

ZONING BOARD OF ADJUSTMENT STAFF REPORT  
September 26, 2022

**ZBA-114-22**

**GENERAL INFORMATION**

**Property Owner (X) Petitioner (x)**

Chris Didyoung

**Requested Action and Purpose**

Petition for a special exception from the off-street parking regulations

**Location and Existing Zoning**

6509 Highway 69 South. Zoned BN. (Council District 2)

**Size and Existing Land Use**

Approximately 0.53 acres, Commercial Business

**Surrounding Land Use and Zoning**

North: Church, R-1

East: Commercial, BN

South: Commercial, BN

West: Outside City Limits, PJ

**Applicable Regulations**

[Sec. 24-91](#). – Special exceptions.

(8) *Decrease in required parking*

DISCRETIONARY

- a. The applicant should demonstrate to the satisfaction of the board that, based on the nature of the business and prior experience with such businesses, a reduced number of off-street parking spaces will meet reasonably foreseeable requirements. The board should take into account, however, the possibility that the property concerned might change hands in the future and be used for a purpose requiring more parking.

[Sec. 24-122](#). – Off-street parking requirement

Other uses not listed	One per one hundred twenty (120) square feet of building floor area
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- (d) *Shopping centers*. For every one thousand (1,000) square feet of gross leasable area in a shopping center not devoted to food stores or motion picture theatres, not less than four and one-half (4½) off-street parking spaces shall be provided.

**SUMMARY**

The petitioner is requesting a special exception to reduce the number of required off-street parking spaces, for an existing commercial development, from 31 spaces to 18 spaces. The business has been operating in this location since 2014. However, due to a proposed addition to the building, the requirement for parking must be

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met. The petitioner is proposing 16 parking spaces on the property + 2 handicap spaces. The remaining 13 required spaces will be built on an adjacent property, and an access easement will be obtained.

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: 6509 Alabama Highway 69 South Tuscaloosa, AL 35405

**Property Owner**

Name: Marie Didyoung Phone: 205-239-7889 Email: Mdidyoung@yahoo.com

Address: 13760 Chandawood Dr. Tuscaloosa, AL ZIP Code: 35405

**Petitioner (if different from owner)**

Name: Chris Didyoung Phone: 205-861-9234 Email: applicosales@hotmail.com

Address: 6509 Alabama Highway 69 South Tuscaloosa, AL ZIP Code: 35405

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 checked="" type="checkbox"/> <b>Special Exception</b>              | <input type="checkbox"/> <b>Use Variance</b>  | <input type="checkbox"/> <b>Variance</b> |
| 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"/> <b>Short-Term Rental</b> ..... \$ 400.00 per lot | <input type="checkbox"/> <b>Appeal Zoning Officer's ruling</b> ..... \$ 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.**

The petitioner requests a special exception for the reduction of on-site parking spaces. A reduction of thirteen (13) spaces is requested. These thirteen spaces will be provided in an existing parking lot on the directly adjacent lot to the East with a proposed cross-parking easement, which the adjacent property owner has agreed to provide. The applicant, Chris Didyoung, owns and operates Applicco, an appliance and lighting company at the subject property. Applicco has only two employees with very few walk-in customers. Mr. Didyoung is confident that the proposed eighteen (18) parking provided on-site will be sufficient, with the thirteen off-site spaces being utilized only in rare "overflow" instances.

**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](mailto: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.

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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.

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**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.

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- 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.

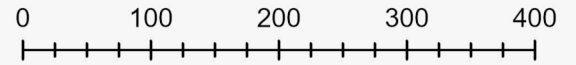
Print Name: Chris Dody Signature:  Date: 8/10/2020



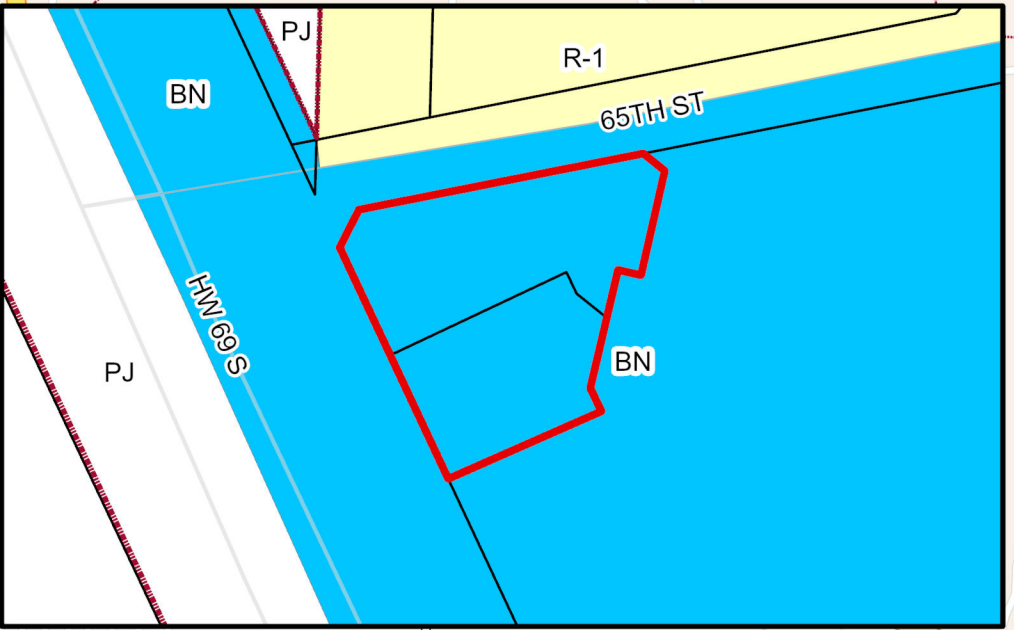
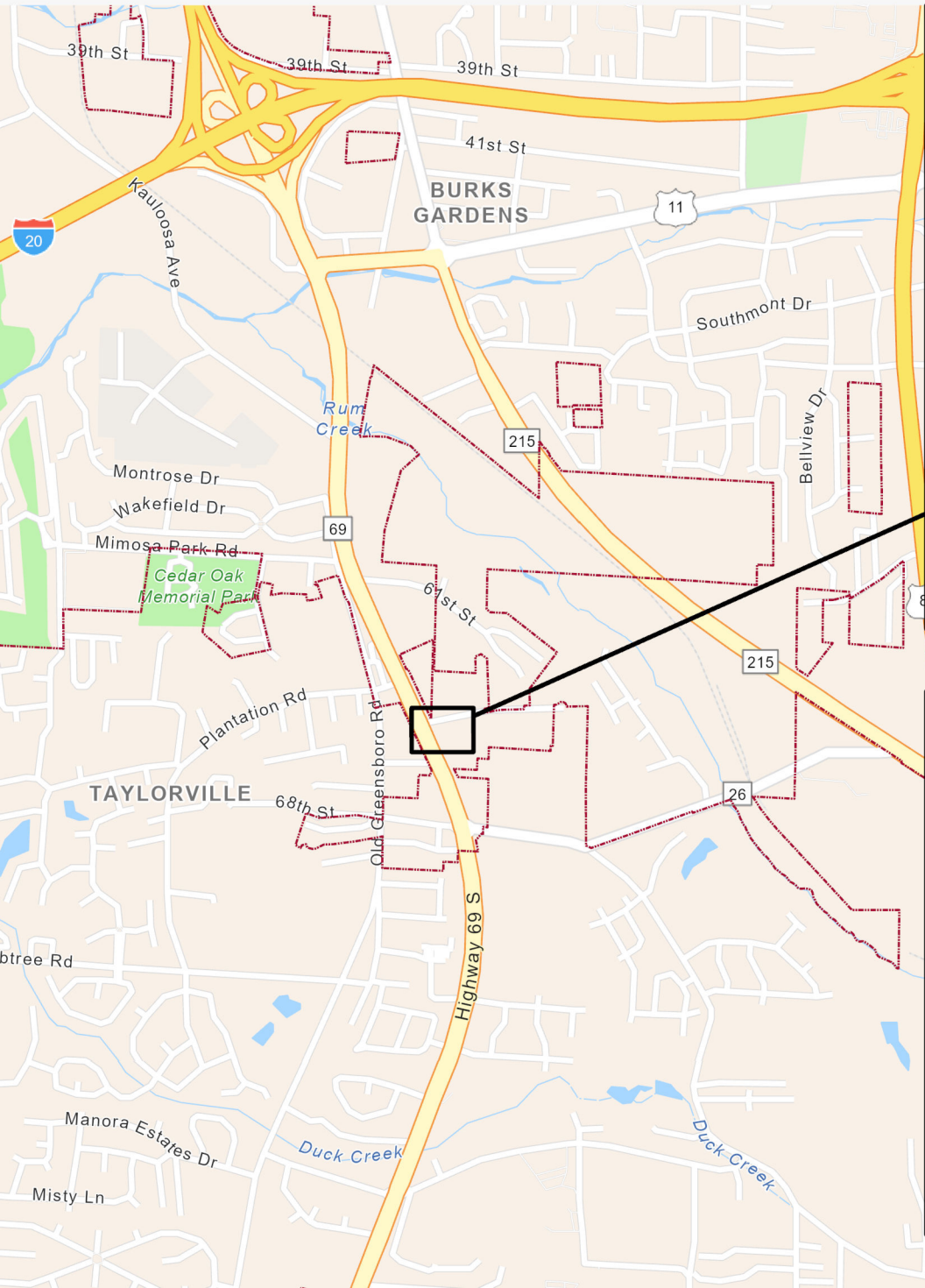


# 6509 Highway 69 South

1 inch = 150 feet

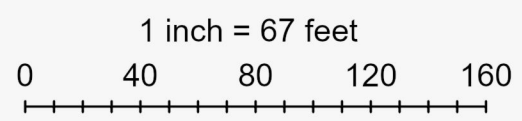


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# 6509 Highway 69 South



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