

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, MARCH 20, 2025**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. February 20, 2025
- 4. APPROVAL OF THE AGENDA**
- 5. VERIFICATION OF PROPER NOTIFICATION**
- 6. VERIFICATION OF NO CONFLICT OF INTEREST**
- 7. NOTICE OF RIGHT TO APPEAL**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - A. **SP-25-1 Charlotte Davis** - Charlotte Davis is requesting a special exception to allow a manufactured home as in-fill dwelling for the property 9901 Jones Road..
 - B. **V-25-2 Tuscaloosa Childens Theatre** - Tuscaloosa Children’s Theatre is requesting a variance from the banner requirements found in section 10.08.03 for the property located at 601 Energy Center Boulevard
- 10. DISCUSSION**
- 11. CITIZEN COMMUNICATIONS**
- 12. ADJOURNMENT**

NOTICE OF RIGHT TO APPEAL

In accordance with section 11-52-81 of the *Code of Alabama*, any party aggrieved by a decision of this Board tonight may within 15 days from tonight appeal to the Tuscaloosa County Circuit Court by filing with this board a written notice of appeal specifying the decision from which the appeal is taken. This right to appeal is available to the person or entity petitioning this Board tonight and all other parties that may be aggrieved by a decision of this Board.



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PACKETS AND MINUTES

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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, FEBRUARY 20, 2025**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, January 16, 2025, in the Council Chambers of the Northport City Hall by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubrey Dale, Mr. Jon Garner, Mr. Chad Haynie, Mr. Kevin Shobe, Mrs. Tena Phifer, Mrs. Jennifer Taylor – White, and Mr. Brian Chandler. Also present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Ms. Meredith Mullins, Mr. Chris Cunningham, Mrs. Holly Phillips and Mrs. Katelyn Lesley.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for January 16, 2025. **Seconded by Mr. Dale.** Roll call vote was as follows: Mr. Shobe – Yes; Ms. Dale – Yes; Mr. Garner – Yes; Mr. Haynie – Yes; Mrs. Phifer – Yes; Mrs. Taylor-White – Yes and Mr. Chandler - Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Haynie to approve the agenda for February 20, 2025. **Seconded by Mr. Chandler.** Roll call vote was as follows: Mr. Haynie– Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; Mr. Shobe – Yes; Mrs. Taylor – White – Yes. **Motion Carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest – Chad Haynie and Brian Chandler stated that they knew Mark Tunnell, the applicant on Case V-24-21, and recused themselves from voting on Case V-24-21.

Notice of Right to Appeal

Old Business

V-24-21 – Mark Tunnell is requesting a variance from the building material standards found in Section 1002.13 for the property located at 5401 McFarland Boulevard.

Mark Tunnell, 13971 Knoll Point Drive, spoke at the podium. He stated that they are wanting to get approval to plant some trees along the west side of the property and across the north side of the property to cover the pole barn that they built. He also stated that they use the pole barn as coverage for the 50-75 mowers that they have to store outside. He stated that he can get the Cryptomeria tree at 8-10 foot now.

Mr. Garner asked Mr. Tunnell if he was leaning toward getting the Cryptomeria tree. Mr. Tunnell stated that they were because they are a little bit more hardy and bigger trees, they are pretty much the same look. Mr. Garner expressed his concern about the Cryptomeria. Mr. Haynie asked Mr. Tunnell if the trees would be 8-10' at the time of planting. Mr. Tunnell confirmed that was correct, there will be about 40 plants and they can get them from the supplier already 8-10' tall. Mr. Chandler asked Mr. Tunnell if they were planning to do anything on the other side of the building because you can still see the pole barn

from the road on that side. Mr. Tunnell stated that you really cannot see the pole barn from that side of the building because they have woods and that is where the parking lot is at.

Chairman Garner opened the floor for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

Motion by Mrs. Phifer to grant Mark Tunnell and Russell Latner a variance from the building material standards to allow a pole barn as shown on the site sketch and landscaping plan for the property located at 5401 McFarland Boulevard. **Seconded by Mr. Shobe** Roll call was as follows: Mrs. Phifer – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mrs. Taylor-White - Yes. **Motion Carried.**

New Business

Voting: Mrs. Ramm asked Mr. Garner who would be voting for this case since there was a full board. Mr. Garner stated that Mr. Garner, Mr. Haynie, Mrs. Phifer, Mr. Shobe and Mr. Chandler would be voting.

- A. **V-25-1** – LaShonda Gay is requesting a variance from the setback requirements found in Table 4-2 for the property located at 3841 30th Avenue

LaShonda Gay, 3841 30th Avenue, spoke at the podium. Manquel Wilson, Regional Homes Northport, spoke at the podium. He stated that Ms. Gay had them build her a custom home and that they are asking for a variance for three hardships, the narrowness of her property, the septic tank that is already on her property, and she has a drop off on the east end of her property, that is why they can only place the house in the position shown on the sketch. He stated that with the current setbacks in place, it will not be possible to put her home on the lot.

Mr. Haynie asked if this new home would have a further setback than the old home. Mr. McCarley stated that maybe not as far as the setback because it is a bigger home, there is no 10' drop off and it is all cleared and flat now. The house will be bigger but the lot is a lot better now.

Chairman Garner opened the floor for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

Motion by Mr. Haynie to grant LaShonda Gay a variance from the setback standards to allow a mobile home as shown on the site sketch for the property located at 3841 30th Avenue. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mrs. Phifer - Yes; and Mr. Chandler – Yes. **Motion Carried.**

DISCUSSION
XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:13pm.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
March 20, 2025

AGENDA ITEM

Case Number: SP-25-1

Request: Special Exception

Location: 9901 Jones Road

Applicant: Charlotte Davis

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-1)

Zoning of Adjacent Property: Residential Single-Family (RS-1) & Unincorporated (no zoning)

Proposed Action: To allow a new mobile home as an in-fill dwelling

STAFF COMMENTS

Charlotte Davis is requesting a special exception to allow a mobile home in a residential single-family zone. The standards for this request are found in section 3.04.05 and are included below:

3.04.05 Manufactured Housing

- A. Purpose. The purpose of this section is to provide standards and procedures specifically relevant to the location and development of manufactured housing and manufactured home communities.
- B. Compatibility Standards: Manufactured homes must be compatible to site-built and other housing in the immediate general area within the same zoning district. Approval in accordance with [§14.04 Special Exceptions](#) is required and may only be granted when the manufactured home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to: (1) site-built or other forms of housing permitted in the same general area under this Ordinance; (2) existing development; or (3) proposed development in the same zoning district. Items subject to compatibility comparison will include the following:

3-5

December 16, 2024

1. Exterior Finish. Any material may be used for exterior finish that is generally used in areas near the location where the manufactured home is sited.
2. Size and Appearance. The general appearance and square footage of the home must be consistent and compatible with housing in adjacent locations to ensure compatibility.
3. Site-orientation. Manufactured homes must be placed on lots in a manner compatible with and reasonably similar in orientation to other residential structures in the area.
4. Utilities. The home must be connected to water and sewage systems (including well and septic tank, if applicable) approved by the Alabama Department of Public Health or the Alabama Department of Environmental Management.
5. Underpinning. The type of material and method used for underpinning must be consistent with and compatible to site-built homes in adjacent locations.

C. Standards for All Manufactured Homes

1. All manufactured homes that do not conform to this §3.04.05 on its effective date are treated as nonconforming uses. All manufactured homes placed after the effective date must comply with this §3.04.05 and any other applicable requirements of this Ordinance.
2. It is unlawful for any person to place, replace or relocate a manufactured home within the City without first being granted a permit.
3. Prior to installation, each manufactured home must bear a seal certifying compliance with the HUD Code. Any existing manufactured or mobile home not bearing such a seal is deemed and treated as a nonconforming structure and use in accordance with [Article 11 Nonconformities](#).
4. All manufactured homes must be set up, installed and anchored in compliance with the requirements of the Alabama Manufactured Housing Commission.
5. All manufactured homes must be skirted with a weather-resistant material. Skirting must be adequately vented.
6. Once a manufactured home has been placed and prior to occupation, all tow bars and axles must be removed and either removed from the property or stored on the lot where they will not be visible.
7. Prior to occupation, a landing, porch or deck must be installed on all entrances. At least one of said landings, porches or decks must be at least five feet in depth (measured outward from the exterior of the home), at least eight feet in length and must contain a railing along all exterior sides. Stairs must be at least three feet wide and must have exterior railing. All required stairs, landings, porches and decks must be constructed of treated or cedar wood or masonry or some combination of both. Required railing may be constructed of wood or metal material.

D. Temporary Use of Manufactured Homes

1. The Board, in accordance with [§14.04 Special Exceptions](#), may grant permission to use a manufactured home upon the premises on which a building or home is being constructed during the time of construction and may qualify, limit or terminate such permission at any time.
2. Such permits are issued for a specified time period to allow for the construction of the permanent building. If construction is not started by the allotted start date or if the construction does not continue

on a reasonable basis, as determined by the Council, the permit will be revoked unless an extension is granted by the Board upon request of the applicant.

E. Manufactured Homes as Infill Dwellings. Manufactured Homes may be permitted in accordance with [§14.04 Special Exceptions](#) on a vacant lot within the AG and RS districts, subject to the following compatibility standards:

1. The proposed manufactured home will not be located on a vacant lot that is within a designated local, state or federal historic district, or a vacant lot that is between two or more structures that have been listed on or are eligible for addition to the National Register of Historic Places.
2. The combined value of the proposed manufactured home and subject property must be at least 90% of the average appraised value of all adjoining, developed single-family properties.

STAFF RECOMMENDATIONS:

The standards for special exceptions as outlined in section 14.04 of the Northport Zoning Ordinance are as follows:

§14.04 Special Exceptions

14.04.01 Purpose and Application. The purpose of the section is to empower the Board to approve special exceptions as provided for in the Ordinance. Hardship is not a requirement for special exceptions, but applicants must comply with all other requirements and any appropriate conditions for approval imposed by the Board to comply with the intent of this ordinance.

14.04.02 The Board reviews requests for special exceptions for compliance with this Ordinance and all other applicable codes and ordinances of the City. The Board must determine that satisfactory provisions have been made concerning the following, among other considerations of this Ordinance:

A. Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

B. The location and accessibility of off-street parking and loading areas.

C. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.

D. The screening and buffering of potentially adverse views and activities from surrounding properties.

E. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.

F. The availability, location, and capacity of utilities.

G. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.

H. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.

14.04.03 The Board may impose conditions for approval that it deems necessary in the particular case to protect the public interest and the intent of this Ordinance in relation to the items listed above and as may otherwise be reasonably necessary. Such conditions apply to the land, structure, and use for which the special exception is granted and not to a particular person. Violations of conditions lawfully attached to any special exception are considered violations of this Ordinance and are subject to applicable fines and penalties.

14.04.04 Public Hearing. Upon application, the Board will schedule a public hearing on the proposed special exception to be held after public notice has been provided, as required by law. Within ten days after the close of a public hearing, the Board will render a written decision, setting forth its findings of fact and the reasons for such decision. All such decisions are final and binding on all parties.

SUMMARY:

Charlotte Davis is requesting a special exception to allow a new manufactured home as in-fill dwelling for the property located at 9901 Jones Road. The following compatibility standards are outlined in the zoning ordinance:

- Exterior Finish – The ordinance requires that all new manufactured homes utilize materials that are consistent with that of the surrounding properties. The homes in this area feature a mixture of wood, brick, metal, and vinyl. The proposed home would primarily utilize vinyl siding.
- Size and appearance – The ordinance requires that all new manufactured homes be consistent in size and appearance with existing housing in the vicinity. Based off of aerial photography, the

homes in this area range from 1,000 square feet up to 2,400 square feet. The proposed home is 2,240 square feet.

- Site-Orientation – The ordinance requires that all new manufactured homes be placed on lots in a manner compatible with other residential structures in the area. The home as proposed would be oriented generally the same as the nearest residence.
- Utilities – The ordinance requires that all new manufactured homes be connected to water and sewage systems approved by the Alabama Department of Public Health. The home as proposed would utilize an on-site septic system, which requires a Health Department permit. The home would also utilize city water services.
- Underpinning – The ordinance requires that all new manufactured homes use underpinning that is consistent that of other residences in the vicinity. The home as proposed includes skirting material consistent with other manufactured homes in this area.

The ordinance also requires that the combined value of all new manufactured homes and land be at least 90% of the average appraised value of all adjoining single-family properties. Based on County tax map data, the adjoining residences appraise for an average value of \$48,600. The proposed home with land are valued at \$99,490.

The current site consists of a vacant lot zoned Residential Single-Family (RS-1). It is surrounded to the east by vacant unincorporated land (no zoning), to the south by vacant unincorporated land (no zoning), to the east by 2 single-family residences zoned Residential Single-Family (RS-1), and to the north by vacant unincorporated land.

There is no requirement to demonstrate a hardship with a special exception request.

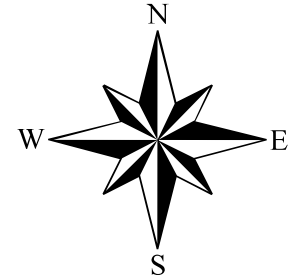
The Future Land Use Map contained within Northport Compass depicts this property as “Medium Density Residential”. This request is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Charlotte Davis a special exception to allow a manufactured home as shown on the application for the property located at 9901 Jones Road.

Northport Zoning Board of Adjustment

Special Exception



Parcels

□ Parcels

Zoning

■ Agriculture

■ Neighborhood Commercial

■ General Commercial

■ Office and Institutional

■ Special District

■ Residential Single-Family - 1

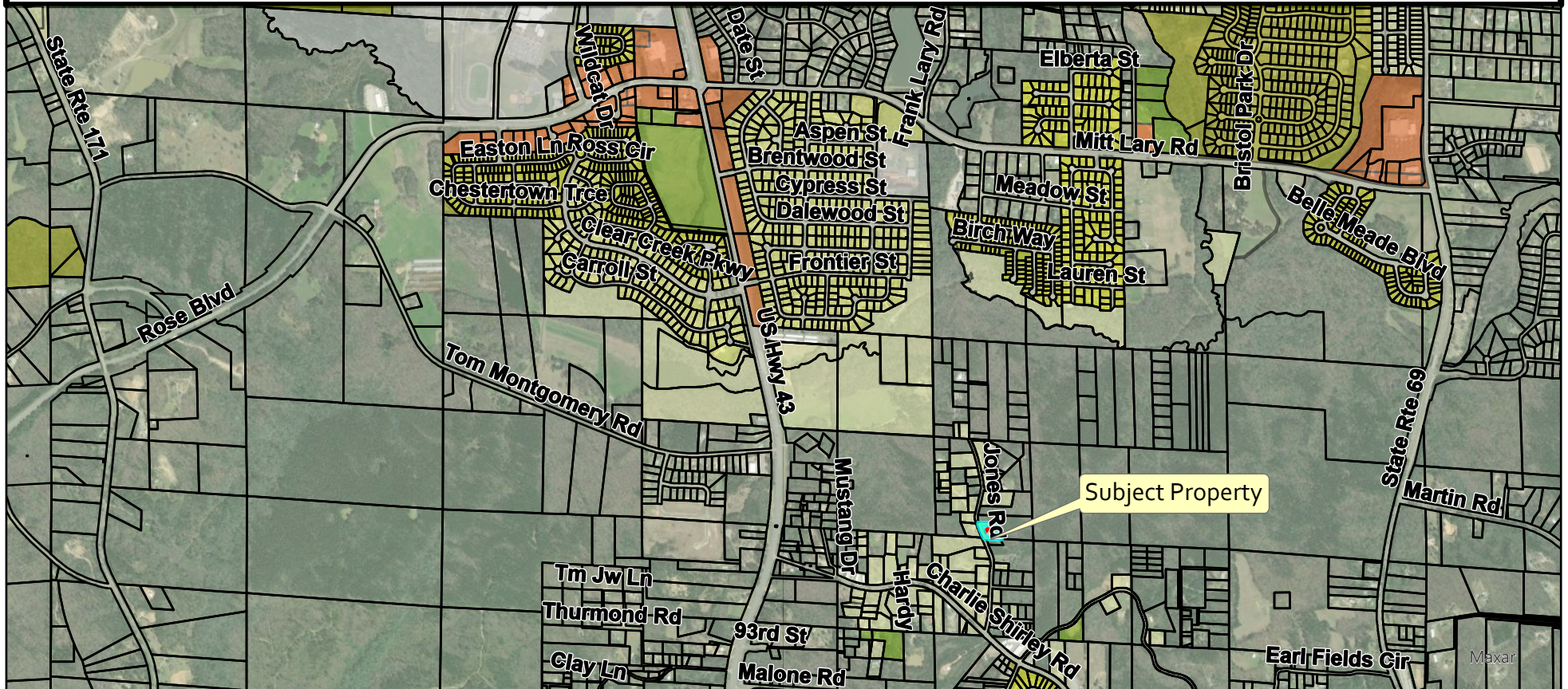
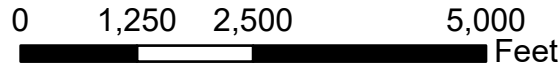
■ Residential Single-Family - 2

■ Residential Single-Family - 3

■ Residential Single-Family - 4

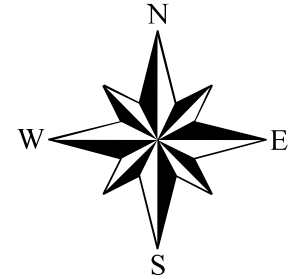
■ Subject Property

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Northport Zoning Board of Adjustment

Special Exception



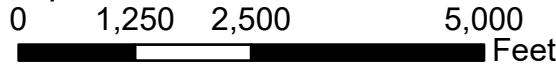
Parcels



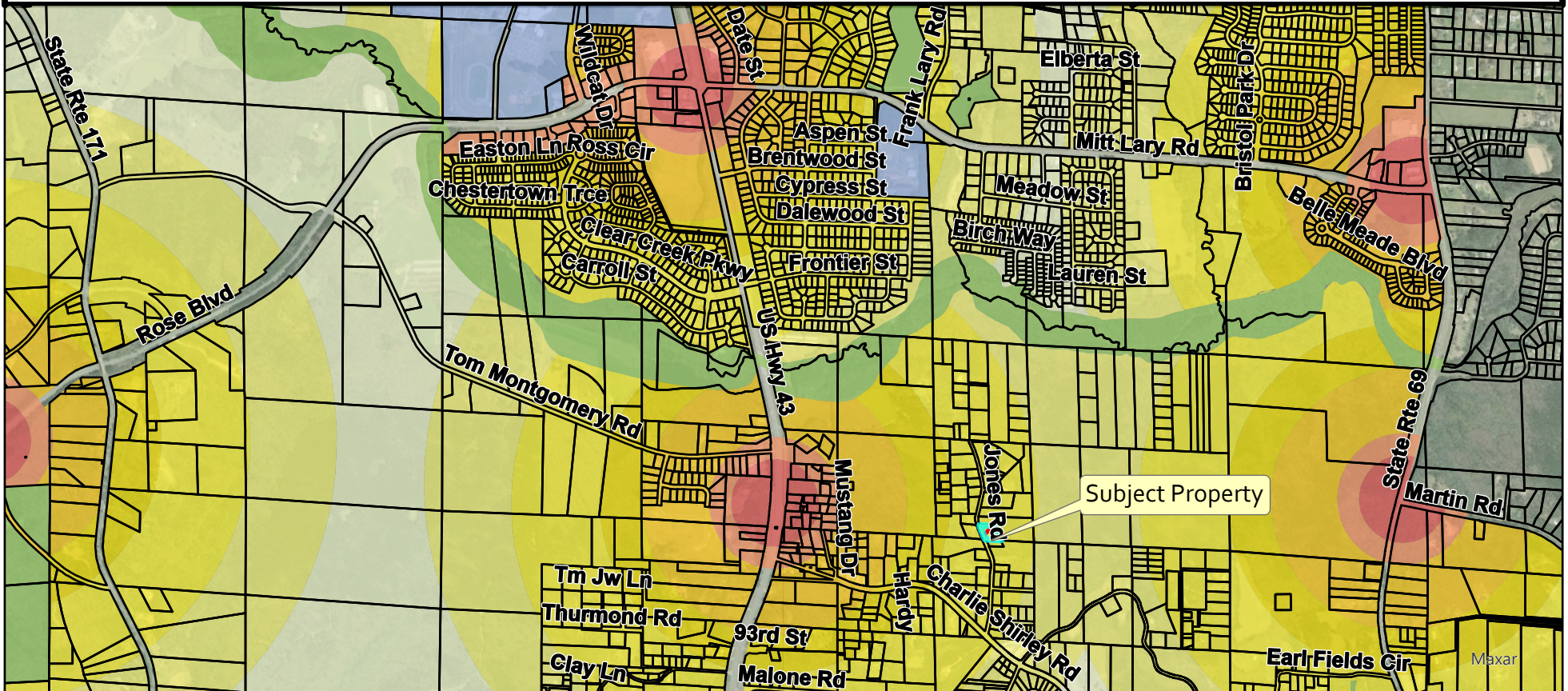
Future Land Use

- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use

- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Subject Property



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Subject property as seen from Jones Road looking south.



City of Northport Special Exception Application Packet

CWP 25-000001

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

Date of Application: 07/05/2025

SUBMITTAL CHECKLIST

- Completed Application
- Designation of Agent Form (if applicant is not property owner)
- \$75 Appeal Fee (additional fees may apply)
- Names and Addresses of all Adjoining Properties
- Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

PROPERTY INFORMATION

Property Address: 9901 Jones Rd Northport AL 35473 / 9911 Jones Rd 35473
 Property Subdivision and Lot Number: JONES RD / 20-05-21-3-001-034.000
 Property Zoning District: Tusealoosa County
 Existing Buildings on Property: 1 mobile home
 Proposed Construction on Property: A second mobile home

PETITIONER INFORMATION

Petitioner Name: Charlotte Davis
 Petitioner Phone: (205) 614-7352 Petitioner Email: charlottethomas93@yahoo.com
 Petitioner Address (if different than property information above): 9911 Jones Rd Northport AL 35473
 Petitioner is Owner of Property (if yes, skip owner information): Yes No

OWNER INFORMATION

Owner Name and/or Company: _____
 Owner Mailing Address: _____
 Owner Phone: _____ Owner Email: _____

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: Charlotte Davis Date: 07/05/2025



City of Northport Special Exception Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

REQUEST INFORMATION

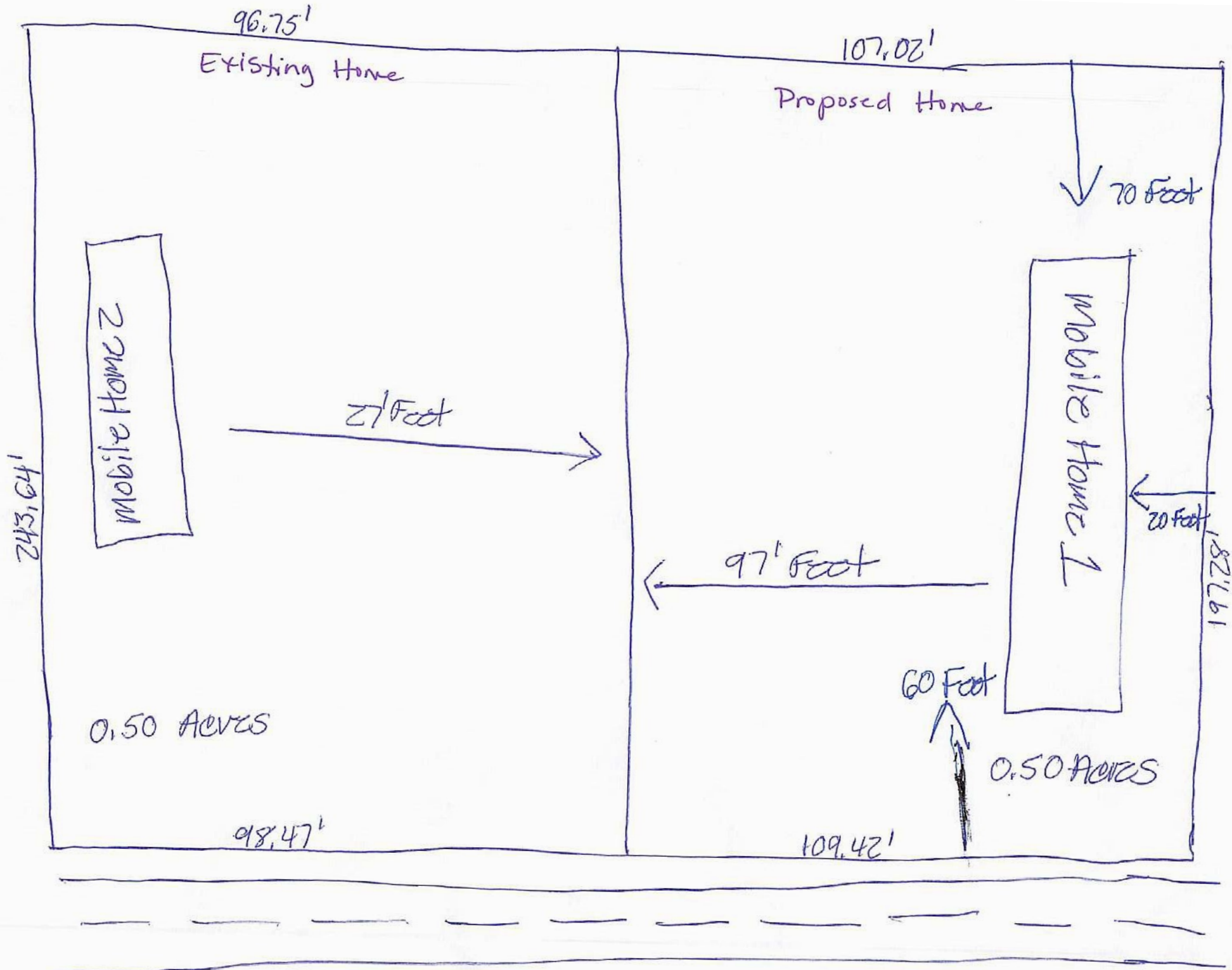
Describe the nature of the request:

I am requesting to add another mobile home to my property. These mobile homes will be for me and my son.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

There will be no impact to neighboring properties.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:



PARCELS 1 AND 2
 PART OF THE SOUTHEAST QUARTER OF THE
 SOUTHWEST QUARTER OF
 SECTION 21, TOWNSHIP 20 SOUTH, RANGE 10 WEST
 TUSCALOOSA COUNTY, ALABAMA

N89° 11' 17"W
 757.55'

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED -NOT FOUND
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- M.B.L. MINIMUM BUILDING LINE
- WOOD FENCE LINE
- CHAINLINK FENCE LINE
- ◇ IRON FENCE LINE
- X WIRE FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- ⊙ LIGHT POLE
- ⌋ EXISTING GUY ANCHOR
- P— POWER LINE
- BUILDING

PARCEL 2
 0.50 ACRES +/-

PARCEL 1
 0.50 ACRES +/-

State of Alabama
 Tuscaloosa County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 31st day of October, 2024.

Martin McDuff
 Martin McDuff Montgomery, P.L.S.
 Alabama License No. 22097

- SURVEYOR'S NOTES:**
- No title search of the Public Records has been performed by this firm, and lands shown hereon were not abstracted for easements and/or rights-of-way, recorded or unrecorded.
 - The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
 - Underground portions of foundations, footings, or other structures, including drainage structures, sewers and other utilities, were not located unless otherwise noted.
 - See attached description.
 - All improvements not shown
 - Basis of Survey - Grid North - Alabama West Zone.



Montgomery and Hinkle, inc.
 Professional Land Surveyors
 Marty@mhisurvey.com



203 Hargrove Road East
 Tuscaloosa, Alabama 35401
 OFFICE: 205-248-7396
 FAX: 205-248-7398

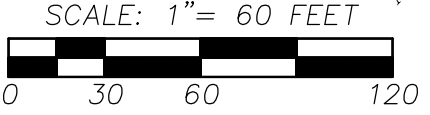
Drawn By
 DSM
 Scale
 1"=60'

Appd. By
 MMM
 Source of Information
 DB-2024/PG-611

Surveyed By
 JM
 Survey Type
 BOUNDARY

Field Work
 10/2024
 Drawing No.
 2410-062

Date
 10/2024
 Job No.
 2410-062



NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
March 20, 2025

AGENDA ITEM

Case Number: V-25-2

Request: A variance from sign standards

Location: 601 Energy Center Boulevard

Applicant: Tuscaloosa Children's Theatre

SUBJECT PARCEL

Zoning: General Commercial (C-3)

Zoning of Adjacent Property: General Commercial (C-3) & Residential Multi-Family (RM)

Proposed Action: To allow a banner that doesn't meet standards for quantity or duration of display

STAFF COMMENTS

Tuscaloosa Children's Theatre is requesting a variance from the sign standards. Those standards are in Section 10.08.03 and are included below:

10.08.03 Temporary Banner Signs. Banner signs are permitted in all nonresidential zoning districts in accordance with the following:

- A. For each building unit, one temporary banner sign with a maximum sign area of 32 sf shall be allowed.
- B. In no case shall any banner sign be located closer than 100 ft from another such banner sign on the same site.
- C. Banner signs shall be located outside of the public right-of-way of any public street and outside of the sight distance triangle of any intersection.
- D. Banner signs shall only be permitted for a period of 30 days per calendar year.
- E. A sign permit shall be required for the installation of a banner sign.

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 14.03.03 of the Northport Zoning Ordinance are as follows:

14.03.03 Standards for Variances

A. The Board will grant no variance unless it finds that the following standards are satisfied. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by this Ordinance.

B. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant must establish and substantiate in writing that the requested variance conforms to all standards listed below:

1. The granting of the variance will be in harmony with the general purpose of the regulations imposed in the applicable district and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. The granting of the variance will not permit the establishment of any use that is not permitted in the district.

3. There must be proof of unique circumstances. There must exist special circumstances fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

4. There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of Board of Adjustment

14-3

the restrictions. It must result from the application of this Ordinance. It must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances may not be considered.

5. The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board is the minimum variance that will accomplish this purpose.

6. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.

C. The Board may prescribe any condition that it deems necessary to secure substantially the objectives of the provisions to which the variance applies. Violations of conditions lawfully attached to any variance approval are considered violations of this Ordinance and are subject to applicable fines and penalties.

SUMMARY:

Tuscaloosa Children’s Theatre is requesting a variance to allow two banners that exceed the maximum quantity and display period allowed. The current ordinance specifies that a single banner can be permitted for up to 30 days per calendar year. The applicant is requesting to have two banners on display year-round.

The current site consists of a business park zoned General Commercial (C-3). It is surrounded to the east by offices zoned General Commercial (C-3), to the south by multifamily residential zoned Residential Multifamily (RM), to the west by multifamily residential zoned Residential Multifamily (RM), and to the north by a business park zoned General Commercial (C-3).

The petitioner has not yet cited a hardship.

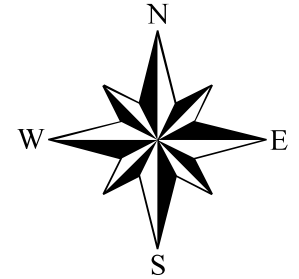
The requested variance is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Tuscaloosa Children’s Theatre a variance from the sign standards to allow banners as shown on the application for the property located at 601 Energy Center Boulevard.

Northport Zoning Board of Adjustment

Variance Request



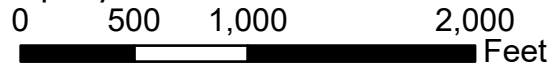
Parcels

□ Parcels

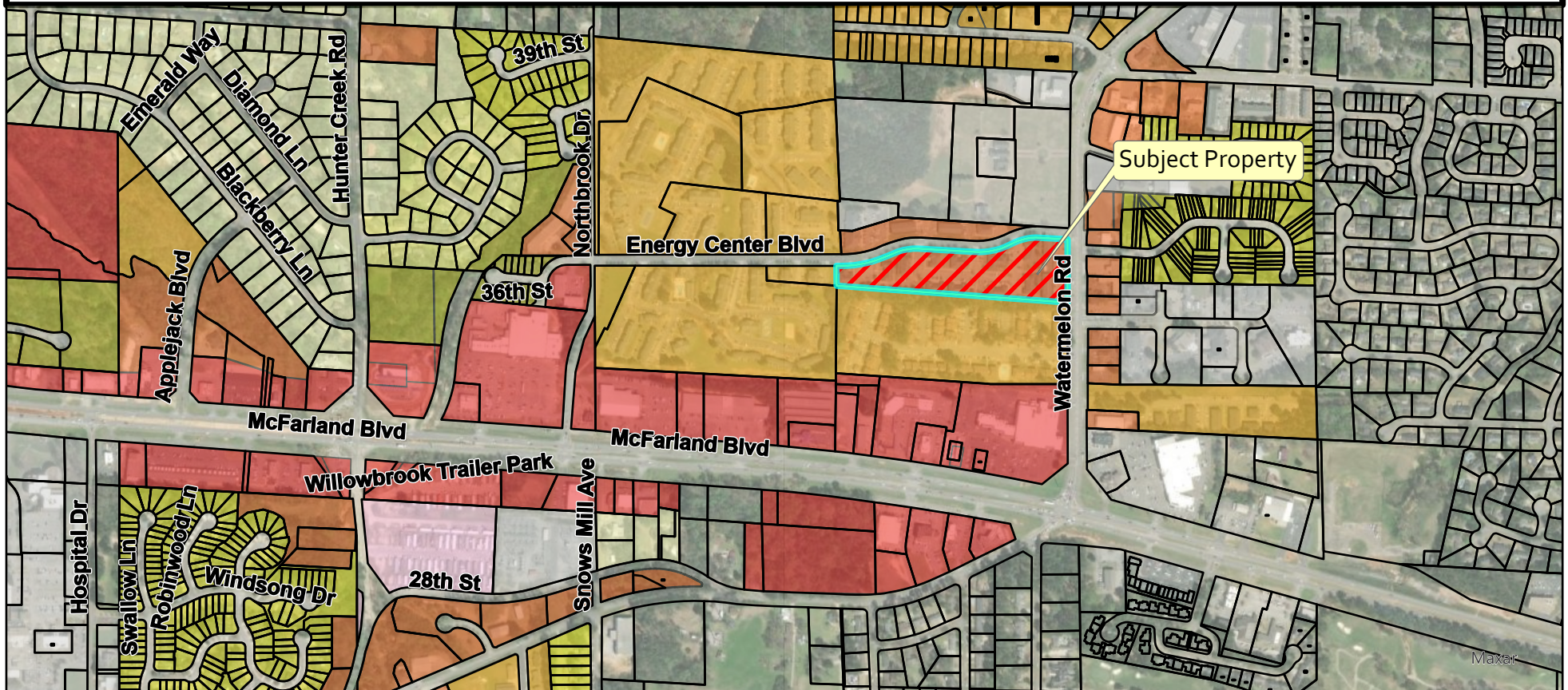
Zoning

- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Mobile Home Park

- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property



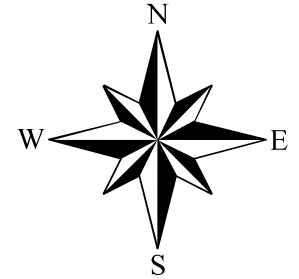
While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



Maxar

Northport Zoning Board of Adjustment

Variance Request



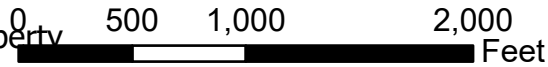
Parcels

□ Parcels

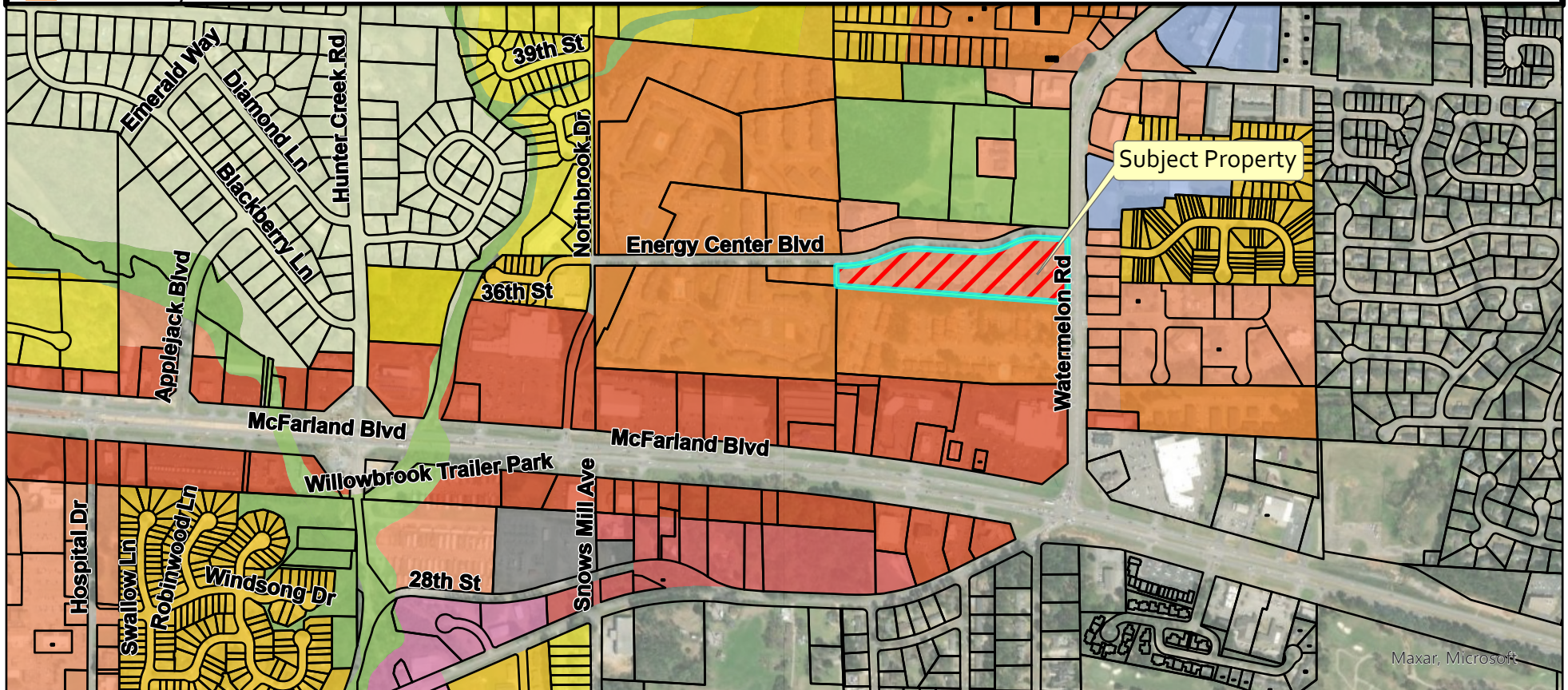
Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential

- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Subject Property



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Maxar, Microsoft



Subject property as seen from Energy Center Blvd looking West.

No image found for this file, click here to upload an image.

PERMIT PROJECT
FILE #: 25-000316

601 ENERGY CENTER BOULEVARD NORTHPORT AL 35473
BANNER REQUEST FOR TUSCALOOSA CHILDREN'S THEATRE BUILDING



PERMIT #: V25-000002

Permit Type
Variance/Administrative Appeal

Subtype
Variance ▼

Work Description:
Banner Request for Tuscaloosa Children's Theatre Building

Applicant
Tuscaloosa Children's Theatre - Mary Jane Baker ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 100.00

Total Amount 100.00

Amount Paid 0.00

Balance Due 100.00

Non-Billable



PERMIT DATES

Application Date
02/05/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District



Existing Buildings on Property

Tuscaloosa Children's Theatre building

Proposed Construction on Property

Banners attachment to building more than 30 days

Number of Adjoining Properties

Are you the property owner?

No



Property Owner

Tuscaloosa Children's Theatre - Mary Jane Baker



Additional Parcel #s

na



Submittal Documents

Notarized Designation to Authorize Agent Form (Click to Download)



Names and Addresses of all Adjoining Properties

Banner app.pdf



Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)



Additional Submittal Documents



Request Information

Describe the nature of the request

We are requesting to attach two (84" x 36") vinyl banners on our building showing upcoming productions



Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district

This gives our building a professional look. Theatre companies in most other cities have their upcoming productions displayed. It is more like signage due to being attached to the building. We have gotten permission from Sealy Realty, the owner of our building.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest

If would greatly benefit public interest. It would not effect neighboring businesses.

Describe the nature of any unnecessary hardship placed upon you by a literal enforcement of the zoning ordinance

N/A

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner

I would be happy to send photos of sample banners that would be same size as ours along with a photo of where these would be placed on our building. We would place one between the windows on left side of

I understand: In any case involving construction under a city building permit, any order or variance granted by the Board shall expire unless such building permit is obtained from the proper authority within one hundred eighty (180) days from the date of the granting of such order or variance by the board, and unless construction of the structure or structures under said building permit is completed within eighteen (18) months from the date on the granting of the variance by the Board.

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Signature

signature.png



OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES						
FEE	DE	QUANTITY	AMOUNT	TOTAL		
Appeal Fee				75.00		
Advertising Fee				25.00		
Plan Check Fees				0.00		
Permit Fees				100.00		
Total Fees				100.00		

PAYMENTS							
DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	

Balance Due	100.00	
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