



CITY OF BOAZ
Zoning Board of Adjustment Agenda
July 10, 2025

Boaz Public Library, Mastin Conference Room – 6:00 PM

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adoption of Agenda
- V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting
 1. Adopt the minutes of the Planning Commission Meeting dated August 8, 2024.
- VI. Public Hearings
 1. A Public Hearing to hear a variance request from Glenn Cooper. Mr. Cooper is seeking a variance minimum lot width requirement of 75' as his property only measures 50' in width. Mr. Cooper is seeking a variance in order to build a home on the property located at Pin: 46900 on Sparks Ave. The property is located in R-2 (Medium Density Detached Residential District). R-2 district requires a minimum lot width of 75'. Actual lot dimensions of said property are 50' wide x 180' deep
 2. A Public Hearing to hear a variance request from Glenn Cooper. Mr. Cooper is seeking a variance from the lot size requirement of 10,000sf, as his lot only contains 9000sf. Mr. Cooper is seeking a variance in order to build a home on the property located at Pin: 46900 on Sparks Ave. The property is located in R-2 (Medium Density Detached Residential District). R-2 District requires a minimum lot size of 10,000sf. Actual lot dimensions of said property are 50' w x 180' d which total 9,000sf.
- VII. New Business
 1. Entertain a motion to approve a variance request from Glenn Cooper. Mr. Cooper is seeking a variance from the lot size requirement of 10,000sf, as his lot only contains 9000sf. Mr. Cooper is seeking a variance in order to build a home on the property located at Pin: 46900 on Sparks Ave. The property is located in R-2 (Medium Density Detached Residential District). R-2 District requires a minimum lot size of 10,000sf. Actual lot dimensions of said property are 50' w x 180' d which total 9,000sf.
 2. Entertain a motion to approve a variance request from Glenn Cooper. Mr. Cooper is seeking a variance to the minimum lot width requirement of 75' as his property only measures 50' in width. Mr. Cooper is seeking a variance in order to build a home on the property located at Pin: 46900 on Sparks Ave. The property is located in R-2 (Medium Density Detached Residential District). R-2 district requires a minimum lot width of 75'. Actual lot dimensions of said property are 50' wide x 180' deep

VIII. Public Comments

IX. Adjourn



CITY OF BOAZ
Zoning Board of Adjustments Minutes
August 08, 2024
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Jerry Battles called the meeting to order at 6:00 P.M.

PRESENT

Adam Rhoden
Caleb Liverett
Keith Johnson
Frank Scott
Jerry Battles

ABSENT

Keith Gaither

II. Invocation

Nick Borden gave the Invocation.

III. Pledge of Allegiance

Caleb Liverett led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Scott, Seconded by Rhoden. The motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Zoning Board of Adjustments Meeting dated December 5, 2023 .

Motion made by Liverett, Seconded by Rhoden. The motion passed by unanimous voice vote.

VI. Public Hearings

1. A public hearing to hear a request from Luciano Martin Jeronimo who is seeking an appeal of the decision of the Building Inspector of the City of Boaz. Mr. Jeronimo recently purchased a structure located at 104 Thompson Street that once was modified into a 4 unit apartment. However, the structure sat vacant without power for over 2 years.

This non-conforming structure is located in R-2 Medium Density Single-Family Residential District which is designed to protect single family residential areas. Due to this reason the Building Inspector would not allow Mr. Jeronimo to pull permits to renovate the apartments.

Motion made by Rhoden to open the public hearing at 6:04 P.M., Seconded by Liverett. The motion passed by unanimous voice vote.

Jerry Battles asked if anyone would like to speak for this.

Luciano Martin Jeronimo spoke for the request.

Jerry Battles asked if anyone else wanted to speak for the request. There was no response.

Jerry Battles asked if anyone would like to speak against the request.

Jesse Alexander of 514 W Mann Avenue, Rachel Alexander of 514 W Mann Avenue, Becky Johnson of 510 Mann Avenue, and Don Hagel of 110 Thompson Street spoke against the request.

Jerry Battles asked if anyone else had anything to say. There was no response.

Motion made by Liverett to close the public hearing at 6:08 P.M., Seconded by Rhoden. The motion passed by unanimous voice vote.

VII. New Business

1. Entertain a motion to approve or deny a request from Luciano Martin Jeronimo who is seeking an appeal of the decision of the Building Inspector of the City of Boaz. Mr. Jeronimo recently purchased a structure located at 104 Thompson Street that once was modified into a 4 unit apartment. However, the structure sat vacant without power for over 2 years.

This non-conforming structure is located in R-2 Medium Density Single-Family Residential District which is designed to protect single family residential areas. Due to this reason the Building Inspector would not allow Mr. Jeronimo to pull permits to renovate the apartments.

Motion made by Scott to deny the request, Seconded by Liverett. The motion passed by unanimous voice vote. The request is denied.

Building Inspector Nick Borden clarified the property would need to be brought up to code to be used for a single family dwelling or there is an option to sell it. Mr. Borden said all work would have to be permitted and inspected.

Mr. Jeronimo said he wanted to upgrade the exterior to use as a single family house.

2. Appoint Zoning Board of Adjustments Chairman

Motion made by Liverett to appoint Jerry Battles as the Zoning Board of Adjustments Chairman, Seconded by Scott. The motion passed by unanimous voice vote.

VIII. Chairman Comments

1. The position of chairman will be effective at the next scheduled Zoning Board of Adjustments Meeting.

Jerry Battles announced the position of chairman will be effective at the next scheduled Zoning Board of Adjustments meeting.

IX. Adjourn

The meeting adjourned at 6:12 P.M.

Motion made by Scott, Seconded by Rhoden. The motion passed by unanimous voice vote.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.

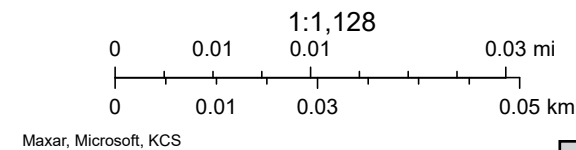
Glenn Cooper - 613 Sparks Ave

Item 1.



6/25/2025, 1:56:07 PM

- Addresses (Boaz)
- Streets (Boaz)
- Buildings
- City Limits
- Zoning
- B-3
- R-2
- Marshall County - Parcels
- Marshall County - Lot_Line





City of Boaz Alabama

David Dyar
Mayor

COUNCIL Item 1.
DAVID ELLIS
FRAN KILPATRICK MILWEE
JOHNNY WILLIS
MATT BRANNON
MIKE MATTHEWS

PUBLIC NOTICE June 25, 2025

The City of Boaz Zoning Board of Adjustments will hold a Public Hearing on Thursday, July 10, 2025 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 Glenn Cooper. Mr. Cooper is seeking a variance from the lot size requirement of 10,000sf, as his lot only contains 9000sf. Mr. Cooper is seeking a variance in order to build a home on the property located at Pin: 46900 on Sparks Ave. The property is located in R-2 (Medium Density Detached Residential District). R-2 District requires a minimum lot size of 10,000sf. Actual lot dimensions of said property are 50'w x 180'd which total 9,000sf.

The following described lands hereinafter referred to, to wit:

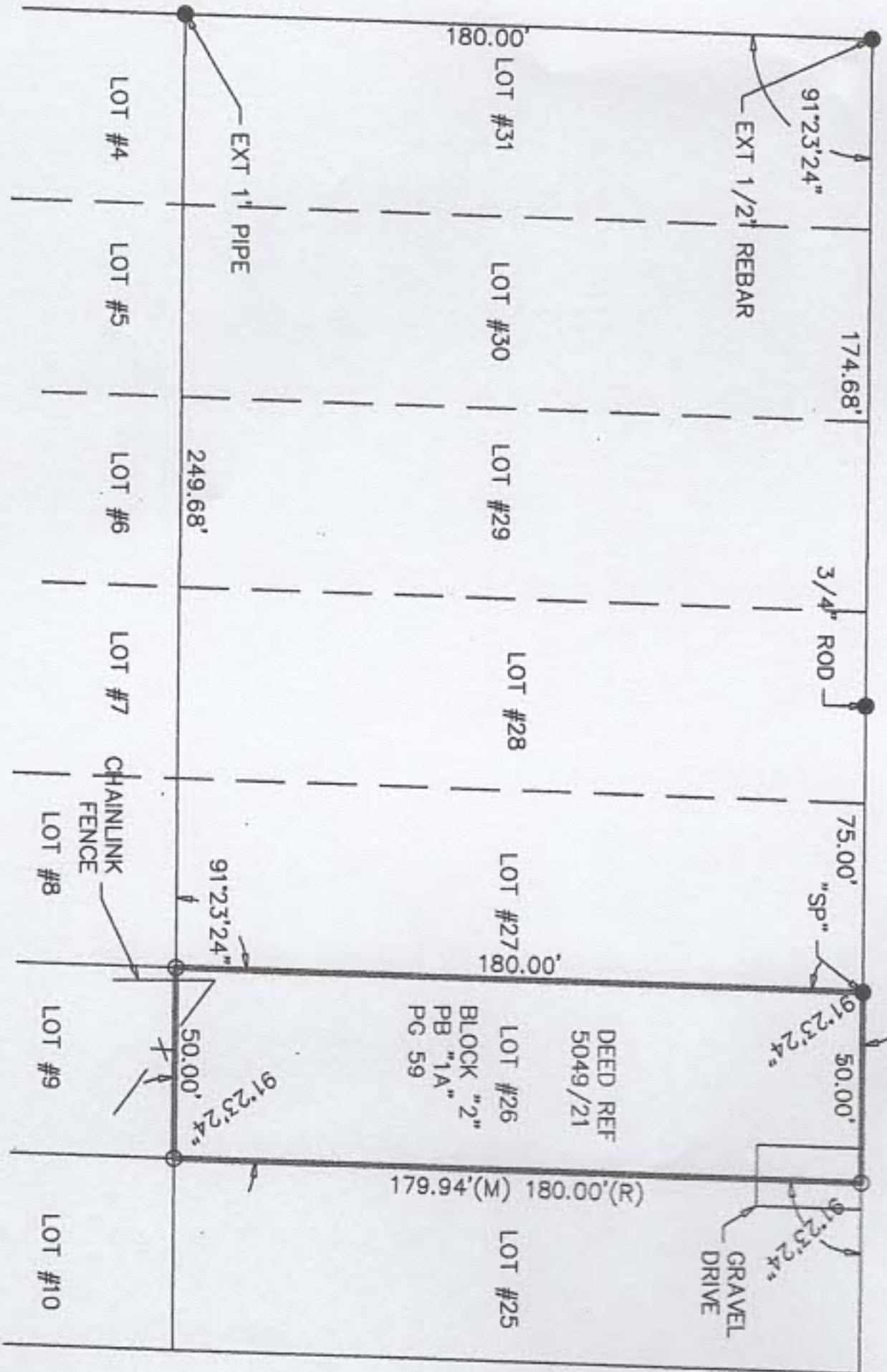
LOT 26 BLK 2 WILLIAMS ADD PB 1 PG 49A 784/37
Parcel: 25-03-06-1-001-016.000
PIN: 46900

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

STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION
LOT NUMBER 4 IN BLOCK 5 OF MICHAEL'S ADDITION, AS RECORDED
IN PLAT BOOK "J", PAGE 1, PROBATE OFFICE, ETOWAH COUNTY,
ALABAMA.

SPARKS AVE 40' R/W



- LEGEND**
- IRON PIN FOUND
 - 1/2" REBAR SET WITH CAP
 - STAMPED "J" DOWDY CA-0452"
 - "SP" IRON PIN SET PREVIOUS SURVEY
 - POB POINT OF BEGINNING
 - (R) BEARING (BEARING, DISTANCE, OR ANGLE)
 - (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
 - (C) CALCULATED (BEARING, DISTANCE, OR ANGLE)
 - △ CALCULATED POINT
 - "PK" NAIL SET
 - R/W RIGHT-OF-WAY
 - = EQUALS
 - IN INCH
 - LINE NOT TO SCALE
 - O/E- OVERHEAD ELECTRIC LINES
 - ⚡ POWER POLE
 - ☼ SECURITY LIGHT



I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this is the 2 Day of APRIL, 2025.

JERRY L. DOWDY AL REG. #18979

BOUNDARY SURVEY
FOR GREG COOPER

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 - FAX: (256) 547-3346
EMAIL: JERRYLDOWDY@BELL.SOUTH.NET

FILE NAME: 042587 SCALE 1" = 50' CHECKED BY: JLD
DISKETTE # HD FIELD BY: RB DATE: 04/02/25 DRAWN BY: JLD



CITY OF BOAZ

112 NORTH BROAD STREET

BOAZ, ALABAMA 35957

BUILDING@CITYOFBOAZ.ORG

Application / Item 1.
No. _____

VARIANCE APPLICATION

The applicant shall submit a complete application, including supplemental information and a non-refundable application fee of \$50.00, to the City of Boaz, at least (21) twenty-one days prior to the meeting at which the Board is to hear the Variance request.

If the applicant is not the owner of the subject property, the owner of the property shall stipulate in a letter to the Board, that this applicant is so authorized.

The property owner and adjacent property owners will be notified by mail at least (10) ten days prior to the hearing. A public notice of the hearing will be posted in four conspicuous places in the city of Boaz (15) fifteen days prior to the hearing

OWNER / APPLICANT INFORMATION

Applicant(s): Glenn Cooper
Address: 384 Brockway Road
Owens Cross Roads, AL
Phone Numbers: 256-755-2716

Property Owner(s): Glenn Cooper
Address: 384 Brockway Road
Owens Cross Roads, AL
Phone Numbers: 256-755-2716

SUBJECT PROPERTY INFORMATION

Address: 613 Sparks Ave Boaz, AL
Lot: 26 Block: 2 Subdivision Name: Williams
Zoning District: R-2

EACH VARIANCE APPLICATION SHALL BE ACCOMPANIED BY:

1. A non-refundable application fee of \$50.00.
2. A vicinity map showing location of the site in relation to the surrounding area and zoning of the site and adjacent property.
3. A legal description of the property.
4. A site plan drawn to scale, showing: the location, use and dimensions of all existing and proposed structures, points of ingress and egress to the property, all public and private roads, off-street parking and loading areas, buffers and landscaped areas, and signs.
5. Any supplemental information which will assist the Board in reviewing the Variance request.

Applicant Name (please print): Glenn Cooper

Date: 4-28-25

Applicant signature: [Signature]

Received By: _____

Date: _____



CITY OF BOAZ

112 NORTH BROAD STREET

BOAZ, ALABAMA 35957

BUILDING@CITYOFBOAZ.ORG

Item 1.

VARIANCE APPLICATION

Explanation of Variance Request:

Requesting a VARIANCE for sq footage
of lot Total Sq footage

Total sq footage does not meet code

Requirement 10,000 Lot is 9000

Applicant Name (please print):

Glenn Cooper

Date: 4-28-25

Applicant signature:

[Handwritten signature of Glenn Cooper]

****APPLICATION WITHDRAWAL****

Signature of Owner / Applicant _____ Date _____

OFFICIAL USE ONLY

Date Filed : _____ Date of Public Notice: _____ Date of ZBA Hearing: _____

Fee Paid: \$ _____ Receipt No.: _____ Date Paid: _____

Decision of Zoning Board of Adjustment, Approved / Denied Date: _____

List of conditions of Approval or Denial: _____

Item 1.

Marshall Revenue Commissioner's Parcel Viewer

Find address or place



Navigation Tools

Search Tools

Map Tools

Navigation Tools

Zoom In Zoom Out Pan

Layers

☒ Marshall County Data
☐ Marshall County Imagery

Legend

Find Address

Search

By Attribute

By Shape

Select A Layer:

Parcels

Owner Name: (at least 3 chars)

Enter the name Smith, John

Parcel Number: (at least 3 chars)

1508284000007025

PIN (Parcel Identification Number):
(at least 1 chars)

Parcels (x)

Parcel Number

Pin

Owner Name

Address

Address2

Address3

City

2503061001016000

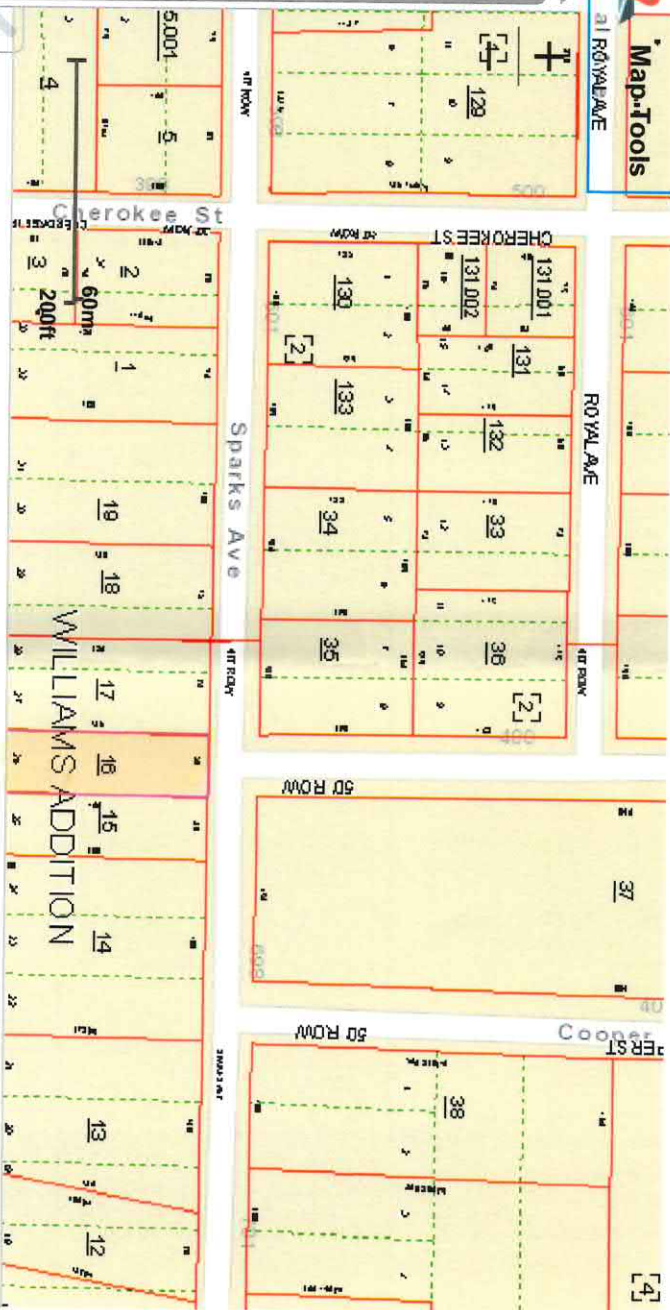
46900

COOPER
GLENN

384
BROCKWAY
RD

1 - 1 of 1 results

OWENS X
RDS





PROPERTY TAX
Marshall County, Alabama

Current Date: 4/28/2025 Tax Year: 2024 (Billing Year: 2024)

NOTICE: THIS PARCEL HAS TAX SALE HISTORY. SEE THE TAX SALE SECTION FOR DETAILS.

Parcel Info

PIN 46900
PARCEL 25-03-06-1-001-016,000
ACCOUNT NUMBER 166445
OWNER COOPER, GLENN
MAILING ADDRESS 384 BROCKWAY ROAD, OWENS CROSSROADS, AL 35763
PROPERTY ADDRESS 613 SPARKS AVENUE
LEGAL DESCRIPTION LOT 26 BLK 2 WILLIAMS ADD 9/3/85 784/37
EXEMPT CODE
TAX DISTRICT Boaz



Tax Information

TAXES WERE DUE BEGINNING 10/1/2024, DELINQUENT AFTER 12/31/2024

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
46900	2024	REAL	\$ 84.00	\$ 0.00	\$ 84.00	\$ 84.00	\$ 0.00
Total Due:			\$ 0.00				

LAST PAYMENT DATE 10/31/2024
PAID BY GLENN COOPER

Property Values

Total Acres	
Use Value	\$0
Land Value	\$8,400
Improvement Value	\$0
Total Appraised Value	\$8,400
Total Taxable Value	\$8,400
Assessment Value	\$1,680

Subdivision Information

Code	2063
Name	WILLIAMS ADDITION 01-049A
Lot	26
Block	
Type / Book / Page	N/A / 5049 / 0000021
S/T/R	06-10S-5E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.000 Acres	913-RESIDENTIAL LOT	2	N	N	\$8,400

Building Components

Photos

**No Photos Found **

Sketches

** No Building Sketches Found **

Tax Sales

PARCEL YEAR STATUS DATE	TAX SALE STATUS	OWNER NAME(S)	PURCHASER NAME(S)	TRUE MKT VAL	TAXES DUE	PURCHASED AMT	PARCEL TAX SALE STATUS
2017 9/3/2024	FINALIZED	HUFFSTUTLER, GAGE & JAMES JOLLEY		8020.00	178.20	1400.00	TAX SALE FINALIZED

Item 1.

Marshall Revenue Commissioner's Parcel Viewer

Find address or place



Navigation Tools

Search Tools

Map Tools

Marshall Revenue Commissioner's Parcel Viewer

Navigation Tools

Announcements:

Zoom In Zoom Out Pan

Information:

☒ Marshall County Data
☒ Marshall County Imagery
Business hours:
LegendFind Address
GO TO MAP

Search

By Attribute By Shape

Select A Layer:

Parcels

Owner Name: (at least 3 chars)

Enter the name Smith, John

Parcel Number: (at least 3 chars)

1508284000007025

PIN (Parcel Identification Number):

(at least 1 chars)

Parcels

Parcel Number

Pin

Owner Name

Address

Address2

Address3

City

2503061001016000

46900

COOPER

384

GLENN

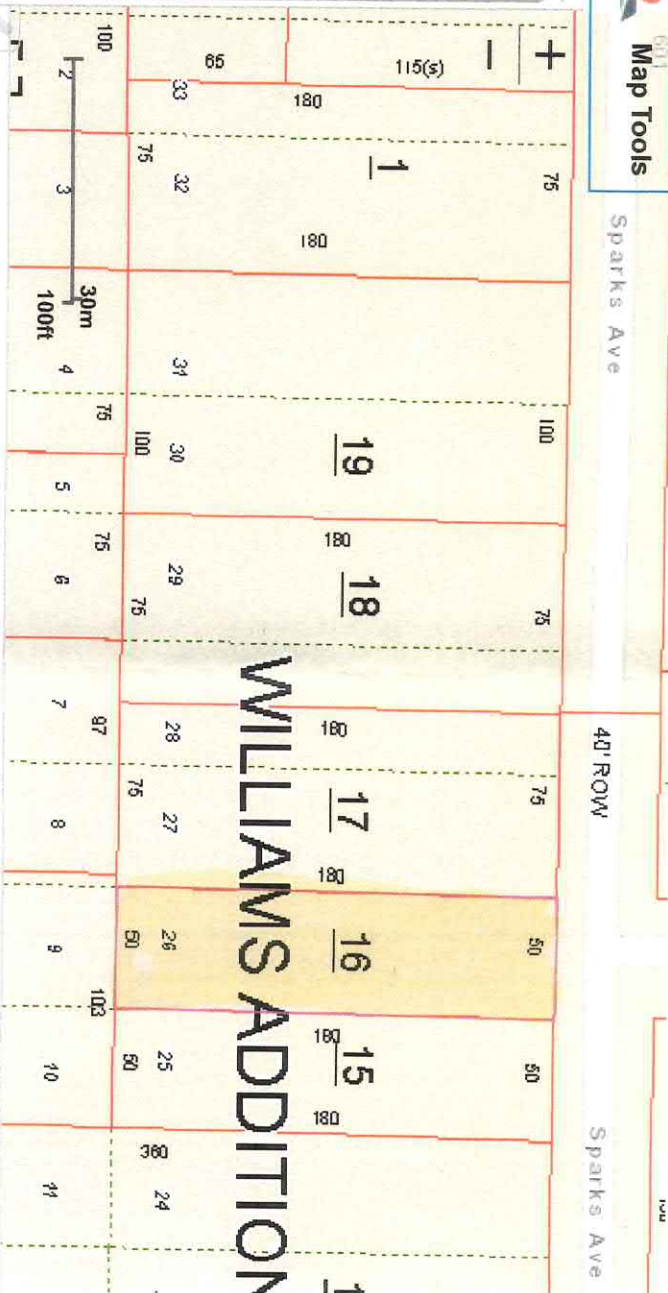
BROCKWAY

RD

OWENS X

RDS

1 - 1 of 1 results



DOCUMENT 25



ELECTRONICALLY FILED
2/20/2025 9:16 AM
50-CV-2024-900355.00
CIRCUIT COURT OF
MARSHALL COUNTY, ALABAMA
ANGIE JOHNSON, CLERK

IN THE CIRCUIT COURT OF MARSHALL COUNTY, ALABAMA

GLENN COOPER,
Plaintiff,

VS.

CIVIL ACTION NO. CV2024-900355

GAGE HUFFSTUTLER, JAMES JOLLEY AND
EULOGIA CAPITAL, INC.,
Defendants.

FINAL ORDER QUIETING TITLE

This matter came on upon a motion for summary and default judgment filed by Plaintiff, and the Court having read and considered the pleadings, the complaint of the Plaintiff, the entry of default against the Defendant, Eulogia Capital, Inc., response of Defendants Gage Huffstutler and James Jolley admitting that Plaintiff is entitled to have title quieted in him, and the affidavit of James T. Baxter III, an attorney at law in this State, together with the law applicable to the relief requested by the Plaintiff, is of the opinion that a final judgment in favor of the Plaintiff is due to be entered in this matter in accordance with the provisions of §6-6-540, 1975 Ala. Code. It is, therefore,

ORDERED, ADJUDGED AND DECREED as follows:

1. That the Plaintiff, **GLENN COOPER**, is the fee simple owner of the real estate described in the Complaint in this case and which real estate is situated in the County of Marshall, State of Alabama, and is more particularly described as follows:

PARCEL ONE:

PT LOT 13, GEORGE JONES SUBDIVISION IN ARAB, ALABAMA, BEING FURTHER IDENTIFIED AS PIN 16492 IN THE OFFICE OF THE REVENUE COMMISSIONER OF MARSHALL COUNTY, ALABAMA, FRONTING 100 FEET ON 10TH STREET NW, ARAB, ALABAMA AND BEING 200 FEET THEN TO REAR PROPERTY LINE.

PARCEL TWO:

LOT 26, BLOCK 2, WILLIAMS ADDITION TO THE CITY OF BOAZ, IN MARSHALL COUNTY, ALABAMA, ACCORDING TO THE PLAT AND SURVEY RECORDED IN PLAT BOOK 1, PAGE 49 IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, BEING FURTHER IDENTIFIED AS PIN 4900 IN THE OFFICE OF THE REVENUE COMMISSIONER OF MARSHALL COUNTY, ALABAMA AND BEING LOCATED AT 613 SPARKS AVENUE, BOAZ, ALABAMA 35957.

2. That neither Gage Huffstutler, James Jolley, Eulogia Capital, Inc., nor any other party other than Plaintiff, has any right, title, or interest in or encumbrance on said lands above described, or any part thereof.

3. That the interest of the Plaintiff is and remains subject to lien for *ad valorem* taxes.

LD-33 (6/04)

The State of Alabama,
Marshall COUNTY.

Marshall County, Alabama
Andrea LeCroy,
Judge of Probate
8/12/2024 8:29:23 AM
Total Due: \$10.50
1 Pages
Inst Num: 3283424
DEED, TAX SALE
Type: RP Book: 7089 Page: 283

1.50
3.00
1.00
5.00
10.50

Know All Men by These Presents, That

WHEREAS, on the 26th day of March, 2018, a decree was rendered by the Probate Court of said County for the sale of the lands hereinafter described and conveyed for the State and County taxes then due from Gage Huffstutler & James Jolley

the owner of said land for the costs and expenses thereof and thereunder.

AND WHEREAS, therefore, to-wit, on the 1st day of May, 2018, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale

Glenn Cooper

became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said collector a certificate of said purchase.

AND WHEREAS, the time for the redemption of said lands by said owner or other person having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

NOW, THEREFORE, I Andrea LeCroy

as Probate

Judge of said County of Marshall

under and by virtue of the provisions of Title 40-10-29, Code of Alabama 1975, and in consideration of the premises above set out, and in further consideration of the sum of five dollars (\$5.00) to me in hand paid, have this day granted, bargained and sold, and by these pre-

sents do grant, bargain, sell and convey unto Glenn Cooper

who is the present owner and holder of said certificate of purchase all the right, title and interest of the said Glenn Cooper

owner as aforesaid of said land, and all the right, title, interest and claim of the State and County on account of said taxes, or under said decree in and to the following

described lands hereinafter referred to, to-wit: 25-03-06-1-001-016.000

LOT 26 BLK 2 WILLIAMS ADD 9/3/85 784/37

Tax Notice

384 Brockway Rd

Owens Crossroads, AL

35763

PIN 46900

SALE PRICE \$1400.00

lying and being situate in said County and State, to have and to hold the same, the said rights, titles and interests

unto himself the said Glenn Cooper

and his heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land in conveyed hereby.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal,

this the 4th day of May, 2021.

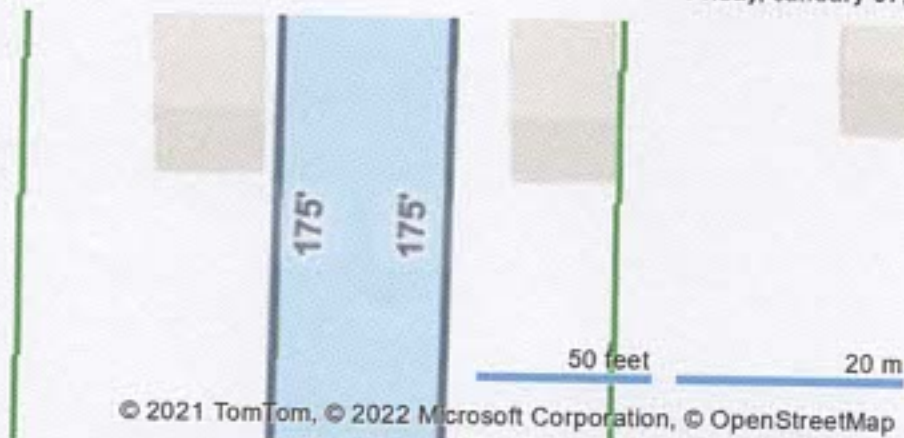
Andrea LeCroy
Judge of Probate.

THE STATE OF ALABAMA,
Marshall COUNTY.

I, Shirley Pankey

notary

Friday, January 07, 2022



LOCATION

Property Address 613 Sparks Ave
Boaz, AL 35957-1743
Subdivision Williams Add
County Marshall County, AL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 25-03-06-1-001-016.000
Alternate Parcel ID 46900
Account Number 166445
District/Ward
2010 Census Trct/Blk 312/4
Assessor Roll Year 2020

PROPERTY SUMMARY

Property Type Residential
Land Use Vacant Residential
Improvement Type Conventional
Square Feet 1337
CURRENT OWNER
Name Cooper Glenn
Mailing Address 384 Brockway Rd
Owens Cross Roads, AL 35763-9603

SCHOOL INFORMATION

These are the closest schools to the property
Boaz Elementary School 1.3 mi
Elementary: Pre K to 1 Distance
Corley Elementary School 1.1 mi
Elementary: 2 to 3 Distance
Boaz Intermediate School 0.7 mi
Elementary: 4 to 5 Distance
Boaz Middle School 0.9 mi
Middle: 6 to 8 Distance
Boaz High School 0.9 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 12/20/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/21/2011	\$2,000	Cooper Glenn		Warranty Deed		20120003077868
10/27/2009		Federal Natl Mtg Assn	Tidwell Lewis S & Latonia J	Trustee's Deed		4729/259
7/6/2006		Tidwell Lewis S & Latonia J	Pankay-Watts Mary A	Warranty Deed		4057/17

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2020	Assessment Year	2020
Appraised Land	\$8,000	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$8,000	Total Assessment	\$1,600
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020			\$80.00
2019			\$80.00
2018			\$80.00
2017			\$80.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	Conventional	Condition		Units
Year Built	1945	Effective Year	1945	Stories
BRs		Baths	F 1 H	Rooms
Total Sq. Ft.	1,337			
Building Square Feet (Living Space)				Building Square Feet (Other)
First Story (Base) 1,337				
- CONSTRUCTION				
Quality		Roof Framing		
Shape		Roof Cover Deck		
Partitions		Cabinet Millwork		Asphalt
Common Wall		Floor Finish		
Foundation	Concrete	Interior Finish		
Floor System		Air Conditioning		
Exterior Wall	Asbestos	Heat Type		Yes
Structural Framing		Bathroom Tile		
Fireplace		Plumbing Fixtures		
- OTHER				
Occupancy		Building Data Source		

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Vacant Residential	Lot Dimensions	50X180
Block/Lot	2/26	Lot Square Feet	9,000
Latitude/Longitude	34.201554°/-86.155839°	Acreage	0.21



City of Boaz Alabama

David Dyar
Mayor

COUNCIL Item 2.
DAVID ELLIS
FRAN KILPATRICK MILWEE
JOHNNY WILLIS
MATT BRANNON
MIKE MATTHEWS

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The property is located in R-2 (Medium Density Detached Residential District). R-2 district requires a minimum lot width of 75'. Actual lot dimensions of said property are 50'wide x 180'deep

The following described lands hereinafter referred to, to wit:

LOT 26 BLK 2 WILLIAMS ADD PB 1 PG 49A 784/37
Parcel: 25-03-06-1-001-016.000
PIN: 46900

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



CITY OF BOAZ

112 NORTH BROAD STREET

BOAZ, ALABAMA 35957

BUILDING@CITYOFBOAZ.ORG

Application / Item 2.

No. _____

VARIANCE APPLICATION

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OWNER / APPLICANT INFORMATION

Applicant(s): <u>Glenn Cooper</u>	Property Owner(s): <u>Glenn Cooper</u>
Address: <u>384 Brockway Road</u>	Address: <u>384 Brockway Road</u>
<u>Owens Cross Roads, AL</u>	<u>Owens Cross Roads, AL</u>
Phone Numbers: <u>256-755-2716</u>	Phone Numbers: <u>256-755-2716</u>

SUBJECT PROPERTY INFORMATION

Address: <u>613 Sparks Ave</u> <u>Boaz, AL</u>		
Lot: <u>26</u>	Block: <u>2</u>	Subdivision Name: <u>Williams</u>
Zoning District: <u>R-2</u>		

EACH VARIANCE APPLICATION SHALL BE ACCOMPANIED BY:

1. A non-refundable application fee of \$50.00.
2. A vicinity map showing location of the site in relation to the surrounding area and zoning of the site and adjacent property.
3. A legal description of the property.
4. A site plan drawn to scale, showing: the location, use and dimensions of all existing and proposed structures, points of ingress and egress to the property, all public and private roads, off-street parking and loading areas, buffers and landscaped areas, and signs.
5. Any supplemental information which will assist the Board in reviewing the Variance request.

Applicant Name (please print): <u>Glenn Cooper</u>	Date: <u>4-28-25</u>
Applicant signature: <u>[Signature]</u>	
Received By: _____	Date: _____



CITY OF BOAZ

112 NORTH BROAD STREET

BOAZ, ALABAMA 35957

BUILDING@CITYOFBOAZ.ORG

Item 2.

VARIANCE APPLICATION

Explanation of Variance Request:

Requesting A Variance on width of
Road Frontage

Wanting to build small house and
Road frontage VARIANCE is 75ft and
Property only has 50ft

Applicant Name (please print):

Glenn Cooper

Date:

4-28-25

Applicant signature:

Glenn Cooper

****APPLICATION WITHDRAWAL****

Signature of Owner / Applicant

Date

OFFICIAL USE ONLY

Date Filed : _____ Date of Public Notice: _____ Date of ZBA Hearing: _____

Fee Paid: \$ _____ Receipt No.: _____ Date Paid: _____

Decision of Zoning Board of Adjustment, Approved / Denied Date: _____

List of conditions of Approval or Denial: _____



PROPERTY TAX
Marshall County, Alabama

Current Date: 4/28/2025 **Tax Year:** 2024 (Billing Year: 2024)

NOTICE: THIS PARCEL HAS TAX SALE HISTORY. SEE THE TAX SALE SECTION FOR DETAILS.

Parcel Info

PIN 46900
PARCEL 25-03-06-1-001-016.000
ACCOUNT NUMBER 166445
OWNER COOPER, GLENN
MAILING ADDRESS 384 BROCKWAY ROAD, OWENS CROSSROADS, AL 35763
PROPERTY ADDRESS 613 SPARKS AVENUE
LEGAL DESCRIPTION LOT 26 BLK 2 WILLIAMS ADD 9/3/85 784/37
EXEMPT CODE
TAX DISTRICT Boaz



Tax Information

TAXES WERE DUE BEGINNING 10/1/2024, DELINQUENT AFTER 12/31/2024

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
46900	2024	REAL	\$ 84.00	\$ 0.00	\$ 84.00	\$ 84.00	\$ 0.00
Total Due:			\$ 0.00				

LAST PAYMENT DATE 10/31/2024
PAID BY GLENN COOPER

Property Values

Total Acres	
Use Value	\$0
Land Value	\$8,400
Improvement Value	\$0
Total Appraised Value	\$8,400
Total Taxable Value	\$8,400
Assessment Value	\$1,680

Subdivision Information

Code	2063
Name	WILLIAMS ADDITION 01 -
Lot	049A
Block	26
Type / Book / Page	N/A / 5049 / 0000021
S/T/R	06-10S-5E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.000 Acres	913-RESIDENTIAL LOT	2	N	N	\$8,400

Building Components

Photos

**No Photos Found **

Sketches

** No Building Sketches Found **

Tax Sales

PARCEL YEAR STATUS DATE	TAX SALE STATUS	OWNER NAME(S)	PURCHASER NAME(S)	TRUE MKT VAL	TAXES DUE	PURCHASED AMT	PARCEL STATUS
2017 9/3/2024	FINALIZED	HUFESTUTLER, GAGE & JAMES JOLLEY		8020.00	178.20	1400.00	TAX SALE FINALIZED

Marshall Revenue Commissioner's Parcel Viewer

Item 2.

Marshall Revenue Commissioner's Parcel Viewer

Find address or place

23

Navigation Tools

Navigation Tools

Zoom In

Zoom Out

Pan

Search Tools

Search Tools

Map-Tools

Map-Tools

Layers

☒ Marshall County Data

☐ Marshall County Imagery

Legend

Find Address

Search

By Attribute

By Shape

Select A Layer:

Parcels

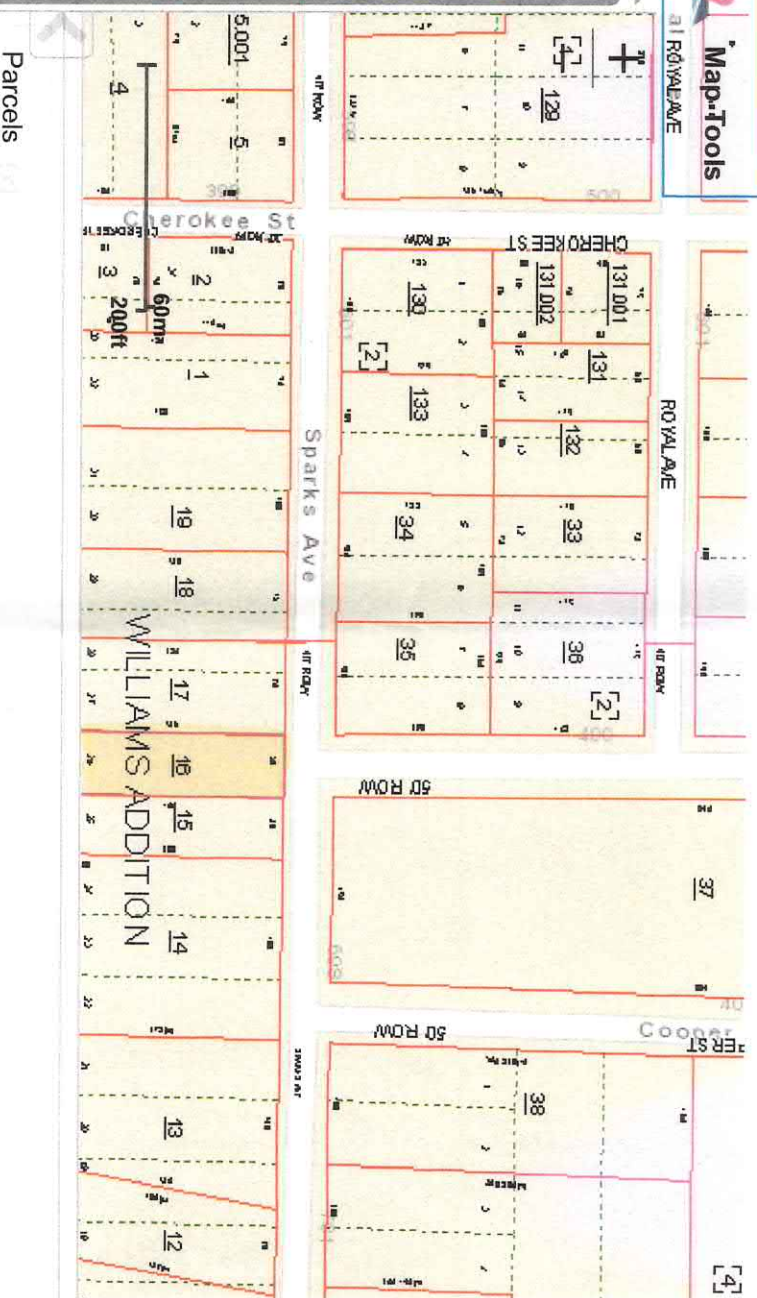
Owner Name: (at least 3 chars)

Enter the name Smith, John

Parcel Number: (at least 3 chars)

1508284000007025

PIN (Parcel Identification Number): (at least 1 chars)



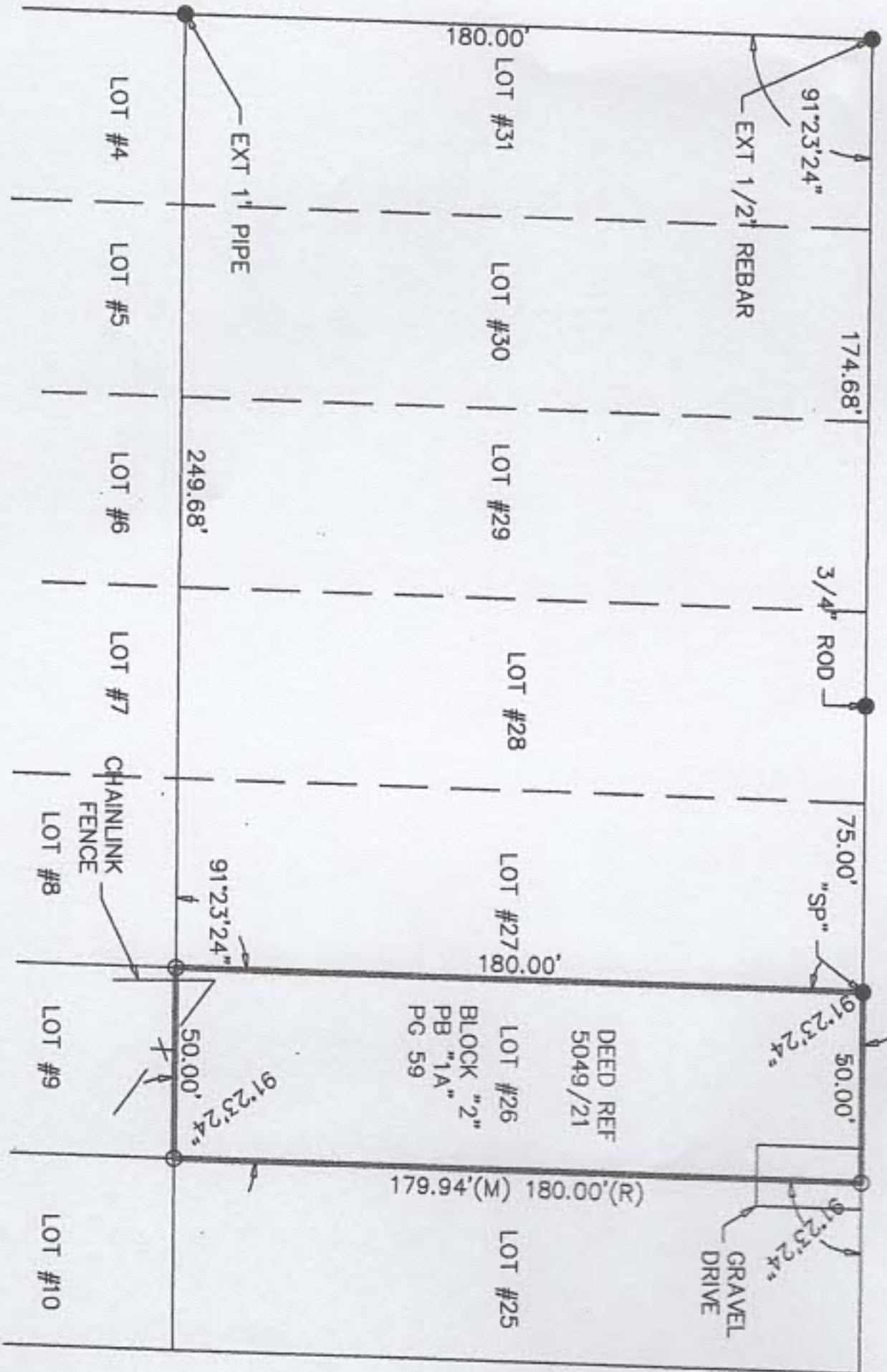
Parcels

Parcel Number	Pin	Owner Name	Address	Address2	Address3	City
2503061001016000	46900	COOPER	384			OWENS X
		GLENN	BROCKWAY			RDS
			RD			

1 - 1 of 1 results

STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION
LOT NUMBER 4 IN BLOCK 5 OF MICHAEL'S ADDITION, AS RECORDED
IN PLAT BOOK "J", PAGE 1, PROBATE OFFICE, ETOWAH COUNTY,
ALABAMA.

SPARKS AVE 40' R/W



- LEGEND**
- IRON PIN FOUND
 - 1/2" REBAR SET WITH CAP
 - STAMPED "J" DOWDY CA-0452"
 - "SP" IRON PIN SET PREVIOUS SURVEY
 - POB POINT OF BEGINNING
 - (R) BEARING (BEARING, DISTANCE, OR ANGLE)
 - (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
 - (C) CALCULATED (BEARING, DISTANCE, OR ANGLE)
 - △ CALCULATED POINT
 - "PK" NAIL SET
 - R/W RIGHT-OF-WAY
 - = EQUALS
 - IN INCH
 - LINE NOT TO SCALE
 - O/E- OVERHEAD ELECTRIC LINES
 - ⚡ POWER POLE
 - ☼ SECURITY LIGHT



I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 2 Day of APRIL, 2025.

JERRY L. DOWDY AL. REG. #18979

Jerry L. Dowdy

BOUNDARY SURVEY
FOR GREG COOPER

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 - FAX: (256) 547-3346
EMAIL: JERRYLDOWDY@BELL.SOUTH.NET

FILE NAME: 042587 SCALE 1" = 50' CHECKED BY: JLD
DISKETTE # HD FIELD BY: RB DATE: 04/02/25 DRAWN BY: JLD

DOCUMENT 25



ELECTRONICALLY FILED
2/20/2025 9:16 AM
50-CV-2024-900355.00
CIRCUIT COURT OF
MARSHALL COUNTY, ALABAMA
ANGIE JOHNSON, CLERK

IN THE CIRCUIT COURT OF MARSHALL COUNTY, ALABAMA

GLENN COOPER,
Plaintiff,

VS.

CIVIL ACTION NO. CV2024-900355

GAGE HUFFSTUTLER, JAMES JOLLEY AND
EULOGIA CAPITAL, INC.,
Defendants.

FINAL ORDER QUIETING TITLE

This matter came on upon a motion for summary and default judgment filed by Plaintiff, and the Court having read and considered the pleadings, the complaint of the Plaintiff, the entry of default against the Defendant, Eulogia Capital, Inc., response of Defendants Gage Huffstutler and James Jolley admitting that Plaintiff is entitled to have title quieted in him, and the affidavit of James T. Baxter III, an attorney at law in this State, together with the law applicable to the relief requested by the Plaintiff, is of the opinion that a final judgment in favor of the Plaintiff is due to be entered in this matter in accordance with the provisions of §6-6-540, 1975 Ala. Code. It is, therefore,

ORDERED, ADJUDGED AND DECREED as follows:

1. That the Plaintiff, **GLENN COOPER**, is the fee simple owner of the real estate described in the Complaint in this case and which real estate is situated in the County of Marshall, State of Alabama, and is more particularly described as follows:

PARCEL ONE:

PT LOT 13, GEORGE JONES SUBDIVISION IN ARAB, ALABAMA, BEING FURTHER IDENTIFIED AS PIN 16492 IN THE OFFICE OF THE REVENUE COMMISSIONER OF MARSHALL COUNTY, ALABAMA, FRONTING 100 FEET ON 10TH STREET NW, ARAB, ALABAMA AND BEING 200 FEET THEN TO REAR PROPERTY LINE.

PARCEL TWO:

LOT 26, BLOCK 2, WILLIAMS ADDITION TO THE CITY OF BOAZ, IN MARSHALL COUNTY, ALABAMA, ACCORDING TO THE PLAT AND SURVEY RECORDED IN PLAT BOOK 1, PAGE 49 IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, BEING FURTHER IDENTIFIED AS PIN 4900 IN THE OFFICE OF THE REVENUE COMMISSIONER OF MARSHALL COUNTY, ALABAMA AND BEING LOCATED AT 613 SPARKS AVENUE, BOAZ, ALABAMA 35957.

2. That neither Gage Huffstutler, James Jolley, Eulogia Capital, Inc., nor any other party other than Plaintiff, has any right, title, or interest in or encumbrance on said lands above described, or any part thereof.

3. That the interest of the Plaintiff is and remains subject to lien for *ad valorem* taxes.

LD-33 (6/04)

The State of Alabama,
Marshall COUNTY.

Marshall County, Alabama
Andrea LeCroy,
Judge of Probate
8/12/2024 8:29:23 AM
Total Due: \$10.50
1 Pages
Inst Num: 3283424
DEED, TAX SALE
Type: RP Book: 7089 Page: 283

1.50
3.00
1.00
5.00
10.50

Know All Men by These Presents, That

WHEREAS, on the 26th day of March, 2018, a decree was rendered by the Probate Court of said County for the sale of the lands hereinafter described and conveyed for the State and County taxes then due from Gage Huffstutler & James Jolley

the owner of said land for the costs and expenses thereof and thereunder.

AND WHEREAS, therefore, to-wit, on the 1st day of May, 2018, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale Glenn Cooper

became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said collector a certificate of said purchase.

AND WHEREAS, the time for the redemption of said lands by said owner or other person having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

NOW, THEREFORE, I Andrea LeCroy, as Probate

Judge of said County of Marshall, under and by virtue of the provisions of Title 40-10-29, Code of Alabama 1975, and in consideration of the premises above set out, and in further consideration of the sum of five dollars (\$5.00) to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto Glenn Cooper

who is the present owner and holder of said certificate of purchase all the right, title and interest of the said Glenn Cooper

owner as aforesaid of said land, and all the right, title, interest and claim of the State and County on account of said taxes, or under said decree in and to the following described lands hereinafter referred to, to-wit: 25-03-06-1-001-016.000
LOT 26 BLK 2 WILLIAMS ADD 9/3/85 784/37

PIN 46900

SALE PRICE \$1400.00

Tax Notice
384 Brockway Rd
Owens Crossroads, AL
35763

lying and being situate in said County and State, to have and to hold the same, the said rights, titles and interests unto himself the said Glenn Cooper and his heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land in conveyed hereby.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this the 4th day of May, 2021.

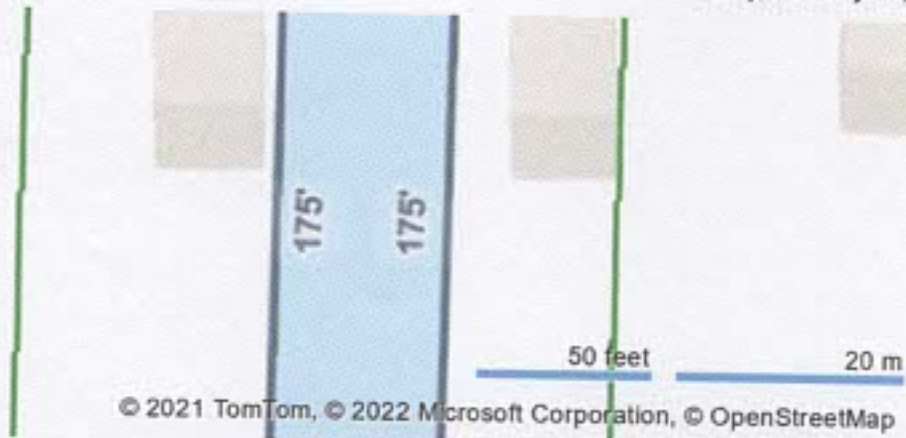
Andrea LeCroy
Judge of Probate.

THE STATE OF ALABAMA,
Marshall COUNTY.

I, Shirley Pankey

notary

Friday, January 07, 2022



LOCATION

Property Address 613 Sparks Ave
Boaz, AL 35957-1743
Subdivision Williams Add
County Marshall County, AL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 25-03-06-1-001-016.000
Alternate Parcel ID 46900
Account Number 166445
District/Ward
2010 Census Trct/Blk 312/4
Assessor Roll Year 2020

PROPERTY SUMMARY

Property Type Residential
Land Use Vacant Residential
Improvement Type Conventional
Square Feet 1337
CURRENT OWNER
Name Cooper Glenn
Mailing Address 384 Brockway Rd
Owens Cross Roads, AL 35763-9603

SCHOOL INFORMATION

These are the closest schools to the property
Boaz Elementary School 1.3 mi
Elementary: Pre K to 1 Distance
Corley Elementary School 1.1 mi
Elementary: 2 to 3 Distance
Boaz Intermediate School 0.7 mi
Elementary: 4 to 5 Distance
Boaz Middle School 0.9 mi
Middle: 6 to 8 Distance
Boaz High School 0.9 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 12/20/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/21/2011	\$2,000	Cooper Glenn		Warranty Deed		20120003077868
10/27/2009		Federal Natl Mtg Assn	Tidwell Lewis S & Latonia J	Trustee's Deed		4729/259
7/6/2006		Tidwell Lewis S & Latonia J	Pankay-Watts Mary A	Warranty Deed		4057/17

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2020	Assessment Year	2020
Appraised Land	\$8,000	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$8,000	Total Assessment	\$1,600
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020			\$80.00
2019			\$80.00
2018			\$80.00
2017			\$80.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	Conventional	Condition		Units
Year Built	1945	Effective Year	1945	Stories
BRs		Baths	F 1 H	Rooms
Total Sq. Ft.	1,337			
Building Square Feet (Living Space)		Building Square Feet (Other)		
First Story (Base) 1,337				
- CONSTRUCTION				
Quality		Roof Framing		
Shape		Roof Cover Deck		
Partitions		Cabinet Millwork		Asphalt
Common Wall		Floor Finish		
Foundation	Concrete	Interior Finish		
Floor System		Air Conditioning		
Exterior Wall	Asbestos	Heat Type		Yes
Structural Framing		Bathroom Tile		
Fireplace		Plumbing Fixtures		
- OTHER				
Occupancy		Building Data Source		

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Vacant Residential	Lot Dimensions	50X180
Block/Lot	2/26	Lot Square Feet	9,000
Latitude/Longitude	34.201554°/-86.155839°	Acreage	0.21