

ZONING BOARD OF ADJUSTMENT STAFF REPORT
September 22, 2025

ZBA-73-25

GENERAL INFORMATION

Petitioner

Wade Lowery

Requested Action and Purpose

Petitions for a variance from the neighborhood compatibility standards.

Location and Existing Zoning

4500 Jug Factory Road. Zoned HC. (Council District 7).

Size and Existing Land Use

Approximately 1.28 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, HC

East: Vacant, SFR-1

South: Residential, SFR-1

West: Vacant, HC

Applicable Regulations

[Sec. 25-165](#). – Neighborhood compatibility standards.

Development subject to the standards of this division shall comply with the following standards.

a. *Buildings.*

1. *Height.*

i. Building height shall not exceed:

(a) Two (2) stories within seventy-five (75) feet of a single-family lot (see figure VI-9: compatible building design);

(b) Three (3) stories within between seventy-five (75) feet and one hundred twenty-five (125) feet of a single-family lot; and

(c) The maximum building height applicable in the zoning district in which the building is located in all other cases.

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ii. For purposes of subsection i. above, distances from a single-family lot shall be measured from the lot line closest to the building subject to these requirements, or if the property is vacant, from the nearest minimum required setback on the single-family lot.

SUMMARY

The petitioner is requesting a variance from the neighborhood compatibility standards to construct a self-storage facility. The petitioner states that the variance request is driven by the topography of the lot. The petitioner believes that, in order to make their project feasible, a variance to allow their structure to be 4 stories tall is necessary to meet their target square footage. Per the petitioner, the lot is approximately 242ft deep with a grade change of approximately 54ft from the front of the property to the rear.

Office of Urban Development, Planning Division: No comment

Office of Urban Development, Codes and Development Services Division: No comment

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:

4500 Jug Factory Rd, Tuscaloosa, Alabama 35405

Total Acres:

2

Number of Existing Structures:

0

Current Zoning:

Highway Commercial (HC)

Current Land Use:

Vacant

Applicant Information:

Applicant Name:

Wade Lowery

Applicant Address:

120 Bishop Circle, Pelham, Alabama 35124

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Rosehill Construction, LLC

Property Owner Address:

14439 LA-73, Prairieville, Louisiana 70769

Property Owner Phone Number:

(225) 888-8910

Property Owner Email Address:

danny@rosehillc.com

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:

The variance request is driven by the site's topography. The lot is approximately 242ft deep with a grade change of approximately 54ft front to rear. The slope on the rear portion forces the building to move to the front of the lot (which is away from residential). Simultaneously, we are accommodating emergency vehicle access, underground stormwater detention and customer maneuverability. The topography, combined with other site requirements (open space, parking, access, storm water mitigation) has dictated site's buildable area. In order to make the project feasible, we are requesting a variance to four stories to reach a suitable

building square footage.

Supporting Documents:

Site Plan (if applicable):

2025-08-28 Site Plan - 4500 Jug Factory Rd.pdf

Elevation Drawings (if applicable):

2025-08-28 Elevation Views - 4500 Jug Factory Rd.pdf

Additional Documents:

2025-08-22 Building Elevation Exhibit - Jug Factory Rd.pdf

Once submitted, a staff member will contact the applicant using the email provided on this form within 24 hours. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



TUSCALOOSA

DESIGNATION OF AGENT

PROPERTY OWNER

I, Robby Piper, being owner of the property which is the subject of this application
PRINT NAME
4500 Jug Factory Rd, Tuscaloosa, AL 35405 hereby authorize
SUBDIVISION NAME, PROPERTY ADDRESS, OR TAX PARCEL ID
Wade Lowery (Engineering Design Group, LLC) to act as my representative with the City of Tuscaloosa's Zoning Board of
PRINT NAME
Adjustment, and/or Planning and Zoning Commission, and/or Historic Preservation Commission, and /or City Council, as
required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Signature [Signature] Date 9/4/25

STATE OF ALABAMA | COUNTY OF TUSCALOOSA

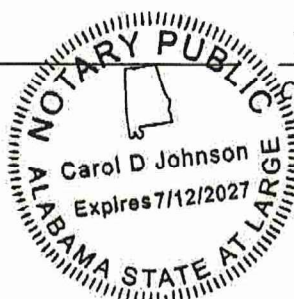
I, Carol D. Johnson, a Notary Public in and for said State at Large, hereby certify that
Robby Piper, who is named as Property Owner, is
signed to the foregoing document, and:

- ☐ Who is known to me, or
☐ Whose identity I proved on the basis of _____, or
☒ Whose identity I proved on the oath/affirmation of Conner Stewart, a
credible witness to the signer of the above document

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of September, 20 25

Carol D. Johnson
Notary Public



7/12/2027
Commission Expiration



4500 Jug Factory Road

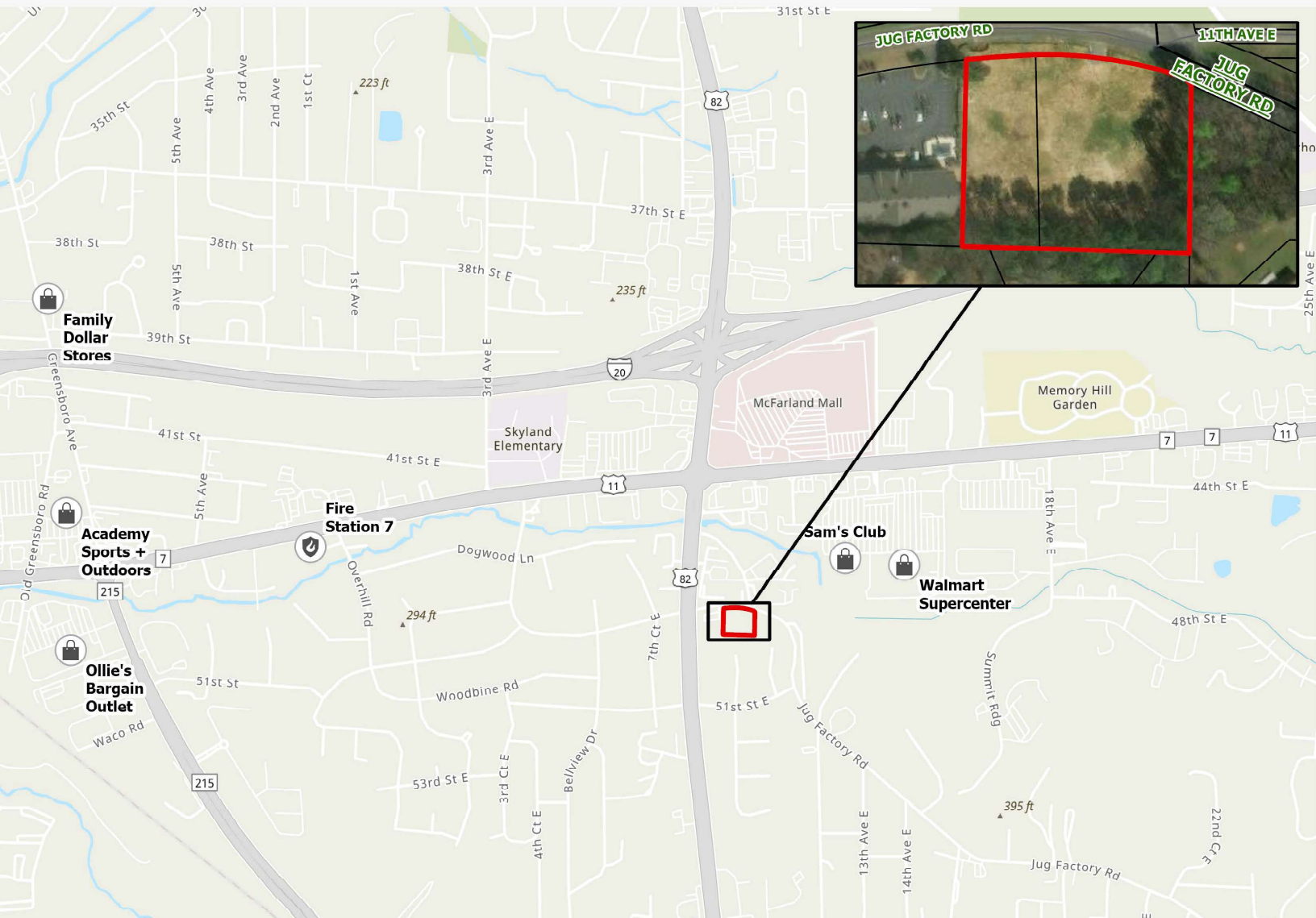
1 inch = 100 feet
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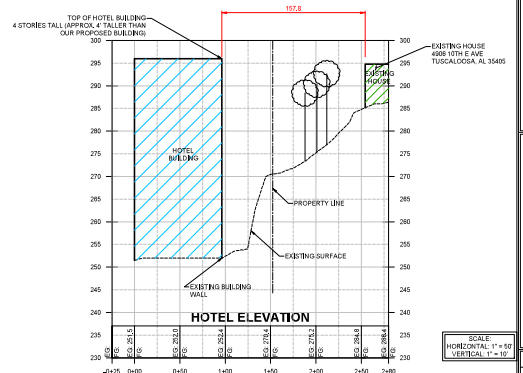
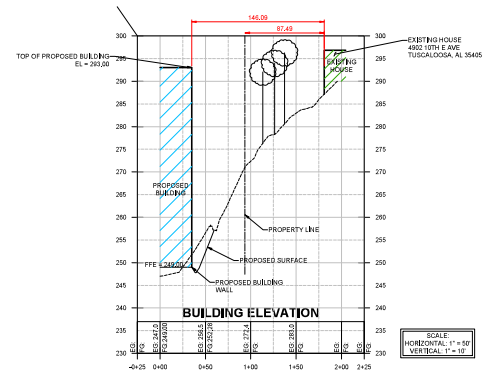
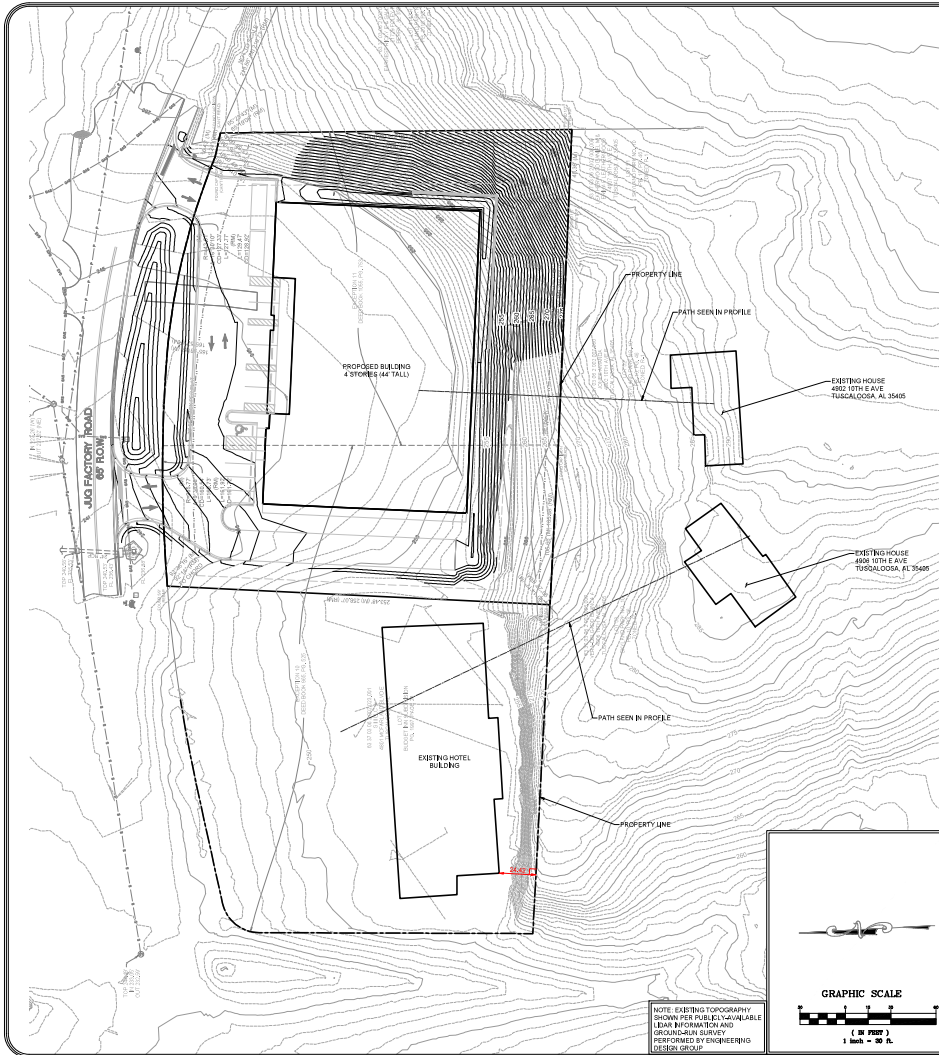




4500 Jug Factory Road

1 inch = 1,200 feet
0 600 1,200 1,800 2,400 Feet





PRELIMINARY

EDG

ENGINEERING DESIGN GROUP

PELHAM, AL

1000 W. 10TH AVE. SUITE 200

PELHAM, AL 36064

850.653-4948

FOLEY, AL

1000 W. 10TH AVE. SUITE 200

FOLEY, AL 36531

850.790-4948

NOT FOR CONSTRUCTION

PROJECT LOCATION: 4500 JUG FACTORY RD., TUSCALOOSA, AL

PROJECT TITLE: BUILDING HEIGHT EXHIBIT

DATE: AUGUST 22, 2019

EXB

