

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 27, 2026

ZBA-43-26

GENERAL INFORMATION

Petitioner

Irvin Bishop Jr.

Requested Action and Purpose

Variance from the MR-1 rear setback requirements to allow the construction of a single-family dwelling, and a variance from the general parking and loading standards to permit more than 50 percent of the front yard to be surfaced for parking.

Location and Existing Zoning

2112 5th Street East. Zoned MR-1. (Council District 5)

Size and Existing Land Use

Approximately 0.7 acres, Residential

Surrounding Land Use and Zoning

North: Single Family Residential, MR-1

East: Single Family Residential, MR-1

South: Single Family Residential, MR-1

West: Single Family Residential, MR-1

Applicable Regulations

Sec. 25-67 – Mixed Residential 1

Table IV-21: MR-1 Intensity and Dimensional Standards

Standard	Townhouse	Single Family Detached Dwelling	All other uses
Rear Setback (min)	20 ft	20 ft	20 ft

Sec. 25-122 General Parking and Loading Standards.

- j.
- iii. The maximum area of the front yard that may be surfaced in accordance with this subsection is as follows:
- (a) Forty-five (45) per cent in the SFR-4 and SFR-5 districts;
 - (b) Fifty (50) per cent in all other districts, or on a lot in the SFR-4 or SFR-5 districts with less than forty-five (45) feet of lot width.

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SUMMARY

The petitioner is requesting a variance from the MR-1 rear setback requirements to allow the construction of a single-family dwelling, and a variance from the general parking and loading standards to permit more than 50 percent of the front yard to be surfaced for parking. The proposed home will have two off-street parking spaces located in the front yard. Per the petitioner, a variance is required in order to provide the required amount of parking based on the unique dimensions of the lot. The petitioner states “These requests are driven solely by the unique dimensions of this narrow lot and are necessary to allow the reasonable construction of a quality single-family home.”.

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:

2112 5th Street East, Tuscaloosa, Alabama 35404

Total Acres:

.07

Number of Existing Structures:

0

Current Zoning:

Mixed Residential 1 (MR-1)

Current Land Use:

Vacant

Applicant Information:

Applicant Name:

Irvin Bishop Jr.

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:

Variance Request

Property: 2112 5th Street East

Tuscaloosa, Alabama 35404

Mr. Bishop and his wife are the owners of the property located at 2112 5th Street East. Mr. Bishop grew up in this neighborhood and is committed to investing back into the community by constructing a new single-family residence on this vacant lot.

Due to the unique characteristics of this property, we respectfully request two variances.

First, we request a variance from the zoning requirement that limits parking to no more than 50% of the width of the lot. This lot is only 25 feet wide, making it extremely difficult to provide adequate off-street parking while complying with this requirement. We are requesting approval to provide two off-street parking spaces for the residents of the home. Providing two parking spaces will reduce on-street parking congestion and better serve the future occupants without negatively impacting neighboring properties.

Second, we request relief from the required 20-foot parking depth. Because of the limited depth of the lot and the required setbacks, complying with the full parking depth would significantly reduce the size and livability of the home. We have worked to design the house with the shallowest practical footprint while still providing functional room sizes suitable for a family residence.

We respectfully request either:

- A variance allowing a reduced front parking depth, or
- A reduction in the required rear setback that would allow the residence to be shifted farther back on the lot while maintaining the required parking area.

These requests are driven solely by the unique dimensions of this narrow lot and are necessary to allow the reasonable construction of a quality single-family home. Granting these variances will enable Mr. Bishop to invest in the neighborhood where he was raised, improve a vacant property, and contribute positively to the surrounding community.

We appreciate your consideration of this request and respectfully ask for your approval.

Supporting Documents:

Site Plan (if applicable):

Bishop, Irvin 5th st e.pdf

Elevation Drawings (if applicable):

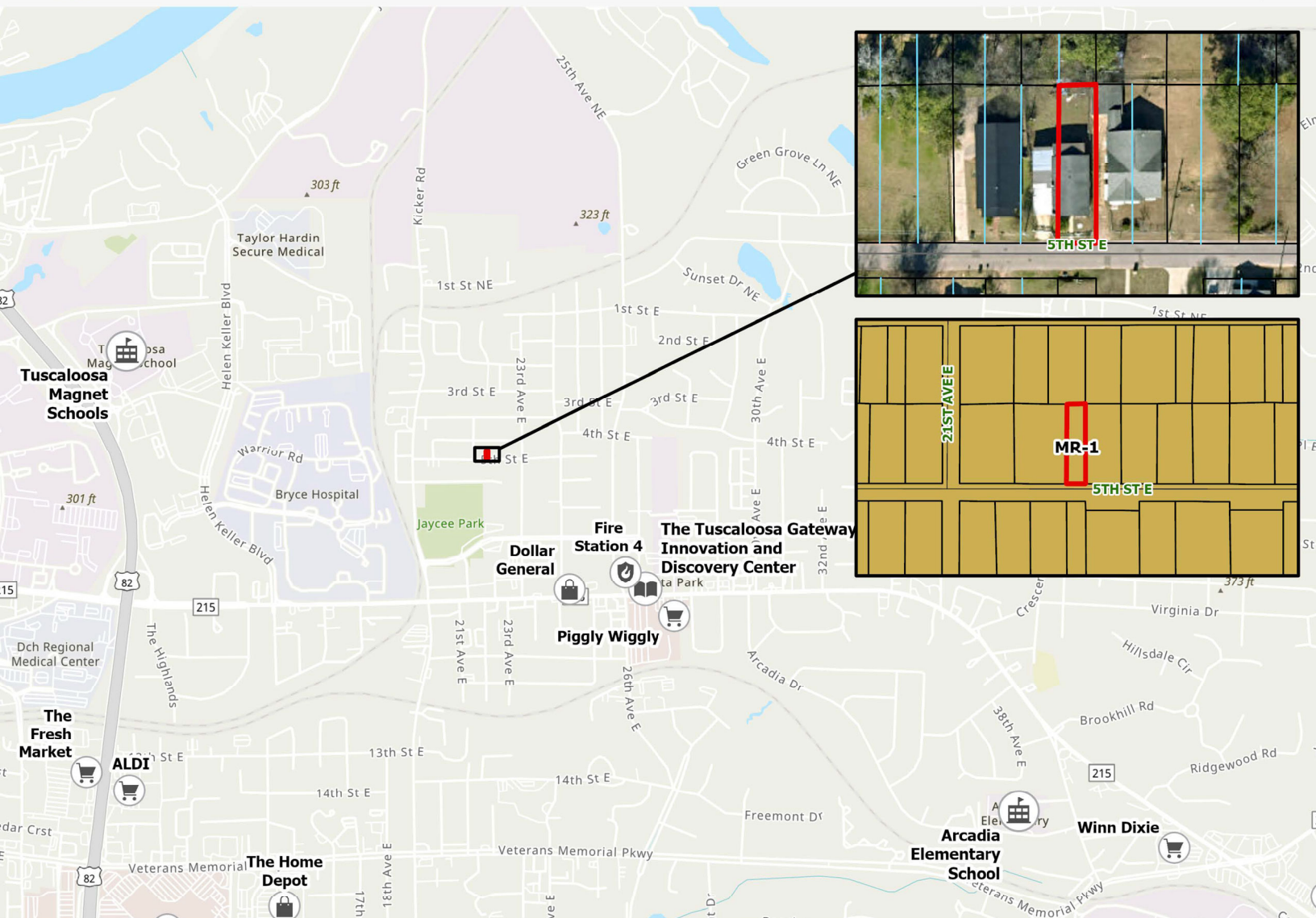
Additional Documents:

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.



2112 5th Street East

0 0.15 0.3 0.45 0.6 Miles



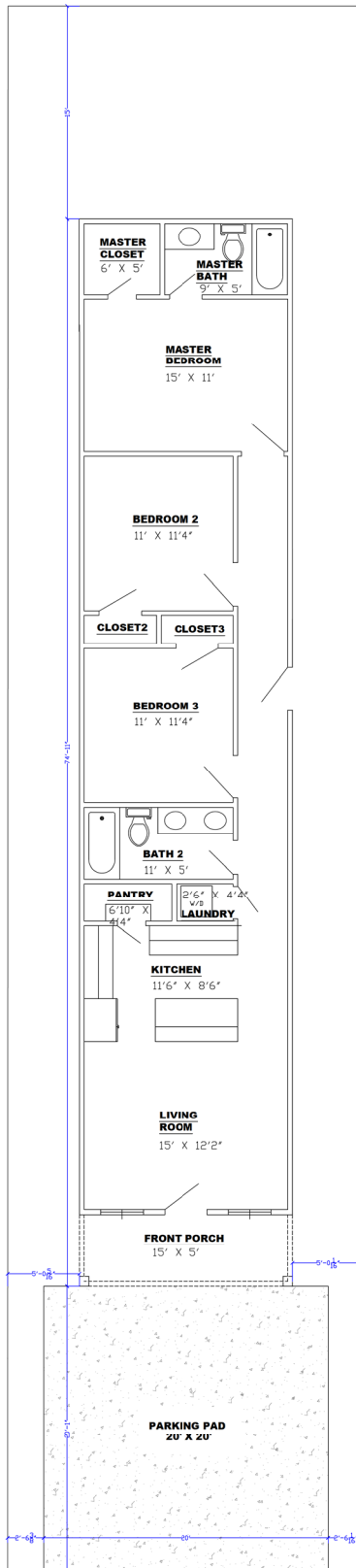


2112 5th Street East

1 inch = 40 feet
0 20 40 60 80 Feet







2112 5TH ST E

1050 SQ. FT.