

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, 2004 FROM THE CITY OF PELHAM. SAID MINUTES GRANT A SET-BACK VARIANCE ON SPECIFIC LOT 15 IN SAID CALLOWAY COVE TOWNHOMES PLAT NO 1, IN SAID PROBATE OFFICE. ADDITIONALLY, THE DEVELOPER HAS GRANTED A VARIANCE SO AS TO ALLOW THE ENCROACHMENT OF A COVERED DECK INTO THE REAR PRIVATE ACCESS, UTILITY AND STORM DRAINAGE EASEMENT.

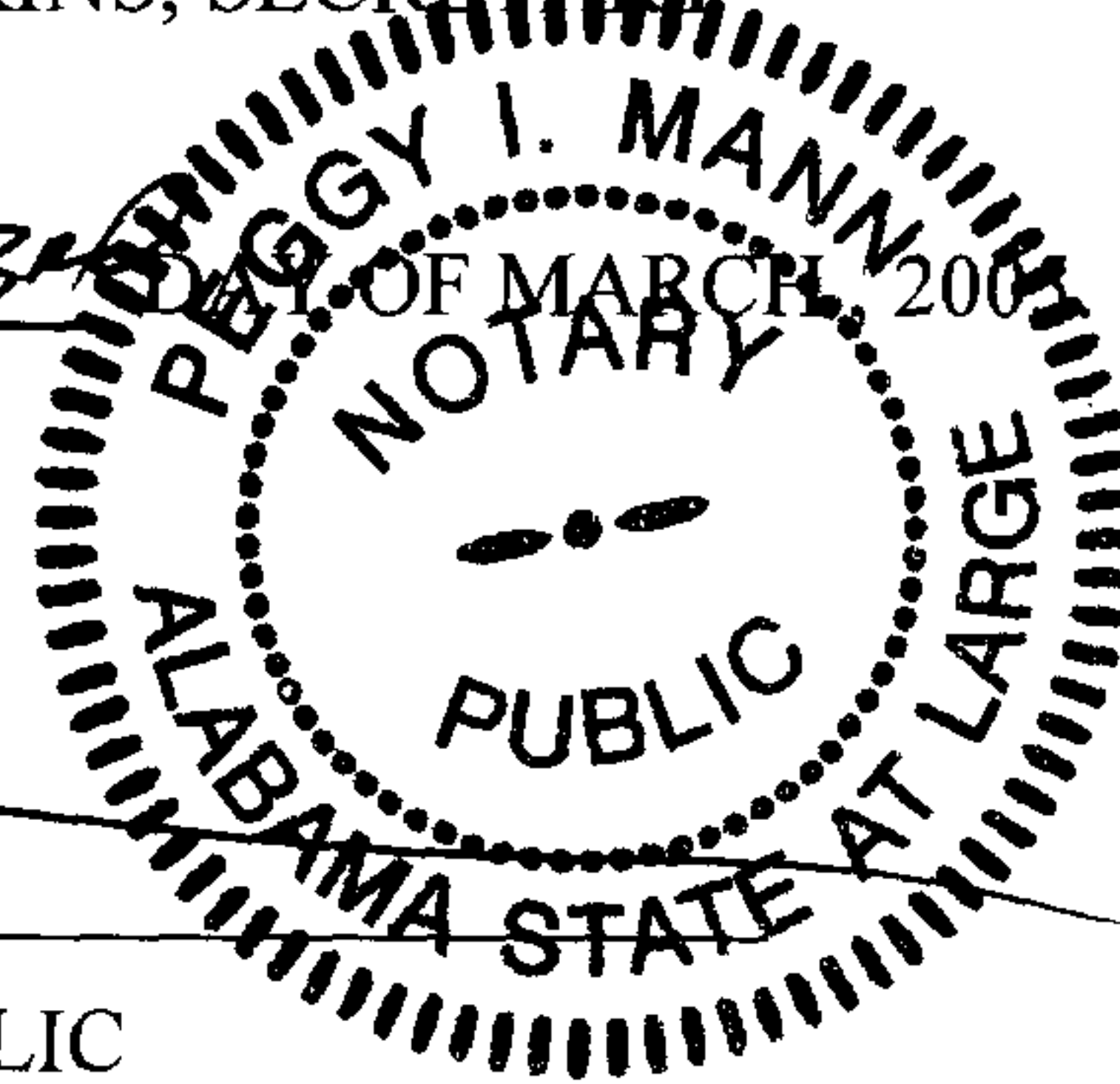
R. WILKINS CONSTRUCTION, INC.


STEVEN WILKINS, SECRETARY

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE

3rd DAY OF MARCH, 200





NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-20-07

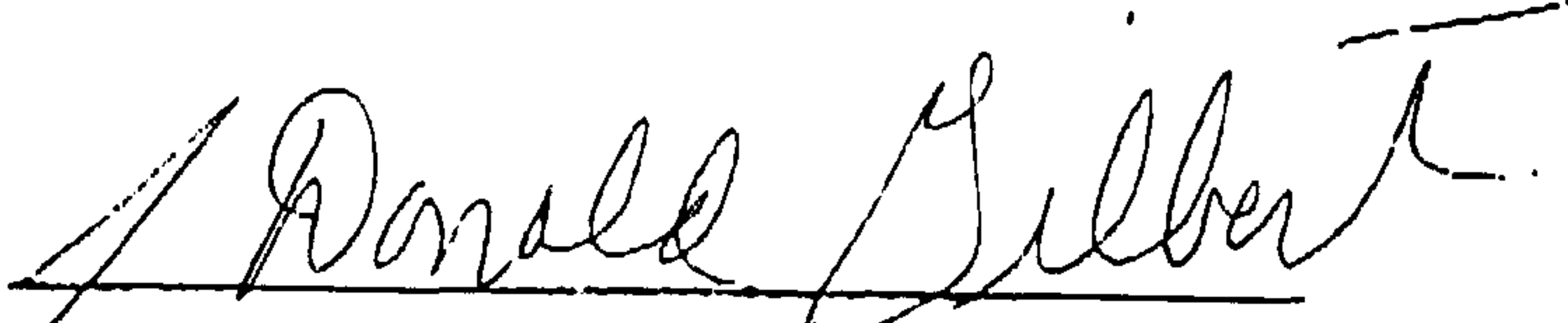
PEGGY I. MANN
COMMISSION EXPIRES FEB. 20, 2007

Cristie Mason

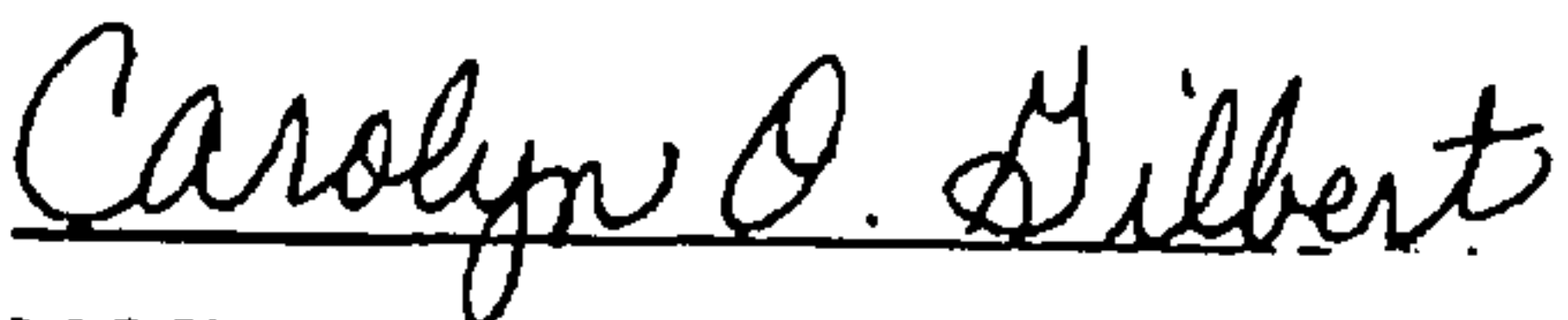
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I, THE UNDERSIGNED, AM ONE OF THE DEVELOPERS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS OF CALLOWAY COVE TOWNHOMES, PLAT NO 1, AS RECORDED IN MAP BOOK 31, PAGE 67 IN SHELBY COUNTY, ALABAMA. I HAVE THE POWER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

I HAVE SEEN THE ATTACHED SURVEY DATED DECEMBER 3RD, 2004, AND PREPARED BY HILL SURVEYING COMPANY KNOWN AS LOT 15 ACCORDING TO THE OF SURVEY OF CALLOWAY COVE TOWNHOMES, PLAT NO. 1, AS RECORDED IN MAP BOOK 31 PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER THE TERMS OF THE COVENANTS THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE REAR PRIVATE ACCESS, UTILITY AND STORM DRAINAGE EASEMENT SO AS TO PERMIT THE COVERED DECK TO BE LOCATED WITHIN THE EASEMENT AND A VARIANCE FOR THE ENCROACHMENT OF THE HOUSE INTO THE FRONT SET-BACK LINE AS TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.


J. DONALD GILBERT, DEVELOPER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF MARCH, 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.



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.