



VARIANCE OF SET-BACK LINE

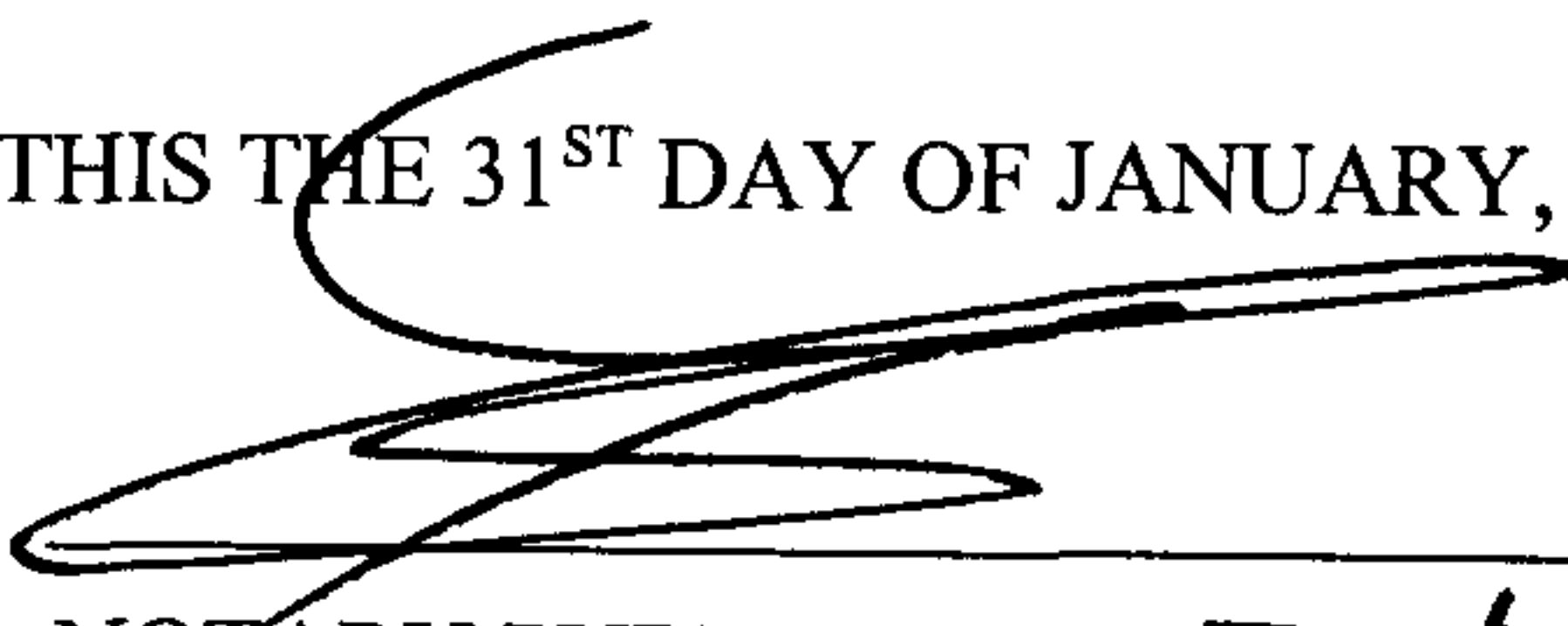
I, THE UNDERSIGNED, AM ONE OF THE DEVELOPERS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF CARRINGTON, SECTOR II, RECORDED INSTRUMENT #1999-29699 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED JANUARY 23, 2003, AND PREPARED BY ALBERT J. HILL ON LOT 17, CARRINGTON, SECTOR II, AS RECORDED IN MAP BOOK 25 PAGE 17 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.. UNDER THE TERMS OF THE COVENANTS, THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

FORESIGHT DEVELOPMENT, LLC
DEVELOPER


PAUL J. SPINA, JR., MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31ST DAY OF JANUARY, 2003


NOTARY PUBLIC
MY COMMISSION EXPIRES. 3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

AFFIDAVIT OF VARIANCE

I am Rodney Denman, President of Denman Builders, Inc. and I am the owner of the following described property:

Lot 17, according to the Survey of Carrington, Sector II, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama.

During the construction of the improvements on the above described property it was necessary to move the house further back on the lot. A variance has been obtained from the Developer of the subdivision (see attached copy) and the City of Calera (see attached letter dated January 30th, 2002 fro Mike Wood).

Denman Builders, Inc.


Rodney B. Denman, President

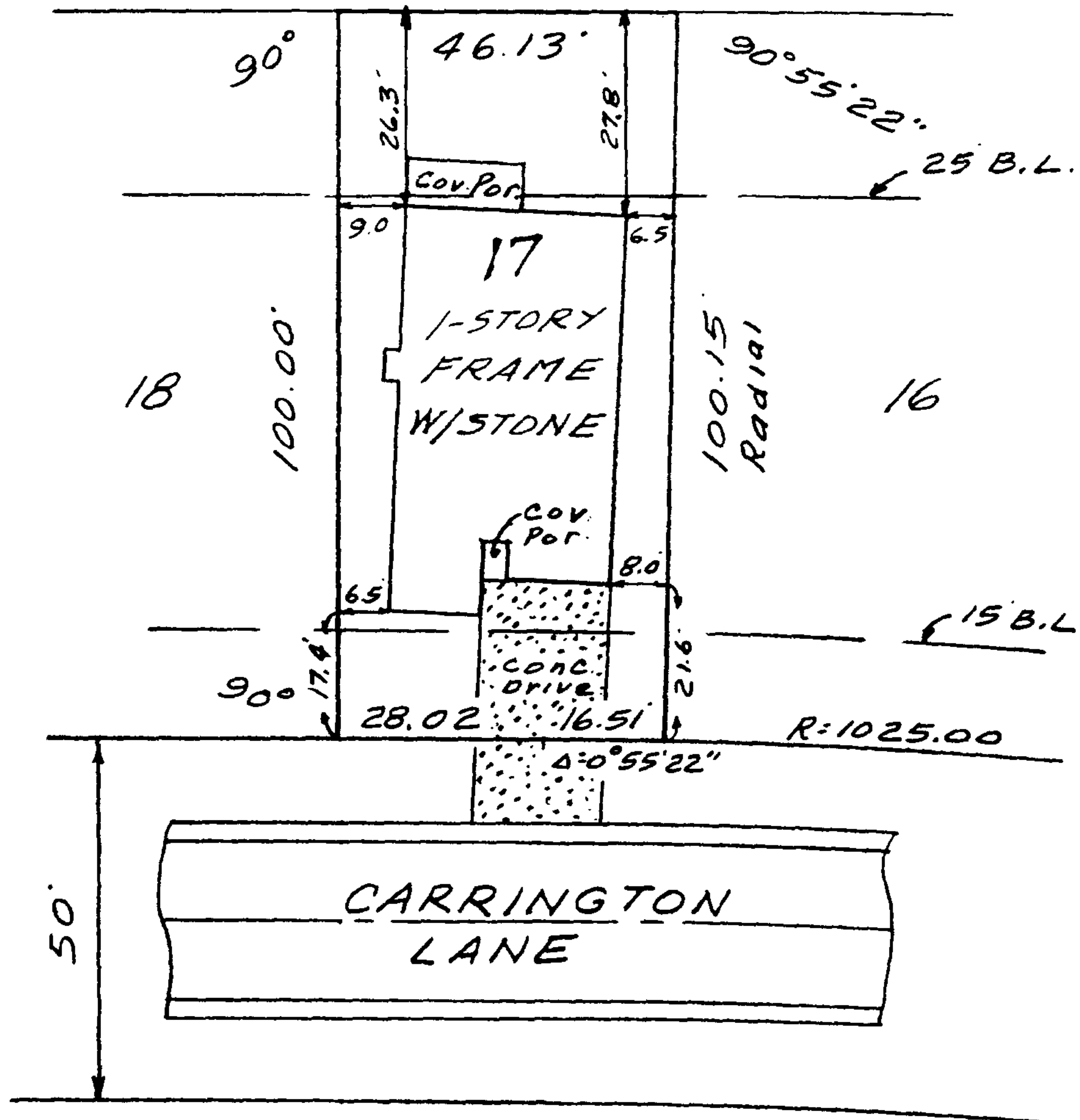
Sworn to and ~~subscribe to before me~~ this 31st day of January, 2003.


Notary Public

my commission expires: 3/17/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 8, 2003

SCALE: 1" = 30'



STATE OF ALABAMA
JEFFERSON COUNTY

I, J. Albert Hill, a Registered Land Surveyor in Birmingham, Alabama, hereby certify 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 and that this is a true and correct map of:

Lot 17 Block - CARRINGTON SECTOR II

as recorded in Map Book 25 Page 17 in the Probate Office of SHELBY County, Alabama. The correct street address is 182 CARRINGTON LANE according to my survey this 23RD day of JAN 2003.

Purchaser: LAYFIELD

HILL SURVEYING COMPANY
2301-A Second Avenue North
Birmingham, Alabama 35203
205-326-3388

FLOOD ZONE "C"

J. Albert Hill
J. Albert Hill
Alabama Reg. No. 9682

Invoice No. 030069

City of Calera

GEORGE W. ROY
Mayor

LINDA STEELE
City Clerk

JIM FINN
Police Chief

DAVID L. JONES
Public Works Director

MICHAEL WOOD
Building Official



COUNCIL MEMBERS:

ARTHUR DAVIS

LEMOYNE GLASGOW

WINFRED JONES

BOBBY PHILLIPS

TOMMIE L. CADLE MORRISON

January 31, 2003

To Whom It May Concern:

In accordance with Article VII Section 1.00 of the City of Calera Zoning Ordinance (attached) the back setbacks have been modified for Lot 17 in the Carrington Subdivision. If you need further assistance please feel free to contact me at the number provided.

Mike Wood
Building Official
City of Calera

MW/ki

POST OFFICE BOX 187 • CALERA, ALABAMA 35040

POLICE (205) 668-1862 • MAYOR (205) 668-3500 • FAX (205) 668-3624 • Email: www.cityofcalera.org

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

Minimum Yard Setbacks:

Front: Twenty feet* (20')
Rear: Twenty-five feet (25')
Side: Zero feet** (0')

- * Undedicated Road: Forty-five feet (45') from the centerline
 - * If enclosed garage provided with unit, Front: Ten feet (10')
 - ** See Article IV, Section 5.2, Residential Uses, Garden Home Illustration.
- Corner Lots: Shall have the same setbacks on both streets or roads.

Minimum Floor Area: One story - 1,000 square feet
Two story - 850 square feet on first floor.

Side yards are subject to the following building separation provisions:

1. Garden Homes shall be located so as to permit a minimum of ten feet (10') between homes measured from the closest outside wall to closest outside wall.
2. No building in an RG District shall be located less than twenty-five feet (25') from any boundary of the RG Development abutting single family residential zoning districts.

Eave Overhangs: Cornices or eaves may extend into adjoining property when allowed by properly executed and recorded covenants between property owners. All such cornices and eaves shall be fire-proof.

Requirements for non-sewered development:

In the event, a site is to be developed with septic tank facilities, the developer/builder shall produce an Engineering Report, for the perusal of the Planning Commission, City of Calera, prepared by a State of Alabama Registered Professional Engineer. This report shall contain all the relevant information, on the site, pertaining to the soil conditions, soil capacity, percolation study, proximity to flood plains, etc. The developer/builder shall be required to produce a permit from the Shelby County Health Department. The City of Calera shall issue a permit for the development of garden homes, to the developer/builder in concern, based on the findings and recommendations of the Shelby County Health Department. In accordance with these recommendations, the density, unit size and other relevant requirements for garden homes shall be provided by the City of Calera to the developer/builder.