

ZONING BOARD OF ADJUSTMENT STAFF REPORT

March 27, 2023

**ZBA-24-23**

**GENERAL INFORMATION**

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

Margaret Peacock

**Requested Action and Purpose**

Petition for a variance from the residential district regulations to construct an addition

**Location and Existing Zoning**

1905 8th Street. Zoned R-3H. (Council District 4)

**Size and Existing Land Use**

Approximately 0.22 acres, Single-family residential

**Surrounding Land Use and Zoning**

North: Law Office, BGO-H

East: Single-family residence, R-3H

South: Single-family residence, R-3H

West: Single-family residence, R-3H

**Applicable Regulations**

Sec. 24-36. – Ground coverage ratio.

In residential areas, the ground coverage ratio on any lot shall not exceed the following per centages:

R-3	35 per cent
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**SUMMARY**

The petitioner is requesting a variance from the ground coverage ratio regulations to construct an addition on the rear of the existing home. The existing deck will be removed to allow for the construction of a sun/mud room as well as an expansion of the existing kitchen. The corners of the additions will be at least 5' from the southern property line.

This project also requires approval from the Historic Preservation Commission, and will be heard at the April 12<sup>th</sup> meeting.

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

ZONING BOARD OF ADJUSTMENT STAFF REPORT  
March 27, 2023

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**

Commercial ..... \$ 200.00 per lot

Residential ..... \$ 50.00 per lot

☐ **Use Variance**

Commercial ..... \$ 200.00 per lot

Residential ..... \$ 50.00 per lot

☐ **Variance**

Commercial ..... \$ 200.00 per lot

Residential ..... \$ 50.00 per lot

☐ **Short-Term Rental** ..... \$ 400.00 per lot ☐ **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.

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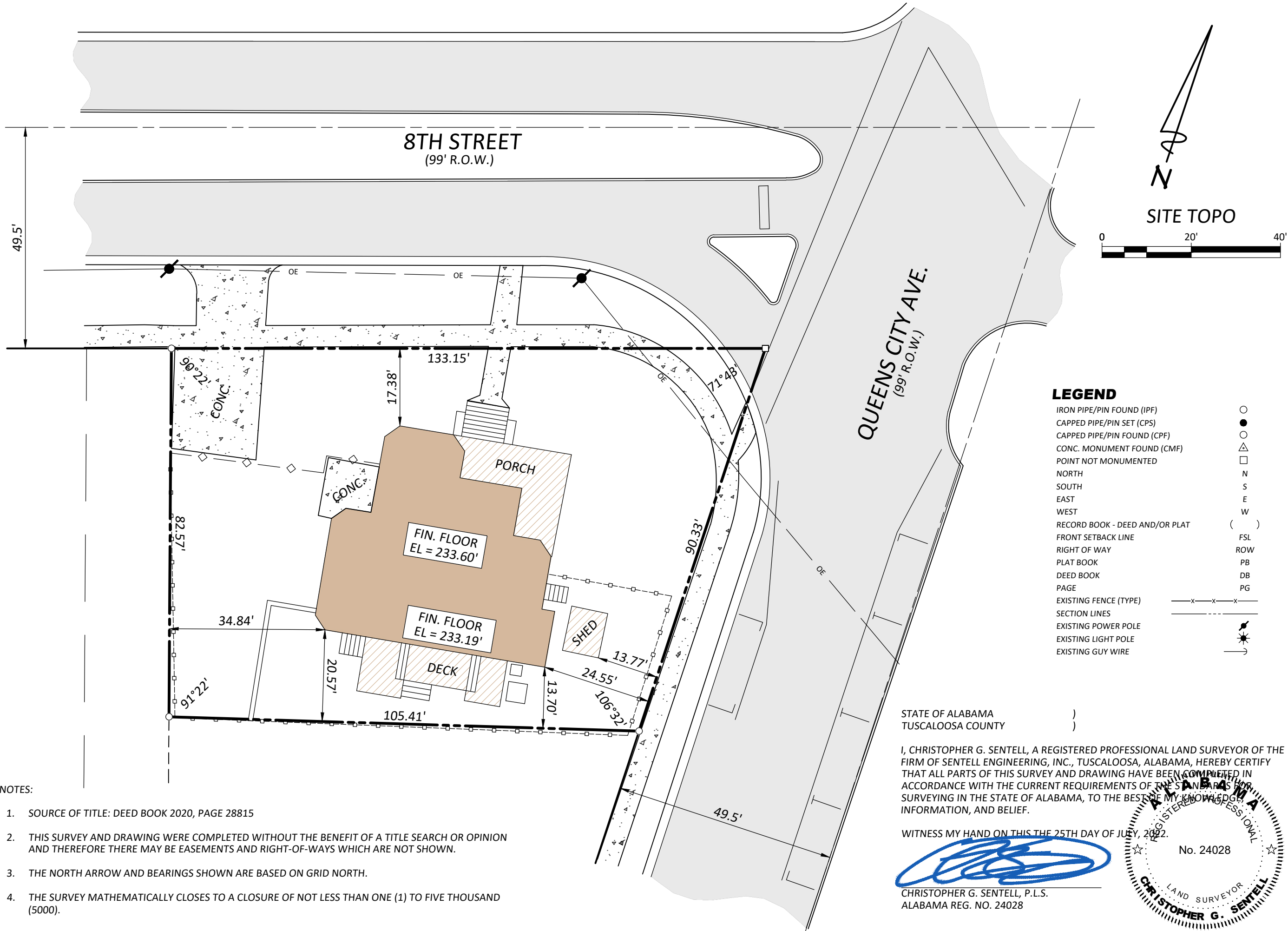
- For all requests for any variance from or special exception to a zoning requirement pertaining to a dimensional requirement or the site, a scaled site plan and/or building elevation produced by a registered land surveyor, professional engineer, or architect shall be required.
- Requests for an exception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

N:\2022\22-165 Margaret Peacock 8th Street SITE\22-165 master site.dwg



NOTES:

- SOURCE OF TITLE: DEED BOOK 2020, PAGE 28815
- THIS SURVEY AND DRAWING WERE COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND THEREFORE THERE MAY BE EASEMENTS AND RIGHT-OF-WAYS WHICH ARE NOT SHOWN.
- THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
- THE SURVEY MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE (1) TO FIVE THOUSAND (5000).

LEGEND

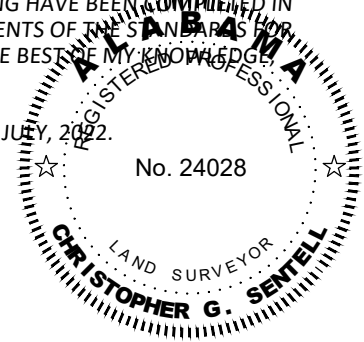
IRON PIPE/PIN FOUND (IPF)	○
CAPPED PIPE/PIN SET (CPS)	●
CAPPED PIPE/PIN FOUND (CPF)	○
CONC. MONUMENT FOUND (CMF)	△
POINT NOT MONUMENTED	□
NORTH	N
SOUTH	S
EAST	E
WEST	W
RECORD BOOK - DEED AND/OR PLAT	( )
FRONT SETBACK LINE	FSL
RIGHT OF WAY	ROW
PLAT BOOK	PB
DEED BOOK	DB
PAGE	PG
EXISTING FENCE (TYPE)	—x—x—x—
SECTION LINES	— · — · — · —
EXISTING POWER POLE	⚡
EXISTING LIGHT POLE	★
EXISTING GUY WIRE	→

STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, CHRISTOPHER G. SENTELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE FIRM OF SENTELL ENGINEERING, INC., TUSCALOOSA, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND ON THIS THE 25TH DAY OF JULY, 2022.

CHRISTOPHER G. SENTELL, P.L.S.  
ALABAMA REG. NO. 24028



MARGARET PEACOCK  
1905 8TH STREET  
TUSCALOOSA, ALABAMA

DRAWN : CGS  
CHECKED : GLS  
DATE : 07/2022  
JOB NO : 22-165  
SHEET :

DRAWINGS ARE FULL-SCALE WHEN PRINTED  
ON 24"X36" SHEETS AND HALF-SCALE  
WHEN PRINTED ON 12"X18' SHEETS



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alter building design, inc.  
Elizabeth Alter, Architect  
16-B Country Club Hills, Tuscaloosa, AL 35401  
(205) 310-2021 / email: alter49@comcast.net

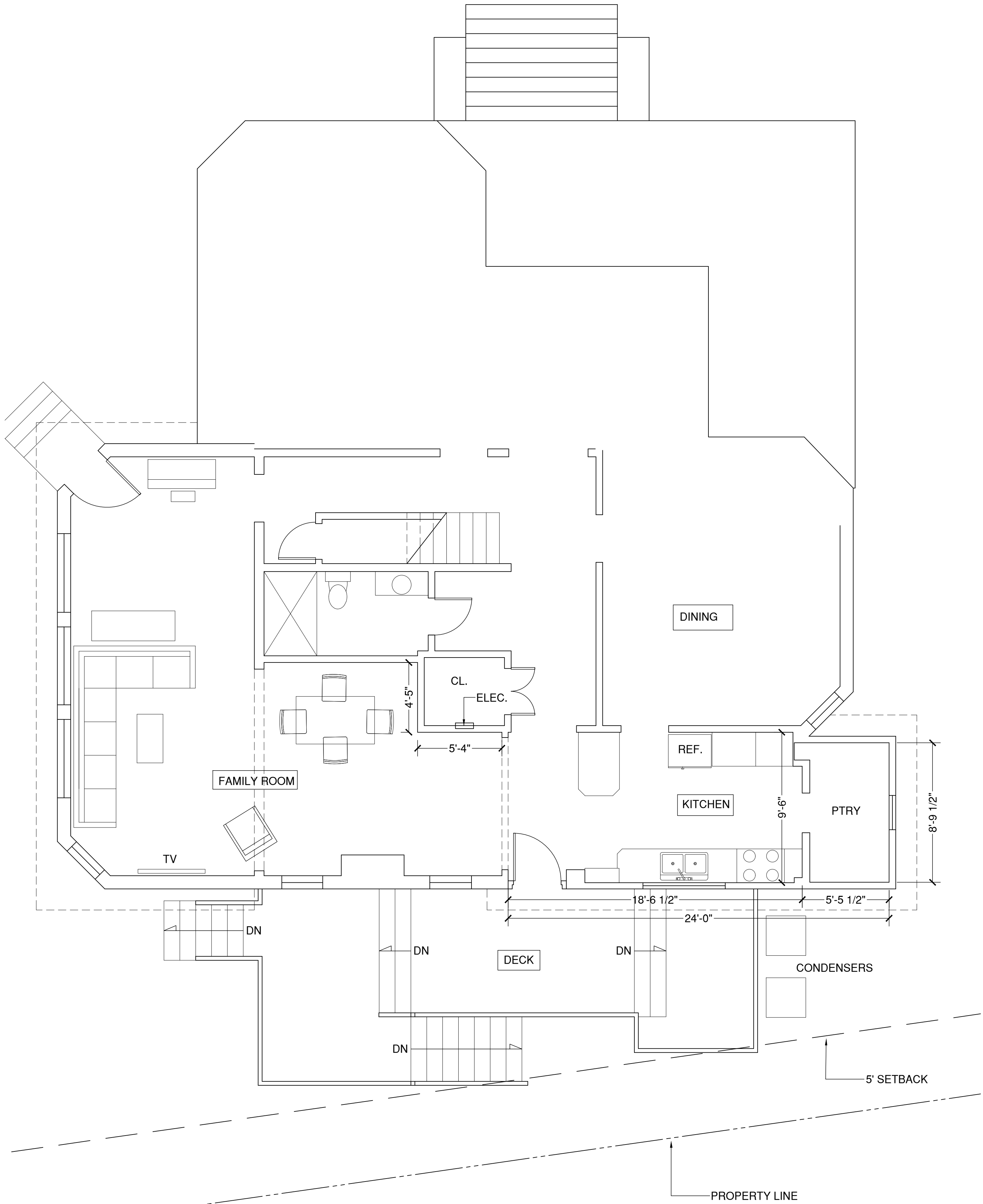
An Addition and Renovation  
**Peacock and Cervino Residence**  
1905 8th Street at Queen City Blvd.  
Tuscaloosa, Alabama 35401

PROJECT NO.: 2217  
DATE: 10/19/22  
DRAWN BY:  
FILE NAME: 2217a101  
PLOT SCALE: 1/4"=1'-0"  
REVISIONS:

03/14/23

EXISTING  
FLOOR PLAN

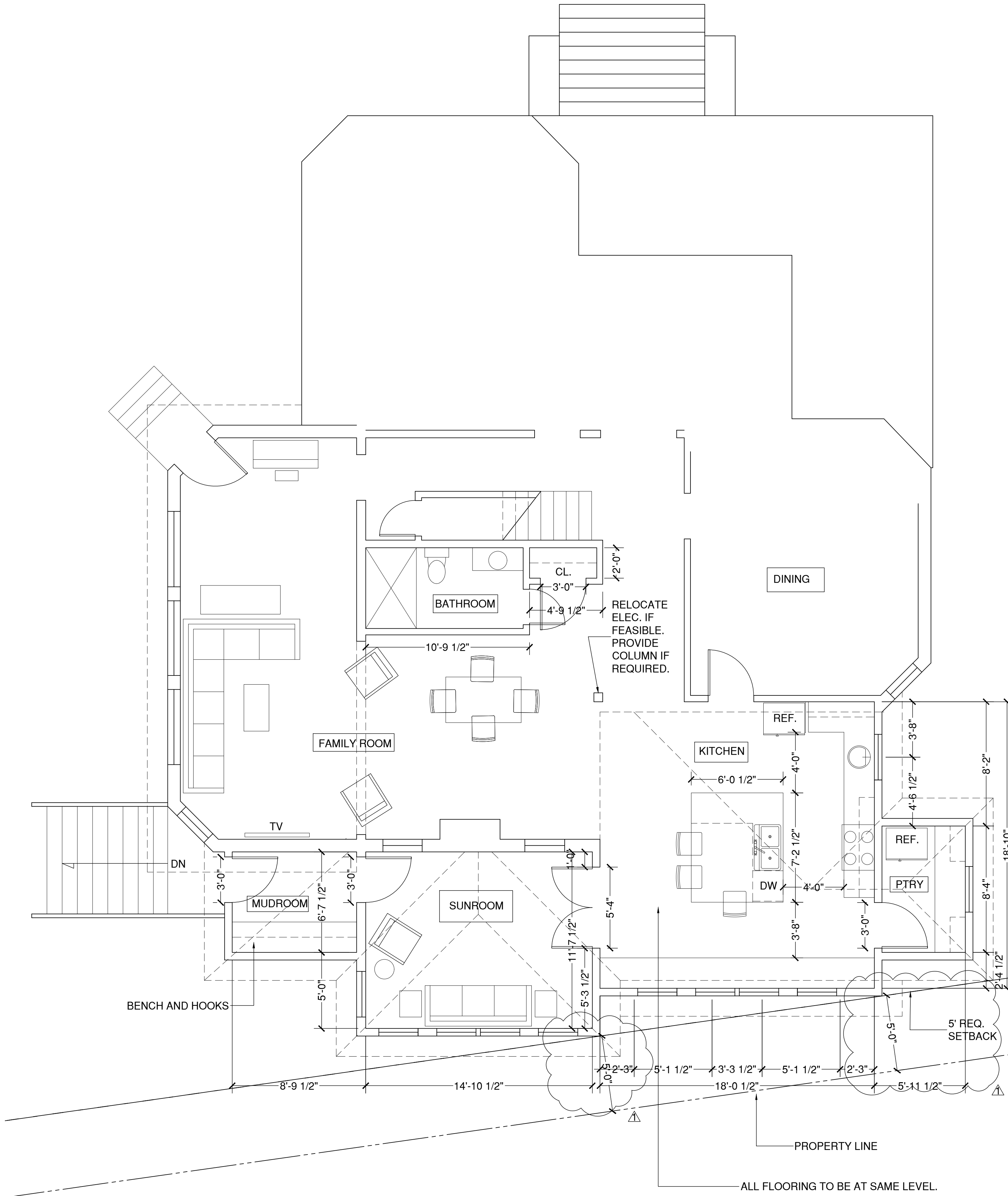
A101



1

EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



2

PROPOSED FIRST FLOOR PLAN

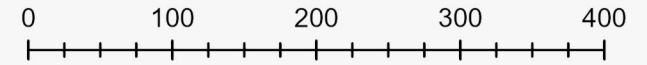
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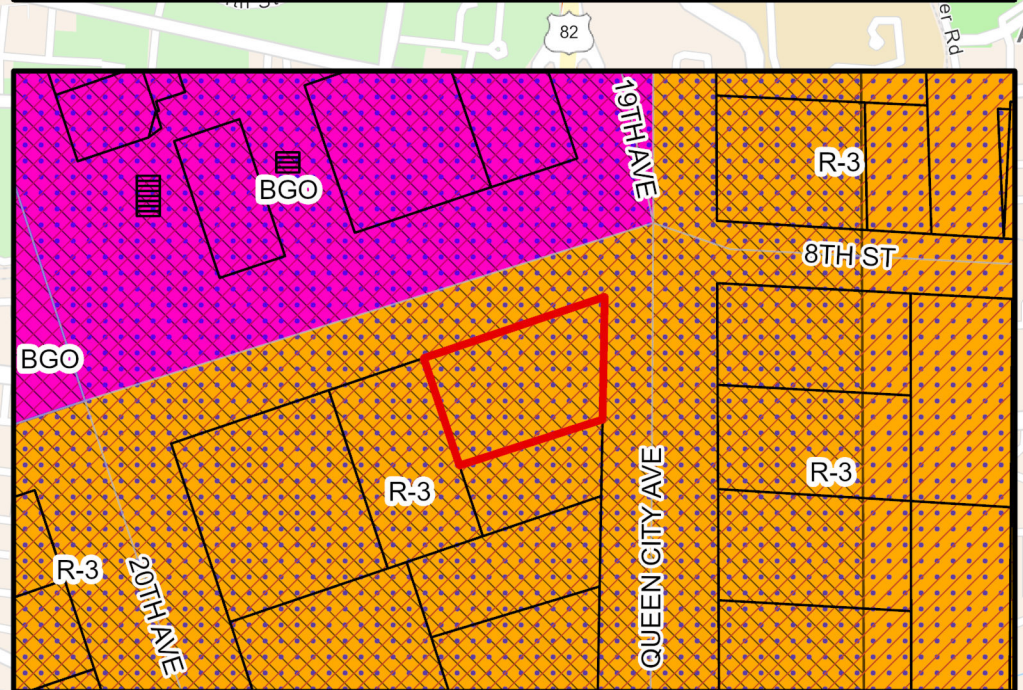
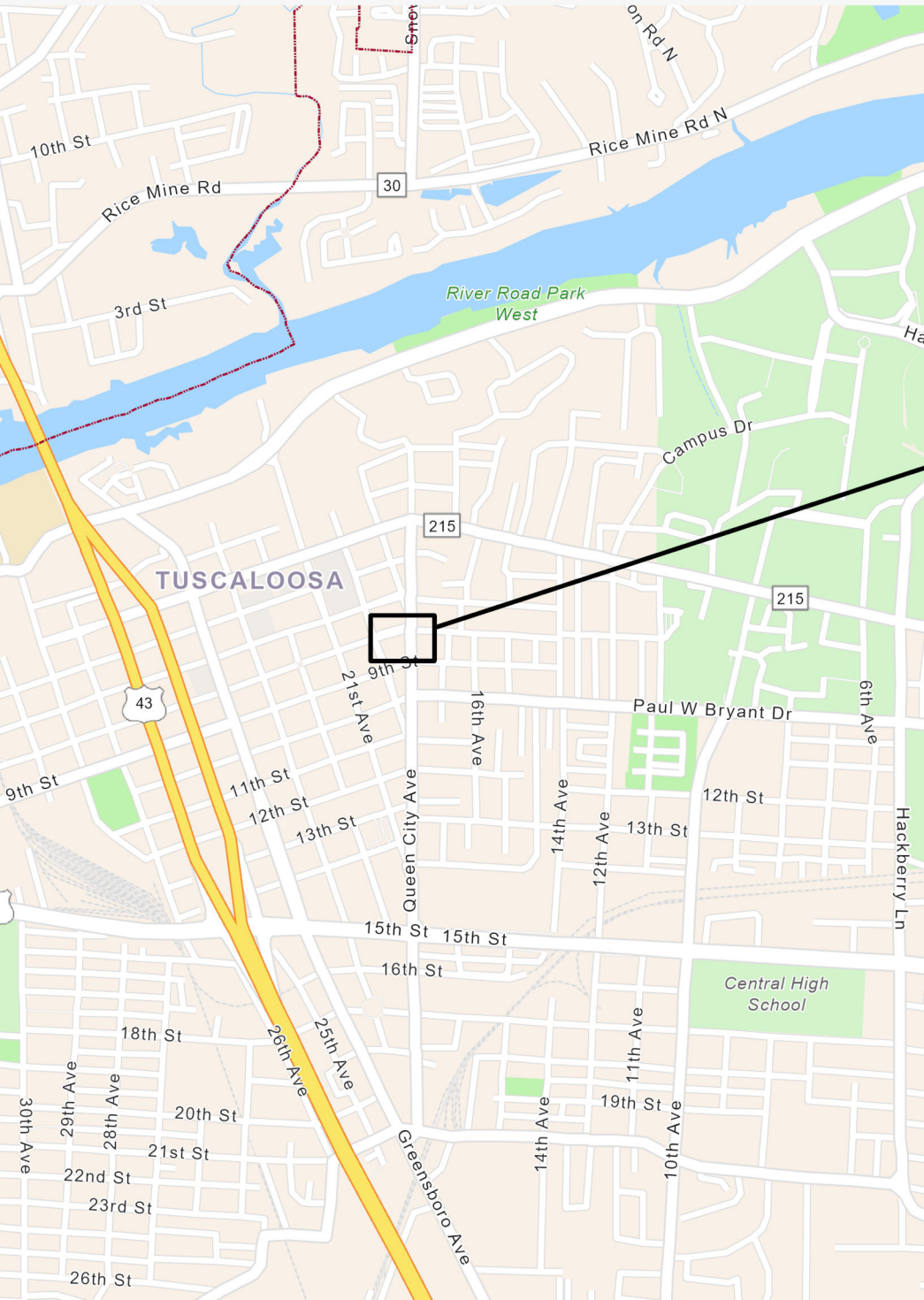


# 1905 8th Street

1 inch = 133 feet



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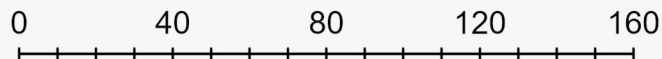
CIRCLEWOOD





1905 8th Street

1 inch = 50 feet















NOV 10  
1905