

CITY OF LEEDS
BOARD OF ZONING ADJUSTMENTS
TUESDAY, JUNE 11, 2019
LEEDS CIVIC CENTER MEETING ROOM
1000 PARK DRIVE, LEEDS, AL 35094
5:00 P.M.
AGENDA

1. Call to Order
2. Roll Call
3. Determination of quorum
4. Approval of Minutes from previous meeting(s)
5. Old Business
6. New Business
 - a) A-2019-017A request by Bart Carr,, Applicant, Grants Mill, LLC, Owner, to reduce the front setbacks on 11 lots of the proposed “The Cottages on Weaver” from 20 feet to 15 feet, 9001 Weaver Ave, Leeds, AL 35094; TPID 2601110001023000; St. Clair Co.
7. Other Business
8. Adjournment

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 **a reduction in the minimum yard setback to 15 feet in the R-5, Garden Home District for a proposed 11 lot Subdivision – Cottages on Weaver.**

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-2019-017
APPLICANT NAME:	Barton C. Carr
PROPERTY OWNER:	Grants Mill, LLC
TAX PARCEL ID:	2601110001023000
ADDRESS:	9001 WEAVER AVE; LEEDS, AL 35094 ST. CLAIR COUNTY
PROPERTY ZONING:	R-5, Garden Home 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: June 11, 2019
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:

Phone: 205-699-0943
E-mail: development@leedsalabama.gov

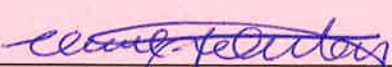
Mailing Address:
Leeds Zoning Board of Adjustments
Development Services
1404 9th Street
Leeds, AL 35094

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: Grants Mill, LLC	
Mailing Address: 2106 Devereux Circle Birmingham, AL 35243	
Telephone: 205-970-2363	E-mail: clint@tower-homes.com
Signature: 	

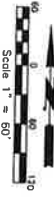
Part 2. Parcel Data		
Owner of Record: Grants Mill, LLC		
Owner Mailing Address: 2106 Devereux Circle Birmingham, AL 35243		
Site Address: 9001 Weaver Avenue		
Tax Parcel ID #	Existing Zoning: R-6	Existing Land Use:

Part 3. Request
Section of Ordinance for which variance is request: Front Setbacks
Nature of Variance with Reference to Applicable Zoning Provision: The current front setbacks of this property are 20'. We are requesting a variance to 15' for the front setbacks.

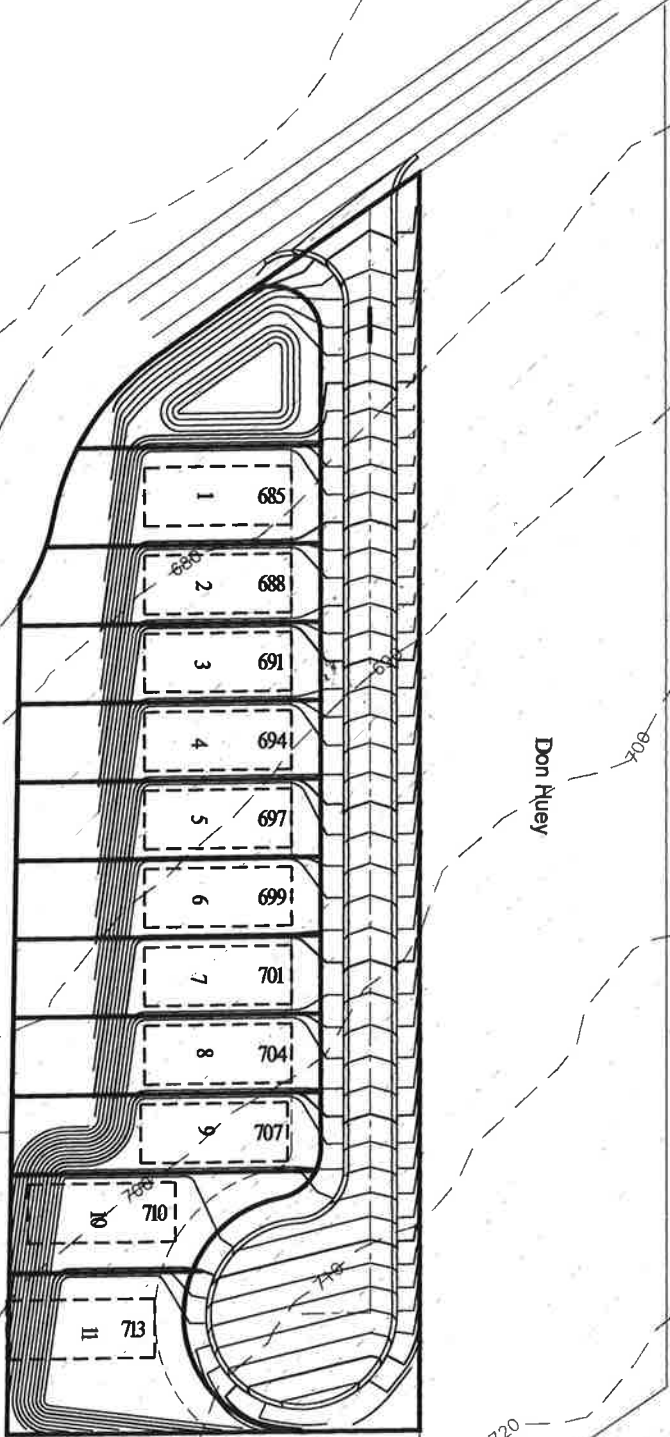
Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Written Justification for a Variance
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Plot Plan with variance noted or highlighted
<input type="checkbox"/> Copy of Deed as recorded in the Judge of Probate Office
<input type="checkbox"/> 1 st Class Stamps - equal to number of surrounding parcels
<input type="checkbox"/> Administrative Fee

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.

FOR OFFICE USE ONLY	
Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:



WEAVER AVE



Jackie Perry
Kathy Johnson

Herman Roberts

Don Huey

Don Huey

Don Huey

CLIENT:	HIGHTOWER
PROJECT NAME:	Doug and Katie Clark Property LEEDS, ALABAMA
DRAWING TITLE:	PRELIMINARY

PRODUCTION	REVIEW	REVISIONS			
FIELD BOOK:	SURVEYOR	NO.	DESCRIPTION	BY	REVIEW DATE
CREW CHIEF:					
CARD OPER:	DESIGN ENGINEER				
CARD FILE:					
DESIGN ENG:	P. E.				
DESIGN FILE:					
DATE:	3/14/19				
SCALE:	1" = 50'				

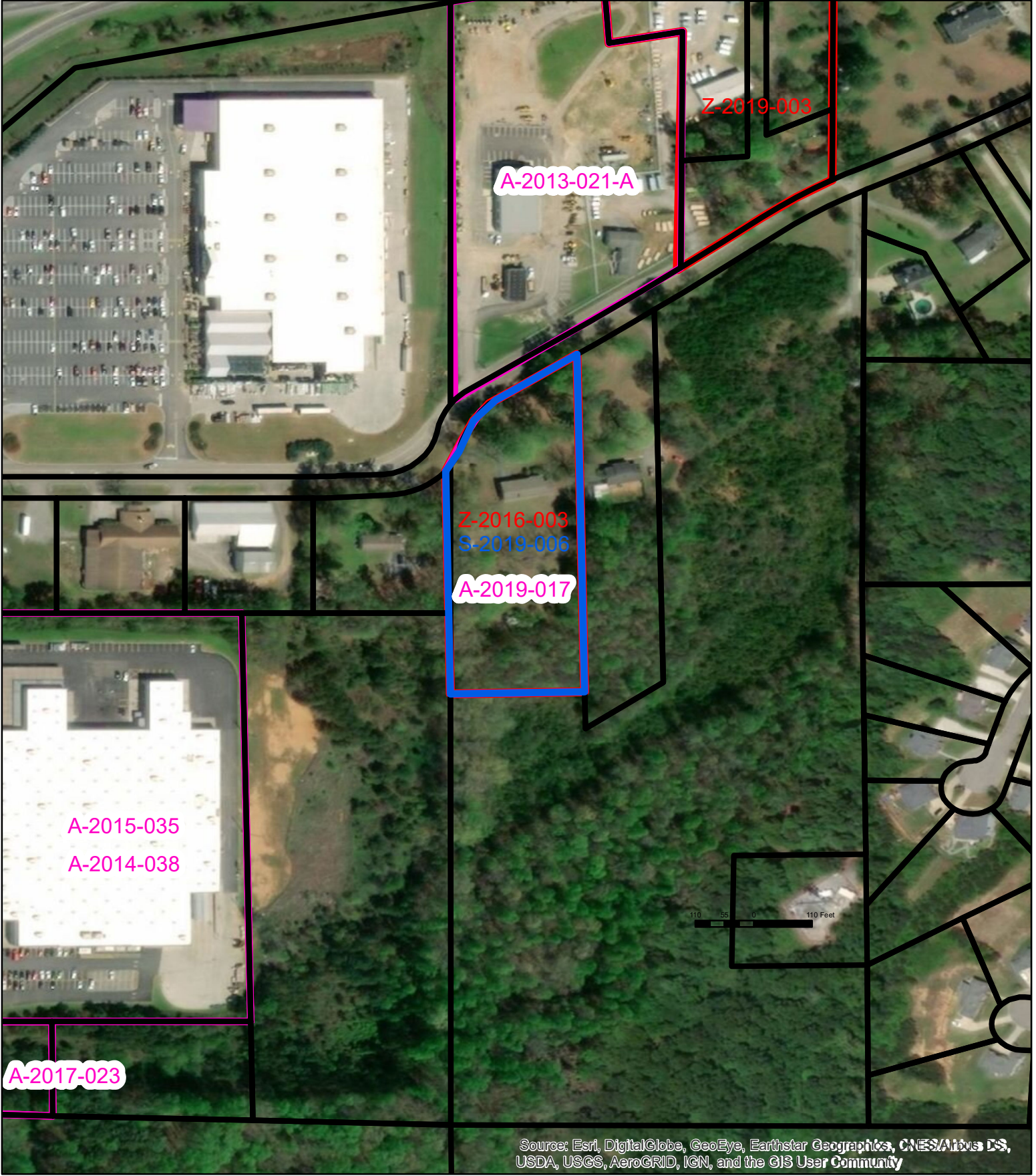
CARR & ASSOCIATES ENGINEERS, INC.
 153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 PHONE (205) 966-8888 FAX (205) 966-8888
 CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 AND
 LAND SURVEYORS

© COPYRIGHT 2019
 NO PART OF THIS DRAWING MAY BE REPRODUCED, COPIED,
 DIGITIZED, FAXED, OR TRANSFERRED WITHOUT THE EXPRESS
 WRITTEN CONSENT OF CARR & ASSOCIATES ENGINEERS, INC.



REGISTERED PROFESSIONAL ENGINEERS

A-2019-017 - AERIAL
9001 WEAVER AVE
2601110001023000
GRANTS MILL, LLC



A-2019-017
9001 WEAVER AVE
2601110001023000
GRANTS MILL, LLC

