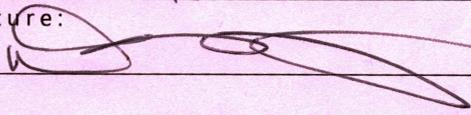


**VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION**  
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558  
INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

<b>Part 1. Application</b>	
Name of Applicant: Donna Trammell Brasher	
Mailing Address: 1625 Windsor Ln Leeds AL 35094	
Telephone: 205 490-0404	E-mail: dfrbrasher@gmail.com
Signature: 	

<b>Part 2. Parcel Data</b>		
Owner of Record: Donna Trammell		
Owner Mailing Address: 1625 Windsor Ln Leeds AL 35094		
Site Address: 1625 Windsor Ln Leeds AL 35094		
Tax Parcel ID # 2605150001012014	Existing Zoning: R-5	Existing Land Use:

<b>Part 3. Request</b>
Section of Ordinance for which variance is requested: over back deck to hot to use in summer, rotting out french door rain
Nature of variance with reference to applicable zoning provision:

<b>Part 4 Enclosures (Check all required enclosures with this application)</b>
<input type="checkbox"/> Written justification for a variance
<input type="checkbox"/> Vicinity Map showing location of the property
<input type="checkbox"/> Plot Plan with variance noted or highlighted
<input type="checkbox"/> Copy of Deed as recorded in the Judge of Probate Office
<input type="checkbox"/> Application Fee

<b>FOR OFFICE USE ONLY</b>	
Application Number: A-2016-005	Date Received: 02-25-16
Received by: Brad Watson	Scheduled Public Hearing Date: 03-22-16

**BUILDING PERMIT APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- BUILDING SAFETY DIVISION**  
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558  
[INSPECTIONS@LEEDSALABAMA.GOV](mailto:INSPECTIONS@LEEDSALABAMA.GOV) \* leedsalabama.gov

<b>1. APPLICANT INFORMATION:</b>		
APPLICANT NAME: <i>Donna Braster</i>	COMPANY: <i>Self</i>	
APPLICANT ADDRESS (PHYSICAL): <i>1625 Windsor Ln</i>		
APPLICANT ADDRESS (MAILING): <i>Same</i>		
CITY: <i>Leeds</i>	STATE: <i>AL</i>	ZIP: <i>35094</i>
PHONE: <i>205 490-0404</i>	CELL: <i>Same</i>	ALT#: <i>205 704 0683</i>
EMAIL: <i>d FB7067@gmail.com</i>		
IS WORK BEING PERFORMED BY HOME OWNER? <input checked="" type="checkbox"/> YES (GO TO PART 3) A HOME OWNERS EXEMPTION FORM MUST BE COMPLETED <input type="checkbox"/> NO (GO TO PART 2)		

<b>2. CONTRACTOR INFORMATION:</b>		
<input checked="" type="checkbox"/> SAME AS ABOVE	COMPANY NAME:	
RESPONSIBLE DESIGNEE:		
ADDRESS:		
CITY:	STATE:	ZIP
<input type="checkbox"/> HOMEBUILDER LICENSE	<input type="checkbox"/> GENERAL CONTRACTOR	<input type="checkbox"/> LIMITED LICENSE
<input type="checkbox"/> MASTER PLUMBER	<input type="checkbox"/> MASTER ELECTRICIAN	<input type="checkbox"/> MASTER HVAC
STATE CERTIFICATION #:	LEEDS BUSINESS LICENSE #:	
E-MAIL:		
PHONE #:	ALT#:	

<b>3. PARCEL INFORMATION:</b>				
SITE ADDRESS: <i>Same</i>				
TAX PARCEL IDENTIFICATION #:				
SUBDIVISION:				
LOT:	BLK:	PHASE:	SECTOR:	ADDITION:

<b>4. USE/DESCRIPTION OF WORK:</b>				
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> OTHER	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> REPAIR	<input type="checkbox"/> UTILITY	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> STREET CUT <input type="checkbox"/> OTHER
FOUNDATION TYPE:	NUMBER OF STORIES:		1 <sup>ST</sup> FLOOR SQ. FT.:	
2 <sup>ND</sup> FLOOR SQ. FT.:	TOTAL SQ. FT.:		SIGN SQ. FT.:	

<b>5. SCOPE OF WORK:</b>
THE ENTIRE SCOPE OF WORK TO BE UNDERTAKEN: <i>putting roof line over deck rain rotting door (french) to hot to use.</i>

6. SANITARY SYSTEM:		
HEALTH DEPT #:	SEWER IMPACT #:	OTHER:
7. WATER SERVICE:		
<input type="checkbox"/> PUBLIC	<input type="checkbox"/> WELL	<input type="checkbox"/> OTHER

8. FEES:			
BUILDING PERMIT FEE IS 1% OF THE VALUE OF THE WORK BEING PERFORMED			
TRADE PERMIT FEE IS 2% OF THE VALUE OF THE WORK BEING PERFORMED			
MINIMUM PERMIT FEE IS \$30.00			
VALUATION OF WORK: 400.00	PLANS REVIEW FEE:	STORM WATER FEE:	TOTAL FEE: 300

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

Signature: <i>Donna Brasher</i>	Print Name: <i>Donna Brasher</i>
Company:	Date:

OFFICE USE ONLY (ENTER INFORMATION, DATE AND INTIAL)	
ZONING:	SUBDIVISION:
FLOODPLAIN:	LONG/LAT:
ZONING CASE:	ADDRESS:
VARIANCE CASE: <i>A-2016-005</i>	CONSTRUCTION CASE:
SUBDIVISION CASE:	

<input type="checkbox"/> APPROVED / <input type="checkbox"/> DECLINED BY:
DATE:

THIS APPLICATION HAS BEEN DECLINED FOR THE FOLLOWING REASON(S)

2004 2314  
Recorded in the Above  
DEED Book & Page  
03-10-2004 11:11:30 AM  
Wallace Wyatt Jr - Probate Judge  
St. Clair County, Alabama

This instrument was prepared by:  
David P. Condon  
Moss and Condon, L.L.C.  
300 Union Hill Drive, Suite 200  
Birmingham, Alabama 35209

Send tax notice to:  
Donna B. Trammell  
1625 Windsor Lane  
Leeds, Alabama 35094

**WARRANTY DEED**

Book/Pg: 2004/2314  
Term/Cashier: N RECORD2 / AmvD  
Tran: 2538.57739.85592  
Recorded: 03-10-2004 11:11:48  
CER Certification Fee 1.00  
DFE Deed Tax 2.00  
PJF Special Index Fee 5.50  
REC Recording Fee 3.00  
Total Fees \$11.50

STATE OF ALABAMA )  
:  
ST. CLAIR COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

**The Estate of Joy Gail Barnett**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Donna B. Trammell**

(hereinafter referred to as "Grantee") the following described real estate situated in St. Clair County, Alabama to-wit:

**Lot 14, Block 1, according to the Survey of Oliver Crossing, First Sector, as recorded in Map Book E, page 24, in the Office of the Judge of Probate of St. Clair County, Alabama, Pell City Division.**

\$123,068.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2004 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 12th day of February, 2004.

THE ESTATE OF JOY GAIL BARNETT

BY: Hal Wayne Barnett (Seal)  
Hal Wayne Barnett  
ITS: Personal Representative

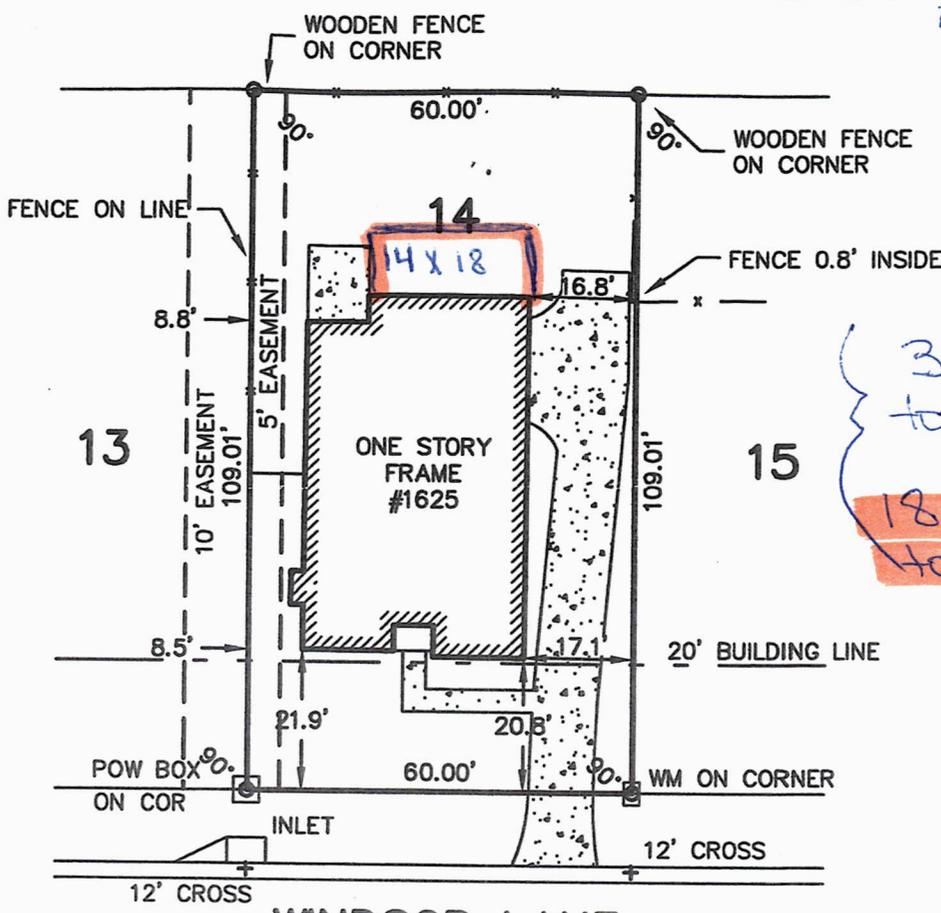
STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Hal Wayne Barnett as Personal Representative of The Estate of Joy Gail Barnett 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 and with full authority as such Personal Representative, he/she executed the

A-2016-005

PLEASE RETURN TO  
MOSS & CONDON, LLC  
300 UNION HILL DRIVE, SUITE 200  
BIRMINGHAM, AL 35209

putting roof over deck  
A-2016-005



32' house to fence

18' deck to fence

**WINDSOR LANE**  
ASPHALT PAVEMENT, VALLEY GUTTERS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, JOSEPH A. MILLER, III A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED OF:

SCALE 1" = 30'

LOT 14 BLOCK 1 OLIVER CROSSING 1ST SECTOR

AS RECORDED IN SLIDE 'E' PAGE 24 IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA. THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A MORTGAGE LOAN CERTIFICATE SURVEY OR MORTGAGE LOAN CLOSING SURVEY SHOWING THE EXISTENCE OR NONEXISTENCE OF ENCROACHMENTS INTO OR OUT OF SAID PROPERTY. I 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 TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF; THAT THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL # 01073C0366 E DATE: JANUARY 20, 1999; THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.



PREPARED BY  
**MILLER, TRIPLETT  
AND MILLER ENGINEERS, INC.**

THE CORRECT STREET ADDRESS IS 1625 WINDSOR LANE, LEEDS, AL 35094

FEMA PANEL: # 01073C0366 E DATE: JANUARY 20, 1999  
DATE: FEBRUARY 5, 2004  
INVOICE NO. 29991  
ORDERED BY: LAURIE BURGESS ATTY: MOSS & CONDON  
OWNER: DONNA TRAMMELL  
FIELD FILE: FILE NOTES  
FILE: LOT14\_REVISD.DWG

JOSEPH A. MILLER, III, P.E. & L.S. NO 17054  
3020 7th AVENUE SOUTH  
BIRMINGHAM, ALABAMA 35233  
TELEPHONE (205) 320-0114

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments  
Application for Variance

## APPLICATION

An application for **variance** has been filed with the City of Leeds Zoning Board of Adjustments to reduce rear (east) setback to 18 feet in lieu of the required 30 feet in the R-5, Garden Home Residential District

## 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.

<b>CASE #:</b> A-2016-005	
<b>APPLICANT NAME:</b>	<b>DONNA TRAMMELL BRASHER</b>
<b>PROPERTY OWNER:</b>	<b>DONNA TRAMMELL BRASHER</b>
<b>TAX PARCEL ID:</b>	<b>2605150001012014</b>
<b>ADDRESS:</b>	<b>1625 WINDSOR LANE; LEEDS, AL 35094</b>

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the proposed variance request. The hearing is scheduled on

**Date:** Tuesday, March 15, 2016  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
Leeds, AL 35094

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

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

**Contact Person:** Brad Watson  
**E-mail:** bwatson@leedsalabama.gov

**Phone:** 205-699-0907  
**Fax:** 205-719-6555

**Mailing Address:**  
Leeds Zoning Board of Adjustments  
Inspection Services  
1040 Park Drive  
Leeds, AL 35094  
Leeds, AL 35094



OFFICE OF THE  
CLERK OF SUPERIOR COURT  
1000  
PUBLIC NOTICE  
FURNISHING  
10/10/2016

A-2016-005  
1625 WINDSOR LN  
2605150001012014