

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF:

**THE APPLICATION TO THE
BOARD OF ZONING ADJUSTMENT
OF THE TOWN OF INDIAN SPRINGS
VILLAGE, ALABAMA, BY THE
PROPERTY OWNER, GABRIELE COOK**

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CASE NO. 04-1014

ORDER

COME the Applicant, Gabriele Cook, the Board of Zoning Adjustment of the Town of Indian Springs Village, and the Town of Indian Springs Village and present to this Court a Consent Settlement Agreement resolving the issues in the above-captioned case.

It is therefore, **CONSIDERED, ORDERED, ADJUDGED** and **DECREED** as follows:

1. The variances hereinafter set forth are granted:
2. Lot 7 of the Third Sector - First Addition Indian Crest Estates Subdivision as recorded in Map Book 7, Page 143 in the Office of the Judge of Probate in Shelby County, Alabama shall be deemed a valid, separate lot in the Town of Indian Springs Village which is zoned E-1; said lot which contains 41,867 square feet more or less shall be of sufficient size notwithstanding the square footage requirement of the E-1 regulation of the Town of Indian Spring Village which requires a minimum of one acre per lot. Said lot may be used, occupied, transferred, set over, assigned, or otherwise alienated as an independent lot without restriction regarding square footage and without having to be combined in any manner to the adjoining Lot 8.

3. Lot 8 of the Third Sector - First Addition Indian Crest Estates Subdivision as recorded in Map Book 7, Page 143 in the Office of the Judge of Probate in Shelby County, Alabama shall be deemed a valid, separate lot in the Town of Indian Springs Village which is zoned E-1; said lot which contains 40,374 square feet more or less shall be of sufficient size notwithstanding the square footage requirement of the E-1 regulation of the Town of Indian Spring Village which requires a minimum of one acre per lot. Said lot may be used, occupied, transferred, set over, assigned, or otherwise alienated as an independent lot without restriction regarding square footage and without having to be combined in any manner to the adjoining Lot 7. In addition, the out building structure located on Lot 8 shall be allowed to continue to exist without being subject to the side set-back line requirement under the E-1 Ordinance of the Town of Indian Springs Village.

4. The Court approves the release contained in the Consent Settlement Agreement.

5. Costs are taxed to the Town of Indian Springs Village

DONE and ORDERED on this the 20th day of December, 2004.

D Al Gerson
CIRCUIT JUDGE

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