

# 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 reduce the front setback from 30 feet to less than one foot for a carport.

## 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.

|                         |  |
|-------------------------|--|
| <b>CASE #:</b>          | <b>A-2018-025</b>  |
| <b>APPLICANT NAME:</b>  | <b>KEN WHITE, AGENT</b>  |
| <b>PROPERTY OWNER:</b>  | <b>SUZANNE ACRE</b>  |
| <b>TAX PARCEL ID:</b>   | <b>2500204002033000</b>  |
| <b>ADDRESS:</b>         | <b>1280 NORMAN DRIVE; LEEDS, AL 35094</b><br><b>JEFFERSON COUNTY</b> |
| <b>PROPERTY ZONING:</b> | <b>R-2, SINGLE FAMILY RESIDENTIAL DISTRICT</b>                       |

**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<sup>th</sup>, 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](mailto:bwatson@leedsalabama.gov)

**Phone:** 205-699-0907

**Mailing Address:**  
Leeds Zoning Board of Adjustments  
Inspection Services  
1404 9<sup>th</sup> Street  
Leeds, AL 35094

CASE NUMBER: A-2018-025

**DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT**

The undersigned owner/owners of the property described in the application hereby designate Kenneth White as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for a variance/rezoning on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgments, attendance and presentations of evidence at all hearings and execution of agreements.

Suzanne White  
OWNER

Suzanne White  
OWNER

1280 Norman Drive  
ADDRESS

Leeds AL 35094

205-585-0397  
TELEPHONE NUMBER

**AUTHORIZED AGENT/ATTORNEY-FACT:**

Kenneth White  
NAME

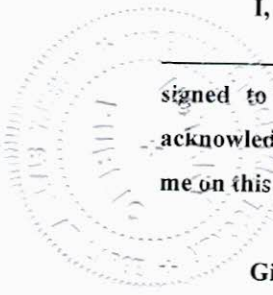
1280 Norman Drive  
ADDRESS

Leeds AL 35094

205-643-3397  
TELEPHONE NUMBER

**State of Alabama**

I, the undersigned Notary Public, hereby certify that Suzanne White, \_\_\_\_\_, whose name(s) is/are signed to the foregoing DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.



Given under my hand and Official Seal this 6<sup>th</sup> day of July, 2018.

[Signature]

MY COMMISSION EXPIRES JANUARY 28, 2020

Commission Expires: \_\_\_\_\_

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

|  |                                       |
|--|---------------------------------------|
| <b>Part 1. Application</b>                                 |                                       |
| Name of Applicant: <u>Ken White</u>                        |                                       |
| Mailing Address: <u>1280 Norman Drive, Leeds, AL 35094</u> |                                       |
| Telephone: <u>643-3397</u>                                 | E-mail: <u>keswhite1102@yahoo.com</u> |
| Signature: <u>[Handwritten Signature]</u>                  |                                       |

|  |                                |                    |
|--|--------------------------------|--------------------|
| <b>Part 2. Parcel Data</b>                                       |                                |                    |
| Owner of Record: <u>SUZANNE ACRE</u>                             |                                |                    |
| Owner Mailing Address: <u>1280 Norman Drive, Leeds, AL 35094</u> |                                |                    |
| Site Address: <u>1280 Norman Drive, Leeds, AL 35094</u>          |                                |                    |
| Tax Parcel ID #<br><u>25-20-4-2-33.0</u>                         | Existing Zoning:<br><u>R-2</u> | Existing Land Use: |

|   |
|---|
| <b>Part 3. Request</b>  |
| Section of Ordinance for which variance is requested:             |
| Nature of Variance with reference to applicable zoning provision: |

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

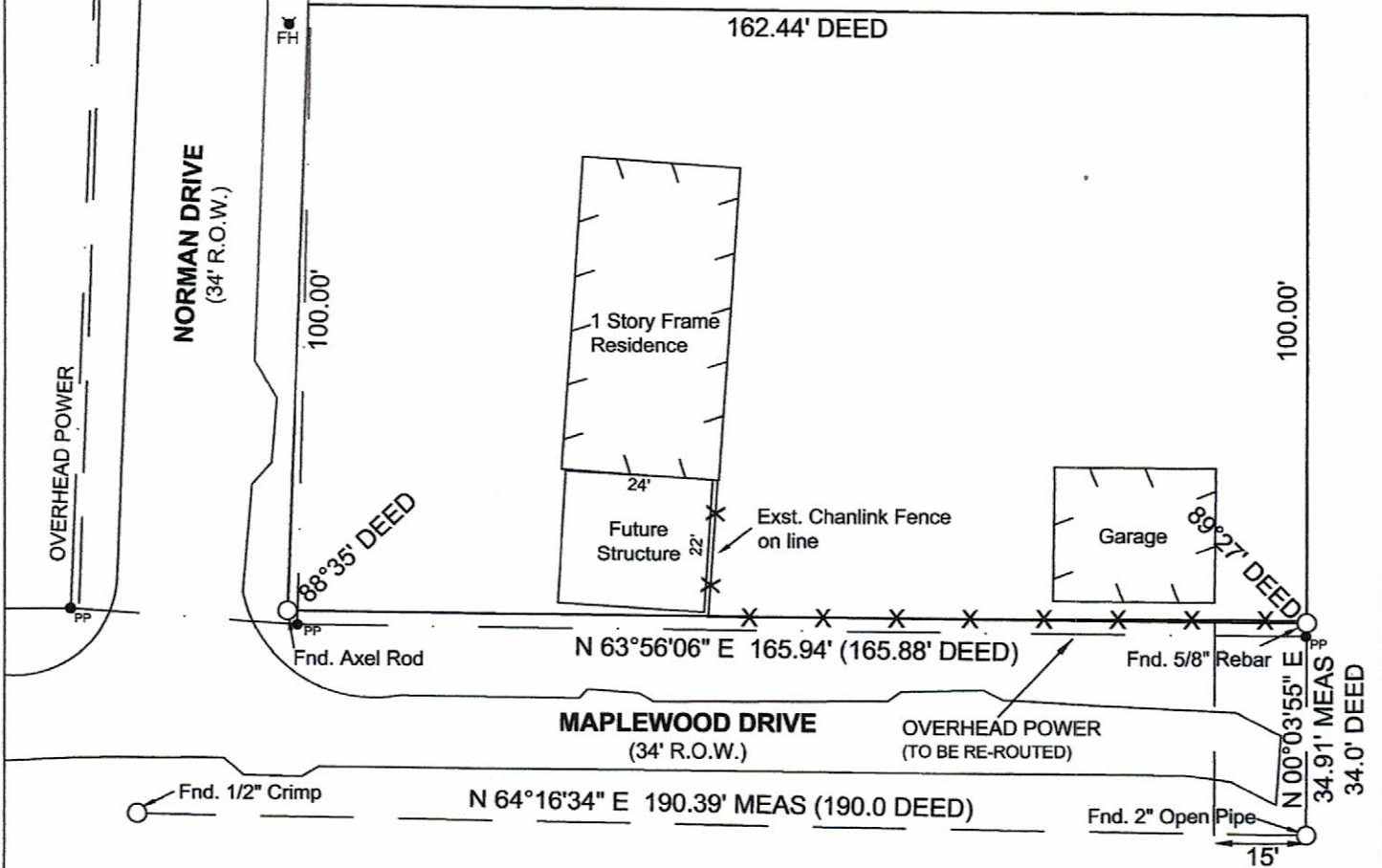
**NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.**

|                                       |  |
|---------------------------------------|--|
| <b>OFFICE USE ONLY</b>                |  |
| Application Number: <u>A-2018-025</u> | Date Received: <u>06-27-18</u>                 |
| Received By: <u>RF</u>                | Scheduled Public Hearing Date: <u>07-24-18</u> |

**SITE PLAN**  
for Structural Addition at  
1280 NORMAN DRIVE  
LEEDS, AL 35094  
JEFFERSON COUNTY, AL



Basis of Bearing:  
Magnetic North



STREET ADDRESS: 1280 Norman Dr. Leeds, AL 35094

Type Survey: SITE PLAN (NOT A SURVEY)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

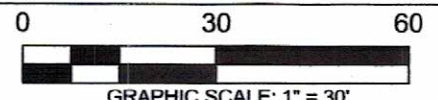
I, David G. Nichols, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

BY: *David G. Nichols*  
David G. Nichols, PLS AL 19750  
4900 County Rd 12  
Odenville, AL 35120  
(205)919-8046

Date: *Nov 30 2017*

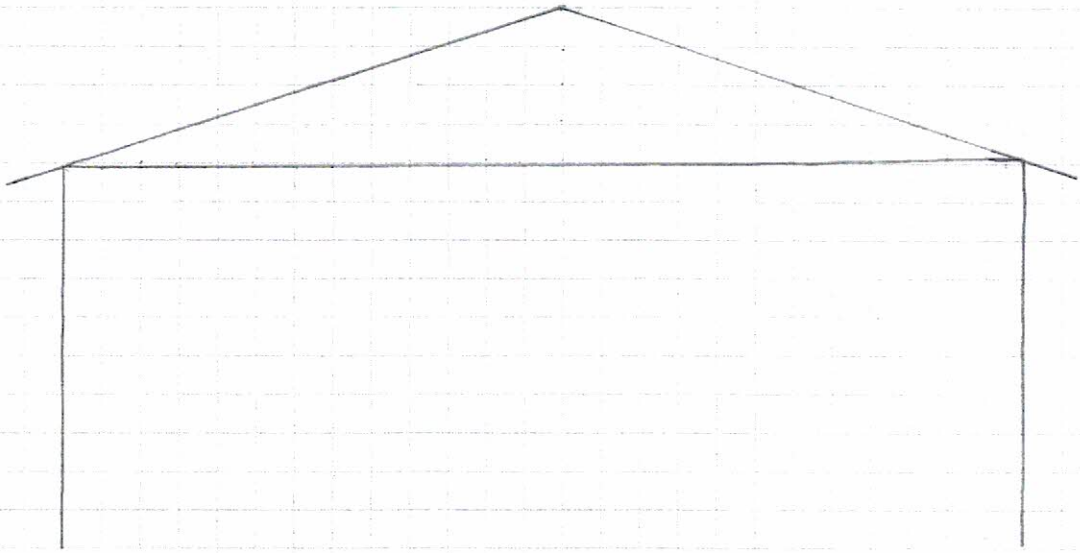


Affix Seal Here:

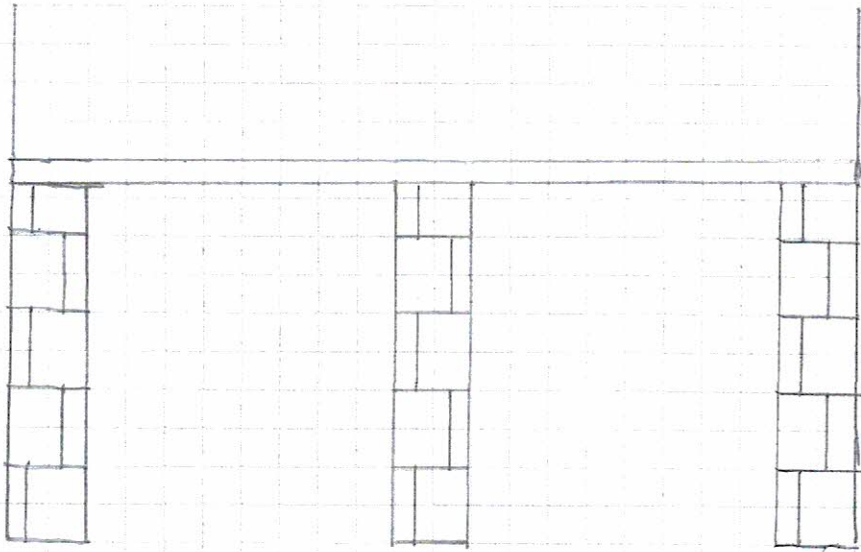


**CLINKSCALES LAND SURVEYING, LLC**

SCALE: 1" = 30'    APPROVED BY: David G. Nichols    DATE OF SURVEY: 11/14/2017    Cell: 205-671-1033    P.O. Box 326 Chelsea, AL 35043



Front View



Side View

1sq. = 1ft

HOUSE

25'0"

22'10"  
to Property Line  
22'0"

Sq. = 1 FT

STREET

~~CARPORT~~ House

Footings

Footings

~~1/4~~ = 1 Foot

Street

A-2018-025  
25 00 20 4 002 020.000  
HALL KEITH  
PO BOX 1097  
LEEDS AL 35094-0020

A-2018-025  
25 00 20 4 002 032.000  
KESSLER KRISTIE  
366 LAREDO DRIVE  
HOOVER AL 35226

A-2018-025  
25 00 20 4 002 035.000  
LEHIGH PORTLAND CEMENT CO  
P.O. BOX 52427  
ATLANTA GA 30355

A-2018-025  
25 00 20 4 002 041.000  
NEWMAN ALINDA SUE  
1277 NORMAN DR  
LEEDS AL 35094-2634

A-2018-025  
25 00 20 4 002 040.000  
SMITH STEVEN L  
1281 NORMAN DR  
LEEDS AL 35094-2634



A-2018-025  
AERIAL MAP  
1280 NORMAN DRIVE  
2500204002033000



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,  
CP, swisstopo, and the GIS User Community

Legend

A-2018-025  
1280 NORMAN DR  
BUFFER

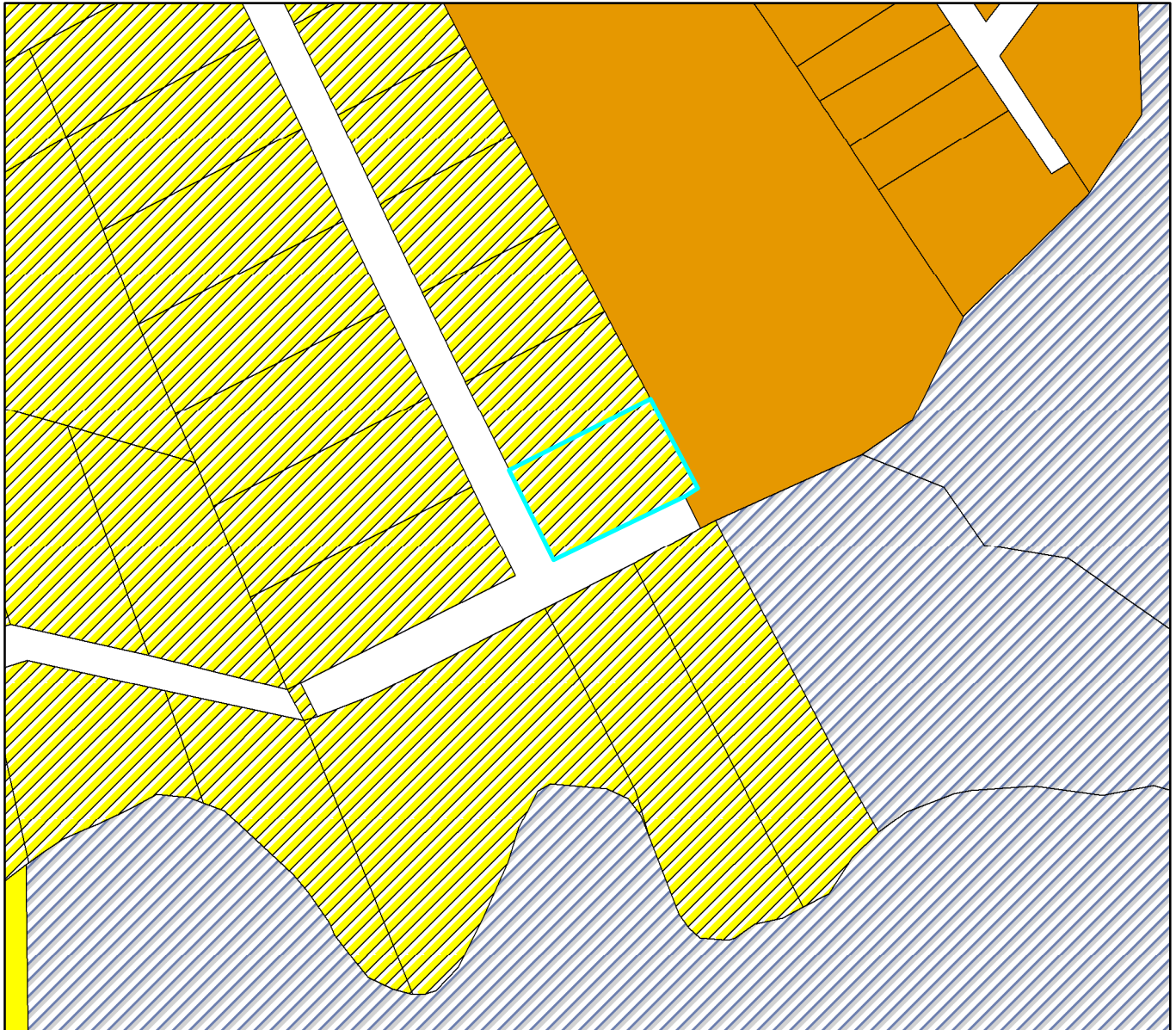


Legend

A-2018-025  
FLOOD MAP  
1280 NORMAN DRIVE  
2500204002033000
















A-2018-025  
ZONING MAP  
1280 NORMAN DRIVE  
2500204002033000



**Legend**

**JCC - ZONING**

**ZONING**

|   |      |   |
|---|------|---|
|  | A-1  | A-1 - AGRICULTURE DISTRICT                                  |
|  | B-2  | B-2 - GENERAL BUSINESS DISTRICT                             |
|  | I-1  | I-1 - LIGHT INDUSTRIAL DISTRICT                             |
|  | I-2  | I-2 - HEAVY INDUSTRIAL DISTRICT                             |
|  | MR   |   |
|  | PCD  | PCD - PLANNED COMMUNITY DISTRICT                            |
|  | R-1  | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT                    |
|  | R-2  | R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT                    |
|  | R-3  | R-3 - MULTI-FAMILY RESIDENTIAL DISTRICT                     |
|  | R-5  | R-5 - GARDEN HOME RESIDENTIAL DISTRICT                      |
|  | R-6  | R-6 - PATIO HOME RESIDENTIAL DISTRICT                       |
|  | R3T  | R3T - TOWNHOUSE RESIDENTIAL DISTRICT                        |
|  | RMHP | RMHP - RESIDENTIAL MANUFACTURED (MOBILE HOME PARK DISTRICT) |

A-2018-025  
1280 NORMAN DR

