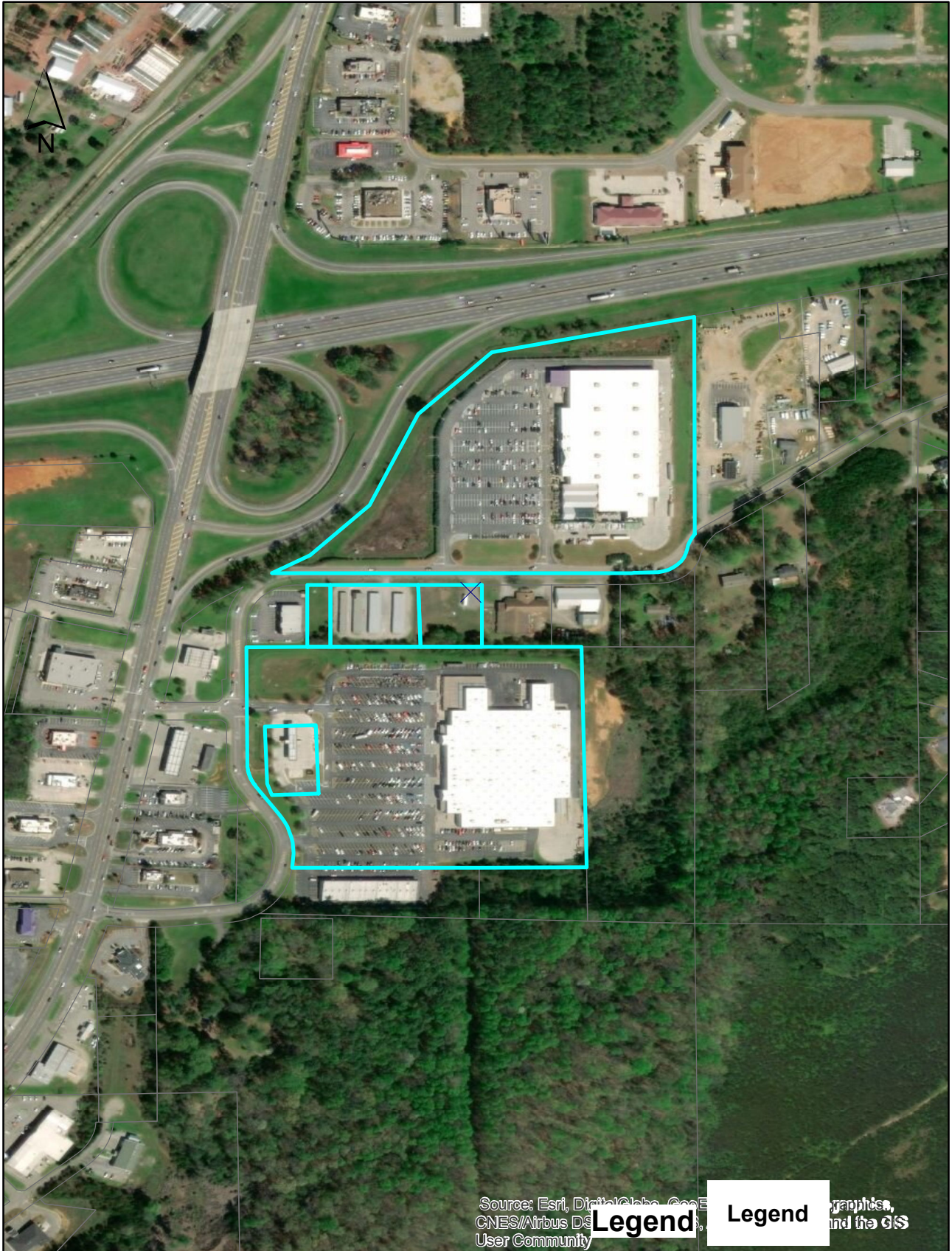
2602100004001000
Barbara Whitfield
2210 Cstlehill Lane
Moody AL 35004

260210004002000
Harry L & Kathryn Brigman
PO Box 820
Moody AL 35004

260210000400100
Lowes Home Centers LLC
1605 Curtis Bridge Rd
Wilkesboro NC 28697

2602100004006000
Wal Mart Real Estate
PO Box 8050 MS 0555
Bentonville AR 72712

A-2018-024 8575 WEAVER AVE BUFFER



575 287.5 0 575 Feet



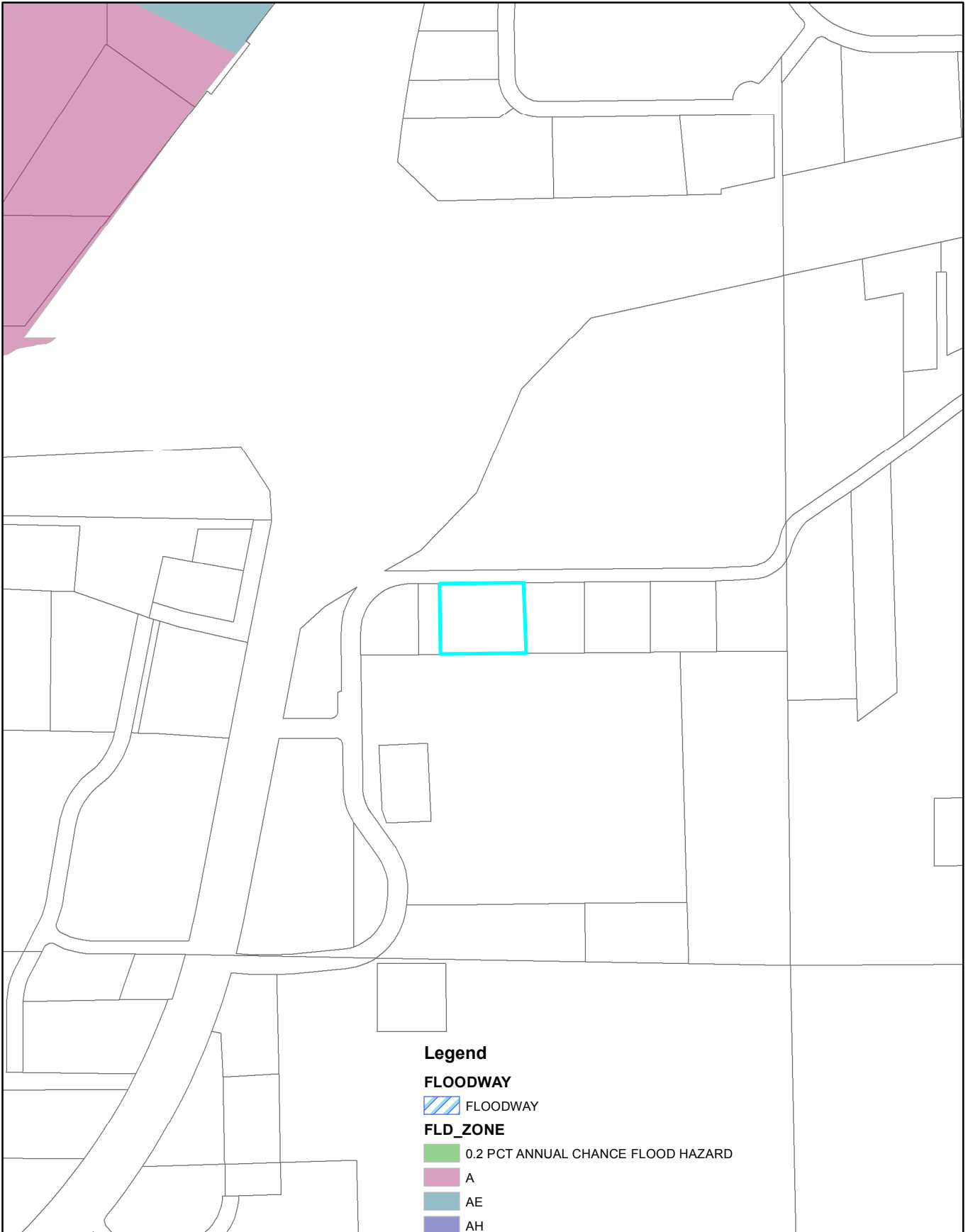
A-2018-024 8575 WEAVER AVE AERIAL



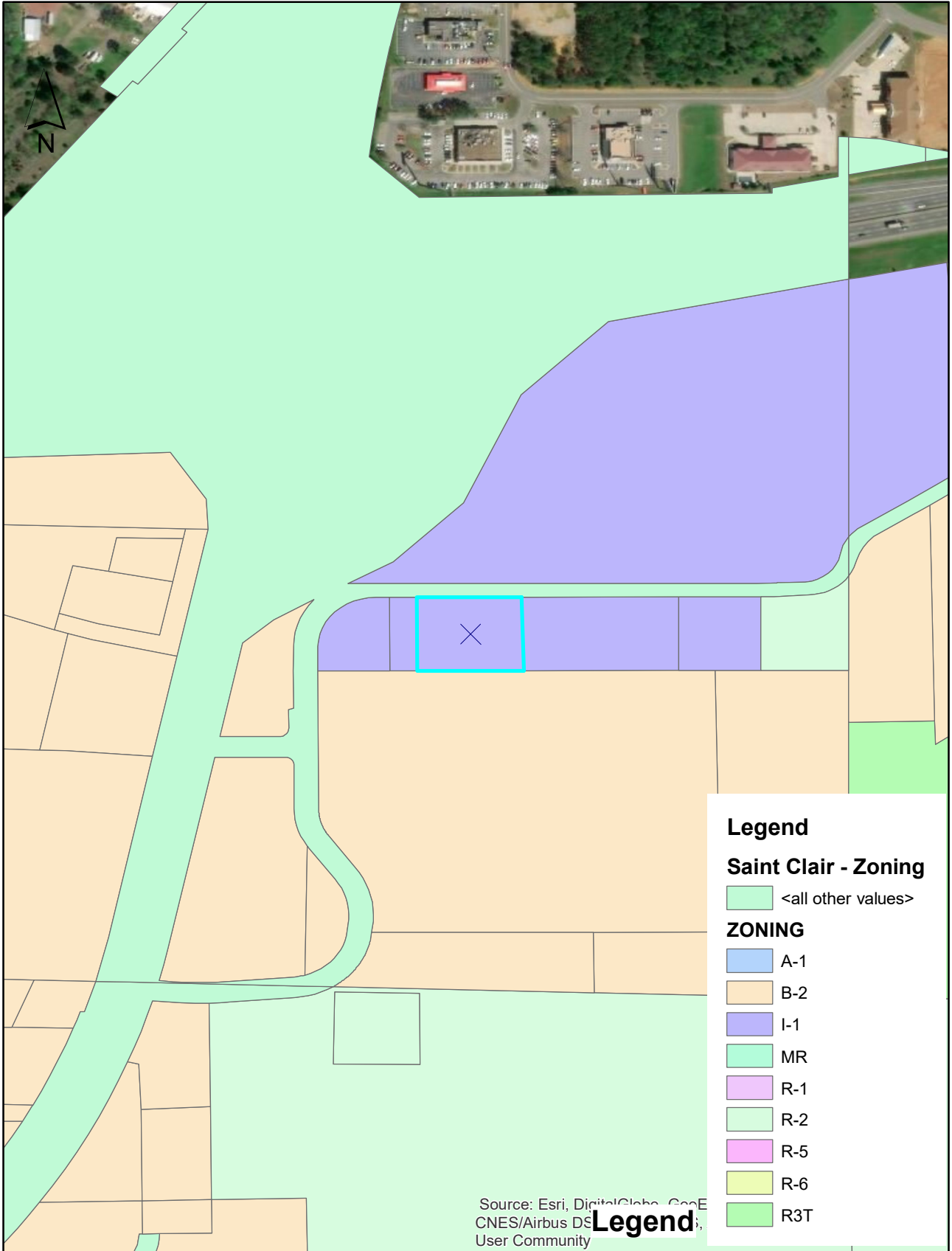
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

480 240 0 480 Feet

A-2018-024
FLOOD MAP
8515 WEAVER AVE
2602100004002001



A-2018-024 8575 WEAVER AVE ZONING



480 240 0 480 Feet

A-2018-024
8515 WEAVER AVE

