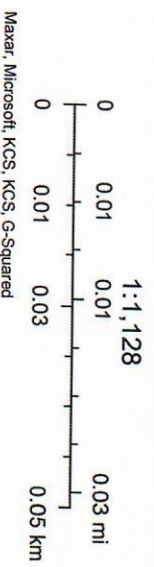


Ramirez Rezoning Adj. property owners



10/18/2023, 3:10:47 PM

- Addresses (Boaz)
- ▭ Overlay - Hwy 431 & 168
- ▭ Streets (Boaz)
- ▭ Buildings
- ▭ City Limits
- ▭ Marshall County - Parcels
- Marshall County - Lot_Line



Maxar, Microsoft, KCS, G-Squared

OWNER



ADJOINING PROPERTY OWNERS

Angel Rogue Ramirez

Rezoning R-1 to B-3

10.

Angel Rogue Ramirez
1003 Daisy St.
Albertville, AL 35951

9.

GASPAR, MARIA CRISTINA &
30 DAMARIS DRIVE
ALBERTVILLE, AL 35950

19.

BROOKS FAMILY ENTERPRISES LLC
715 E MANN AVE
BOAZ, AL 35957

1.

WHITFIELD BARBARA GAIL
PO BOX 1357
BOAZ, AL 35957

11.

PHUNG HANH DUC
1685 BRUCE RD
BOAZ, AL 35957

20.

HARTLINE DIANE
P O BOX 1357
BOAZ, AL 35957

2.

WHITEFIELD PROPERTY
MANAGEMENT LLC
P O BOX 1357
BOAZ, AL 35957

12.

GABRIEL, ALVARO
811 WILLIAMS STREET
BOAZ, AL 35957

3.

WHITFIELD GAIL
PO BOX 1357
BOAZ, AL 35957

13.

R BARKLEY ENTERPRISES INC
P O BOX 1034
ALBERTVILLE, AL 35950

4.

CORONA, HEBERTO
205 MCVILLE ROAD
BOAZ, AL 35957

14.

BOLTON, KYTHIA I
P O BOX 188
HORTON, AL 35980

5.

MURGULA RAMON MORENO AND
ORTEGA GLORIA
806 BETHSAIDA ROAD
BOAZ, AL 35957

15.

BOLTON KYTHIA I
P O BOX 188
HORTON, AL 35980

6.

PEDRO, PASCUAL ANDRES &
MAGDALENA JUAN
810 BETHSAIDA ROAD
BOAZ, AL 35957

16.

BROOKS FAMILY ENTERPRISES LLC
715 E MANN AVE
BOAZ, AL 35957

7.

MTT HOLDINGS LLC
1128 BLOUNT AVENUE
GUNTERSVILLE, AL 35976

17.

BROOKS FAMILY ENTERPRISES LLC
715 E MANN AVE
BOAZ, AL 35957

8.

GASPAR, MARIA CRISTINA &
30 DAMARIS DRIVE
ALBERTVILLE, AL 35950

18.

J & I PROPERTIES LLC
2004 DEBBIE STREET
BOAZ, AL 35956

APPLICATION FOR ZONING AMENDMENT

Case No. _____
Date _____

STATE OF ALABAMA
COUNTY OF MARSHALL

This is to certify that I (we) the undersigned owner(s) do hereby request the Boaz Planning Commission to consider a zoning amendment for the property identified below:

1.) Description of property for which amendment is requested:

a.) Address: 801 ~~805~~ Bethesda Rd.

Boaz, AL 35957

b.) Name of Subdivision plat J. F. Williams re-subdivision of a portion of

c.) Lot and Block numbers involved in change: R. L. McClesky Annex 2+3
portion of Lots 4+5

d.) Total acreage of change: unknown 1/2 sub-lots of Block 2

e.) Recorded in Plat Book Number: 1 Page Number: 214

f.) Owned in whole by the undersigned? Yes

g.) If owned in part, name(s) of co-owner(s): _____

2. Zoning change requested:

a.) Present classification of property R-1

b.) Reclassification desired: B-3

c.) Character of neighborhood: To west - rental house + cleaners

3. a.) Reasons for requesting change and use to which property will be put:

Surrounded mostly by businesses.

to place a commercial business.

to east - Y-mart + strip mall on south - businesses on Hwy. 168

4. The following attachments must accompany the request for consideration of a zoning amendment:

- a.) One copy of a list of the names and addresses of the owners of all properties lying within two hundred (200) feet of any part of the property to be rezoned.
- b.) One copy of a map or plat, drawn to scale, showing the existing and proposed zoning re-classification and other pertinent information.
- c.) One copy of the legal description of the property to be rezoned.
- d.) Fifty dollars (\$50.00) filing fee.

per Mike City does this

5. Certifications:

a.) Applicant Name Angel Roque Ramirez
Address: 1003 Daisy St. Albertville, AL 35951
Telephone: 256-202-0105
b.) Date: Aug. 1, 2023

6. Signatures:

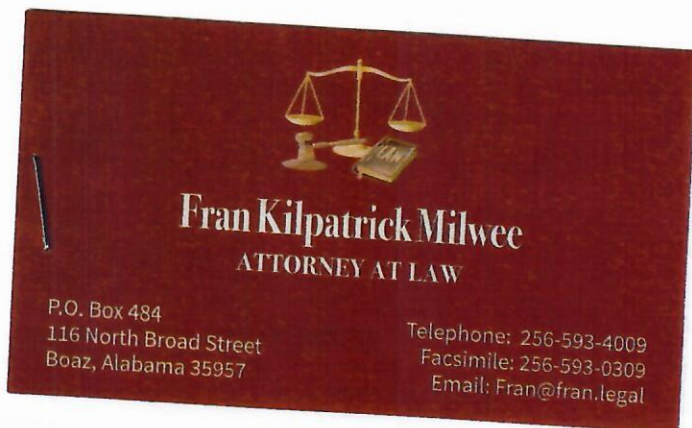
[Signature]
Angel Roque Ramirez

Fee Paid: \$50.00

Date Filed: 10/04/23

Hearing Dates: Planning Commission 11/2/23 City Council: 11/27/23

Decision of Planning Commission: _____ City Council: _____



Please notify of hearing date and if other information is required.

City of Boaz
Miscellaneous Receipt

Misc. Receipt No: 15126
POS Receipt No: 14557
Receipt Date: 10/04/2023

Received By: Jill Smith
Received On: 10/04/2023 8:16 AM

Customer ID: 59
Name: BOAZ CITY HALL
Description: ZONING AMENDMENT 801 BETHSAIDA RD

Miscellaneous Receipt Total
\$50.00

GL Account Number	GL Account Description	Debit	Credit
01-4-10-4079-000	Sub-Div/Zoning Var. Appl. Fee	\$0.00	\$50.00
Miscellaneous Receipt Totals:		\$0.00	\$50.00

Thank You!

Marshall County, Alabama

08:13:2020 09:18:37 AM

3211241

Book: 6392 Page: 16 #Pgs: 2

DEED by DC

RECORDING: \$12.00 Deed/MTG/OTH: \$10.00

FIRST PG: \$3.00 ADDL PG: \$3.00

INDEX FEE: \$1.00 PROBATE FEE: \$5.00

Total Fees: \$22.00

ANDREA LeCROY, Judge of Probate

Prepared by:

Fran Kilpatrick Milwee

Attorney at Law

116 N Broad Street

Boaz, AL 35957

(256) 593-4009

[space above is for recording information]

Warranty Deed

STATE OF ALABAMA - COUNTY OF MARSHALL

KNOW ALL MEN BY THESE PRESENTS, in consideration of TEN THOUSAND and No/100 Dollars (\$10,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MILTON F. DUKE, JR., a married man, herein GRANTOR, does hereby grant, bargain, sell and convey unto ANGEL ROQUE RAMIREZ, herein GRANTEE, heirs and assigns, in and to the following described real property:

All that part of Lots 2 and 3, Block 2 of the John F. Williams Re-subdivision of a portion of the R. L. McClesky Annex to the Town of Boaz, Alabama, according to the plat prepared by E. H. Lee, C.E. and surveyor, which plat is recorded on a file in Plat Book 1, Page 214 (Slide A45) in the Probate Office of Marshall County, Alabama, and being more particularly described as follows:

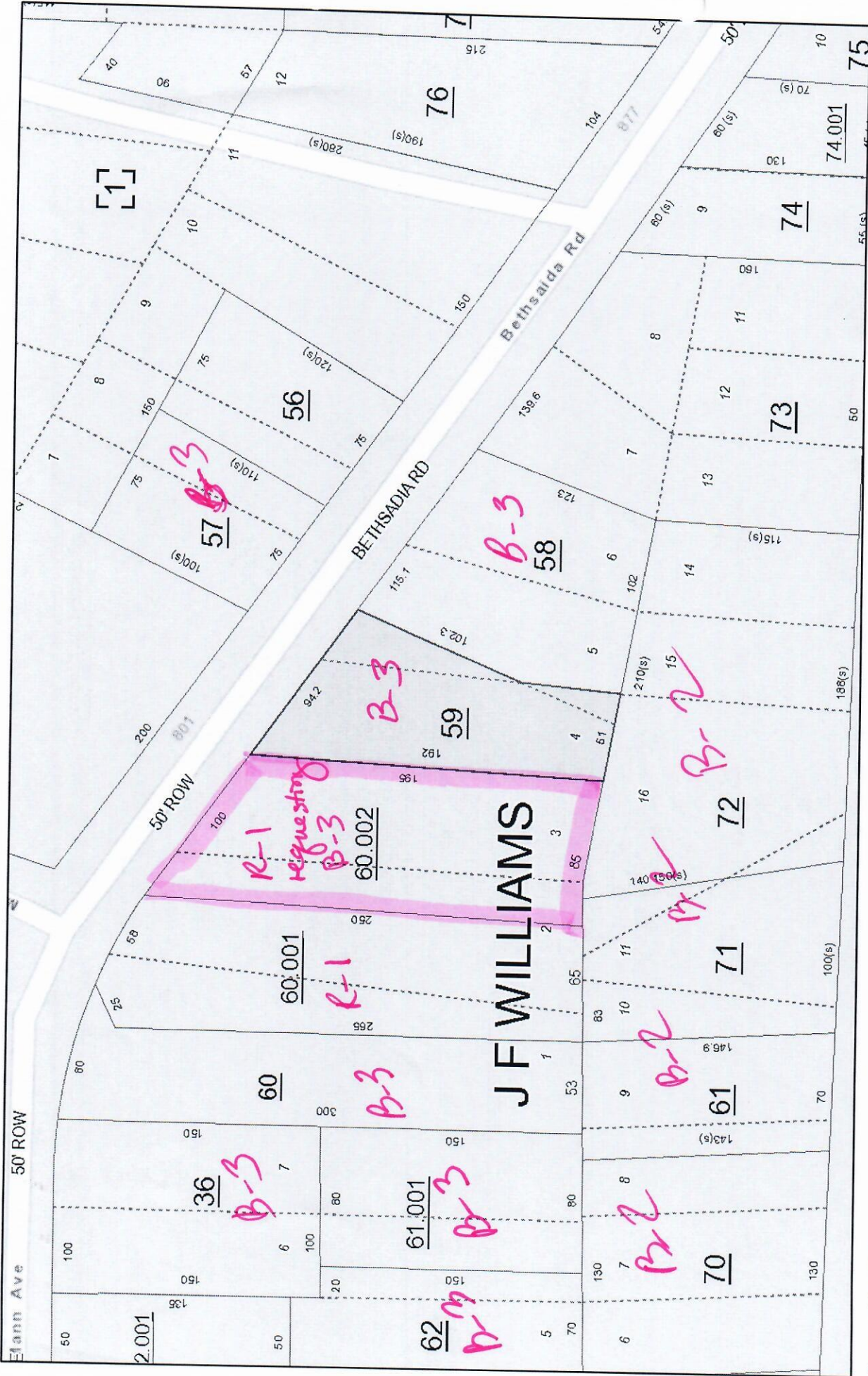
Commencing at a bolt found at the purported NW Corner of Lot 1, Block 2 of said J.F. Williams re-subdivision, said point being located on the Southerly right of way East Mann Avenue; thence along the Southerly right of way of said East Mann Avenue the following chord bearings and distances: South 78° 01' 48" East 39.0 feet, South 78° 01' 48" East 60.65 feet and South 56° 11' 46" East 39.35 feet to an ½" rebar found, the true point of beginning for the property herein described; thence from the true point of beginning and along said Southerly right of way the following chord bearings and distances: South 56° 11' 46" East 30.20 feet and South 56° 11' 46" East 69.80 feet to a 1" flat bar found at the purported NE Corner of Lot 3, Block 2 of said John F. Williams Re-subdivision; thence leaving the Southerly right of way of said East Mann Avenue and along the Easterly boundary of said Lot 3, Block 2, South 02° 34' 29" West 198.49 feet (192.0 feet -Plat record) to an 1" solid rod found by a fence post; thence North 85° 02' 54" West 51.00 feet to an ½" rebar found; thence South 86° 13' 53" West 34.17 feet to an ½" rebar set stamped "JLS 20045"; thence North 02° 26' 30" East 252.00 feet to the True Point of Beginning for the property herein described; said lands containing 0.44 acres, more or less, and lying and being in Marshall County, Alabama. Subject to all existing easements and rights of way. (Description taken from survey by Jeff Snider, AL Reg No. 20045, dated 8/2/2020, File: 20HDuke, Disk: John F. Williams 1-3, BL 2, TR 3)

Property herein conveyed is not the homestead of Grantor nor its spouse.

This conveyance, however, is subject to the following:

Matters of record as shown on the plat of said subdivision as recorded in Plat Book 1, page 214 in the Probate Office of Marshall County, Alabama.

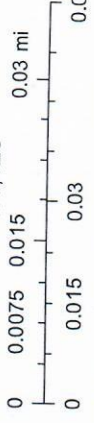
Viewer Map



August 22, 2023

- Legend:**
- Override 1
 - Parcels
 - Lot_Line
 - Landhook_Line
 - County Boundary

1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),