



20040624000344940 Pg 1/3 17.00  
Shelby Cnty Judge of Probate, AL  
06/24/2004 11:46:00 FILED/CERTIFIED

## CITY OF HELENA

Mayor  
Charles W. "Sonny" Penhale  
  
City Clerk / Treasurer  
Peggy C. Dunaway

816 Highway 52 East  
P.O. Box 613  
Helena, AL 35080-0613  
Phone (205) 663-2161  
Fax (205) 663-9276

Council Members  
Paul DeCarlo  
John L. Bearden, Jr.  
Tom Lefebvre  
Connie Brady  
Mathew Pope

June 17, 2004

Dan Whitman, President  
DWC, Inc.  
5339 Hwy 11  
Pelham AL 35124

REF: Lots 22 and 23 – Falliston Ridge 2<sup>nd</sup> Sector  
Variance Request

Dear Mr. Whitman:

After review of Lot 22 Falliston Ridge 2<sup>nd</sup> Sector final survey, the structure located on said lot is in compliance with discussion and approval at the variance hearing held on September 19, 2003.

The language in the minutes will be corrected at the next official called variance hearing.

We apologize for the confusion and hope this letter will satisfy any immediate concerns and should you have any additional questions, you may contact the City Building Official, George Pickle of the City of Helena at 205/663-2161 ext. 115.

Sincerely,

A handwritten signature in cursive script, appearing to read "George D. Yawn".

George D. Yawn  
Acting Chairman  
Helena Board of Adjustments Committee

Lot 22 Falliston Ridge 2nd Sector  
Map Book 31 page 87, Shelby County, AL

I certify this to be a true and correct copy  
as provided by the City of Helena

A handwritten signature in cursive script, appearing to read "Peggy I. Mann".  

Peggy I. Mann  
Of Courtney Mason & Assoc. PC

## HELENA BOARD OF ADJUSTMENTS SEPTEMBER 19, 2003

The Helena Board of Adjustments met in a called meeting on Friday, September 19, 2003 at 9:30 A.M. in the Council Chambers of the Helena Municipal Building, regular place for holding said meetings.

Present:----- Dennis Yawn, acting Chairman  
Members:----- Jerry Owensby, Bill Winford  
Absent:----- Melton Dearing, Larry Clayton  
Visitors:----- Dan Whitman, Grover Jackson (for Ms. Clay),  
Lori Champion, George Pickle

Everyone was present, and the meeting opened for business at 9:26 A.M..

Motion was made by Jerry Owensby and seconded by Bill Winford to accept the minutes as written from the last meeting (8-27-03) and an affirmative unanimous voice vote was recorded.

Dan Whitman, DWC, Inc. , Lots 22 and 23 Falliston Ridge, 2<sup>nd</sup> Sector, is requesting a 5' variance on the front set back due to the severe topography of the lots.

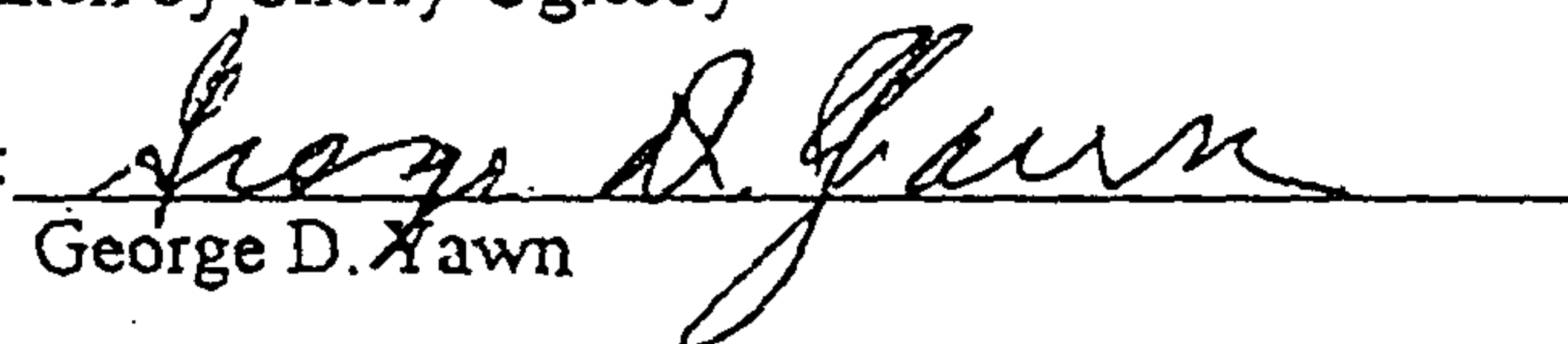
Mr. Pickle explained the problem to the Board members and there was no objection from adjoining property owners. Motion was made by Jerry Owensby and seconded by Bill Winford to grant the 5' Variance for Lots 22 and 23 Falliston Ridge, 2<sup>nd</sup> Sector as requested and an unanimous voice vote was recorded.

Lori Champion, Harmony Homes, Lot 13 Falliston Ridge, 2<sup>nd</sup> Sector, is requesting a 15'6" variance on the rear set back in order to build a covered patio for a pre-sell. The house needs only 4 or 5 feet, 10' is needed for the covered patio. There is no objection with adjoining property owners.

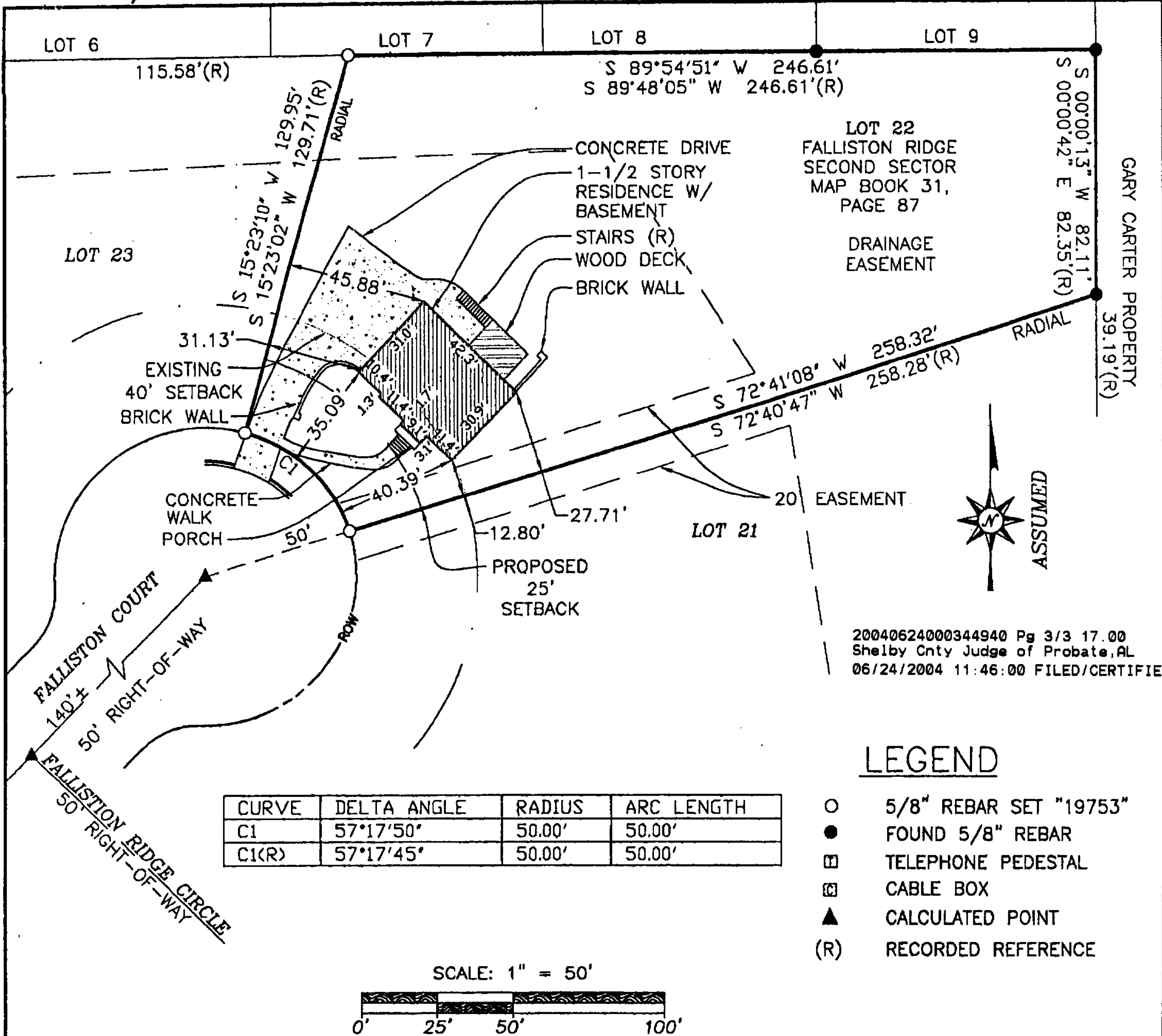
Motion was made by Jerry Owensby and seconded by Bill Winford to grant the request for 15' 6" on the rear set back for Lot 13 Falliston Ridge, 2<sup>nd</sup> Sector and an unanimous voice vote was recorded.

Patty Clay, Sunburst, LLC (represented by Grover Jackson) is requesting a 10' variance on front set back for Lot 461 Riverwoods, Sector 4, Phase III due to physical topography and a 15' easement on the right side of lot. (To go from a 25' front setback to 15' front set back.) Mr. Pickle explained that this house plan is a deep house and she would need this variance in order to place this house on the lot. (There is no objection from adjoining property owners.) Motion was made by Jerry Owensby and seconded by Bill Winford to grant the variance request of 10' of the front set back for lot 461 Riverwoods, and an unanimous voice vote was recorded.

There being no further business, the meeting adjourned at 9:35 A.M..  
Minutes taken by Sherry Oglesby

Chairman:   
George D. Yawn





MORTGAGE SURVEY  
STATE OF ALABAMA  
COUNTY OF SHELBY

TO ALL INTERESTED PARTIES:  
SCALE: 1" = 50'

I, W. H. Sommerville, III., Alabama Registered No. 19753, hereby state that all parts of this survey, performed on the 14th day of June, 2004, and the 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.

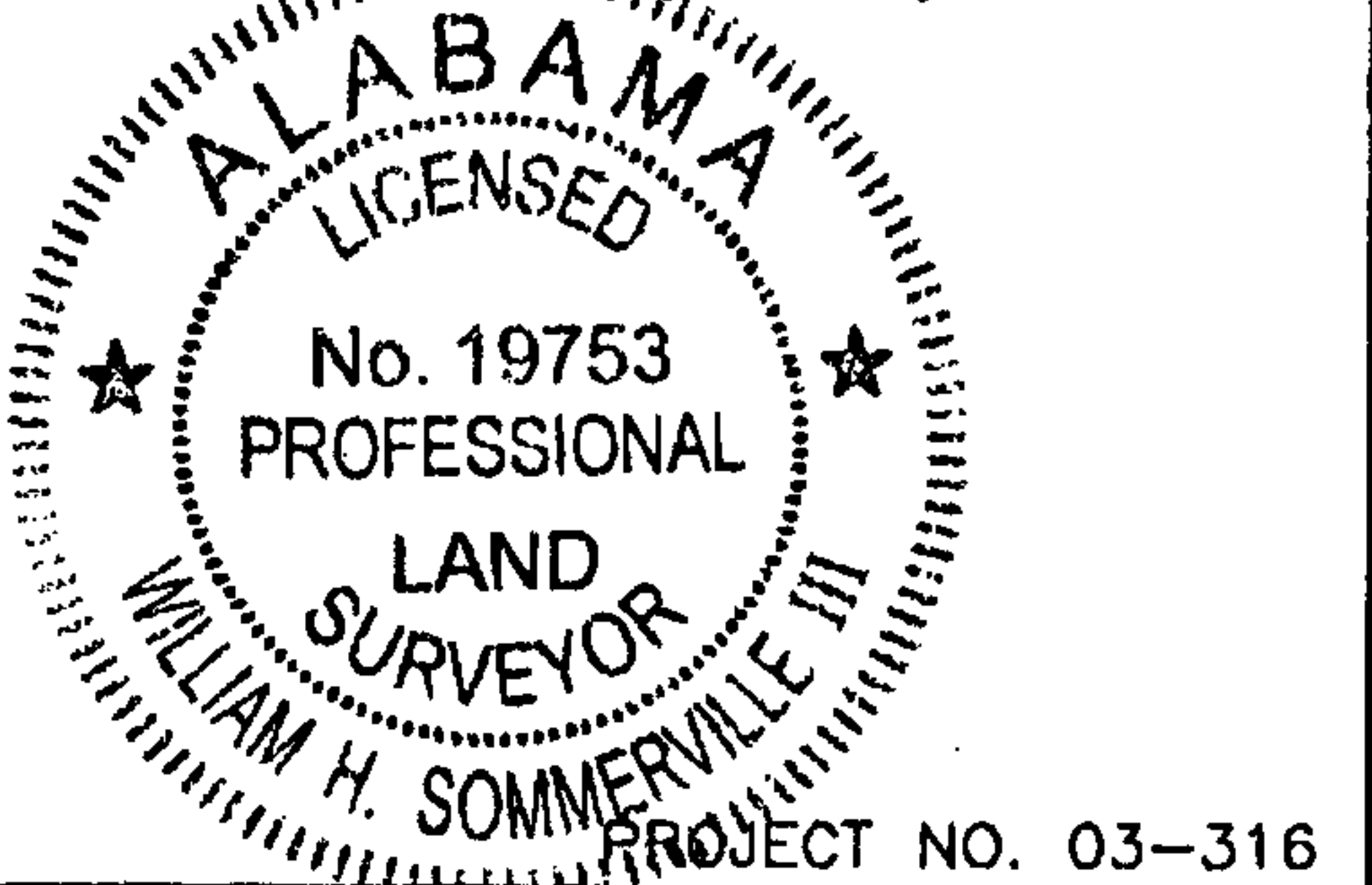
Lot 22 of Falliston Ridge, Second Sector, a map or plat of which is recorded in Map Book 31, at Page 87 in the Probate Office of Shelby County, Alabama.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special flood hazard area and is shown in a Zone "C" of the Flood Insurance Rate Map Community Panel No. 010294 0003 B, Dated January 6, 1982 for said Shelby County, Alabama.

Note: No title or abstract research was performed by the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 17th day of June, 2004.

*W. H. Sommerville III.*  
W.H. Sommerville, III.  
Alabama Registered No. 19753



	<b>The Sommerville Group, Inc.</b> Engineers * Surveyors * Planners * Consultants 2320 7th Avenue South Birmingham, Alabama 35233 Office: (205) 252-6985 Fax: (205) 320-1504		TYPE OF SURVEY <b>MORTGAGE</b>	
			CLIENT <b>DWC</b> 5339 HIGHWAY 11 PELHAM, ALABAMA 35124	
	REVISIONS		DATE: 06/17/04	
	NO.	DESCRIPTION	DATE	DRAWN: AAK
			CHKD: WMC	
			SCALE: 1"=50'	