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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: Willie Hicks	
Mailing Address: 7114 Tramway Court	
Telephone: 538-8787	E-mail:
Signature: Willie Hicks	

Part 2. Parcel Data		
Owner of Record: Natasha Carter Hicks		
Owner Mailing Address: 7114 Tramway Court		
Site Address: (same)		
Tax Parcel ID # 2500202003018000	Existing Zoning: R-1	Existing Land Use:

Part 3. Request
Section of Ordinance for which variance is requested: building a garage
Nature of variance with reference to applicable zoning provision:

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-2016-006	Date Received: 02-25-16
Received by: Jousi Arizumi	Scheduled Public Hearing Date: 03-22-16

SEND TAX NOTICE TO:

4.50
3.50
8.00

(Name) Natasha Curtis
7114 Tramway Ct.
(Address) Leeds, Al. 35094

This instrument was prepared by

(Name) Duell Law Firm, LLC
4320 Eagle Point Parkway
(Address) Birmingham, Al. 35242

Form 1-1-27 Rev. 2-00

WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred three thousand and no/100 (\$103,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Stacy McGehee and his wife Christine B. McGehee

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Natasha Curtis

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Jefferson County, Alabama, to-wit:

Lot 8, according to the Map and Survey of Tramway Trace, as recorded in Map Book 138, page 12 in the Office of the Judge of Probate of Jefferson County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$99,910.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.



20080904001214310 1/1
Bk: LR200864 Pg:5100
Jefferson County, Alabama
I certify this instrument filed on
09/04/2008 08:23:55 AM D
Judge of Probate- Alan L. King

20080904001214310 1/1
Bk: LR200864 Pg:5100
Jefferson County, Alabama
09/04/2008 08:23:55 AM D
Fee - \$4.50
Deed Tax -\$3.50
Total of Fees and Taxes-\$8.00
MHBESS

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 22 day of August, 2008

.....(Seal)
.....(Seal)
.....(Seal)

William Stacy McGehee (Seal)
WILLIAM STACY MCGEHEE
Christine B. McGehee (Seal)
CHRISTINE B. MCGEHEE
.....(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William Stacy McGehee and his wife Christine B. McGehee whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of August, 2008 A. D., 20

Comm Exp: 6/21/09

[Signature]
Notary Public.

RECEIVED

MAR 01 2016

City of Leeds

We are building a detachable garage.
It is 7 ft 8½ inches from the side of the
house. It is 4 foot 5 inches from where the
lot ends.

Thank you
Jack & Willie Hicks

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 accessory building to exceed the maximum allowable floor area of 340 square feet in lieu of the allowed 321 square feet, to be placed in the side yard no closer than 4 feet from the property line (south), to be constructed of materials not compatible to residences in the area and to be less than 10 feet from the primary residence in the R-1, Single Family 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-2016-006
APPLICANT NAME:	WILLIE HICKS
PROPERTY OWNER:	NATASHA CURTIS HICKS
TAX PARCEL ID:	2500202003018000
ADDRESS:	7114 TRAMWAY COURT; 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 22, 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

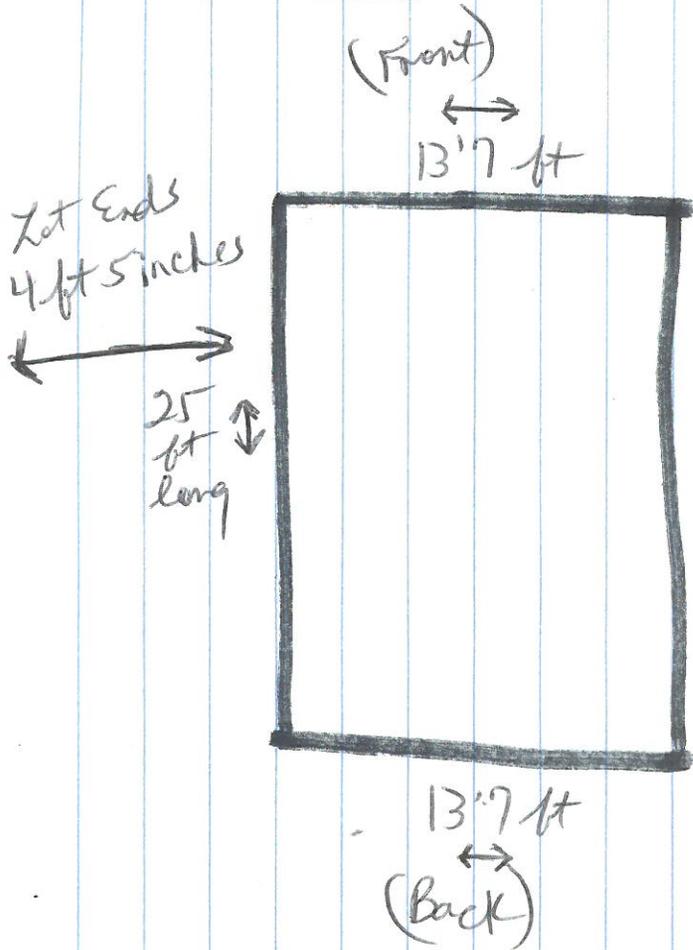
Phone: 205-699-0907
Fax: 205-719-6555

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

RECEIVED
MAR. 01 2016
City of Leeds

Tramway Ct. Road

House
Sqft 1284
Lot size
0.37 acres



25 ft long
↕
9 ft 8 1/2"

