

ZONING BOARD OF ADJUSTMENT STAFF REPORT
March 27, 2023

ZBA-28-23

GENERAL INFORMATION

Property Owner () Petitioner (x)

Leah Alexander

Requested Action and Purpose

Petition for a variance from the mixed residential district regulations regarding building height for accessory structures

Location and Existing Zoning

419 and 421 30th Avenue East. Zoned RD-2. (Council District 5)

Size and Existing Land Use

Two lots approximately 0.17 acres each, Vacant land

Surrounding Land Use and Zoning

North: Vacant lot, RD-2

East: Vacant lot, RD-2

South: Single-family dwelling, RD-2

West: Single-family cottage courts, RD-2

Applicable Regulations

[Sec. 24-335](#). – Measurements and exceptions.

(h) *Building height.*

(1) No accessory structure may exceed the height of the tallest principal structure on the site.

SUMMARY

The petitioner is requesting a variance to allow the construction of a detached dwelling that will exceed the height of the principal structure. Accessory dwelling units are permitted in all RD-2 properties, however, per the petitioner, 450 sf is “not functional” for a dwelling unit. The principal structure will be a single-story home, while the accessory structure will be two-stories. This will allow for a more functional living quarters.

Office of Urban Development, Planning Division: No comment.

Codes and Development Services: 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: _____

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.

- Special Exception, Use Variance, Variance, Short-Term Rental, Appeal Zoning Officer's ruling

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.

Four horizontal lines for describing the 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.

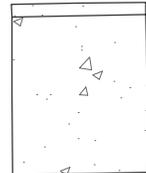
- For all requests for any variance from or special exception to a zoning requirement pertaining to a dimensional requirement or the site, a scaled site plan and/or building elevation produced by a registered land surveyor, professional engineer, or architect shall be required.
- Requests for an exception 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.

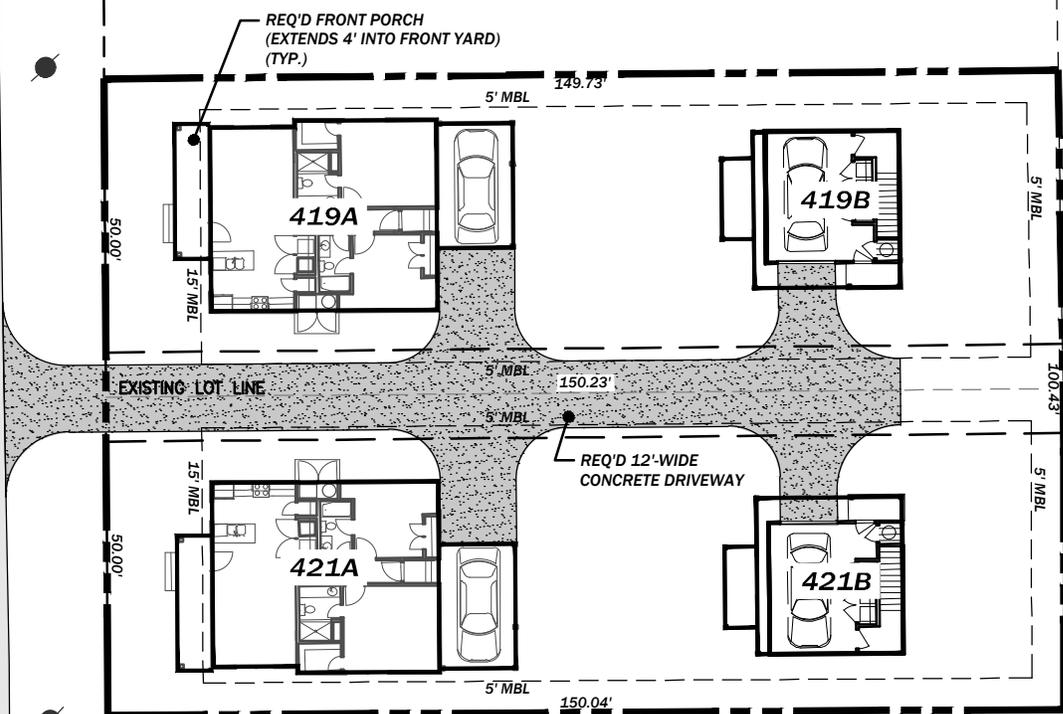
Print Name: _____ **Signature:** _____ **Date:** _____

SS



0 30
SCALE IN FEET

30th Avenue East



PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)



3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

419 & 421 30TH AVE. EAST

4 B LLC

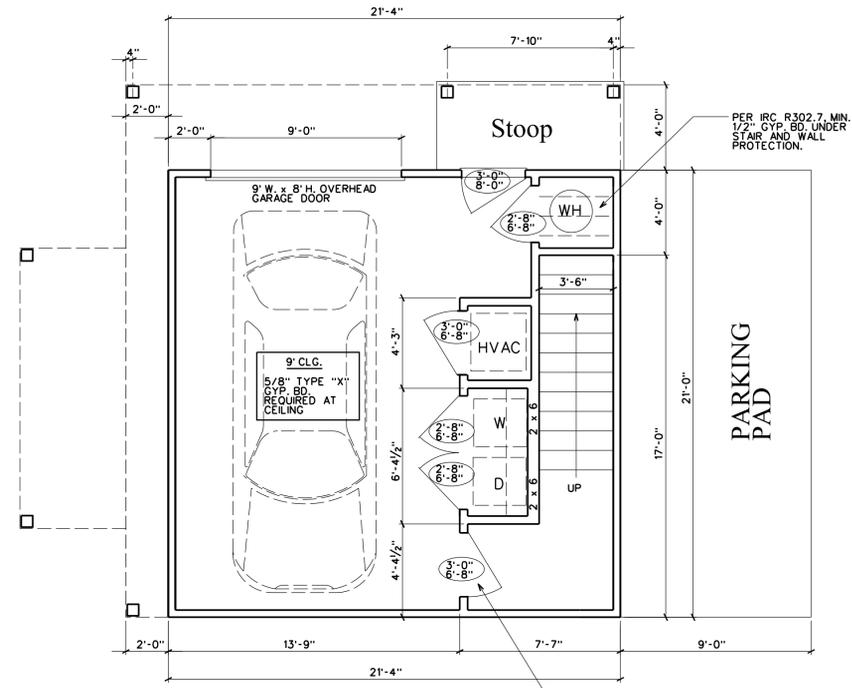
**30TH AVENUE EAST
TUSCALOOSA, ALABAMA**

Sheet Title
PLOT PLAN

No.	Date	Revision Description

Drawn By: A D H Checked By: J A M
Date: 2023-03-07 Proj. No.: 20-10-02348.00
File Name: _20-02348_Southwest Plot Plan.dwg

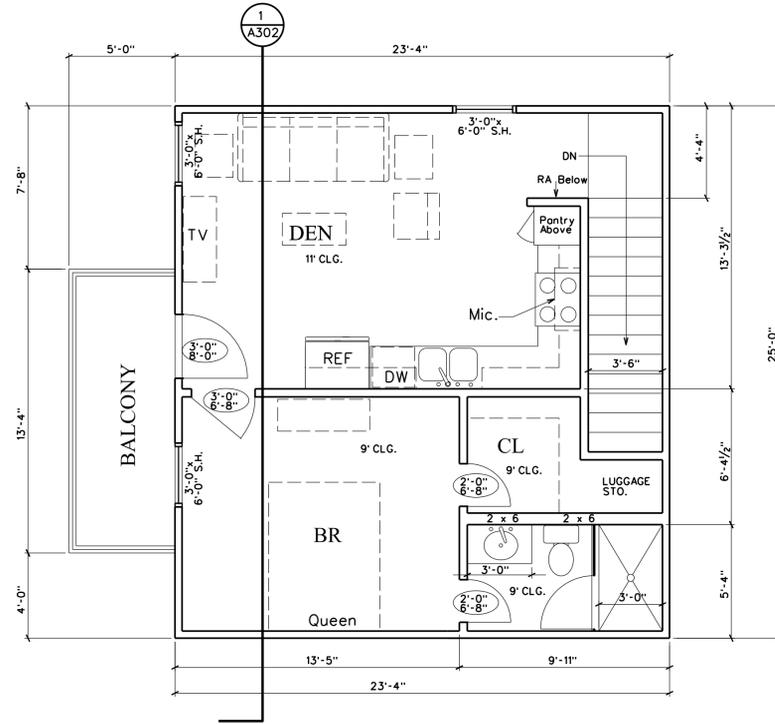
Sheet No.
C1.0



448 SF TOTAL GROUND FL. FOOTPRINT

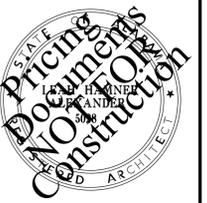
88 SF H/Cooled @ Stairwell

**ACCESSORY STRUCTURE
FIRST FLOOR PLAN**
SCALE : 1/4" = 1'-0"



2ND FLOOR - 538 SF
Heated/Cooled

**ACCESSORY STRUCTURE
SECOND FLOOR PLAN**
SCALE : 1/4" = 1'-0"



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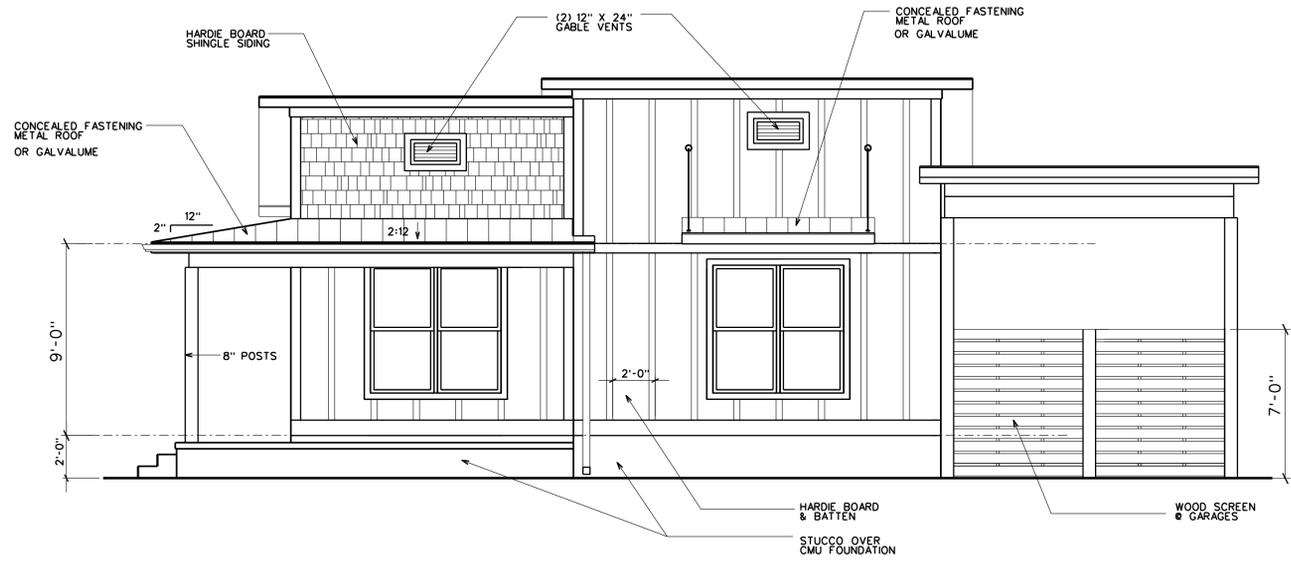
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Contractor to verify site conditions and all dimensions prior to construction.

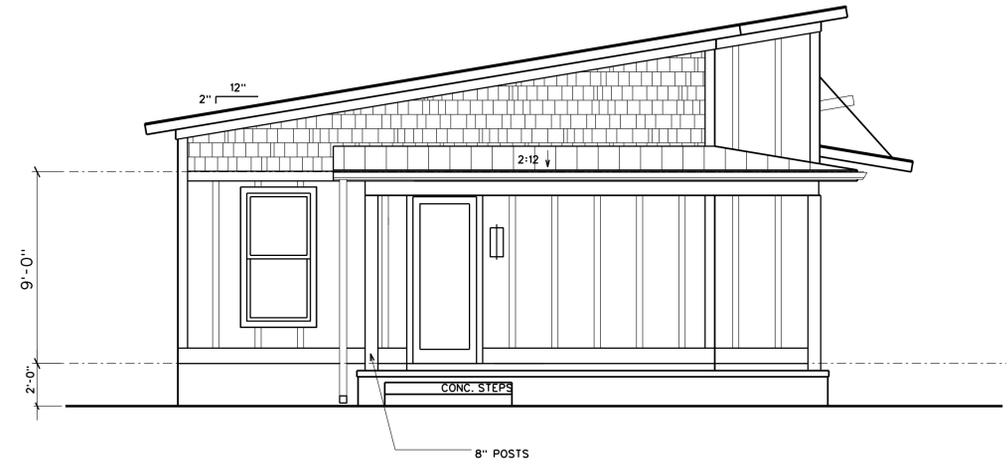
REVISIONS :

A102

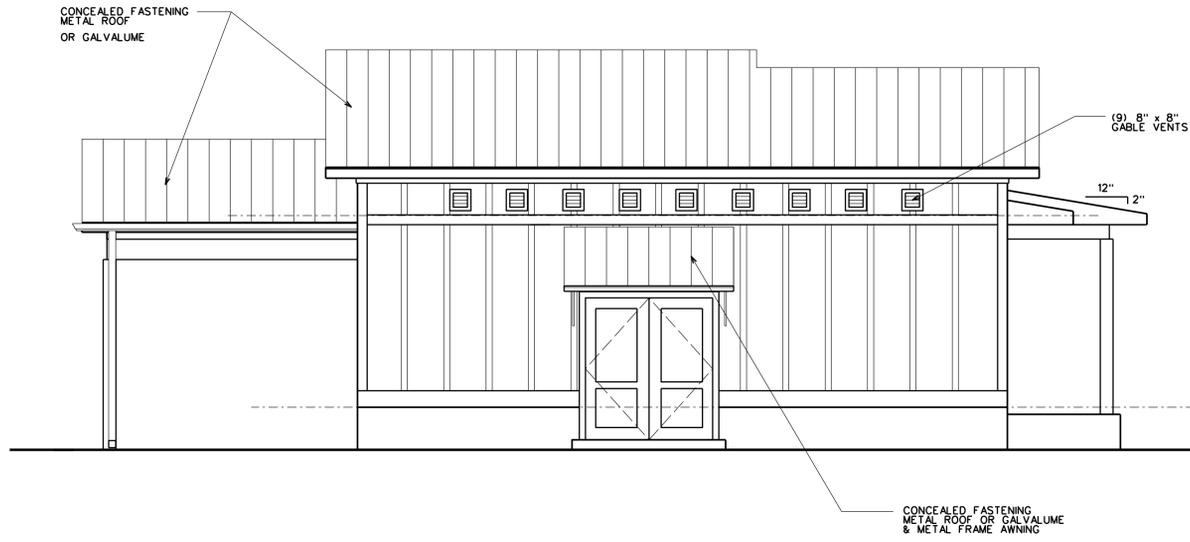
Project No: 02031
Date: 04-12-2021



1
A201
MAIN HOUSE
COURTYARD ELEVATION (SOUTH)
SCALE : 1/4" = 1'-0"



2
A201
MAIN HOUSE
30th Ave. E. ELEVATION (WEST)
SCALE : 1/4" = 1'-0"



3
A201
MAIN HOUSE
NORTH ELEVATION
SCALE : 1/4" = 1'-0"



4
A201
MAIN HOUSE
EAST ELEVATION
SCALE : 1/4" = 1'-0"



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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

A201

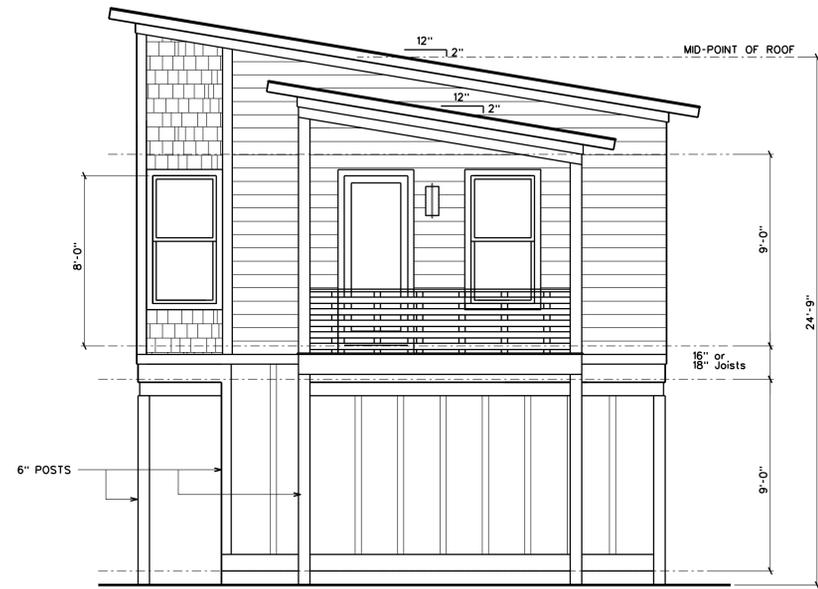
Project No: 02031
 Date: 04-12-2021



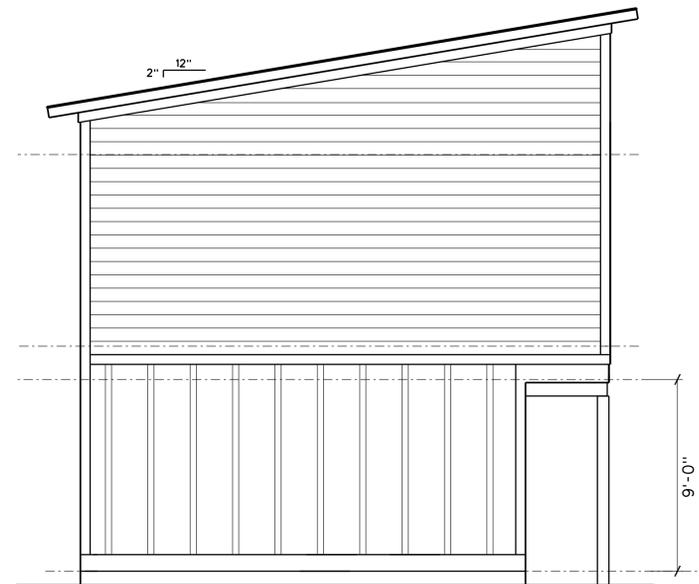
1
A202 ACCESSORY STRUCTURE
COURTYARD ELEVATION (SOUTH)
SCALE : 1/4" = 1'-0"



3
A202 ACCESSORY STRUCTURE
NORTH ELEVATION
SCALE : 1/4" = 1'-0"



2
A202 ACCESSORY STRUCTURE
30th Ave. E. ELEVATION (WEST)
SCALE : 1/4" = 1'-0"



4
A202 ACCESSORY STRUCTURE
EAST ELEVATION
SCALE : 1/4" = 1'-0"

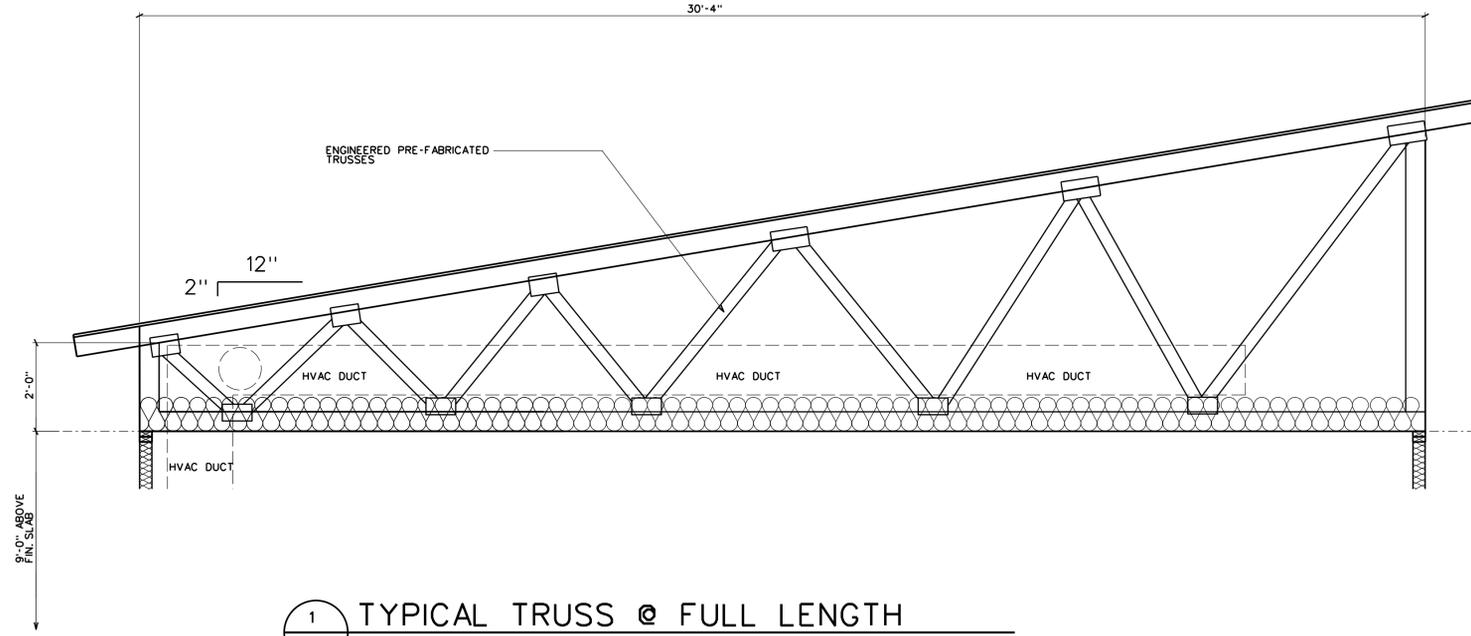


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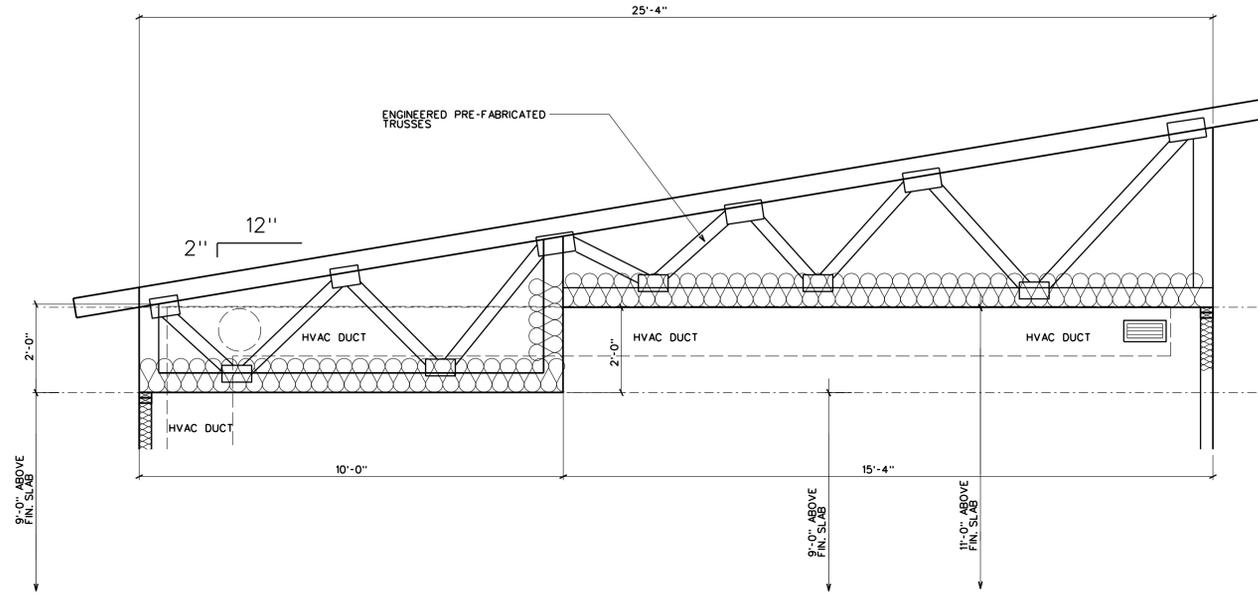
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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :



1 TYPICAL TRUSS @ FULL LENGTH
A301 SCALE : 1/2" = 1'-0"



2 MAIN HOUSE TRUSS @ DEN VAULT
A301 SCALE : 1/2" = 1'-0"

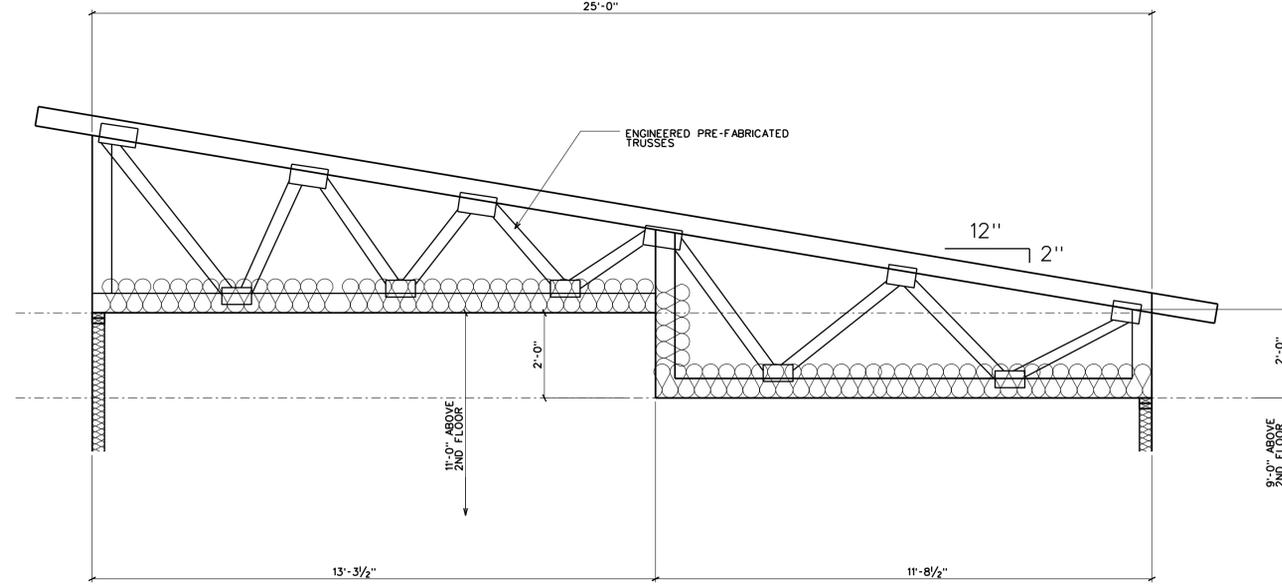


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REVISIONS :

A301



1
A302 ACCESSORY STRUCTURE
TYPICAL TRUSS
SCALE : 1/2" = 1'-0"



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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

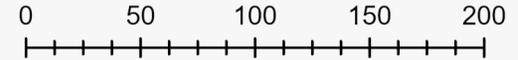
A302

Project No: 02031
 Date: 04-12-2021

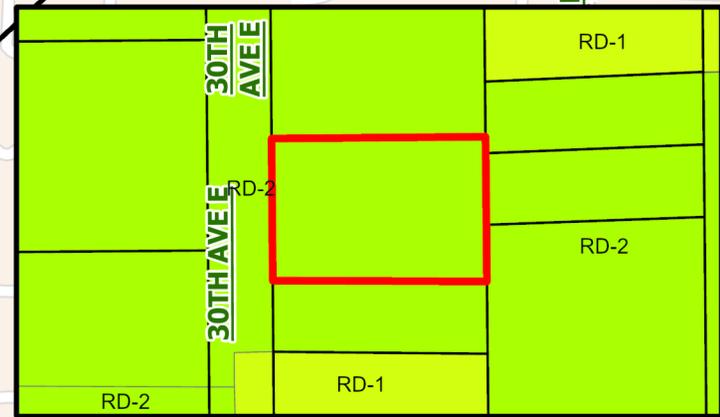
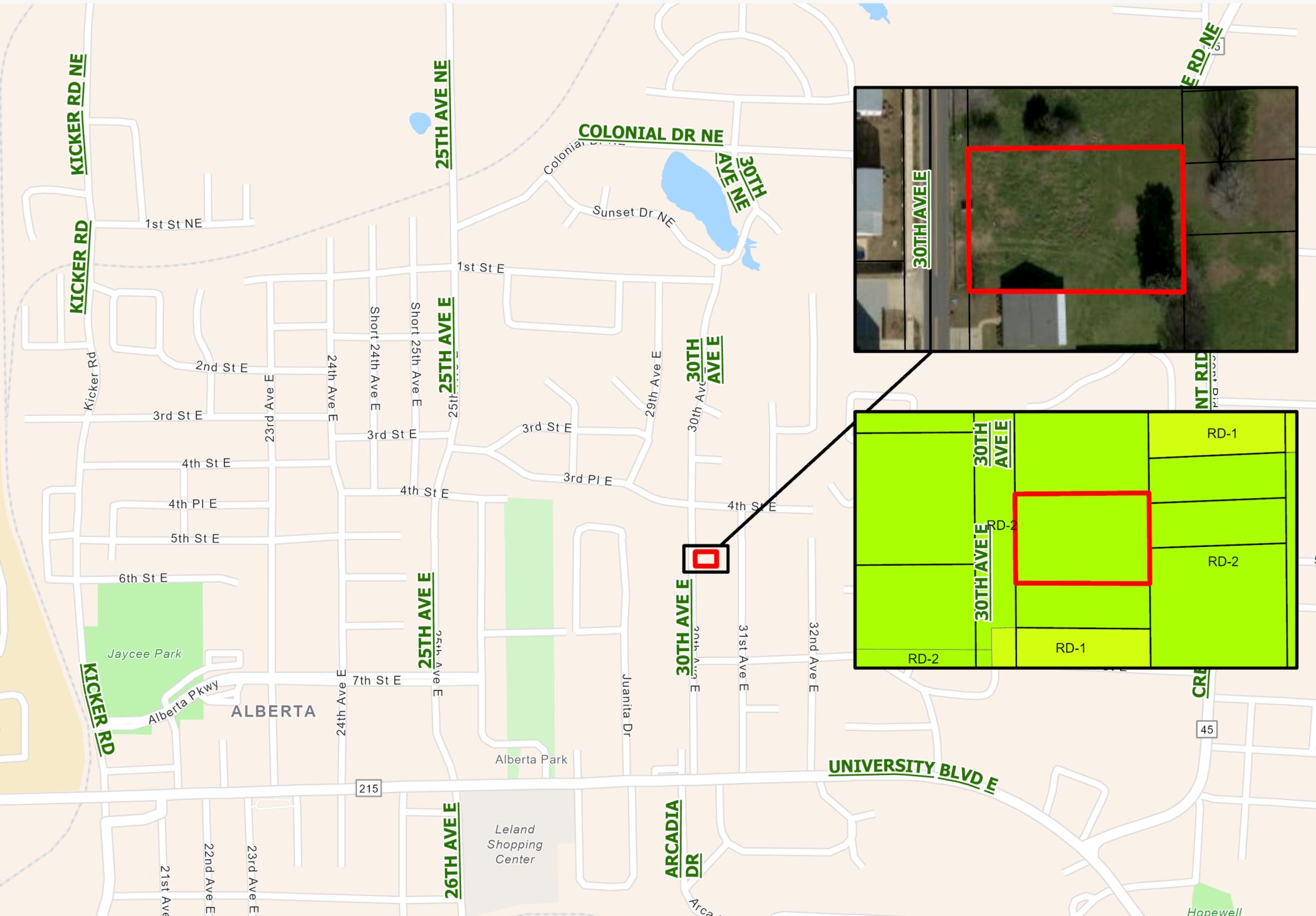


419 and 421 30th Ave E

1 inch = 83 feet



N





419 and 421 30th Ave E

1 inch = 29 feet





