

A-2019-020

SPECIAL EXECEPTION APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F.
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant:	
Mailing Address:	
Telephone:	E-mail:
Signature: <i>Patricia Luce</i>	

Part 2. Parcel Data		
Owner of Record: <i>Leeds Station LLC</i>		
Owner Mailing Address: <i>PO Box 120897, Nashville, TN 37213-0897</i>		
Site Address: <i>1725 Ashville Road SE Leeds, AL</i>		
Tax Parcel ID # <i>26-05-15-0-001-014.010</i>	Existing Zoning: <i>Commercial</i>	Existing Land Use: <i>Commercial</i>

Part 3. Request
Terms of Special Exception Requested: <i>Vape Shop AS (Vape & Phone Repair)</i>

Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Vicinity Map showing location of the property
<input type="checkbox"/> Plot Plan drawn to scale and dimensioned, showing the property boundaries and proposed Development Layout
<input type="checkbox"/> Application Fee <i>120.00</i>

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:

Daed

2017-02-15

Brad Watson

Send Tax Notice To:
Leeds Station, LLC
200 Union Hill Drive
Birmingham, AL 35209

This instrument was prepared by:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
Post Office Box 59807
Birmingham, Alabama 35259-0807

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, the undersigned, the **City of Leeds, Alabama**, a municipal corporation (herein referred to as Grantor) does grant, bargain, sell and convey unto **Leeds Station, LLC**, an Alabama Limited Liability Corporation (herein referred to as Grantee), the real estate situated in St. Clair, Alabama and more fully described on Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions and right-of-ways of record, if any.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

2000 2151
Recorded in the Above
DEED Book & Page
05-03-2000 02:26:40 PM
Gallace Dyck Jr - Probate Judge
St. Clair County, Alabama

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 3rd day of May, 2000.

CITY OF LEEDS, a municipal corporation

By: *James O. Whitfield* [SEAL]
JAMES O. WHITFIELD, MAYOR

ATTEST:

Linda T. Humber [SEAL]
LINDA T. HUMBER, CITY CLERK

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James O. Whitfield**, whose name as Mayor of the City of Leeds, Alabama, a municipal corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said Municipality on the same that bears date.

[NOTARY SEAL]

P. Lee Bann [SEAL]
Notary Public
My Commission Expires: 2/4/04



2000 2192
Recorded in the Above
REED Book & Page
05-03-2000 02:26:40 PM

EXHIBIT "A"

A parcel of land situated in the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 17 South, Range 1 East, St. Clair County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the said quarter-quarter and run along the North boundary line in a Westerly direction for a distance of 240.00 feet; thence turn an interior angle to the right of 88 degrees 38 minutes 54 seconds and run in a Southerly direction for a distance of 640.44 feet; thence turn an interior angle to the left of 88 degrees 45 minutes 36 seconds and run in a Westerly direction for a distance of 256.02 feet to the POINT OF BEGINNING; thence turn an interior angle to the right of 90 degrees 37 minutes 13 seconds and run in a Southerly direction for a distance of 99.99 feet; thence turn an interior angle to the right of 90 degrees 10 minutes 16 seconds and run in an Easterly direction for a distance of 63.83 feet; thence turn an interior angle to the left of 40 degrees 41 minutes 35 seconds and run in a Southwesterly direction for a distance of 349.40 feet to a point on a curve to the right and a point on the Eastern most right of way line of an Unnamed Public Road; said curve having a radius of 24.95 feet, a central angle of 90 degrees 06 minutes 15 seconds, a chord length of 35.32 feet and a tangent distance of 25 feet; thence run along arc of said curve and along said Eastern most right of way line for a distance of 39.24 feet; thence turn an interior angle to the left from chord 134 degrees 56 minutes 52 seconds and run in a Northwesterly direction for a distance of 193.75 feet to a point on a curve to the right; said curve having a radius of 25.00 feet, a central angle of 80 degrees 00 minutes 31 seconds, a chord length of 32.14 feet and a tangent distance of 20.98 feet; thence run along arc of said curve for a distance of 34.91 feet to a point on the Southeastern most right of way line of U.S. Highway No. 411 (150 foot right of way) and to the point on a curve to the left; said curve having a radius of 2159.69 feet, a central angle of 04 degrees 42 minutes 54 seconds, a chord length of 177.73 feet and a tangent distance of 88.91 feet; thence run along arc of said curve and along said right of way line for a distance of 177.73 feet; thence leaving said right of way line, turn an interior angle to the left from chord 127 degrees 34 minutes 36 seconds and run in an Easterly direction for a distance of 256.02 feet to the POINT OF BEGINNING.

2000 2193
Recorded in the Above
PLAT Book 1 9390
05-03-2000 02:26:40 AM
Dallas West Jr - Probate Judge
St. Clair County, Alabama
Book/Plat: 2000/2193
Tax/Cashier: S KCDMM1 / Lead
Taxes: 183.2756, 0.00
Acquired: 05-03-2000 14:27:26
DE Certification Fee
DE Special Index Fee
DE Recording Fee
DE Printer Fees
Total Fees: 183.28

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NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments
Application for Special Exception

APPLICATION

An application for special exemption has been filed with the City of Leeds Zoning Board of Adjustments to allow a vape shop. (and phone repair)

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-2019-024
APPLICANT NAME:	Patrice Trice
PROPERTY OWNER:	Leeds Station, LLC
TAX PARCEL ID:	2605150001014010
ADDRESS:	1725 ASHVILLE RD, LEEDS, AL 35094 (Site Only) ST CLAIR COUNTY
PROPERTY ZONING:	B-2, GENERAL BUSINESS 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, August 27, 2019
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
Leeds, AL 35094

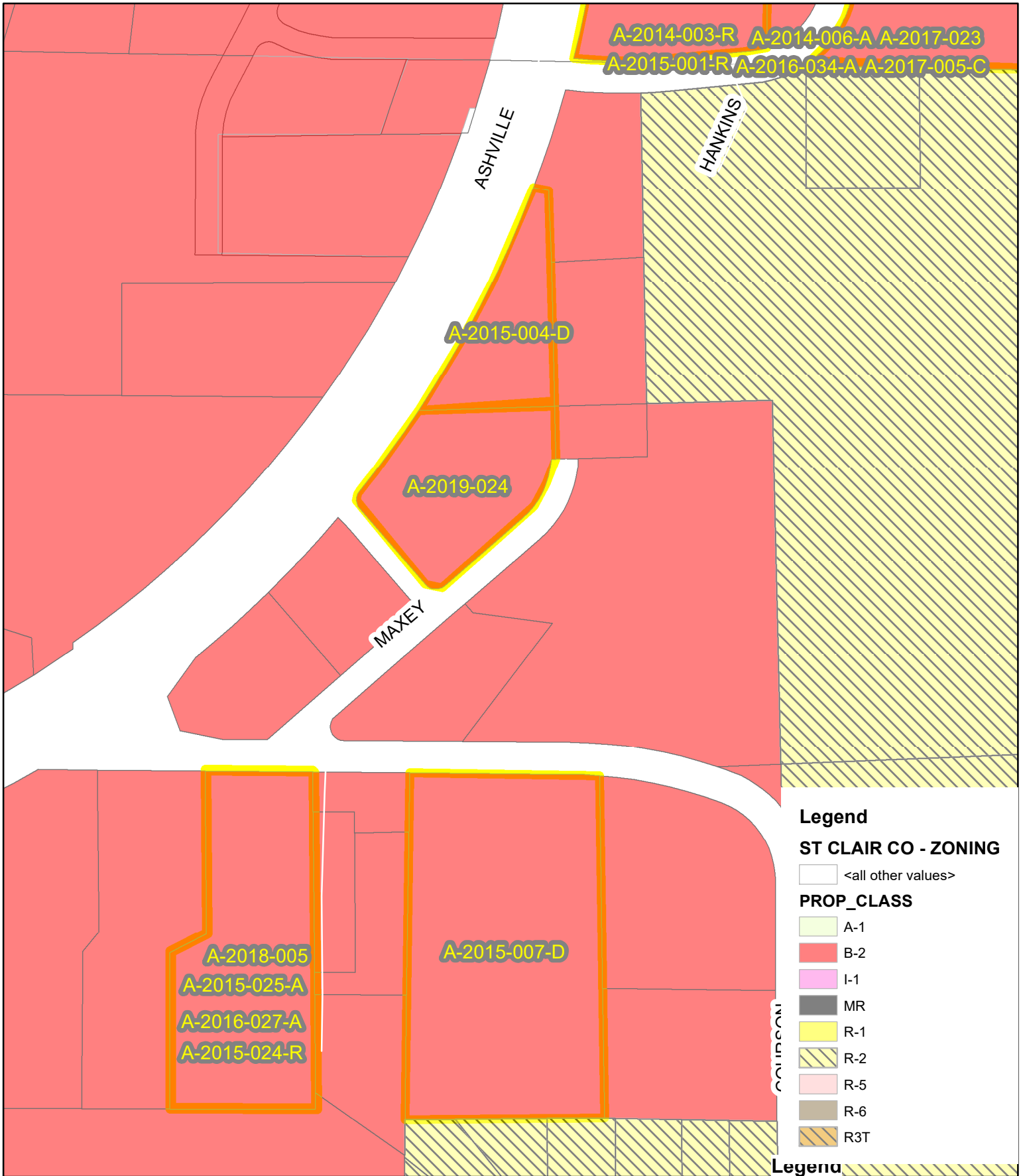
Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

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

A-2019-024
1725 ASHVILLE RD
2605150001014010
ZONE



A-2019-024
1725 ASHVILLE RD
2605150001014010
AERIAL

