

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: <u>L.B. & Pat Feenster</u>	
Mailing Address: <u>7388 Lake in the Woods Ln Trussville AL 35173</u>	
Telephone: <u>205 681 0591</u>	E-mail: <u>PFeenster7388@charter.net</u>
Signature: <u>Pat Feenster</u>	

Part 2. Parcel Data		
Owner of Record: <u>L.B. & Pat Feenster</u>		
Owner Mailing Address: <u>7388 Lake in the Woods Ln Trussville AL 35173</u>		
Site Address: <u>501 Stonebrook Ln, Leeds</u>		
Tax Parcel ID # <u>25-00-29-3-000-026000</u>	Existing Zoning: <u>A-1</u>	Existing Land Use: <u>Vacant Lot</u>

Part 3. Request
Section of Ordinance for which variance is requested:
Nature of variance with reference to applicable zoning provision:

Part 4 Enclosures (Check all required enclosures with this application)
Written justification for a variance
<input checked="" type="checkbox"/> Vicinity Map showing location of the property
<input checked="" type="checkbox"/> Plot Plan with variance noted or highlighted
Copy of Deed as recorded in the Judge of Probate Office
Application Fee <u>\$120</u>

FOR OFFICE USE ONLY	
Application Number: <u>A-2016-042</u>	Date Received: <u>11-10-16</u>
Received by: <u>Arbitelle</u>	Scheduled Public Hearing Date: <u>12-13-16</u>

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
LIONAL B FEEMSTER
PATSY J FEEMSTER
501 STONEYBROOK LANE
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nine Thousand Five Hundred and 00/100 Dollars (\$109,500.00)* to the undersigned Grantors, SALMA MASUD and , HUSBAND, MOHAMMAD MASUD, (hereinafter referred to as Grantors, whose mailing address is 501 STONEYBROOK LANE, LEEDS, AL 35094), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto LIONAL B FEEMSTER and PATSY J FEEMSTER, (herein referred to as Grantees), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF STONEYBROOK PLANTATION, AS RECORDED IN MAP BOOK 221, PAGE 7, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

Property address: 501 STONEYBROOK LANE, LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

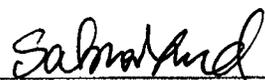
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RESTRICTIONS APPEARING OF RECORD IN LR 200663, PAGE 12211; LR 200611, PAGE 26025 AND LR 2001619, PAGE 15878.
5. EASEMENT GRANTED TO ALABAMA POWER COMPANY RECORDED IN LR 200901, PAGE 10515

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 18TH day of July.


SALMA MASUD


MOHAMMAD MASUD

STATE OF ALABAMA
JEFFERSON COUNTY

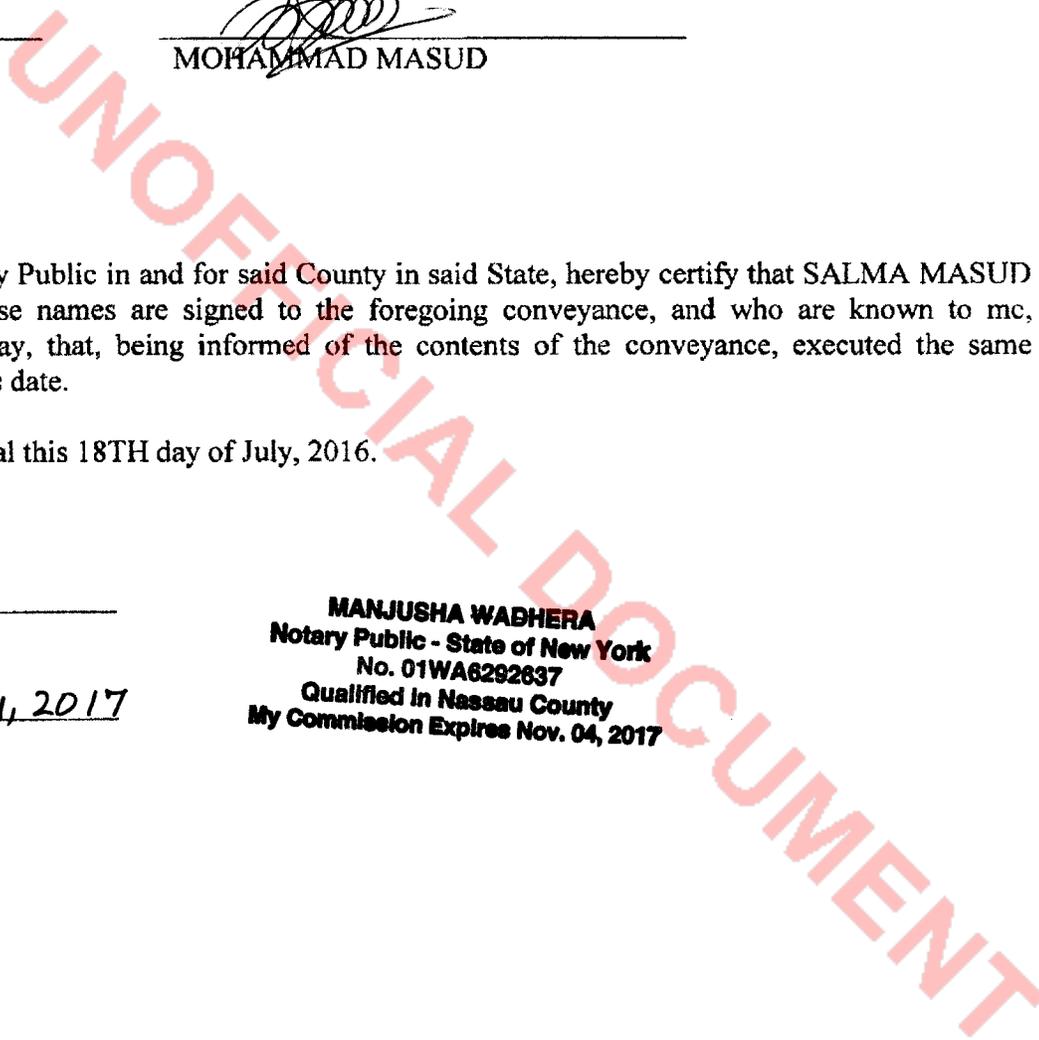
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SALMA MASUD and MOHAMMAD MASUD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of July, 2016.


NOTARY PUBLIC

My Commission Expires: NOV 04, 2017

MANJUSHA WADHERA
Notary Public - State of New York
No. 01WA6292637
Qualified in Nassau County
My Commission Expires Nov. 04, 2017



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: SALMA MASUD and MOHAMMAD MASUD Grantee's Name: LIONAL B FEEMSTER and PATSY J FEEMSTER

Mailing Address: 501 STONEYBROOK LANE Mailing Address: 501 STONEYBROOK LANE
LEEDS, AL 35094 LEEDS, AL 35094

Property Address: 501 STONEYBROOK LANE Date of Sale: July 18TH, 2016
LEEDS, AL 35094 Total Purchase Price: (\$109,500.00)

Actual Value: \$ _____
Or
Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal

Appraisal Other Tax Assessment

Sales Contract

Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: _____
 Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

Grantor/Grantee/Owner/Agent) (circle one)

Lional B Feemster
Patsy J. Feemster

11-10-2016

To Whom it may concern:

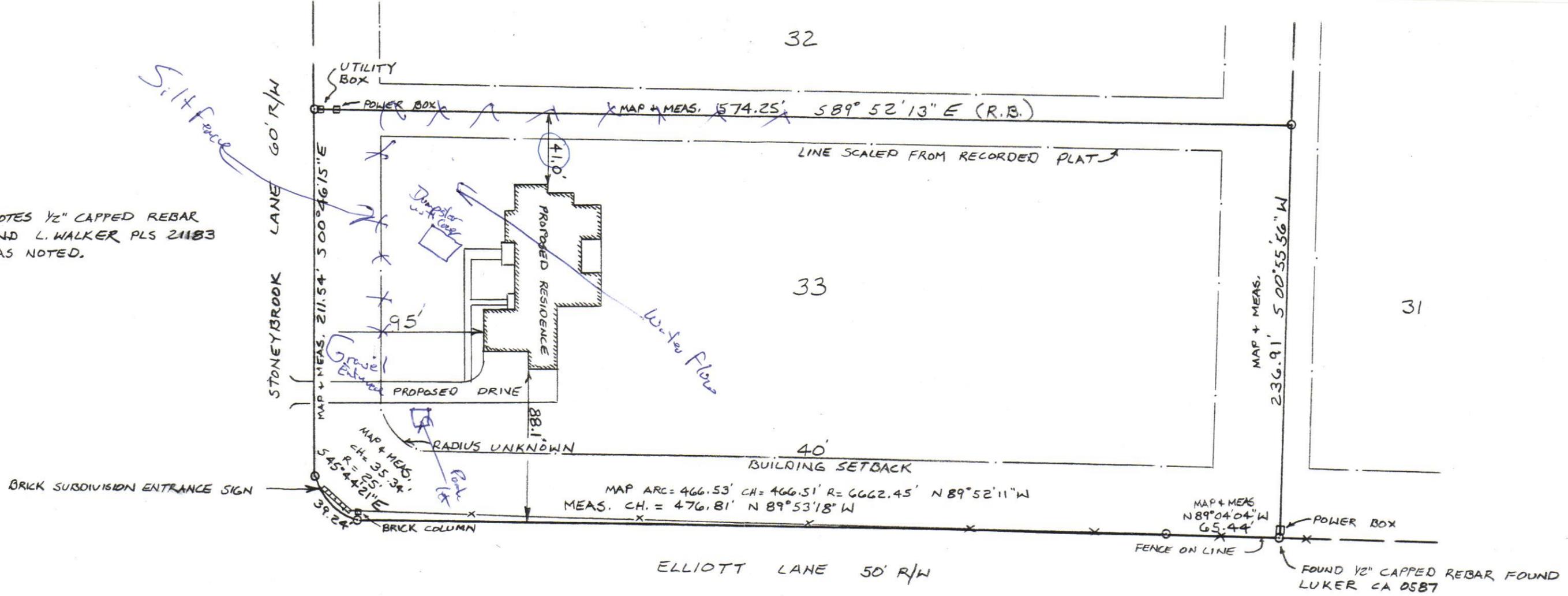
Application for variance 501 Stoneybrook Ln

Variance is requested for side setback to 41 ft to conform to Stoneybrook Plantation covenants establishing 40 ft side set backs on homes with-in this subdivision
41 ft is requested to move house an additional 10 ft from Elliot lane for noise and safety concerns
41 ft is requested to help move drive away from Elliot Lane entrance as a safety precaution when cars are entering subdivision as we are entering street from our drive

Thanks,

 
L.B. and Pat Feemster

⊙ DENOTES 1/2" CAPPED REBAR
 FOUND L. WALKER PLS 21183
 OR AS NOTED.



10-31-2016
PLOT-PLAN
 (SKETCH ONLY NOT A SURVEY)

PREPARED FOR:
 BANKS DORSETT, JR.



PREPARED BY:
 JERRY C. COUCH
 290 FREEZE MTN. DR.
 ODENVILLE, AL, 35120
 205-655-3344, 910-1111

SCALE: 1" = 60'

LOT-33 STONEYBROOK PLANTATION

City of Leeds
CASH RECEIPT

RECEIPT NO: 157897

DATE: 11/10/2016

RECEIVED FROM: DORSETT CONSTRUCTION INC

VAR2 VARIANCE FEE CHECK 120.00

A-2016-042 TO BE HEARD DEC 13, 2016 @ 5PM LEEDS
CIVIC CENTER (1000 PARK DR)

PAYMENT DETAIL

CHECK: 120.00 CK 82275

RECEIVED BY: TARBITELLE