



TUSCALOOSA  
PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Resurvey of Tosyali Subdivision Parcel ID: 63 31 07 26 1 002 001.001 Total Acres: 2.38

Surveyor or Engineer

Name: Douglas J Varnon

Property Owner

Name: Tosyali Properties LLC

Applicants MUST include ALL of the following documentation with the submission of this checklist:

Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES <u>6/16/25</u>	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 1/2" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

Certification of Applicant

**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

☒ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature: [Signature] Date: 7/16/2025

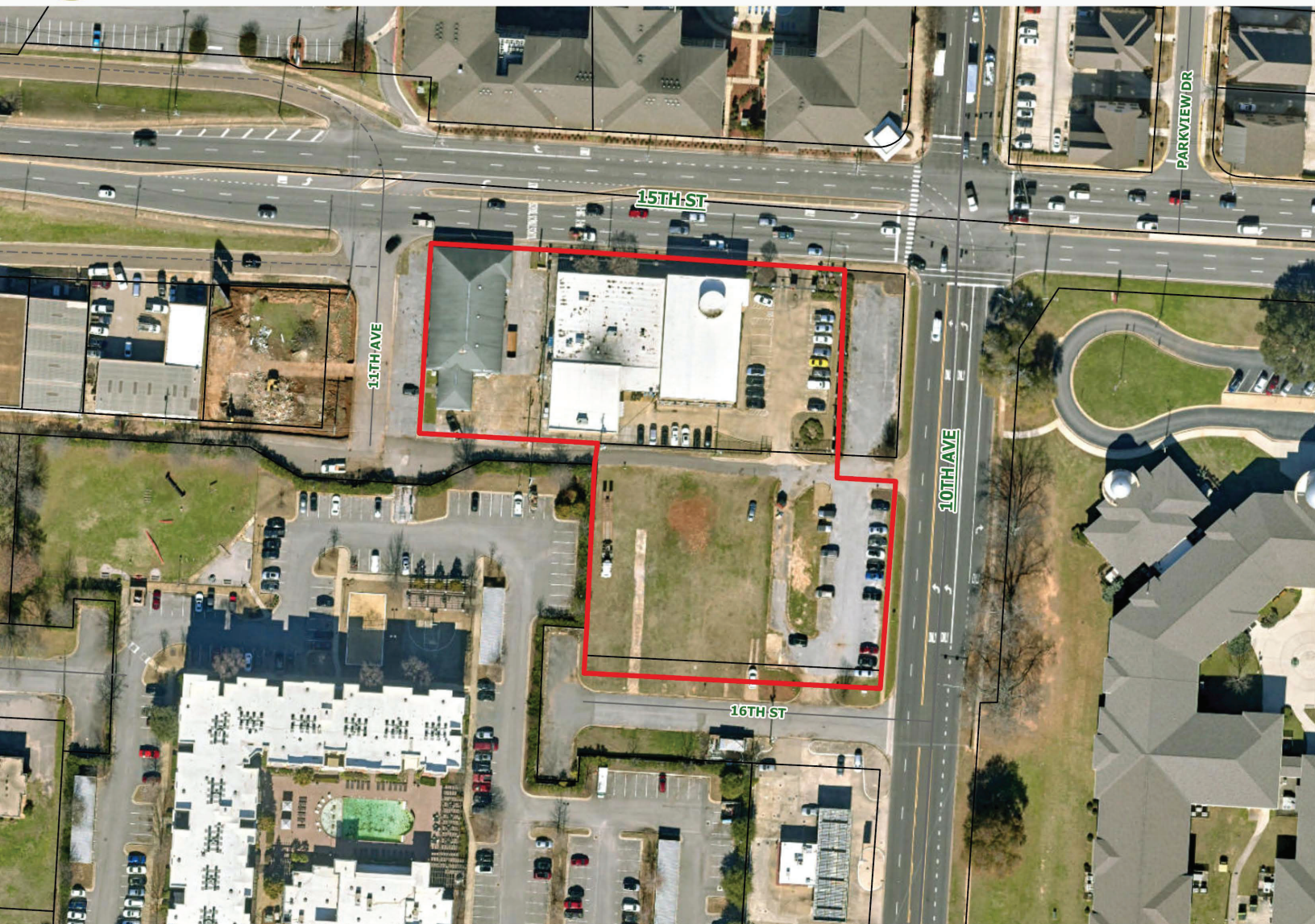
PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401 **SUBMIT FORM**



# 1023-1025 15th St & 1500 10th Ave

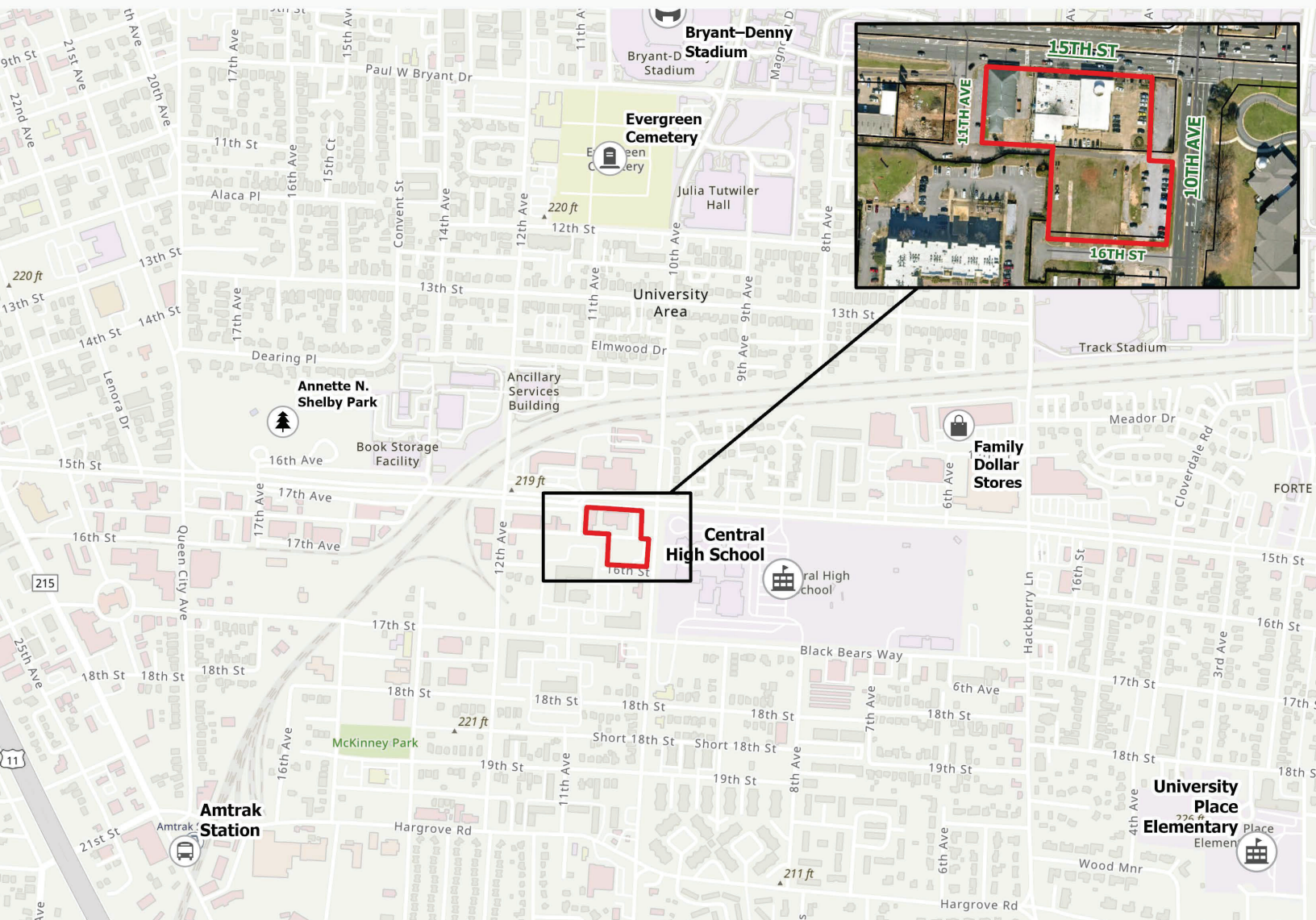
1 inch = 100 feet  
0 50 100 150 200 Feet





1 inch = 750 feet

0      375      750      1,125      1,500 Feet









3200 Rice Mine Road NE  
Tuscaloosa, AL 35406  
205.345.0816  
www.ttlusa.com

August 6, 2025

Zach Ponds  
Director of Planning  
City of Tuscaloosa  
2201 University Blvd.  
Tuscaloosa, AL 35401

RE: Resurvey of Tosyali Subdivision (TTL Project 23-01-03057.01)  
Variance Request Letter

Dear Mr. Ponds:

We are writing on behalf of the Petitioner to request a variance from the subdivision regulations for the proposed subdivision located on the southwest corner of the intersection of 15<sup>th</sup> Street and 10<sup>th</sup> Avenue. The property is recorded in plat book 2024, page 227 and in deed book (DB) 2024, page (PG) 20981 and DB 2025, PG 14181.

The following variances are requested:

1. **Variance for Sidewalk Construction along 16<sup>th</sup> Street:**

- We are requesting a variance from the requirements for sidewalk construction along 16<sup>th</sup> Street because 16<sup>th</sup> Street is a dead end. The property to the west of our site vacated 16<sup>th</sup> Street and provided a hammerhead which terminated the street at the property line.

2. **Variance for Sidewalk Construction along 11<sup>th</sup> Avenue:**

- We are requesting a variance from the requirements for sidewalk construction along 11<sup>th</sup> Avenue because 11<sup>th</sup> Avenue is a dead end. The property to the south of our site vacated 11<sup>th</sup> Avenue and provided a hammerhead which terminated the street at the property line.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

Douglas J. Varnon, P.E., CFM  
Senior Project Manager

cc: File