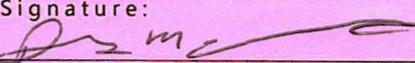


**VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION**  
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558  
INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

<b>Part 1. Application</b>	
Name of Applicant: <i>Coykendall, James M and Shelia D</i>	
Mailing Address: <i>2068 Cedar Grove Road Leeds, Alabama 35094</i>	
Telephone: <i>205-699-1827</i>	E-mail: <i>JAMESCOYKENDALL@yahoo.com</i>
Signature: 	

<b>Part 2. Parcel Data</b>		
Owner of Record: <i>Coykendall, James M and Shelia D</i>		
Owner Mailing Address: <i>2068 Cedar Grove Road Leeds, Ala 35094</i>		
Site Address: <i>same 2068 Cedar Grove Rd Leeds, Ala 35094</i>		
Tax Parcel ID # <i>2605150001008000</i>	Existing Zoning: <i>R-2</i>	Existing Land Use:

<b>Part 3. Request</b>
Section of Ordinance for which variance is requested:
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: <i>A-2016-007</i>	Date Received: <i>02-25-16</i>
Received by: <i>Josh White</i>	Scheduled Public Hearing Date: <i>03-22-16</i>

5,550.00

1110-03 2  
①  
A-2016-007

THIS INSTRUMENT PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
James M. Coykendall  
1761 Cedar Grove Road  
Leeds, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
ST. CLAIR COUNTY

2003 3015  
Recorded in the Above  
DEED Book & Page  
04-10-2003 10:21:00 AM  
St. Clair County, Alabama

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Five Thousand and no/100 (\$105,000.00) DOLLARS** to the undersigned Grantors or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Lawrence M. Alt and Kristie Greta Alt, husband and wife** (herein referred to as Grantors) do grant, bargain, sell and convey unto **James M. Coykendall and Shelia D. Smith** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in St. Clair, Alabama, to-wit:

**A parcel of land located in the NE 1/4 of the NW 1/4 of Section 15, Township 17, South Range 1, East, St. Clair County, Alabama, Pell City Division, and being more particularly described as follows: Commence at the NE corner of said 1/4 1/4 Section; Thence West along the North line of same a distance of 412.00 feet to the Westerly right of way line of a Public Road, said point being the point of beginning of tract herein described; Thence continue along last named course 445.00 feet to the center line of a creek; Thence 105 degrees 53 minutes to the left along said center of creed 79.56. Thence 74 degrees 07 minutes to the left 405.00 feet to the Westerly right of way of a public road; Thence 76 degrees 24 minutes 45 seconds to the left along said right of way 78.20 feet to the point of beginning.**

**\$99,750.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.**

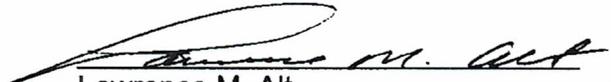
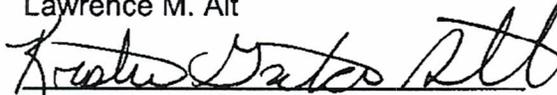
**Subject to:  
Reservations and easements as shown on the survey of F. W. Meade, dated June 27, 2001.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 4<sup>th</sup> day of April, 2003.

  
Lawrence M. Alt  
  
Kristie Greta Alt

STATE OF ALABAMA  
St. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lawrence M. Alt and Kristi Gretta Alt whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of April, 2003



Notary Public

My Commission Expires:

2/4/04

2003 3016  
Recorded in the Above  
DEED Book & Page  
04-10-2003 10:21:00 AM  
Wallace Wyatt Jr - Probate Judge  
St. Clair County, Alabama  
Book/Pg: 2003/3015  
Term/Cashier: 5 RECORD1 / Lead  
Tran: 2086.43138.63395  
Recorded: 04-10-2003 10:21:35  
CER Certification Fee 1.00  
DFE Deed Tax 6.00  
PJF Special Index Fee 5.50  
REC Recordings Fee 6.00  
Total Fees: \$ 18.50

A-2016-007

James M and Shelia D Coykendall  
2068 Cedar Grove Road  
Leeds, Al 35094  
205-699-1827

2/24/2016

Department of inspection services-zoning division  
1040 Park Drive  
Leeds,Al. 35094

To whom this may concern;

This letter is in regards to a zoning variance for our property. We would like to build a single story addition on the back side of our house. Our house was not built square to our property line, and our house was built 6 feet off the property line at the back side. The addition will cross the line unless we are able to build the addition 75 degrees off the existing house and can maintain the 6 feet off the property line. We would like to request a variance to build the addition 6 feet, instead of the required 10 feet from the property line to stay in line with the original house. The property line in question is the north side of the property. If you have any questions you can contact me at 205-699-1827.

The addition will be 20'x48'

Best Regards,  
James Coykendall  
205-699-1827



# 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 side (north) setback to 6 feet in lieu of the required 10 feet in the R-2, 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-2016-007**

**APPLICANT NAMES: JAMES M. & SHELIA D. COYKENDALL**

**PROPERTY OWNERS: JAMES M. & SHELIA D. COYKENDALL**

**TAX PARCEL ID: 2605150001008000**

**ADDRESS: 2068 CEDAR GROVE ROAD; 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:

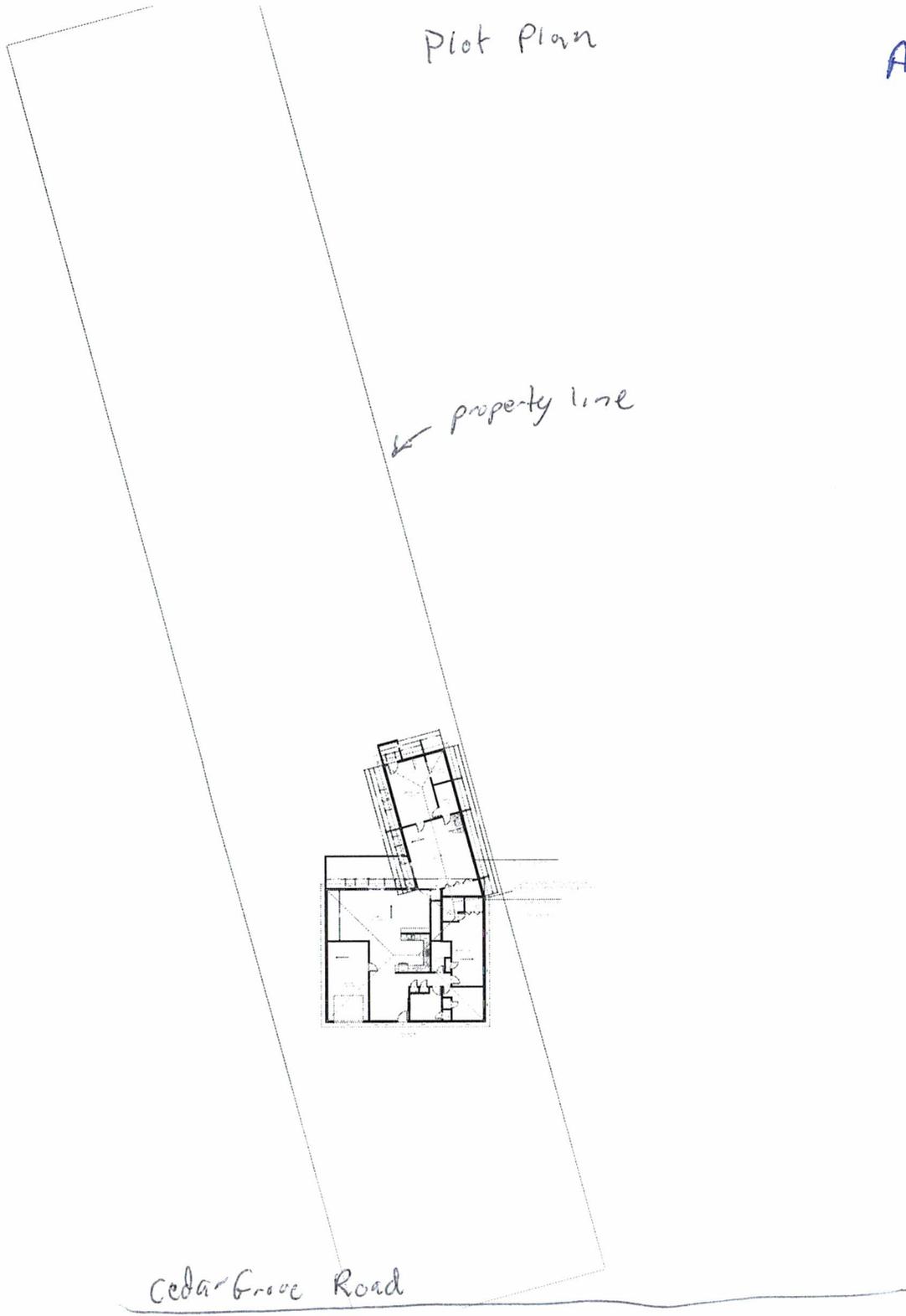
**Contact Person:** Brad Watson  
**E-mail:** bwatson@leedsalabama.gov

**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

Plot Plan

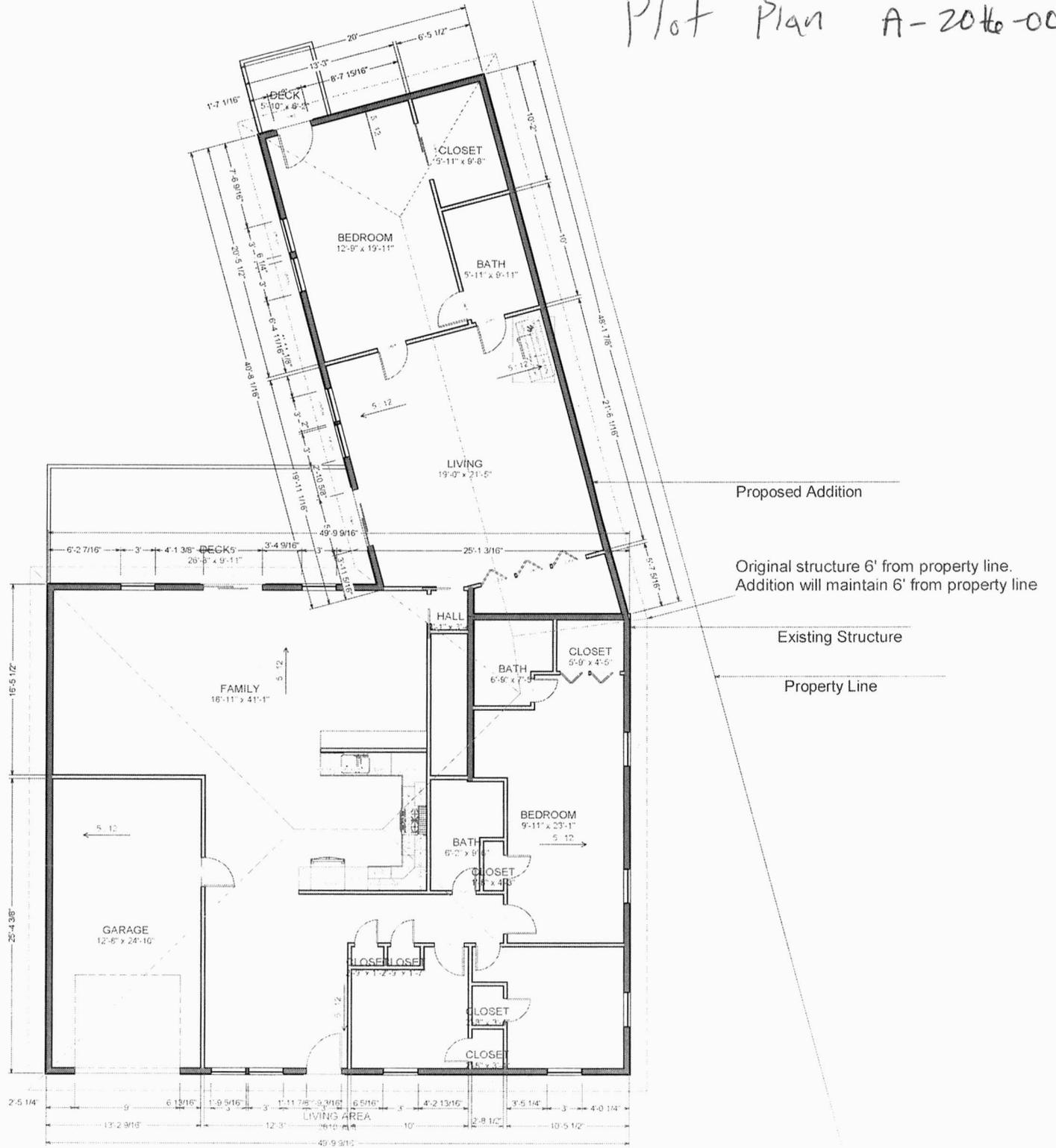
A-2016-007

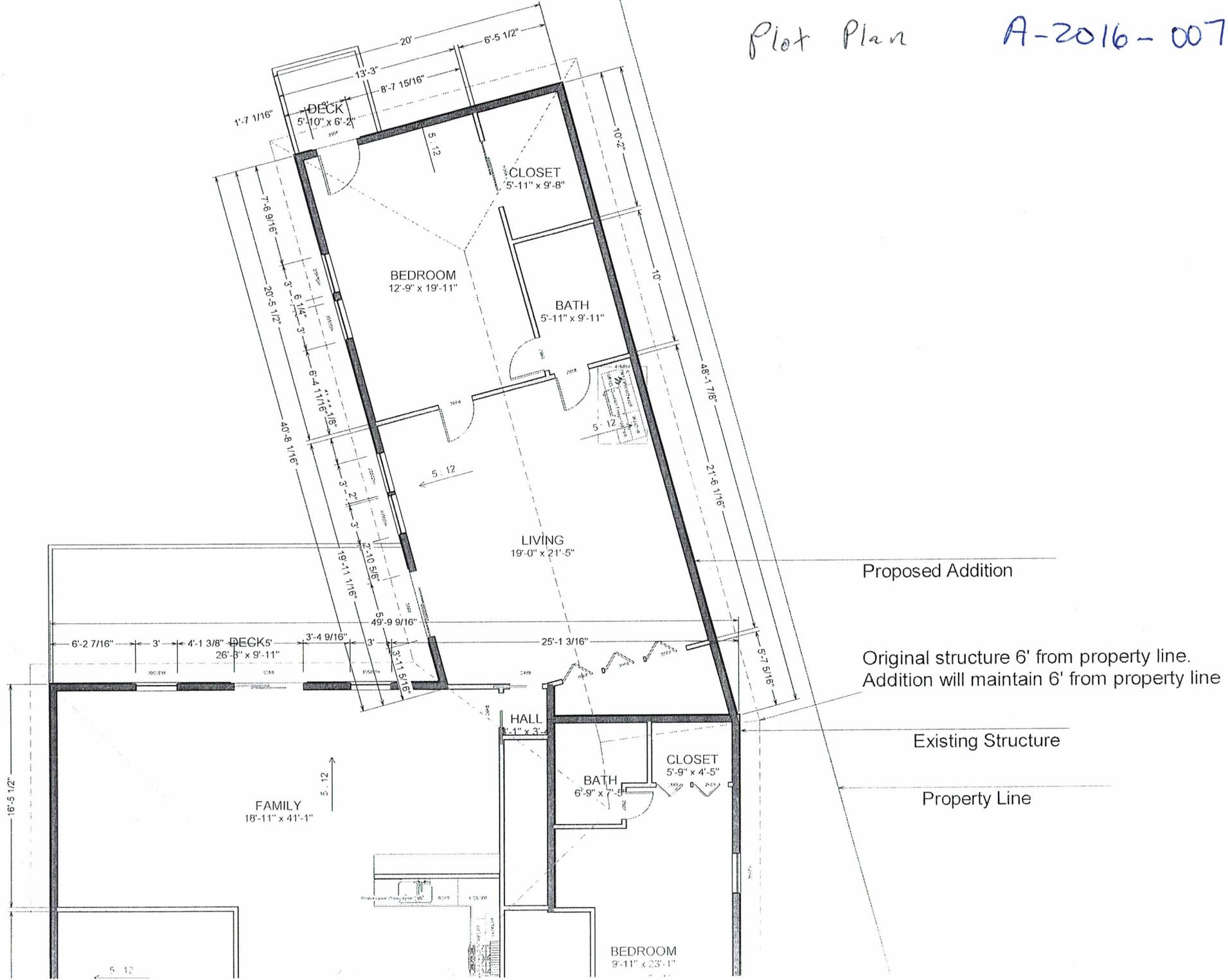


property line

cedar Grove Road

# Plot Plan A-2016-007





Proposed Addition

Original structure 6' from property line. Addition will maintain 6' from property line

Existing Structure

Property Line