



# City of Boaz Alabama

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## **PUBLIC NOTICE** **November 15, 2023**

The City of Boaz Zoning Board of Adjustments will hold a public hearing on Tuesday, December 5, 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 variance request from Shannon Mashburn. Mr. Mashburn is seeking a variance from the 45' rear set back requirement for the construction of a home located at 1840 Floyd Drive Boaz, AL 35957. The property is located in AG (Agricultural District). AG District requires set back distances as follows: Front 40', Secondary Front 30', Rear 45' and Side 10'. Actual dimensions of variance will be determined upon receipt of survey.

A legal description of the property is as follows:

A part of the Northwest Quarter of Section 20, Township 9 South, Range 5 East of the Huntsville Meridian, Marshall County, Alabama, more particularly described as beginning at a point on the Southern margin of Floyd Drive that is South 89 degrees 28 minutes 28 seconds East 1181.50 feet and South 02 degrees 33 minutes 40 seconds East 15.40 feet from the Northwest corner of said Section 20; then from the Point of Beginning and along the Southern margin of Floyd Drive North 86 degrees 31 minutes 56 seconds East a distance of 137.99 feet to the point of intersection of said margin with the Western margin of Basil Lane; then along said Western margin South 16 degrees 49 minutes 09 seconds East a distance of 112.71 feet to a point; then leaving said margin South 86 degrees 31 minutes 56 seconds West a distance of 165.75 feet to a point; thence North 02 degrees 33 minutes 40 seconds West a distance of 109.68 feet to the Point of Beginning. [Property commonly known as: 1840 Floyd Drive, Boaz, Alabama.]

For reference: Book 5931, page 253.

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

Boaz Zoning Board of Adjustments