



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

June 23, 2026 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

OTHER BUSINESS:

1. A26-000002- A request by Vance Ballard Applicant ,Owner Staci Tawbush asking for a special exception for dimensional relief of setback located at 1725 Dorrough Ave Leeds, AL 35094, TPID 2500153001080000 , Jefferson County, Zoned: R-2, Single Family District.
2. A26-000003 A request by Cheryl Hollingsworth, Owner and Applicant, to ask for dimensional relief for placement of an accessory building at 8300 Bryan Ave. Leeds AL 35094, TPID 2500164012004009, Jefferson County Zoned R-6 Patio Home Residential.
3. A26-000005- Request by Gerado Mata Applicant, Norris Watson Owner Requesting to place an accessory building before the primary structure is built. at 1690 Moore St Leeds AL 35094 TPID: 25001620080060000, Jefferson County Zoned R-3 Multi 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. A26-000002- A request by Vance Ballard Applicant ,Owner Staci Tawbush asking for a special exception for dimensional relief of setback located at 1725 Dorrough Ave Leeds, AL 35094, TPID 2500153001080000 , Jefferson County, Zoned: R-2, Single Family District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Asking for dimensional relief of set backs

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 #:	A26-000002
APPLICANT NAME:	Vance Ballard
PROPERTY OWNER:	
TAX PARCEL ID#S:	2500153001080000
PROPERTY ADDRESS:	1725 DORROUGH AVE; 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: June 23, 2026
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.

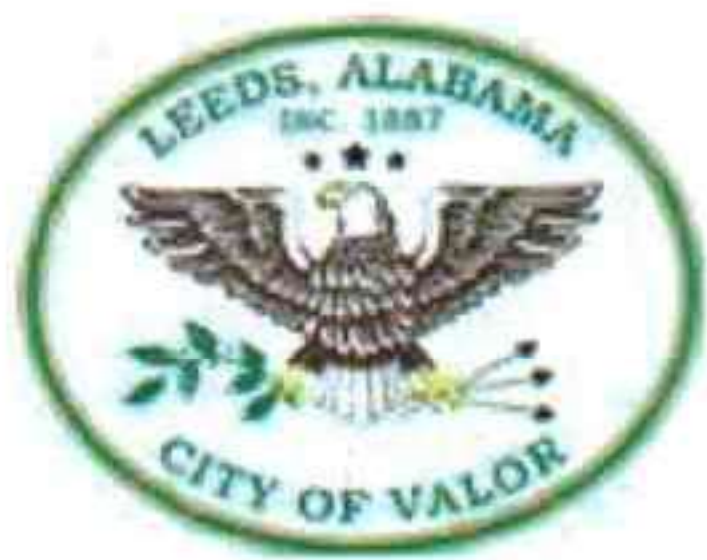
For more information about the application and related issues or to schedule an appointment:

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



Leeds, Alabama

Permitting Summary Report

Date: May 07, 2026

Case Number: 26-000104

Application Date	03/03/2026
Approval Date	
Issue Date	
Expiration Date	
Close Date	
Status	Pending - BZA Case
Property Address	1725 DORROUGH AVE
Description	SFD - Residential - Aux Dwelling and Office
Permit#	A26-000002
Permit Type	Variance Application
Subtype	Dimensional Relief
Applicant Name	Vance Ballard
Applicant Email	chance.segers@gmail.com
Applicant Address	1725 Dorrough St Leeds AL 35094
Applicant Company Name	B&B Construction LLC
Applicant Company Address	6924 Oporto Madrid Blvd Birmingham AL 35206
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Accepted for Processing Date	05/04/2026
Existing Zoning	R-2: SINGLE FAMILY RESIDENTIAL DISTRICT
Case Description	Asking for dimensional relief of set backs
	5.04 - Area and dimensional regulations . Side yard 10 feet
Are you the property owner?	Yes

AS BUILT SURVEY
STATE OF ALABAMA
JEFFERSON COUNTY

TO ALL INTERESTED PARTIES:
SCALE: 1" = 30'

I, David D. McKinney, Alabama Registered No. 30350, hereby state that all parts of this survey, performed on the 17th day of February, 2026, and the 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.

LEGAL DESCRIPTION INSTRUMENT 2024118585

Lot No. 19, according to the Map of Sunset Drive Estates, as recorded in Map Book 39, Page 89 in the Probate Office of Jefferson County, Alabama. Also, a part of Lot 18 of the above described Subdivision and being more particularly described as follows: Commence at the SW corner of said Lot 18; thence East along the South line of said Lot 33.38 feet (deed 33.30 feet) to the point of beginning of tract herein described; thence continue along the last described course 46.58 feet (deed 46.52 feet); thence 91°35'44" (deed 91°42') to the left 2.98 feet (deed 3.00 feet); thence 90°00'00" to the left 48.52 feet (deed 46.60 feet); thence 88°46'28" (deed 90°) to the left 1.66 feet (deed 1.6 feet) to the point of beginning. Being situated in Jefferson County, Alabama...

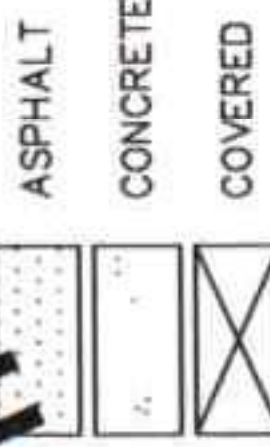
Note: No title or abstract research was performed by the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 19th day of February, 2026.

David D. McKinney
Alabama Registered No. 30350

LEGEND

- FOUND PROPERTY MARKER SPC STATE PLANE COORDINATE (SEE SURVEY FOR TYPE) N: NORTHING SPC
- SET 5/8" CAPBOLTS FOR E: EASTING SPC
- ▲ CALCULATED POINT (D. MCKINNEY ALP 30350) (R) RECORDED REFERENCE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POE POINT OF ENDING
- A/C-AIR CONDITIONER
- CIPF-CAPPED IRON PIN FOUND



RIGHT-OF-WAY
SHORTENED LINE NOT TO SCALE
CENTERLINE
EASEMENT

PROJECT NO. 26-018

TYPE OF SURVEY
AS BUILT

CLIENT

VANCE BALLARD

DATE: 02/19/26
DRAWN: DM
CHKD: DM
SCALE: 1"=30'

David D. McKinney
Alabama Professional Land Surveyor

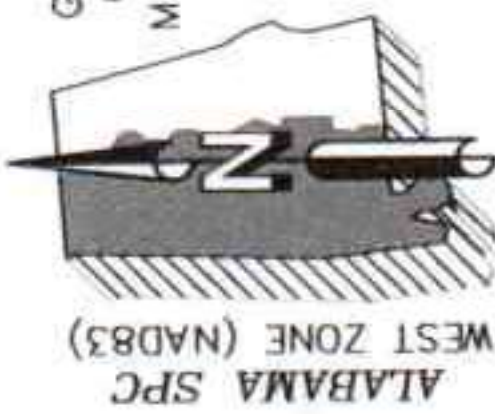
54 White Oak Circle
Lincoln, Alabama 35096

Scheduling: (256) 375-2710 Cell: (205) 281-6723

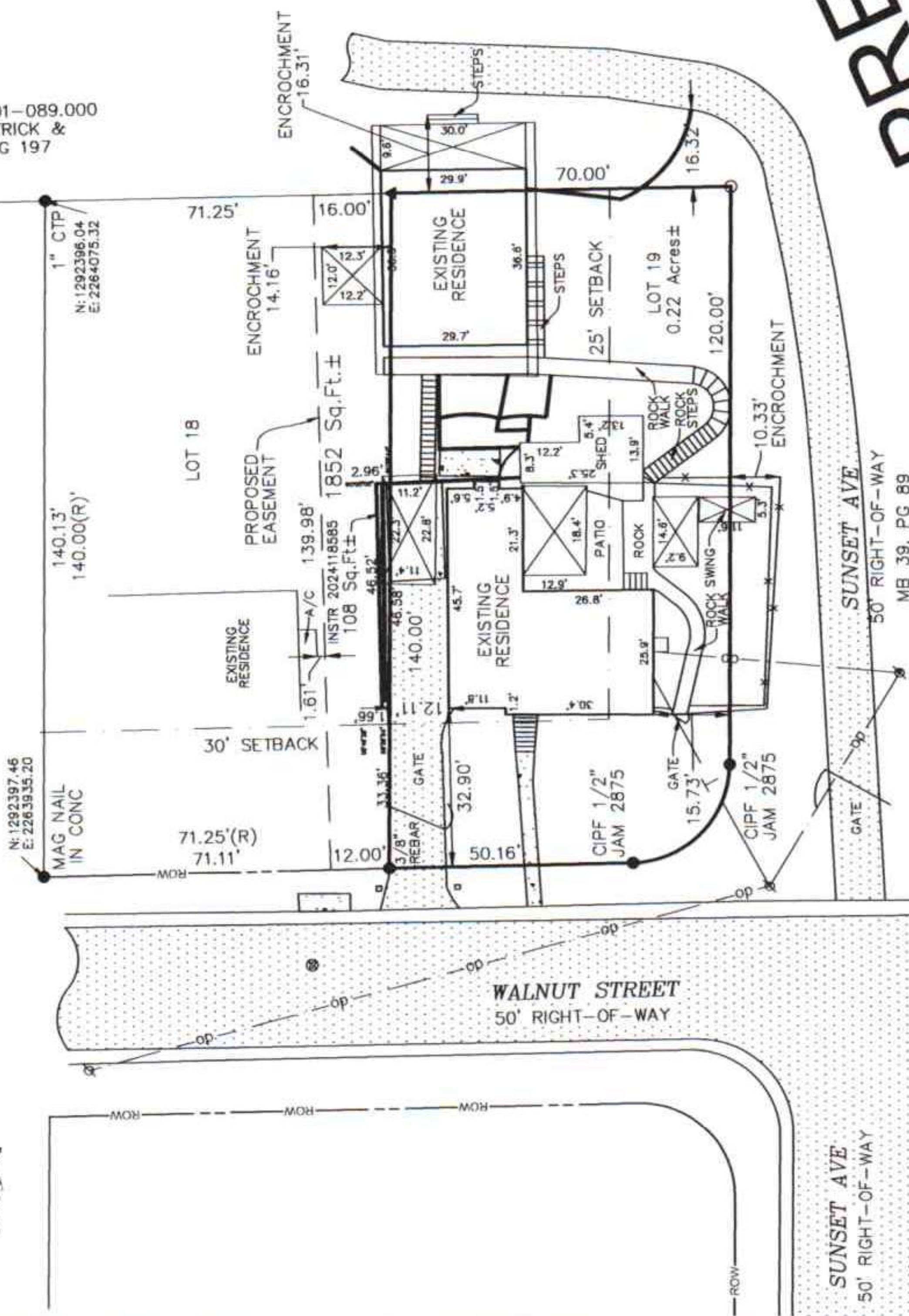
Revision Description Date

LOT 18 AND PART OF LOT 18
SUNSET DRIVE ESTATES
RECORDED
MB 39, PG 89

Grid Factor 1.000003448329
Convergence N 00°21'19" E
Magnetic Declination 04°11' W



25-00-15-3-001-089.000
BALLARD PATRICK &
DB 1605, PG 197



SCALE: 1" = 30'

James H. "Hank" Belcher, P.E.
TJAMBS, Inc.
3325 Cherry Tree Lane,
Birmingham, AL 35216

Structural Specialty
AL#14182, CA-2237-E
205-441-0339
James.h.belcher@outlook.com

February 11, 2026

3325 Cherry Tree Lane
Birmingham, AL 35216

TO: Vance Ballard, 205-915-3535, vancepatrickballard@yahoo.com

RE: 1725 Dorrough Street, Leeds, AL
Footings and Walls

At your request, this is to provide a review of certain footings and basement walls for the subject address. The following is offered.

You provided videos and commentary of the structure and the areas you wished to have reviewed. The videos disclosed certain construction elements. The block walls have certain cells filled with concrete and rebar. The soil is at least GC/SC with minimum bearing of 2,000 psf which requires a minimum of 6" thick and 12" wide plain concrete footing. Per your input, the footings are wider and deeper and have at least two continuous #4 rebar.

In summary, the footings and walls as the video depicts and as you have described are enough to withstand design loads for the subject location.

Please send any questions regarding this report to the number shown at the top of the page. I appreciate the opportunity to provide this service.


James H. Belcher, P.E.



File Attachments for Item:

2. A26-000003 A request by Cheryl Hollingsworth, Owner and Applicant, to ask for dimensional relief for placement of an accessory building at 8300 Bryan Ave. Leeds AI 35094, TPID 2500164012004009, Jefferson County Zoned R-6 Patio Home Residential.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Asking for dimensional relief of set backs

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 #:	A26-000002
APPLICANT NAME:	Vance Ballard
PROPERTY OWNER:	
TAX PARCEL ID#S:	2500153001080000
PROPERTY ADDRESS:	1725 DORROUGH AVE; 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: June 23, 2026
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.

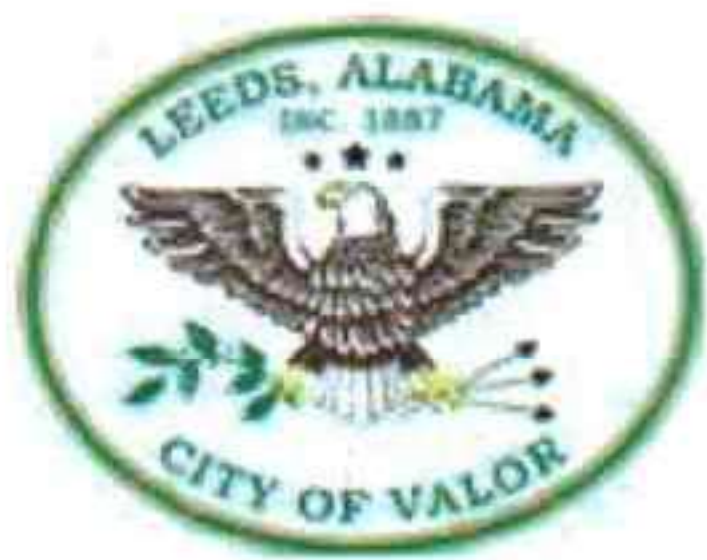
For more information about the application and related issues or to schedule an appointment:

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



Leeds, Alabama

Permitting Summary Report

Date: May 07, 2026

Case Number: 26-000104

Application Date	03/03/2026
Approval Date	
Issue Date	
Expiration Date	
Close Date	
Status	Pending - BZA Case
Property Address	1725 DORROUGH AVE
Description	SFD - Residential - Aux Dwelling and Office
Permit#	A26-000002
Permit Type	Variance Application
Subtype	Dimensional Relief
Applicant Name	Vance Ballard
Applicant Email	chance.segers@gmail.com
Applicant Address	1725 Dorrough St Leeds AL 35094
Applicant Company Name	B&B Construction LLC
Applicant Company Address	6924 Oporto Madrid Blvd Birmingham AL 35206
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Accepted for Processing Date	05/04/2026
Existing Zoning	R-2: SINGLE FAMILY RESIDENTIAL DISTRICT
Case Description	Asking for dimensional relief of set backs
	5.04 - Area and dimensional regulations . Side yard 10 feet
Are you the property owner?	Yes

James H. "Hank" Belcher, P.E.
TJAMBS, Inc.
3325 Cherry Tree Lane,
Birmingham, AL 35216

Structural Specialty
AL#14182, CA-2237-E
205-441-0339
James.h.belcher@outlook.com

February 11, 2026

3325 Cherry Tree Lane
Birmingham, AL 35216

TO: Vance Ballard, 205-915-3535, vancepatrickballard@yahoo.com

RE: 1725 Dorrough Street, Leeds, AL
Footings and Walls

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In summary, the footings and walls as the video depicts and as you have described are enough to withstand design loads for the subject location.

Please send any questions regarding this report to the number shown at the top of the page. I appreciate the opportunity to provide this service.


James H. Belcher, P.E.



File Attachments for Item:

3. A26-000005- Request by Gerado Mata Applicant, Norris Watson Owner Requesting to place an accessory building before the primary structure is built. at 1690 Moore St Leeds AL 35094
TPID: 25001620080060000, Jefferson County Zoned R-3 Multi Family District

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama

Zoning Board of Adjustments

APPLICATION

An application for Planning on building a new home on vacant lot

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 #:	A26-000005
APPLICANT NAME:	Gerardo Mata
PROPERTY OWNER:	Gerardo Mata
TAX PARCEL ID#S:	2500162008006000
PROPERTY ADDRESS:	1690 MOORES ST; LEEDS, AL 35094
PROPERTY ZONING:	R-3: MULTI-FAMILY 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: June 23, 2026
 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.

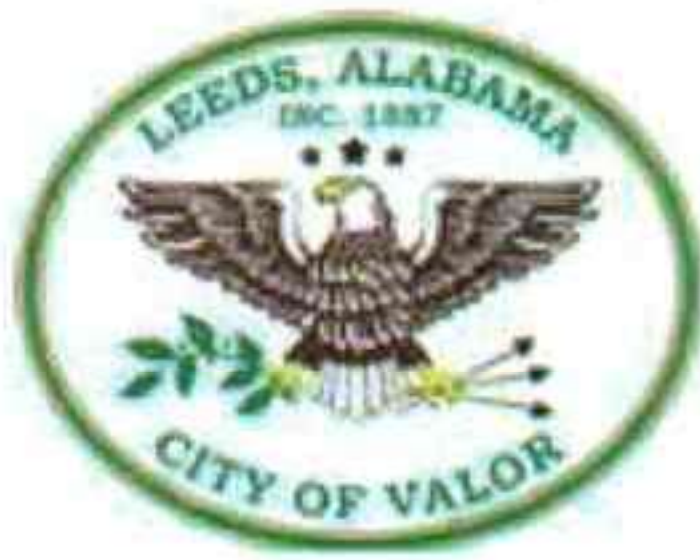
For more information about the application and related issues or to schedule an appointment:

E-mail: development@leedsalabama.gov

Phone: 205-699-0943

Mailing Address:

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



Leeds, Alabama

Permitting Summary Report

Date: May 07, 2026

Case Number: 26-000263

Application Date	04/14/2026
Approval Date	
Issue Date	
Expiration Date	
Close Date	
Status	Pending - BZA Case
Property Address	1690 MOORES ST
Description	Rezoning Application
Permit#	A26-000005
Permit Type	Variance Application
Subtype	Special Exception
Applicant Name	Gerardo Mata
Applicant Email	matalalo86@gmail.com
Applicant Address	8450 Thomas Ave leeds AL 35094
Applicant Company Name	Three Phase Electrical Support
Applicant Company Address	1523 9th St Leeds AL 35094
Applicant Home Phone	
Applicant Cell Phone	2053062611
Applicant Work Phone	2052247177
Accepted for Processing Date	04/14/2026
Existing Zoning	R-3: MULTI-FAMILY DISTRICT
Existing Land Use	Vacant
Case Description	Planning on building a new home on vacant lot
	Accessory Building Article AVII 6.00 Section C #6
	Building accessory building before primary structure is built

Are you the property owner?

Yes

Signature: _____

A26-000005

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: Gerardo Mata	
Mailing Address: 8450 Thomas Ave Leeds AL 35094	
Telephone: 205 306 2611	E-mail: Matalalo86@gmail.com
Signature: Gerardo Mata	

Part 2. Parcel Data		
Owner of Record: Gerardo Mata		
Owner Mailing Address: 8450 Thomas Ave Leeds AL 35094		
Site Address: 1690 Moore St Leeds, AL 35094		
Tax Parcel ID # 2600162008006.000	Existing Zoning: R-3	Existing Land Use: Vacant

Part 3. Request	
Section of Ordinance for which variance is requested: Accessory Buildings Article VII Sec 6.00 Section C #6	
Nature of Variance with reference to applicable zoning provision: Building accessory building before primary structure is built	

Part 4 Enclosures (Check all required enclosures with this application)	
☒ Vicinity Map showing the location of the property	
☒ Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout	
☒ Copy of Deed as recorded in the Judge of Probate Office	
☐ Application Fee \$120.00	

Planning on building house within the next year

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of 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. In the event that 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, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments.

Signature: N. Carrondo N. N. N.

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

OFFICE USE ONLY

Application Number:	Date Received: <u>4/14/26</u>
Received By: <u>Jody Pearson</u>	Scheduled Public Hearing Date: <u>5/19/2026</u>

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
MATA ROMUALADO GERARDO
and MARIA SOLIS MORENO

8450 THOMAS AVENUE
LEEDS, AL 35094

COMPANY FORM WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of _____ Dollars
the undersigned Grantor, SCOUT LAND GROUP, LLC, (hereinafter referred to as Grantor, whose mailing
address is 1690 MOORE'S STREET, LEEDS, AL 35094), in hand paid by the Grantees herein (whose mailing address is
shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and
convey unto MATA ROMUALADO GERARDO and MARIA SOLIS MORENO (herein referred to as Grantees), the
following described real estate, situated in JEFFERSON County, Alabama, to-wit:

The Land referred to herein below is situated in the County of Jefferson, State of Alabama and is described as follows:

All that certain lot or parcel of land situated in the County of Jefferson, State of Alabama, and being more particularly
described as follows:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 16, Township 17 South, Range 1 East,
situated in Jefferson County, Alabama.

LESS AND EXCEPT a strip of the uniform width of 15 feet taken evenly off the north, west, south and east sides of said
Quarter-Quarter-Quarter section, said strip having been heretofore dedicated as a public road as shown by deeds appearing of
record.

Property address: 1690 MOORE'S STREET, LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including,
but not limited to, oil, gas, sand and gravel in, on and under the Land.
5. Right of way easement to Alabama Power Company as recorded in Book 235, Page 120 in said Probate Office.
6. Easement recorded in Book 178, Page 624 in said Probate Office.
7. Subject to right-of-way and easements recorded in Volume 46 at Page 228, Probate Office, Jefferson County, Alabama.

