

VARIANCE OF SET-BACK LINE

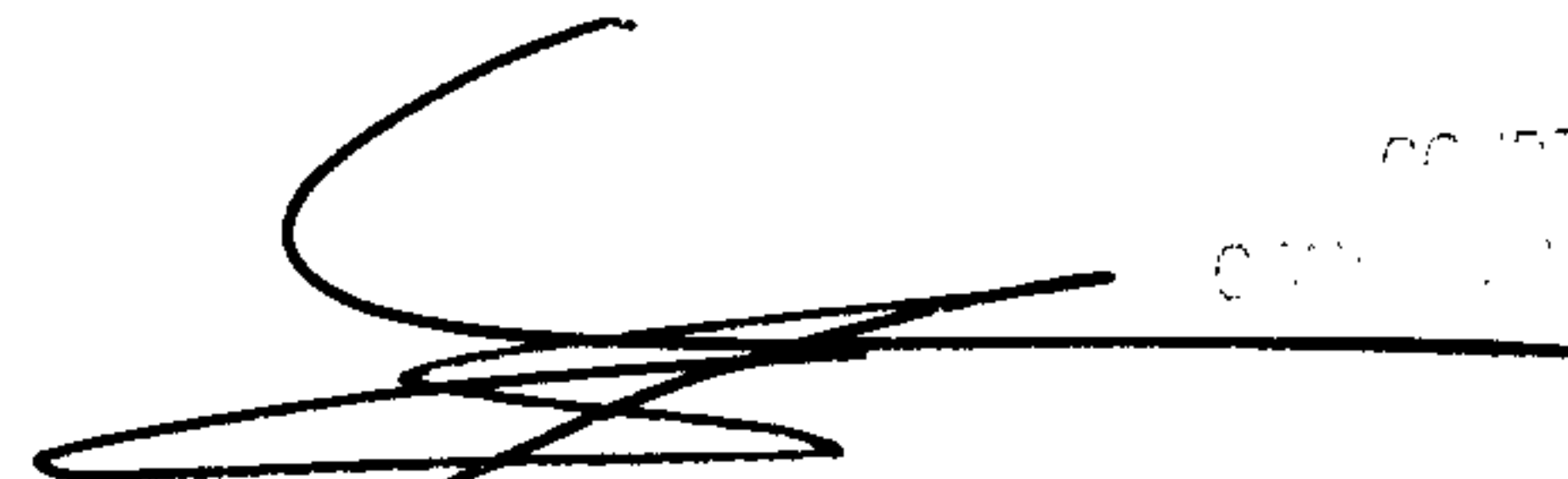
I, THE UNDERSIGNED, BUILDER IN CALLOWAY COVE TOWNHOMES PLAT NO 1, SUBDIVISION AS RECORDED IN MAP BOOK 31, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, HEREBY ACKNOWLEDGE THE ATTACHED ZONING BOARD OF ADJUSTMENT MEETING MINUTES DATED OCTOBER 10, 2003 FROM THE CITY OF PELHAM. SAID MINUTES GRANT A SET-BACK VARIANCE ON SPECIFIC LOT 17 IN SAID CALLOWAY COVE TOWNHOMES PLAT NO 1, IN SAID PROBATE OFFICE.

R. WILKINS CONSTRUCTION, INC.



STEVEN WILKINS, SECRETARY

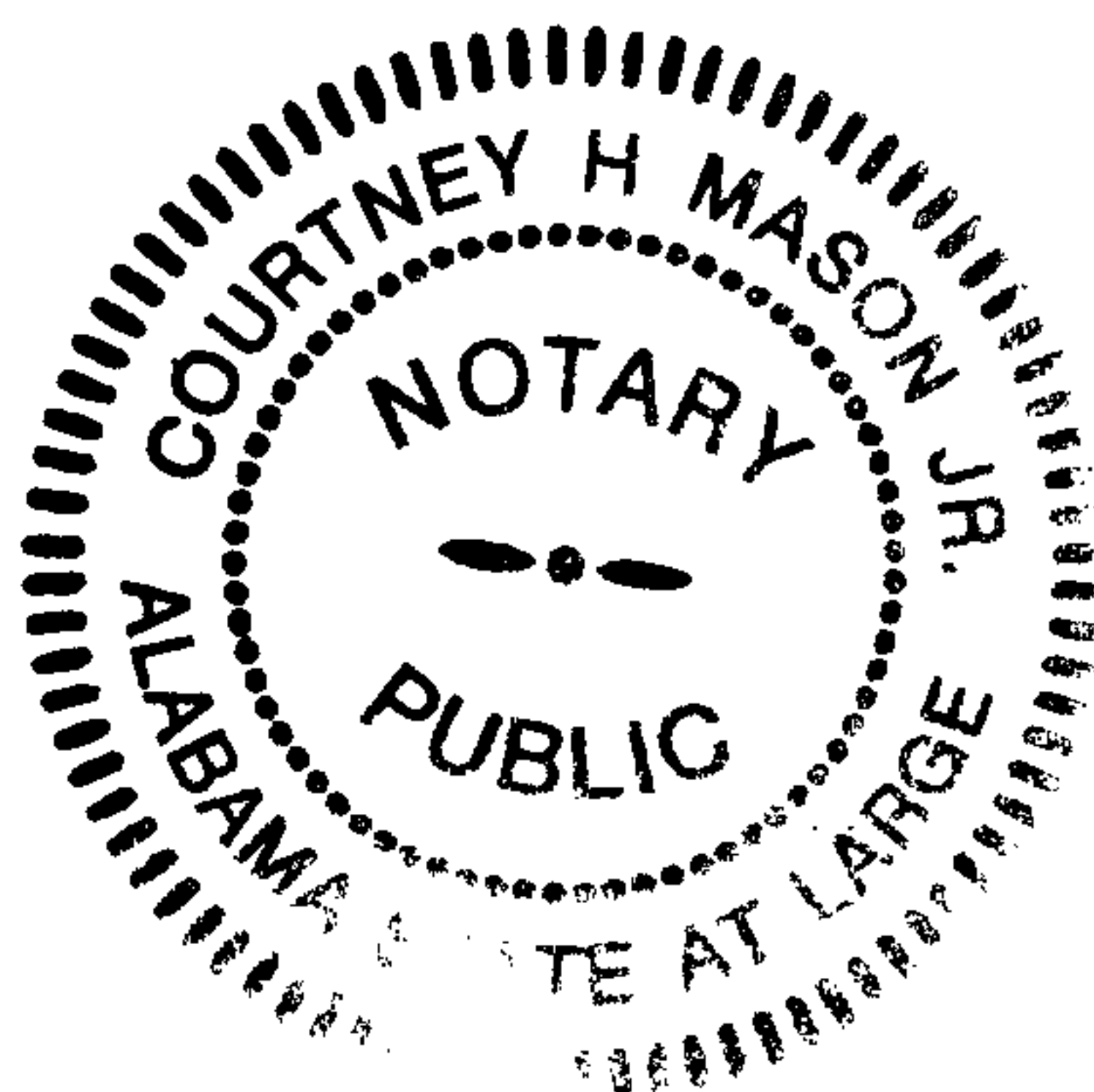
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28<sup>th</sup> DAY OF JANUARY , 2005.



COURTNEY H. MASON JR.  
COMMISSION EXPIRES MARCH 15, 2007

NOTARY PUBLIC

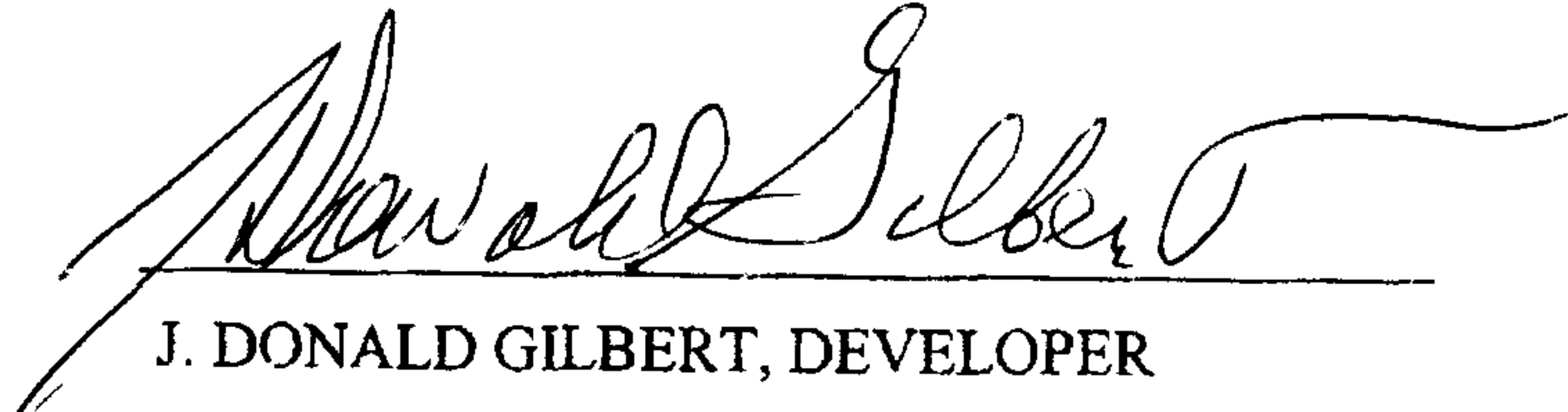
MY COMMISSION EXPIRES: 3/15/07



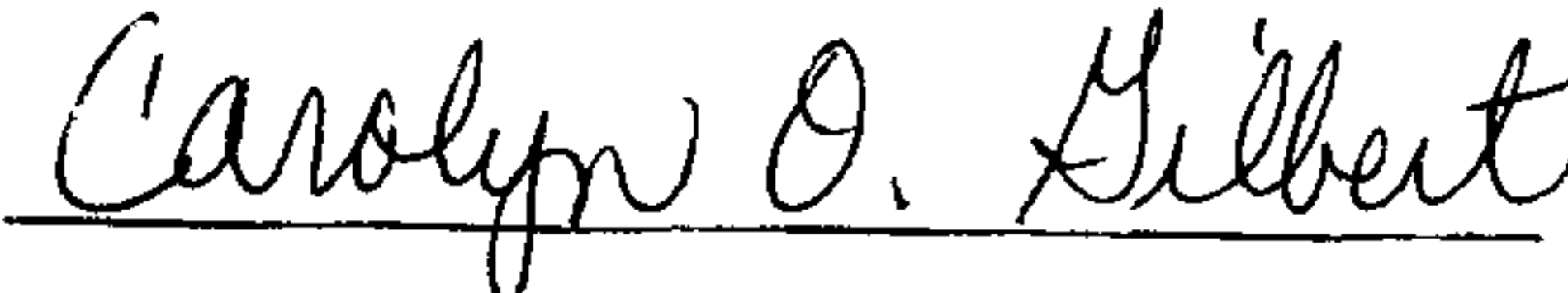
VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM ONE OF THE DEVELOPERS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS OF CALLOWAY COVE TOWNHOMES, PLAT NO 1, AS RECORDED IN MAP BOOK 31, PAGE 67 IN SHELBY COUNTY, ALABAMA. I HAVE THE POWER TO AMEND SET-BACK LINES IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED JANUARY 20, 2005, AND PREPARED BY HILL SURVEYING COMPANY KNOWN AS LOT17 ACCORDING TO THE OF CALLOWAY COVE TOWNHOMES, PLAT NO. 1, AS RECORDED IN MAP BOOK 31 PAGE 67, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA. UNDER THE TERMS OF THE COVENANTS THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FOR THE ENCROACHMENT OF THE HOUSE INTO THE FRONT SET-BACK LINE AS SHOWN IN THE ATTACHED SURVEY.

  
J. DONALD GILBERT, DEVELOPER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26<sup>th</sup> DAY OF JANUARY , 2005.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27-2008



**Council Members**

Rosemary Metcalf

Mike Dickens

Willard Payne

Bob Sullivan

Karyl Rice

**Mayor**

Bobby Hayes

**City Clerk**

Peggy Bates

**ZONING BOARD OF ADJUSTMENT MEETING  
OCTOBER 10, 2003**

The Zoning Board of Adjustment for the City of Pelham held a public hearing at 8:00 A.M. at Pelham City Hall October 10, 2003 to consider a request for a variance from the terms of the Zoning Ordinance.

Property located at Lot 14, 200 Calloway Lane, as recorded in Shelby County Probate Office, Map Book 31, Page 67.

Variance request: Front setback line variance from 25 feet to 21.5 feet.

Applicant: R. Wilkins Construction, Inc. Roger Wilkins presented the request. He stated there would be a need for this type variance on Lot 15, 16, and 17 Calloway Lane also due to cul-de-sac. Don Kirby moved to grant variance changing front setback line from 25 feet to 15 feet setback line from Right-of-Way for lots 14, 15, 16, and 17.

Sharon Harris seconded the motion and all approved.

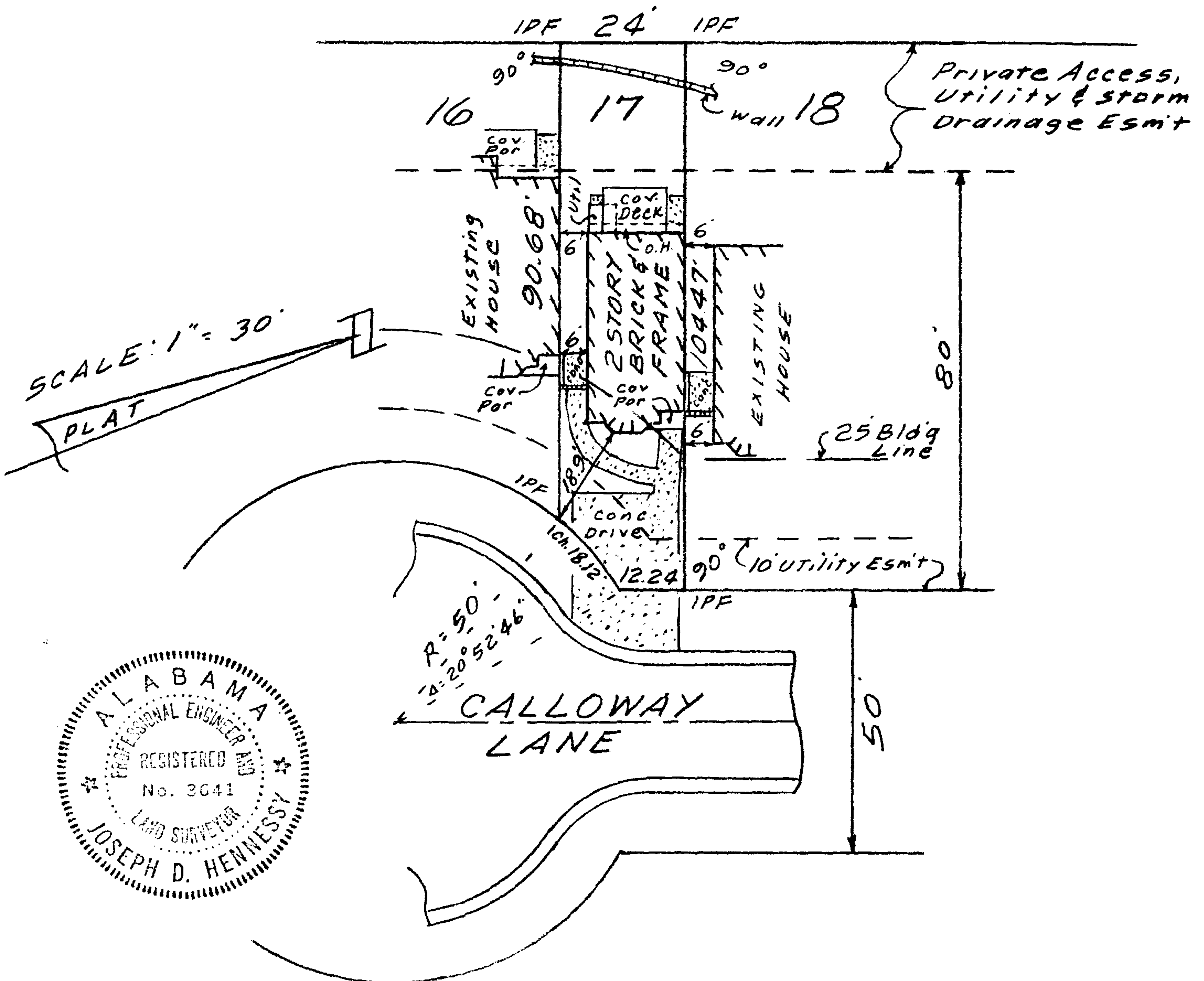
Meeting adjourned at 8:10 A.M.

Bob Miller, C.B.O.  
Building Official

ADDENDUM: Members present were Leonard Glynn, Sharon Harris, Don Kirby, Joe O'Brien, and Mike Morgan.

# ACREAGE

20050128000043710 Pg 4/4 20.00  
Shelby Cnty Judge of Probate, AL  
01/28/2005 11:14:00 FILED/CERTIFIED



STATE OF ALABAMA  
JEFFERSON COUNTY

I, Joseph D. Hennessy, a Professional Engineer and 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 - CALLOWAY COVE TOWNHOMES PLAT NO. 1

as recorded in Map Book 31 Page 67 in the Probate Office of SHELBY County, Alabama.

The correct street address according to the mailbox is 201 CALLOWAY LANE according

to my survey this 20<sup>TH</sup> day of JAN. 2005

Purchaser: CARVER

Survey Type: CLOSING

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

FLOOD ZONE C  
PELHAM  
010193 0002 B  
6-15-81

Joseph D. Hennessy PLS  
Joseph D. Hennessy  
Alabama Reg. No. 3641

Invoice No. 050032

Note: Unless otherwise indicated by (P) - record plat dimension, (D) - deed call, or (M) - measured dimension by survey, all bearings, angles and distances shown hereon are actual. Furthermore this survey was performed without the benefit of an abstract of title. There may be other matters of public or private record not depicted on this survey. In addition, underground utilities or subsurface features were not measured as a part of this survey unless otherwise shown. (IPF) - Iron Pin Found, (IPS) - Iron Pin Set.