

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, APRIL 16, 2026**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. March 19, 2026
- 4. APPROVAL OF THE AGENDA**
 - A. April 16, 2026
- 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. **V-26-5 Steven Dempsey** - Steven Dempsey is requesting a variance from the nonconformity regulations found in Section 11.03 for the property located at 6800 McFarland Boulevard, Lot 191.
 - B. **V-26-6 - 12th Street Industrial** - Longleaf Engineering is requesting a variance from the building material standards found in Section 5.01 for the property located at 3009 12th Street.
- 10. DISCUSSION**
- 11. CITIZEN COMMUNICATIONS**
- 12. ADJOURNMENT**

NOTICE OF RIGHT TO APPEAL

Any party aggrieved by any final decision of the Zoning Board of Adjustment may appeal the final decision of the Board by filing an appeal in the Tuscaloosa County Circuit Court. The aggrieved party shall first file a written notice of appeal with the Board within 15 days after the final decision, specifying the decision from which the appeal is taken. The aggrieved party must also file an appeal with the Circuit Court within 45 days after the final decision of the Board and shall also serve the Board with the appeal at the office of the City Clerk. Alabama Code Section 11-52-81.



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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, MARCH 19, 2026**

The Northport Zoning Board of Adjustment was called to order at 6:09 p.m. on Thursday, March 19, 2026, in the City Council Chambers at Northport City Hall. by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Byron Bennett, Mr. Jon Garner, Mr. Aubrey Dale, Ms. Tena Phifer, and Mr. Kevin Shobe. Absent and failing to vote were Mr. Chad Haynie and Mrs. Jennifer Taylor. Also present were staff members, Mr. Ron Davis, Ms. Meredith Mullins, Mrs. Holly Phillips and Mr. Shaun Patten.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for February 19, 2026 **Seconded by Ms. Phifer.** Roll call vote was as follows: Mr. Shobe – Yes; Ms. Phifer – Yes; Mr. Bennett – Yes; Mr. Dale – Yes; and Mr. Garner – Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Shobe to approve the minutes for March 19, 2026 **Seconded by Mr. Dale.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; and Ms. Phifer – Yes. **Motion Carried.**

Approval of Proper Notification- Mr. Patten informed the Board that proper notification was given.

Verification of No Conflict of Interest – None

Notice of Right to Appeal

Old Business

New Business

- 1. V-26-4 – Express Oil Change** – Express Oil Change is requesting a variance from the landscape requirements found in Section 9.04 for the property located at 5105 McFarland Boulevard.

Mr. Garner asked if the petitioner was present. Mr. Nicholas Ostrye (3528 Vann Road, Suite 105, Birmingham) presented their case. Mr. Ostrye explained that they are proposing a foundation planting that goes around the building instead of plants, they would like to add the plants as close as they can get them to the other side of the pavement. Mr. Garner asked Mr. Ostrye if they were requesting not to have landscaping at both of the main entrances. Mr. Ostrye stated that was correct. Mr. Garner asked if the landscaping along McFarland Boulevard shown on the screen is included in the proposal. Mr. Ostrye stated that is the landscape buffer and they are trying to show that they are going to improve what is required. Mr. Garner asked if in lieu of not being able to put trees along the entrances of the bays would they consider incorporating additional canopy trees to enhance that project on the McFarland Boulevard side. Mr. Ostrye

said yes and asked if there was a certain spacing the board would like to see on those. Mr. Garner asked Mr. Patten what his recommendation would be. Mr. Patten stated that the ordinance requires one per every 50 feet and the board considered up to two per 50 feet earlier in the work session. Mr. Ostrye said they could certainly do that.

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. Bennett to grant Express Oil Change a variance from the foundation planting standards as shown on the application for the property located at 5105 McFarland Boulevard with the condition to add additional canopy trees two per 50 feet **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Bennett – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Ms. Phifer – Yes. **Motion Carried.**

2. **SP-26-1 – Express Oil Change** – Express Oil Change is requesting a special exception from the service bay origination found in section 6.04 for the property located at 5105 McFarland Boulevard.

Mr. Garner asked if the petitioner was present. Mr. Nicholas Ostrye (3528 Vann Road, Suite 105, Birmingham) presented their case. Mr. Ostrye explained that typically Express Oil Change likes to have their oil bays as close to the road as they can, they typically like to have more centralized building in an “L” shape and explained how they would like to move forward with the layout.

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. Bennett to grant Express Oil Change a special exception from the service bay orientation standards as shown on the application for the property located at 5105 McFarland Boulevard. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Bennett – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Ms. Phifer – Yes. **Motion Carried.**

3. **SP-26-2 Martin Naugher** – Martin Naugher is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located south of 8455 Charlie Shirley Road.

Mr. Garner asked if the petitioner was present. The petitioner was not present, Mr. Garner asked Mr. Patten if they could still hear the case. Mr. Patten stated that they could still hear the case or they could continue it. Mr. Garner asked if they would need to vote on it. Mr. Patten stated they would need to vote on it.

Mr. Garner asked the Board if there was any discussion. Mrs. King stated that if the board is planning to go ahead and vote on it today she would suggest that Mr. Patten give an overview of the criteria. Mr. Patten explained that there is some compatibility criteria in the zoning ordinance, one has to do with materials, most of the homes in this area are a mixture of brick, wood and vinyl, he thinks the mobile home as proposed is going to be all vinyl, if the board felt this was not compatible

with the homes in this area, they could consider adding a condition to this to add some masonry base. Mr. Patten stated that the other has to do with size, any manufactured home to be consistent in size with the existing houses in the area, based on the tax map information the (average size of) adjacent home(s) is about 1800 sf and the proposed home is about 2100 sf. Mr. Patten stated that pretty much all homes in this area are parallel to Charlie Shirley Road and this home would be as well. Mr. Patten also stated that the ordinance requires that combined value of the manufactured home and land be at least 90% of the appraised value of the homes in the area, based on tax map data the average appraised value is \$212,800 the proposed home would land at \$287,095.

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. Bennett to grant Martin Naugher a special exception to allow a manufactured home as shown on the application for the property located south of 8455 Charlie Shirley Road. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Bennett – No; Mr. Shobe – No; Mr. Dale – No; Mr. Garner – No; and Ms. Phifer – No. **Motion Failed.**

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:25pm.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
April 16, 2026

AGENDA ITEM

Case Number: V-26-5

Request: A variance from nonconformity standards

Location: 6800 McFarland Boulevard Lot 191

Applicant: Steven Dempsey

SUBJECT PARCEL

Zoning: General Commercial (C-6)

Zoning of Adjacent Property: General Commercial (C-6)

Proposed Action: To expand a nonconforming use and structure

STAFF COMMENTS

Steven Dempsey is requesting a variance from the nonconformity standards. Those standards are found in Section 11.03 and are included below.

§11.03 Authority to Continue

- 11.03.01 Except as otherwise provided in this Article, any nonconforming lot, use, or structure lawfully existing on the effective date of the regulations with which it does not comply, may be continued so long as it remains otherwise lawful.
- 11.03.02 No nonconformity may be enlarged upon, expanded, or extended unless such alteration is in full compliance with all requirements of this Ordinance, except as noted in this Section. Normal maintenance and incidental repair of nonconformity are permitted, provided that this does not violate any other Section of the Article.

- A. Nothing in this Article is intended to prevent the strengthening or restoration of a structure to a safe condition in accordance with an order of a public official charged with protecting the public safety and who declares such structure to be unsafe, provided that such restoration is not otherwise in violation of the provisions of this Section .
 - B. Nothing in this Article is intended to prohibit routine maintenance, restoration of a structure to a safe condition, or internal renovations, provided the total value of such activities does not exceed 50% of the appraised value of the structure as determined by the Tuscaloosa County Tax Assessor.
 - C. An extension, for the exclusive purpose of providing required off-street parking or loading spaces, involving no structural alteration or enlargement of such structure, does not constitute an expansion of nonconformity subject to the restrictions of this Article.
- 11.03.03 No nonconformity may be moved, in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure thereafter conforms to the regulations of this Ordinance. However, the Board may approve a Special Exception to move a nonconformity to another location on the same lot if such change reduces incompatibility with the use of adjoining properties. Neither the placement nor replacement of manufactured homes for permanent residential use are eligible for such consideration.
- 11.03.04 Regardless of any other provision of this Article, no use or structure which is accessory to a principal nonconforming use or structure may continue after such principal use or structure has ceased or terminated, unless it thereafter conforms to all regulations of this Ordinance.
- 11.03.05 In all cases, establishing the lawful status of any nonconformity is the responsibility of the owner of such nonconformity, not the City of Northport.
- 11.03.06 In the event that a structure or premise occupied by a nonconforming use becomes and remains vacant for a continuous period of six months, the use of same must thereafter conform to the use regulations of this Ordinance, regardless of the intent of the owner or occupant.
- 11.03.07 A development site that is nonconforming by physical design (e.g., insufficient parking, landscaping, setbacks, etc.) may be utilized for any land use permitted at that location. However, any permits for additional floor area or the replacement of any structure on the development site, are contingent upon bringing the entire site into conformity with this Ordinance.

§11.04 Nonconforming Vacant Lots of Record

- 11.04.01 Subject to the provisions of this Section, a nonconforming vacant lot of record may be used for any principal use permitted in the applicable district, provided that for any use which is to be served by an individual well or septic system, the nonconforming lot must comply with the minimum requirements of the Tuscaloosa County Health Department .
- 11.04.02 Appeal to Build on Nonconforming Vacant Lot of Record
- A. A nonconforming vacant lot may be used as a building site for any use permitted in the applicable district provided:
 - 1. Other requirements of this Ordinance are complied with; or
 - 2. Application is made for a variance from applicable requirements that cannot be met.
 - B. A variance for a nonconforming vacant lot of record must conform, as closely as possible to the lot area, yard and building setback and other requirements and:

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 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:

Steven Dempsey is requesting a variance to allow the expansion of a nonconformity for the property located at 6800 McFarland Boulevard Lot 191. The current ordinance requires nonconforming uses, lots and structures to be brought into compliance anytime a structure is expanded or replaced. The applicant is proposing to replace a covered porch and carport associated with the existing manufactured home.

The site is considered a nonconformity for the following reasons:

- **Setbacks** – The ordinance requires a 40’ front, 25’ rear, and 10’ side setback in this zoning district. The structure encroaches approximately 20’ into the front, 23’ into the rear, and 3’ into the side setbacks.
- **Use** – The current use of the property is single-family residential, which is not allowed in the General Commercial zoning district.
- **Building materials** – The current structure uses metal siding, which is prohibited in the current ordinance.

The current site consists of a single-family residence zoned General Commercial (C-6). It is surrounded on all sides by single-family residences zoned General Commercial (C-6).

As a hardship, the petitioner has cited that the area is primarily used for residential purposes.

The future land use plan contained within Northport Compass identifies this property as Limited Mix, which is described as “commercial, recreational, institutional, and high density and multifamily residential”. This request is not supported by the comprehensive plan.

MOTION:

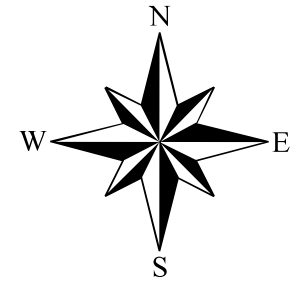
I make a motion to grant Steven Dempsey a variance from the nonconformity standards as shown on the application for the property located at 6800 McFarland Boulevard Lot 191.

Northport Zoning Board of Adjustment

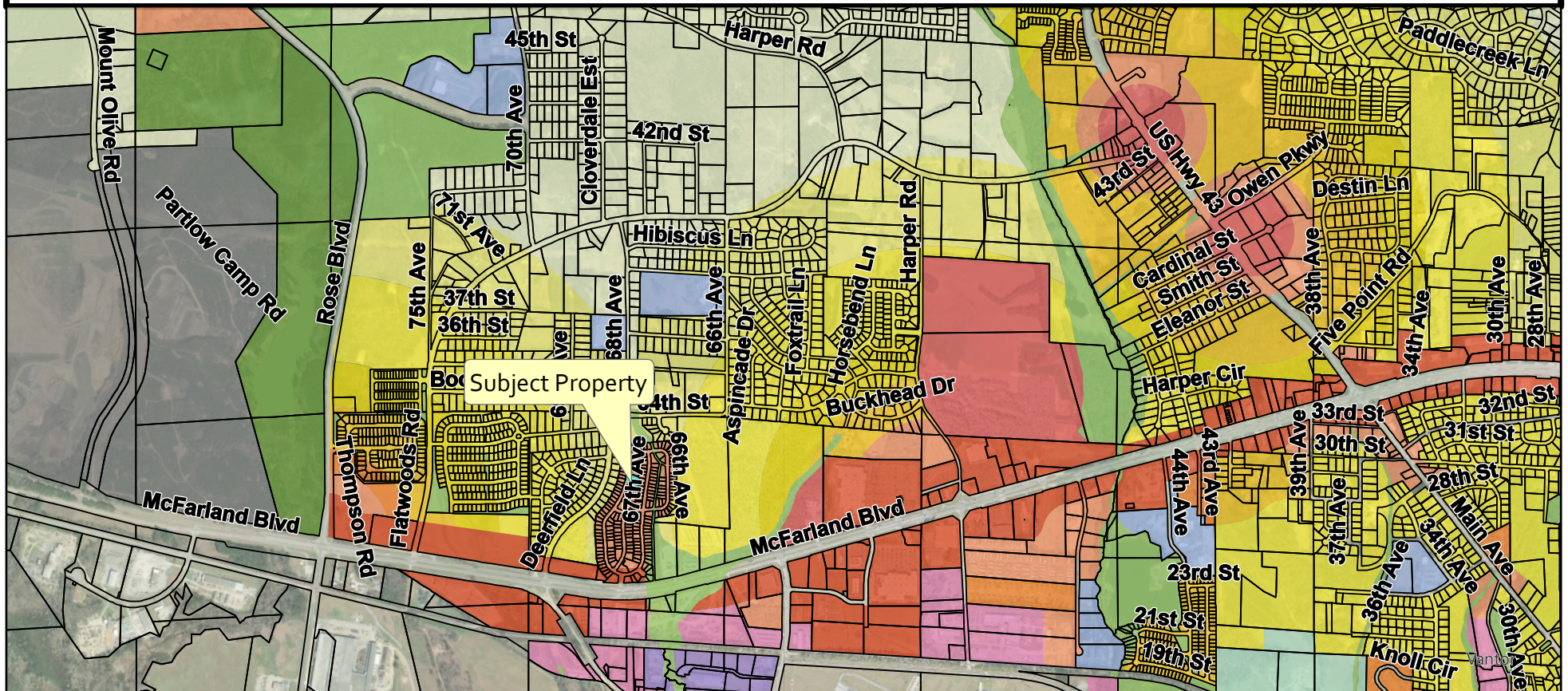
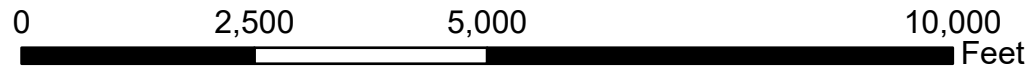
Future Land Use

- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use

- ### Variance Request
- Multifamily Residential
 - High Density Residential
 - High to Medium Density Transition
 - Medium Density Residential
 - Medium to Low Density Transition
 - Low Density Residential
 - Industrial
 - Office-Trades Mix
 - Institutional
 - Utilities
 - Parcels
 - 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.





City of Northport Variance Application Packet

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

Date of Application: 3-17-26

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: 6800 McFarland Blvd Lot 191, Northport, AL 35476
 Property Subdivision and Lot Number: Green Village Lot 191
 Property Zoning District: C-6
 Existing Buildings on Property: Mobile Home
 Proposed Construction on Property: Roof over existing front porch and concrete parking pad.

PETITIONER INFORMATION

Petitioner Name: Mario Alonzo Tiu
 Petitioner Phone: _____ Petitioner Email: _____
 Petitioner Address (if different than property information above): _____

Petitioner is Owner of Property (if yes, skip owner information): Yes No

OWNER INFORMATION

Owner Name and/or Company: Chestnut Holdings Ltd
 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: MARIO ALONZO TIU Date: 3-16-26



City of Northport Variance 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:

The property has an existing front porch and parking pad. The roof over the porch and carport were damaged which created a safety hazard. The roof was removed before realizing the city would not allow it to be built back. This has created a problem with rain water splashing onto the door and entering the home.

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

There are no commercial uses in this neighborhood which has 200 mobile home lots. This neighborhood should have never been rezoned for commercial use.

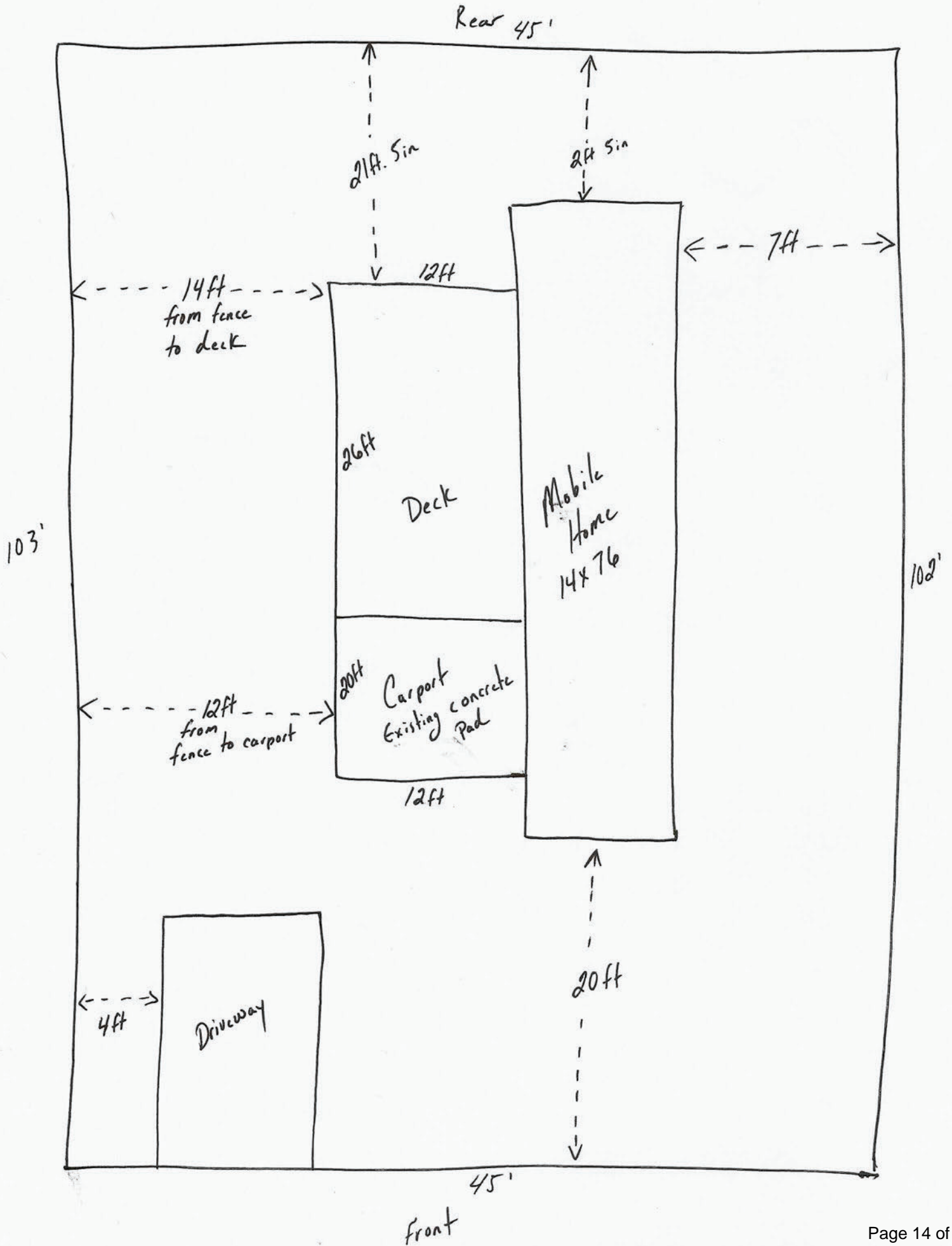
Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

No impact to any other properties in the neighborhood. The majority of the homes have a covered front porch.

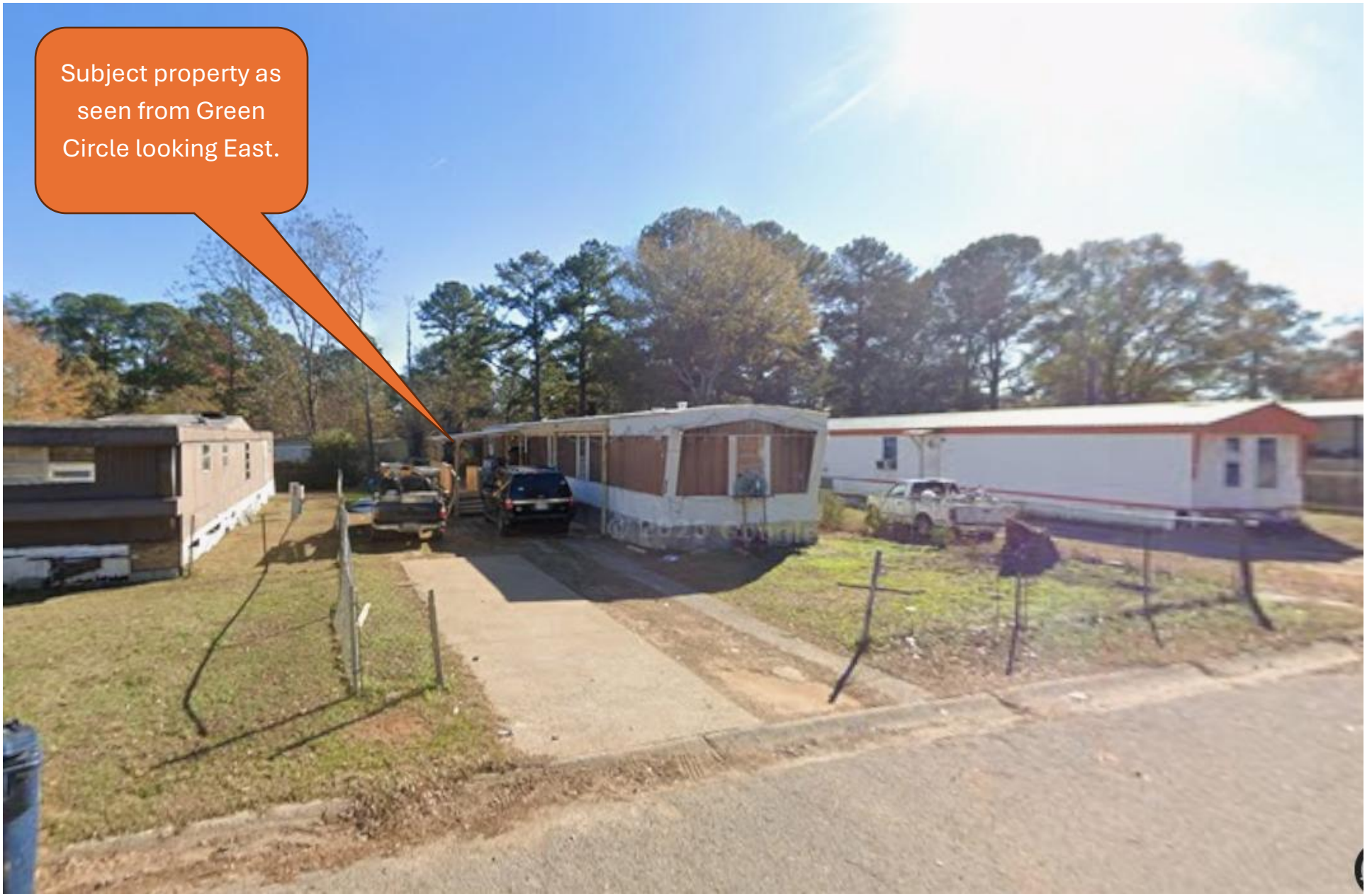
Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:

Mario owns the mobile home and is his families primary residence. He rents the lot from Steven Dempsey.

Green Village Lot 191



Subject property as
seen from Green
Circle looking East.



NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
April 16, 2026

AGENDA ITEM

Case Number: V-26-6

Request: A variance from building material standards

Location: 3009 12th Street

Applicant: Longleaf Engineering

SUBJECT PARCEL

Zoning: Light Industrial (M-1)

Zoning of Adjacent Property: Light Industrial (M-1), Residential Multifamily (RM)

Proposed Action: To allow a new building that does not meet building material standards

STAFF COMMENTS

Longleaf Engineering is requesting a variance from the building material standards. Those standards are found in Section 5.01 and are included below.

§5.01 General Provisions

5.01.01 All uses must comply with the use regulations in [Table 5-1](#), the area and dimensional requirements in [Table 5-2](#) and any applicable requirements for specific uses indicated in [Table 5-1](#).

5.01.02 Retail displays outside of a structure must be set back at least 20 ft from the nearest point of a public right-of-way.

5.01.03 Material Standards. Metal and vinyl siding are prohibited on all facades visible from any public street except under the following conditions:

1. Metal siding is allowed in M-1 or M-2 Districts under the following conditions:
 - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material (not smooth finish concrete masonry units or smooth concrete) must be located on street facades; if a multi-story building, the first story must meet this material requirement
 - b. No exterior wall plane facing a public street may exceed 30 ft without articulation, such as but not limited to, recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, projecting bays, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.
 - c. If the premises is adjacent to a residential district, the front or main façade may not have any metal siding. However, architectural metal panels are allowed.
2. Architectural metal panels are allowed in C-2, C-3, or C-6 Districts under the following conditions:
 - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material other than smooth finish concrete masonry units or concrete, must be located on all street facades; if a multi-story building, the first story must meet this material requirement
 - b. No exterior wall plane visible from a public street may exceed 30 ft without articulation, including recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.

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 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:

Longleaf Engineering is requesting a variance to allow metal siding for a new office-warehouse development located at 3009 12th Street. The zoning ordinance allows metal siding in this zoning district subject to a masonry base along the street façades, but prohibits metal siding entirely on main facades when adjacent to a residential district. This property is directly adjoining a Residential Multifamily zone. The applicant is proposing a board and batten metal siding product with a 4' masonry base on the front facades.

The current site consists of an undeveloped lot zoned Light Industrial (M-1). It is surrounded to the north across 12th Street by a lumber mill zoned Light Industrial (M-1); to the east and south by multifamily residential zoned Residential Multifamily (RM), and to the west by office-warehouse zoned Light Industrial (M-1).

As a hardship, the petitioner has cited that the buildings will not be facing 12th Street nor will they be facing any residential developments.

The future land use plan contained within Northport Compass identifies this property as Office-Trades Mix. This request is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Longleaf Engineering variance from the building material standards to allow a metal siding as shown on the application for the property located at 3009 12th Street

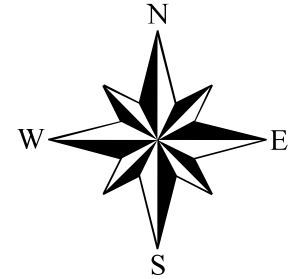
Northport Zoning Board of Adjustment

Zoning

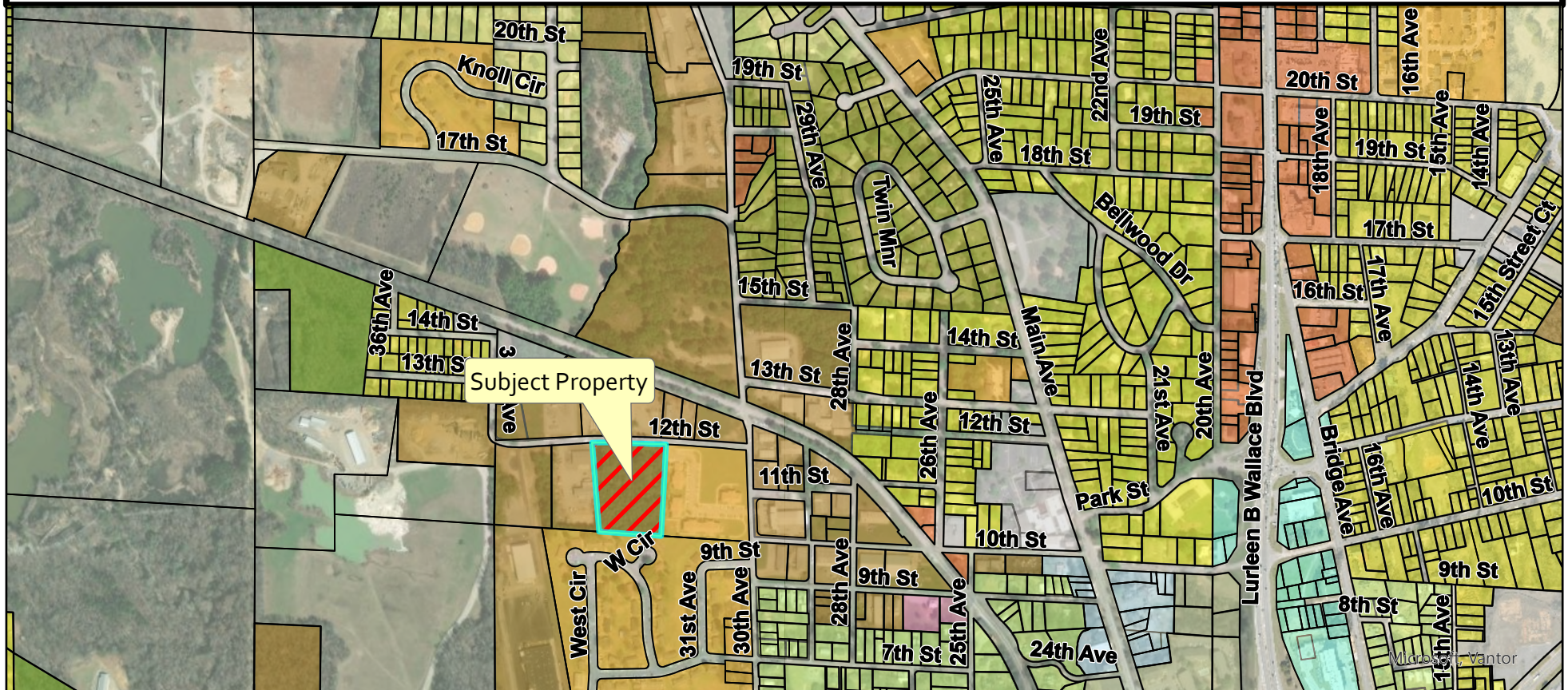
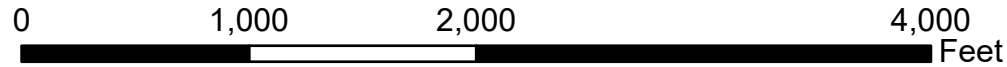
- Agriculture
- Neighborhood Commercial
- General Commercial
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center

Variance Request


- Office and Institutional
- Residential/Commercial/Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Parcels
- Subject Property



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 **PERMIT PROJECT**
FILE #: 26-000583
3009 12TH ST NORTHPORT AL
12TH STREET INDUSTRIAL



PERMIT #: V26-000002

Permit Type
Variance/Administrative Appeal

Subtype
Variance ▼

Work Description:
12th Street Industrial

Applicant
Longleaf Engineering - Nikki Busby ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 162.18

Total Amount 162.18

Amount Paid 162.18

Balance Due 0.00

Non-Billable



PERMIT DATES

Application Date
03/19/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District

M-1



Existing Buildings on Property

None

Proposed Construction on Property

Proposed office warehouse buildings.

Number of Adjoining Properties

6

Are you the property owner?

No



Property Owner

- Act First Flips



Additional Parcel #s

Submittal Documents

Notarized Designation to Authorize Agent Form (Click to Download)

DOA Signed.pdf



Names and Addresses of all Adjoining Properties

12th Industrial Adj Owner Labels.docx



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

12th Street Industrial Preliminary Layout 23Feb2026.pdf



Additional Submittal Documents



Request Information

Describe the nature of the request

Waiver being requested in order to deviate from the standard material requirements to allow for a metal building on a parcel zoned M-1.

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

The majority of the buildings are not proposed to face 12th Street. The buildings also do not face any residential single family housing.

The design of the building we would like to propose would be a more uniform and better looking product, since the back of the building will technically face 12th street. This will allow for more functional use of the site.

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

This would allow for a more attractive facade based on the availability of the materials we would be able to use. This would upgrade the general area of the site as it would be the newest building on the street in some time.

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

We feel that the enforcement against metal panels makes the development restricts the design significantly. Considering the location and the M1 zoning of light industrial and our experience with metal buildings we are working diligently to provide the most attractive design and showcase some of our specialty products. Without any exception we are afraid that we will not be able to differentiate ourselves in a positive manner from our neighboring commercial buildings.

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 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
05/12/2026

FEES



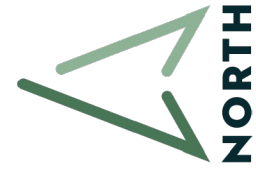
FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Appeal Fee				75.00	
Adjoining Properties Fee				57.84	
Advertising Fee				25.00	
Convenience Fee		1.0	4.3400	4.34	
Plan Check Fees				0.00	
Permit Fees				162.18	
Total Fees				162.18	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
03/20/2026	Credi	AC0A6AFA9	V26-(8970	Longleaf I	162.18	
Amount Paid						162.18	
Balance Due						0.00	

JWJ LLC
17 MAIN AVE
NORTHPORT, AL 35476

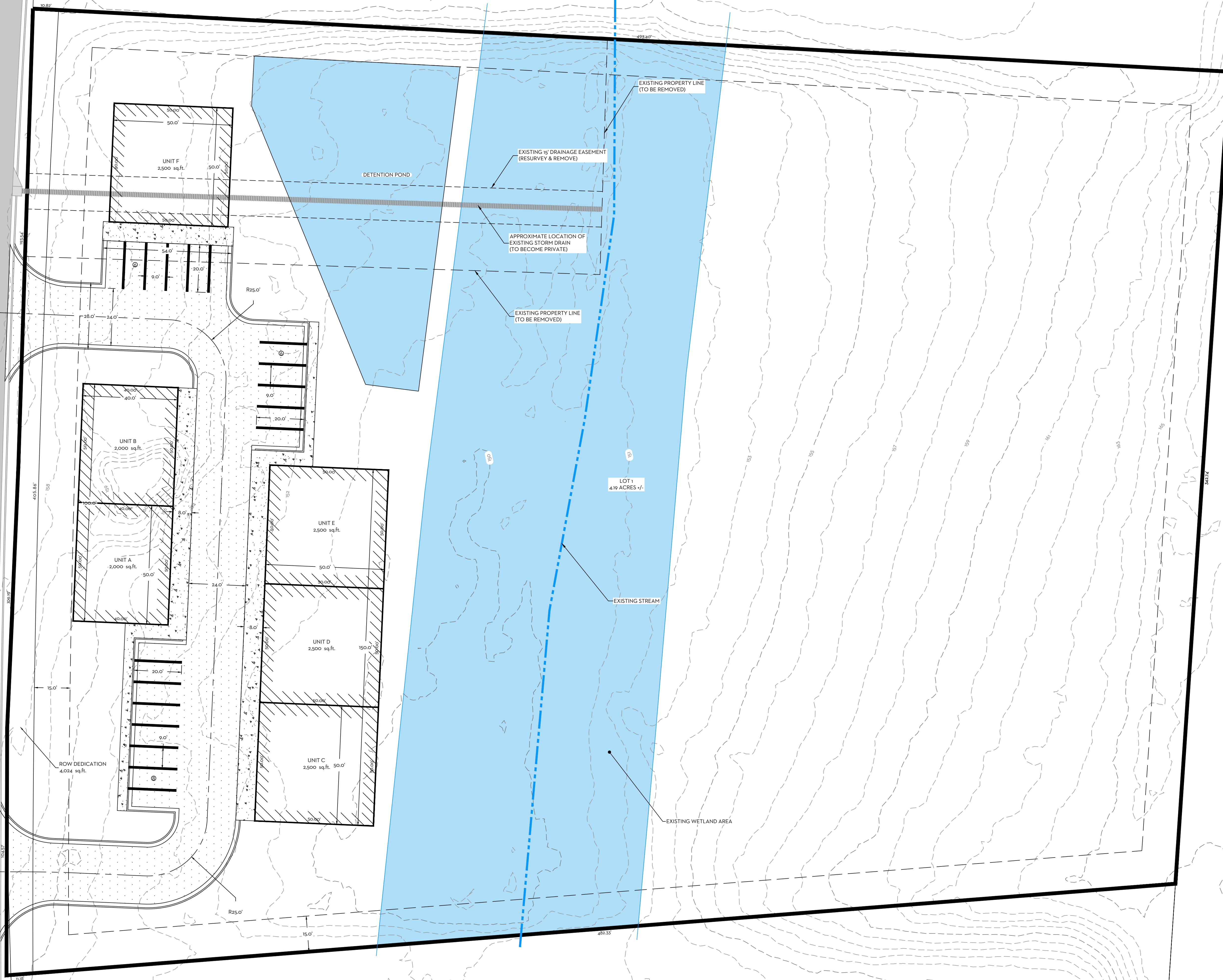


12TH STREET

1A

HOUSING AUTHORITY FOR THE CITY
PO DRAWER 849
NORTHPORT, AL 35476

ACE
RD
35405



HOUSING AUTHORITY OF THE
39 WEST CIR
NORTHPORT, AL 35476

2

NGS LLC
11542
T. AL 35476

POWERS

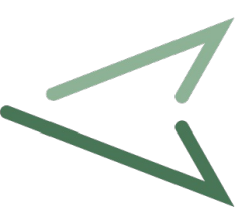
2B

PRELIMINARY SITE LAYOUT

CLAY NP INDUSTRIAL PROPERTY
12TH STREET
NORTHPORT, ALABAMA

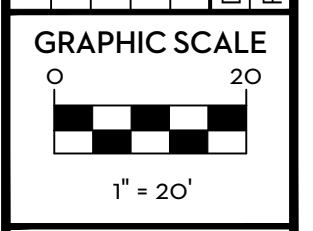
1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

LONGLEAF
ENGINEERING



Rev	Date	Description

Drawn By: RAD Checked By: RAD Date: 2/23/2026
File: Clay NP Industrial Property.dwg



SHEET
1 OF 1