

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 27, 2026

ZBA-42-26

GENERAL INFORMATION

Petitioner

Calvin Fikes

Requested Action and Purpose

Variance from the general standards for accessory uses and structures to allow a shed to be located closer to the street than the principal structure, and to allow a shed exceeding 120 square feet in size to be clad in metal siding.

Location and Existing Zoning

4612 Bass Drive. Zoned SFR-1. (Council District 6)

Size and Existing Land Use

Approximately 0.46 acres, Residential

Surrounding Land Use and Zoning

North: Single Family Residential, SFR-1

East: Single Family Residential, SFR-1

South: Single Family Residential, SFR-1

West: Single Family Residential, SFR-1

Applicable Regulations

Sec. 25-106 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 fifty (650) square feet of building footprint, or forty (40) percent of the principal structure's building footprint, whichever is larger.
- 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 general standards for accessory uses and structures to allow a shed to be located closer to the street than the principal structure, and to allow a shed exceeding 120 square feet in size to be clad in metal siding. The shed was constructed in 2022 and is currently located in the front yard. The shed is 400 square feet in area and is currently clad in metal siding. The petitioner states "Because of the existing layout of my home, driveway, garage, and the property's physical limitations, strict application of the zoning ordinance leaves no reasonable alternative location for the structure".

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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:

4612 Bass Drive, Tuscaloosa, Alabama 35405

Total Acres:

3/4

Number of Existing Structures:

1 plus the house

Current Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Applicant Information:

Applicant Name:

Calvin Fikes

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:

Statement of Hardship for Variance Request

To the Board of Zoning Adjustment,

We respectfully submit this statement in support of our request for a variance.

We understand that a variance requires a showing of an unnecessary hardship and that personal, financial, or self-created circumstances are generally not considered sufficient.

Several years ago, We purchased a metal accessory building to protect and secure my newly purchased vehicle after discovering it was too large to fit inside my existing garage.

The structure was placed on our property and has remained there for several years without creating any known safety issues or adversely affecting my neighbors or the surrounding community.

Because of the existing layout of my property and the location of my home and garage, relocating the structure to another location on the property is not a practical option.

Here is why due to property limitations the structure is not able to be moved to the rear of the home because it isn't vehicle accessible and the backyard is too small to accommodate the structure.

Moving the structure to the side of the home would hinder access to various utilities such as sewage, cable, power, and gas.

Our property has limited vehicle access, and there is no practical location elsewhere on the lot where the accessory structure can be relocated while maintaining vehicle access.

Because of the existing layout of my home, driveway, garage, and the property's physical limitations, strict application of the zoning ordinance leaves no reasonable alternative location for the structure.

When we purchased the vehicle, we discovered it was too large to fit inside my existing garage. We had the accessory structure which was purchased from a business in this city placed in the only location on our property that provides practical vehicle access and secure storage.

The structure has remained in place for several years without creating safety issues, interfering with neighboring properties, or changing the character of the neighborhood.

Removing the structure would deprive us of the only practical covered storage available on my property because there is no other accessible location where it can reasonably be placed. The hardship is based on the physical limitations and layout of my property rather than mere convenience.

Currently the left side of the property is approximately 4 feet from the property line. A small portion of the structure is two feet from the property line.

The right side of the property is close to the home. Even though the building is not beside the home it is 23 feet from the street and sits in and on the driveway.

The end of our property line extends all the way to the lake.

The structure is far from the end of the property line. The height of the structure is not taller than the house, but because it sits to the front side of the house it seems visibly taller.

We are by no means trying to justify the placement of the structure. We are just providing this information to help you better understand our situation.

We are begging the City to explore this matter carefully and with consideration and compassion and grant us this variance to keep this structure for stated reasons.

We respectfully ask the Board to consider all of the circumstances surrounding this request and to grant this variance. We have acted in good faith, have maintained the structure responsibly, and respectfully we request the opportunity to keep it in place.

Thank you for your time and consideration.

Respectfully,

Calvin Fikes/ Leah Jones Fikes

Supporting Documents:

Site Plan (if applicable):

20260626_184827.jpg

Elevation Drawings (if applicable):

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Additional Documents:

20260626_191903.jpg

20260626_191839.jpg

20260626_191832.jpg

20260625_144814.jpg

20260625_144835.jpg

20260625_144908.jpg

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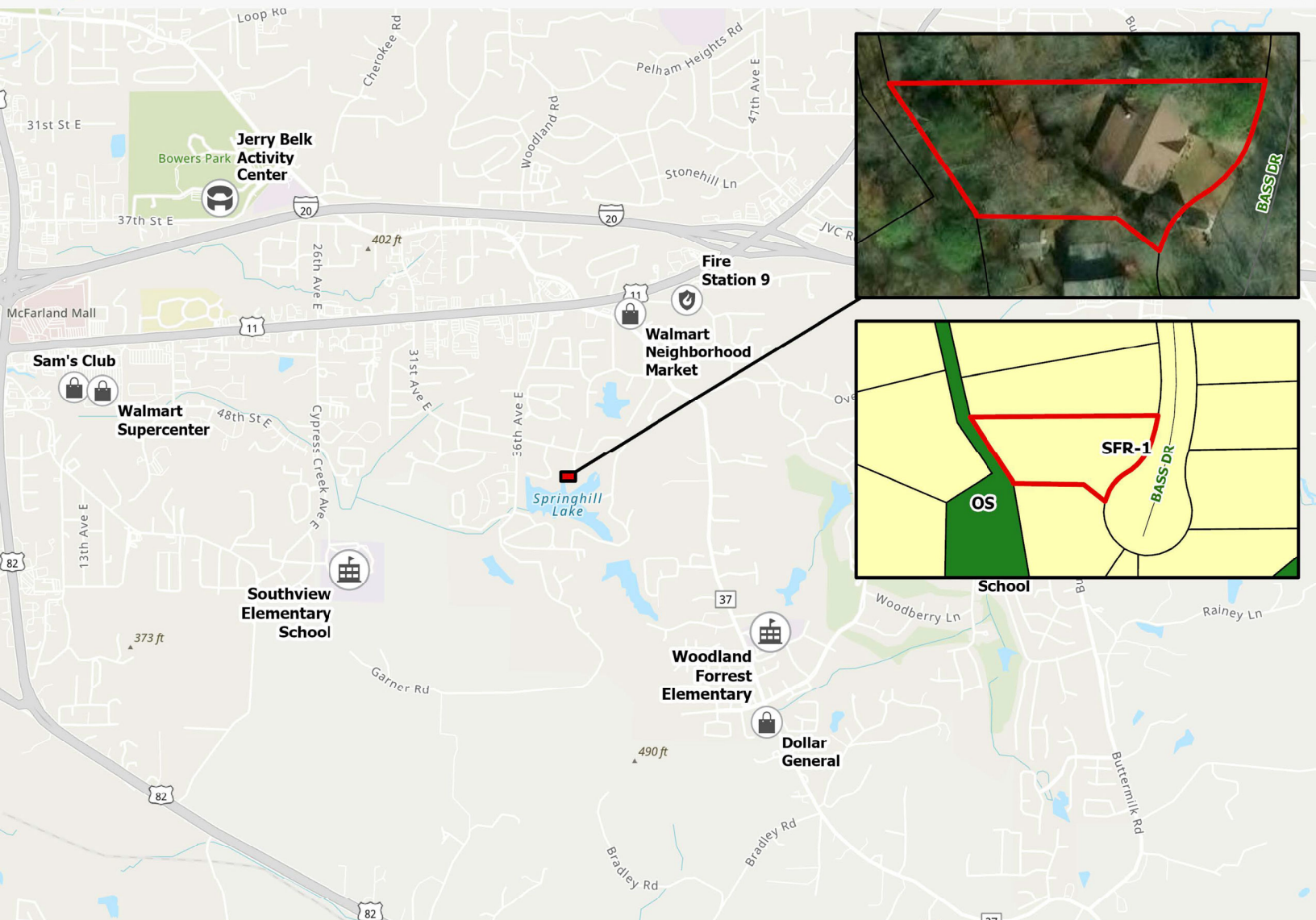
20260625_145104.jpg

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.



4612 Bass Drive

0 0.25 0.5 0.75 1 Miles





4612 Bass Drive

1 inch = 75 feet
0 40 80 120 160 Feet











