

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 27, 2025

ZBA-100-25

GENERAL INFORMATION

Petitioner

Wiley Petty

Requested Action and Purpose

Petition for a variance from the accessory structure standards.

Location and Existing Zoning

3709 65th Ave. Zoned SFR-2. (Council District 1)

Size and Existing Land Use

Approximately 0.41 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single-family residence, PJ

East: Single-family residence, SFR-2

South: Single-family residence, SFR-2

West: Single-family residence, SFR-2

Applicable Regulations

Sec. 25-106. General Standards For All Accessory Uses and Structures

g. No accessory structure exceeding one hundred twenty (120) square feet shall be clad in aluminum or other sheet metal siding.

SUMMARY

The petitioner is requesting a variance from the accessory structure regulations to allow the construction of a metal clad accessory structure. The proposed accessory structure will be 720 square feet and will be constructed in the side yard. The petitioner states that they require a metal structure due to frequent flooding on their property. The petitioner believes that a metal structure will provide a more durable and flood resilient option compared to traditional shed materials.

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:

3709 65th Avenue, Tuscaloosa, Alabama 35401

Total Acres:

04

Number of Existing Structures:

1

Current Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Applicant Information:

Applicant Name:

Wiley Petty

Is the applicant also the property owner?

Yes

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:

Dear Zoning Board Committee,

I am submitting this request for approval to install a 24' x 30' metal storage shed on my property as a replacement for the original storage shed, which was significantly damaged during a recent storm and is no longer functional. However, I am facing a hardship with installing the replacement.

Due to the property's location within a designated flood zone, the yard frequently experiences standing water for one to two days following rainfall. As such, I am requesting permission to construct a metal shed instead of a traditional wooden structure. A wooden structure in this environment is more susceptible to water damage, termite infestation, and accelerated deterioration, all of which compromise the structure's longevity and the integrity of stored items which categorizes as a hardship.

A metal structure will provide a more durable and flood-resilient solution, ensuring long-term protection of personal property and maintaining the overall functionality of the property.

Thank you for your consideration of this request.

Sincerely,

Wiley Petty

Supporting Documents:

Site Plan (if applicable):

Elevation Drawings (if applicable):

Additional Documents:

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.



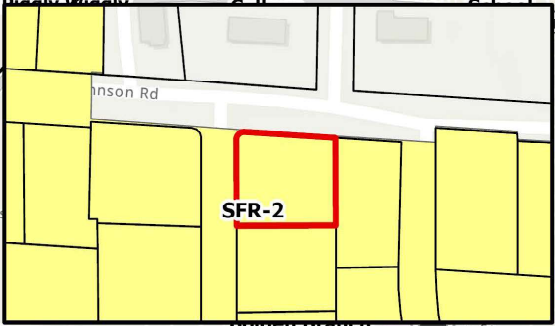
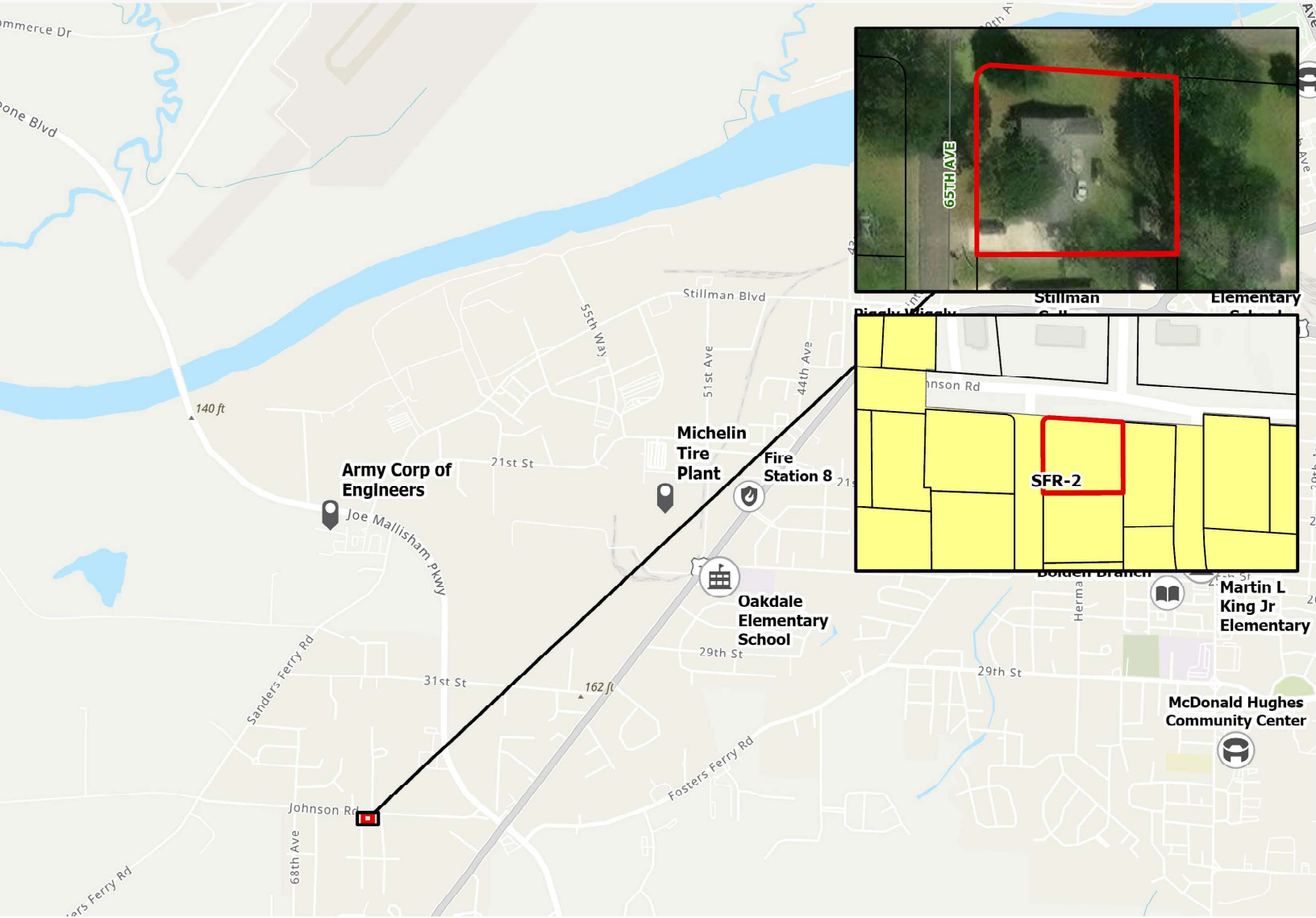
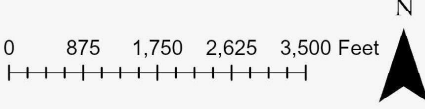
3709 65th Avenue

1 inch = 50 feet
0 25 50 75 100 Feet





3709 65th Avenue



21 JOHNSON RD

SON RD

6.44.00

JOHNSON RD

3700

65TH AVE

65TH AVE

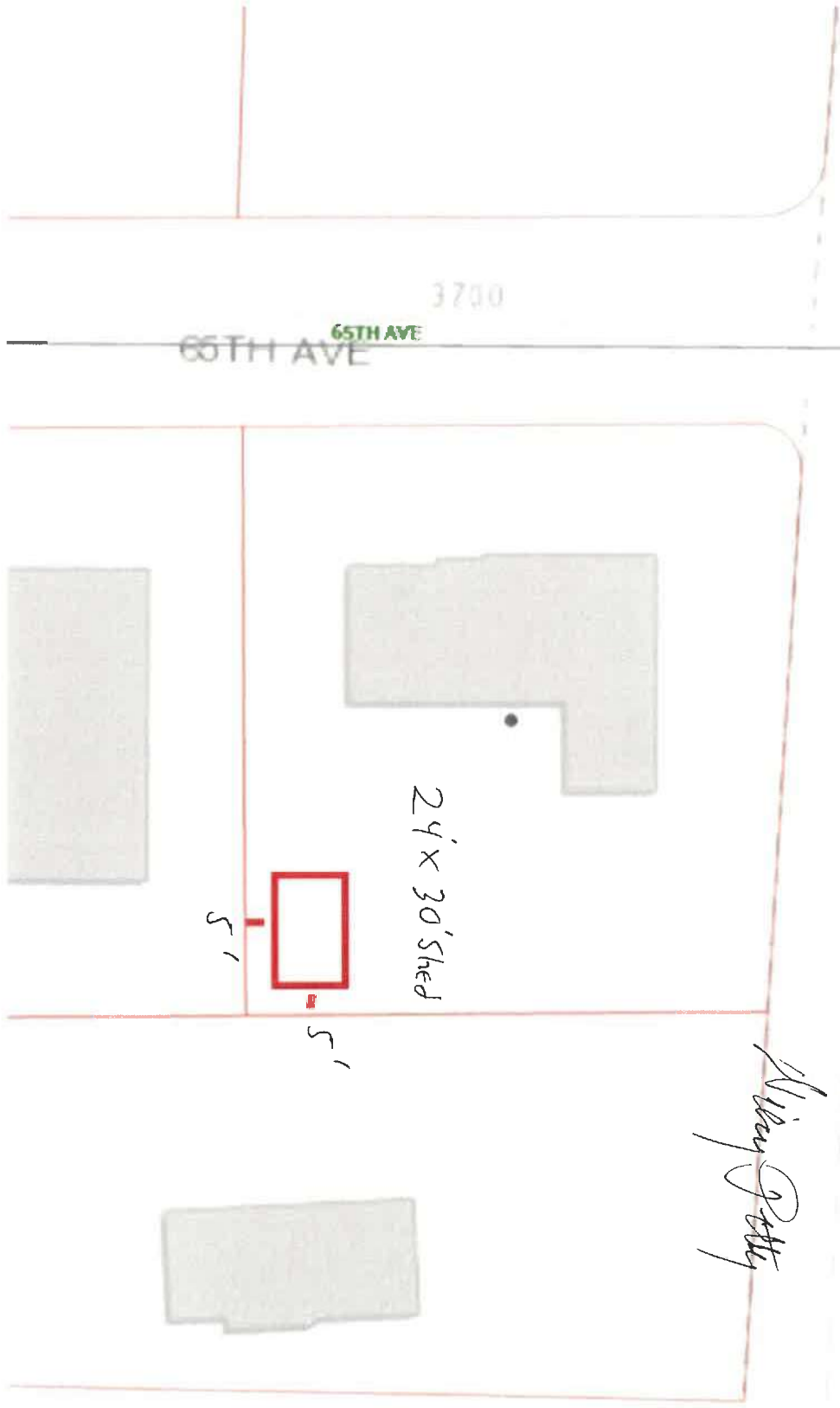
24' x 30' shed



5'

5'

Mary Petty





Perspective View



Front



Left Side



Right Side



Back



