



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

July 22, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

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.
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.
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.
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.
5. Tabled at the request of the applicant - 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.

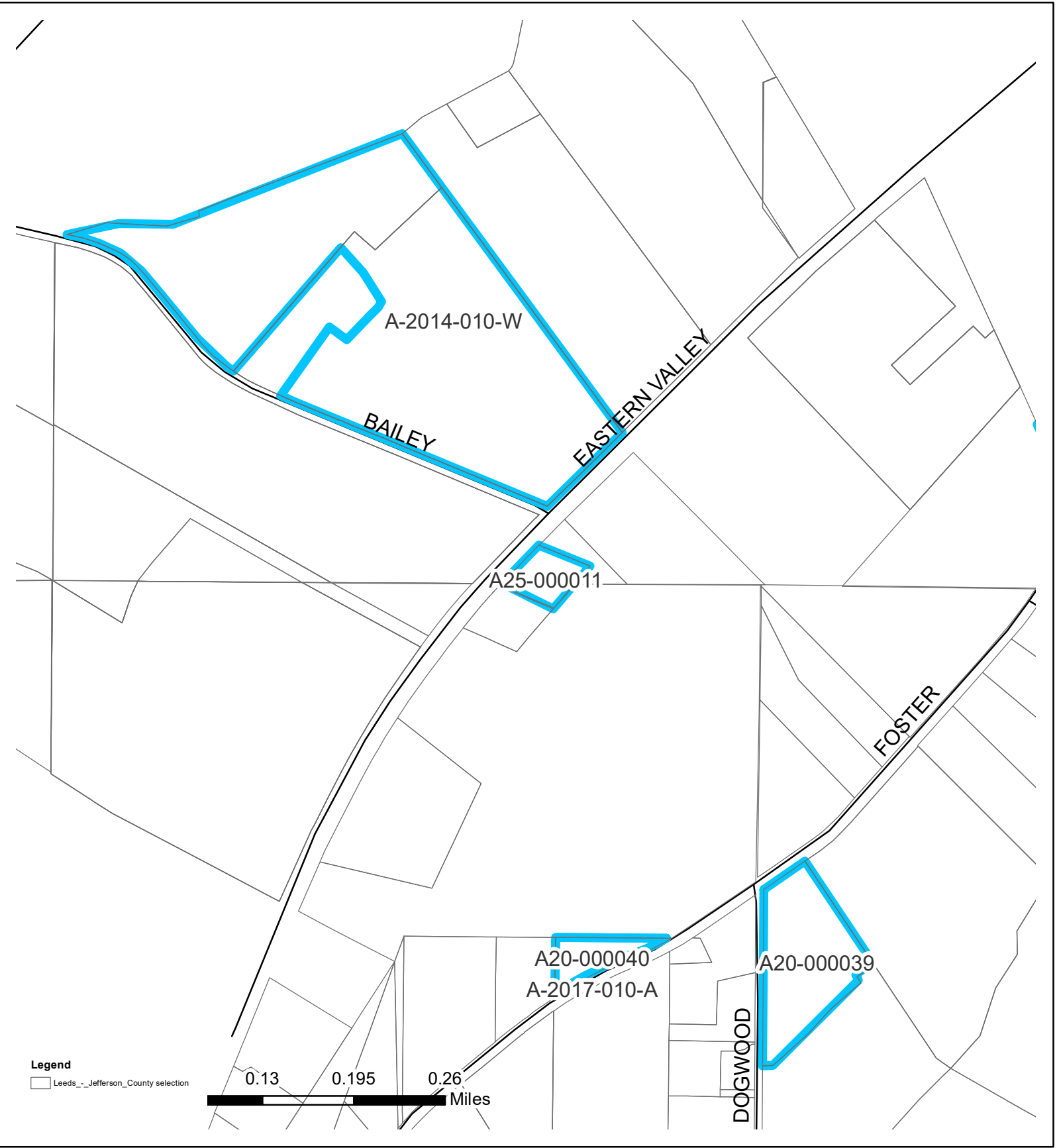
ADJOURNMENT:

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.

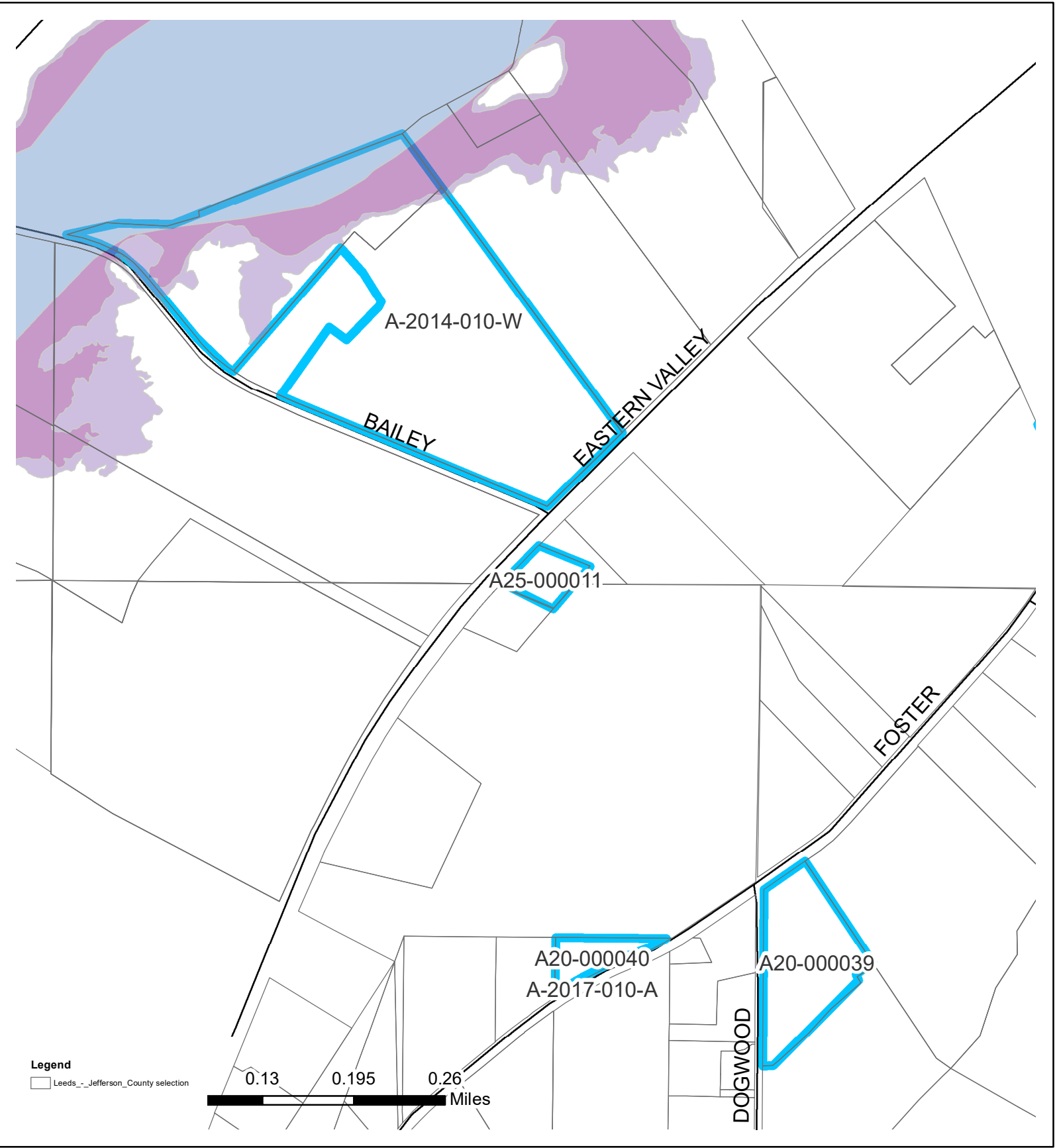
File Attachments for Item:

1. 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.

A25-000011
2709 EASTERN VALLEY RD
2700021000008000
STREET MAP



A25-000011
2709 EASTERN VALLEY RD
2700021000008000
ZONING MAP



A25-000011
2709 EASTERN VALLEY RD
270002100000800
AERIAL MAP



Legend

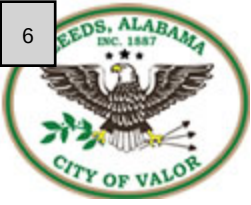
Leads_-_Jefferson_County selection

JeffCo Zoning

<all other values>

ZONING

- A-1
- B-2
- I-1
- I-2
- PCD
- R-1
- R-2
- R-3
- R-5
- R-6
- R5
- R6
- RMHP



Leeds, Alabama

Permitting Summary Report

Date: May 12, 2025

Case Number: 25-000339

Application Date	03/20/2025
Approval Date	03/24/2025
Issue Date	05/02/2025
Expiration Date	10/29/2025
Close Date	
Status	Issued by E-Mail
Property Address	2709 EASTERN VALLEY RD
Description	Building a Gazebo for Family Gatherings
Permit#	A25-000011
Permit Type	Variance Application
Subtype	All Others
Applicant Name	Jared Musgrove
Applicant Email	jmusgrove35@gmail.com
Applicant Address	
Applicant Company Name	
Applicant Company Address	
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Existing Zoning	A-1: AGRICULTURE DISTRICT
Existing Land Use	RESIDENTIAL
Case Description	to allow an accessory building (gazebo) to be five (5) feet from the side and rear property lines in the lieu of the required fifty (50) feet side and seventy-five (75) feet rear.
	to waive setbacks
Are you the property owner?	Yes

I, the applicant, submit my application for a zoning adjustment by the applicable laws and regulations set forth by the City of Leeds zoning ordinance. I understand the importance of thoroughly reviewing this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. If such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.

I affirm that I will be available and present at the rescheduled meeting. I also commit to providing any additional information or documentation the Board may request during the process. Furthermore, I understand that postponing my case will not prejudice my rights as an applicant, and I will cooperate fully with the Boards decision-making process.

I Agree

A25-000011
2709 EASTERN VALLEY RD
270002100000800
AERIAL MAP



JOB#198-309

SCALE
1"=50'

2709 Eastern Valley Rd

STATE OF ALABAMA
JEFFERSON COUNTY

I, F.W. Meade, a Registered Land Surveyor, hereby certify that all parts of this Survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama of part of the E $\frac{1}{4}$ of Section 2, Township 18, South Range 1, West, situated in Jefferson County, Alabama, more particularly described as follows: Commence at the NE Corner of the NE $\frac{1}{4}$ of said Section 2 and run thence S 87°30'W for a distance of 500.00 ft. Thence N 66°30'W 357.18 ft. to a point on the Southeastern right of way line of Highway #119; Thence turn an angle of 71°30' to the left and run Southwesterly along the Southeastern line of said right of way for a distance of 10.00 ft. Thence turn an angle of 108°30' to the left and run South-easterly for a distance of 210.00 ft. Thence turn an angle of 106°40' to the right and run Southwesterly for a distance of 208.00 ft. to the point of beginning of the parcel herein described; From the point of beginning thus obtained continue Southwestwardly along the same course last described for a distance of 205.68 ft. Thence turn an angle of 73°20' to right and run Northwesterly for a distance of 208.00 ft. to a point on the Southeastern line of the right of the aforementioned Highway #119; Thence curve to the right, said curve having a radius of 3866.40 ft. for a distance of 205.88 ft. Thence S 66°30'E 213.55 ft. to the point of beginning.

I, further certify that the building shown on said lot is within lines of same, that there are no encroachments by building on adjoining properties, that there are no rights of way easements or joint driveways on or over said premises except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefore including poles, anchors and guy wires on or over said premises except as shown. Also this is to certify that I have consulted the Federal Insurance Administration Flood Hazard Board Map and found that the above described property is not located in a special flood hazard area.

According to my Survey this 25th day of AUGUST 1998 at MOODY, ALABAMA 35004

F.W. Meade
F.W. MEADE, SURVEYOR, REG. #9124
2831 MOODY PARKWAY
MOODY, ALABAMA 35004



OLD HIGHWAY
R.D. 2
S 87°30' W
500.00
NE CORNER - U
NE $\frac{1}{4}$ OF SE $\frac{1}{4}$
SEC. 2, T18S R1W

Dist 345.00
N 66°30' W
357.18

Dist 210.00
S 87°30' W
210.00

House

208.00

205.68

208.00

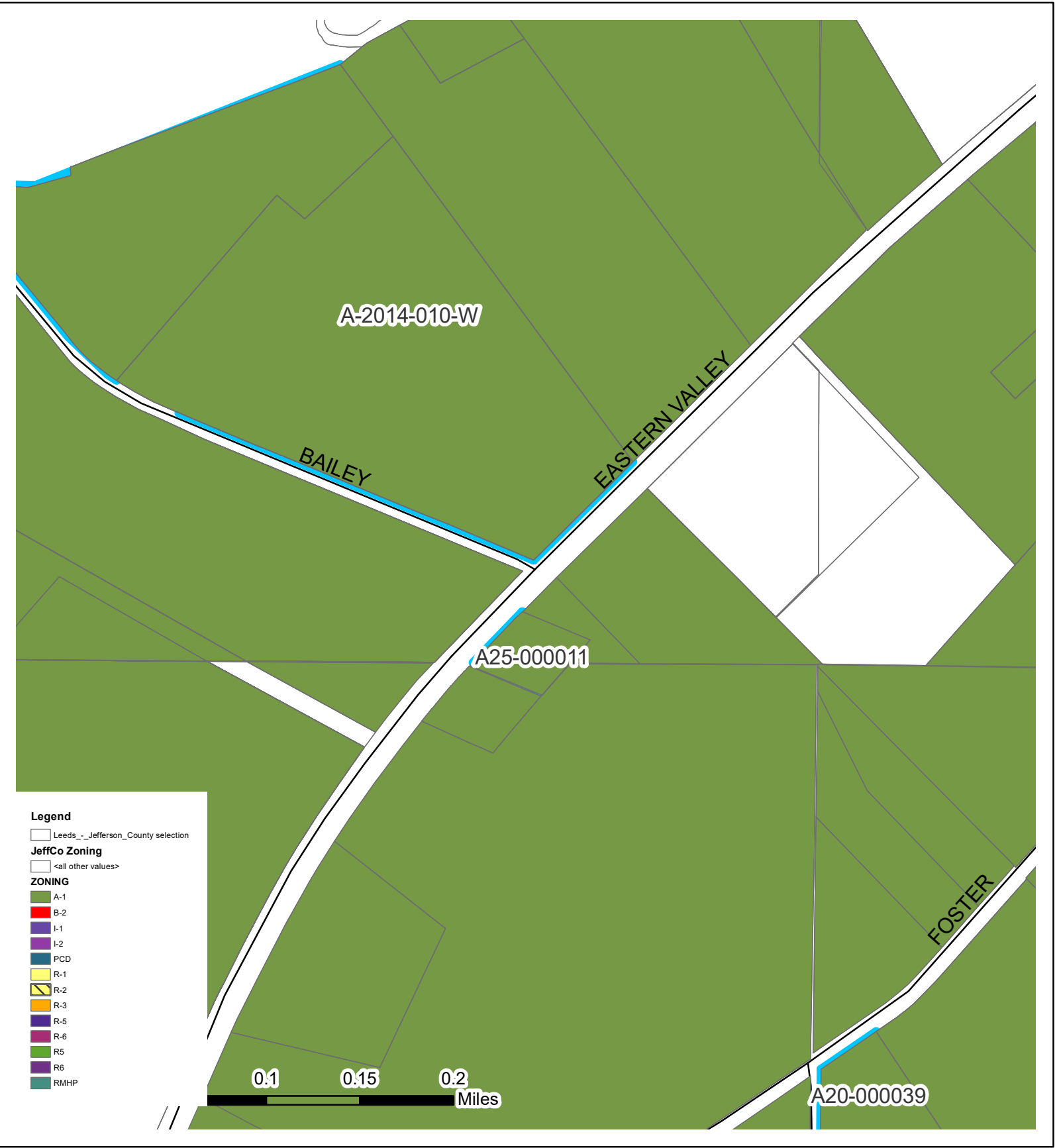
205.88

213.55

210.00

208.00

A25-000011
2709 EASTERN VALLEY RD
270002100000800
AERIAL MAP



- Legend**
- Leads_-_Jefferson_County selection
 - JeffCo Zoning**
 - <all other values>
 - ZONING**
 - A-1
 - B-2
 - I-1
 - I-2
 - PCD
 - R-1
 - R-2
 - R-3
 - R-5
 - R-6
 - R5
 - R6
 - RMHP

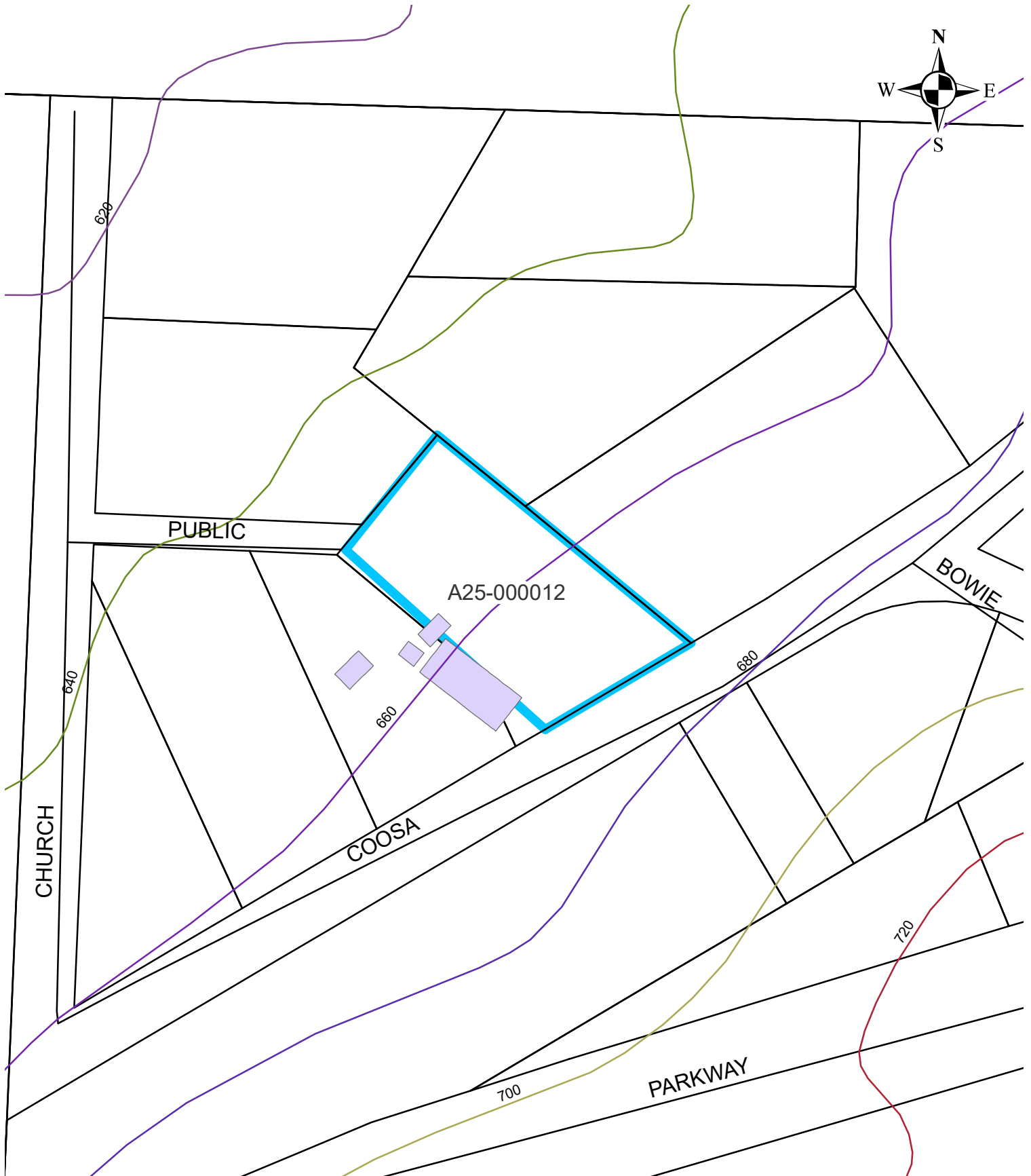
File Attachments for Item:

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.

A25-000012

7036 Coosa Ave

Elevation



A25-000012

7036 Coosa Ave

AERIAL



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:

Mt Pleasant Missiary Baptist Church

Mailing Address:

7036 - Coosa Ave Leeds AL 35094

Telephone:

205 222 4624

E-mail:

WillieFrazier@gmail.com

Signature:

Willie Frazier

Part 2. Parcel Data

Owner of Record:

Owner Mailing Address:

Site Address:

7036 Coosa Ave Leeds AL 35094

Tax Parcel ID #

Existing Zoning:

B2

Existing Land Use:

Part 3. Request

Section of Ordinance for which variance is request:

metal building to be used ~~for~~ worship service

Nature of Variance with Reference to Applicable Zoning Provision:

Building is 150 years old and in need of major repairs

Part 4 Enclosures (Check all required enclosures with this application)

- ☐ Written Justification for a Variance
- ☐ Vicinity Map
- ☐ Plot Plan with variance noted or highlighted
- ☐ Copy of Deed as recorded in the Judge of Probate Office
- ☐ 1st Class Stamps - equal to number of surrounding parcels
- ☐ 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:

PLEASE PRINT LEGIBLY

ZA # 05-00070
Office Use Only

APPLICATION FOR ZONING APPROVAL

City of Leeds

1400 9th St, Leeds, AL 35094

Phone: 205-699-0943 * leedsalabama.gov * development@leedsalabama.gov

◆ Incomplete applications may lead to a delay in review ◆◆ Fully complete the **Scope of Work** and **Applicant** portions of this form ◆

This review is independent of the building permit application.

Issuance of a Zoning Approval does not imply approval or issuance of a building permit.

Site Address:

7036 Coosa Ave Leeds AL 35094

For new construction and additions, A DIMENSIONED SITE PLAN MUST BE SUBMITTED with this application.

Description of Use: ☐ S-F Residential ☐ Multi-Family ☐ Institutional ☐ Utility ☒ Commercial ☐ Industrial
☐ Accessory BuildingAre Hazardous Materials to be used or stored on the site? ☐ YES ☒ NOClass of Work: ☒ New ☐ Addition ☐ Repair ☐ Utility Installation ☐ Demolition ☐ Other _____Water Supply: ☒ Public ☐ Well Sanitary Sewage Disposal: ☐ On-Site ☐ County Sewer ☒ Private Sewer _____Are new or additional plumbing fixtures included? ☐ No ☒ YesAny change to existing building footprint? ☒ No ☐ YesNew Construction Only: Foundation Type: Church # of Floors: 1Construction Type: Steel Structures Construction Occupancy Type: WORKS/LaborersHeated & Cooled Square Footage: 1st Floor S.F. ✓ 2nd Floor S.F. _____ Total S.F. _____Number of Bedrooms: 0 Number of Bathrooms: 2DESCRIPTION OF ALL WORK TO BE PERFORMED: We are putting up a Steel building for our Church.

FOR MOBILE/MANUFACTURED HOMES ONLY

Occupant's relationship to property owner: _____ Mobile Home Dimensions: _____

FRONT: ☐ Steps Only ☐ Open Deck ☐ Covered Deck Deck Dimensions: _____REAR: ☐ Steps Only ☐ Open Deck ☐ Covered Deck Deck Dimensions: _____

PLEASE PRINT LEGIBLY
APPLICATION FOR ZONING APPROVAL

PAGE 2 OF 2

Applicant's Name: Willie Frazier Company: Mount Pleasant Church
Physical Address: 7036 COOSA AVE Leeds, AL 35094

Phone #: _____ Cell #: (205) 222-4626 Email: WillieFrazier15@gmail.com

I have full knowledge of the entire scope of work to be performed at this site and I have reviewed this application prepared describing proposed scope of work in relation to the proposed physical site. I understand that compliance with all City of Leeds Regulations and conformity with approved construction plans and probated plats are the sole responsibility of the owner. Non-compliance with regulations or deviation from approved plans/probated plats will necessitate the removal of all built improvements in violation, at the owner's expense. *I have read and understood the application and grant the city the right of entry to the site for inspection and enforcement purposes.*

Willie Frazier Jr
(signature)

Willie J Frazier Jr
(printed name)

3/26/2005
(date)

OFFICE USE ONLY

Zoning: Jefferson

Subdivision Check: _____

B2

Map Book: _____ Pg: _____ Date: _____

Floodplain: X

Lat/Long: _____

Zoning Case: _____

Address: _____

Variance Case: _____

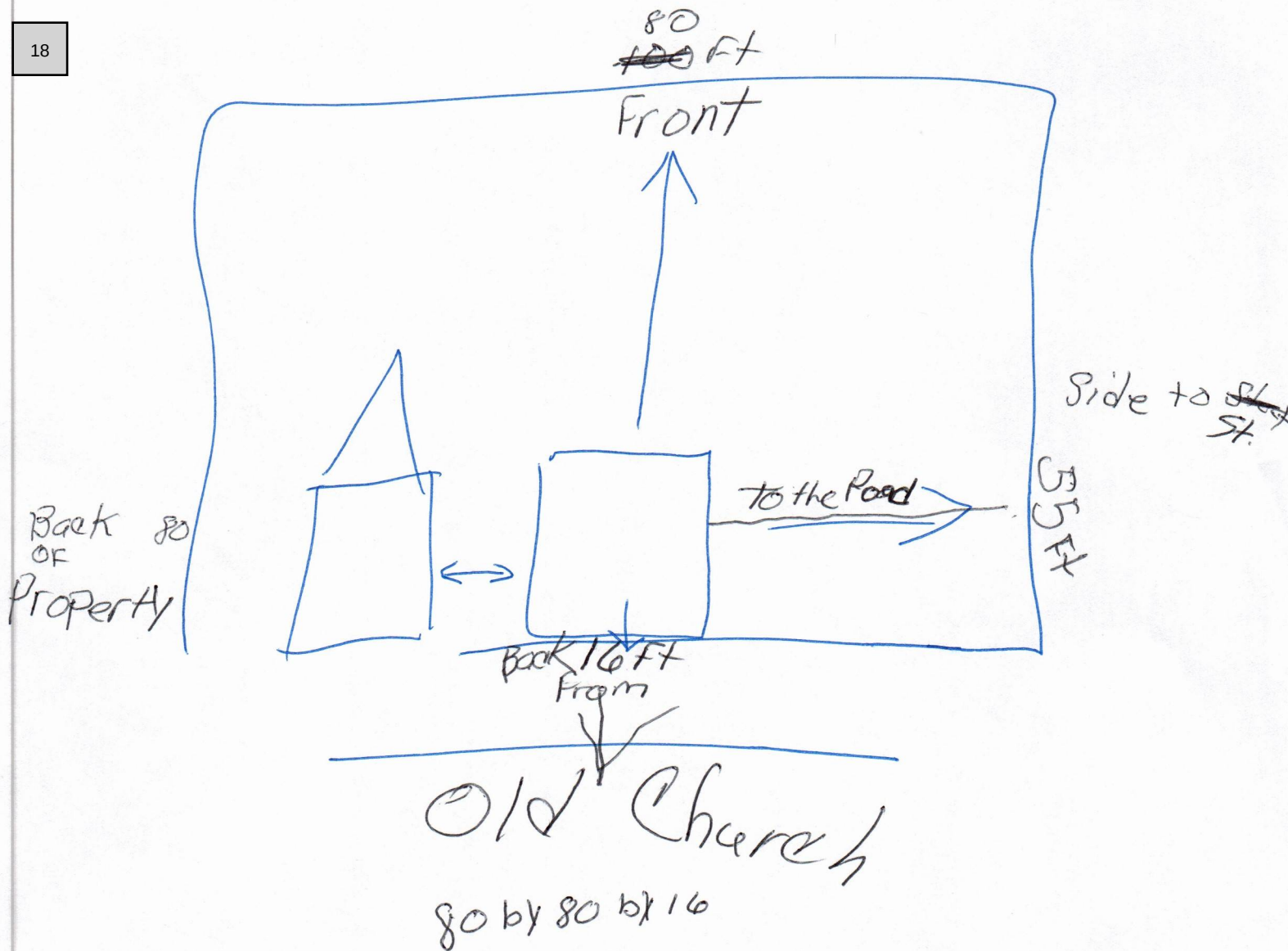
Construction Case: _____

Subdivision Case: _____

☐ Approved ☐ Declined

by: _____ Date: _____

Additional Information and/or Comments



This deed prepared by:
 Gerald D. Colvin, Jr.
 Bishop, Colvin, Johnson & Kent
 1910 First Avenue, North
 Birmingham, Alabama 35203

Send Tax Notice To:
 Mt. Pleasant Missionary Baptist Church
 1554 Coosa Avenue
 Leeds, AL 35094

STATE OF ALABAMA)

2 0 0 2 0 1 / 4 6 2 6

JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Thousand, Three Hundred Dollars (\$5,300.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, THOMAS BOYD, a single man (herein referred to as Grantor), grant, bargain, sell and convey unto the MT. PLEASANT MISSIONARY BAPTIST CHURCH, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lots 18, 19 and 20 and the East 50 feet of Lot 17, all in Block 1, according to Rowan & Jones survey as recorded in Volume 15, at Page 70, in the Office of the Judge of Probate of Jefferson County, Alabama. Mineral and mining rights excepted.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
5 day of March, 2001.

Ruth Steiner by Jerome Powell - POA
 Ruth Steiner by Jerome Powell, her
 Attorney in Fact

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jerome Powell, whose name(s) as Attorney in Fact for Ruth Steiner 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, he as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, 2001.

Sanja K. Hanne
 Notary Public
 My Commission Expires: 6/1/02

State of Alabama - Jefferson County
 I certify this instrument filed on:
 2001 NOV 15 A.M. 11:07
 Recorded and \$
 and \$ 11.00 Mtg. Tax
 \$ 7.00 Deed Tax and Fee Amt.
 Total \$ 18.00
 MICHAEL F. BOLIN, Judge of Probate

 200114/4379

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

Send Tax Notice To:
 1547 Coosa Ave. N.W.
 Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
 JEFFERSON COUNTY

2 0 0 1 1 4 / 4 3 7 9

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ruth Steiner, a widow, by and through her attorney in fact, Jerome Powell, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mt. Pleasant Missionary Baptist Church** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 15 and West part of Lot 16, in Block 1, the said West part of Lot 16 fronting fifty feet on the Bankhead Highway and running back to back of Lot 16, making said lot fifty feet front and running to a point at the back, according to the Map of North Highlands of Leeds, being a part of the NE1/4 of NW1/4 of Section 19, Township 17, Range 1 East.

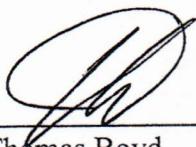
Ruth Steiner is the surviving grantee of that certain deed recorded in Volume 5863, page 316, Probate Office of Jefferson County, Alabama; Curtis Steiner having departed this life on or about 1994.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of _____

December, 2002^{CB}


Thomas Boyd

STATE OF GEORGIA)

COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Boyd, a single man, 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, he executed the same voluntarily on the day the same bears date. ^{CB}

Given under my hand and official seal this 21st day of December, 2002^{CB}.

State of Alabama - Jefferson County
I certify this instrument filed on:

2002 JAN 10 P.M. 13:34

Recorded and \$	5.50	Mtg. Tax
and \$	7.00	Deed Tax and Fee Amt.
\$	Total \$	12.50

MICHAEL F. BOLIN, Judge of Probate



200201/4626


Notary Public
My Commission Expires: OCTOBER 10, 2004

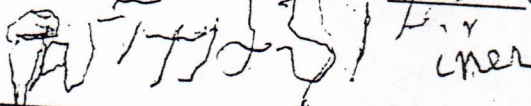
DURABLE POWER OF ATTORNEY
RUTH L. STEINER

2 0 0 1 1 4 / 4 3 7 7

I, **RUTH L. STEINER**, of Cincinnati, Hamilton County, Ohio, hereby appoint, my nephew, **JEROME G. POWELL**, of Cincinnati, Hamilton County, Ohio, as my true and lawful attorney-in-fact, to act for me and in my name in any and all business, financial, legal and other matters, granting full authority to make, acknowledge and deliver for me and in my name all contracts, deeds, leases, assignments, obligations, writings, assurances, releases and other instruments which to said attorney may seem proper in connection with any matter in which I may be interested, and generally to act for me and in my name in all matters affecting my business or property, real or personal, with the same effect as though I were personally present and acting for myself; also granting full power to substitute one or more persons in the place of said attorney and to revoke any such substitution; and hereby ratifying and confirming whatever said attorney or substitute may do under this Durable Power of Attorney. Without limiting said general powers, I hereby specifically authorize said attorney or substitute to do the following for me and in my name: to enter upon or into and to take possession of any of my property, real or personal, including any safe deposit box standing in my name and its contents, and to demand, receive and receipt for any and all sums of money or property, real or personal, now or hereafter due to me, including any bank or savings and loan association deposit in my name; to deposit in any bank or savings and loan association any and all monies collected or received for me by said attorney; to pay any and all bills, accounts, mortgages, indebtedness, taxes, assessments, claims and demands now or hereafter payable by me; to sign, endorse and deliver all checks, drafts and instruments of like nature payable to me or by me as to said attorney may seem proper; to borrow money and to sign and deliver any bond, note or other evidence of debt or other instrument in writing necessary or proper in connection with said loan, and to endorse, assign, pledge, mortgage and hypothecate any and all of my property, real or personal, as security for such loan, on such terms as to said attorney may seem proper; to sell, lease and dispose of any or all of my property, real or personal, for such prices and upon such terms of credit or otherwise as to said attorney may seem proper, and to execute and deliver to the purchasers or lessees of such property appropriate contracts, bills of sale, leases, assignments, deeds, land contracts and other instruments of conveyance or transfer thereof, with or without covenants of warranty or similar covenants; to vote any shares of stock in any corporation standing in my name, with the full power of substitution in the exercise of such right, and for said purpose to execute and deliver all necessary proxies; to insure any of my property, real or personal, in such amounts and on such terms as to said attorney may seem proper; to buy or otherwise acquire and hold, in such name or names as to said attorney may seem proper, property, real or personal, for such prices and upon such terms of credit or otherwise as to said attorney shall seem proper, and to sign and deliver such instruments and make such payments as may be appropriate or incidental to any such purchase, acquisition or holding; to commence and carry on, or to defend, at law or in equity, all actions, suits and other proceedings in which I or my real or personal property may be in any way concerned; to compound, compromise, settle and adjust all claims (including tax claims) in favor of or against me, upon such terms as to said attorney may seem proper; to prepare, execute and

file any tax returns, local, state or federal, and any refund claims thereon; to assign and convey any or all of my property, real or personal, to any trust established by me or by others over which I have unrestricted right of revocation or withdrawal, at such times as said attorney deems appropriate, and to execute and deliver to the trustee appropriate assignments, deeds and other instruments of conveyance or transfer thereof, even if said attorney is trustee of such trust; and to employ and pay reasonable compensation to agents, accountants, attorneys and investment counsel to assist in the exercise of any of the foregoing powers. **THIS DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY DISABILITY OF THE PRINCIPAL. THIS POWER OF ATTORNEY MAY BE TERMINATED EITHER BY ME OR BY MY SAID ATTORNEY BY GIVING WRITTEN NOTICE OF SUCH TERMINATION TO THE OTHER. AN EXECUTED DUPLICATE OF THIS POWER OF ATTORNEY, OR A PHOTOSTATIC COPY THEREOF, DELIVERED BY ME OR BY SAID ATTORNEY TO ANY THIRD PARTY WILL BE CONCLUSIVE AGAINST ME AND SAID ATTORNEY AS TO SUCH THIRD PARTY THAT THIS POWER OF ATTORNEY HAS NOT BEEN TERMINATED AND WILL CONTINUE IN EFFECT UNTIL SUCH THIRD PARTY IS ADVISED BY WRITTEN NOTICE FROM ME OR FROM SAID ATTORNEY OF SUCH TERMINATION.** This Durable Power of Attorney shall be governed by Ohio law. I hereby reserve all rights on my part to do personally any act that said attorney is hereby authorized to perform, and to grant similar powers of attorney to others.

I have signed this Durable Power of Attorney on this 20 day of November, 1998.


RUTH L. STEINER

Signed and acknowledged
in the presence of:

Witness _____

Witness _____

State of Ohio)

Hamilton County)

SS:

State of Alabama - Jefferson County
I certify this instrument filed on:

2001 NOV 15 A.M. 11:06

Recorded and \$ _____ Mtg. Tax

and \$ _____ Deed Tax and Fee Amt.
\$ 7.00 Total \$ 7.00

MICHAEL F. BOLIN, Judge of Probate



200114/4377

Personally appeared before me, a Notary Public for said county and state, RUTH L. STEINER who acknowledged that she did sign this Durable Power of Attorney, and that it is her free act and deed. I have signed and sealed this Power of Attorney at Cincinnati, Hamilton County, Ohio, on this 20 day of November, 1998.


Notary Public

This instrument prepared by:
Maria L. McBride
Attorney at Law
8624-B Winton Road
Cincinnati, Ohio 45231
(513) 931-2100

LORE S. HECKMANN
Notary Public, State of Ohio
My Commission Expires April 30, 2001

Billy R. Weathington, Jr.
 Corey B. Moore
 R. Lee Barnes
 Maxine C. Moses
 Candy Stewart-Magee

e-mail address:
 weathington-moore.com

WEATHINGTON
 — & —
MOORE

A PROFESSIONAL CORPORATION

Covenant Commerce Center
 P.O. Box 310
 2603 Moody Parkway, Suite 200
 Moody, Alabama 35004
 Tel. (205) 640-2000
 Fax (205) 640-2010

Leeds Office

819 Parkway Drive, S.E.
 Leeds, Alabama, 35094
 Tel. (205) 699-6164
 Fax (205) 699-5730

December 5, 2001

Lonnie Marbury
 1517 Ivy Street, S.E.
 Leeds, Alabama 35094

RE: Mt. Pleasant Missionary Baptist Church

Dear Lonnie:

Enclosed please find the deed from Ruth Steiner and the Durable Power of Attorney which have been recorded in the Probate Office of Jefferson County.

Someone from the Church will need to take the deed to the Tax Assessor's office in order to get the tax assessment changed.

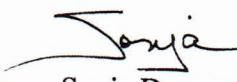
The cost of the title insurance is \$250.00. I will need that amount remitted to us so I can obtain the Church's policy.

Should you have any questions, please contact me. We appreciate the opportunity to be of service to the Church.

HAPPY HOLIDAYS!

Very truly yours,

WEATHINGTON & MOORE, P.C.

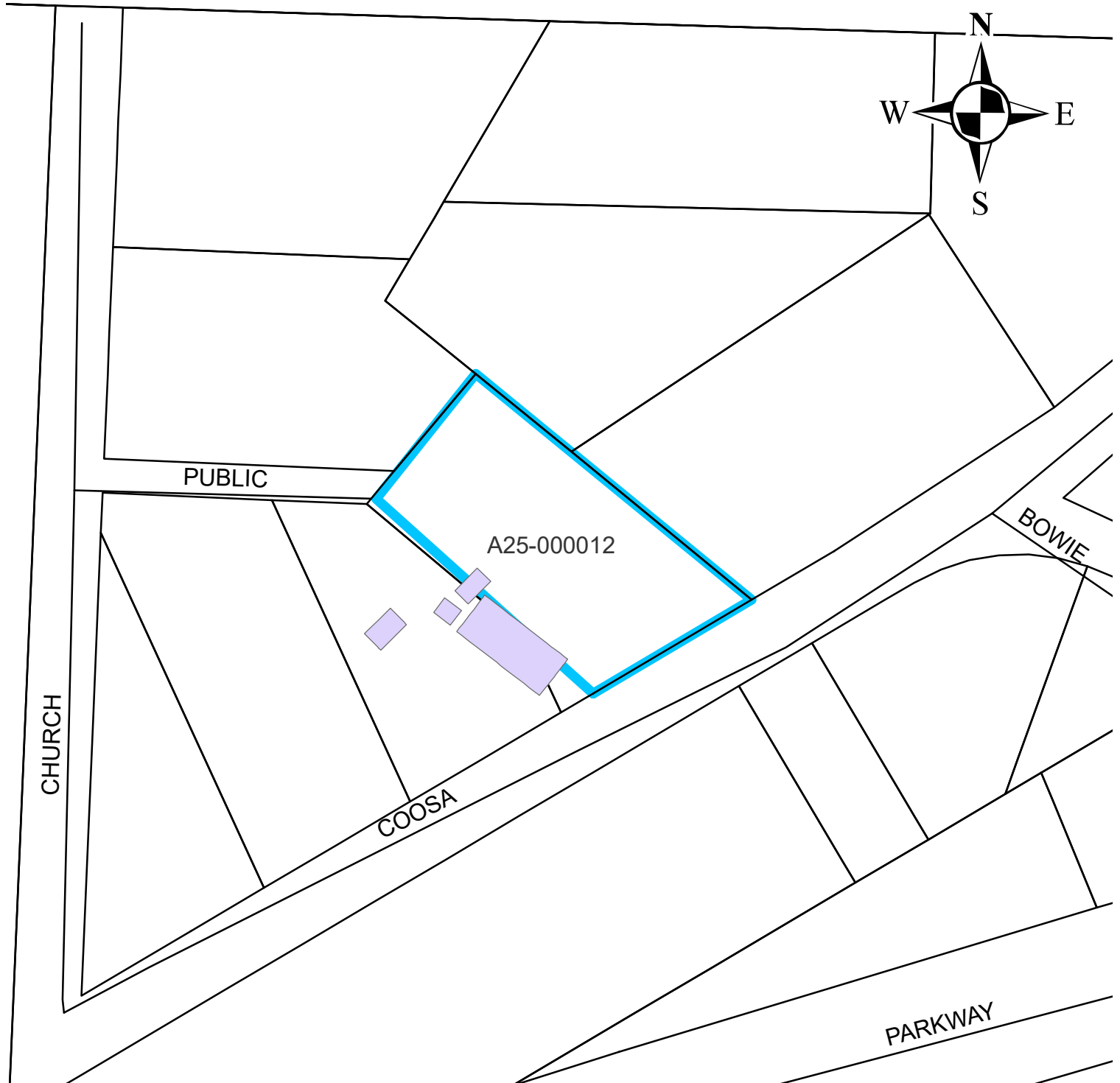

 By: Sonja Dennen

Enclosures

A25-000012

7036 Coosa Ave

Building Footprint



File Attachments for Item:

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.

ID: ALTSEF
 County: JEFFERSON
 Date: 5/22/24 Time: 9:43AM

County Division Code: AL039 Inst. # 2024048654 Pages: 1 of 2 I certify this instrument filed on: 5/22/2024 9:43 AM
 Doc: D Judge of Probate Jefferson County, AL Rec: \$19.00 DeedTx: \$20.00
 Clerk: DRBESS

WARRANTY DEED

STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand and No/100 Dollars (\$20,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, Medical Telehealth Foundation, LLC, a Florida Limited Liability Company (herein referred to as grantors), grant, bargain, sell and convey unto Vivian Rubio (herein referred to as grantee), the following described real estate situated in Jefferson County, Alabama, to wit:

Easterly 1/2 of Lot 10-A, Martha E. and William F. Dorough Homestead, as recorded in Map Book 24, Page 44, in the Office of the Judge of Probate of Jefferson County, Alabama, being situated in Sec. 28, Township 17, Range 1 East, Jefferson County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 8331 Dunnivant Road, Leeds, AL 35094.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 20th day of May, 2024.

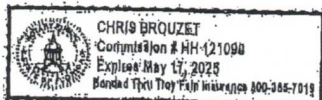
Medical Telehealth Foundation, LLC

Adam J. Shorr
 Adam Shorr, President

STATE OF FLORIDA
 COUNTY OF PINELLAS

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Adam Shorr, as President of Medical Telehealth Foundation, LLC, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2024.



Chris Brquezet
 NOTARY PUBLIC

My Commission Expires: 05/17/2025

THIS INSTRUMENT PREPARED BY:
 David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244.

AFTER RECORDING, RETURN TO:
 Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Medical Telehealth
Foundation, LLC
 Mailing Address 3378 Clarine Way West
Dunedin, FL 34698

Grantee's Name Vivian Rubio
 Mailing Address 5112 Janet Lane
Irondale, AL 35210

Property Address 8331 Dunnivant Road
Leeds, AL 35094

Date of Sale May 20, 2024
 Total Purchase Price \$20,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 20, 2024

Print

Anthony Metcalf

☐ Unattested

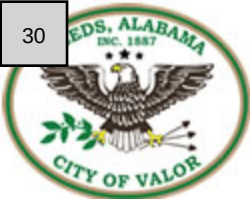
Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Leeds, Alabama

Summary Report

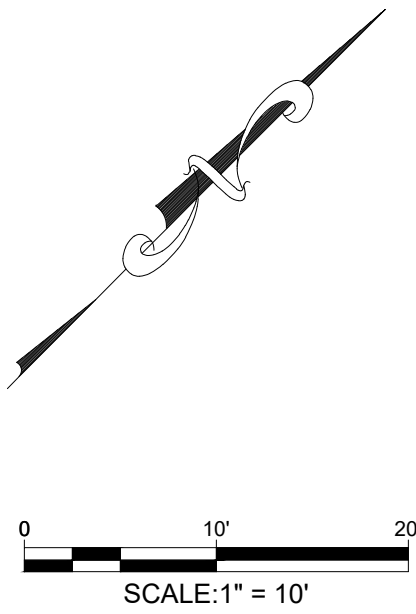
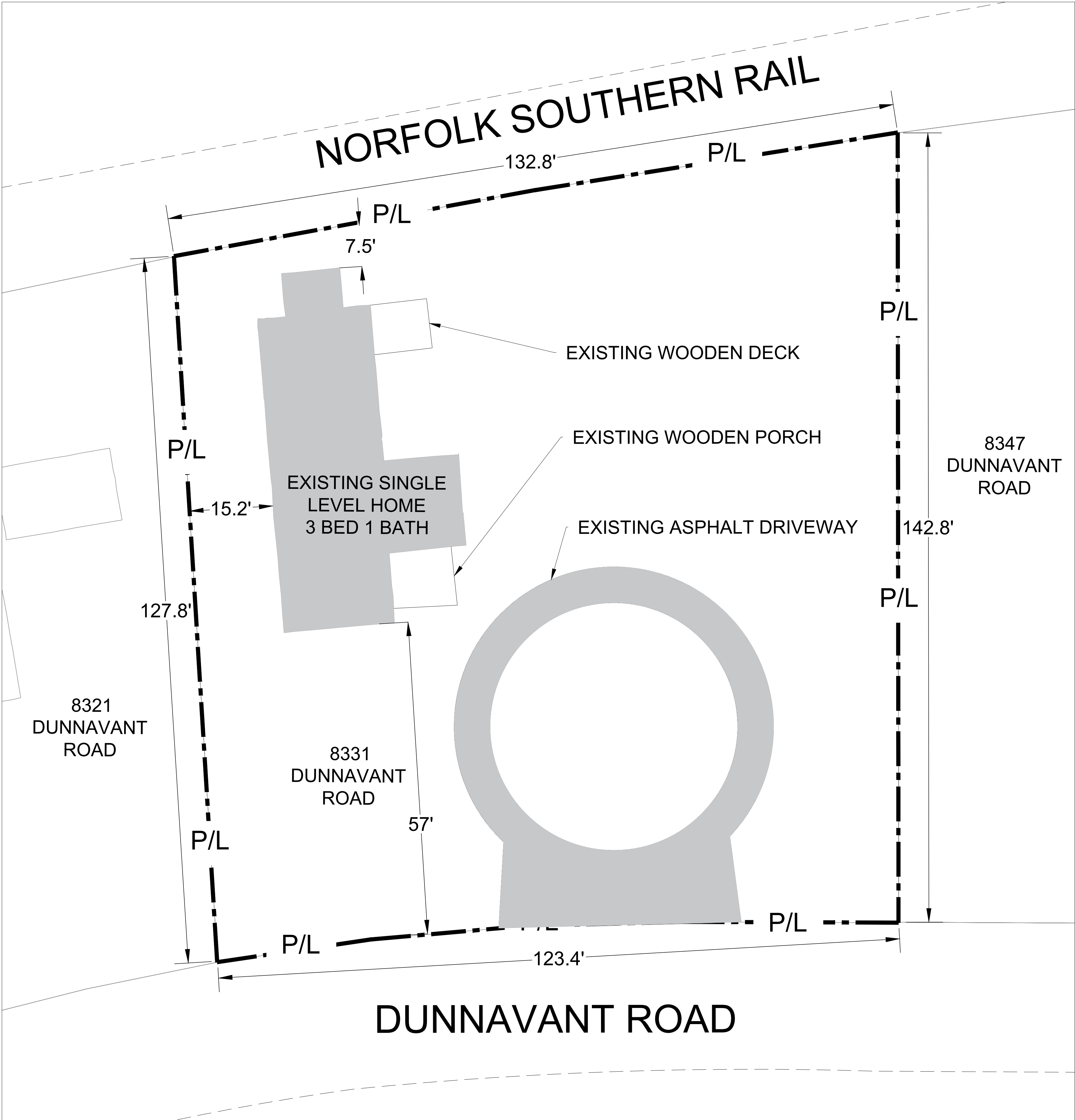
Date: June 12, 2025

Case Number: 25-000739

Application Date	06/05/2025
Approval Date	06/05/2025
Issue Date	06/05/2025
Expiration Date	12/02/2025
Close Date	
Status	Pending - BZA Case
Property Address	8331 DUNNAVANT RD
Description	Renovation of existing single family home, with new addition.
Permit#	A25-000015
Permit Type	Variance Application
Subtype	Dimensional Relief
Applicant Name	Gabriel J. Lopez
Applicant Email	gabe.lopez.013@gmail.com
Applicant Address	
Applicant Company Name	
Applicant Company Address	5112 Janet Ln Irondale AL 35210
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Additional Contact Name	Gabriel J. Lopez
Additional Contact Email	gabe.lopez.013@gmail.com
Additional Contact Address	
Additional Contact Company Name	
Additional Contact Company Address	5112 Janet Ln Irondale AL 35210

31	Additional Contact Home Phone	
	Additional Contact Cell Phone	
	Additional Contact Work Phone	
	Existing Zoning	R-2: SINGLE FAMILY RESIDENTIAL DISTRICT
	Existing Land Use	Residential Home
	Case Description	I am requesting a variance from the rear yard setback requirement outlined in Article VI, Section 5.00, Subsection 5.04 of the City of Leeds Zoning Ordinance. My property is zoned R-2 (Single-Family Residential District), which requires a minimum rear yard setback of 35 feet. The existing residence is legally non-conforming with respect to this requirement. I am proposing an addition that runs parallel to the current rear wall and does not extend any closer to the property line. The project maintains the existing setback line and does not increase the degree of non-conformity. The rear of the property abuts an active railroad corridor, not other residential uses. As a result, the existing non-conformity—and the proposed continuation of that line—does not create any adverse impact on neighboring properties or public use areas. I am requesting approval of this variance so I can proceed with the addition while maintaining the current alignment of the structure.
		Article VI – Establishment of Districts Section 5.00 – R-2 Single Family Residential District Subsection 5.04 – Area and Dimensional Requirements Minimum Yards: Rear yard setback shall be a minimum of thirty-five (35) feet.
		The variance requests a reduction of the required rear yard setback from thirty-five (35) feet to seventeen (17) feet pursuant to 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.
	Are you the property owner?	No
	I, the applicant, submit my application for a zoning adjustment by the applicable laws and regulations set forth by the City of Leeds zoning ordinance. I understand the importance of thoroughly reviewing this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments. As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. If such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments.	I Agree

I affirm that I will be available and present at the rescheduled meeting. I also commit to providing any additional information or documentation the Board may request during the process. Furthermore, I understand that postponing my case will not prejudice my rights as an applicant, and I will cooperate fully with the Boards decision-making process.



METES AND BOUNDS:
LOT 10-A NELY 1/2 OF LOT 10-A
MARTHA E & WILLIAM F DOROUGH HOMESTEAD

APPROXIMATE AREA OF LOT
17,000 SQUARE FEET

APPROXIMATE AREA OF EXISTING HOME
1,450 SQUARE FEET

FEMA FLOOD MAP: 01073C0443G
CLASSIFICATION: ZONE X (MINIMAL FLOOD HAZARD)

8331 DUNNAVANT ROAD
LEEDS, AL 35094

REVISIONS		
NO.	DESC	DATE

PERMIT SET

JOB NUMBER:	20250318
CHECKED BY:	GJL
ISSUE DATE:	03/04/2025
SCALE:	AS NOTED

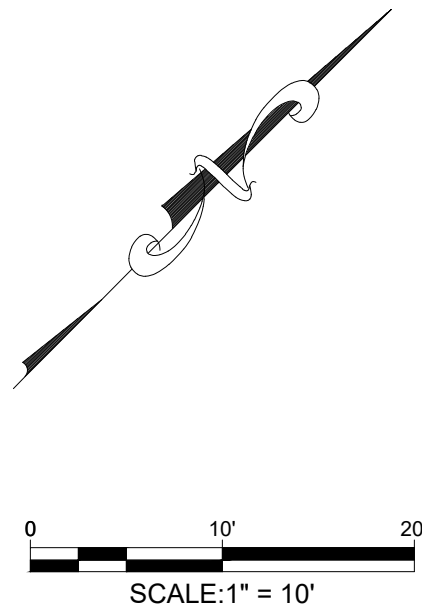
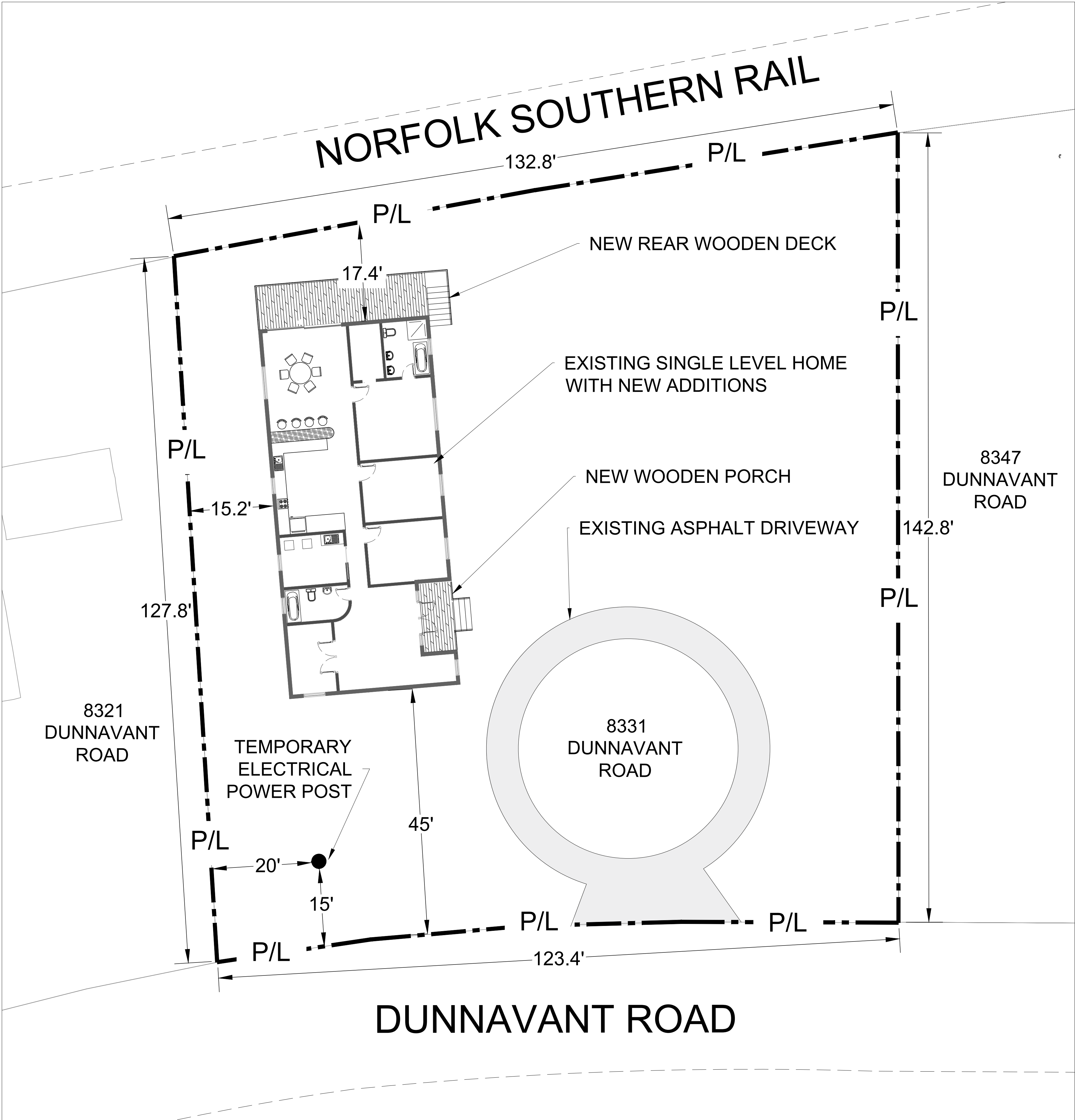
SHEET TITLE

EXISTING
SITE PLAN

SHEET NUMBER

C-1.0

EXISTING SITE PLAN
SCALE: 1" = 10'



METES AND BOUNDS:
LOT 10-A NELY 1/2 OF LOT 10-A
MARTHA E & WILLIAM F DOROUGH HOMESTEAD

APPROXIMATE AREA OF LOT
17,000 SQUARE FEET

APPROXIMATE AREA OF PROPOSED HOME
2,005 SQUARE FEET

FEMA FLOOD MAP: 01073C0443G
CLASSIFICATION: ZONE X (MINIMAL FLOOD HAZARD)

8331 DUNNAVANT ROAD
LEEDS, AL 35094

REVISIONS

NO.	DESC	DATE

PERMIT SET

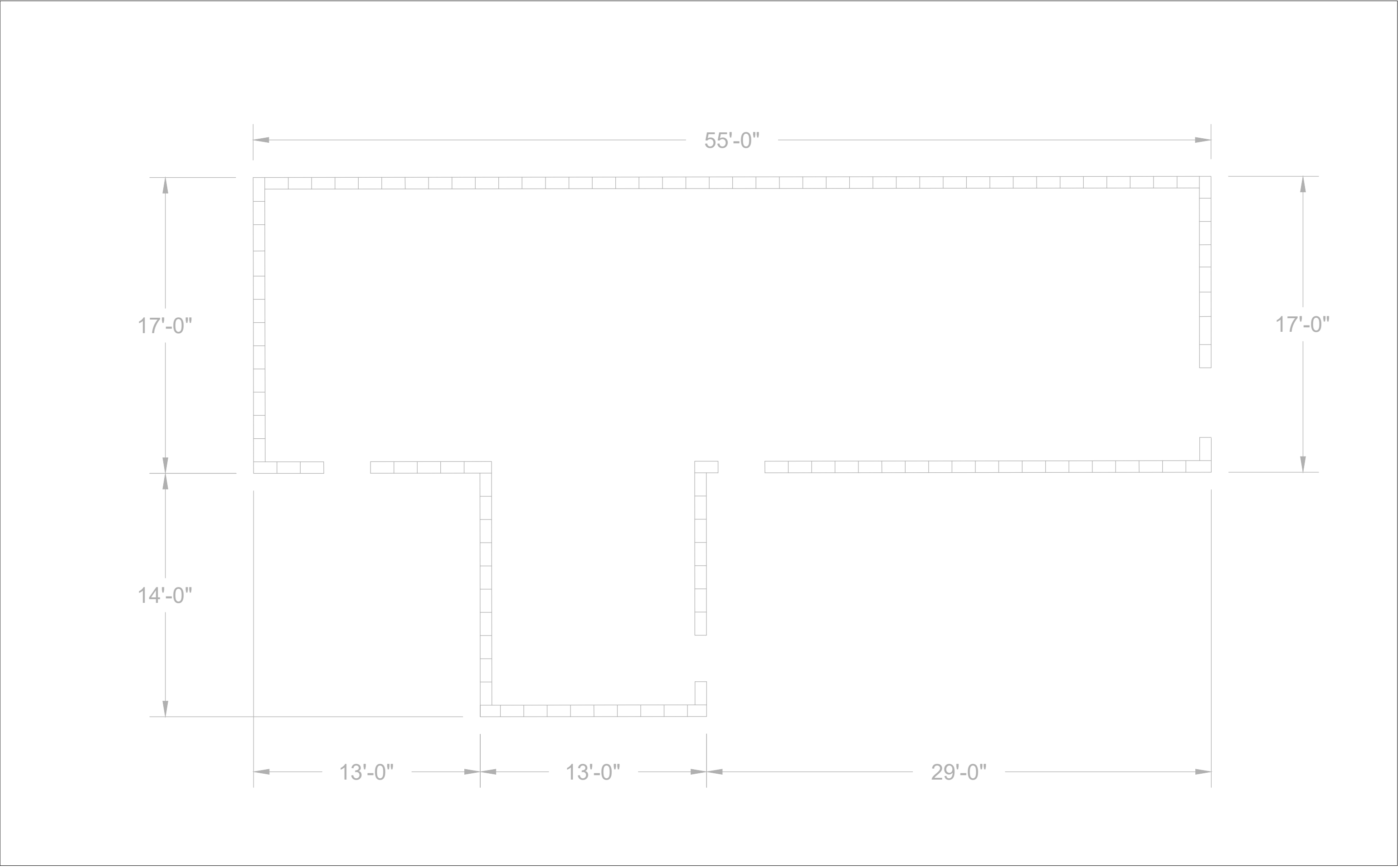
JOB NUMBER:	20250318
CHECKED BY:	GJL
ISSUE DATE:	03/04/2025
SCALE:	AS NOTED

SHEET TITLE

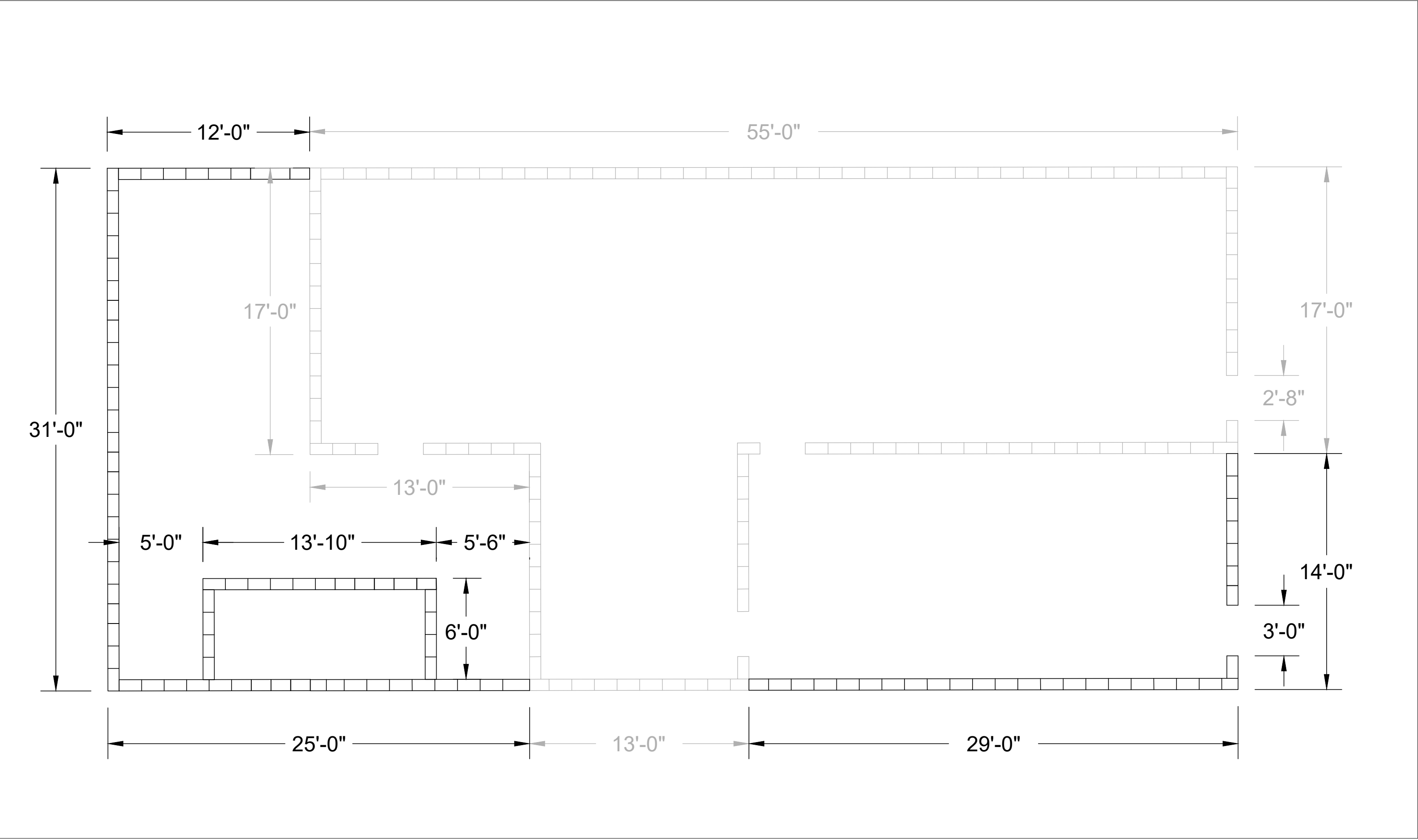
PROPOSED
SITE PLAN

SHEET NUMBER

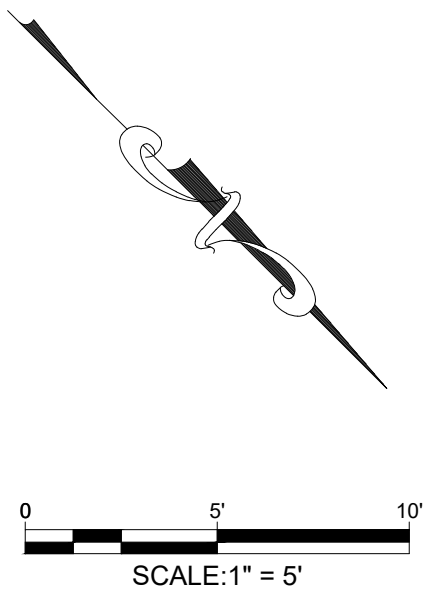
C-2.0



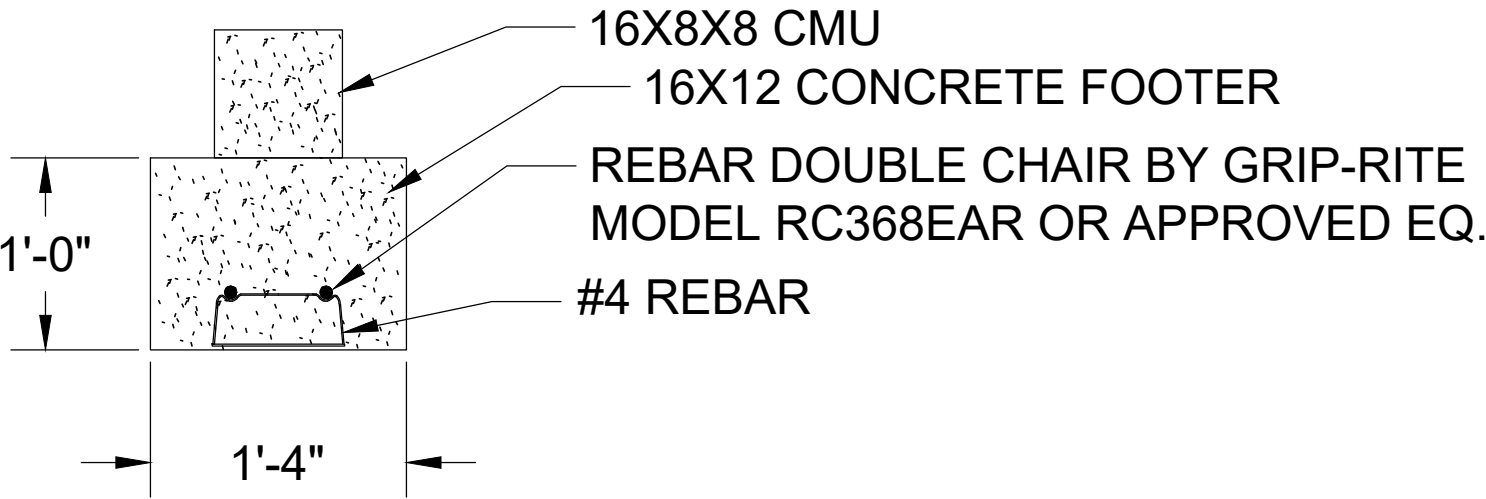
EXISTING PERIMETER CMU FOUNDATION PLAN
SCALE: 1" = 5'



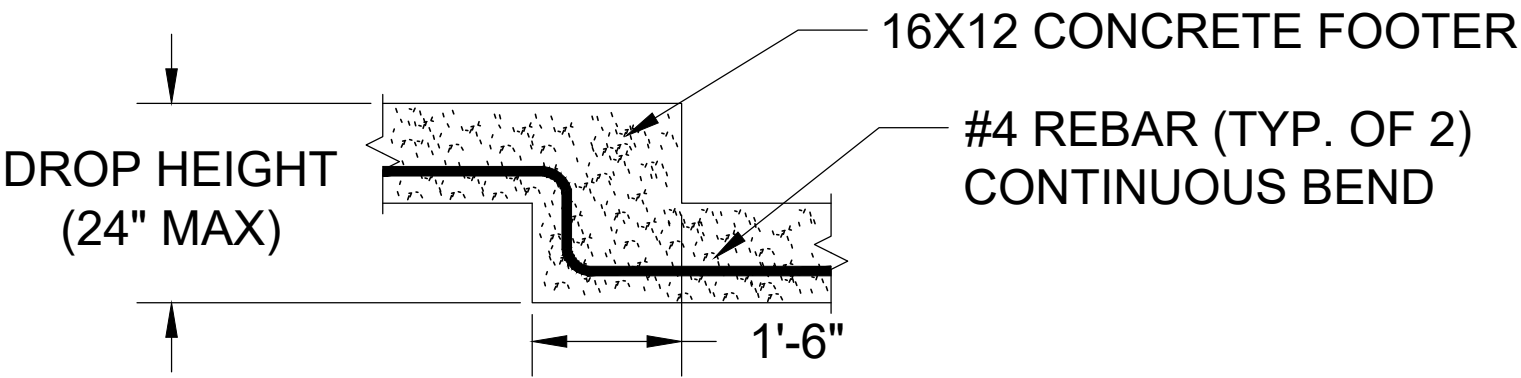
PROPOSED PERIMETER CMU FOUNDATION PLAN
SCALE: 1" = 5'



- NOTES:
- FOUNDATION FOOTER TO BE CAST IN PLACE. BASE COURSE TO BE COMPACTED NATURAL SOIL.

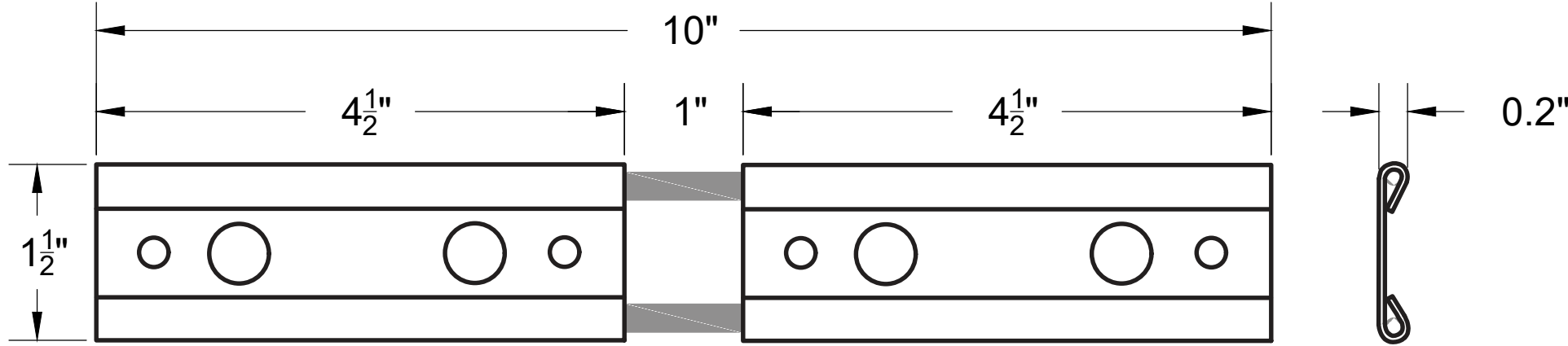


CONCRETE FOOTER FOR CMU WALL FOUNDATION
SCALE: N.T.S.



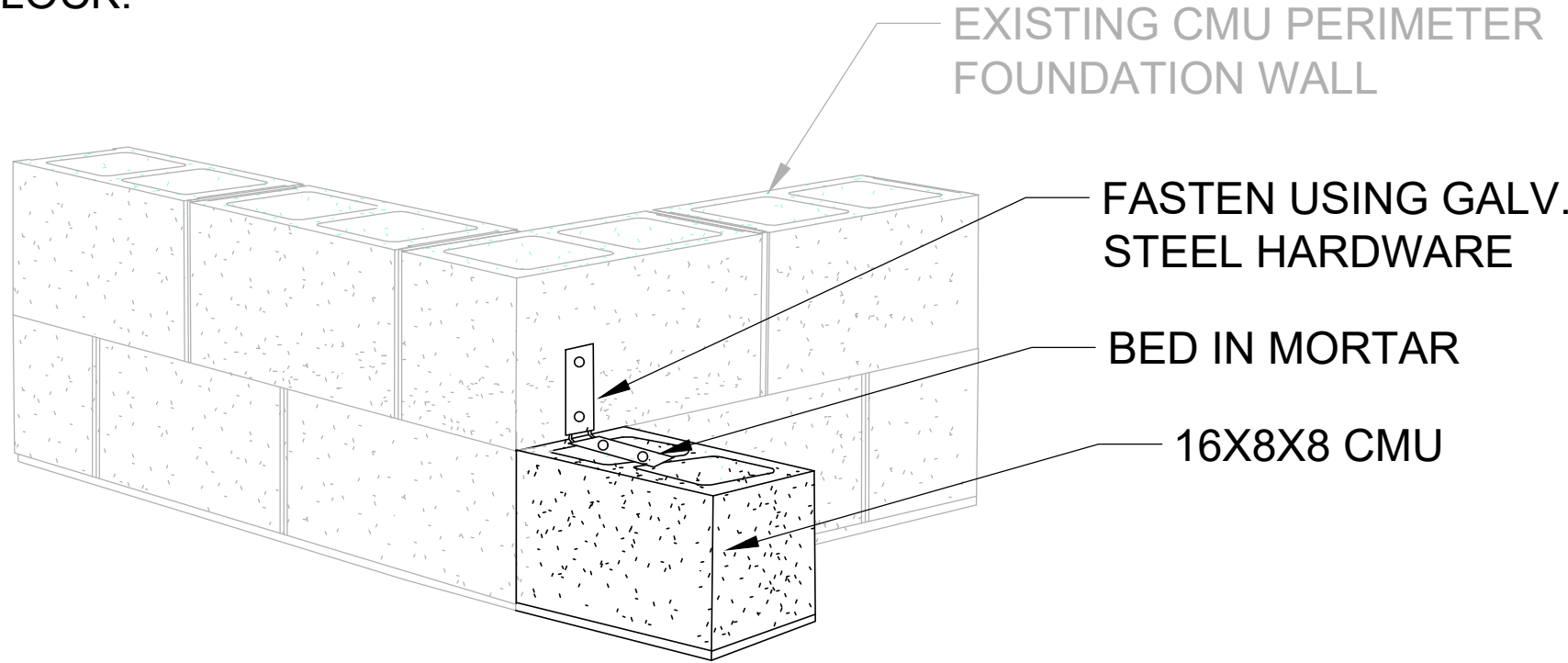
CONCRETE FOOTER STEP
SCALE: N.T.S.

- NOTES:
- EXPANSION JOINT STABILIZER TO BE INSTALLED AT ALL CONNECTIONS BETWEEN EXISTING AND NEW CMU FOUNDATION WALL



TOP VIEW
SIDE VIEW
EXPANSION JOINT STABILIZER
SCALE: N.T.S.

- NOTES:
- EXPANSION JOINT STABILIZER TO BE INSTALLED EVERY OTHER STACKED BLOCK.



EXPANSION JOINT STABILIZER TYPICAL INSTALLATION
SCALE: N.T.S.

8331 DUNNAVANT ROAD
LEEDS, AL 35094

REVISIONS

NO.	DESC	DATE

PERMIT SET

JOB NUMBER:	20250318
CHECKED BY:	GJL
ISSUE DATE:	03/04/2025
SCALE:	AS NOTED

SHEET TITLE
PROPOSED FOUNDATION PLAN
SHEET NUMBER

C-2.1

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for I am requesting a variance from the rear yard setback requirement outlined in Article VI, Section 5.00, Subsection 5.04 of the City of Leeds Zoning Ordinance. My property is zoned R-2 (Single-Family Residential District), which requires a minimum rear yard setback of 35 feet. The existing residence is legally non-conforming with respect to this requirement. I am proposing an addition that runs parallel to the current rear wall and does not extend any closer to the property line. The project maintains the existing setback line and does not increase the degree of non-conformity. The rear of the property abuts an active railroad corridor, not other residential uses. As a result, the existing non-conformity—and the proposed continuation of that line—does not create any adverse impact on neighboring properties or public use areas. I am requesting approval of this variance so I can proceed with the addition while maintaining the current alignment of the structure.

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 #:	A25-000015
APPLICANT NAME:	Gabriel J. Lopez
PROPERTY OWNER:	WILLINGHAM OTIS & ANGELA
TAX PARCEL ID#S:	2500282002004000
PROPERTY ADDRESS:	8331 DUNNAVANT RD; LEEDS, AL 35094
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 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

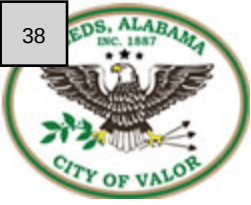
E-mail: development@leedsalabama.gov

Mailing Address:

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

File Attachments for Item:

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.



Leeds, Alabama

Permitting Summary Report

Date: June 18, 2025

Case Number: 25-000745

Application Date	06/10/2025
Approval Date	06/11/2025
Issue Date	06/16/2025
Expiration Date	12/13/2025
Close Date	
Status	Issued by E-Mail
Property Address	1792 WHITMIRE ST
Description	NEW CONSTRUCTION SINGLE FAMILY HOME
Permit#	A25-000016
Permit Type	Variance Application
Subtype	All Others
Applicant Name	Patrick Ray
Applicant Email	p.rayconstruction@outlook.com
Applicant Address	1026 Dunsmore Dr Chelsea AL 35043
Applicant Company Name	P. Ray Construction LLC.
Applicant Company Address	1026 Dunsmore Dr Chelsea AL 35043-7234
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Additional Contact Name	Patrick Ray
Additional Contact Email	p.rayconstruction@outlook.com
Additional Contact Address	1026 Dunsmore Dr Chelsea AL 35043
Additional Contact Company Name	P. Ray Construction LLC.
Additional Contact Company Address	1026 Dunsmore Dr Chelsea AL 35043-7234

39	Additional Contact Home Phone	
	Additional Contact Cell Phone	
	Additional Contact Work Phone	
	Existing Zoning	R-3: MULTI-FAMILY DISTRICT
	Existing Land Use	VACANT LOT
	Case Description	to reduce the front (north) setback from thirty (30) feet to twenty-five (25) feet.
	Are you the property owner?	No
	I, the applicant, submit my application for a zoning adjustment by the applicable laws and regulations set forth by the City of Leeds zoning ordinance. I understand the importance of thoroughly reviewing this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments. As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. If such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments. I affirm that I will be available and present at the rescheduled meeting. I also commit to providing any additional information or documentation the Board may request during the process. Furthermore, I understand that postponing my case will not prejudice my rights as an applicant, and I will cooperate fully with the Boards decision-making process.	I Agree

ALABAMA WEST GRID - NORTH
NAD83

LEGEND

- = 5/8" CAPPED REBAR SET

● = FOUND PROPERTY MARKER

(P) = PER RECORD PLAT

(M) = MEASURED

⊗ = POWER POLE

↑ = GUY ANCHOR

⊙ = SANITARY MANHOLE
- ⊞ = WATER METER

⊞ = GRATE INLET

⊞ = GAS METER

⊞ = MAIL BOX

⊞ = AIR COND. UNIT

⊞ = STOP SIGN



GENERAL NOTES

1. This is a Plot Plan, based on a survey made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 01/07/2025.
2. The following surveying instruments were used at time of field visit: Topcon Hiper VR receiver, Topcon FC5000 Data collector.
3. Bearings are based on Alabama West Grid North, NAD83..
4. This map has been prepared without reference to a title commitment. No documents were provided to the surveyor.
5. By graphic plotting only the subject property appears to lie in zone X of the Flood Insurance Rate Map no.01073C0441H, dated 09/24/2021 and IS NOT in a special flood hazard area.

LEGAL DESCRIPTION

Lot 8, Block 1, Map of W. N. Lee's Survey as recorded in Map Book 13, Page 5 in the Office of the Judge of Probate for Jefferson County, Alabama.

PLOT PLAN

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Registered Surveyor: Andrew Kramer
Registration Number: AL 29990

Date of Last Field Survey: 01/07/2025
Date of Last Revision: 05/20/2025
ADDRESS: 1788 Whitmire St, Leeds, AL



Monument Land Services LLC

9340 Helena Road, Suite F-190

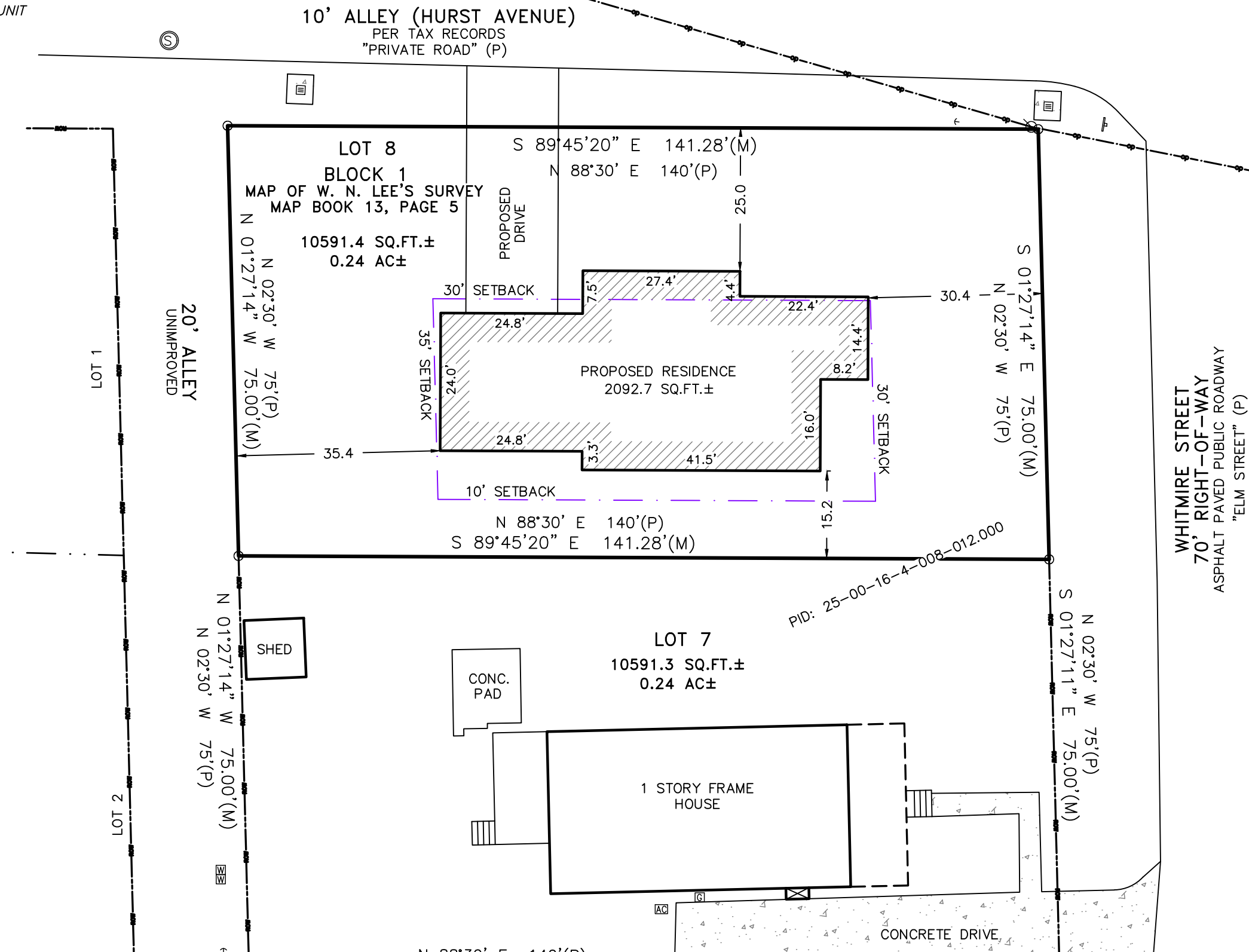
Birmingham, Alabama 35244

205-946-5575

contact@MonumentLS.com

Project No. AL25-028-24-065

Alabama CA: 50143



41



Gaynell Hendricks
Jefferson County Tax Assessor
Charles R Winston, Jr
Tax Assessor

**2026 TAX RETURN LIST REAL AND PERSONAL PROPERTY**

Par: NOT FOUND

City:

SubDist: 0 -00-00-00 Key:

Name & Address

CHASE PAYS CASH LLC
7510 ARROWHEAD LANE
TRUSSVILLE, AL 35173

Exempt Code:

Lnd: \$0.00
Total Assessed: \$0.00

Class: 2 2026
Bldg: \$0.00

Sale Date:
Book/Page:
Pvt Code:
Appr Value: \$0.00
Sale Price: \$0.00
LU Code:

Loc:

Imp. Type:

SEE ATTACHMENT

Claimant: LEAH DEEMER

Legal Description:

Entered By: CAMESHA PRESSLEY Date Entered: 1/8/2025 Case No. PA309195

I am the owner and occupant, or authorized agent of the property in which I make this Homestead Exemption Claim.
I am totally & permanently disabled. DOB _____ his _____ hers
I am over 65 with federal taxable income less than \$12,000. FED _____ ACT 2012-13

I am over 65 with income over the limits set by law.

☒ Other _____

Notes 2026 REQ SPLIT PER BOUNDARY SURVEY 25-16-4 010825CP

Oath to be administered to taxpayer:

You do solemnly swear (or affirm) that you will true answers make to all lawful questions which may be put to you touching the return you are about to make and that you will make a full and complete return of all property owned by you or in which you had any interest whatever or of which you were trustee or agent on the first day of October of the present tax year, and this return is made upon your personal knowledge, so help you God. (40-7-5)

I do solemnly swear (or affirm) that the foregoing list of property returned by me or my agent is a full and complete return of all the property owned by me/agent or in which CHASE PAYS CASH LLC has any interest whatever, the situs of which for taxation, or exemption from taxation, is in this county, on the first of October of the present tax year, so help me God. (40-7-8)

Leah Deemer

Sign Here

Date: 1/8/2025 DOB:

CHASE PAYS CASH LLC

I hereby certify that before taking the foregoing assessment list I administered the oath required to be administered under paragraph 40 of title 51 of the 1940 code of Alabama as amended to taxpayer or agent making this return and that I interrogated the said party as the law directs in regard to the same.

*Gaynell Hendricks**Camesha Pressley*

GAYNELL HENDRICKS
Tax Assessor, Jefferson County

CAMESHA PRESSLEY
ASSESSMENT CLERK

By:

Date: 1/8/2025



Gaynell Hendricks
 Jefferson County Tax Assessor
Charles R Winston, Jr
 Tax Assessor



This document does not imply ownership

2026 TAX RETURN LIST REAL AND PERSONAL PROPERTY

Par: NOT FOUND

Name & Address

CHASE PAYS CASH LLC
 7510 ARROWHEAD LANE
 TRUSSVILLE, AL 35173

City:

SubDist: 0 -00-00-00 Key:

Exempt Code:

Class: 2 2026
 Bldg: \$0.00

Sale Date:

Book/Page:

Pvt Code:

Appr Value: \$0.00

Sale Price: \$0.00

LU Code:

Lnd: \$0.00

Total Assessed: \$0.00

Loc:

Imp. Type

Parcel Number

Item Description

Market Value

Status

ALABAMA WEST GRID - NORTH
NAD83

LEGEND

- = 5/8" CAPPED REBAR SET
- = FOUND PROPERTY MARKER
- (P)

= PER RECORD PLAT
- (M)

= MEASURED
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= WATER METER
- ⊞

= GRATE INLET
- ⊞

= GAS METER
- ⊞

= MAIL BOX
- ⊞

= AIR COND. UNIT
- ⊞

= STOP SIGN



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3. Bearings are based on Alabama West Grid North, NAD83..
4. This map has been prepared without reference to a title commitment. No documents were provided to the surveyor.
5. By graphic plotting only the subject property appears to lie in zone X of the Flood Insurance Rate Map no.01073C0441H, dated 09/24/2021 and IS NOT in a special flood hazard area.

LEGAL DESCRIPTION

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PLOT PLAN

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Registered Surveyor: Andrew Kramer
Registration Number: AL 29990

Date of Last Field Survey: 01/07/2025
Date of Last Revision: 05/20/2025
ADDRESS: 1788 Whitmire St, Leeds, AL



Monument Land Services LLC

9340 Helena Road, Suite F-190

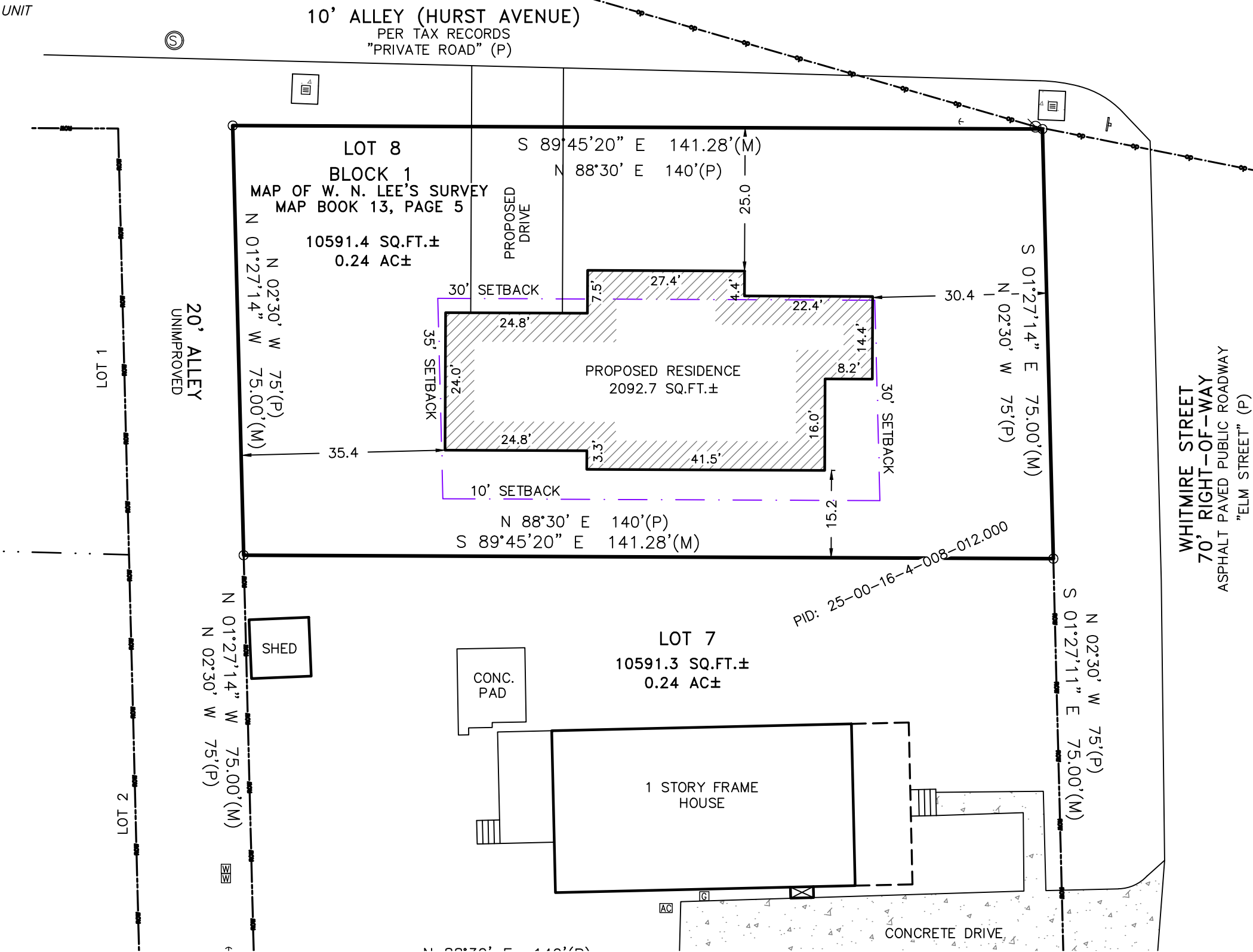
Birmingham, Alabama 35244

205-946-5575

contact@MonumentLS.com

Project No. AL25-028-24-065

Alabama CA: 50143



Send Tax Notice to:

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
JEFFERSON COUNTY)

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, The Heirs of Claude M. Greene, who are the following: Jeremy David Allen, an unmarried man, and Jared Scott Allen, a married man, and Kali Allen Geddle, a married woman, and Claude Martin Greene, a married man, and Steven Sherwood Greene, a married man, and Melody Allen Navarrete, a married woman, and David Lewis Allen, a married man, and Claude Michael Greene, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chase Pays Cash LLC, an Alabama Limited Liability Company (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

This property does not constitute the homestead of the grantors or their spouses.

Land in Jefferson County, Alabama, being Lot No. 7 and Lot No 8, W N Lee's Survey, of record in Map Book 13, Page 5, Probate Office for Jefferson County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Claude M Greene, by Warranty Deed from Betty Greene, dated October 2, 1979, of record in Real Volume 1846, Page 334, in the Probate Office for Jefferson County, Alabama. Claude M Greene died July 3, 2003.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of AUGUST 2024.

Property Address: 1788 Whitmire Street, Leeds, AL 35094

Jeremy David Allen
 Jeremy David Allen

STATE OF Texas)
Dallas COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Maria H Aviles, a Notary Public in and for said County, in said State, hereby certify that Jeremy David Allen, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2024

Maria H Aviles
 NOTARY PUBLIC

My Commission Expires: 8/17/2028



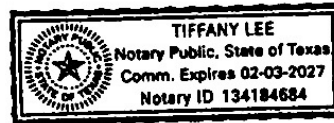
Jared Scott Allen
Jared Scott Allen

STATE OF Texas)
Dallas COUNTY) GENERAL ACKNOWLEDGEMENT

I, Tiffany Lee, a Notary Public in and for said County, in said State, hereby certify that Jared Scott Allen, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 17th day of August, 2024.

Tiffany Lee
NOTARY PUBLIC

My Commission Expires: 02/03/27



Kell Allen Geddie
Kell Allen Geddie

STATE OF Texas

Dallas COUNTY

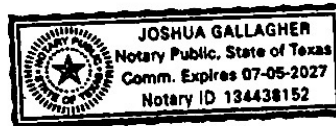
GENERAL ACKNOWLEDGEMENT

I, Joshua Gallagher, a Notary Public in and for said County, in said State, hereby certify that Kell Allen Geddie, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2024.

Joshua Gallagher
NOTARY PUBLIC

My Commission Expires: 07/05/2027



Claude Martin Greene
 Claude Martin Greene

STATE OF Georgia)
Rabun COUNTY) GENERAL ACKNOWLEDGEMENT

I, Sherron Van Camp, a Notary Public in and for said County, in said State, hereby certify that Claude Martin Greene, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2024.



Sherron Van Camp
 NOTARY PUBLIC

My Commission Expires: 6-5-26

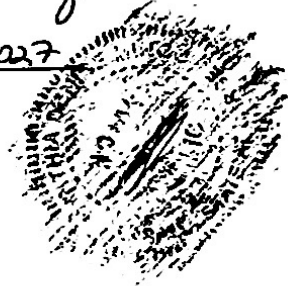
Steven Sherwood Greene
Steven Sherwood Greene

STATE OF Alabama)
Baldwin COUNTY) GENERAL ACKNOWLEDGEMENT

I, Cynthia Denise Mingo, a Notary Public in and for said County, in said State, hereby certify that Steven Sherwood Greene, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 15 day of August, 2024.

Cynthia Denise Mingo
NOTARY PUBLIC

My Commission Expires: August 24, 2027



Melody Navarrete
Melody Allen Navarrete

STATE OF Texas)
Denton COUNTY)

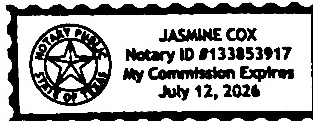
GENERAL ACKNOWLEDGEMENT

I, Jasmine Cox, a Notary Public in and for said County, in said State, hereby certify that Melody Allen Navarrete, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2024.

Jasmine Cox
NOTARY PUBLIC

My Commission Expires: 07/12/2026



David Lewis Allen
David Lewis Allen

STATE OF TN)

Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Betsy Wade, a Notary Public in and for said County, in said State, hereby certify that David Lewis Allen, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August, 2027.

Betsy Wade
NOTARY PUBLIC

My Commission Expires: August 7, 2027



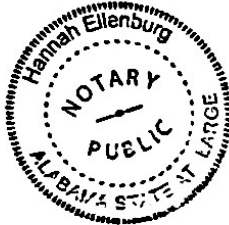
THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Claude Michael Greene
 Claude Michael Greene

STATE OF AL)
St Clair COUNTY) GENERAL ACKNOWLEDGEMENT

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that Claude Michael Greene, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2024.



[Signature]
 NOTARY PUBLIC

My Commission Expires: 3/13/28

THIS INSTRUMENT PREPARED BY
 FREEMAN FITE
 THE FITE LAW FIRM, LLC
 Post Office Box 368
 Anniston, Alabama 36202
 Phone: 256-231-9330

Send Tax Notice to:

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
JEFFERSON COUNTY)

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, The Heirs of Claude M. Greene, who are the following: Jeremy David Allen, an unmarried man, and Jared Scott Allen, a married man, and Kali Allen Geddle, a married woman, and Claude Martin Greene, a married man, and Steven Sherwood Greene, a married man, and Melody Allen Navarrete, a married woman, and David Lewis Allen, a married man, and Claude Michael Greene, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chase Pays Cash LLC, an Alabama Limited Liability Company (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of AUGUST 2024.

Property Address: 1788 Whitmire Street, Leeds, AL 35094

Jeremy David Allen
 Jeremy David Allen

STATE OF Texas)
Dallas COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Maria H Aviles, a Notary Public in and for said County, in said State, hereby certify that Jeremy David Allen, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2024

Maria H Aviles
 NOTARY PUBLIC

My Commission Expires: 8/17/2028



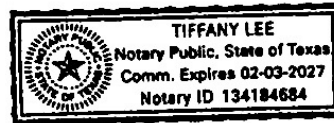
Jared Scott Allen
Jared Scott Allen

STATE OF Texas)
Dallas COUNTY) GENERAL ACKNOWLEDGEMENT

I, Tiffany Lee, a Notary Public in and for said County, in said State, hereby certify that Jared Scott Allen, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 17th day of August, 2024.

Tiffany Lee
NOTARY PUBLIC

My Commission Expires: 02/03/27



Kell Allen Geddie
Kell Allen Geddie

STATE OF Texas

Dallas COUNTY

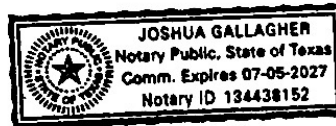
GENERAL ACKNOWLEDGEMENT

I, Joshua Gallagher, a Notary Public in and for said County, in said State, hereby certify that Kell Allen Geddie, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2024.

Joshua Gallagher
NOTARY PUBLIC

My Commission Expires: 07/05/2027



Claude Martin Greene
 Claude Martin Greene

STATE OF Georgia)
Rabun COUNTY) GENERAL ACKNOWLEDGEMENT

I, Sherron Van Camp, a Notary Public in and for said County, in said State, hereby certify that Claude Martin Greene, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2024.



Sherron Van Camp
 NOTARY PUBLIC

My Commission Expires: 6-5-26

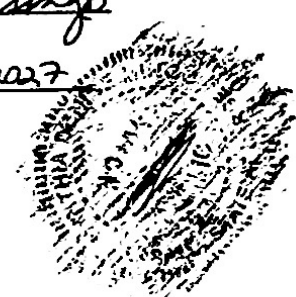
Steven Sherwood Greene
Steven Sherwood Greene

STATE OF Alabama)
Baldwin COUNTY) GENERAL ACKNOWLEDGEMENT

I, Cynthia Denise Mingo, a Notary Public in and for said County, in said State, hereby certify that Steven Sherwood Greene, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 15 day of August, 2024.

Cynthia Denise Mingo
NOTARY PUBLIC

My Commission Expires: August 24, 2027



Melody Navarrete
Melody Allen Navarrete

STATE OF Texas)
Denton COUNTY)

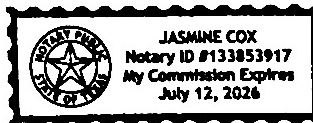
GENERAL ACKNOWLEDGEMENT

I, Jasmine Cox, a Notary Public in and for said County, in said State, hereby certify that Melody Allen Navarrete, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2024.

Jasmine Cox
NOTARY PUBLIC

My Commission Expires: 07/12/2026



David Lewis Allen
David Lewis Allen

STATE OF TN)

Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Betsy Wade, a Notary Public in and for said County, in said State, hereby certify that David Lewis Allen, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August, 2027.

Betsy Wade
NOTARY PUBLIC

My Commission Expires: August 7, 2027



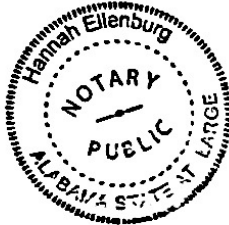
THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Claude Michael Greene
 Claude Michael Greene

STATE OF AL)
St Clair COUNTY) GENERAL ACKNOWLEDGEMENT

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that Claude Michael Greene, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2024.



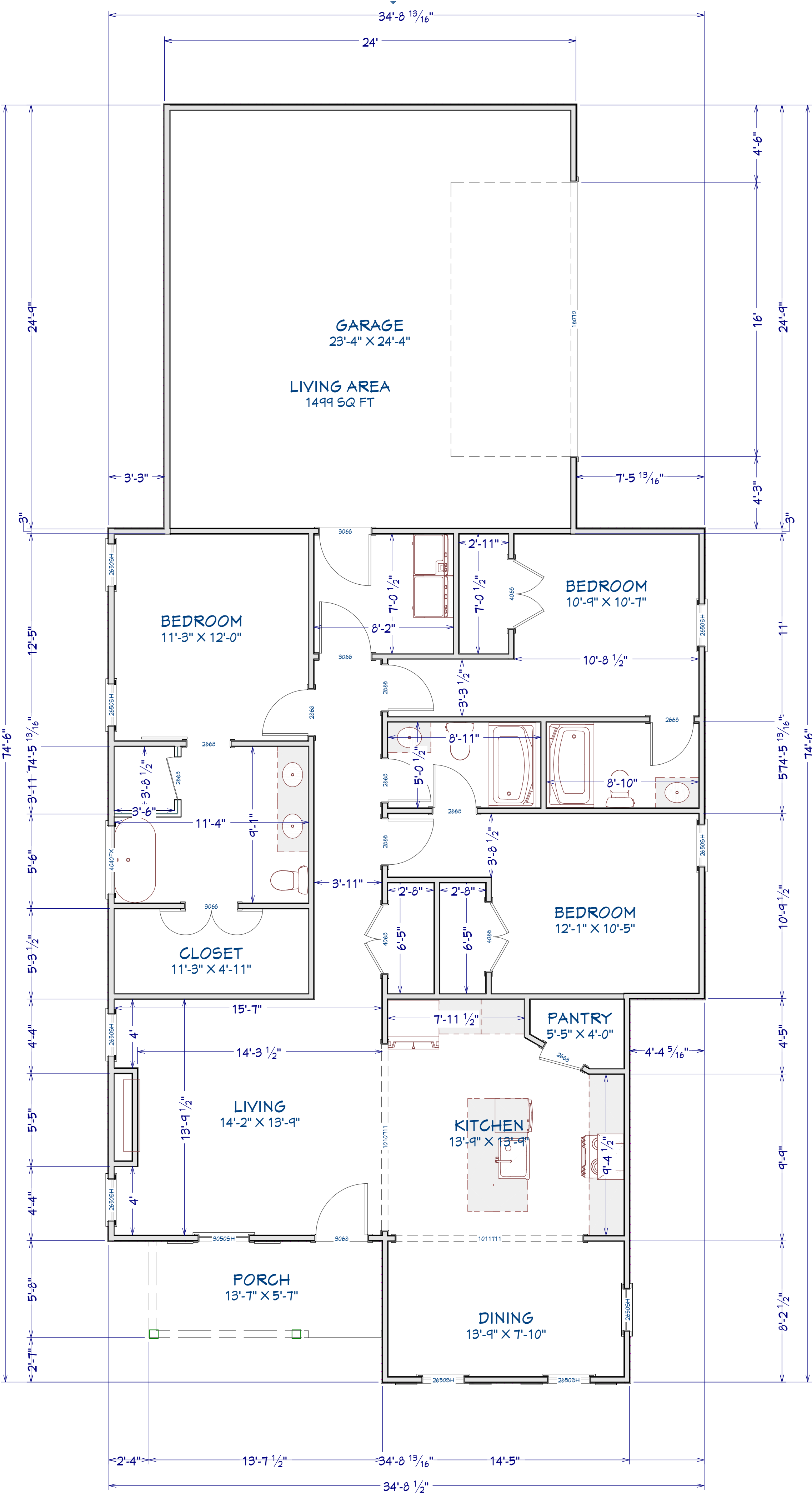
[Signature]
 NOTARY PUBLIC

My Commission Expires: 3/13/28

THIS INSTRUMENT PREPARED BY
 FREEMAN FITE
 THE FITE LAW FIRM, LLC
 Post Office Box 368
 Anniston, Alabama 36202
 Phone: 256-231-9330

DRAWINGS ONLY TO BE USED
BY P. RAY CONSTRUCTION
WITHOUT WRITTEN CONSENT
FROM PATRICK RAY.

ALL DIMENSIONS TO
CONFIRMED ONSITE BY
BUILDER, NOT PLAN
DESIGNERS RESPONSIBILITY.



1ST FLOOR
1/4 IN = 1 FT

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

LEEDS PLAN
WHITMIRE ST; LOT 8

DRAWINGS PROVIDED BY:
JONICA RAY
205-728-5151

DATE:

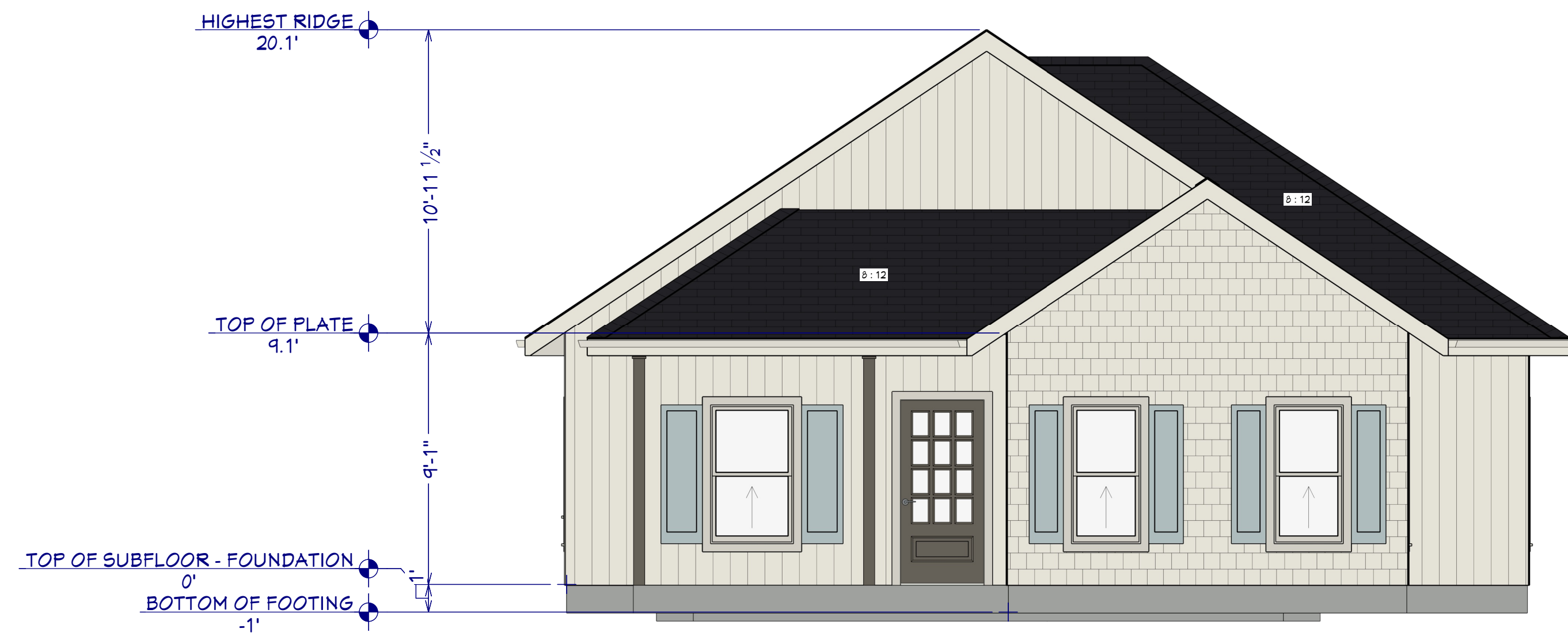
4/28/2025

SCALE:

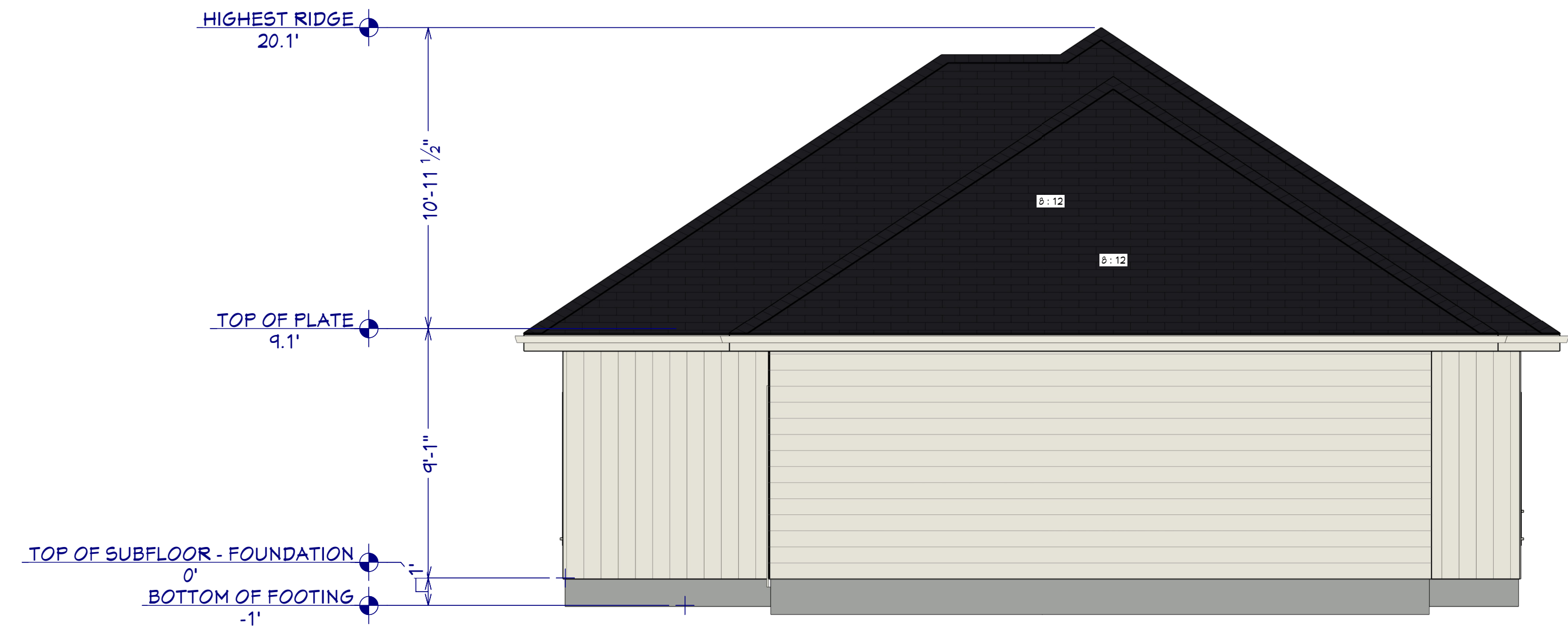
1/4"=1"

SHEET:

P-1



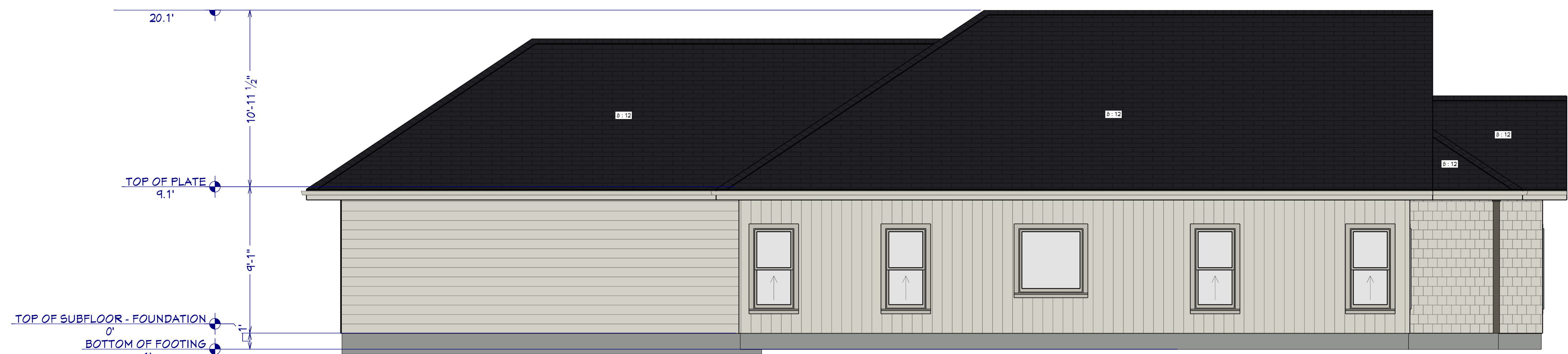
E1 ELEVATION 1
1/4 IN = 1 FT



E3 ELEVATION 3
1/4 IN = 1 FT



E2 ELEVATION 2
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT

DRAWINGS ONLY TO BE USED
BY P. RAY CONSTRUCTION
WITHOUT WRITTEN CONSENT
FROM PATRICK RAY.

ALL DIMENSIONS TO
CONFIRMED ONSITE BY
BUILDER, NOT PLAN
DESIGNERS RESPONSIBILITY.

REVISION TABLE	
NUMBER	DATE

LEEDS PLAN
WHITMIRE ST; LOT 8

DRAWINGS PROVIDED BY:
JONICA RAY
205-728-5151

DATE:

4/28/2025

SCALE:

1/4"=1"

SHEET:

ALABAMA WEST GRID - NORTH
NAD83

LEGEND

- | | |
|---------------------------|--------------------|
| ○ = 5/8" CAPPED REBAR SET | ☒ = WATER METER |
| ● = FOUND PROPERTY MARKER | ☒ = GRATE INLET |
| (P) = PER RECORD PLAT | ☒ = GAS METER |
| (M) = MEASURED | ☒ = MAIL BOX |
| ⊗ = POWER POLE | ☒ = AIR COND. UNIT |
| ↑ = GUY ANCHOR | ⊞ = STOP SIGN |
| ⊙ = SANITARY MANHOLE | |



GENERAL NOTES

1. This is a Plot Plan, based on a survey made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 01/07/2025.
2. The following surveying instruments were used at time of field visit: Topcon Hiper VR receiver, Topcon FC5000 Data collector.
3. Bearings are based on Alabama West Grid North, NAD83..
4. This map has been prepared without reference to a title commitment. No documents were provided to the surveyor.
5. By graphic plotting only the subject property appears to lie in zone X of the Flood Insurance Rate Map no.01073C0441H, dated 09/24/2021 and IS NOT in a special flood hazard area.

LEGAL DESCRIPTION

Lot 8, Block 1, Map of W. N. Lee's Survey as recorded in Map Book 13, Page 5 in the Office of the Judge of Probate for Jefferson County, Alabama.

PLOT PLAN

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Registered Surveyor: Andrew Kramer

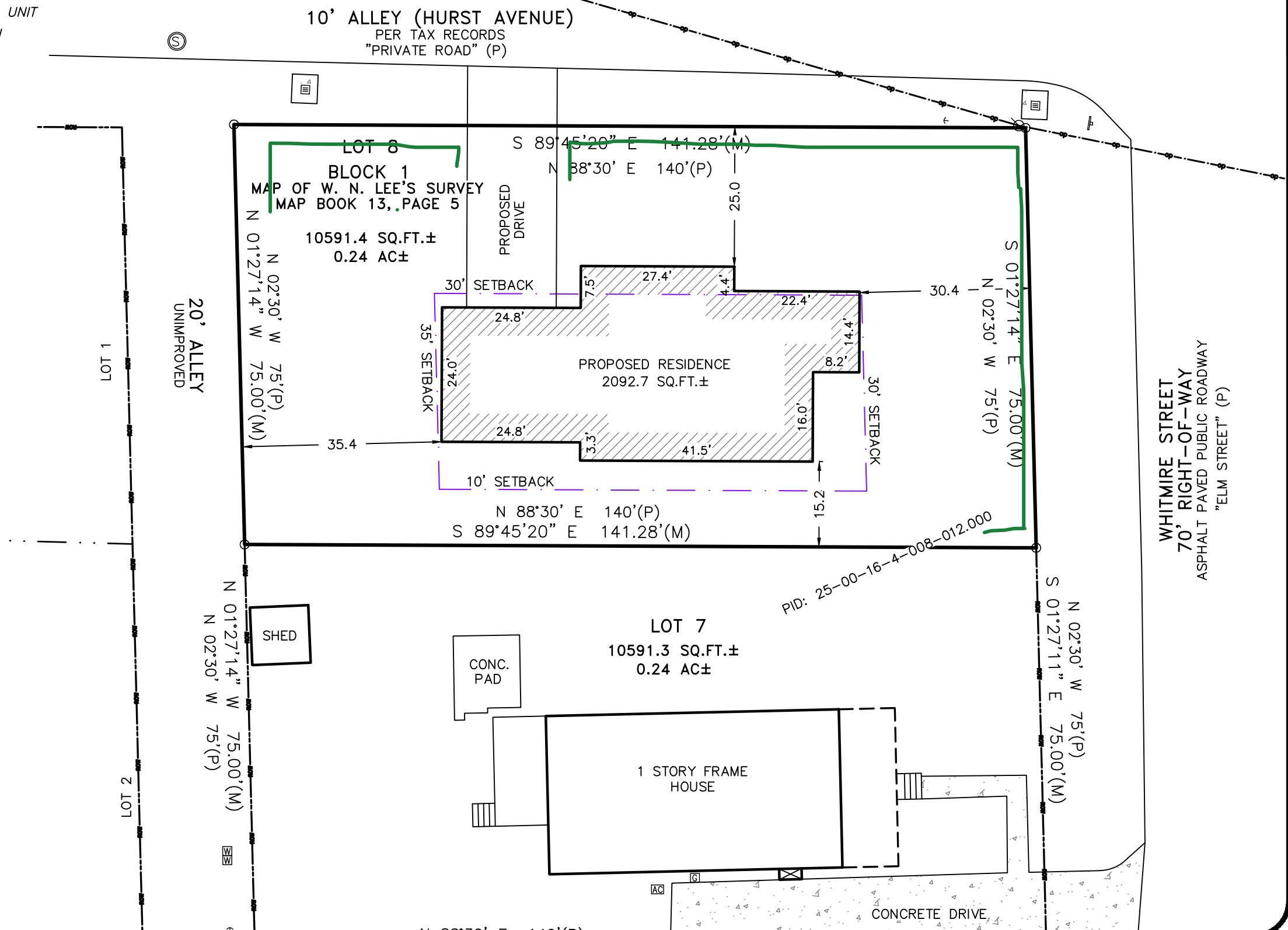
Registration Number: AL 29990

Date of Last Field Survey: 01/07/2025

Date of Last Revision: 05/20/2025

ADDRESS: 1788 Whitmire St, Leeds, AL

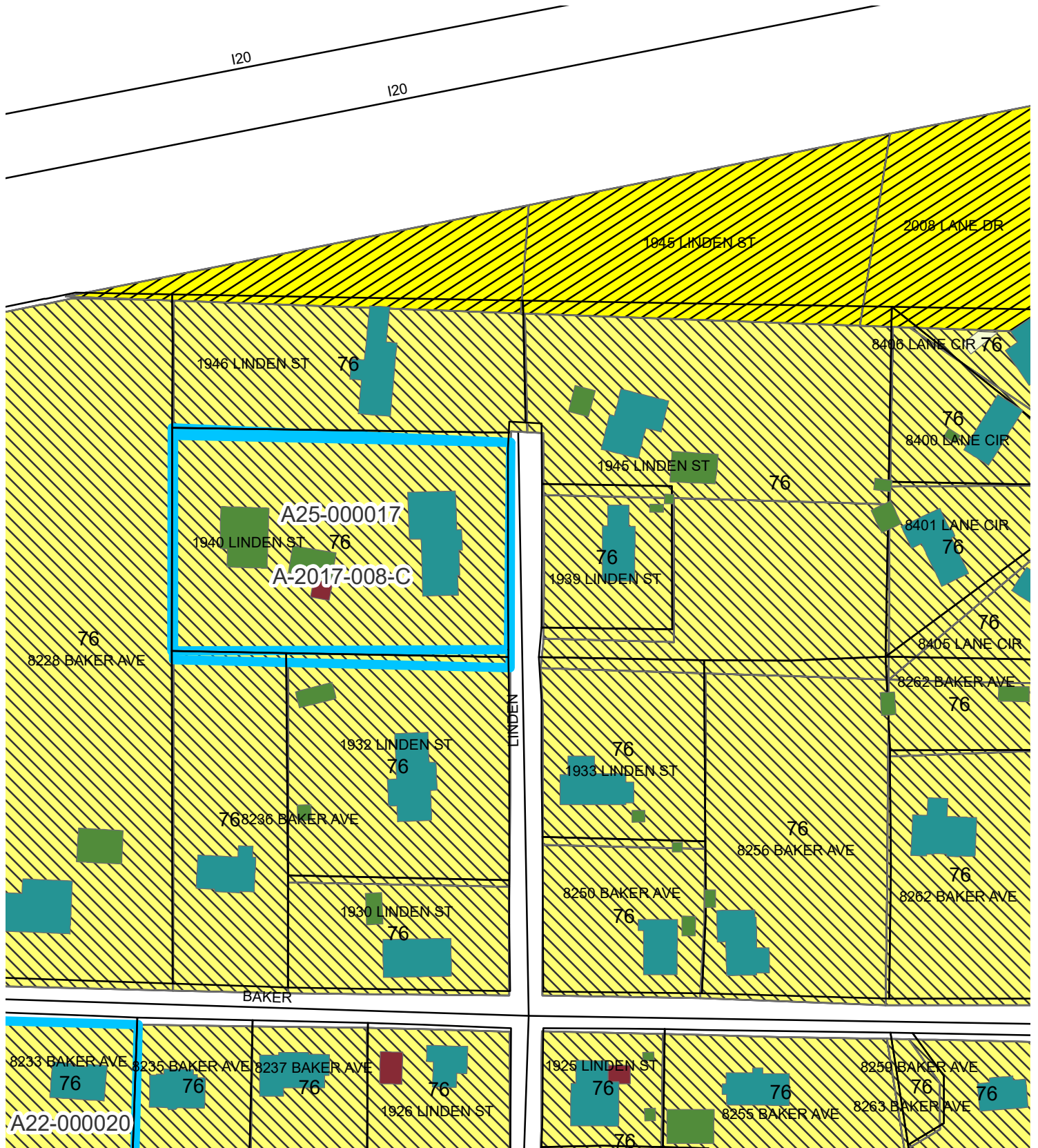
MONUMENT Monument Land Services LLC
9340 Helena Road, Suite F-190
Birmingham, Alabama 35244
205-946-5575
contact@MonumentLS.com
Project No. AL25-028-24-065
Alabama CA: 50143



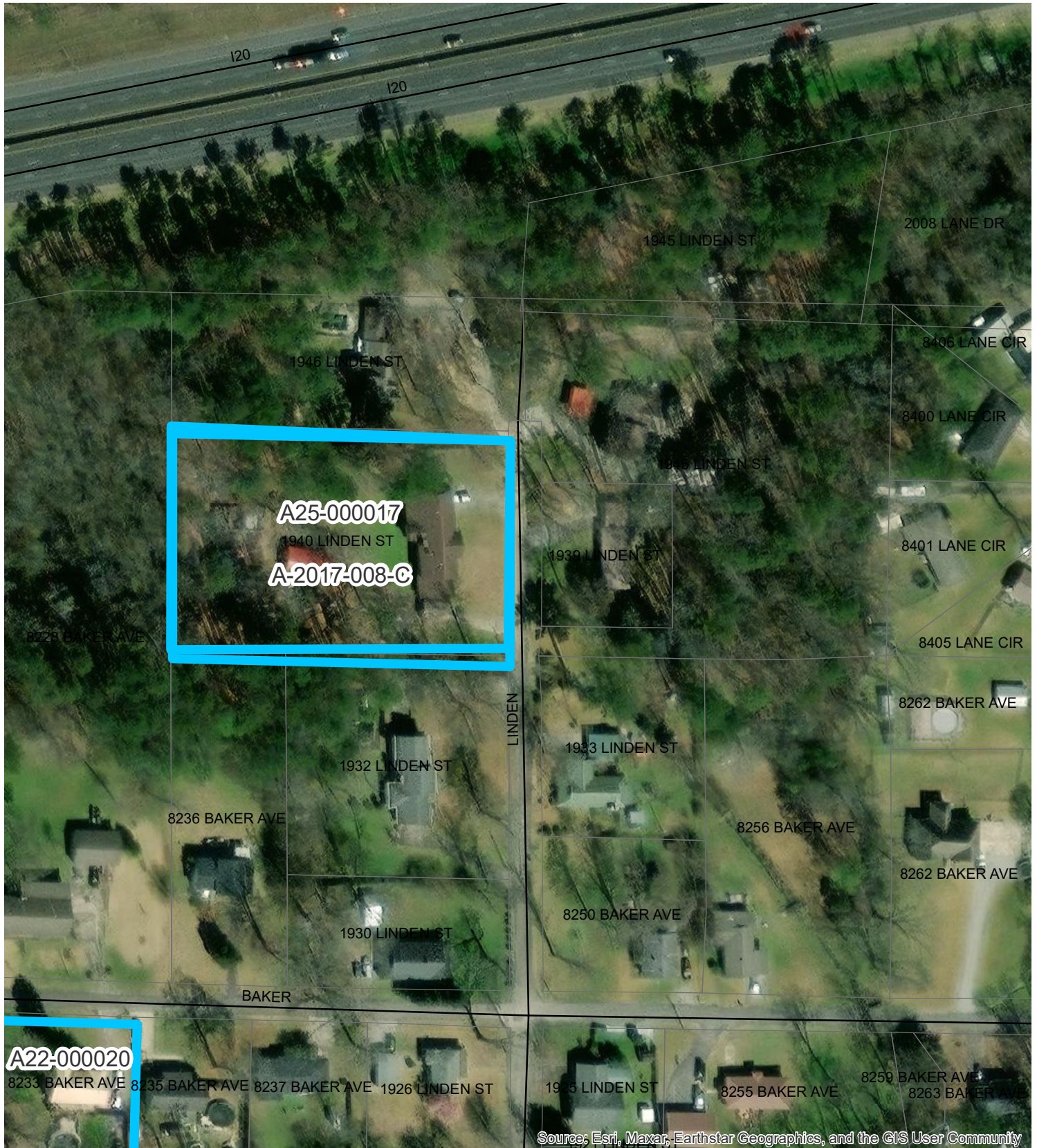
File Attachments for Item:

5. Tabled at the request of the applicant - 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.

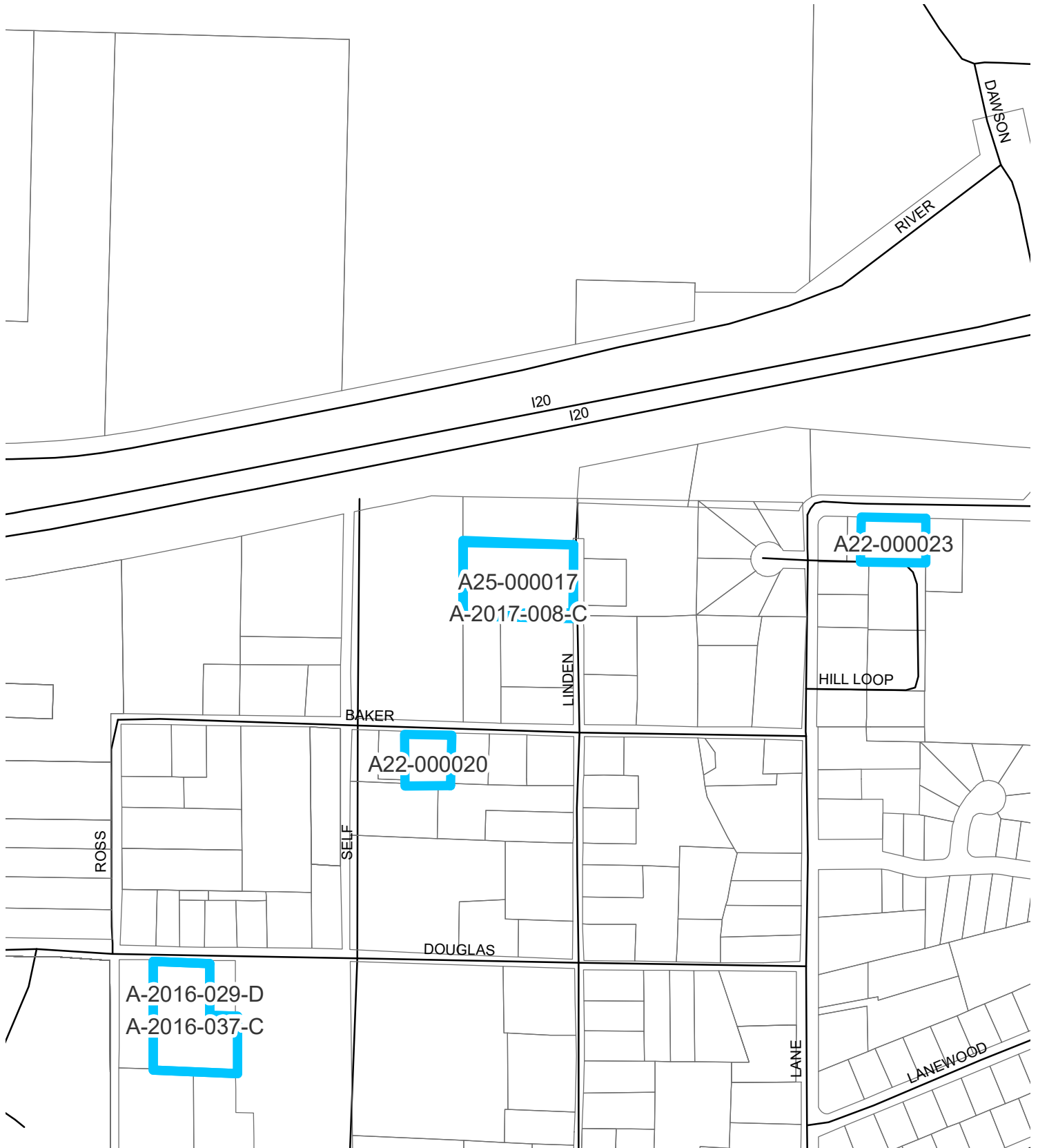
A25-000017
1940 LINDEN ST
2500162001006001
ZONING



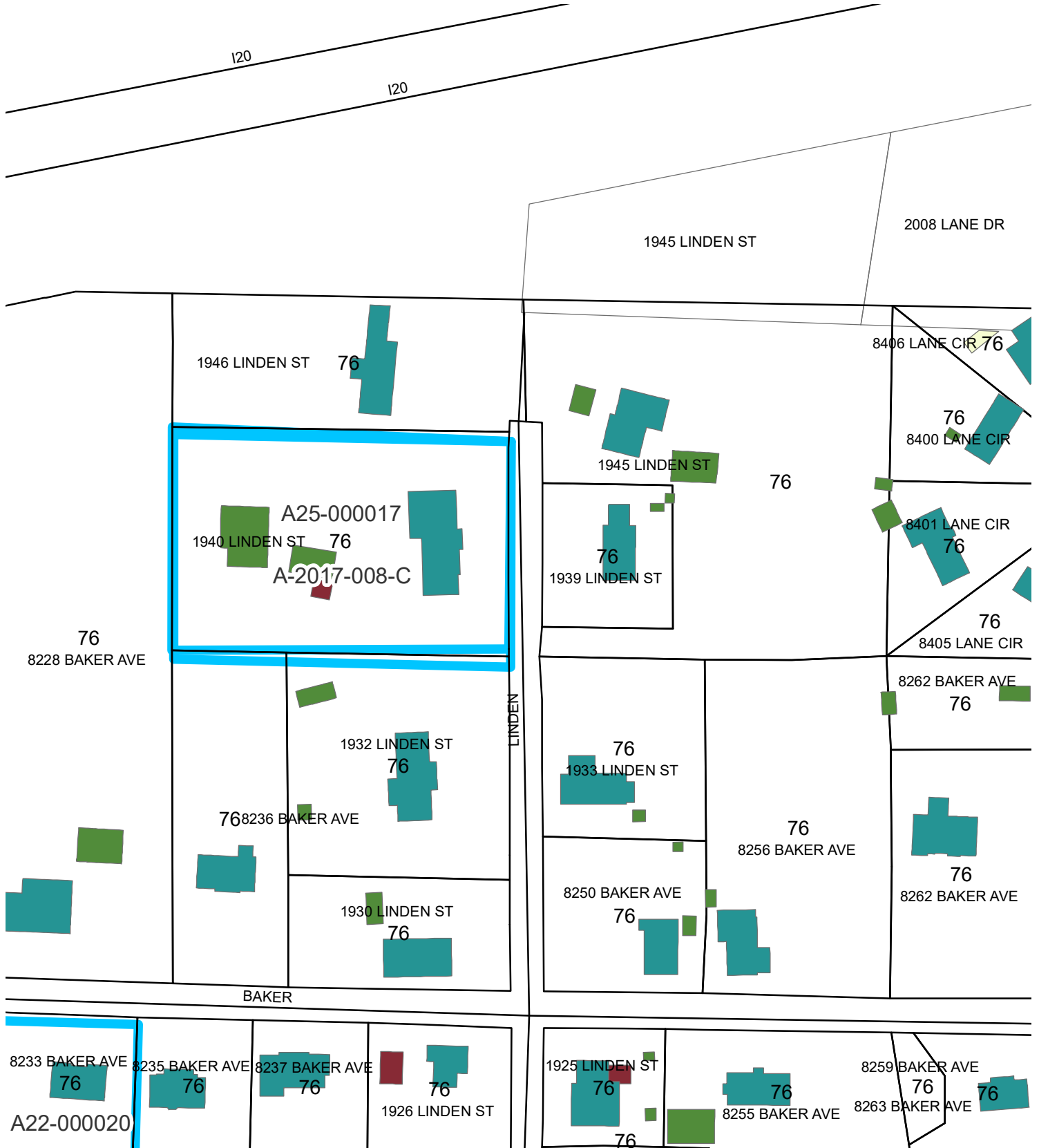
A25-000017
1940 LINDEN ST
2500162001006001
AERIAL

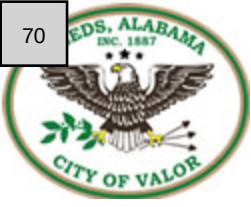


A25-000017
1940 LINDEN ST
2500162001006001
STREET



A25-000017
1940 LINDEN ST
2500162001006001
BUILDING





Leeds, Alabama

Permitting Summary Report

Date: June 25, 2025

Case Number: 25-000824

Application Date	06/23/2025
Approval Date	06/23/2025
Issue Date	
Expiration Date	
Close Date	
Status	Online Application Received
Property Address	1940 LINDEN ST
Description	RV Placement
Permit#	A25-000017
Permit Type	Variance Application
Subtype	All Others
Applicant Name	JEFFERY MANFRE
Applicant Email	jmanfre@ymail.com
Applicant Address	
Applicant Company Name	
Applicant Company Address	1940 Linden Street Leeds AL 35094
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Additional Contact Name	JEFFERY MANFRE
Additional Contact Email	jmanfre@ymail.com
Additional Contact Address	
Additional Contact Company Name	
Additional Contact Company Address	1940 Linden Street Leeds AL 35094
Additional Contact Home Phone	

71	Additional Contact Cell Phone	
	Additional Contact Work Phone	
Existing Zoning	E-1: SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT	
Existing Land Use	Home	
Case Description	to allow an RV to be placed on the property as temporary emergency relief due to a fire at the residence.	
	Unknown	
Are you the property owner?	Yes	
I, the applicant, submit my application for a zoning adjustment by the applicable laws and regulations set forth by the City of Leeds zoning ordinance. I understand the importance of thoroughly reviewing this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments. As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. If such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments. I affirm that I will be available and present at the rescheduled meeting. I also commit to providing any additional information or documentation the Board may request during the process. Furthermore, I understand that postponing my case will not prejudice my rights as an applicant, and I will cooperate fully with the Boards decision-making process.	I Agree	



Signature: _____

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