

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: <u>Ronald A. Demetrovich</u> | |
| Mailing Address: <u>8145 3rd Ave. Leeds AL 35094</u> | |
| Telephone: <u>205-699-5440</u> | E-mail: <u>randemetrovich@gmail.com</u> |
| Signature: | |

| | | |
|--|------------------|--------------------|
| Part 2. Parcel Data | | |
| Owner of Record: <u>Ronald A. Demetrovich</u> | | |
| Owner Mailing Address: <u>8145 3rd Ave Leeds AL 35094</u> | | |
| Site Address: <u>Same</u> | | |
| Tax Parcel ID # <u>25 00 21 2 010 011, 000</u> | Existing Zoning: | Existing Land Use: |

| | |
|--|--|
| Part 3. Request | |
| Section of Ordinance for which variance is requested: <u>2016-02-04</u> | |
| Nature of Variance with reference to applicable zoning provision: <u>temporarily park camper in side yard</u> Asking for variance to | |

| | |
|--|---|
| 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 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: <u>A/2019/016</u> | Date Received: <u>5/20/19</u> |
| Received By: <u>Shelly Skinner</u> | Scheduled Public Hearing Date: |



Jefferson County Par...

8145 3rd ave, leeds, al 35094

- Legend
- Layers
- Basemap gallery
- Measure
- Details
- Share
- Print

- +
- Home
-
- Compass

Add custom title

Add legend to output

Print



City of Leeds

Variance Application

1404 9TH ST / Leeds, AL 35094-1896

Phone: (205) 699-0943 Fax: (205) 719-6555 www.leedsalabama.gov

Date Issued: 05/20/2019

Permit #: VA19-000011

Location: 8145 3RD AVE
LEEDS, AL 35094

District

Tax Map Parcel
2500212010011000

Lot

Zoning District

Owner DOMETROVICH RONALD A

Total Valuation
120.00

Contractor: RONALD DOMETROVICH

Total SQ FT

Heated/Unheated
/

Type Construction:

Occupancy Group:

Description

Total Cost

Application Fee

120.00

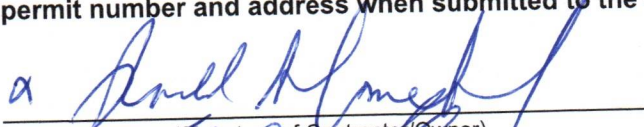
Total Paid: 120.00

Total Amount:

120.00

Remarks 8145 3RD AVE: VARIANCE TO TEMPORARILY PARK A 31 FT CAMPER IN SIDE YARD.

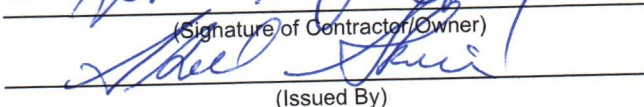
To schedule an inspection please call 205-699-0943 or email development@leedsalabama.gov. Inspections are taken on a first come first serve basis, if you call day of it may not be possible to fulfill your request. You must provide your name, the address to be inspected, the permit number, and type of inspection(s) requested. ***Please note that a Foundation Survey is requited before any framing can start when applicable. Survey must contain permit number and address when submitted to the City.***



(Signature of Contractor/Owner)

May 20, 2019

(Date)



(Issued By)

May 20, 2019

(Date)

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 a camper in the side yard on a temporary basis.

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-2019-016 |
| APPLICANT NAME: | Ronald A. Dometrovich |
| PROPERTY OWNER: | Ronald A. Dometrovich |
| TAX PARCEL ID: | 2500212010011000 |
| ADDRESS: | 8145 3RD AVE; LEEDS, AL 35094 |
| | JEFFERSON COUNTY |
| PROPERTY ZONING: | T-3, Form Based Code |

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, June 25, 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



This instrument was prepared by:

(Name) Massey & Stotser, P.C.

Send Tax Notice To: RONALD A. DOMETROVICH

(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

name

501 3RD AVENUE

address

LEEDS, ALABAMA 35094

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }
COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY FIVE THOUSAND AND NO/100-----

-----DOLLARS (\$65,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, WILLIAM E. MADARIS AND WIFE, HEIDI RENE' MADARIS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RONALD A. DOMETROVICH

(herein referred to as grantee, whether one or more), the following described real estate, situated in JEFFERSON County, Alabama,
to-wit:

LOT 8, BLOCK 20, ACCORDING TO THE SURVEY OF IDABURG ADDITION TO LEEDS, AS
RECORDED IN MAP BOOK 10, PAGE 21, IN THE PROBATE OFFICE OF JEFFERSON COUNTY,
ALABAMA.

Subject to: (1) Taxes for the year 1999 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$61,750.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

"WILLIAM E. MADARIS IS ONE AND THE SAME PERSON AS WILLIAM E. MADARIS, JR."

5/28/99
I HEREBY CERTIFY THAT THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE ORIGINAL.
[Signature]

This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
8940 Main Street
Clarence, NY 14031

Record and Return to:

RONALD A. DOMETROVICH
8145 Third Avenue
Leeds, AL 35094

St. Paul, MN 55117

75136543-1

③
\$91.00



20080805031076330 1/3
Bk: LR200809 Pg: 6040
Jefferson County, Alabama
I certify this instrument filed on:
08/05/2008 11:30:48 AM D
Judge of Probate- Alan L. King

Space Above This Line For Recorders Use Only

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

2008 - 616801

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 17th day of July, 2008, by and between RONALD A. DOMETROVICH hereinafter referred to as Grantor(s) and **RONALD A. DOMETROVICH AND KIMBERLY DOMETROVICH, HUSBAND AND WIFE, 8145 Third Avenue, Leeds, AL 35094**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ~~ONE~~ and ~~NO/100 (\$1.00) DOLLAR~~, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in Jefferson County, Alabama:

*\$81,200.00

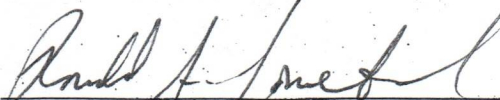
SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Instrument/Document/Book: 9907, Page: 8780,
Recorded: 06/02/1999, in the office aforesaid.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

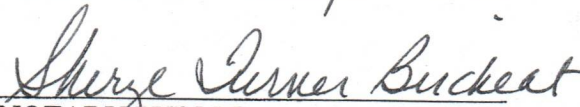
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


RONALD A. DOMETROVICH

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that RONALD A. DOMETROVICH, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of July, 2008.


NOTARY PUBLIC
My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 14, 2010
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS



EXHIBIT A

LEGAL DESCRIPTION

LOT 8, BLOCK 20, ACCORDING TO THE SURVEY OF IDABURG ADDITION TO LEEDS AS RECORDED IN MAP BOOK 10 PAGE 21, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, AL

Our File No. ANA20080948



U00269193

2134 7/24/2008 75136543/1

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.

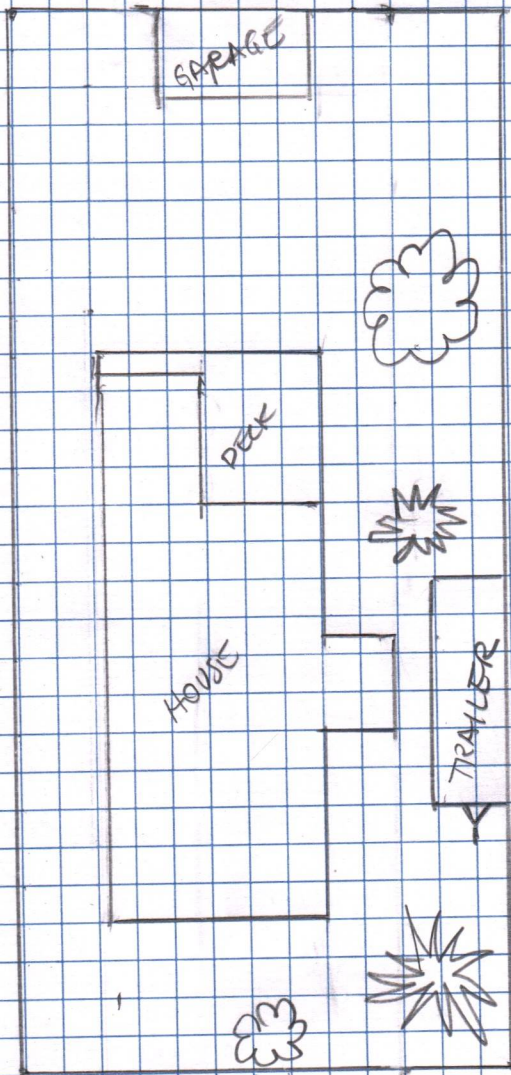
Alan L. King Judge of Probate

"NO TAX COLLECTED"

20080605001076330 3/3
BK: LP200808 Pg:6040
Jefferson County, Alabama
08/05/2008 11:30:48 AM D
Fee - \$10.50

Total of Fees and Taxes-\$10.50
TINSLEY

DOMESTIC HOME
8145 3RD AVE



3RD AVENUE

5TH STREET

