

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM THE DEVELOPER UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF NOTTINGHAM, RECORDED INSTRUMENT # 20030605000348820 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

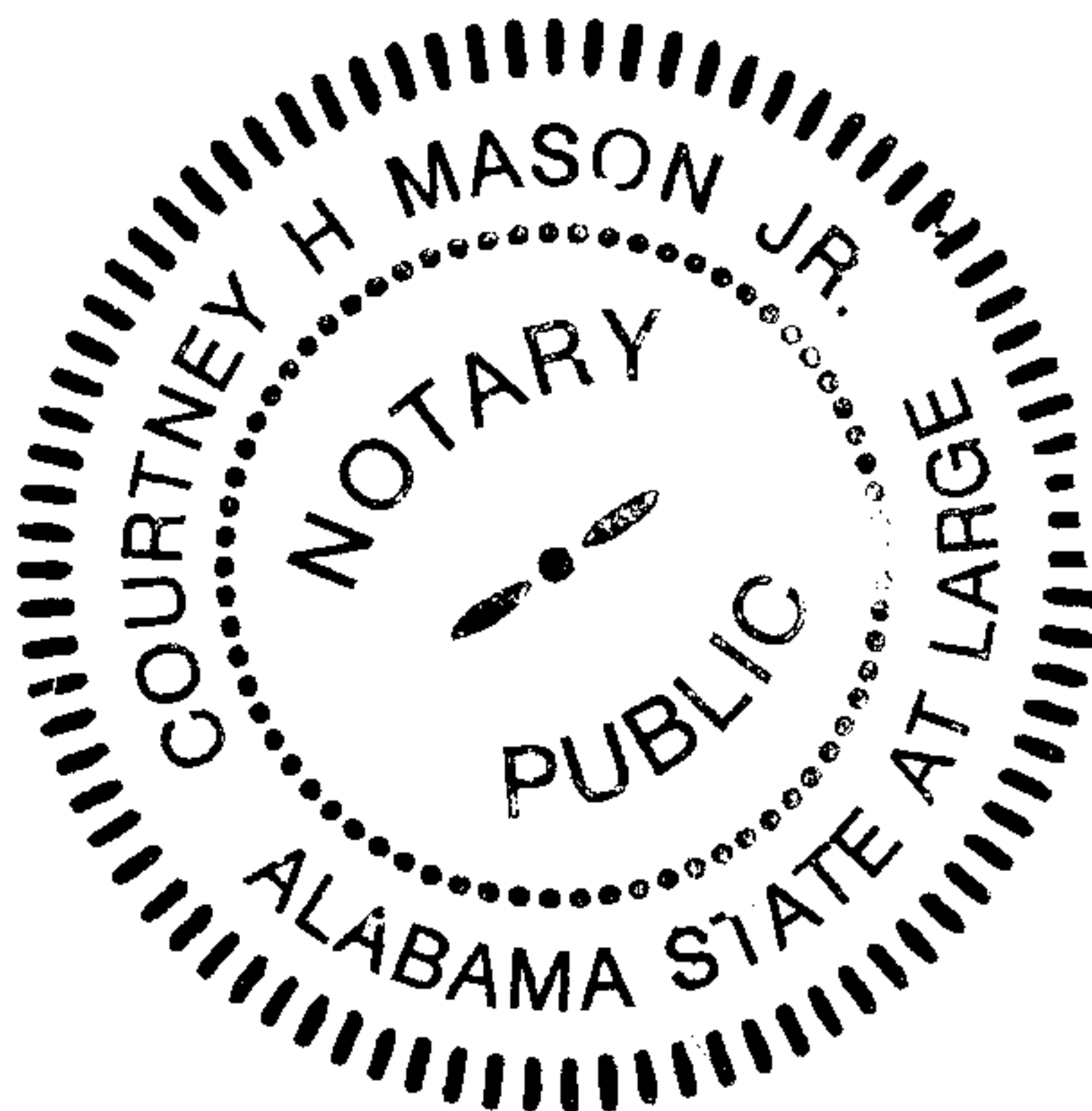
I HAVE SEEN THE ATTACHED SURVEY DATED 7/17/07 AND PREPARED BY ROBERT C. FARMER ON LOT 123, FINAL PLAT OF NOTTINGHAM, PHASE 3, RECORDED IN MAP BOOK 35, PAGE 32, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA. UNDER THE TERMS OF THE COVENANTS, THE ARCHITECTURAL CONTROL COMMITTEE HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE FRONT SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

NOTTINGHAM, L.L.C.



DELTON LANE CLAYTON, MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JULY, 2007.





NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/5/11

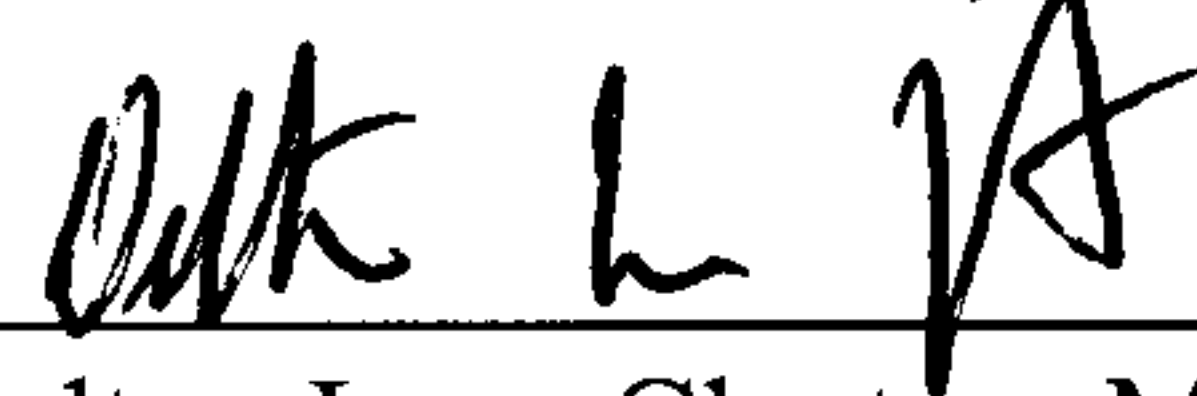
COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2011

AFFIDAVIT AT TO MODIFIED FRONT SET BACK LINE

I, the undersigned builder, acknowledge that the house constructed on Lot 123 Final Plat of Nottingham, Phase 3 in the Probate Office of Shelby County, Alabama, and also known as 136 Robin Street, Calera, Alabama, 35040, complies with the City of Calera Article VII Supplemental Regulations Section 1.00 zoning regulations attached and confirmed with Mr. Mike Wood with the City of Calera.

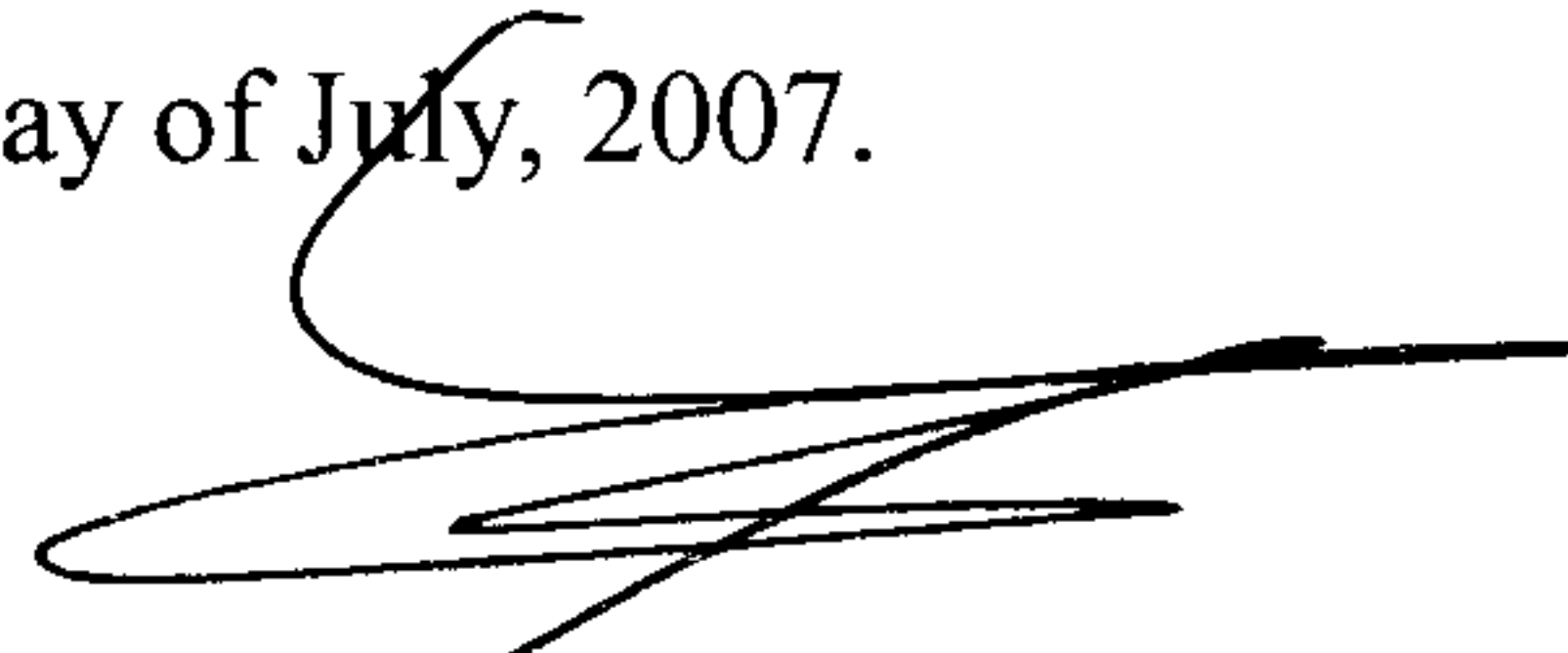
The Architectural Review Committee has also granted a variance for the set back line to allow the house located on Lot 123 Final Plat of Nottingham, Phase 3 to be located on the site as shown in the foundation survey prepared by Robert C. Farmer, dated July 17, 2007.

Creed Construction, LLC



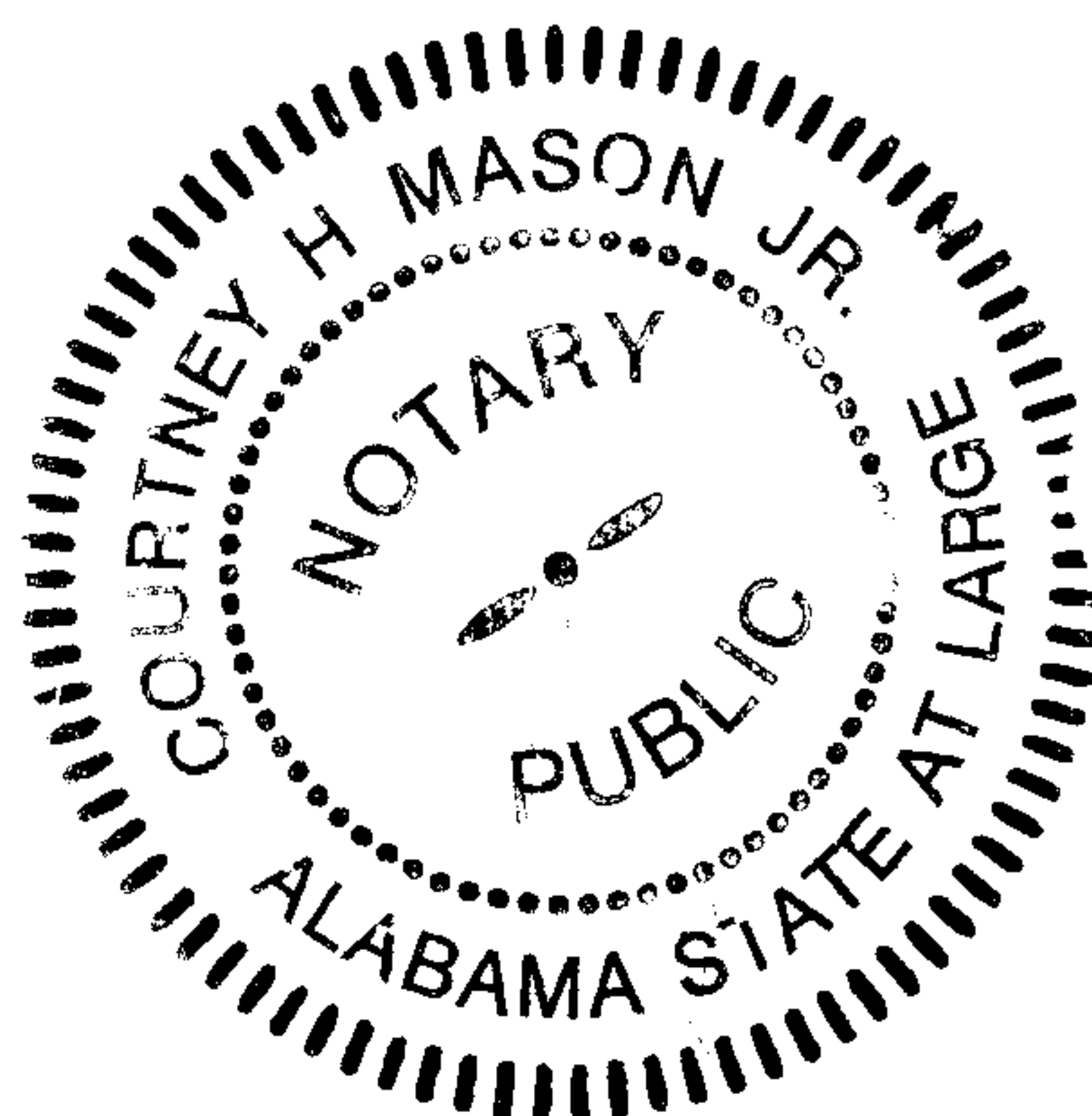
Delton Lane Clayton, Member

Sworn to and subscribed before me this 20th day of July, 2007.



Notary Public

My Commission expires: 3/5/11



COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2011

ARTICLE VII

SUPPLEMENTAL REGULATIONS

Section 1.00

Area Modification for Lots of Record

The Calera Zoning Board of Adjustment shall approve all proposed development involving non-conforming lots of record. [See Article V, General Regulations, Section 2.00 and subsection 2.01]

Section 2.00

General Yard Requirements

- A. Every part of a required yard shall be open to the sky, unobstructed by any structure or part thereof, and, unoccupied for storage, servicing or similar uses, except as provided for herein.
- B. More than one (1) multiple dwelling, office, institutional, industrial or public building may be located upon a lot or tract of land, but such dwellings shall not encroach upon the front, side or rear yards required by the district regulations.
- C. In certain cases the Building Official can modify the front and the rear yard requirements to a point of no more than (5) five feet, in any district. A distance over this will have to go to the Board of Adjustments and Appeals for a variance approval, but the side yards must meet the requirements for the district in question.

2.01 Front Yard Modifications

- A. Where forty percent (40%) or more of the frontage on the same side of the street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of five feet (5') or less) a front yard greater or lesser in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing dwelling.
- B. Where forty percent (40%) or more of the frontage on one (1) side of a street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that do not have a front yard as described below. The following shall apply:
 - 1. Where a building is to be erected on a parcel of land that is within one hundred feet (100') of existing buildings on both sides, the minimum front yard shall be a line drawn between the closest front corners of the adjacent buildings
 - 2. Where a building is to be erected on a parcel of land that is within one hundred feet (100') of an existing building on one (1) side only, such building may be erected as close to the street as the existing building
- C. Through lots shall provide the required front yard on both sides.
- D. Corner lots shall provide a front yard on each street.



20070723000343250 4/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/23/2007 03:06:48PM FILED/CERT

City of Calera



GEORGE W. ROY
Mayor

LINDA STEELE
City Clerk

TOMMY PALMER
Police Chief

DAVID L. JONES
Public Works Director

MICHAEL WOOD
Building Official

MIKE KENT
Zoning Official

TOMMY MOON
Fire Chief

COUNCIL MEMBERS:

DAVID BRADSHAW

JERRY DAVIS

BOBBY PHILLIPS

ERNEST MONTGOMERY

MIKE ROBERSON

July 19, 2007

To Whom It May Concern:

In accordance with Article VII Section 1.00 of the City of Calera Zoning Ordinance (attached) the setbacks have been modified for lot 123 in the Nottingham Subdivision. If you need further assistance please feel free to contact me at the number provided.

Mike Wood

Mike Wood
Building Official
City of Calera

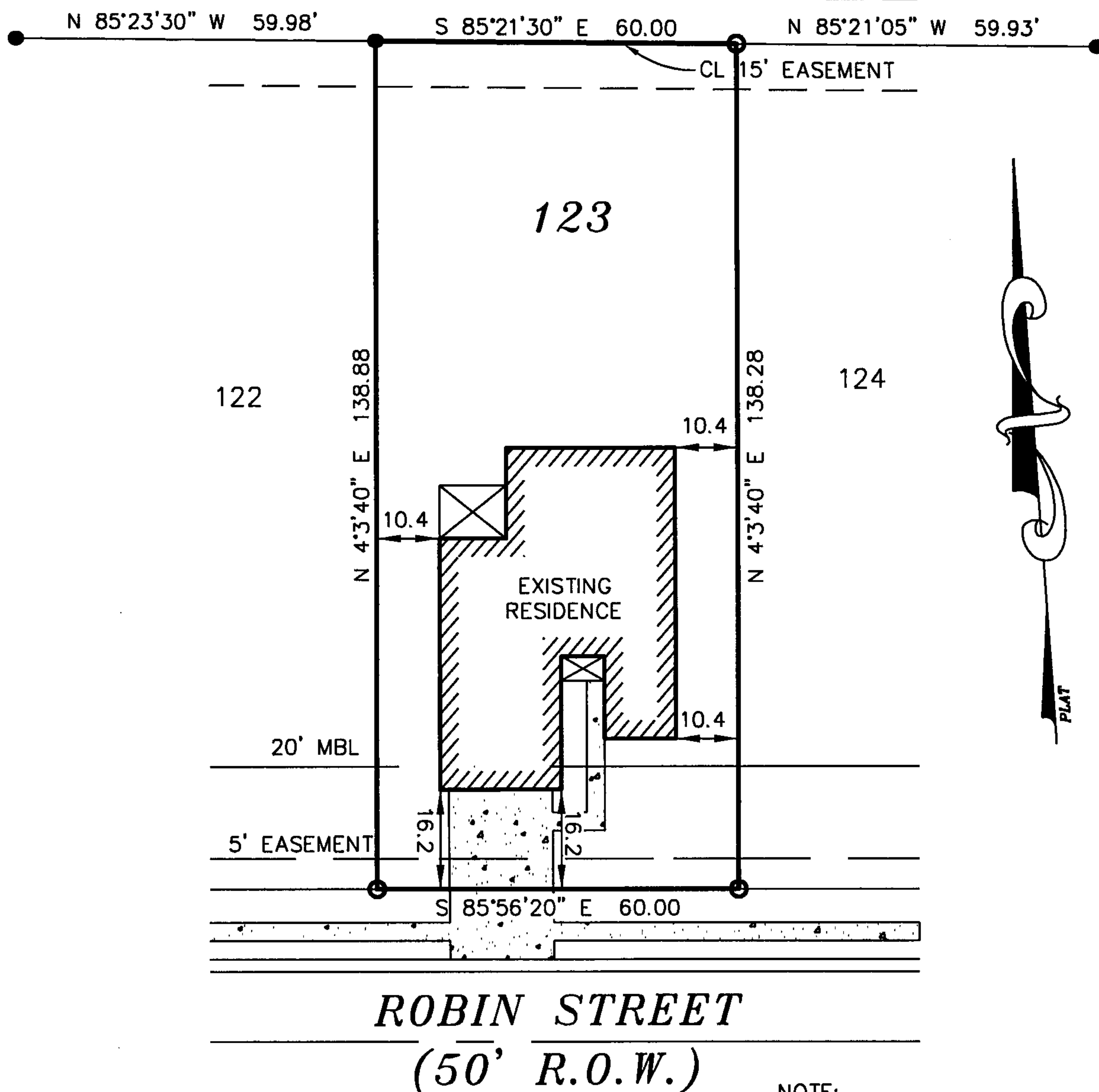
MW/ts

1070 10TH STREET • CALERA, ALABAMA 35040

OFFICE (205) 668-3638 • MAYOR (205) 668-3500 • FAX (205) 668-3821 • Email: www.cityofcalera.org

"Large enough to be progressively aware, yet small enough to still care"

20070723000343250 5/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/23/2007 03:06:48PM FILED/CERT



NOTE:
FRONT SETBACK PER BUILDER REQUEST.
BUILDER TO REQUEST VARIANCE FROM
THE CITY OF CALERA. R.C. FARMER AND
ASSOCIATES BEARS NO RESPONSIBILITY
FOR ENCROACHMENT OF FRONT SETBACK
AS SHOWN ON RECORD MAP.

Survey of Lot 123, Block 3 according to FINAL PLAT OF NOTTINGHAM
PHASE 3, as recorded in the Office of the Judge of
Probate of afore-said County in Plat Book 35, Page 32: The address based on
reliable information and sources of said Lot is 136 ROBIN STREET
Alabama and is INSIDE the corporate limits of
the CITY OF CALERA: That said lot lies in Zone 'X', according to
F.I.R.M. Community-Panel Number 01117C0395D Dated SEPTEMBER 29, 2006

SURVEY FOR: CARLOS A TALBERT

REQUESTED BY: PHYLLIS BLACK

TYPE OF SURVEY: MORTGAGE

DATE OF FIELD SURVEY: 7/16/07

LEGEND	
	- STAKE SET
	- CONCRETE MONUMENT FOUND.
	- PK NAIL FOUND
	- # 5 REBAR SET WITH CAP STAMPED.
	- PK NAIL SET
	- UTILITY POLE.
	- BRICK WALL
	- WOOD DECK
	- COVERED WOOD DECK
	- SCREENED IN DECK
	- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
	- OVERHEAD UTILITY LINE(S).
	- FENCE.
	- CONCRETE.
	- NOT TO SCALE.
	- ACRES.
	- CENTERLINE
	- EASEMENT.
	- MINIMUM BUILDING LINE
	- RIGHT OF WAY.
	- CONCRETE BLOCK WALL
	- BRICK WALL

SCALE: 1" = 30'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS:
RECORD MAP

JOB #10420

DATE: 7/17/17

DRAWN: JRC

CHECKED: RCF

SHEET NO 1 of 1

PREPARED BY:
R. C. FARMER
and
ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, ALABAMA
35124
TEL-205-664-2566
FAX-205-664-2616

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND
DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE
CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE
FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST
OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Robert C. Farmer

