

ZONING BOARD OF ADJUSTMENT STAFF REPORT

November 24, 2025

ZBA-109-25

GENERAL INFORMATION

Petitioner

Evans Fitts

Requested Action and Purpose

Petition for a variance from the accessory structure regulations to construct an accessory structure in the front yard.

Location and Existing Zoning

20 Audubon Pl. Zoned SFR-3H. (Council District 4)

Size and Existing Land Use

Approximately 0.29 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single-family residential, SFR-3H

East: Single-family residential, SFR-3H

South: Single-family residential, SFR-3H

West: Single-family residential, SFR-3H

Applicable Regulations

Sec. 25-106.e General standards for all accessory uses and structures

e. In a residential zoning district, no accessory structure shall:

1.Be located closer to a street than the principal structure;

2.Be taller than the principal structure on the site; or

3.Exceed the larger of six hundred (600) square feet of gross floor area, or forty (40) per cent of the principal structure's building floor area, whichever is larger.

SUMMARY

The petitioner is requesting a variance from the general standards for accessory structures to construct an accessory structure located in a front yard at 20 Audubon Place. The property is an interior lot with frontage on more than one street (one on Audubon Place and one on 7th Street). The primary structure fronts Audubon Place. The accessory structure will be located behind the primary structure adjacent to 7th Street. There are multiple through lots along 7th Street, with some homes facing 7th Street and some having the backs of their homes facing 7th Street. The proposed accessory structure will be 743 square feet in area and consist of a sauna, bathroom, and storage area.

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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:

20 Audubon Place, Tuscaloosa, Alabama 35401

Total Acres:

1

Number of Existing Structures:

2

Current Zoning:

Single Family Residential 3 (SFR-3)

Current Land Use:

Residential

Applicant Information:

Applicant Name:

Evans Fitts

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

William Griffith

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:

Variance to allow an accessory structure in a front yard.

Supporting Documents:

Site Plan (if applicable):

Elevation Drawings (if applicable):

03 Site Plan.pdf

04 Exterior Elevations.pdf

Additional Documents:

02 Google Maps.pdf

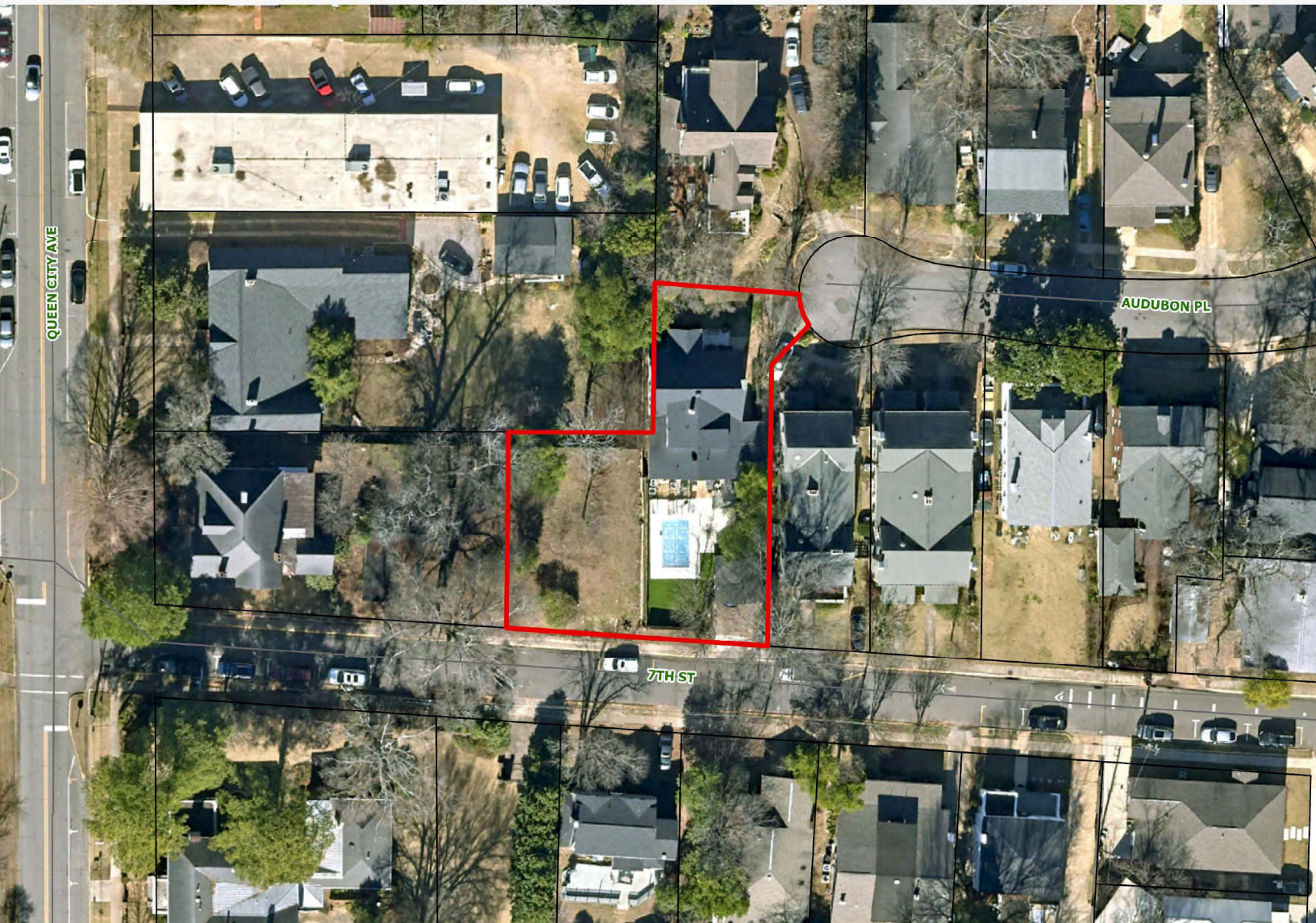
01 2024 recorded plat.pdf

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.



20 Audubon Place

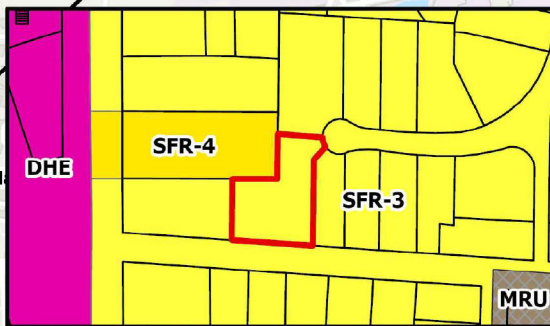
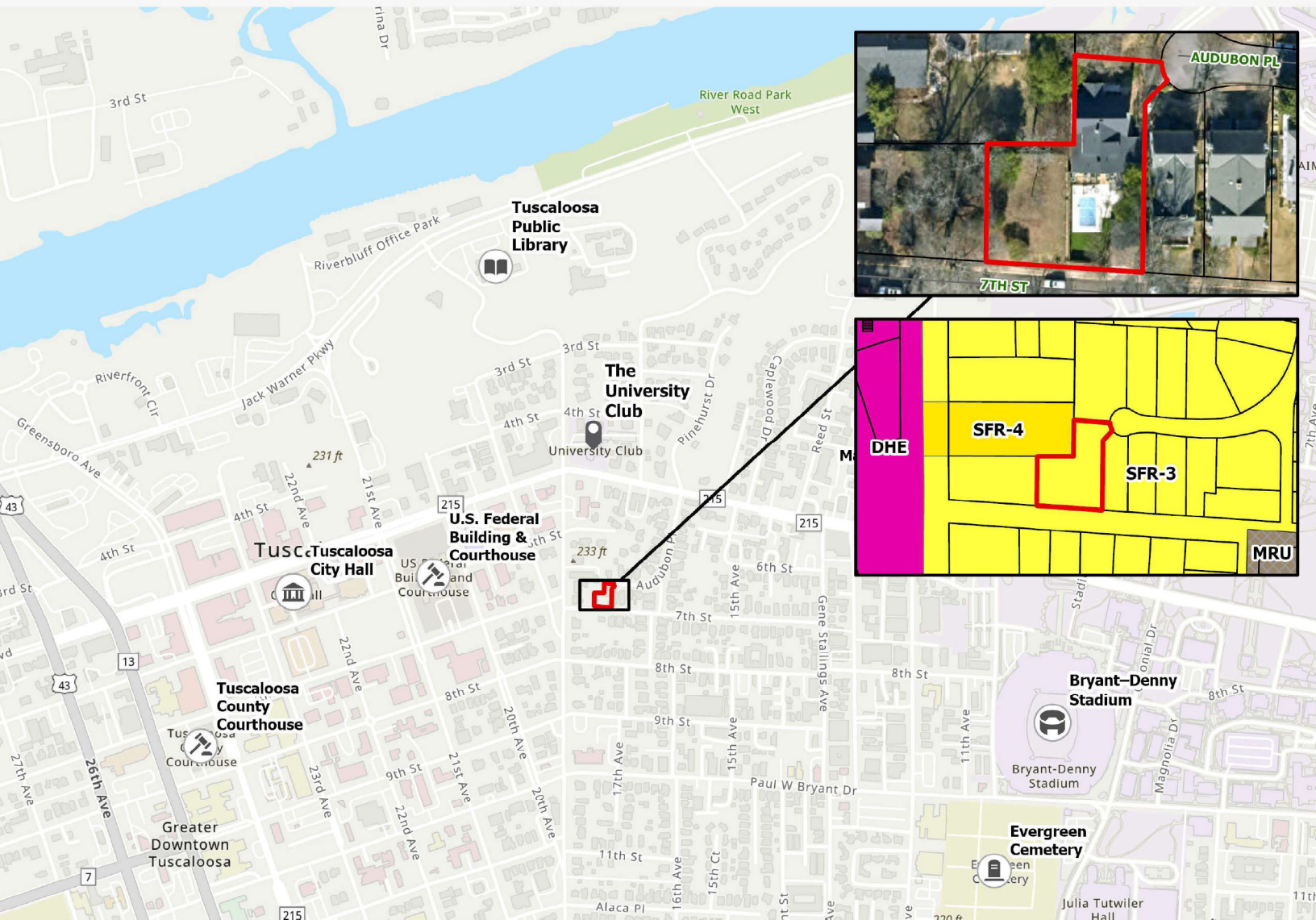
1 inch = 50 feet
0 25 50 75 100 Feet





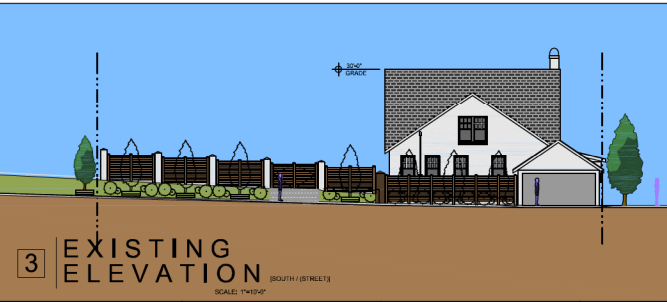
20 Audubon Place

0 400 800 1,200 1,600 Feet

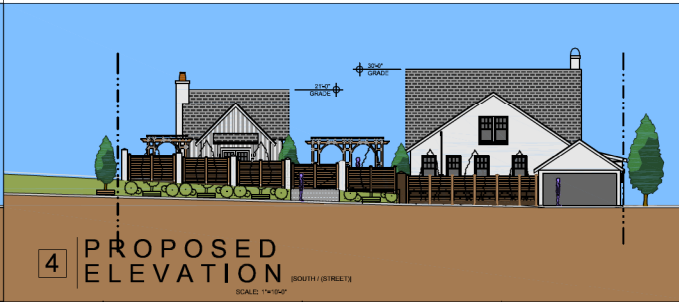
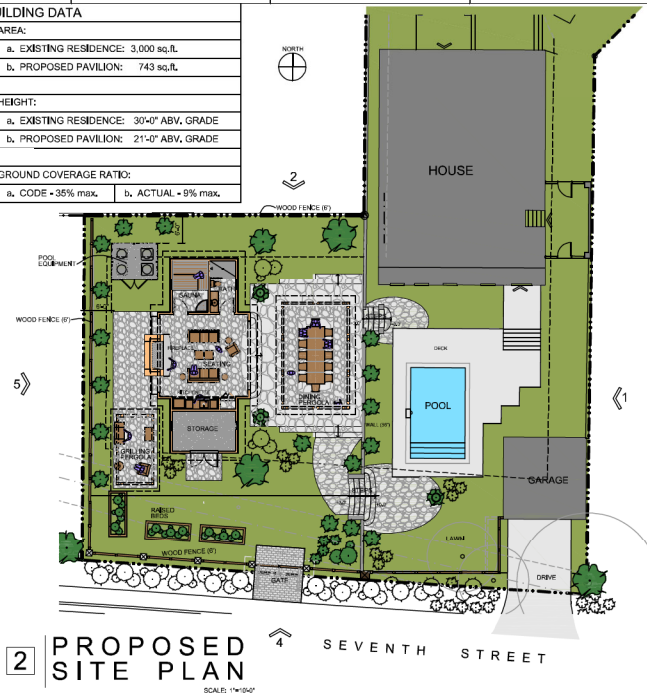








BUILDING DATA	
1. AREA:	
a. EXISTING RESIDENCE:	3,000 sq.ft.
b. PROPOSED PAVILION:	743 sq.ft.
2. HEIGHT:	
a. EXISTING RESIDENCE:	30'-0" ABV. GRADE
b. PROPOSED PAVILION:	21'-0" ABV. GRADE
3. GROUND COVERAGE RATIO:	
a. CODE - 35% max.	b. ACTUAL - 9% max.



FITS
ARCHITECTS

817 Almon Avenue
Tuscaloosa, Alabama 35401
205.454.2314
evan@fitsa.com

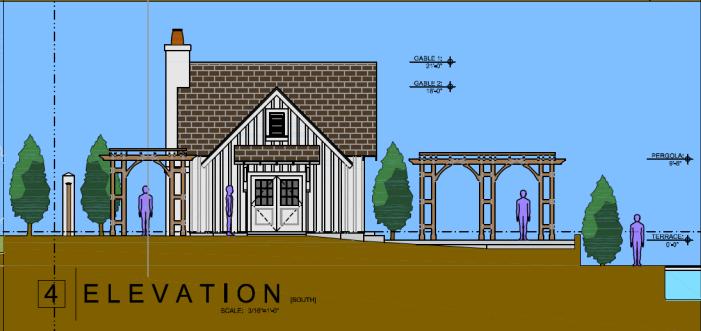
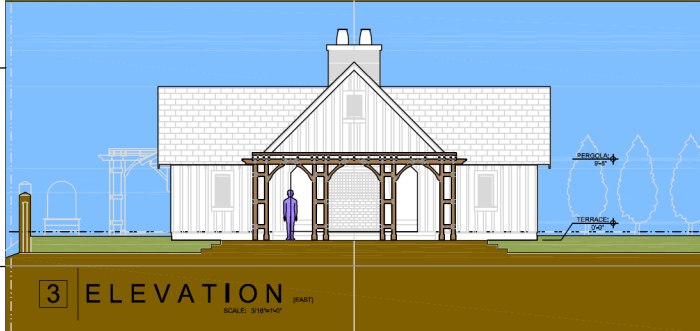
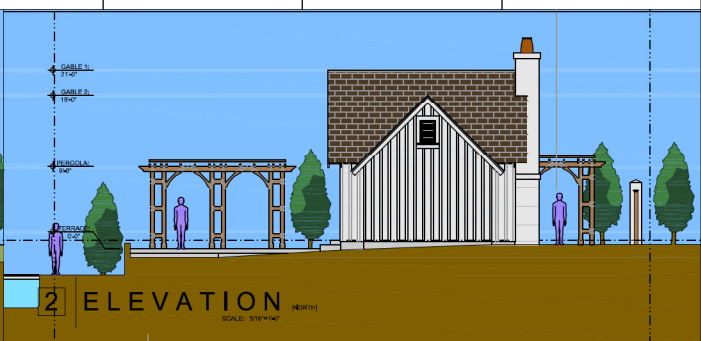
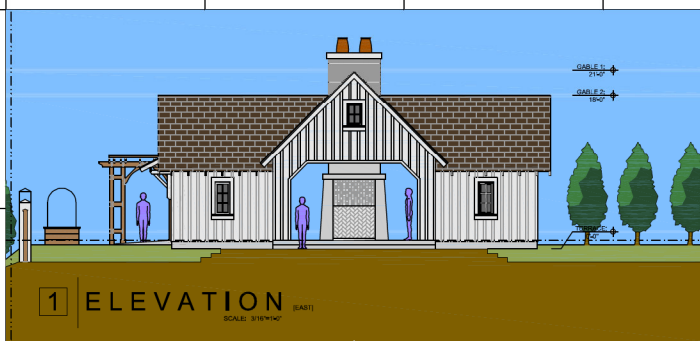
PROJECT
A NEW PAVILION
FOR
Mr. & Mrs.
William Griffith

20 AUDUBON PLACE
TUSCALOOSA, ALABAMA

REVISION	DATE	DESCRIPTION

PROJECT NO.
2001.4
DATE
03 NOV 25
SHEET
SITE PLANS

A1.1



FITTS
ARCHITECTS

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ELEVATIONS

A3.1

STATE OF ALABAMA
TUSCALOOSA COUNTY

I, Kevin D. Hinkle, a Professional Land Surveyor in the State of Alabama, for the firm of Montgomery and Hinkle, Inc., Tuscaloosa, Alabama, hereby state that I have surveyed the property shown hereon and designated as FOSTER HOUSE-20 AUDUBON, being a resurvey of a part of Lot 20, Audubon Place, Plat Book 2, Page 31, and being situated in the Northwest Quarter Section 23, Township 21 South, Range 10 West, Tuscaloosa County, Alabama and that this plat is a true and correct mapping of said survey; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; and the undersigned William W. Griffin, III, Sonja S. Griffin, and Sonja S. Griffin, Registered Agent, Graulits, LLC, hereby accept and adopt said survey and plat.

Witness our hands this 9 day of February, 2024.

Kevin D. Hinkle
Kevin D. Hinkle, P.L.S.
Alabama License No. 24024

Sonja S. Griffin
Sonja S. Griffin

William W. Griffin, III
William W. Griffin, III
Sonja S. Griffin, Registered Agent, Graulits, LLC

Jacob D. Comans
Jacob D. Comans
Notary Public, Alabama State At Large
Commission Expires Sept. 4, 2024

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This plat approved by the Engineering Department of the City of Tuscaloosa, Alabama on this the 15 day of March, 2024.

M. S. Sander
M. S. Sander
Engineer

This plat approved by the Planning and Zoning Commission of the City of Tuscaloosa, Alabama on this the 15 day of March, 2024.

M. S. Sander
M. S. Sander
Engineer

The Health Department signature is for recording purposes and signifies that the Department is aware of this development and sees no obvious impediments to the planned central sewer system serving the lots as it was presented.

This the 15 day of February, 2024.

William W. Griffin, III
William W. Griffin, III
Engineer

This plat approved by the Engineering Department of the County of Tuscaloosa, Alabama on this the 15 day of March, 2024.

Scott J. Cindus
Scott J. Cindus
Engineer

NOTES

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 15000AH0000E, EFFECTIVE DATE JANUARY 15, 2014, THE SUBJECT PROPERTY LIES IN UNFLOODED ZONE 1X AREA MEANS THE IS IN A FLOOD HAZARD.

2. ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.

3. ALL DISTANCES IN CURVES ARE TO THE CHORD.

4. ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWER, STORM SEWER, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. ANY PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT, BUT MAY BE PLACED TO LOCUS PERPENDICULAR TO THE EASEMENT. NO STRUCTURE OR CONSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT, FENCES OR BARRIERS PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OF TUSCALOOSA.

5. THIS PROPERTY IS LOCATED IN THE CITY OF TUSCALOOSA COUNTY AND IS ZONED R-1.

6. THE 10' SANITARY SEWER EASEMENT IS PRIVATE. NO INFORMATION OF SOURCE OF TITLE OR SEARCH OF CITY OF TUSCALOOSA RECORDS INFORMATION BY THE FIRM FOUND ANY EVIDENCE OF THIS EASEMENT HAVING A RECORDED EASEMENT.

