

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, DELTON LANE CLAYTON, AM A MEMBER OF THE ARCHITECTURAL REVIEW COMMITTEE UNDER THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS OF NOTTINGHAM, PHASE III AS RECORDED IN INSTRUMENT # 2002-111000 AND AMENDED IN INSTRUMENT #20030605000348820. UNDER SAID COVENANTS THE ARCHITECTURAL CONTROL COMMITTEE HAS THE POWER TO APPROVE THE LOCATION OF BUILDINGS, EASEMENTS AND LOT BOUNDARIES:

I HAVE SEEN THE ATTACHED LETTER FROM THE CITY OF CALERA, DATED MAY 9, 2007. UNDER THE TERMS OF THE COVENANTS THE ARCHITECTURAL REVIEW COMMITTEE HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE FRONT SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT.

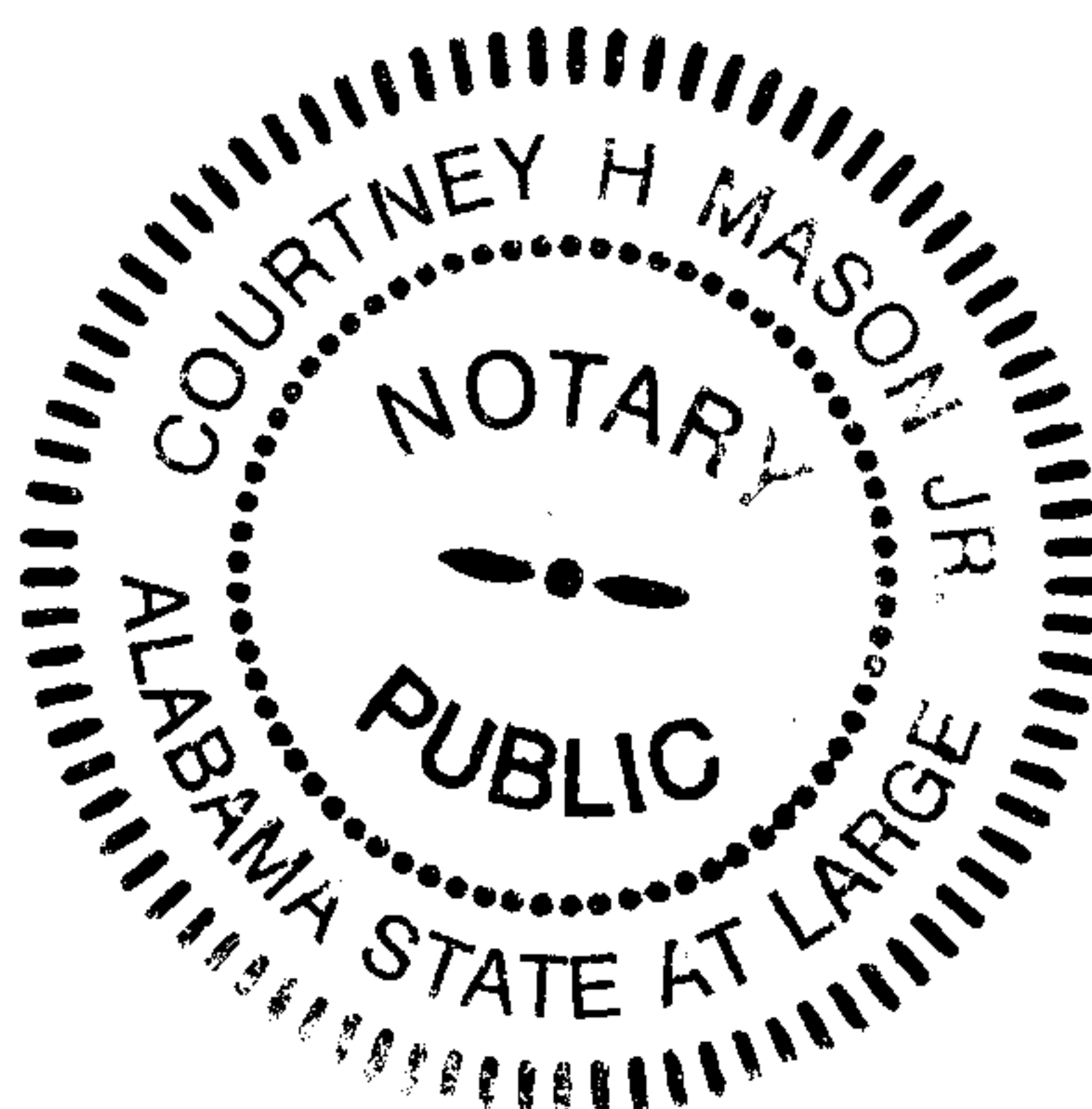
ARCHITECTURAL CONTROL COMMITTEE

BY: *Delton Lane Clayton*
DELTON LANE CLAYTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF MAY 3, 2007.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/5/11



COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2011

City of Calera

20070510000219860 2/4 \$20.00
Shelby Cnty Judge of Probate, AL
05/10/2007 12:49:01PM FILED/CERT

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

May 9, 2007

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 Lot 120 in the Nottingham Subdivision. If you need further assistance please feel free to contact me at the number provided.

Lot 120 Nottingham, Phase 3, Map Book 35, Page 32, Shelby County, Alabama

A handwritten signature in dark ink, appearing to read 'MW'.

Mike Wood
Building Official
City of Calera

MW/ki

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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.

NE 1/4-NW 1/4-SEC. 5
TSF. 22 SOUTH, RANGE 2 WEST
3" CAPPED PIPE FOUND
LOCALLY ACCEPTED

