

ZONING BOARD OF ADJUSTMENT STAFF REPORT

March 28, 2022

ZBA-28-22

GENERAL INFORMATION

Property Owner () Petitioner (x)

TTL, Inc.

Requested Action and Purpose

Petition for a variance from the Industrial setbacks regulations

Location and Existing Zoning

1800 Culver Road. Zoned ML. (Council District 1)

Size and Existing Land Use

Approximately 4.88 acres, Industrial

Surrounding Land Use and Zoning

North: Single-family residence, R-2

East: Commercial, BN

South: Industrial, ML

West: Industrial, MG

Applicable Regulations

[Sec. 24-74](#). - Yard and height requirements.

(c) Minimum side and rear yard width:

(3) Abutting a residence district. Where the side or rear lot line abuts property in a residence district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:

- a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be fifteen (15) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.

SUMMARY

The petitioner is requesting the variance in order to construct an addition on the existing building. The existing building was constructed prior to the enacting of this zoning ordinance. Therefore, the current building is considered legal non-conforming. Following a fire in the front portion of the building, demolition of the front section was approved. The petitioner is requesting to allow an addition on the rear of the building to create more storage room for equipment. Currently, the equipment is stored outside the building.

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

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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: _____

Matthew Sanders

Property Owner

Name: _____ Phone: _____ Email: _____

Address: _____ ZIP Code: _____

Petitioner (if different from owner)

Name: _____ Phone: _____ Email: _____

Address: _____ ZIP Code: _____

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.

- | | | |
|---|---|--|
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Variance |
| Commercial \$ 200.00 per lot | Commercial \$ 200.00 per lot | Commercial \$ 200.00 per lot |
| Residential \$ 50.00 per lot | Residential \$ 50.00 per lot | Residential \$ 50.00 per lot |
| <input type="checkbox"/> Short-Term Rental \$ 400.00 per lot | <input type="checkbox"/> Appeal Zoning Officer's ruling \$ 10.00 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.

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.

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.

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: _____ Signature:  _____ Date: _____

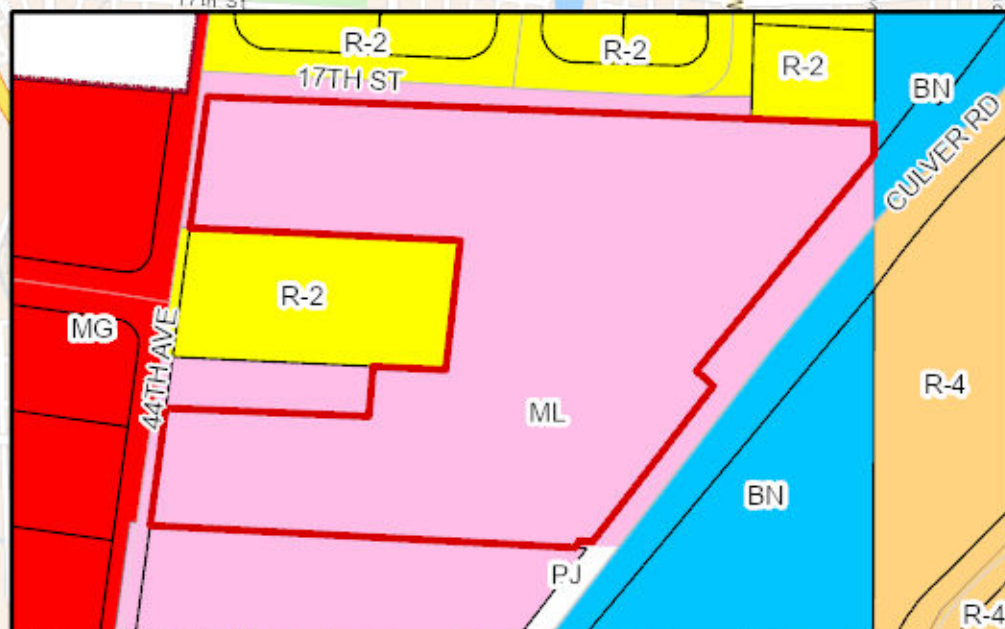
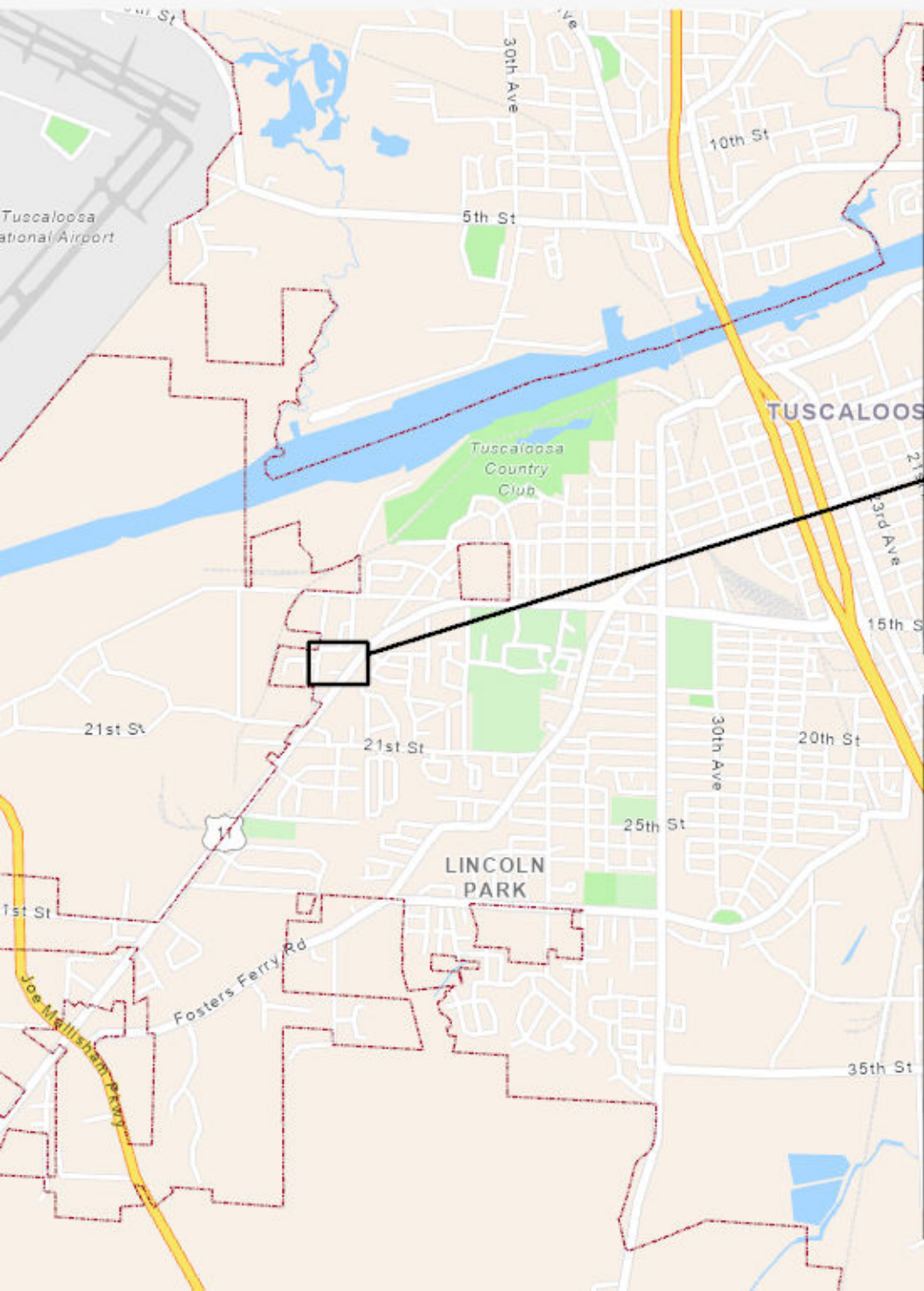
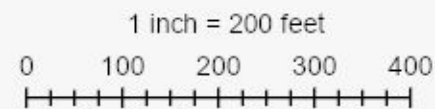


NOTICE
The following is a
summary of the
project. Special attention
should be given to the
information provided in this
notice.

METRO
CONSTRUCTION



1800 Culver Road





1800 Culver Road

1 inch = 100 feet
0 50 100 150 200

N



