

**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: <i>AMIRALI H BHIMANI</i>                 |  |
| Mailing Address:<br><i>4056 Cambridge Dr Moody AL 35004</i> |  |
| Telephone: <i>828-925-8924</i>                              | E-mail: <i>Bhemanianandson@gmail.com</i> |
| Signature: <i>ABhimani</i>                                  |  |

|  |                                |                                     |
|--|--------------------------------|-------------------------------------|
| Part 2. Parcel Data  |                                |                                     |
| Owner of Record:   |                                |                                     |
| Owner Mailing Address:<br><i>4056 Cambridge Dr. Moody AL 35004</i> |                                |                                     |
| Site Address:<br><i>849 Parkway Dr Leeds AL 35004</i>              |                                |                                     |
| Tax Parcel ID #<br><i>2500211029001001</i>                         | Existing Zoning:<br><i>I-2</i> | Existing Land Use:<br><i>Vacant</i> |

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|--|
| Part 3. Request  |
| Section of Ordinance for which variance is requested:<br><i>Art 6 Sect</i>                             |
| Nature of variance with reference to applicable zoning provision:<br><i>Novelty Shop, Retail Sales</i> |

|  |
|--|
| Part 4 Enclosures (Check all required enclosures with this application)          |
| <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:        | Date Received:                 |
| Received by:               | Scheduled Public Hearing Date: |

2015-06-17

*Return by: 7-5-14*



This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

Send Tax Notice To:  
Bhimani & Sons, LLC  
1025 Edgewood Drive  
Pell City, AL 35128

## WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

**Naushad S. Nilgiriwala, a married man**

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

**Bhimani & Sons, LLC**

(herein referred to as GRANTEE) the following described real estate situated in Jefferson County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

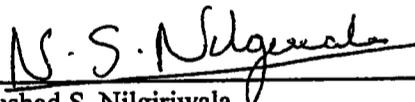
This property does not constitute the homestead of the grantor nor the homestead of his spouse.  
Subject to: All Easements, Restrictions and Rights of Way of record.  
\$188,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, it's successor's and/or assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, it's successor's and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, it's successor's and assigns forever, against the lawful claims of all persons.

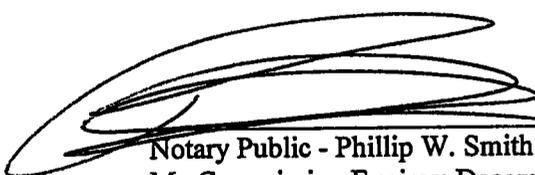
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 9 day of July, 2010.

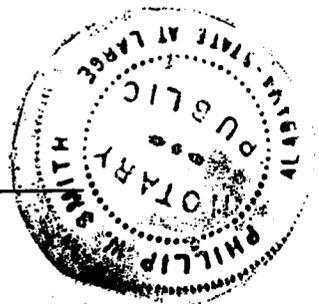
  
\_\_\_\_\_  
Naushad S. Nilgiriwala

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Naushad S. Nilgiriwala, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of July, 2010.

  
\_\_\_\_\_  
Notary Public - Phillip W. Smith  
My Commission Expires: December 10, 2011



## **EXHIBIT "A" LEGAL DESCRIPTION**

### **Parcel I**

**Lots 14 and 15, Block 27A, according to the Map and Survey of Leeds as recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 10, at Page 21, plus that part of the old right of way of 10<sup>th</sup> Avenue which lies North of above described lots and South of new right of way of Main Street.**

**That portion of Tenth Avenue located in Block 27-A, according to the map or survey of Leeds as recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 10, Page 21, lying North of Lots 14 and 15 in said Block 27-A.**

### **Parcel II**

**Lots 16 and 17, Block 27A, according to the Map and Survey of Leeds, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 10, at Page 21, and also that part of the old right of way of 10<sup>th</sup> Avenue which lies South of the new right of way of Main Street, and being more particularly described as follows:**

**Bein at the South line of the old right of way of 10<sup>th</sup> Avenue; thence southwesterly along the line of Lot 16 a distance of 74.96 feet; thence 82 degrees 32 minutes to the right in a northwesterly direction of 50.42 feet; thence turn 97 degrees 27 minutes to the right along the northeasterly line of Lot 17 for a distance of 150.00 feet to the point on the right of way line of Main Street; thence turn 82 degrees 33 minutes to the right in a Southeasterly direction and along said right of way for a distance of 50.42 feet; thence turn 97 degrees 27 minutes to the right in a Southwesterly direction to a point on the old North line of Lot 16 for a distance of 75.04 feet and the point of beginning.**

# 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 for retail sales in the I-2, Heavy Industrial District in lieu of the required 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-2016-022</b>                         |
| <b>APPLICANT NAME:</b> | <b>Amirali H. Bhimani</b>                 |
| <b>AGENT:</b>          | <b>Amirali H. Bhimani</b>                 |
| <b>PROPERTY OWNER:</b> | <b>Bhimani &amp; Sons, LLC</b>            |
| <b>TAX PARCEL ID:</b>  | <b>2500211029001001</b>                   |
| <b>CASE ADDRESS:</b>   | <b>8419 Parkway Dr – Jefferson County</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, July 26, 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)  
**Mailing Address:**  
Leeds Zoning Board of Adjustments  
Inspection Services  
1404 9<sup>th</sup> Street  
Leeds, AL 35094

**Phone:** 205-699-0907