



20140814000253590 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/14/2014 10:02:30 AM FILED/CERT

The Board of Zoning Adjustment

Of the City of Alabaster, Alabama

Owner: Ronnie Gambill, Jr. & Diane C. Gambill Property: 144 Fox Valley Drive Lot 9, Map Book 34, Map Page 8 Parcel ID Number: 23-3-05-1-002-009.000	CASE NUMBER: VA 2014-09
---	--

CERTIFICATION OF VARIANCE

Petitioner/Owner: Ronnie E. Gambill, Jr.

Zoning Ordinance: Article VI, Section 1.5: Area and dimensional regulations, minimum building setbacks, Front Setback of 75 feet.

Hardship: The 75' setback will place the left rear corner of the house proposed to build on a creek bed bank which is a natural run-off during rain this creates topographical limitations in order to build proposed home.

The City of Alabaster Board of Zoning Adjustment held a public hearing on **July 28, 2014** concerning a request for a Front Setback Variance for Lot 9 of Fox Valley Subdivision as recorded in Map Book 34, Page 8. Hardship having been found, the Board of Zoning Adjustment hereby approves relief from the literal enforcement of the Article VI, Section 1.5 to allow minimum front setbacks to be in accordance to proposed attached site plan Project # 14-04008. This variance shall expire if a building permit is not issued pursuant thereto, within twelve (12) months after this date of approval by the Board of Zoning Adjustment.

The Chairman or Chairman Pro Tempore to execute the final approval thereof on behalf of the Board of Zoning Adjustment.

Done this the 28th day of July, 2014.

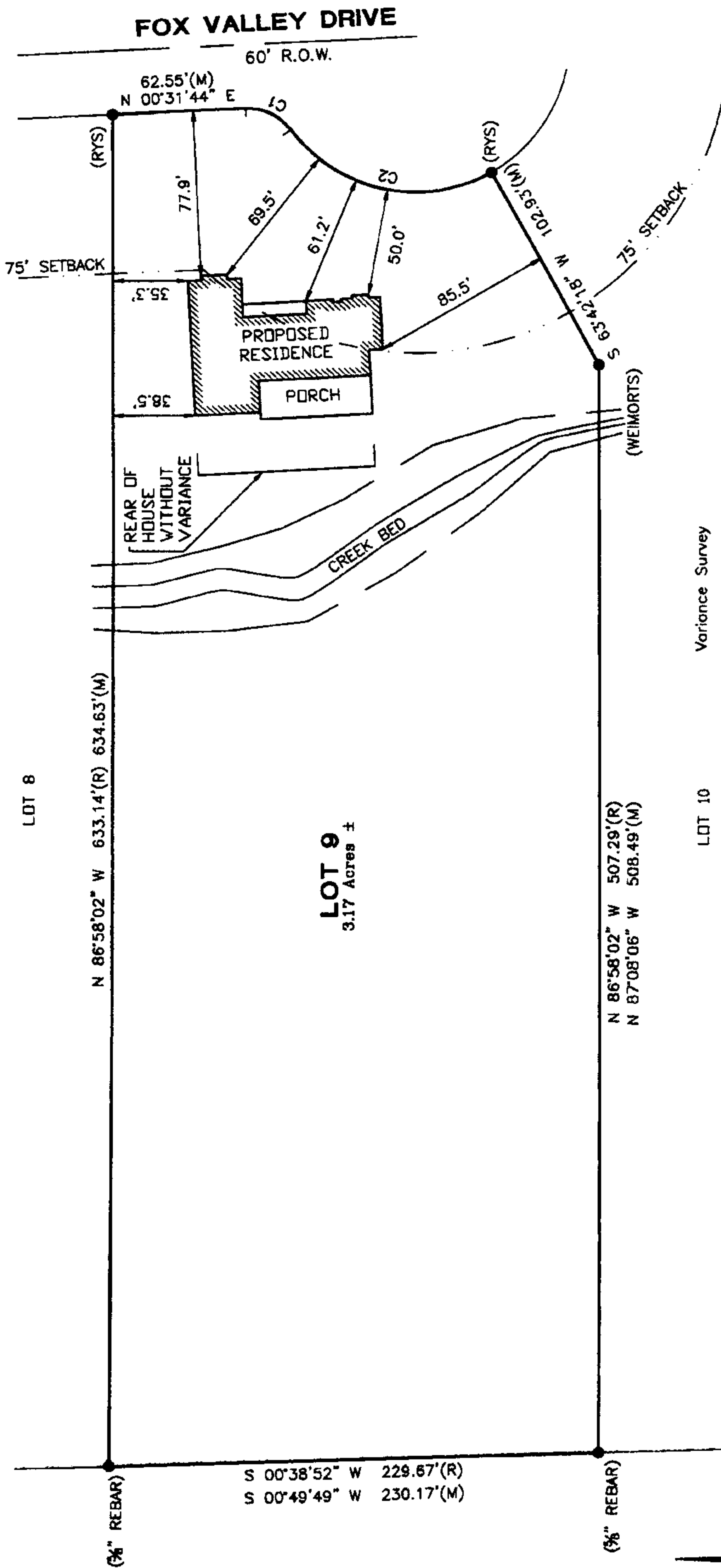
Richard Olive, Chairman
Board of Zoning Adjustment

Ronnie Gambill, Jr., for Petitioner

ATTEST:

Emmitt Stallworth, Building Official

PROJECT# 14-04008



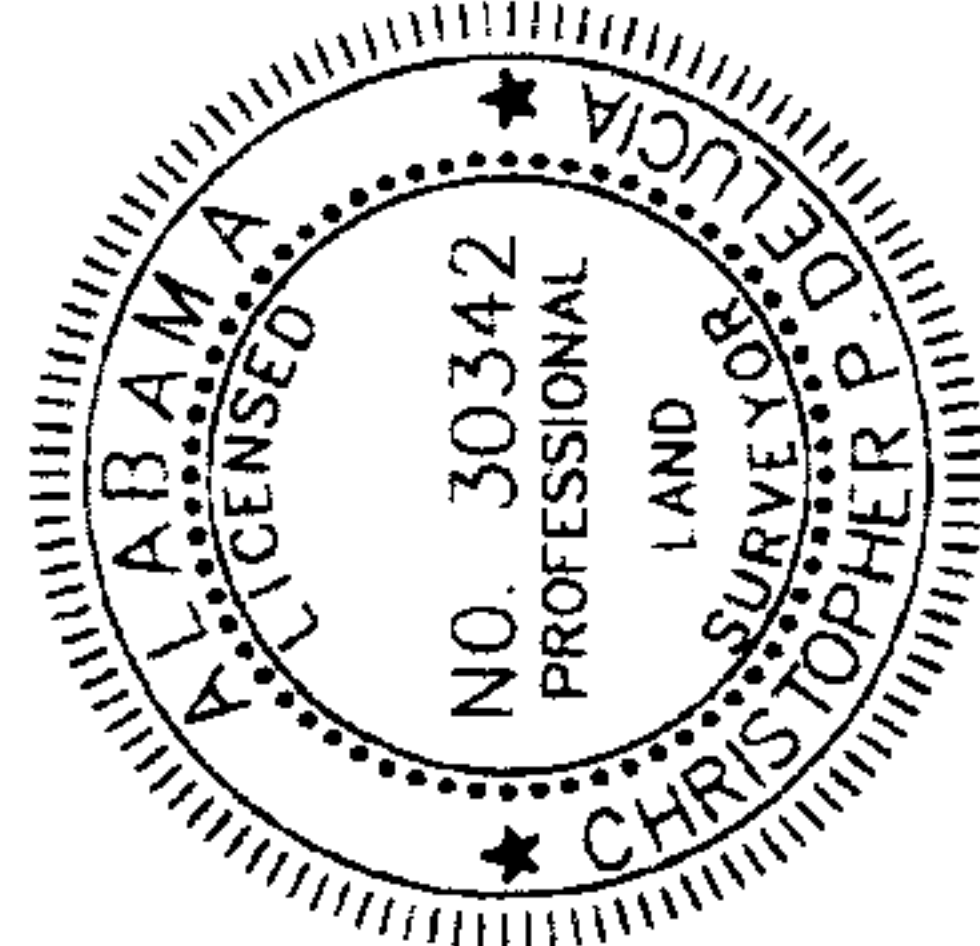
Variance Survey
STATE OF ALABAMA
SHELBY COUNTY

I hereby state that 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.

Lot 9, according to the Amended Map of Fox Valley Subdivision, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 8.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01117C0377E, dated February 20, 2013).

GIVEN UNDER MY HAND AND SEAL, this the 16th day of June, 2014.



Christopher P. Delucia
CHRISTOPHER P. DELUCIA ALABAMA REG. NO. 30342

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	24.43'	23.47'	N 28°31'08" E	55°58'48"
C2	73.00'	105.50'	96.56'	S 15°06'25" W	82°48'14"



SCALE: 1" = 60'



CLIENT: GAMBILL
Field Survey: 6-11-2014

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
126 SUNSET TRAIL
ALABASTER, ALABAMA 36007
PHONE 205-515-7210

UTLS - QUANTITY TO SET
OP - OVERHEAD POWER
C/L - CENTERLINE
P - POWER POLE
C - CAPPED REMAINING
M - MEASURED
ASPH - ASPHALT
CONC - CONCRETE
WIRE FENCE - WIRE FENCE
POST - POINT OF BEGINNING
PCE - POINT OF ENDING



201408140000253590 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/14/2014 10:02:30 AM FILED/CERT