

ZONING BOARD OF ADJUSTMENT STAFF REPORT

August 25th 2025

ZBA-56-25

GENERAL INFORMATION

Property Owner () Petitioner (X)

Longleaf Engineering

Requested Action and Purpose

Petition for a variance from the material standards for commercial buildings.

Location and Existing Zoning

3311 and 3327 Hargrove Road East. Not in City limits.

Size and Existing Land Use

Approximately 2.2 acres, Residential

Surrounding Land Use and Zoning

North: Commercial, GC

East: Single Family Residential, SFR-1

South: Outside City Limits

West: Multi-family residential, MFR

Applicable Regulations

Sec. 25-43. d. Decision-Making Standards for Variance

1. A variance may be approved only on finding the applicant demonstrates all of the following:
 - i. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - ii. Those conditions are peculiar to the property and do not generally apply to other property in the vicinity;
 - iii. Those conditions are not the result of the landowner's or applicant's own actions;
 - iv. Because of those conditions, the application of the standards in this Ordinance to the particular piece of property would result in unnecessary hardship to the applicant; and
 - v. The variance is the minimum necessary to alleviate that hardship and is consistent with the public interest and with the spirit, purpose, and intent of this Ordinance, such that public safety is secured, and substantial justice is achieved.
2. The following factors do not constitute sufficient grounds for approval of a variance:
 - i. A request for a particular use that is expressly, or by inference, prohibited in the zoning district;
 - ii. Hardships resulting from factors other than application of standards of this Ordinance;
 - iii. The fact that land or a structure may be utilized more profitably or be more marketable with a variance permit;
 - iv. The citing of other nonconforming or conforming uses of land or structures in the same or other zoning districts; or

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- v. Financial hardship.
- 3. A variance shall not be approved if the approval would have the effect of:
 - i. Allowing the establishment of a use not otherwise permitted in a zoning district;
 - ii. Changing the zoning district boundaries shown on the Zoning Map; or
 - iii. Permitting an increase in density allowing more units on a lot than permitted under this Ordinance.

Sec. 25-83. General Commercial

Development standards. All development in the GC district shall comply with the following standards:

1. *Residential development.* Residential dwelling units in new development and redevelopment are permitted only above a single story of a building that has only non-residential uses on its ground floor.
2. *Building materials allowed.*
 - i. *Primary materials.* Primary material changes shall occur only at inside corners. The following materials are required for not less than seventy-five (75) per cent of the building wall surface area on each façade:
 - (a) Brick and tile masonry;
 - (b) Natural stone (or synthetic equivalent), such as limestone, granite, and marble;
 - (c) Wood-clapboard or shingles;
 - (d) Glass curtain wall;
 - (e) Cementitious siding; and
 - (f) Stucco (cementitious finish).
 - ii. *Accent materials.* The following materials may make up to twenty-five (25) per cent of the building wall surface area on each façade:
 - (a) Pre-cast masonry (for trim and cornice elements only);
 - (b) External insulation finishing system—EIFS (for trim and cornice elements only);
 - (c) Gypsum reinforced fiber concrete—GFRC (for trim elements only);
 - (d) Metal (for beams, lintels, trim elements, and ornamentation);
 - (e) Split-faced block (for piers, foundation walls and chimneys only);
 - (f) Glass block;
 - (g) Vinyl shakes or shingles; and
 - (h) Vinyl clapboard (with a minimum thickness of 0.044 inches).
 - iii. *Alternative materials.* Alternative building materials not listed in subsections i. or ii. above may be approved by the director of planning if it is demonstrated the alternative building materials are equivalent or better than the listed materials. The use of regionally-available materials is preferred.

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SUMMARY

The petitioner is requesting a variance from the material standards for buildings in the General Commercial zoning districts. The petitioner is proposing to use metal architectural board and batten style panels. The panels are made to imitate Hardie Board which is a cementitious material. The petitioner believes the metal material meets the intent of the ordinance.

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

Variance Application

Property Information:

Site Address:

3311 & 3327 Hargrove E Road, Tuscaloosa, Alabama 35405

Total Acres:

2

Number of Existing Structures:

0

Current Zoning:

General Commercial (GC)

Current Land Use:

Vacant

Applicant Information:

Applicant Name:

Longleaf Engineering

Applicant Address:

1927 7th Street, Tuscaloosa, Alabama 35401

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

3311 Hargrove LLC

Property Owner Address:

11271 Dooley Circle, Northport, Alabama 35475

The primary consideration for a variance request is whether a literal enforcement of a zoning ordinance will result in an unnecessary hardship. Circumstances that are not hardships include self-inflicted or self-created, inconvenient, financial or personal. The petitioner must specifically state a hardship for the variance.

Detailed Description of the Proposed Request, including Hardship:

This request is for a variance from the material standards for the GC district in the City of Tuscaloosa Zoning Ordinance. We would like to propose high-end metal architectural board and batten panels as an alternative material. As seen in the attached material example document, they give a modern aesthetic with superior craftsmanship and durability. They are made to replicate a "Hardie Board" which is an approved material under the ordinance. The proposed material is superior to traditional Hardie Board because it has long-term aesthetic appeal with little to no maintenance, while still providing the polished

look. Hardie Board would need more upkeep and would require future painting. We do believe that this material meets the intent of the ordinance and it is just an alternate route to get the City the visually appealing look we all would like to achieve.

Supporting Documents:

Site Plan (if applicable):

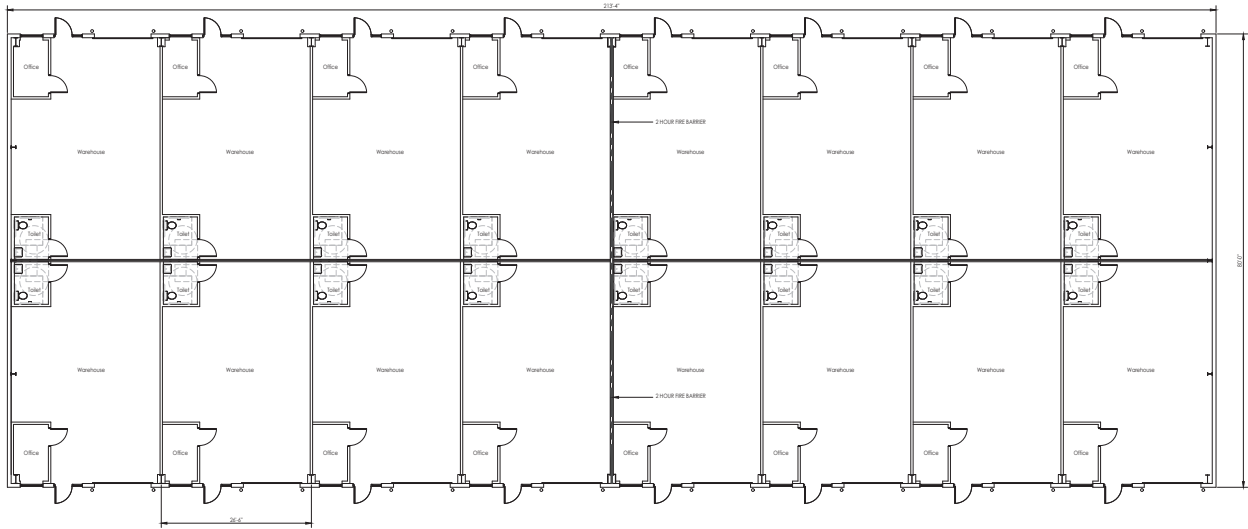
Hargrove Micro Park Site Layout 16Jul2025.pdf

Elevation Drawings (if applicable):

Proposed Material Example.pdf

Renderings REV 9JUL2025.pdf

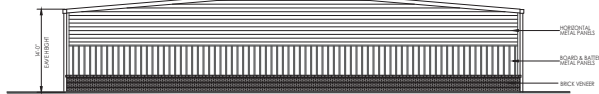
Additional Documents:



1 Floor Plan
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

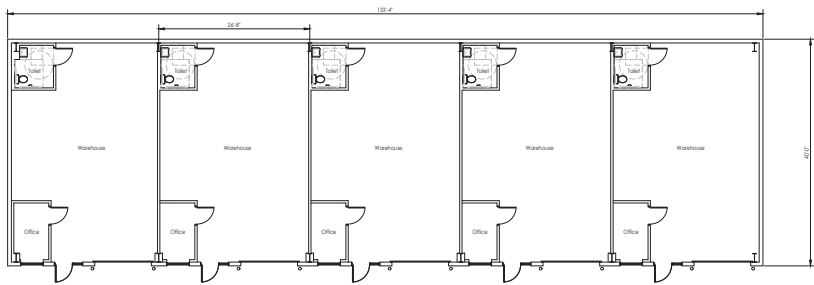


An OfficeWarehouse Development for:
Hargrove Micro Park
Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:

Floor Plan
Elevations
JOB No: 2585
DATE:
SHEET: **A100**

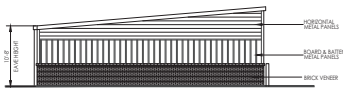
VERIFY SCALES
BY THE USER
IF THE USER
DOES NOT
VERIFY SCALES
THE USER
ACCEPTS ALL
RISKS



1 Floor Plan
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

An OfficeWarehouse Development for:
Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:	

Floor Plan Elevations	
JOB No:	2585
DATE:	
SHEET:	A101

VERIFY SCALES
BY ARCHITECT
OR ENGINEER
IF NOT BY ARCH
OR ENGINEER
ALSO CHECK
ASSEMBLY



Looking South West from Hargrove Road

PRELIMINARY
NOT FOR CONSTRUCTION

An Office/Warehouse Development for:
Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:	

JOB No:	2585
DATE:	
SHEET:	

VERIFY SCALES
BY ARCHITECT
FOR CONSTRUCTION
IF NOT BY ARCH
ALSO CHECK
ACCOMPANY



Looking South East from Hargrove Road

PRELIMINARY
NOT FOR CONSTRUCTION

An OfficeWarehouse Development for:

Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:

VERIFY SCALES
BY ALL
CONSISTENT
IF NOT BEING
ALREADY
ACCOMPANY

JOB No: 2585

DATE:

SHEET:



Typical Unit

PRELIMINARY
NOT FOR CONSTRUCTION

An OfficeWarehouse Development for:
Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

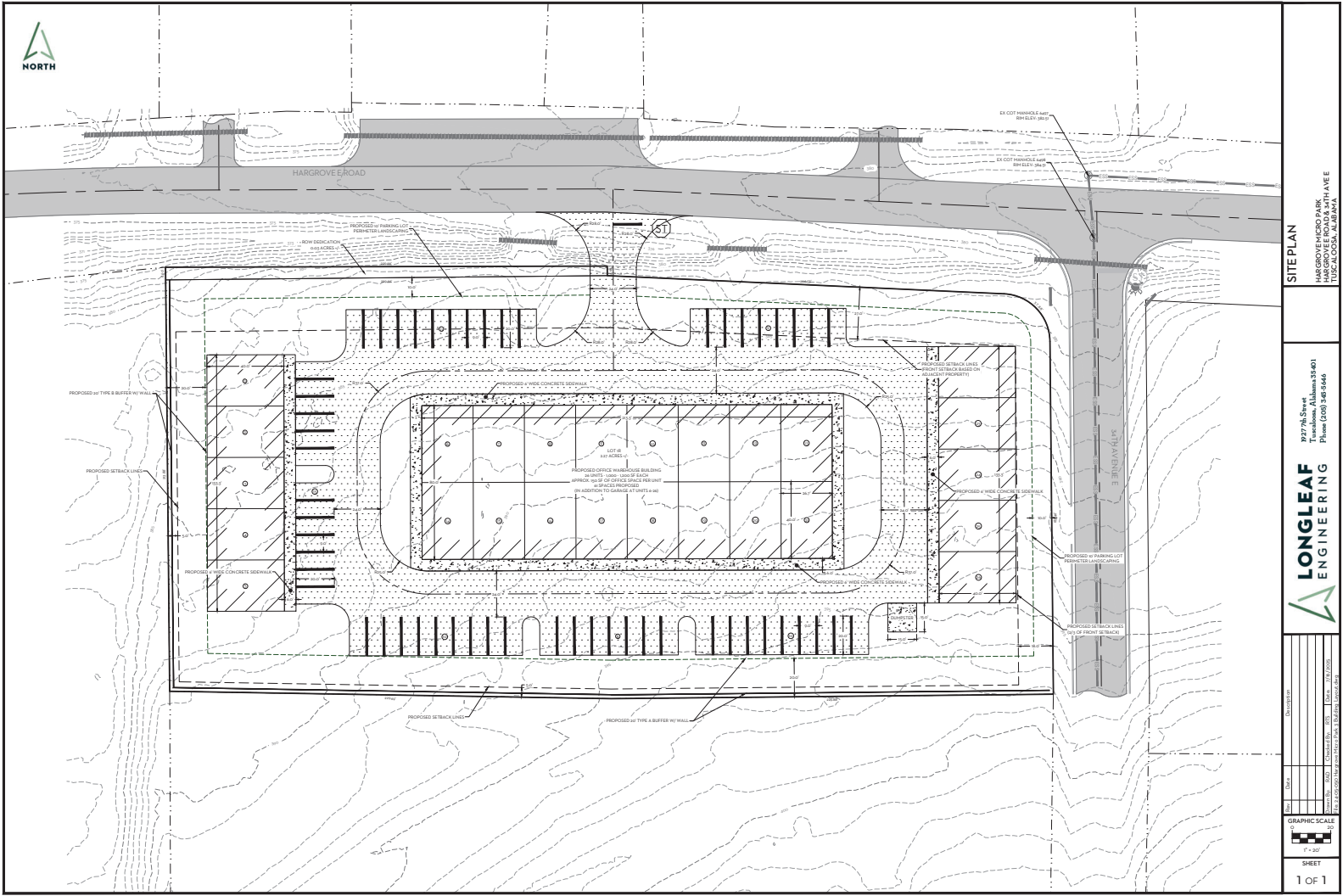
REVISIONS:

JOB No: 2585

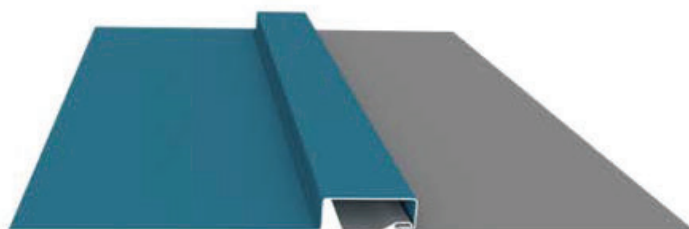
DATE:

SHEET:

VERIFY SCALES
BY: [Signature]
DATE: [Date]
IF NOT TO BE USED
FOR THIS PROJECT
DO NOT SCALE
ACROSSBLY







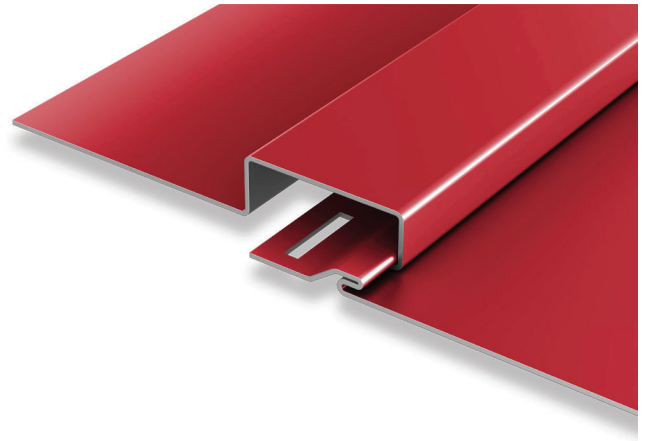
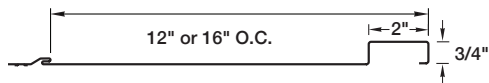
BOARD AND BATTEN

MATERIALS

.032 aluminum 24 gauge steel

SPECS

12", 16" Wide 3/4" High



FEATURES

- ▶ Installs with concealed mechanical fasteners through pre-punched holes
- ▶ Vertical wall applications only
- ▶ Widths - 12", 16"
- ▶ Batten is 2" wide and 3/4" deep on all panel widths
- ▶ Maximum length for steel is 30 feet
- ▶ Maximum length for aluminum is 22 feet



3311 and 3327 Hargrove Road East

1 inch = 100 feet
0 50 100 150 200 Feet





3311 and 3327 Hargrove Road East

0 1,000 2,000 3,000 4,000 Feet

