

# ORDINANCE NO. 2023-1181

## AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BOAZ, ALABAMA.

**BE IT ORDAINED** by the City of Boaz, Alabama, as follows:

**SECTION 1.** That after the adoption and posting of this ordinance the following described property owned by Angel Rogue Ramirez, currently zoned R-1 (Low Density Detached Residential District), shall henceforth be zoned B-3 (General Business District). The property is located at 801 Bethsaida Road Boaz, Alabama 35957.

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~" 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)

**SECTION 2.** Any part of any ordinance in conflict herewith is expressly repealed.

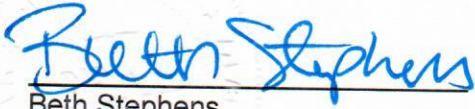
**SECTION 3.** This amendment shall not change any other terms and conditions of the zoning ordinance of the City of Boaz, Alabama.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF BOAZ, ALABAMA, THIS THE 27TH DAY OF NOVEMBER, 2023.**



David Dyar  
Mayor

ATTESTED:



Beth Stephens  
City Clerk/Treasurer

**CERTIFICATION**

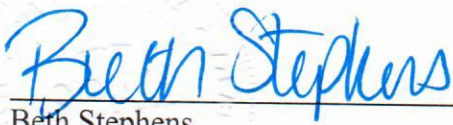
**STATE OF ALABAMA**

**COUNTY OF MARSHALL**

I, Beth Stephens, City Clerk/Treasurer of the City of Boaz, Alabama, a municipal corporation, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2023-1181 passed and adopted by the City Council of the City of Boaz, Alabama, on this date November 27, 2023.

This date, November 28, 2023.

(Seal)



Beth Stephens  
City Clerk/Treasurer

**CERTIFICATION**

**STATE OF ALABAMA**

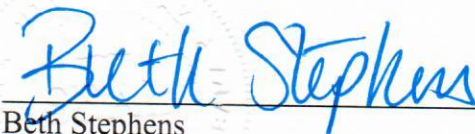
**COUNTY OF MARSHALL**

I, Beth Stephens, City Clerk/Treasurer of the City of Boaz, Alabama, a municipal corporation, do hereby certify that the foregoing Ordinance No. 2023-1181 was posted in the following three places:

- Boaz City Hall
- Boaz Gas Board Building
- Boaz Water and Sewer Board Building

This date, November 28, 2023.

(Seal)



Beth Stephens  
City Clerk/Treasurer