

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 27, 2025

ZBA-99-25

GENERAL INFORMATION

Petitioner

Leah Alexander

Requested Action and Purpose

Petition for a variance from the residential setback regulations.

Location and Existing Zoning

3020 4th St E. Zoned SFR-1. (Council District 5)

Size and Existing Land Use

Approximately 0.21 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single-family residence, SFR-1

East: Single-family residence, SFR-1

South: Single-family residence, SFR-4

West: Single-family residence, SFR-1

Applicable Regulations

Sec. 25-62 Single Family Residential 1

Table IV-1: SFR-1 Intensity and Dimensional Standards

	STANDARD [1]	ALL USES
	Lot area (min)	12,000 sf
A	Lot width (min)	85 ft
B	Front setback (min)	35 ft [2]
C	Side setback (min)	10 ft
D	Rear setback (min)	35 ft
E	Building height (max)	35 ft
	Ground Coverage Ratio (max)	30 percent
NOTES		
[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet		
[2] The minimum front setback may be decreased to the average alignment of existing buildings within 100 feet on either side of subject building and within the same block if such alignment is less than 35 feet.		

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SUMMARY

The petitioner is requesting a variance from the residential setback regulations. The petitioner is proposing to construct an attached carport located no closer than five feet from the property line within the side setback. Under the current zoning ordinance, the proposed carport would be required to meet the ten-foot side setback requirement if attached to the primary structure. If detached from the primary structure, the carport would have a minimum setback of five feet from the property line.

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:

3016 & 3020 4th St E, Tuscaloosa, Alabama 35404

Total Acres:

1

Number of Existing Structures:

0

Current Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Applicant Information:

Applicant Name:

Leah Alexander

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Spectrum Properties LLC

Property Owner Address:

500 30th Ave. E, Tuscaloosa, Alabama 35404

Property Owner Phone Number:

(205) 799-7093

Property Owner Email Address:

alliedrealty@gmail.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:

We are requesting a variance from the side setback requirements for an attached carport in SFR-1 of 10'. The previous code allowed a carport to be located 5' from the property line regardless of the side setbacks, and that was taken out during Framework. However, it is our understanding that city staff is proposing that this be put back into the zoning ordinance, but that the earliest this could be adopted would be January. We are requesting to attach the carport to the house and have it located no closer than 5' from the property

line which would meet the regulation.

Supporting Documents:

Site Plan (if applicable):

3016 and 3020 master site.pdf

Elevation Drawings (if applicable):

3020 Elevations.pdf

3016 Elevations.pdf

Additional Documents:

IMG_6341.heic

Once submitted, a staff member will contact the applicant using the email provided on this form. 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.



3016 4th Street East

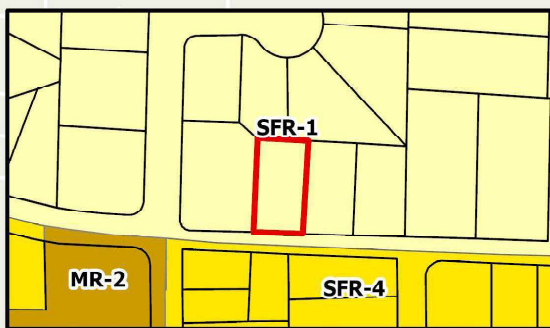
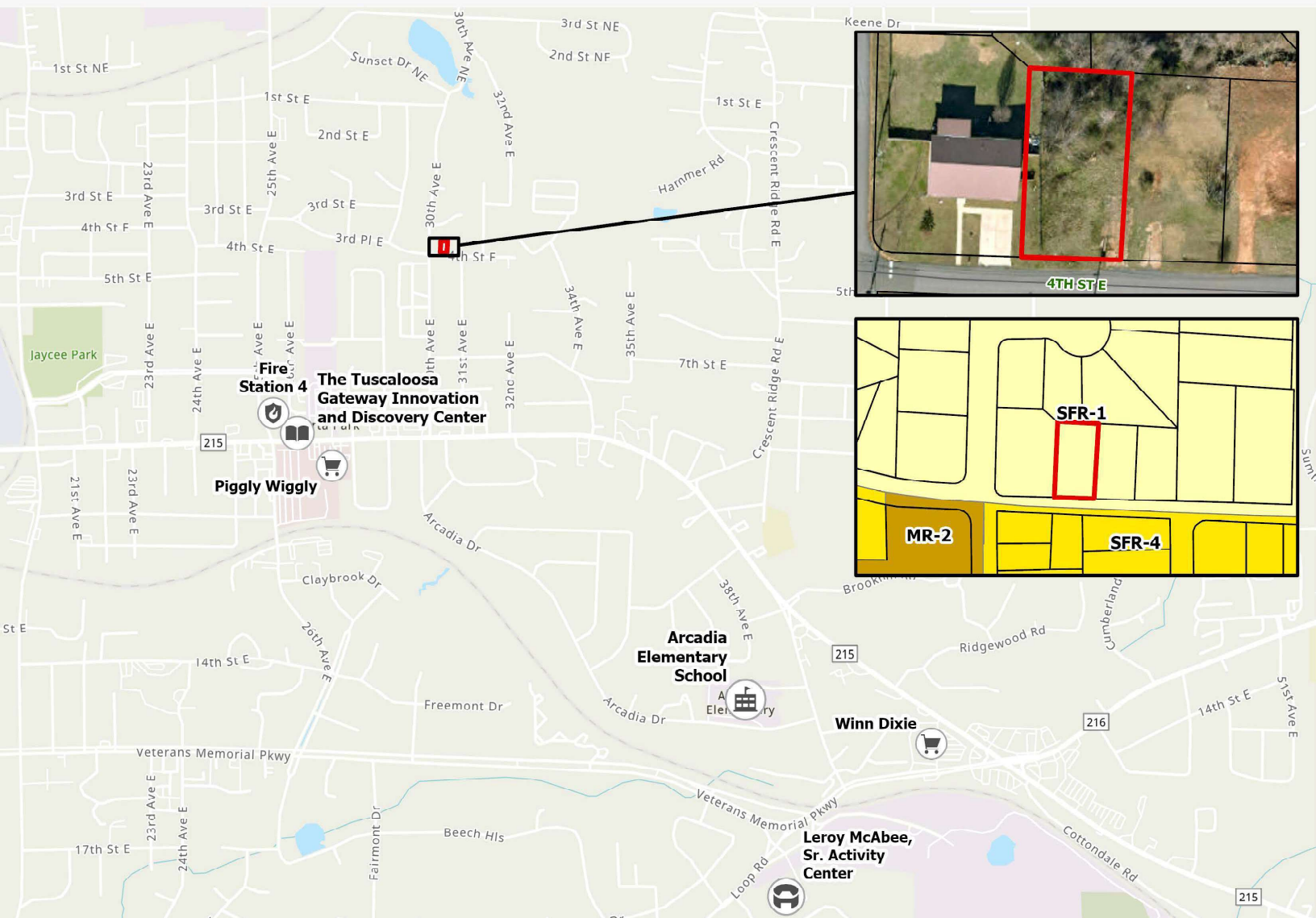
1 inch = 50 feet
0 25 50 75 100 Feet

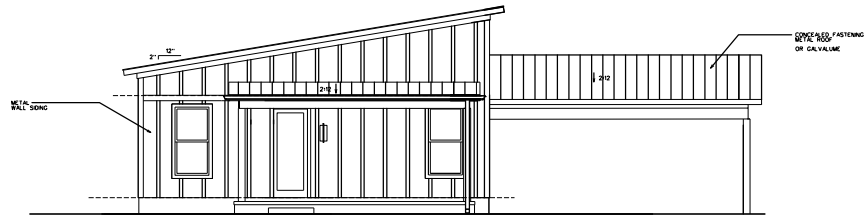




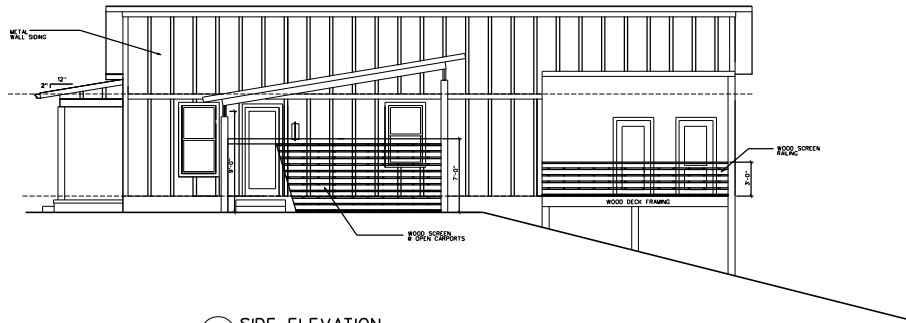
3016 4th Street East

0 625 1,250 1,875 2,500 Feet





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



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

Alexander Architecture, LLC
P.O. Box 2011 Tuscaloosa, Alabama 35403-0201
Lothar Alexander@Aacomm.com

3 BR House for
Allied Realty & Development
3016 4th Street East
Tuscaloosa, Alabama



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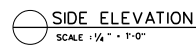
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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS:

A201

Project No. 2252
Date: 10-1-2020



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P.O. Box 2311 Tuscaloosa, Alabama 35403
(205) 343-9214
Loath@AlexanderArc.com

**3 BR House for
Allied Realty & Development
3016 4th Street East
Tuscaloosa, Alabama**



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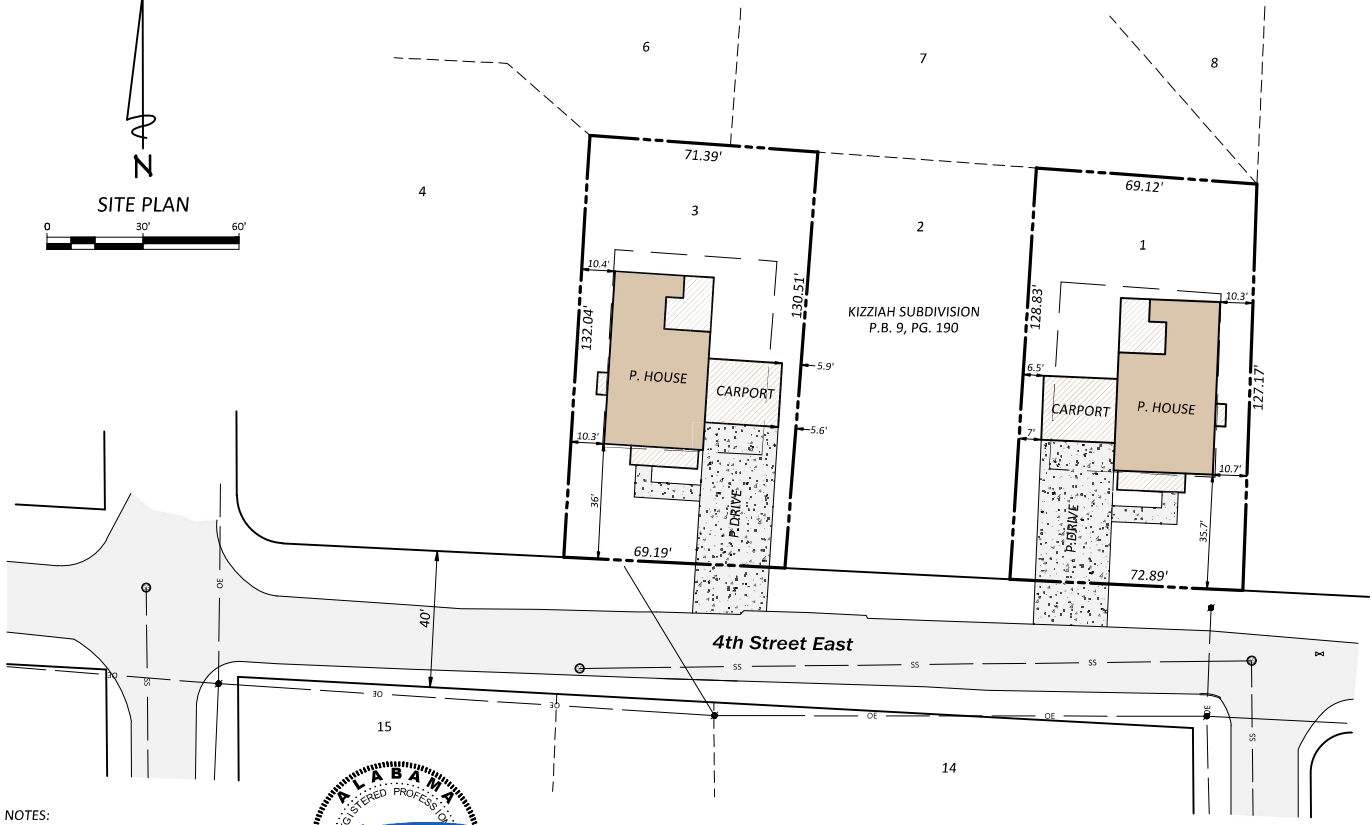
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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

A202

Project No: 02542
Date: 10-01-2025



- NOTES:
- 1. ZONING = SFR-1
 - 2. FRONT SETBACKS = 35 FEET
 - 3. REAR SETBACKS = 35 FEET
 - 4. SIDE SETBACKS = 10 FEET
 - 5. MAX HEIGHT = 35 FEET



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SPECTRUM PROPERTIES LLC
LOTS 1 AND 3 KIZZIAH SUBDIVISION
PLAT BOOK 9, PAGE 190

DRAWN:	CCS
CHECKED:	GIS
DATE:	10/03/2015
JOB NO:	25-282
SHEET:	1

