

SPECIAL EXECEPTION 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: Welchie's Cajun Cuisine + Catering, LLC Kevin Lewis	
Mailing Address: 10521 Hawk's DL - Leeds, AL 35094	
Telephone: (205) 490-8051	E-mail: welchie'scajun@gmail.com
Signature: Kevin Lewis	

Part 2. Parcel Data		
Owner of Record: Culco LLC Joe Culwell		
Owner Mailing Address: 5158 Tyler Oak Dr, Mt. Olive, AL 35117		
Site Address: 1621 Ashville Rd Leeds, AL 35094		
Tax Parcel ID # 2605150001026003	Existing Zoning: B-2	Existing Land Use:

Part 3. Request
Terms of Special Exception Requested: Restaurant with Alcohol

Part 4 Enclosures (Check all required enclosures with this application)
<input type="checkbox"/> Vicinity Map showing location of the property
<input type="checkbox"/> Plot Plan drawn to scale and dimensioned, showing the property boundaries and proposed Development Layout
<input type="checkbox"/> Application Fee

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY

Application Number:

A-2016-010

Date Received:

03-03-16

Received by:

Joseli Adritelle

Scheduled Public Hearing Date:

03-22-16

8:00/50 00109P003 B-2



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

I/We authorize and permit Kevon Lewis to act as my/our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 26-05-15-0-001-026, 003. 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)

Culco LLC
 Name(s) [printed]
PO Box 1010
 Address
Leeds, AL 35094
 City/State
205-531-5678
 Phone
 Fax #

Kristy B. Hughes
KRISTY B. HUGHES
 Notary Public, State of Alabama
 Alabama State At Large
 My Commission Expires
 January 21, 2018

Patricia Buck
 Signature(s)

8/21/15
 Date

AUTHORIZED AGENT

Kevon Lewis Nelchie's Cajun Cuisine & Catering
 Name(s) [printed]
10521 Hawks Pl
 Address
Leeds AL
 City/State
205.201.1539
 Phone
 Fax #

Kevon Lewis
 Signature(s)

8/21/15
 Date

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Guy V. Martin, Jr., whose name as general partner of Cedar Spring Trust Partners, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date. Given under my hand and official seal this 6th day of April, 2007.

Handwritten signature of Pamela J. Baker

Notary Public,
Notary Public State of Alabama at Large
My Commission Expires: July 25, 2010.
My Commission Expires: _____



2007 6071
Recorded in the Above
DEED Book & Page
04-17-2007 10:48:20 AM

EXHIBIT A

A parcel of land situated in Section 15, Township 17 South, Range 1 East, St. Clair County, Alabama being more particularly described as follows:

Commence at the northwest corner of the SW ¼ of the NE ¼ and run in an easterly direction 2 degrees 07 minutes 30 seconds South of the north line ¼ - ¼ section and along the southern right of way line of Courson Boulevard South 87 degrees, 52 minutes 30 seconds east, 280.23 feet to the point of beginning; thence continue along last described line south 87 degrees 52 minutes 30 seconds east, 199.97 feet, thence South 01 degrees 07 minutes 10 seconds west 631.49 feet; thence North 88 degrees 38 minutes 30 seconds west, 261.06 feet; thence North 01 degrees 07 minutes 10 seconds east, 300.67 feet; thence North 64 degrees 58 minutes 20 seconds east, 68.08 feet; thence North 01 degrees 07 minutes 10 seconds east, 303.24 feet to the point of beginning.

2007-0072

the Above

& Page

2007 10:48:20 AM

Terrence Wyatt Jr - Probate Judge
St. Clair County, Alabama

Book/Pg: 2007/6070

Term/Cashier: N RECORDS / AMYI

Tran: 4085.110310.168468

Recorded: 04-17-2007 10:49:03

CER Certification Fee

1.00

DFE Deed Tax

900.00

PJF Special Index Fee

5.50

REC Recording Fee

9.00

Total Fees: \$ 915.50

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 a restaurant with alcohol sales (liquor lounge) as a special exception use 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.

CASE #:	A-2016-010
APPLICANT NAME:	NELCHIE'S CAJUN CUISINE & CATERING
AGENT NAME:	KEVON LEWIS
PROPERTY OWNER:	CULCO, LLC
TAX PARCEL ID:	2605150001026003
CASE ADDRESS:	1621 ASHVILLE 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
Mailing Address:
Leeds Planning and Zoning Commission
Inspection Services
1040 Park Drive
Leeds, AL 35094

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





