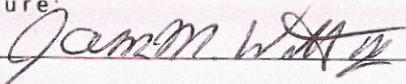


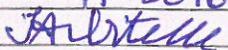
**VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION**  
 1040 PARK DRIVE, LEEDS, AL 35094 P. 205.699.2585 F. 205.699.6558  
INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

|   |                                |
|---|--------------------------------|
| <b>Part 1. Application</b>  |                                |
| Name of Applicant:<br>SOUTHERN BREEZE ICE, LLC (JAMES WITT)                                     |                                |
| Mailing Address:<br>2457 DOLLY RIGGE TRAIL BIRMINGHAM, AL 35243                                 |                                |
| Telephone:<br>205-612-0858  | E-mail:<br>BUCK.WITT@GMAIL.COM |
| Signature:<br> |                                |

|  |                         |  |
|--|-------------------------|--|
| <b>Part 2. Parcel Data</b>                                       |                         |  |
| Owner of Record:<br>LAYNE J LEE                                  |                         |  |
| Owner Mailing Address:<br>28700 AL HIGHWAY 21 TALLADEGA AL 35760 |                         |  |
| Site Address:<br>1825 ASHVILLE ROAD LEEDS, AL 35094              |                         |  |
| Tax Parcel ID #<br>2602100004005600                              | Existing Zoning:<br>B-2 | Existing Land Use:<br>RETAIL (GAS)<br>COMMERCIAL |

|   |
|---|
| <b>Part 3. Request</b>  |
| Section of Ordinance for which variance is requested:                             |
| Nature of variance with reference to applicable zoning provision:<br>SEE ATTACHED |

|  |
|--|
| <b>Part 4 Enclosures (Check all required enclosures with this application)</b> |
| 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  |

|  |   |
|--|---|
| <b>FOR OFFICE USE ONLY</b>   |   |
| Application Number: A-2016-004   | Date Received: 02-01-16                 |
| Received by:  | Scheduled Public Hearing Date: 02-23-16 |



City of Leeds  
Department of Inspection Services – Zoning Division  
Agent Authorization Form

I/We authorize and permit JAMES WITT (SOUTHERN BREEZE ICE) to act as my/our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 2602100004005600 I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/we release the City of Leeds from any liability resulting from actions made on my/our behalf by the authorized agent and representative. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new Development Permit.

*\*NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.*

**PROPERTY OWNER(S)**

Layne J. Lee LAYNE J. LEE  
Name(s) [printed]

25700 rd Hwy 21  
Address

Talladega, AL 35760  
City/State

256-315-0851 Phone Fax #

Layne J. Lee Signature(s) 1/28/2016 Date

**AUTHORIZED AGENT**

JAMES M WITT  
Name(s) [printed]

2457 DOLL RIDGE TR  
Address

BIRMINGHAM / AL  
City/State

205-612-0858 Phone Fax # N/A

James M Witt Signature(s) 1/28/2016 Date

## Zoning Request

A-2016-004

**Southern Breeze Ice is requesting to place an Ice Vending Machine in the parking lot of the Raceway Gas station located at 1825 Ashville Road, Leeds, AL 35094. This structure will occupy a partial section of one existing parking space and will have an awning, with the name of the structure, to provide rain cover for patrons (please see attached photos). The awning is the length and width of the building and approximately 3 feet tall.**

## Site Plan

Address: 1825 Ashville Road, Leeds AL

Property Owner: Layne & Freeda Lee / Raceway

Ice Machine Owner: Southern Breeze Ice, LLC

### Structure Description:

The Southern Breeze Ice machine is designed to be both sturdy and attractive. This structure is not a temporary, tin sided structure. The Southern Breeze Ice structure is constructed with solid 8" thick concrete walls. The outer surface of the walls is cast to have a brick shape, feel and appearance and is coated with a high quality paint. The awning is attractively designed in a forest green color and provides customers with shade and rain protection.

The structure is 9.5' wide x 13.5' long. Its length is less than an average truck or SUV and allows it to fit in an area smaller than the size of a single parking space.

### Serving the Community:

Far from being contrary to the public interest, the Southern Breeze Ice Machine provides significant and unique benefits to the community in two primary ways. First, the pricing provided allows customers to purchase ice and water at less than 1/2 of typical cost. To the many individuals who are on a tight budget this can add up to significant savings over a year and, based on experience in other locations, is greatly appreciated by the community. Second, this building is designed to provide a highly purified product that improves the quality of the ice and water that is currently available.

A-2016-004

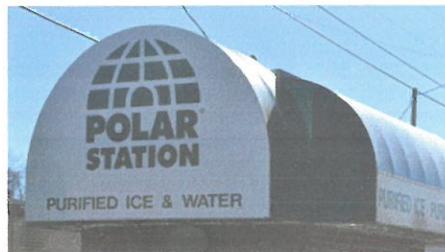
Picture of Structure



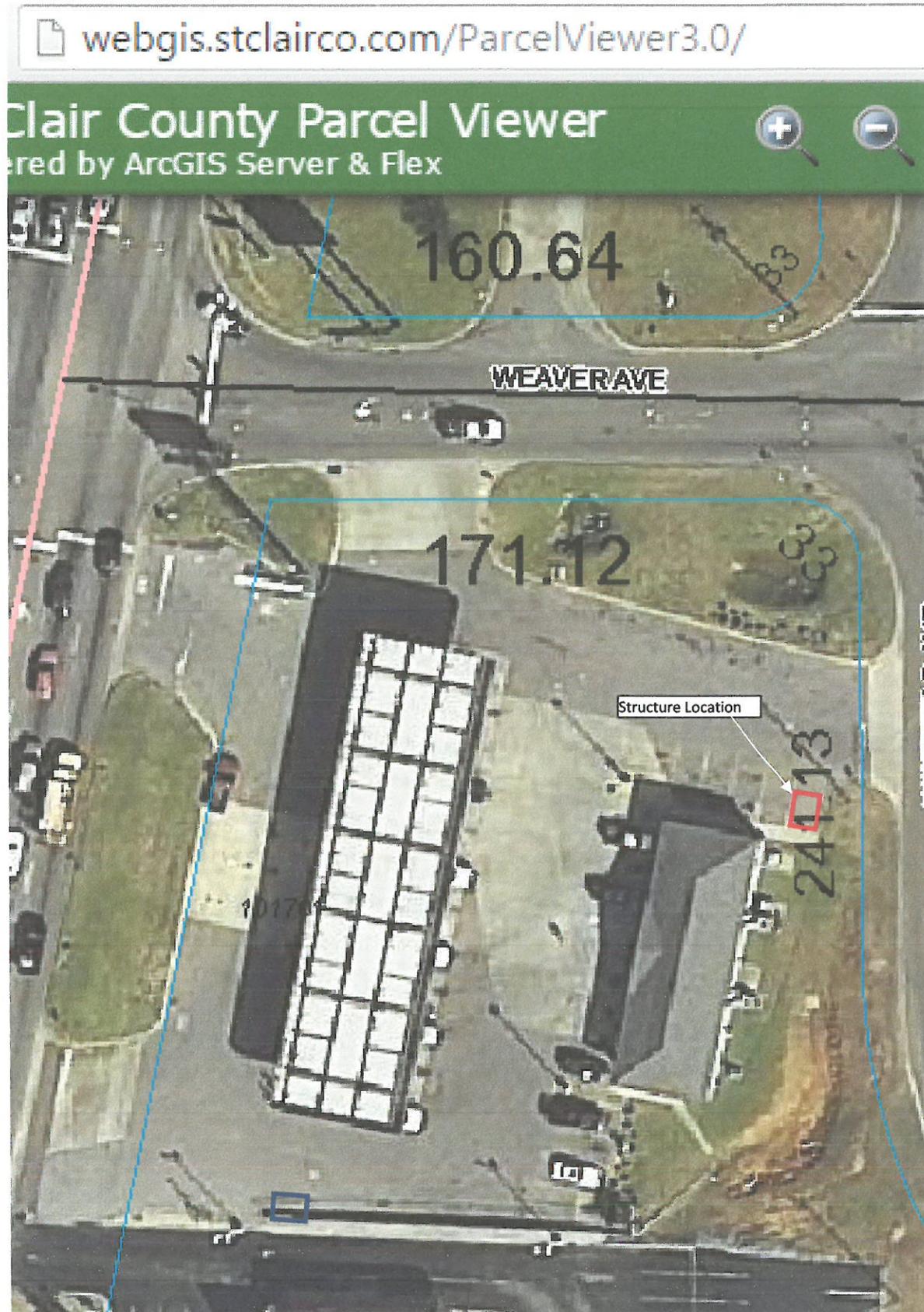
Awning color will be Forest Green (shown below)



812637  
2637 FOREST GREEN



Site Location: County GIS Plan View of Site

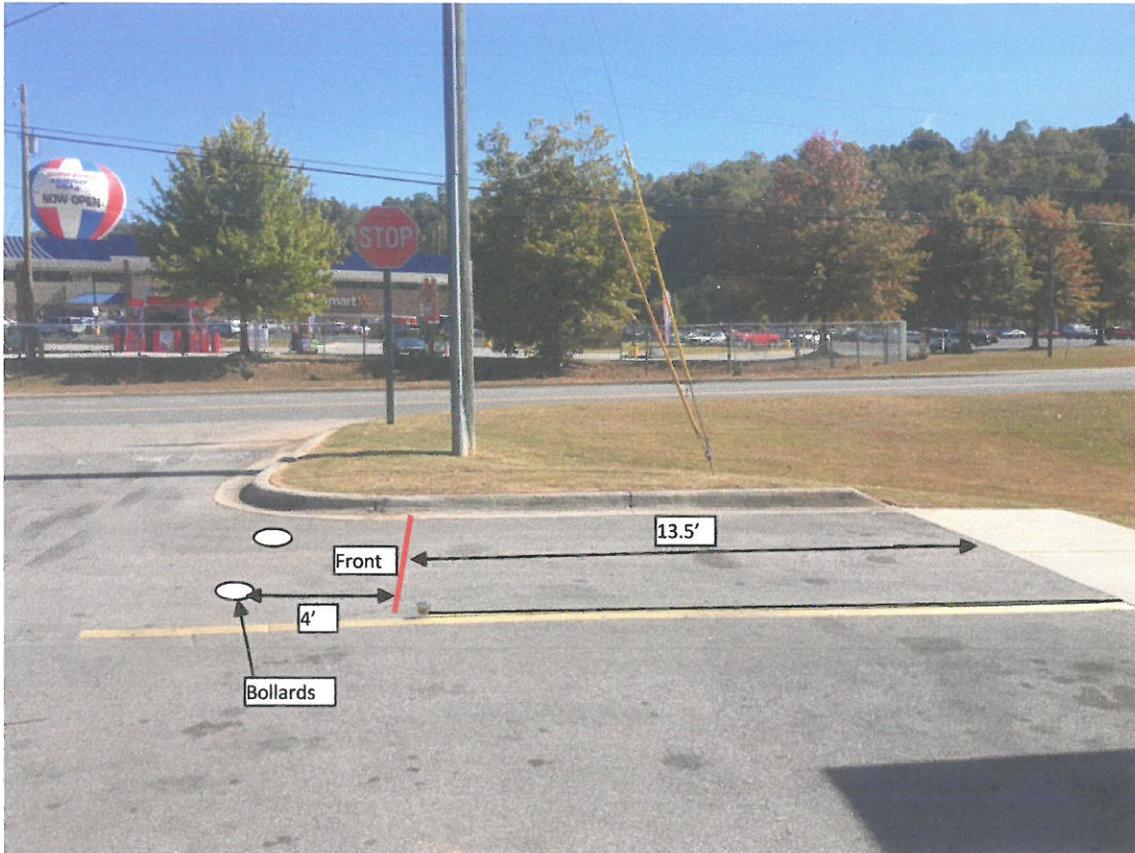




Building dimensions are: 9.5' wide x 13.5' long

Parking space: 10'-7" wide x 19' deep

A-2016-004



**Building location description:**

The ice machine structure will be located in the last parking space on the North East side of the existing convenience store. The back of the structure will be set against the back edge of the parking space adjoining the sidewalk.

With nearly 6 feet of clearance from the front of the machine and the end of the parking space, bollards will be installed approximately 2 feet within the parking space to establish a clear boundary in front of the machine.

Way  
2.9  
161.9



NOT AN OFFICIAL  
STATE OF GEORGIA DOCUMENT  
LAW  
FOR MORE INFORMATION  
PLEASE CALL  
800-368-6868

A-2016-004  
1825 ASHVILLE RD  
2602100004005600

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LEEDS, AL 35094 OFFICIAL USE

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\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

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| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.00 |
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| <input type="checkbox"/> Adult Signature Required            | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |

Postage  
\$ 0.49

Total Postage and Fees  
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### *Important Reminders:*

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for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

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DEERFIELD, IL 60015

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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |

Postage

\$ 0.49

Total Postage and Fees

\$ 6.74

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BIRMINGHAM, AL 35220

OFFICIAL USE

Certified Mail Fee

\$3.45

\$

Extra Services & Fees (check box, add fee as appropriate)

- |  |    |                             |
|--|----|-----------------------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | <del>\$2.80</del><br>\$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00                      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00                      |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00                      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00                      |

Postage

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\$

Total Postage and Fees

\$6.74

\$

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BENTONVILLE, AR 72712

**OFFICIAL USE**

Certified Mail Fee

\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

- |  |    |                           |
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| <input type="checkbox"/> Adult Signature Required            | \$ | <del>0.00</del><br>\$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | <del>0.00</del><br>\$0.00 |

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# Tax Assessment Report

Parcel Number: 26-02-10-0-004-005.600

Tax Year: 2015

Pin Number: 27113

Owner Information:

Owner: LEE LAYNE J & FRED A J LEE

Property Address: 1800 ASHVILLE RD

Mailing Address: P O BOX 575

LEEDS, AL 35094

Value and Tax Information: Assessed values are subject to change until permanent abstract is printed on September 2016

Current Use Value: \$0

Total Appraised Value: \$721,880

Improvement Value: \$430,290

Assessed Value: \$144,380

Land Value: \$291,590

Exemption:

2015 Taxes Due: \$5,819.08

2015 Taxes Paid: \$5,819.08

Land Information:

Lot Dimensions:

Deeded Acres: 0.00

Tax District: Leeds

Legal Description:

IMPS ON LEASED LANDRACE TRACSEE ACCT #508-512 FOR OWNERSHIP 26-02-10-0-004-005.000

Subdivision Name:

Plat Book / Page:

Sales Information:

| Date | Sale Price | Grantee                 | Deed Book | Deed Page |
|------|------------|-------------------------|-----------|-----------|
|      |            | No Sales Data Available |           |           |

Improvement 1

Class: CONVENIENCE STORE

Total Adjusted Area: 2578

Value: \$266,890

Stories: 1

Year Erected: 2007

Effective Age: 8

Year Remodded: 0

Total Rooms: 0

Construction Details:

Roof: 100% bj, wood deck using 100% asph.shingle hvy

Exterior Walls: 75% c b plain and 25% pl glass al trim

Interior Walls: 50% suspended acc tl and 25% drywall and 25% painted

Flooring: 100% ceramic tile

Heat and Air:

Extras: water closet, urinal, lavatory wall type, cooler walk-in 200 sq ft, cooler walk-in 150 sq ft, janitor sink, floor drain brass top  
"p" tra

Improvement 2

---

|                            |                 |                  |                           |
|----------------------------|-----------------|------------------|---------------------------|
| Class: CANOPY, STEEL FRAME |                 |                  | Total Adjusted Area: 7200 |
| Value: \$121,620           | Stories: 0      |                  |                           |
| Year Erected: 2007         | Efective Age: 8 | Year Remodled: 0 | Total Rooms: 0            |

Improvement 3

---

|                                   |                 |                  |                        |
|-----------------------------------|-----------------|------------------|------------------------|
| Class: FLOODLIGHT, FIXTURE & POLE |                 |                  | Total Adjusted Area: 0 |
| Value: \$4,880                    | Stories: 0      |                  |                        |
| Year Erected: 2007                | Efective Age: 8 | Year Remodled: 0 | Total Rooms: 0         |

Improvement 4

---

|   |                 |                  |                            |
|---|-----------------|------------------|----------------------------|
| Class: PAVING, ASPHALT, 3 1/2" (OVER 20 |                 |                  | Total Adjusted Area: 28886 |
| Value: \$32,760                         | Stories: 0      |                  |                            |
| Year Erected: 2007                      | Efective Age: 8 | Year Remodled: 0 | Total Rooms: 0             |

Improvement 5

---

|                                    |                 |                  |                          |
|------------------------------------|-----------------|------------------|--------------------------|
| Class: PAVEMENT, CURBING, LONG-RUN |                 |                  | Total Adjusted Area: 460 |
| Value: \$4,140                     | Stories: 0      |                  |                          |
| Year Erected: 2007                 | Efective Age: 8 | Year Remodled: 0 | Total Rooms: 0           |

# 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 allow an ice vending machine, signage awning and to waive the minimum number of parking spaces as required in the in the B-2, General Business 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>         | <b>A-2016-004</b>                         |
| <b>APPLICANT NAME:</b> | <b>SOUTHERN BREEZE ICE, LLC</b>           |
| <b>AGENT:</b>          | <b>JAMES WITT</b>                         |
| <b>PROPERTY OWNER:</b> | <b>FREDA J &amp; LAYNE J LEE</b>          |
| <b>TAX PARCEL ID:</b>  | <b>2602100004005600</b>                   |
| <b>ADDRESS:</b>        | <b>1825 ASHVILLE ROAD; 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, February 23, 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](mailto: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