

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 26, 2021

ZBA-61-21

GENERAL INFORMATION

Property Owner () Petitioner (X)

Bill Taylor Construction

Requested Action and Purpose

Petition for a variance from the residential setback regulations in order to construct an addition

Location and Existing Zoning

4 Forest Lake Drive. Zoned R-1. (Council District 2)

Size and Existing Land Use

Approximately 0.4 acres, Single-family residential

Surrounding Land Use and Zoning

North: Vacant, R-1

East: Vacant, R-1

South: Vacant, R-1

West: Single-family residence, R-1

Applicable Regulations

Sec. 24-34. – Lot standards.

Area Standards	R-1
Per dwelling unit in single-family dwellings	12,000

Sec.24-35. Yards and usable open space

- (a) *Front yard.* For every lot in a residential district abutting on a street, front yards of the following minimum depth shall be provided:

Residence Districts	Minimum Depth
R-2	35'

- (b) *Side yards.* For every building in a residence district, other than an RMH Mobilehome District, side yards of the following minimum widths (in feet) shall be provided:

Required Side Yards	
	R-1
Single-family dwelling	
Two (2) side yards required. Aggregate width of both yards	20
Least width of either yard	10

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(c) *Rear yards.* For every principal building in a residence district, other than an RMH Mobilehome District, rear yards of the following minimum depths shall be provided:

Residence Districts	Minimum Depth
R-2	35'

SUMMARY

The petitioner is requesting a variance to construct a 34.3' x 12' rear addition. The addition will be built approximately 18' into the required 35' setback, making the addition located 17' from the rear property line. The lot meets the R-1 minimum lot size. The lot was platted in 1940, and the existing house was built in 2017. A variance was approved in 2017 to construct the home 29.7' from the remnant lot line (required 35'). The house is currently encroaching 6' into the rear setback.

Office of Urban Development, Planning Division: No comment

Office of Urban Development, Code Enforcement: No violations found or complaints received

Office of Urban Development, Building and Inspections Division: No comment

Infrastructure and Public Services, Engineering Division: No comment

Fire and Rescue Department, Fire Administration: No comment



ZONING BOARD OF ADJUSTMENT

PETITION APPLICATION
Last Updated, July 2021

Please complete all of the following required fields:

Location of Petitioned Property

Address: 4 Forest lake Dr Tuscaloosa Al 35401

Property Owner

Name: Stacey Snead Phone: 954-655-0226 Email: stacey_snead@yahoo.com

Address: 4 Forest Lake Dr Tuscaloosa Al ZIP Code:

Petitioner (if different from owner)

Name: Bill Taylor Const Phone: 205-361-6931 Email: cct6930@yahoo.com

Address: 5310 Watermelon Rd Northport Al ZIP Code: 35476

The Petitioner requests the following item(s) from the Zoning Board of Adjustment:

A special exception is a conditional use which the zoning ordinance expressly permits under conditions specified in the zoning ordinance. A variance is a deviation from the regulations in the zoning ordinance which requires proof of an unnecessary hardship. An appeal is a formal challenge of the zoning officer's ruling.

- Special Exception, Use Variance, Variance, Short-Term Rental, Appeal Zoning Officer's ruling with associated costs per lot.

Briefly describe the variance, special exception, and/or appeal being requested. Include any related information, such as number of parking spaces, hours of operation, etc., related to your request.

We would like to build a screened in back porch and home office on the back side of the home that will be over the building line.

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: Planning Division

2201 University Boulevard, Annex III Tuscaloosa, AL 35401

Email: zba@tuscaloosa.com

Answer the following for VARIANCE requests ONLY:

The petitioner must specifically state a hardship for the variance. Explain the ways in which the zoning regulation creates a hardship on the property. When a variance is at issue, the primary consideration is whether a literal enforcement of a zoning ordinance will result in unnecessary hardship. Explain any special circumstances or conditions that are peculiar to the land or buildings because of which a strict application of the ordinance would deprive the applicant of the reasonable use of such land or building.

The shape of the lot makes it hard to build the addition. The lot was platted in 1940.

Explain how the variance request is in harmony with the general purpose and intent of the regulations imposed by this ordinance on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The addition will not be visible to the neighbors and cause any problems in the neighborhood.

Answer the following for SHORT-TERM RENTAL requests ONLY:

Provide the number of bedrooms and bathrooms the property has. Provide how many adults you are requesting to rent to and how many vehicles you are able to park in your driveway or parking areas (parking on the street is not allowed). Typically, two adults are allowed per vehicle. Include the width and length of your driveway. A typical parking space is 9' wide by 20' deep. Tandem parking (one vehicle behind the other) of not more than two vehicles is allowed, and a garage can be used. Photos can be provided with this application showing the proposed parking.

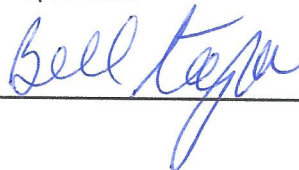
- For all requests for any variance from or special exception to a zoning requirement pertaining to a dimensional requirement or the site, a scaled site plan and/or building elevation produced by a registered land surveyor, professional engineer, or architect shall be required.
- Requests for an exception from fence requirements must depict proposed location and design of fence.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a designation of agent form.

Certification of Applicant

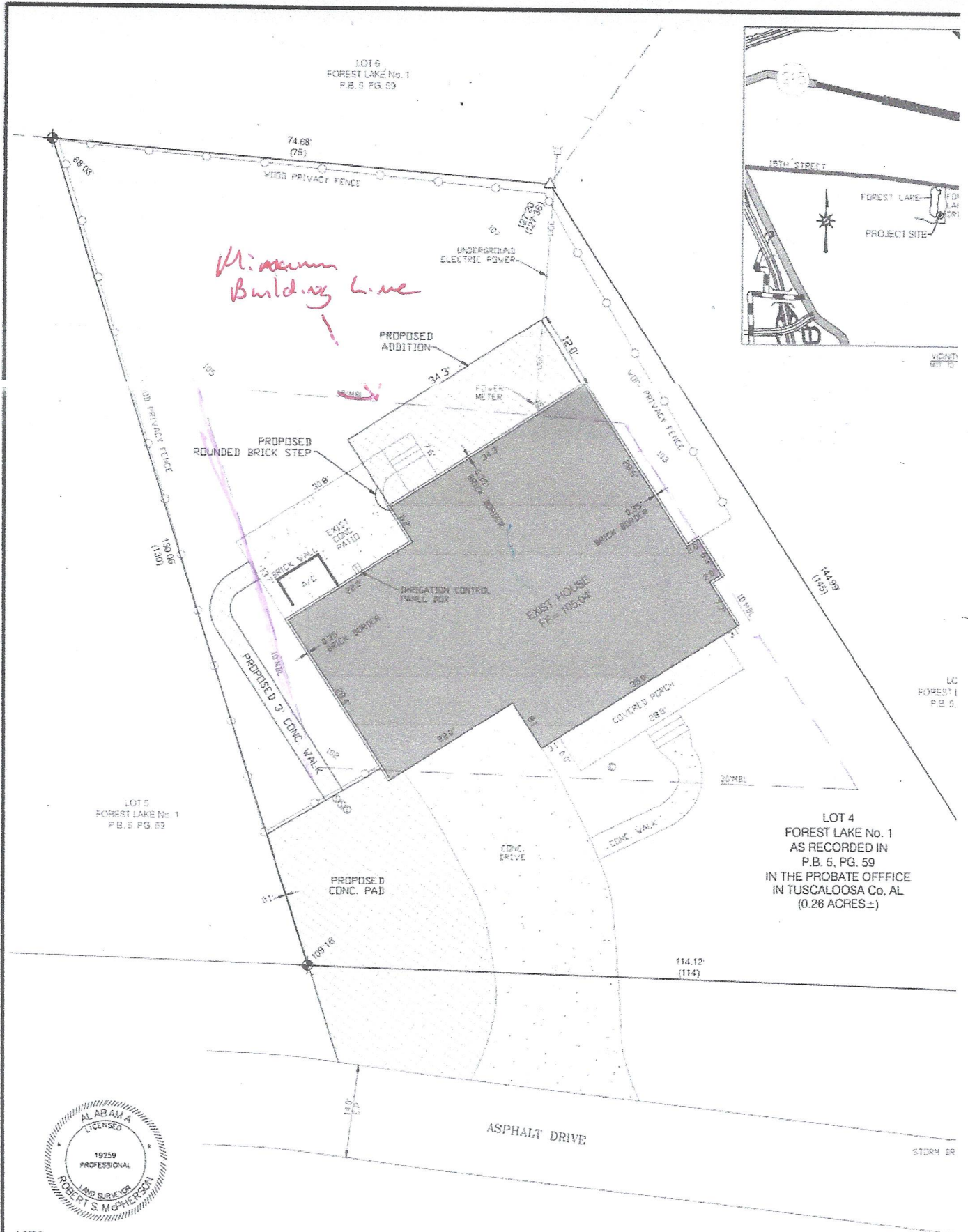
I certify that the foregoing facts, to the best of my knowledge, are true and correct and that except for the exception, variance, or appeal requested in this petition, the proposed construction and use complies with all requirements for the zoning district in which the property is located. I recognize the City will send public notification and place a sign on the property with information for the public. This Petition will not be accepted until all required information is provided.

Print Name: Bill Taylor

Signature: _____



Date: 07-06-2021



- NOTES:
1. SOURCE OF TITLE: DEED BOOK 2021, PG. 400
 2. ADDRESS OF PROJECT: 4 FOREST LAKE DRIVE
 3. NO PART OF THE PROPERTY SHOWN IS IN ANY SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 0125025080, PANEL 508, REVISED JANUARY 16, 2014.
 4. THE WATER AND SEWER FOR THIS PROPERTY IS SERVICED BY CITY OF TUSCALOOSA WATER & SEWER
 5. CLASS "A" SILT FENCE TO BE PLACED AROUND THE PERIMETER OF THE EXCAVATED AREA WHERE RESIDENT IS BEING CONSTRUCTED TO PREVENT ANY EROSION FROM MAKING IT INTO THE LAKE.
 6. ALL DISTURBED AREAS SHALL BE MULCHED AND SEED TO PREVENT ANY EROSION OF THE AREA.
 7. TOTAL AREA OF FRONT YARD=4051.77sq.ft.
TOTAL AREA OF CONCRETE (EXISTING & PROPOSED) IN FRONT YARD=101052 sq.ft. (37%)

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS _____ DAY OF JULY, 2021.

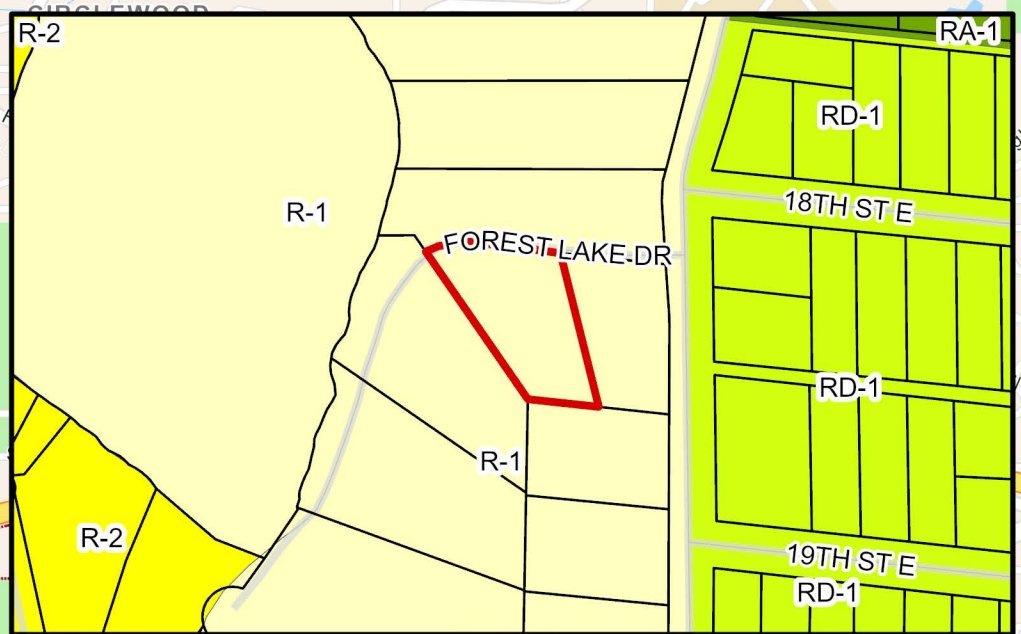
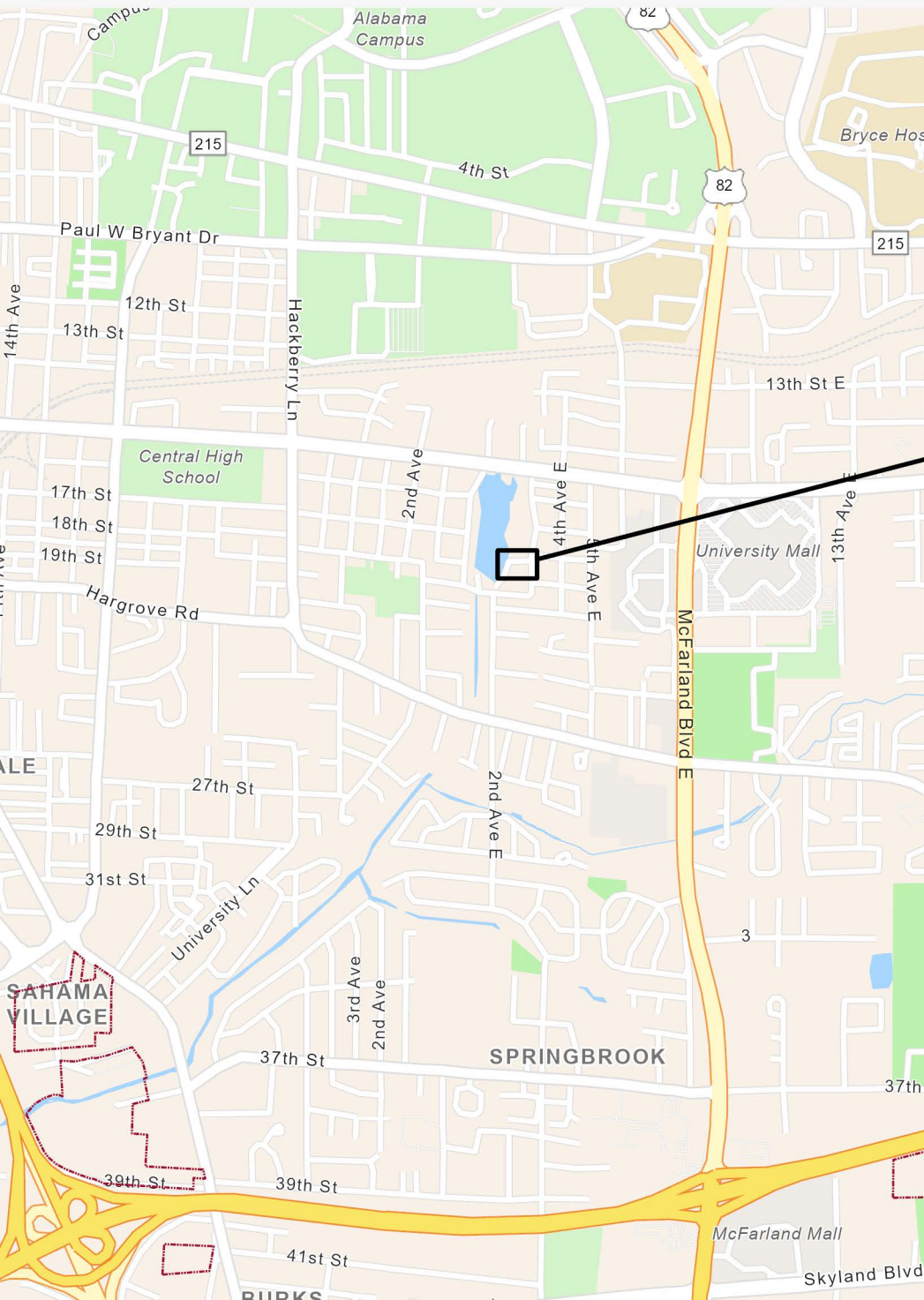
Robert S. McPherson
 ROBERT S. MCPHERSON
 PROFESSIONAL LAND SURVEYOR
 ALABAMA LICENSE NO 19259

ELECTRONIC SEAL & SIGNATURE



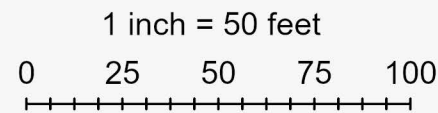


ZBA-61-21: 4 Forest Lake Drive





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FOREST LAKE DR

18TH ST E

 ZBA-61-21









