

ZONING BOARD OF ADJUSTMENT STAFF REPORT

November 24, 2025

ZBA-106-25

GENERAL INFORMATION

Petitioner

Victoria Evans

Requested Action and Purpose

Variance to allow a recreational vehicle to be used as a dwelling.

Location and Existing Zoning

11 Highridge Circle. Zoned SFR-1. (Council District 7)

Size and Existing Land Use

Approximately 0.35 acres, single-family residence

Surrounding Land Use and Zoning

North: Single-family residence, SFR-1

East: Single-family residence, SFR-1

South: Single-family residence, SFR-1

West: Single-family residence, PJ

Applicable Regulations

Sec. 25-111. - Standards specific to temporary uses and structures

k. Temporary parking of trailers, construction equipment, and major recreational equipment in a residential district.

Recreational vehicles, construction equipment (except when necessary for work at a residential dwelling with a current building permit posted), boats, boat trailers, utility trailers, other types of trailers, buggies, wagons, tractors, street sweepers and cases or boxes used for transportation of recreational or construction equipment, whether occupied by such equipment or not:

1.Shall only be parked or stored in a residential district in a side yard, rear yard, carport, or enclosed building;

2.Shall be parked anywhere on the site of a residential dwelling for no more than twenty-four (24) hours during loading or unloading only; and

3.Shall not be used for living, sleeping, or housekeeping purposes in a residential district or in any location not approved for such use.

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SUMMARY

The petitioner is requesting a variance from the standards specific to temporary uses and structures to allow a recreational vehicle to be used as a dwelling for their mother. The recreational vehicle is located in the rear yard and is roughly nine feet from the closest 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:

11 Highridge Circle, TUSCALOOSA, Alabama 35405

Total Acres:

0

Number of Existing Structures:

1

Current Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Applicant Information:

Applicant Name:

VICTORIA EVANS

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:

I am requesting a variance to allow my mother to continue living in her camper, which is located in my back yard. In 2017, she experienced being carjacked with guns and her mindset has shifted. As a result, she is no longer able to work. She was diagnosed with paranoia schizophrenia and as a result has been unable to care for her own needs. She has been a US citizen since she was 5 years old and has worked in the United States but since moving to Alabama, she is unable to receive any assistance other than SNAP benefits due to her birth certificate being a translated certificate of birth from French to English from Africa. As a result, we are unable to get her a driver's license/AL ID, which is needed for her to be evaluated at Indian Rivers. She is under the impression that nothing is wrong but her family has seen a dramatic change. These changes causes her to refuse to live in my home. As a result, she will only live in her camper. This is the best way that I know how to care for her. She does not bother anyone and right now, she is safe and with family. My property is on the line between the county and city. I am requesting that an exception be made to allow her to continue living in her camper, which is located in my backyard. If there are conditions that I need to meet in order for this to be approved, I am willing. Without this variance, I will be forced to sell my home and prayerfully find a home in the county. I'd prefer not to take that route as I don't want to uproot my children from their home and I don't have financial means to relocate. Thank you for taking the time to review my request.

Supporting Documents:

Site Plan (if applicable):

Elevation Drawings (if applicable):

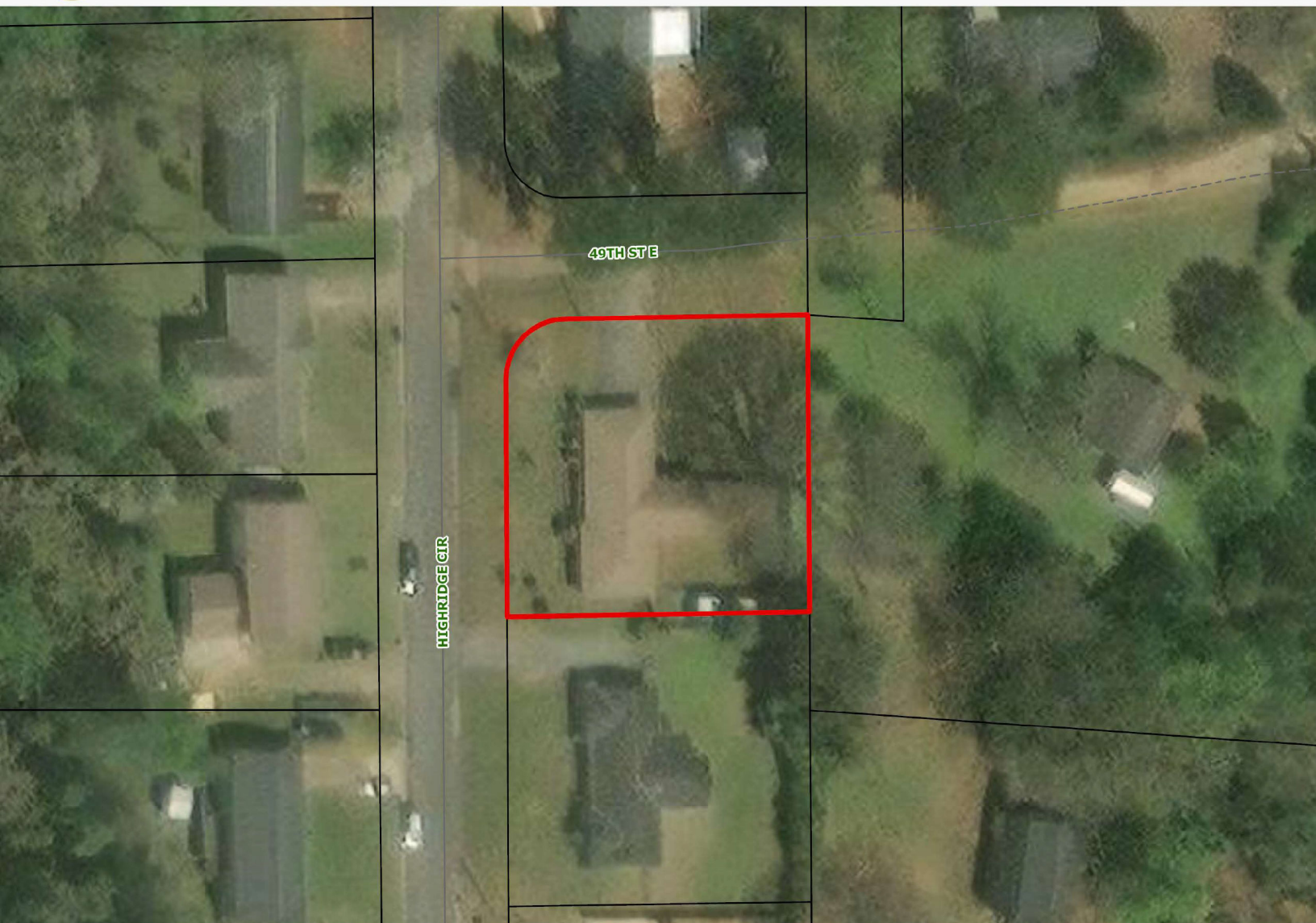
Additional Documents:

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.



11 Highridge Circle

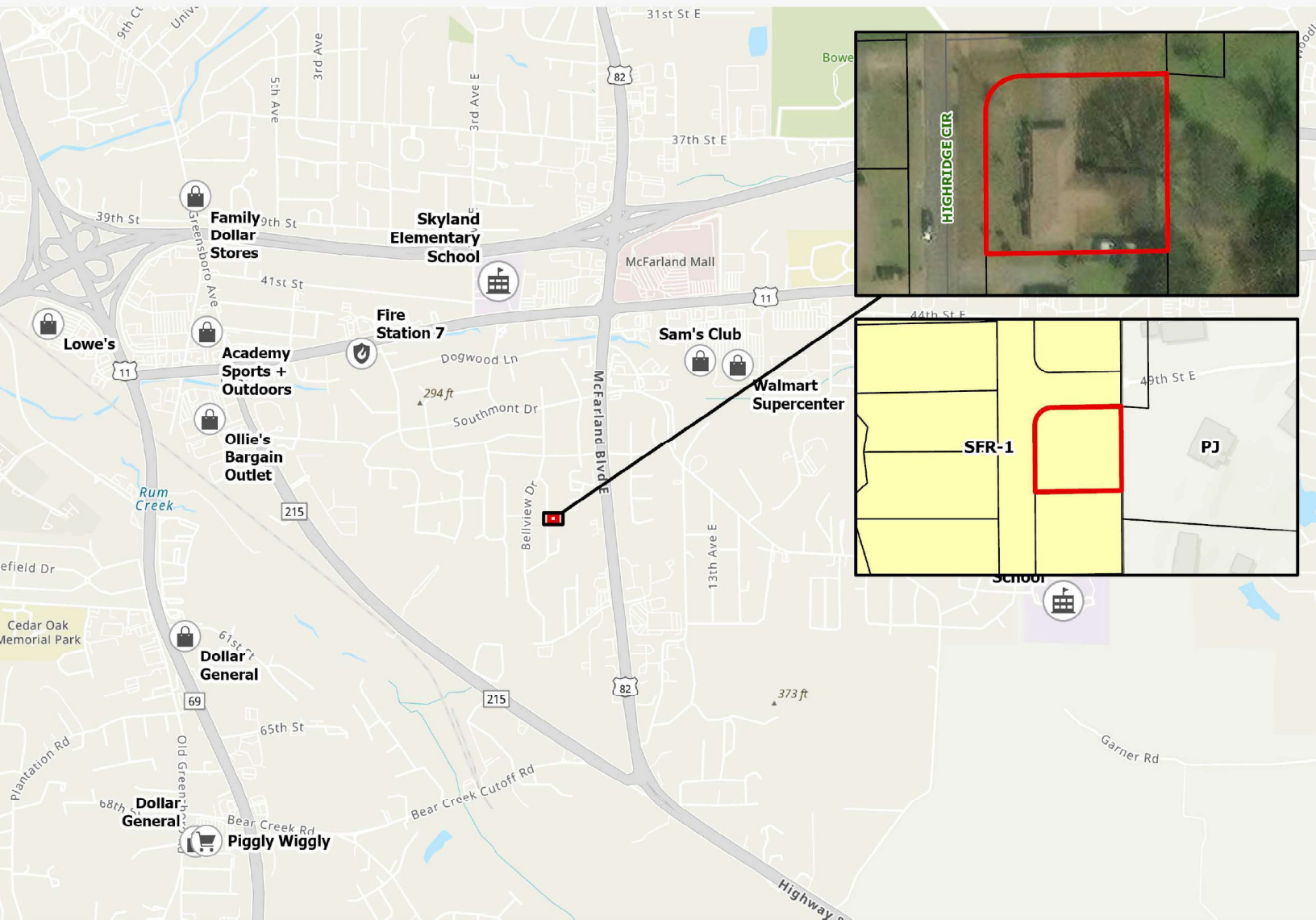
1 inch = 50 feet
0 25 50 75 100 Feet





11 Highridge Circle

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





side road (dead end)

side yard



← Back yard



Car port

Side of House

11 Highridge Cir.

yard

Front of House

Front yard

fence

Fence





