



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

August 19, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of July 22, 2025

OLD BUSINESS:

OTHER BUSINESS:

2. A25-000017 - A request by Jeffrey Manfre, Owner and Applicant to allow an RV to be placed on the property as temporary emergency relief due to a fire at the residence, at 1940 Linden St, Leeds, AL 35094, TPID: 2500162001006001, Jefferson County, Zoned: R-2, Single Family District.
3. A25-000018 - A request by Pablo Rivera, Applicant, Vicky Dean, Owner, to allow outside storage and unenclosed operation of a light auto repair facility at 7601 Parkway Dr, Leeds, AL 35094, TPID: 2500212010004001, Jefferson County, Zoned B-2, General Business District

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. Minutes of July 22, 2025



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

City Hall Annex - 1412 9th St., Leeds, AL 35094

July 22, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Brad Pool
Board Member Gerald Miller
Board Member Andy Watkins

ABSENT

Board Member Mark Musgrove

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

None Presented.

OLD BUSINESS:

None.

OTHER BUSINESS:

Chairman McDevitt made a general announcement letting everyone know the next meeting would be held on week earlier due to the election following on the regular meeting date.

1. A25-000011 - A request by Jared Musgrove, applicant and owner, to allow an accessory building (Gazebo) to be five (5) feet from the side and rear property lines, at 2709 Eastern Valley Rd, 35094, TPID 2700021000008000, Jefferson County, Zoned A-1, Agriculture District.

Jared Musgrove 2709 Eastern Valley Rd. Owner and Applicant to speak on case.

Chairman McDevitt - Asked if it would be constructed or prefabricated. Musgrove stated it would be constructed.

No one to speak for or against case.

No staff recommendations.

Motion made by Board Member Miller to approve.

Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Miller, Board Member Watkins

Motion passes.

2. A25-000012 - A request by Willie Frazier, Applicant, Mt. Pleasant Church, Owner, to allow a butler building in the parking lot of the church as an assembly occupancy at 7036 Coosa Ave, Leeds, AL 35094, TPID: 2500192002006000, Zoned: B-2, General Business District.

Paster Frasier 7036 Coosa Ave- to speak regarding the request.

Board Member Mr. Pool inquired if this would serve as a new sanitary facility, to which Pastor Frasier confirmed that it would.

Board Member Mr. McDevitt then asked about the plans for the existing church. Pastor Frasier mentioned that they had not yet determined their course of action but would likely keep it as is until a decision is made.

Mr. McDevitt also asked staff for clarification on the need for a variance. Mr. Watson explained that they are planning to add a building to the parking lot of the existing church, which will result in slightly insufficient parking for the assembly occupancy requirements.

No one to speak for or against this case.

No staff recommendations.

Motion made by Board Member Watkins to approve with all the stipulations from the fire department and everything else needed.

Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Miller, Board Member Watkins

Motion Passes.

3. A25-000015 - A request by Gabriel J. Lopez, Applicant and Owner, to reduce the required rear yard setback from thirty-five (35) feet to seventeen (17) feet under Article VI, Section 5.00, Subsection 5.04. The first fifteen (15) feet of the rear railroad corridor adjacent to the property is undeveloped and may be classified as an alley, thereby lessening the degree of nonconformity, at 8331 Dunnavant Rd, 35094, TPID: 2500282002004000, Jefferson County, Zoned: R-2, Single-Family District.

Gabriel Lopez, the owner and applicant from 5112 Janet Lane, addressed the board regarding the case. Mr. Lopez mentioned that he and his wife plan to relocate to this property.

Mr. McDevitt asked if there were any existing structures on the property. Mr. Lopez responded that there is an existing home and a shed, both of which will undergo extensive renovations, including additions to the front and back.

No one to speak for or against this case.

Motion made by Board Member Pool to approve with conditions on all appropriate city reviews.

Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Miller, Board Member Watkins

Motion Passes.

4. A25-000016 - A request by P. Ray Construction LLC., Applicant, Chase Pays Cash, Owner, to reduce the front (north) setback from thirty (30) feet to twenty-five (25) feet in the R-2, Single Family District, at 1792 Whitmire St, 35094, TPID: Part of 2500164008012000, Jefferson County.

Patrick Ray, of 1026 Dunnsmoore Dr., - The contractor to speak on the case. The house plan is inside the box of the variance by roughly three and a half inches, which is why they are asking for the additional five feet to be able to fit the houser on the lot.

No one to speak for or against this case.

No staff recommendations.

Motion made by Board Member Watkins to approve.

Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Miller, Board Member Watkins

Motion passes.

5. A25-000017 - A request by Jeffrey Manfre, Applicant and Owner, to allow an RV to be placed on the property (Fire) as temporary emergency relief at 1940 Linden St, 35094, TPID: 2500162001006001, Jefferson, Zoned R-2, Single Family District.

Asked to be tabled until the next meeting by the applicant. .

ADJOURNMENT:

Adjourned at 5:25 PM.

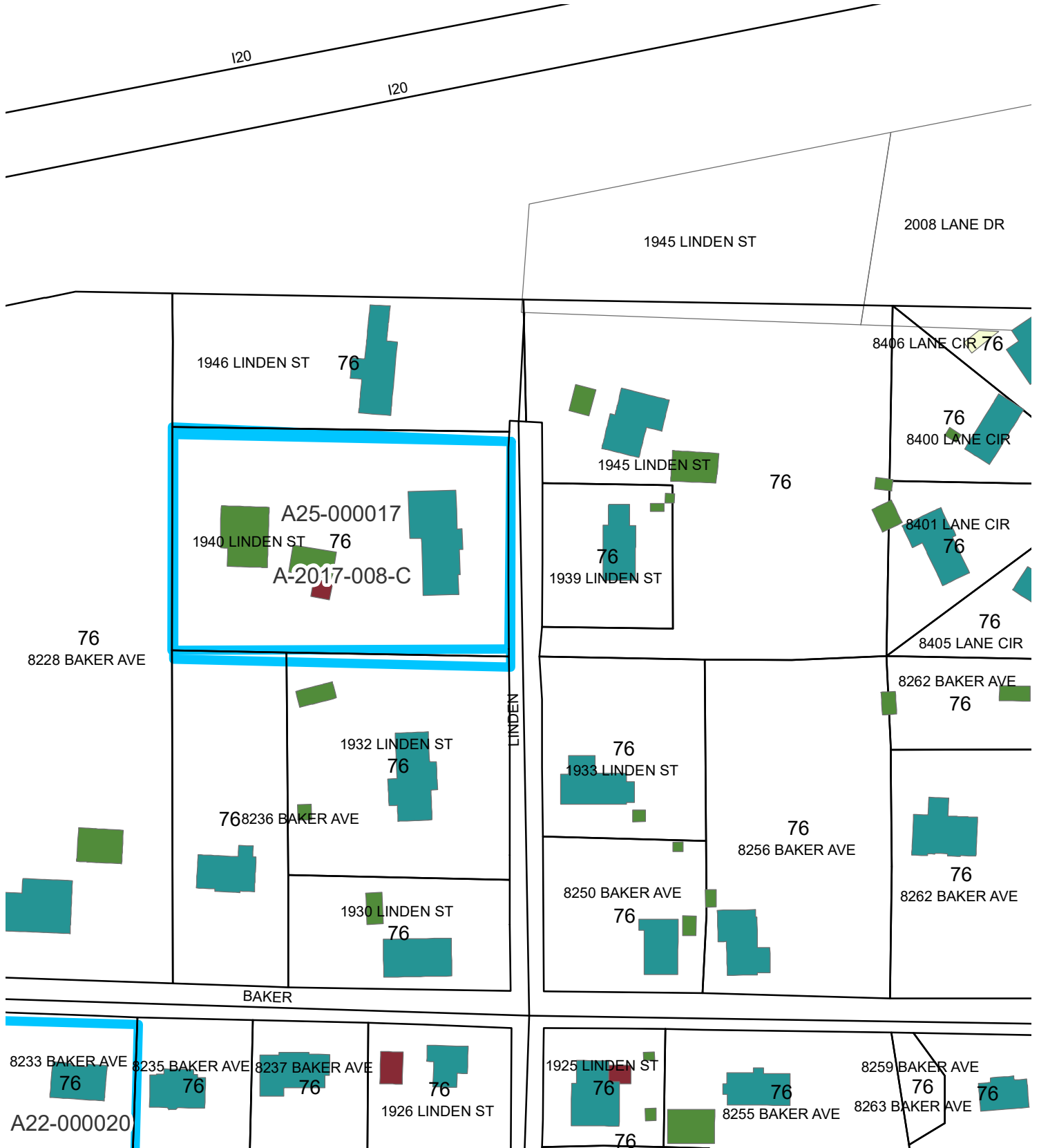
Mr. Mike McDevitt, Chairman

, Secretary

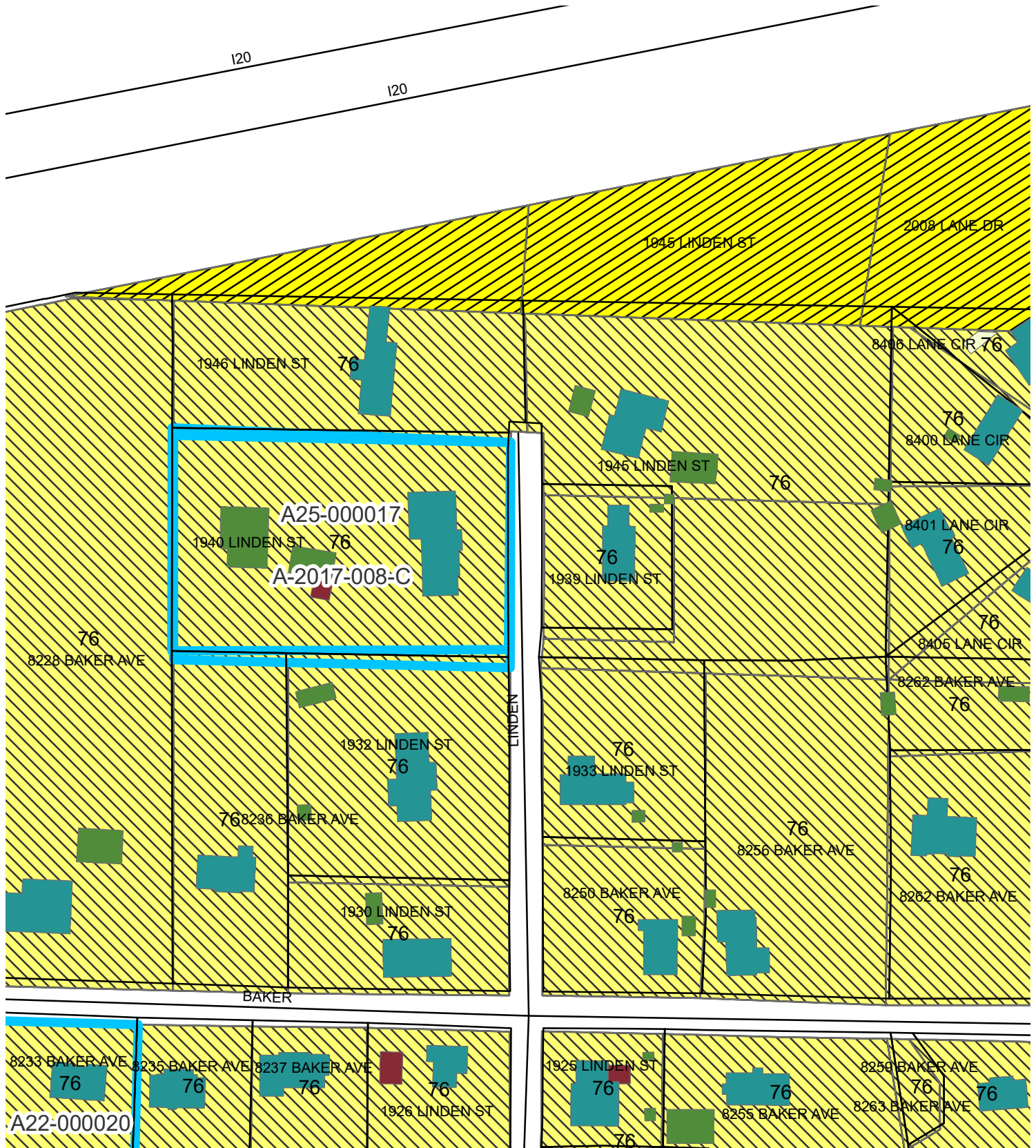
File Attachments for Item:

2. A25-000017 - A request by Jeffrey Manfre, Owner and Applicant to to allow an RV to be placed on the property as temporary emergency relief due to a fire at the residence, at 1940 Linden St, Leeds, AL 35094, TPID: 2500162001006001, Jefferson County, Zoned: R-2, Single Family District.

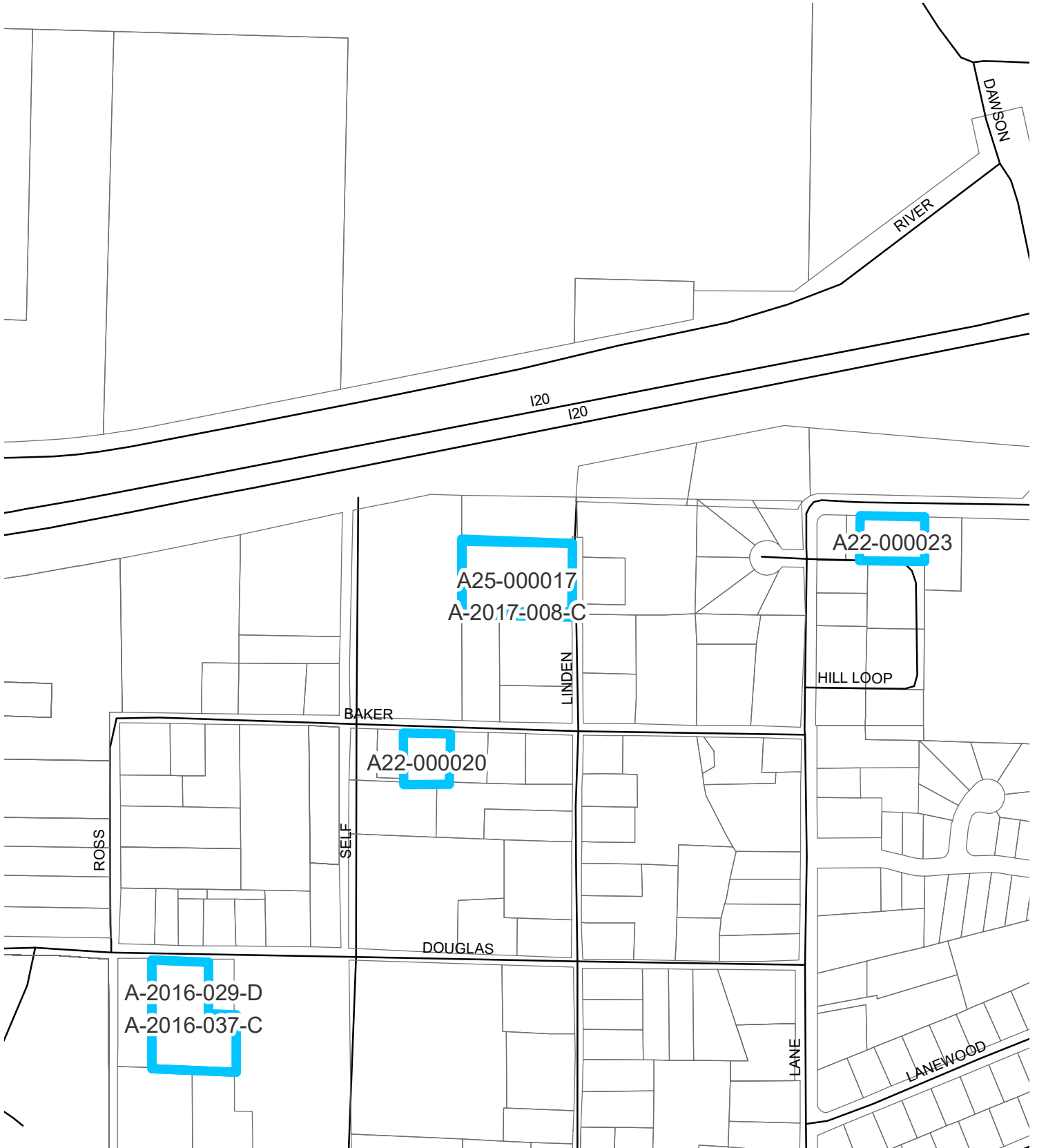
A25-000017
1940 LINDEN ST
2500162001006001
BUILDING



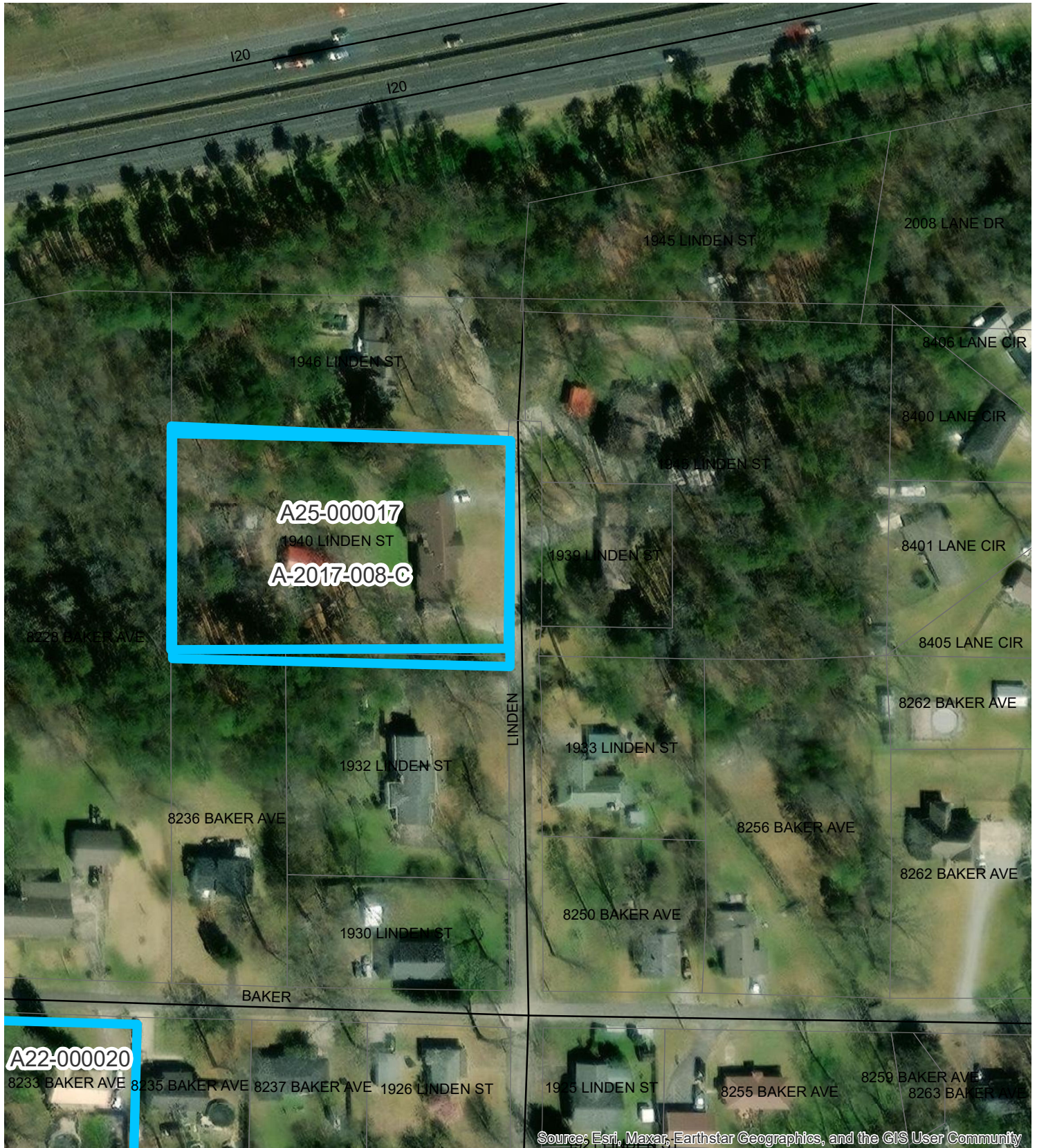
A25-000017
1940 LINDEN ST
2500162001006001
ZONING



A25-000017
1940 LINDEN ST
2500162001006001
STREET



A25-000017
1940 LINDEN ST
2500162001006001
AERIAL



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for to allow an RV to be placed on the property as temporary emergency relief due to a fire at the residence.

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 #:	A25-000017
APPLICANT NAME:	JEFFERY MANFRE
PROPERTY OWNER:	MANFRE LEONARD
TAX PARCEL ID#S:	2500162001006001
PROPERTY ADDRESS:	1940 LINDEN ST; LEEDS, AL 35094
PROPERTY ZONING:	E-1: SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: July 22, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
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
c/o Development Services
1404 9th Street
Leeds, AL 35094

File Attachments for Item:

3. A25-000018 - A request by Pablo Rivera, Applicant, Vicky Dean, Owner, to allow outside storage and unenclosed operation of a light auto repair facility at 7601 Parkway Dr, Leeds, AL 35094, TPID: 2500212010004001, Jefferson County, Zoned B-2, General Business District

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for allow outside storage and unenclosed operation of a light auto repair facility.

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 #:	A25-000018
APPLICANT NAME:	Pablo Rivera
PROPERTY OWNER:	DEAN VICKY
TAX PARCEL ID#S:	2500212010004001
PROPERTY ADDRESS:	7601 PARKWAY DR; LEEDS, AL 35094
PROPERTY ZONING:	B-2 : GENERAL BUSINESS DISTRICT

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Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

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THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:
Vicky Dean
209 Kings Forest Drive
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

200108 / 0540

\$ 25,000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 (\$165,000.00) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, VIVIAN LEIGH TRIPLETT (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto VICKY DEAN (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO: 1. Easement to Alabama Natural Gas recorded in Volume 2254 page 111 in the Probate Office of Jefferson County, Alabama.