

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

7/6/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

A Resurvey of Lots 16 and 17 South Holt Addition

Site Address:

4403 12TH ST NE, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 02 09 4 007 003.000

Total Acres to be Subdivided:

0.30

Total Acreage Controlled by Owner:

0.30

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

To combine 2 Lots into 1 so the existing house and proposed carport lie on the same piece of property.

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering

Surveyor or Engineer Name:

Christopher Sentell

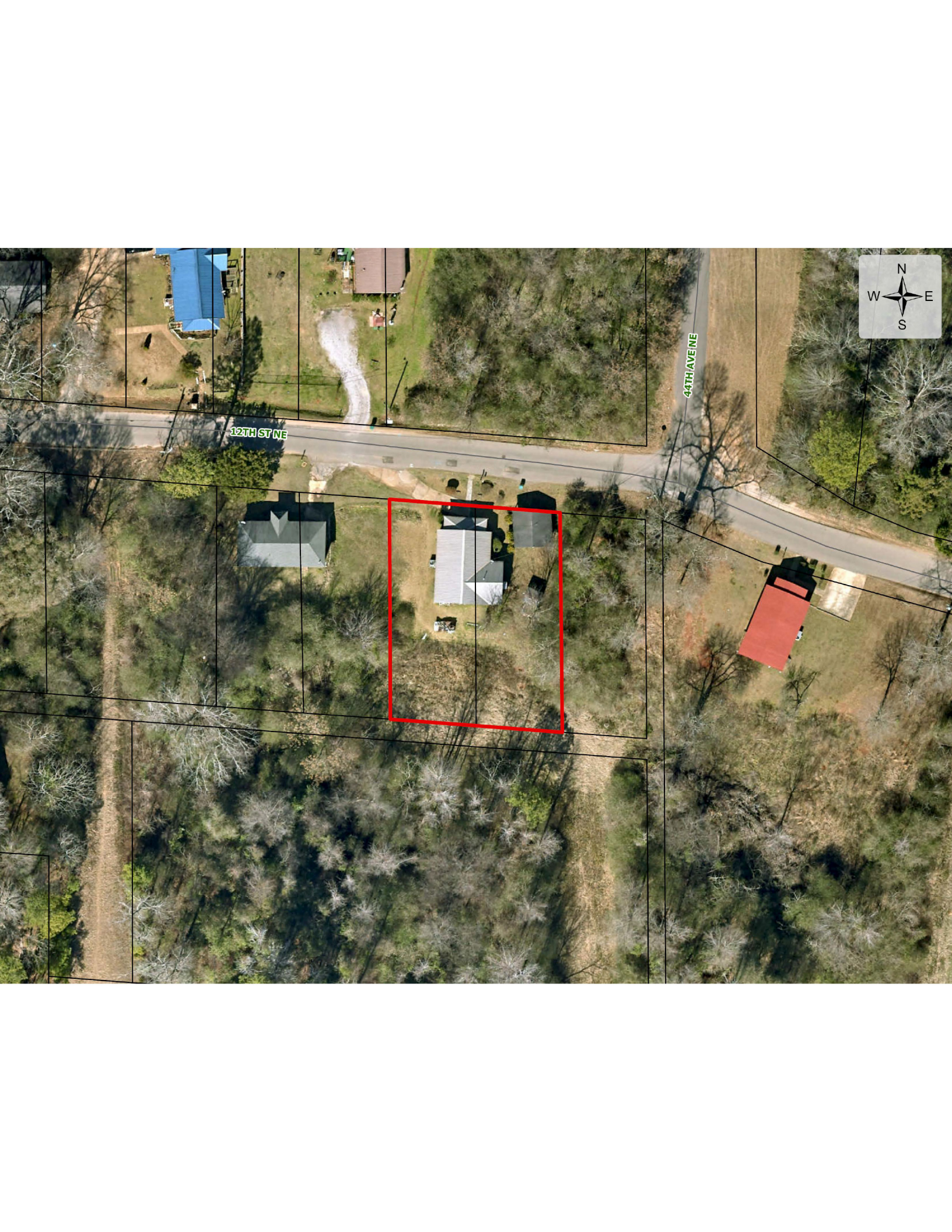
Property Owner Information:

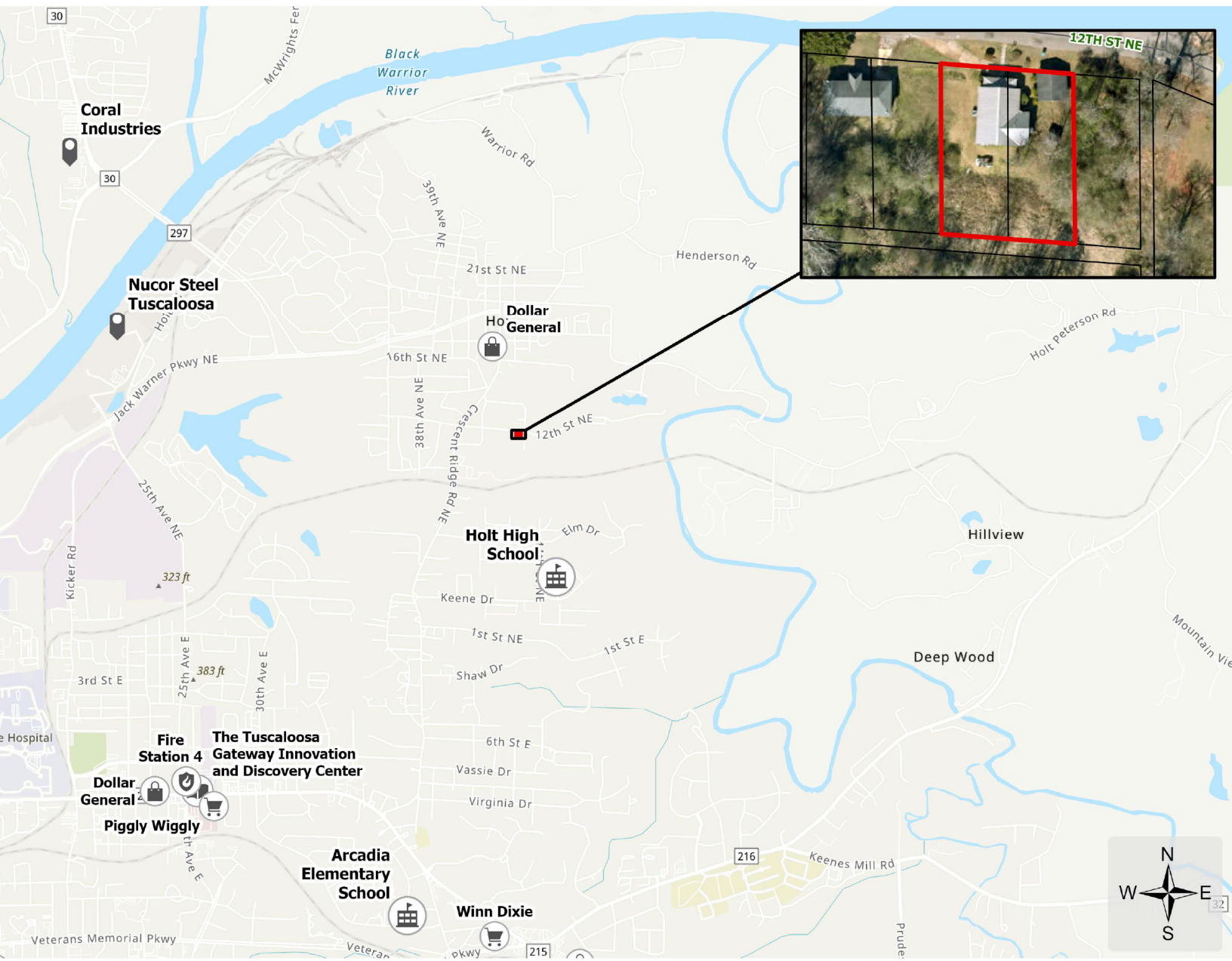
Owner 1

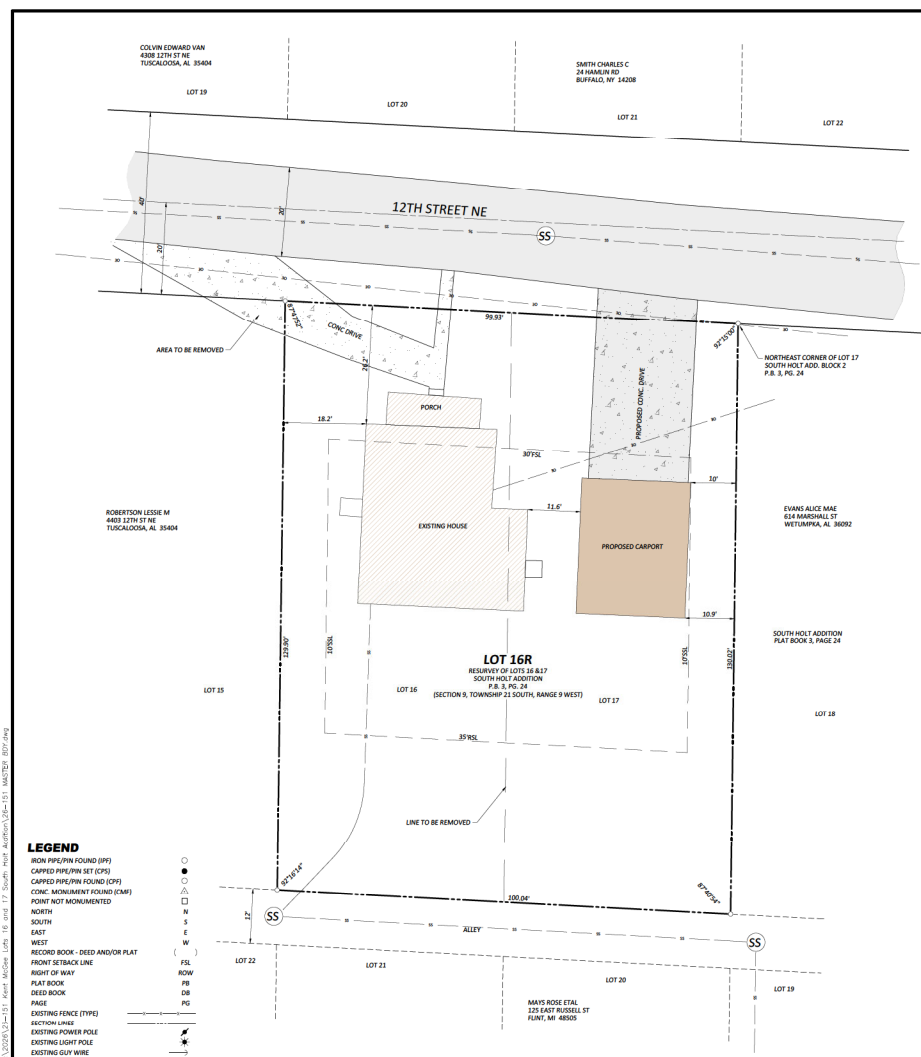
Property Owner Name:

Carlos Moore

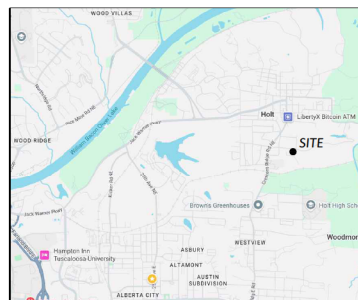
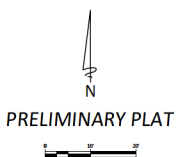
Additional Information Regarding Request:



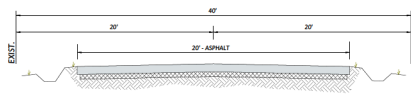




LEGEND



- NOTES:**



(NO TESTING, CORING OR DRILLING WAS PERFORMED
ON 31ST STREET, THEREFORE BUILD-UPS ARE UNKNOWN
31ST STREET IS A COUNTY MAINTAINED ROAD)

SENTELL
CIVIL, STRUCTURAL, ENVIRONMENTAL, SURVEYING
ENGINEERING

639 Black Bears Way
Tuscaloosa, AL 35601

Phone (205) 752-5564
www.sentell.net

A RESURVEY OF LOTS 16 AND 17
SOUTH HOLT ADDITION, BLOCK 2
PLAT BOOK 3, PAGE 24
TUSCALOOSA COUNTY, ALABAMA

[illegible]



639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

July 14, 2026

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Variance Request for Carlos Moore
Res. Lots 16-17 South Holt, Block 2

Dear Sir/Madam:

We are requesting on behalf of Carlos Moore the following variances:

- **Sidewalks:**
There are currently no sidewalks along 12ST N.E. and the terrain would make it impossible to meet ADA requirements.
- **Alley improvements:**
The current lot doesn't adjoin public right of way on the east nor the west, therefore the alley wouldn't tie to an existing road to be used.
- **Additional Right of Way:**
The existing residence is located approximately 26 feet from the current right-of-way and sits roughly 5 feet below the elevation of 12th Street N.E. Acquisition of the proposed additional right-of-way would reduce the already nonconforming setback by another 5 feet. Furthermore, any future roadway construction or widening within the expanded right-of-way could place the existing residence dangerously close to the street, creating significant safety, drainage, and accessibility concerns

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President