

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 An Accessory Building to be located in the front yard in a R-2 Single Family Residential District

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-2018-032
APPLICANT NAME:	MARTHA GONZALEZ
PROPERTY OWNER:	MARTHA GONZALEZ
TAX PARCEL ID:	2500162011003000
ADDRESS:	1707 SELF ST; LEEDS, AL 35094 JEFFERSON COUNTY
PROPERTY ZONING:	R-2, SINGLE FAMILY RESIDENTIAL 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, October 23, 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:

E-mail: development@leedsalabama.gov

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

A-2018-032

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585

leedsalabama.org

Part 1. Application	
Name of Applicant:	Martha Gonzalez
Mailing Address:	1707 SELF ST Leeds AL 35094
Telephone:	(205) 577-3408
E-mail:	
Signature:	Martha Gonzalez

Part 2. Parcel Data		
Owner of Record:	Martha Gonzalez	
Owner Mailing Address:	1707 SELF ST Leeds AL 35094	
Site Address:	Same	
Tax Parcel ID #	Existing Zoning:	Existing Land Use:
2500162011003000	R-2	Residential

Part 3. Request	
Section of Ordinance for which variance is requested:	
Nature of Variance with reference to applicable zoning provision:	
Accessory Building in required front yard /	

Part 4 Enclosures (Check all required enclosures with this application)	
<input checked="" type="checkbox"/>	Vicinity Map showing location of the property
<input checked="" type="checkbox"/>	Plan drawn to scale and dimension ed, showing property boundaries and proposed Development Layout
<input checked="" type="checkbox"/>	Copy of Deed as recorded in the Judge of Probate Office
<input checked="" 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:	Date Received:
Received By:	Scheduled Public Hearing Date: 10/25/18

ORIGINAL DOCUMENT
E-FILED
DATE: _____
DO NOT RECORD

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

(205) 699-5000

Send Tax Notice To:
ELVERT JAVIER GUZMAN and
MARTHA ESPERANZA
GONZALES SOCOP

1707, 1715 SELF LANE, & 8147
LYLE 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 Ninety-One Thousand and 00/100 (\$91,000.00) to the undersigned Grantor, DORIS BRASHER YOUNG, 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 ELVERT JAVIER GUZMAN and MARTHA ESPERANZA GONZALES SOCOP, (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:

SEE ATTACHED EXHIBIT "A"

DORIS BRASHER YOUNG IS THE SURVIVING GRANTEE OF WILLIAM M YOUNG SR, HAVING DEPARTED THIS LIFE ON DECEMBER 5, 2016

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

Property address: 1707, 1715 SELF LANE, & 8147 LYLE AVE, 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, his/her 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 has a good right to sell and convey the same as 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 his/her hand and seal this the 27th day of July, 2018.

Doris B. Young
DORIS BRASHER YOUNG

STATE OF ALABAMA
JEFFERSON COUNTY

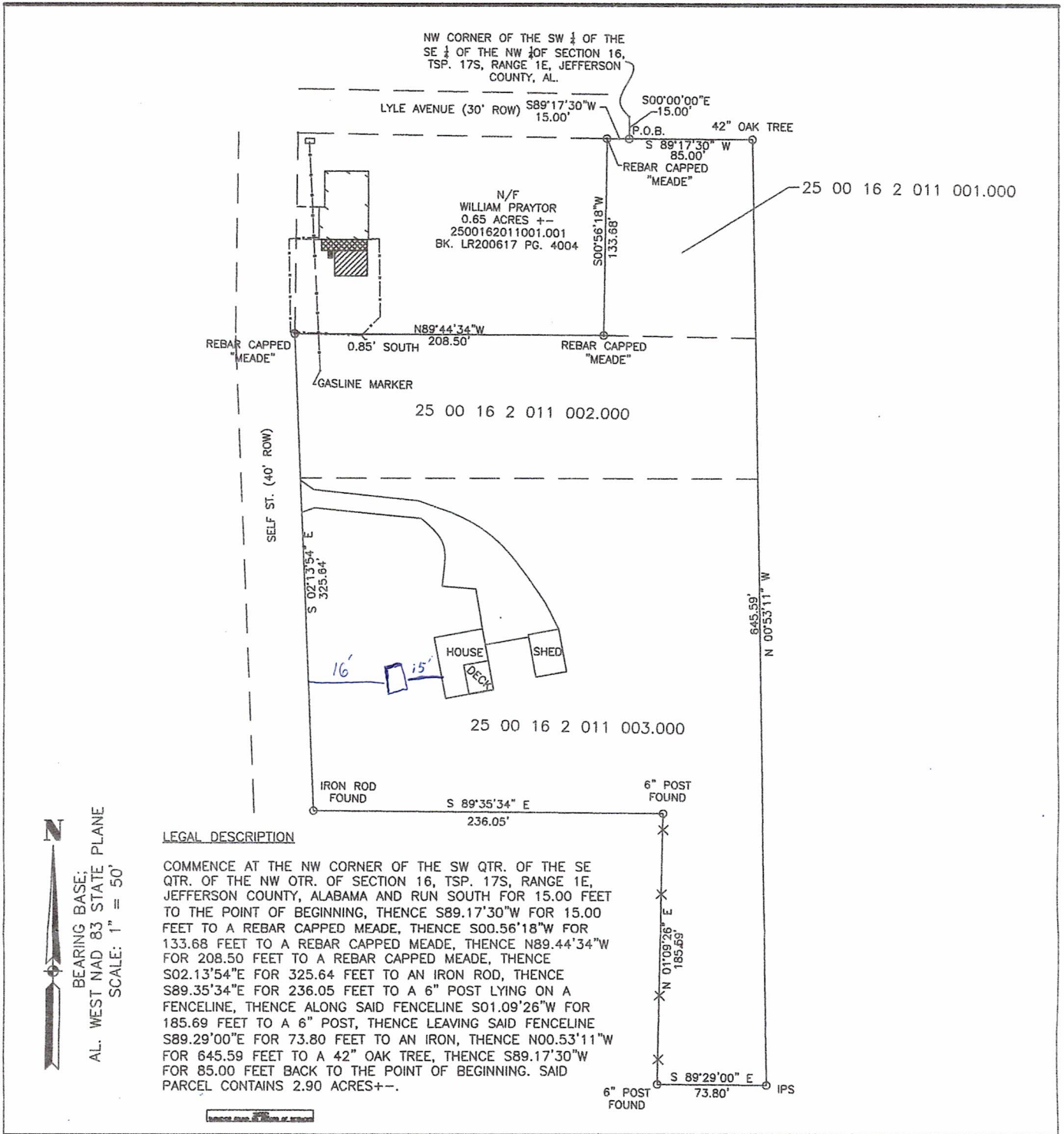
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DORIS BRASHER YOUNG, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2018.

Jena Edrie Stewart
NOTARY PUBLIC

10/2/18





LEGAL DESCRIPTION

COMMENCE AT THE NW CORNER OF THE SW QTR. OF THE SE QTR. OF THE NW QTR. OF SECTION 16, TSP. 17S, RANGE 1E, JEFFERSON COUNTY, ALABAMA AND RUN SOUTH FOR 15.00 FEET TO THE POINT OF BEGINNING, THENCE S89.17'30"W FOR 15.00 FEET TO A REBAR CAPPED MEADE, THENCE S00.56'18"W FOR 133.68 FEET TO A REBAR CAPPED MEADE, THENCE N89.44'34"W FOR 208.50 FEET TO A REBAR CAPPED MEADE, THENCE S02.13'54"E FOR 325.64 FEET TO AN IRON ROD, THENCE S89.35'34"E FOR 236.05 FEET TO A 6" POST LYING ON A FENCELINE, THENCE ALONG SAID FENCELINE S01.09'26"W FOR 185.69 FEET TO A 6" POST, THENCE LEAVING SAID FENCELINE S89.29'00"E FOR 73.80 FEET TO AN IRON, THENCE N00.53'11"W FOR 645.59 FEET TO A 42" OAK TREE, THENCE S89.17'30"W FOR 85.00 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.90 ACRES+-.

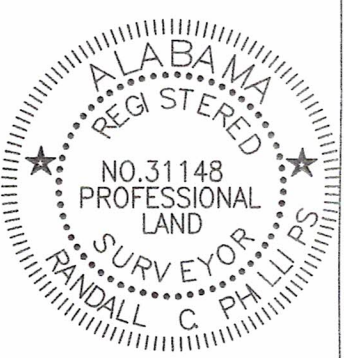
N
BEARING BASE:
AL. WEST NAD 83 STATE PLANE
SCALE: 1" = 50'

LEGEND

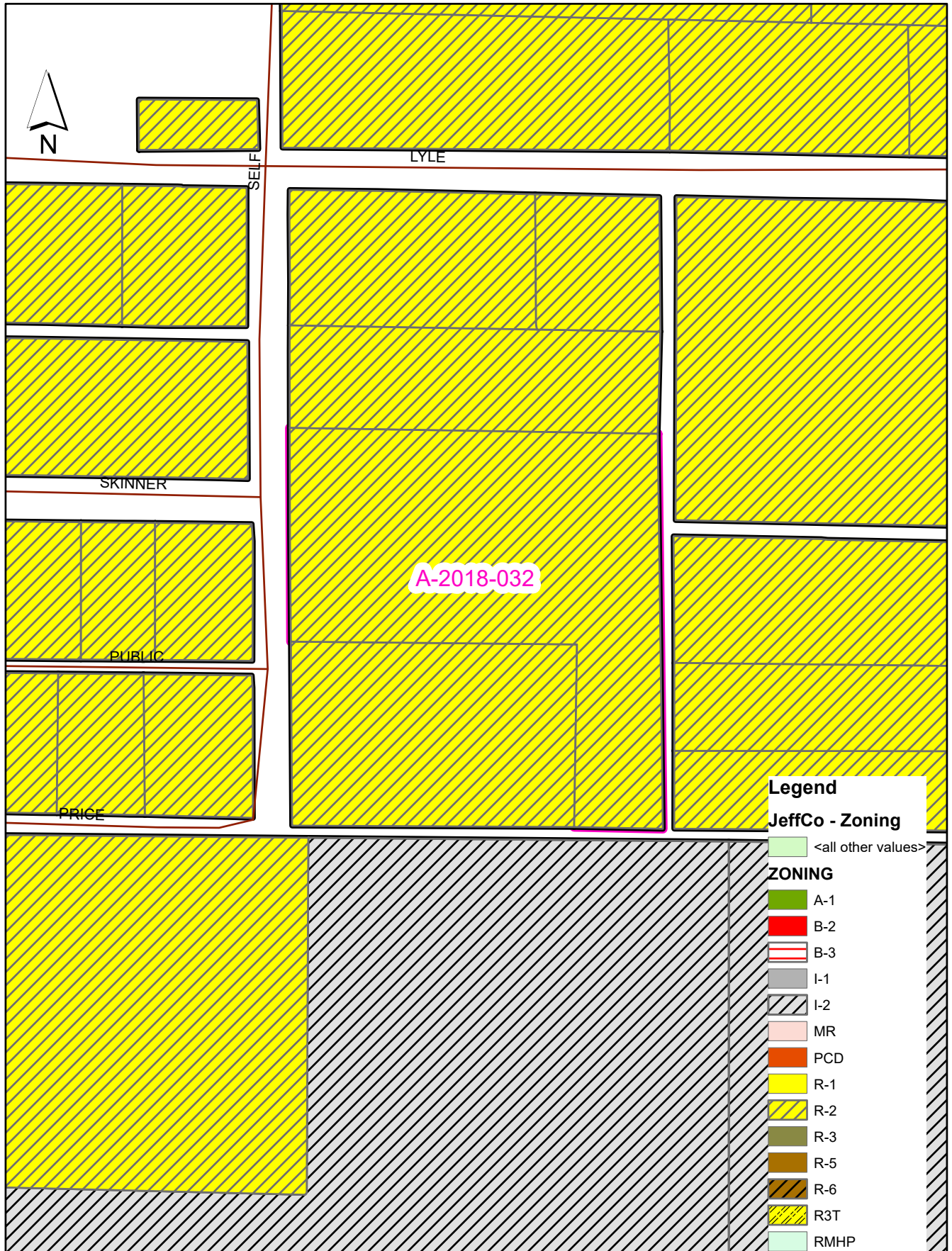
° DEGREE	N NORTH	E EAST	L ARC LENGTH	— —	UTILITY LINE
' FEET OR MINUTES	S SOUTH	W WEST	R RADIUS	—X—	CHAIN LINK FENCE
" INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		⊗ FIRE HYDRANT	— —	WOODEN FENCE
○ FOUND OR SET IRON	R.O.W. RIGHT OF WAY		⊙ UTILITY POLE	— —	CONCRETE
· GAS METER	C/L CENTER LINE		□ JUNCTION BOX		

NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); ACTUAL=(A); PLAT=(P).
- UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
- BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
- TYPE OF SURVEY: Boundary



A-2018-032 - ZONE
2500162011003000
1707 SELF ST



160 80 0 160 Feet

A-2018-032 - AERIAL
2500162011003000
1707 SELF ST



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

Legend

160 80 0 160 Feet

	25 00 16 2 009 009.000	PARKER RICKANNE E & RICKEY ANDREW	1714 SELF ST	LEEDS	35094	AL
2	25 00 16 2 010 001.000	CARMACK EDISON W	P O BOX 126	COLUMBIANA	35051	AL
3	25 00 16 2 010 010.000	BURRUS BRENDA L &	8024 PRICE AVE	LEEDS	35094-5854	AL
4	25 00 16 2 011 002.000	YOUNG WILLIAM M	1707 SELF ST	LEEDS	35094-5841	AL
5	25 00 16 2 011 003.000	YOUNG WILLIAM M & DORIS YOUNG	1707 SELF ST	LEEDS	35094-5841	AL
6	25 00 16 2 011 004.000	PAGE SIDNEY	5718 CRESTWOOD BLVD	BIRMINGHAM	35212-4030	AL
7	25 00 16 2 011 005.000	GUSCHKE MICHAEL	1800 LINDEN ST	LEEDS	35094-5823	AL
8	25 00 16 2 011 005.001	MORACE BILLY R JR & JANICE B	PO BOX 744	LEEDS	35094-0013	AL
9	25 00 16 2 011 006.000	MORACE JANICE	PO BOX 744	LEEDS	35094-0013	AL
10	25 00 16 2 011 007.000	COURSON JOYCE	PO BOX 266	LEEDS	35094-0005	AL
12	25 00 16 3 002 002.000	SHARP JOSEPH DONALD & PLEDGER JAMES M & SHARP MARGARET & MARSICANO VITO FRANK	1121 RAINBOW DR NE	BIRMINGHAM	35215-6424	AL
13	25 00 16 3 002 003.000	ANDERSON ELECTRICAL PRODUCTS	PO BOX 455	LEEDS	35094-0455	AL