

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: Embassy Homes	
Mailing Address: 5406 Hwy 280 East Suite C-101 Hoover, AL 35242	
Telephone: 205-949-5526	E-mail: Anoto@Embassyhomebuilders.com
Signature: 	

Part 2. Parcel Data		
Owner of Record: Embassy Homes		
Owner Mailing Address: Same as above		
Site Address: 891 Valley Circle Leeds, AL 35094		
Tax Parcel ID # 2500301001087000	Existing Zoning: R-5	Existing Land Use:

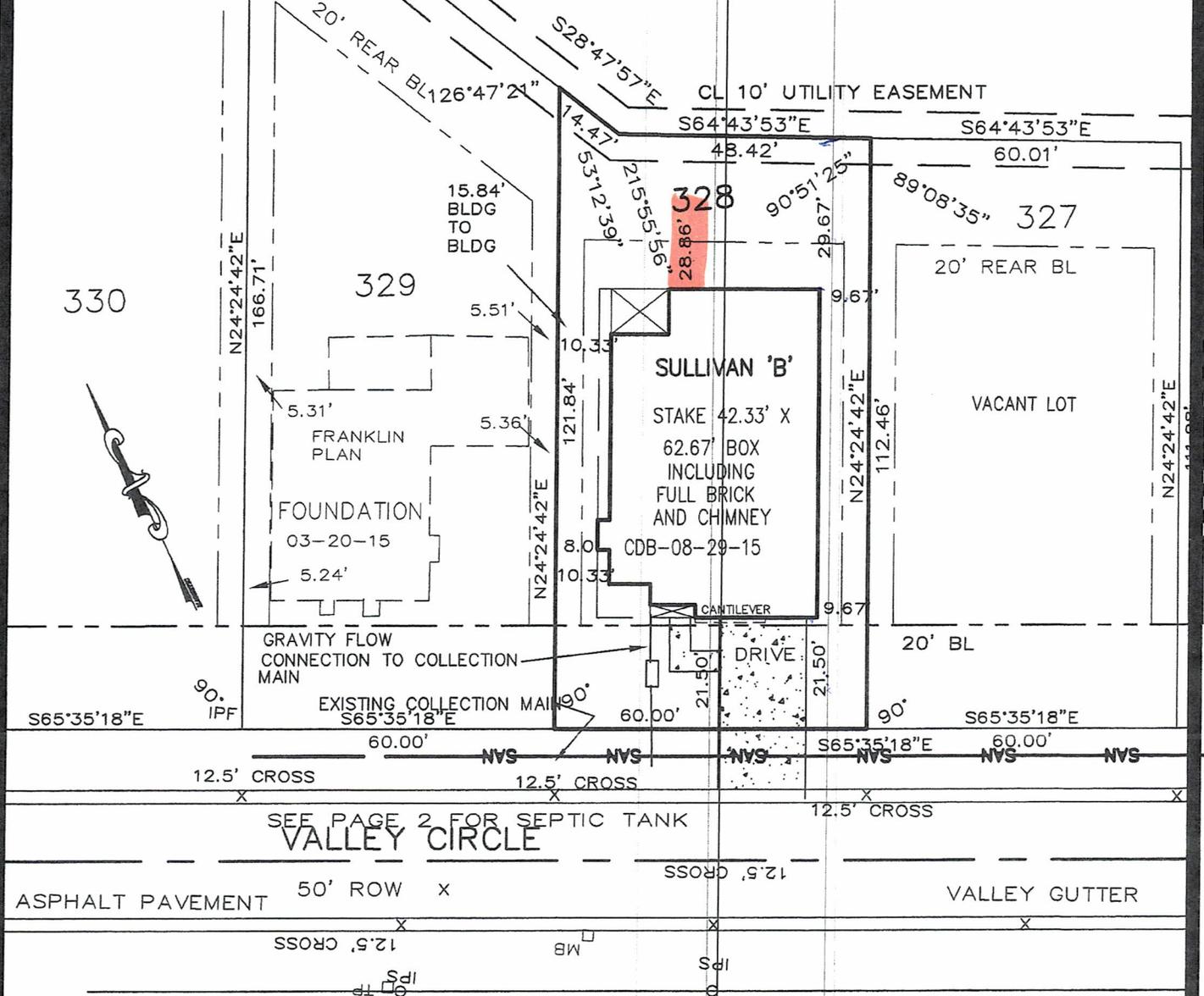
Part 3. Request
Section of Ordinance for which variance is requested: Art. 6-8
Nature of variance with reference to applicable zoning provision: 28.86' From rear set back. In lieu of 30'

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

FOR OFFICE USE ONLY	
Application Number: A-2015009	Date Received: 02-26-16
Received by: Jousli Adittall	Scheduled Public Hearing Date: 03-15-16

A-2016-009

BUILDER IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES.
BUILDER IS RESPONSIBLE FOR PROVIDING A SITE FREE FROM DRAINAGE PROBLEMS.



SEE PAGE 2 FOR SEPTIC TANK
VALLEY CIRCLE

ASPHALT PAVEMENT 50' ROW x VALLEY GUTTER

SEE PAGE 2 FOR SEPTIC TANK

SETBACKS:
F=20', R=20', S=5' WITH 15' BETWEEN HOUSES
THIS LOT IS NOT IN A FLOODPLAIN
MAP NUMBER: 01073C0439 G 09-29-06
COMMUNITY NUMBER: 10125
INSERT CONSTRUCTION EXIT AT DRIVE LOCATION

INSTALL SILT FENCE AS NEEDED

PLOT PLAN FOR LOT 328 SPRING VALLEY PHASE 3

MAP BOOK 227 PAGE 13, LEEDS, JEFF. CO., AL.
VALLEY LANE, LEEDS, JEFFERSON COUNTY, ALABAMA

SITE IS NOT IN FLOOD PLAIN AS SHOWN ON FEMA -FIRM MAP NO. 01073C0437G
OR MAP NO 01073C0439 G DATED: SEPTEMBER 29, 2006

PREPARED FOR:
EMBASSY HOMES

TELE: 205 949-5529

SULLIVAN B

SCALE: 1"=30'

PREPARED BY
MTM ENGINEERS, INC. 2217 10TH COURT SOUTH, B'HAM, AL. 35205

12-21-15

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 (north) setback to 28 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.

CASE #: A-2016-009	
APPLICANT NAME:	ANDREW NOTO
PROPERTY OWNER:	EMBASSY HOMES, LLC
TAX PARCEL ID:	2500301001087000
ADDRESS:	891 VALLEY CIRCLE; LEEDS, AL 35094

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



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