



City of Boaz Alabama

David Dyar
Mayor

COUNCIL
DAVID ELLIS
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PUBLIC NOTICE Oct 19, 2023

The City of Boaz Planning Commission will hold a public hearing on Thursday, November 2, 2023 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to hear a request from Angel Rogue Ramirez for a zoning change from R-1(Low Density Detached Residential District) to B-3 (General Business District). This property is located at 801 Bethsaida Road Boaz, AL 35957. The property owner currently owns an adjoining B-3 Zoned lot and would like both connecting lots to be zoned the same in order to combine the lots and have a larger B-3 Zoned parcel. A legal description is as follows:

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 1/2" 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 1/2" rebar found; thence South 86° 13' 53" West 34.17 feet to an 1/2" 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: 20HDDuke, Disk: John F. Williams 1-3, BL 2, TR 3)

At said time and place, all persons in favor of or in opposition to said zoning change request can be heard.

Boaz Planning Commission