

ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

ZBA-25-26

GENERAL INFORMATION

Petitioner

NYL LLC Bakr

Requested Action and Purpose

Variance from the use specific standards to allow an ice vending machine to be located closer than 25' from a property line

Location and Existing Zoning

719 Skyland Blvd East. Zoned HC. (Council District 7)

Size and Existing Land Use

Approximately 1 acre, Highway Commercial

Surrounding Land Use and Zoning

North: Commercial, HC

East: Commercial, HC

South: Vacant, HC

West: Commercial, HC

Applicable Regulations

Sec. 25-107.o. - Standards specific to accessory uses and structures

1. The ice vending machine shall be located at least twenty-five (25) feet from any lot line or public right-of-way.
2. In the LC, NC, and UC districts, the ice vending machine shall be screened with landscaping on any side facing a public street or residential district. Plantings must be at least thirty-six (36) inches in height at the time of planting.
3. The ice vending machine shall not obstruct pedestrian movement along sidewalks, public use areas, parking spaces, or building entrances.
4. The ice vending machine shall not obstruct accessways in parking lots or any required off-street parking spaces.

SUMMARY

The petitioner is requesting a variance from the use specific standards to allow an ice vending machine to be located 10' from the southern property line. The ice vending machine dimensions are 8' by 24'. The petitioner has stated that allowing the ice vending machine to be located closer to the property line will make driving around the existing building safer by moving it further out of the drive aisle.

ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

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:

719 Skylalnd Blvd, Tuscaloosa, Alabama 35405

Total Acres:

1 Acre

Number of Existing Structures:

one

Current Zoning:

General Commercial (GC)

Current Land Use:

Commercial

Applicant Information:

Applicant Name:

The Lorna Group Adams

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

NYL LLC Bakr

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:

For safety reasons I am requesting permission to move our Twice the Ice machine to 10 feet from the property line. The reason, this would make the drive around the property building more safe for vehicles traveling in both directions around the exiting building.

Supporting Documents:

Site Plan (if applicable):

Elevation Drawings (if applicable):

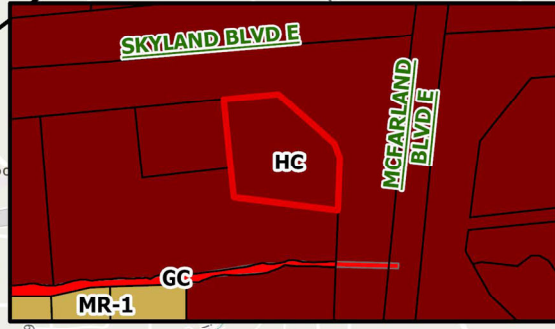
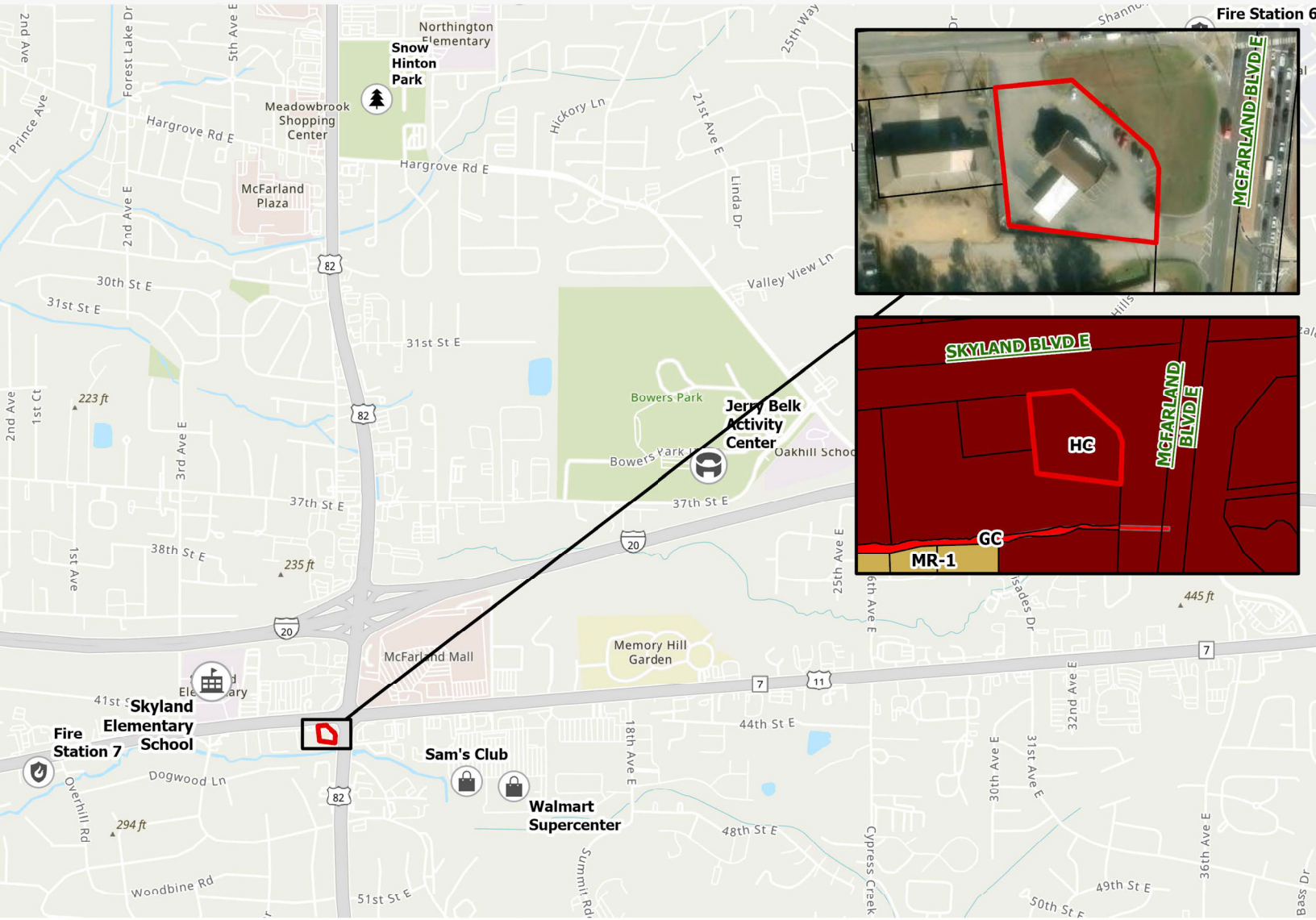
Additional Documents:

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.



719 Skyland Boulevard East

0 750 1,500 2,250 3,000 Feet



Fire Station 6

Fire Station 7

Skyland Elementary School

Sam's Club

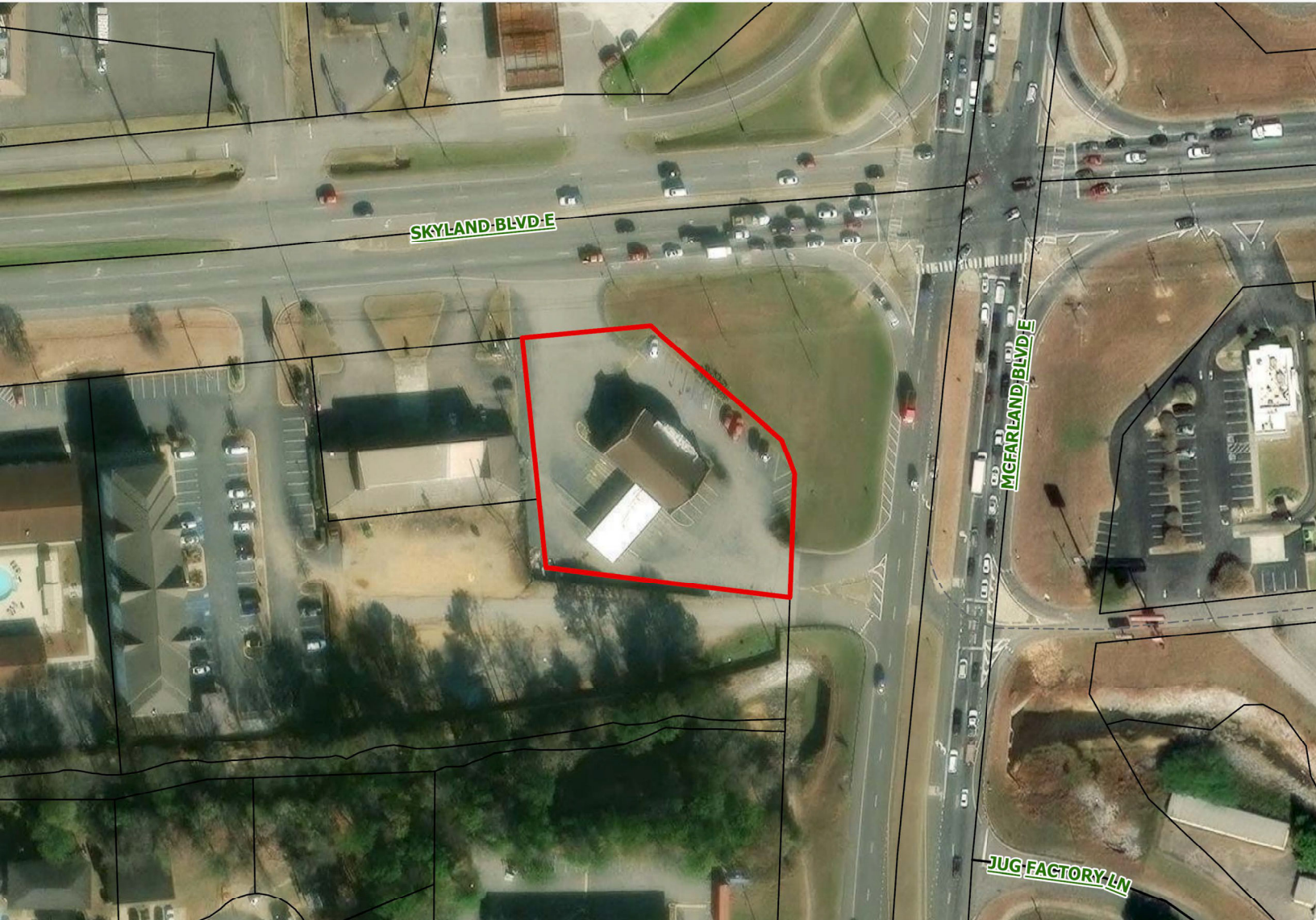
Walmart Supercenter

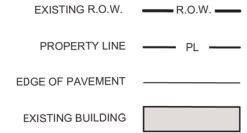
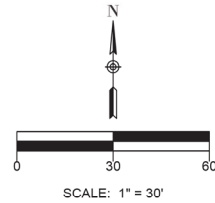
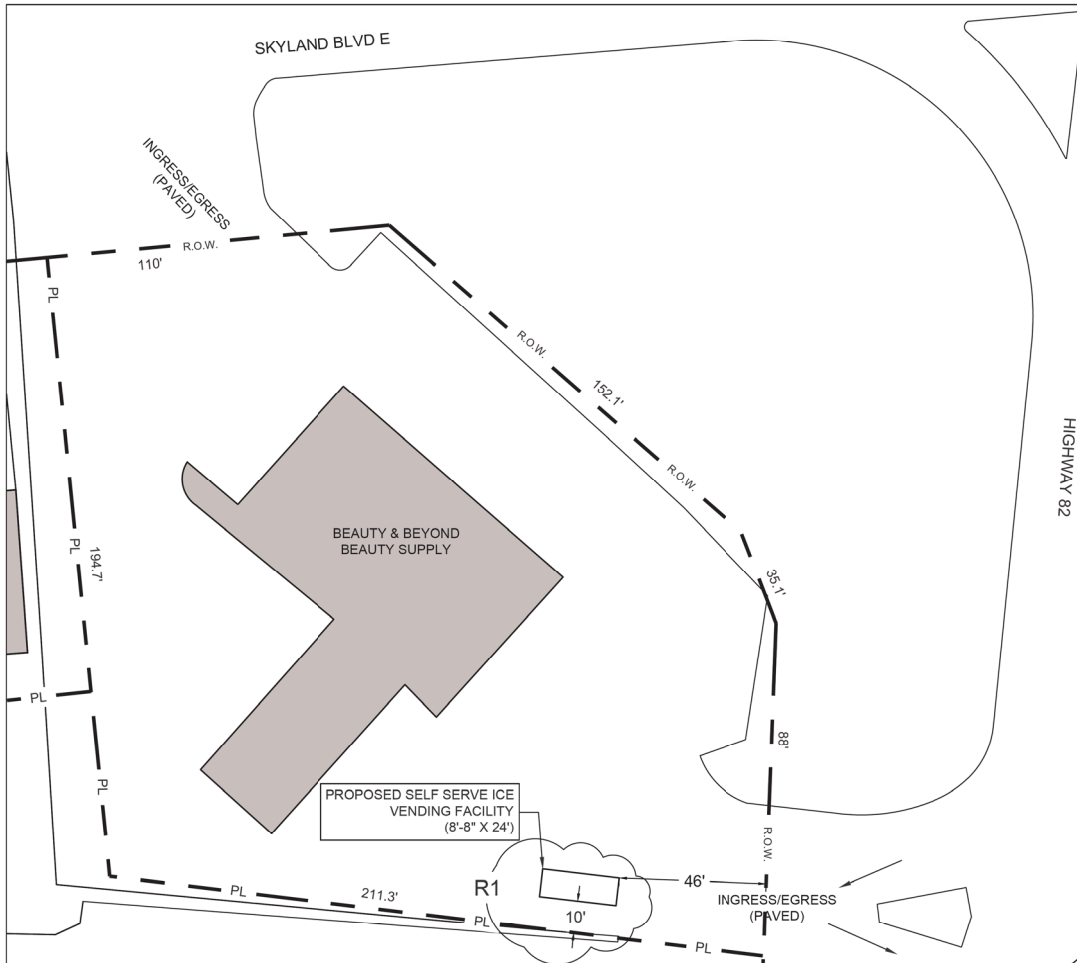




719 Skyland Boulevard East

1 inch = 100 feet
0 50 100 150 200 Feet





NOTES:

1. THIS DRAWING WAS PERFORMED WITHOUT THE BENEFIT OF A FIELD SURVEY.
2. TOPOGRAPHIC INFORMATION BASED ON AVAILABLE CITY MAPPING DATA.
3. PROPERTY LINES AND R.O.W. LIMITS HAVE NOT BEEN FIELD VERIFIED.
4. MINIMUM 25 FOOT PROPERTY LINE/R.O.W. OFFSET.

REVISIONS:

1. REQUEST FOR VARIANCE FROM MINIMUM 25 FOOT PROPERTY LINE/R.O.W. OFFSET TO 10 FOOT OFFSET.



David Brett Sprayberry
AL Reg. No. 28776

David Brett Sprayberry, P.E.
12092 Stephens Mountain Rd.
Northport AL, 36475
205-361-3006
dbspray@yahoo.com

Proposed Site Layout
Twice The Ice - Ice Vending Machine
719 Skyland Blvd East
The Lorna Group, L.L.C.
Tuscaloosa, AL

Date	Revision
4/17/26	1

Designed By: DBS
Checked By: DBS
Date: 2/20/26

Sheet
1 of 1





