

VARIANCE OF SET-BACK LINE

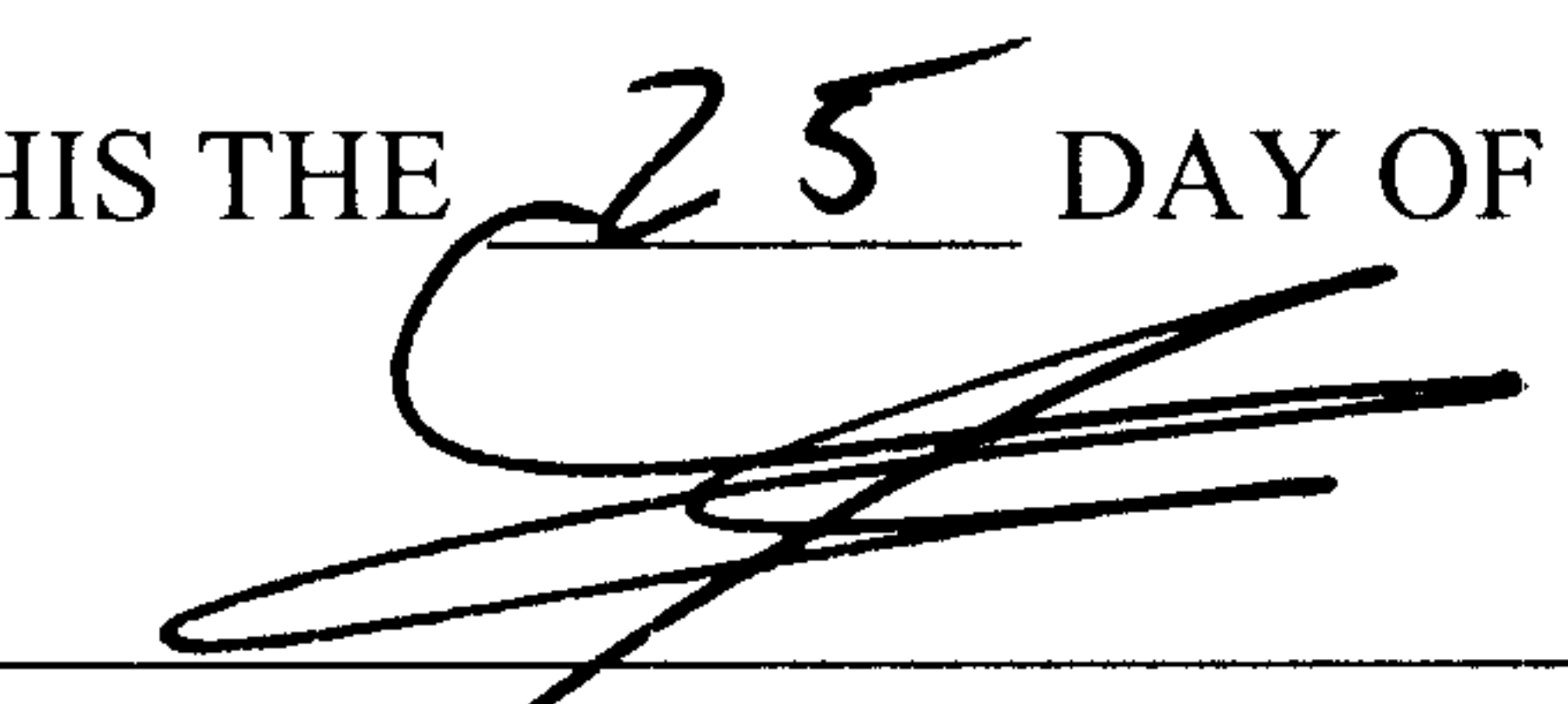
I, THE UNDERSIGNED, AM THE DEVELOPER UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF ROSSBURG TOWNHOMES, RECORDED INSTRUMENT # 20050-29000508800 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED July 17, 2004 AND PREPARED BY JAMES M. RAY, ON LOT 107, ROSSBURG TOWNHOMES AS RECORDED IN MAP BOOK 36 PAGE 18 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 FRONT SET BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

BRAVEHART BUILDING, LLC.
DEVELOPER


BRETT G. WINFORD, MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 25 DAY OF JULY, 2006


NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/7/07

COURTNEY H. MARSH, JR.
COMMISSION EXPIRES MARCH 5, 2007

RAY & GILLILAND, P.C.

103 E FORT WILLIAMS ST. P.O. BOX 118J ST. LOUIS, ALABAMA 35160	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: ROSSBURGTOWNHOMES
DRAWN BY: J-ray	SCALE: 1"=30'
closing survey	DATE: 7-18-06

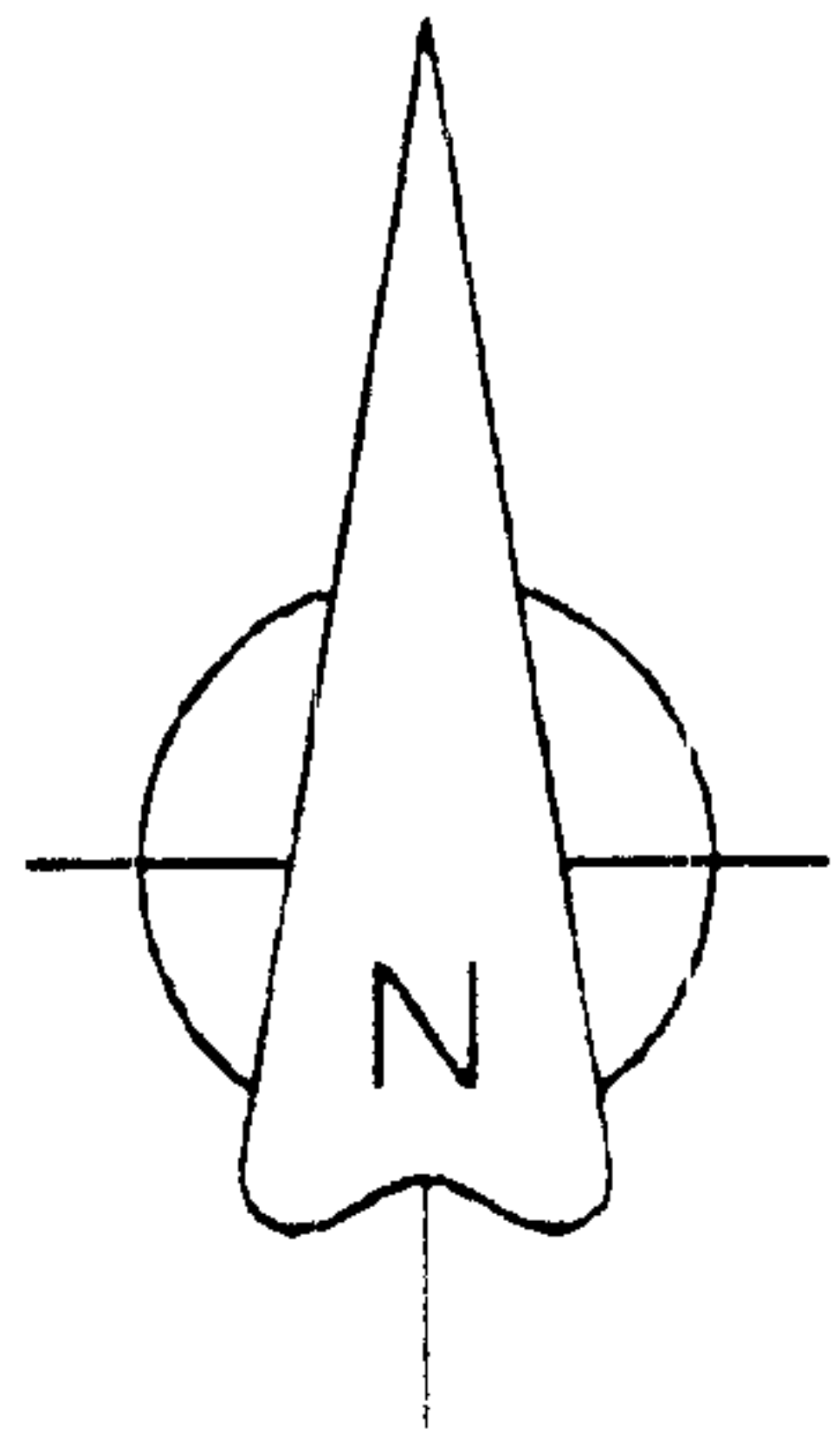
ROSSBURG PLACE

50' R/W

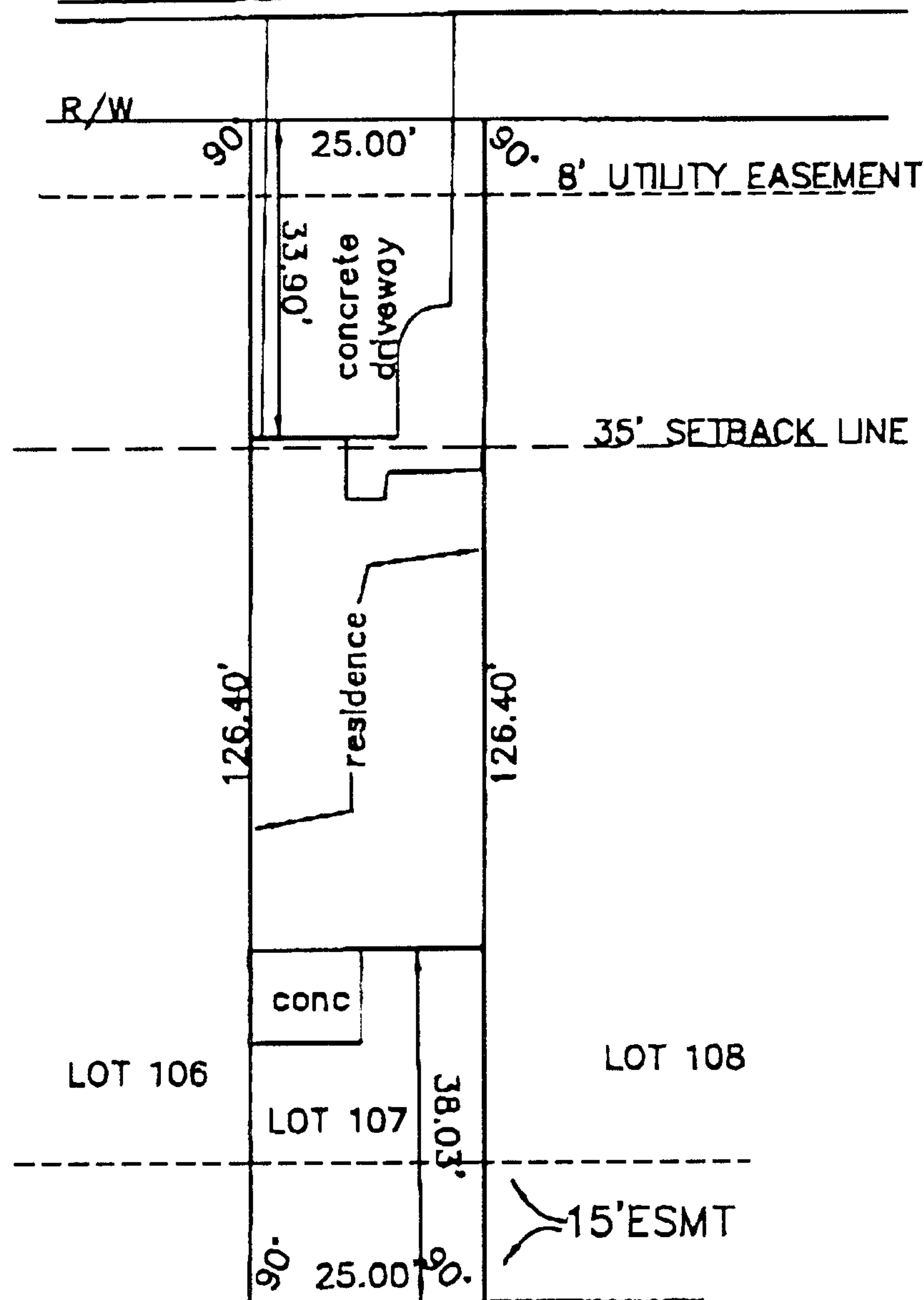
valley gutter



20060726000360660 2/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/26/2006 02:11:05PM FILED/CERT



ROSSBURG TOWNHOMES

CITY OF CALERA
SHELBY CO AL1/2" CAPPED REBAR
AT EACH PROPERTY
CORNERSTATE OF ALABAMA
SHELBY COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama, being more particularly described as follows, to-wit: LOT 107 ROSSBURG TOWNHOMES as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Plat book 36 Page 18.

I further certify that the building now erected on said lot is within the boundaries of same, except as shown above, that there are no encroachments by buildings on adjoining property, except as shown above, that there are no right-of-way easements or joint driveways over or across said lot visible on the surface, except as shown above, that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports, therefor, including poles, anchors or guy wires over or across said premises, except as shown above.

According to my survey this the 17th day of July 2006.

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS

NOTE: NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM.
THE PARCEL SHOWN IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT
MAY BE FOUND IN THE PUBLIC RECORDS.
UNDERGROUND PORTIONS OF FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES

20060726000360660 3/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/26/2006 02:11:05PM FILED/CERT

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED BUILDER, IN ROSSBURG TOWNHOMES AS RECORDED IN MAP BOOK 36 PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, HEREBY ACKNOWLEDGE THE COPY OF THE VARIANCES GRANTED BY THE CITY OF CALERA AND THE DEVELOPER OF ROSSBURG TOWNHOMES. SAID VARIANCE GRANTS A SET-BACK VARIANCE ON THE FRONT LINE OF LOT 107 ROSSBURG TOWNHOMES.

AUTHENTIC BUILDING COMPANY, LLC.


BRETT G. WINFORD, MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 25th DAY OF JULY, 2006.


NOTARY PUBLIC
MY COMMISSION EXPIRES:

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007



City of Calera

714

GEORGE W. ROY
Mayor
LINDA STEELE
City Clerk
JIM FINN
Police Chief
DAVID L. JONES
Public Works Director
MICHAEL WOOD
Building Official
MIKE KENT
Zoning Official
TOMMY MOON
Fire Chief



COUNCIL MEMBERS:
DAVID BRADSHAW
JERRY DAVIS
BOBBY PHILLIPS
ERNEST MONTGOMERY
MIKE ROBERSON

20060726000360660 4/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/26/2006 02:11:05PM FILED/CERT

May 30, 2006

To Whom It May Concern:

In accordance with Article VII Section 1.00 of the City of Calera Zoning Ordinance (attached) the setbacks have been modified for Lots 101- 153 and Lots 72 - 73 in the Rossburg Subdivision. If you need further assistance please feel free to contact me at the number provided.

Mike Wood

Mike Wood
Building Official
City of Calera

MW/mc

POST OFFICE BOX 187 • CALERA, ALABAMA 35040
OFFICE (205) 668-3638 • MAYOR (205) 668-3500 • FAX (205) 668-3821 • Email: www.cityofcalera.org

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

ARTICLE VII

SUPPLEMENTAL REGULATIONS

Section 1.00

Area Modification for Lots of Record

The Calera Zoning Board of Adjustment shall approve all proposed development involving non-conforming lots of record. [See Article V, General Regulations, Section 2.00 and subsection 2.01]

Section 2.00

General Yard Requirements

- A. Every part of a required yard shall be open to the sky, unobstructed by any structure or part thereof, and, unoccupied for storage, servicing or similar uses, except as provided for herein.
- B. More than one (1) multiple dwelling, office, institutional, industrial or public building may be located upon a lot or tract of land, but such dwellings shall not encroach upon the front, side or rear yards required by the district regulations.
- C. In certain cases the Building Official can modify the front and the rear yard requirements to a point of no more than (5) five feet, in any district. A distance over this will have to go to the Board of Adjustments and Appeals for a variance approval, but the side yards must meet the requirements for the district in question.

2.01 Front Yard Modifications

- A. Where forty percent (40%) or more of the frontage on the same side of the street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of five feet (5') or less) a front yard greater or lesser in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing dwelling.
- B. Where forty percent (40%) or more of the frontage on one (1) side of a street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that do not have a front yard as described below. The following shall apply:
 1. Where a building is to be erected on a parcel of land that is within one hundred feet (100') of existing buildings on both sides, the minimum front yard shall be a line drawn between the closest front corners of the adjacent buildings
 2. Where a building is to be erected on a parcel of land that is within one hundred feet (100') of an existing building on one (1) side only, such building may be erected as close to the street as the existing building
- C. Through lots shall provide the required front yard on both sides.
- D. Corner lots shall provide a front yard on each street.