

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, MAY 21, 2026**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. April 16, 2026
- 4. APPROVAL OF THE AGENDA**
 - A. May 21, 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-26-8 Felipe Sebastian** - Felipe Sebastian is requesting a variance from the nonconformity standards found in section 11.03 for the property located at 4300 Highway 43 N.
 - B. **V-26-9 Parker Towing Company** - Parker Towing Company is requesting a variance from the nonconformity standards found in section 11.03 for the property located at 171 30th Avenue.
 - C. **V-26-10 Black Design Architecture** - Black Design Architecture is requesting a variance from the building materials standards found in section 6.04.04 for the property located at 5600 McFarland Blvd..
- 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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PACKETS AND MINUTES

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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, APRIL 16, 2026**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, April 16, 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. Jon Garner, Mr. Aubrey Dale, Ms. Tena Phifer, Mr. Kevin Shobe and Mrs. Jennifer Taylor. Absent and failing to vote were Mr. Byron Bennett and Mr. Chad Haynie. Also present were staff members, Mr. Ron Davis, Ms. Meredith Mullins, Mrs. Holly Phillips, Mr. Shaun Patten and Mrs. Katelyn Lesley.

Approval of Minutes

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

Approval of Agenda

Motion by Mr. Shobe to approve the Agenda for April 16, 2026, **Seconded by Ms. Taylor.** Roll call vote was as follows: Mr. Shobe – Yes; Ms. Taylor – Yes; Mr. Dale– Yes; Mr. Garner – Yes; Ms. Phifer – Yes and Mr. Shobe. **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-26-5 – 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.

Mr. Garner asked if the petitioner was present. Mr. Steven Dempsey, 14779 Romulus Road, spoke at the podium. Mr. Dempsey stated that he owns the lot and the tenant owns the mobile home. Mr. Dempsey stated that his tenant was wanting to replace the roof that was over the front porch and a little carport area, which had existed for 15-20 years, he did not realize before he started tearing off the roof to replace it that he couldn't do that under the current regulations. Mr. Dempsey stated they are just asking for permission to put that roof back over the front porch and the parking area. Mr. Garner asked Mr. Dempsey who owned the mobile home. Mr. Dempsey stated that the tenant owned the mobile home.

Mr. Shobe asked if there was anything in the lease about making structural changes without permission. Mr. Dempsey stated that it is not, but it should be.

Chairman Garner opened the floor for a public hearing.

Evelyn Williams, 6800 McFarland Boulevard, Lot 189, spoke at the podium. She stated that she does not have an issue with them putting up a carport.

Chairman Garner closed the public hearing.

Motion by Ms. Taylor 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. **Seconded by Mr. Shobe.** Roll call vote was as follows: Ms. Taylor – No; Mr. Shobe – No; Mr. Dale – No; Mr. Garner – No; and Ms. Phifer – No. **Motion Failed.**

2. **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.

Mr. Garner asked if the petitioner was present. Mr. Clay Smith, 11271 Dooley Circle, spoke at the podium. Mr. Smith stated that they have a site on 12th Street, zoned appropriately, his family has a metal roofing/construction company, which is one of the reasons they are wanting to build one of these, since the majority of the buildings will not be facing the roadway they would like to be uniform and be able to use metal panels for the back and sides that you would be able to see from the street, there will be a lot more architectural design than your standard warehouse. Mr. Smith stated he does not have a problem using some brick such as a 4-foot skirt. Mr. Smith stated that the benefit of buying metal over hardy and vinyl, is in 15 years it will look the exact same as when you put it up.

Mr. Garner asked if he was going to include the 4-foot masonry base in the plan. Mr. Smith stated that was correct, they do not mind doing that. Mr. Shobe asked Mr. Smith if they were not in the metal business, would it be cheaper to use brick. Mr. Smith stated yes, masonry is cheaper and vinyl certainly is cheaper but he would still use metal even if he was not in the metal business. Mr. Dale asked how high the brick wall would be. Mr. Smith stated the brick wall would be 4-foot and the total length is 14-foot tall. Mr. Shobe asked Mr. Smith if he had thought about trying to fit in or if he would like to stand out. Mr. Smith stated that he would like them to stand out in a good way.

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. Taylor to grant Longleaf Engineering a variance from the building material standards to allow a metal siding as shown on the application for the property located at 3009 12th Street with a 4 foot brick skirt. **Seconded by Mr. Shobe.** Roll call vote was as follows: Ms. Taylor – 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 6:15pm.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
May 21, 2026

AGENDA ITEM

Case Number: V-26-8

Request: A variance from nonconformity standards

Location: 4300 HWY 43 N

Applicant: Felipe Sebastian

SUBJECT PARCEL

Zoning: General Commercial (C-3)

Zoning of Adjacent Property: General Commercial (C-3), Residential Single-Family (RS-1), & Unincorporated (no zoning)

Proposed Action: To expand a nonconforming site without bringing the entire property into compliance

STAFF COMMENTS

Felipe Sebastian 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:

Felipe Sebastian is requesting a variance to allow the expansion of a nonconformity for the property located at 4300 Highway 43 North. The zoning ordinance requires nonconforming uses, lots and structures to be brought into compliance anytime as a condition for any permits for additional floor area. The applicant is proposing to replace and enclose an existing open-sided accessory structure, which is considered as an increase in floor area on the site. The site is considered a nonconformity for the following reasons:

- **Setbacks** – The ordinance requires a 20’ front, 20’ rear, and 10’ side setback in this zoning district. Based on aerial photography measurements, the primary structure encroaches approximately 3’ into the front setback.
- **Parking** – The ordinance requires approximately 16 parking spaces for this building. The current site has 14 spaces.
- **Landscaping** – The ordinance requires a 15’ frontage landscaping buffer, 7’ foundation plantings, and a 20’ buffer where the property adjoins residential to the southeast and southwest. No landscaping is provided on-site.
- **Dumpster** – The ordinance requires dumpster to be located outside of front yards and entirely within a screening enclosure. The current dumpster is located along Flatwoods Road with no enclosure.

The current site consists of a retail store zoned General Commercial (C-3). It is surrounded to the north across Flatwoods Road by a restaurant zoned General Commercial (C-3); to the east across Highway 43 by undeveloped land zoned General Commercial (C-3); to the south by single-family residential zoned Residential Single-Family (RS-1); and to the west by unincorporated land (no zoning).

The petitioner has not yet stated a hardship.

The future land use plan contained within Northport Compass identifies this property as General Mixed Use. This request is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Felipe Sebastian a variance from the nonconformity standards as shown on the application for the property located at 4300 Highway 43 North.

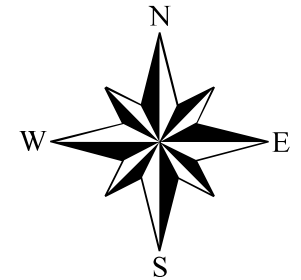
Northport Zoning Board of Adjustment

Variance Request

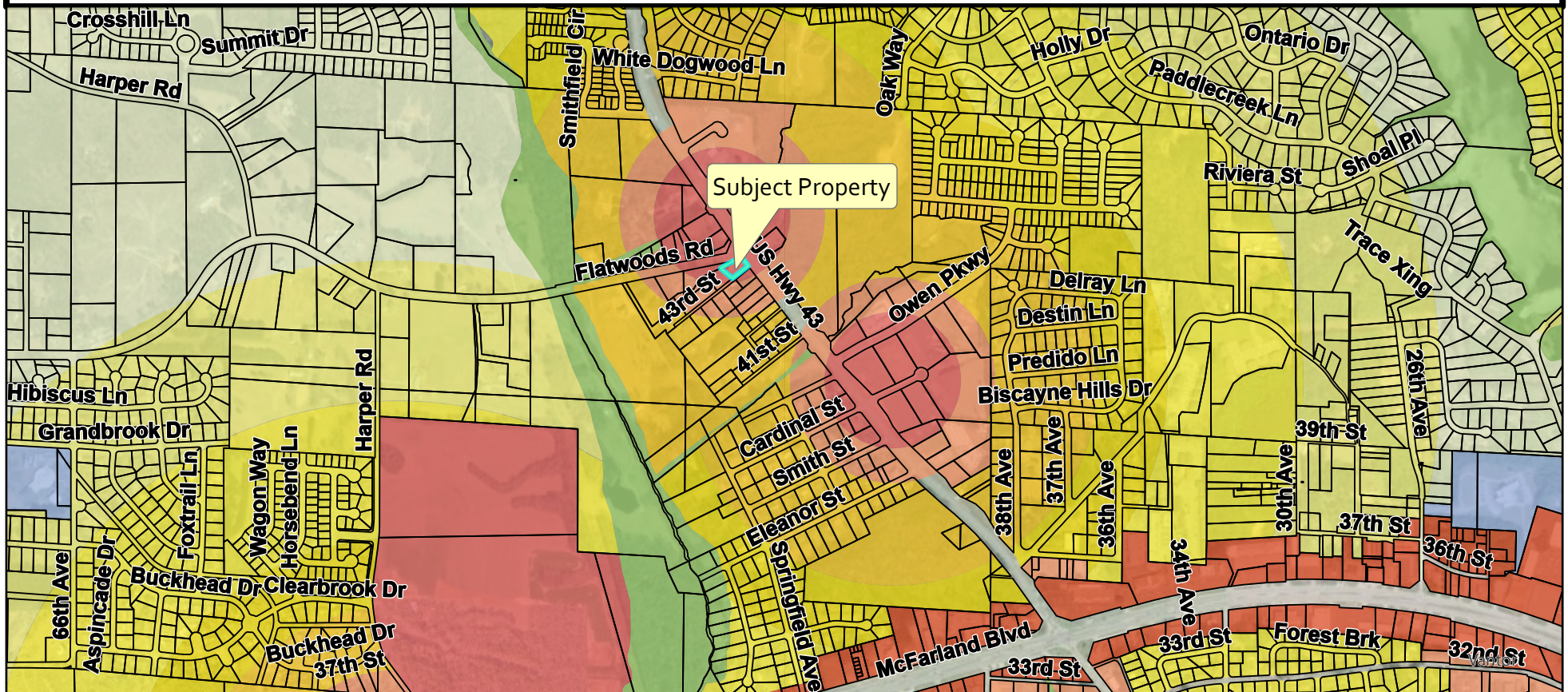
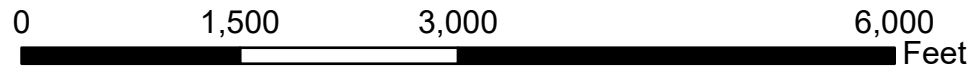
Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential

- Medium to Low Density Transition
- Parcels
- Low Density Residential
- Institutional
- Utilities
- 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.

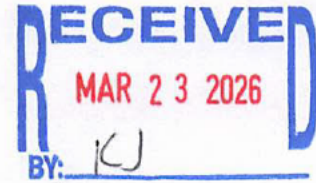




Subject property as seen from Highway 43 N looking west.



City of Northport Variance Application Packet



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

Date of Application: 03/23/2026

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: 4300 Highway 43 N Northport AL 35476

Property Subdivision and Lot Number: _____

Property Zoning District: _____

Existing Buildings on Property: Storage Open shed with no walls

Proposed Construction on Property: wanting to enclose the shed to store merchandise

PETITIONER INFORMATION

Petitioner Name: Felipe Hernandez Sebastian

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: _____

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: [Signature] Date: 03/23/26



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:

To allow the work that has been done on the shed to be left as is.

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 reason he ~~wants~~ ^{wants} the shed enclosed is to be able to store items that he plans to give away for Christmas this year. He has not chosen a specific organization yet, but he is hoping that this year he will be able to give back to the community by choosing a charity that he chooses. He plans to store the items inside the shed to keep until the end of this year since he does not have enough storage room inside his store.

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

It should not in any way effect the neighboring properties. He just wants to give back to the community who has supported his business + by doing so help the community in any way he can.

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:

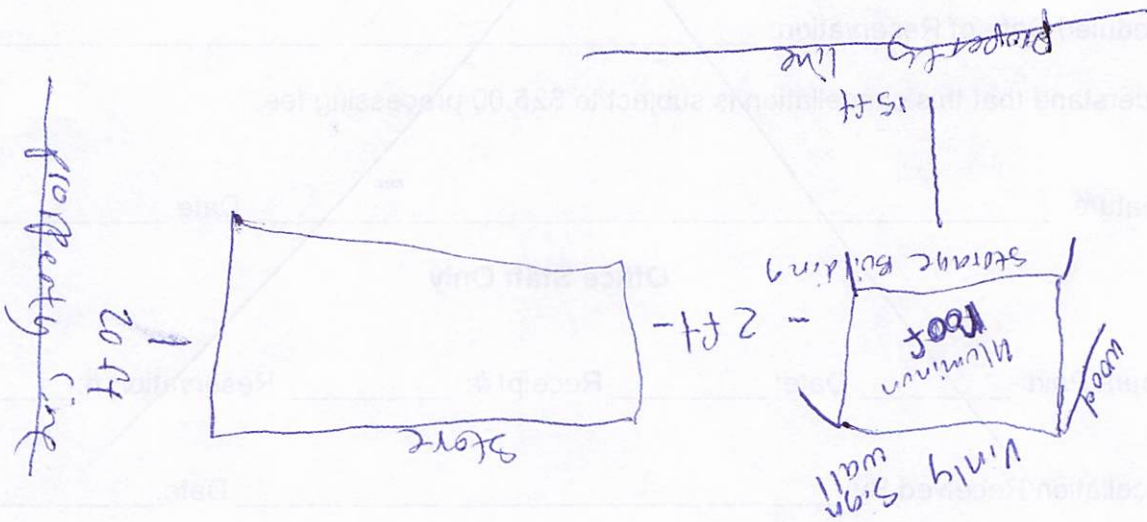
Northport Community Center
2100 Park Street Northport AL 35415
(205) 352-7000



Cancellation Form

Cancellation Policy: A refund event must be cancelled using the Cancellation Form provided... (f) Business days prior to the scheduled event... amount paid and any remaining money will be refunded to the requester... cancellation requested...

Name of Account Responsible for Rental
Address
Where you cannot be reached
Phone Number
City/State



NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
May 21, 2026

AGENDA ITEM

Case Number: V-26-9

Request: A variance from nonconformity standards

Location: 171 30th Avenue

Applicant: Parker Towing Company

SUBJECT PARCEL

Zoning: Working Riverfront (WR)

Zoning of Adjacent Property: Recreational (REC), Working Riverfront (WR)

Proposed Action: To expand a nonconforming site without bringing the entire property into compliance

STAFF COMMENTS

Parker Towing Company 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

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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:

Parker Towing Company is requesting a variance to allow the expansion of a nonconformity for the property located at 171 30th Avenue. The zoning ordinance requires nonconforming uses, lots and structures to be brought into compliance anytime a structure is expanded or replaced. The applicant is proposing to construct a 12,000 square foot warehouse on the property. The site is considered a nonconformity for the following reasons:

- **Building materials** – The current and proposed structures use metal siding, which is prohibited in the zoning ordinance.
- **Landscaping** -The zoning ordinance requires frontage, foundation, and perimeter landscaping buffers. No landscaping is provided on-site; however, the property has a large amount of mature trees that could provide a natural buffer for the site.
- **Parking** – The zoning ordinance requires all parking and vehicular maneuvering areas to be paved. The applicant is proposing to leave the existing gravel areas unpaved.

The current site consists of a barge operation zoned Working Riverfront (WR). It is surrounded to the north by the Levee Trail zoned Recreational (REC); to the east by undeveloped land zoned Recreational (REC); to the south by the Black Warrior River; and to the west across 30th Avenue by the municipal wastewater treatment plant zoned Recreational (REC).

As a hardship, the petitioner has cited the use of heavy equipment that would damage an asphalt surface. They have also stated that the required landscaping does not align with the intended use of the site.

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

MOTION:

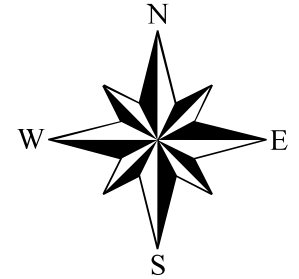
I make a motion to grant Parker Towing Company a variance from the nonconformity standards as shown on the application for the property located at 171 30th Avenue.

Northport Zoning Board of Adjustment

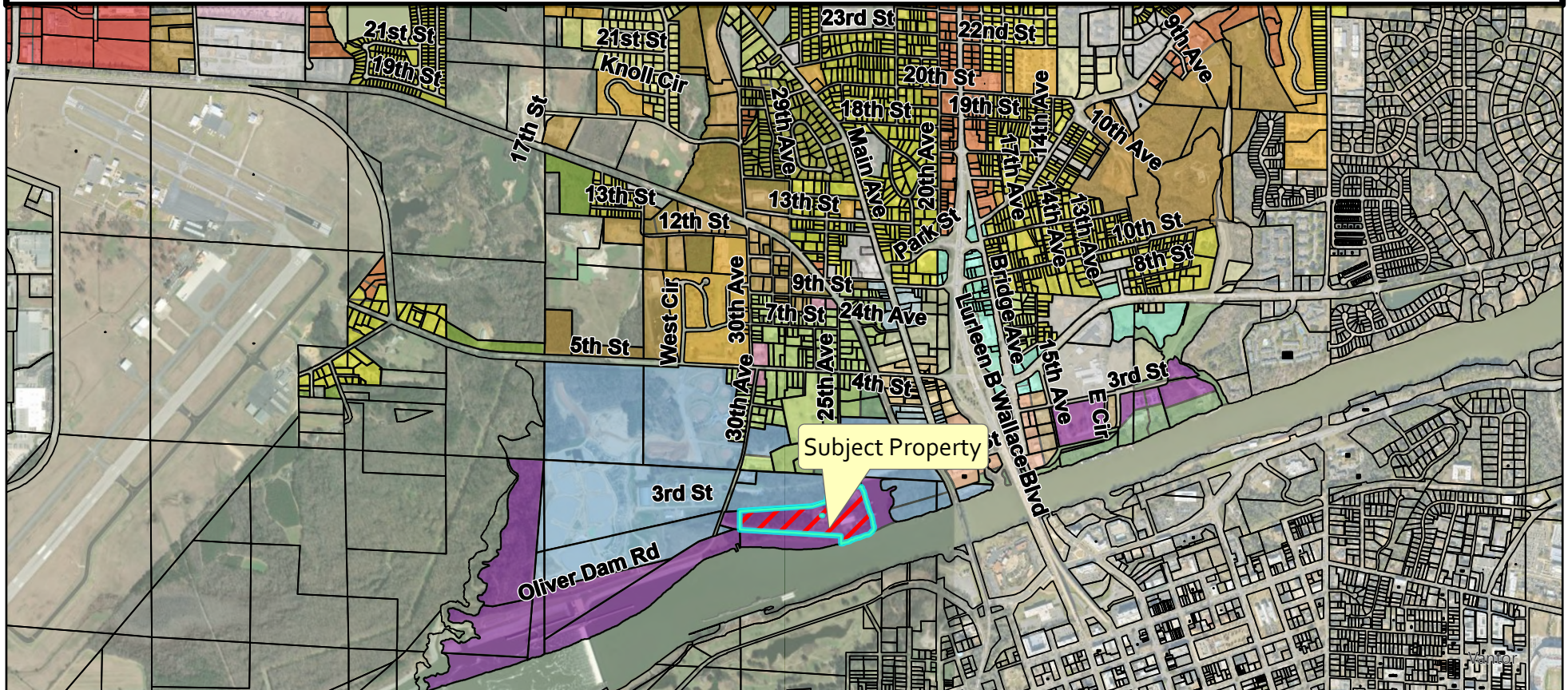
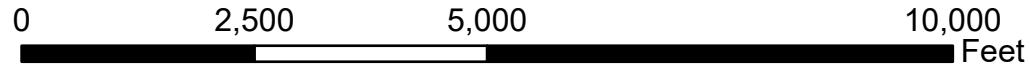
Variance Request

Zoning

- | | | |
|-------------------------|--------------------------------------|-------------------------------|
| Agriculture | Multi-Family Housing | Residential Single-Family - 1 |
| Conservation | Mobile Home Park | Residential Single-Family - 2 |
| Neighborhood Commercial | Neighborhood Center | Residential Single-Family - 3 |
| General Commercial | New Urban Neighborhood | Residential Single-Family - 4 |
| Commercial Highway | Office and Institutional | Suburban Mixed-Use |
| Historic Downtown Core | Residential/Commercial/Institutional | Urban Mixed-Use |
| Historic Neighborhood | Recreational | Working Riverfront |
| Light Industrial | Residential Multi-Family | Parcels |
| | Special District | Subject Property |



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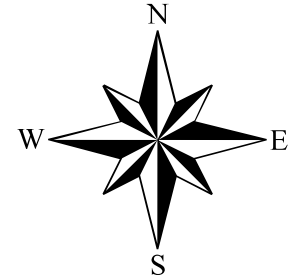
Northport Zoning Board of Adjustment

Variance Request

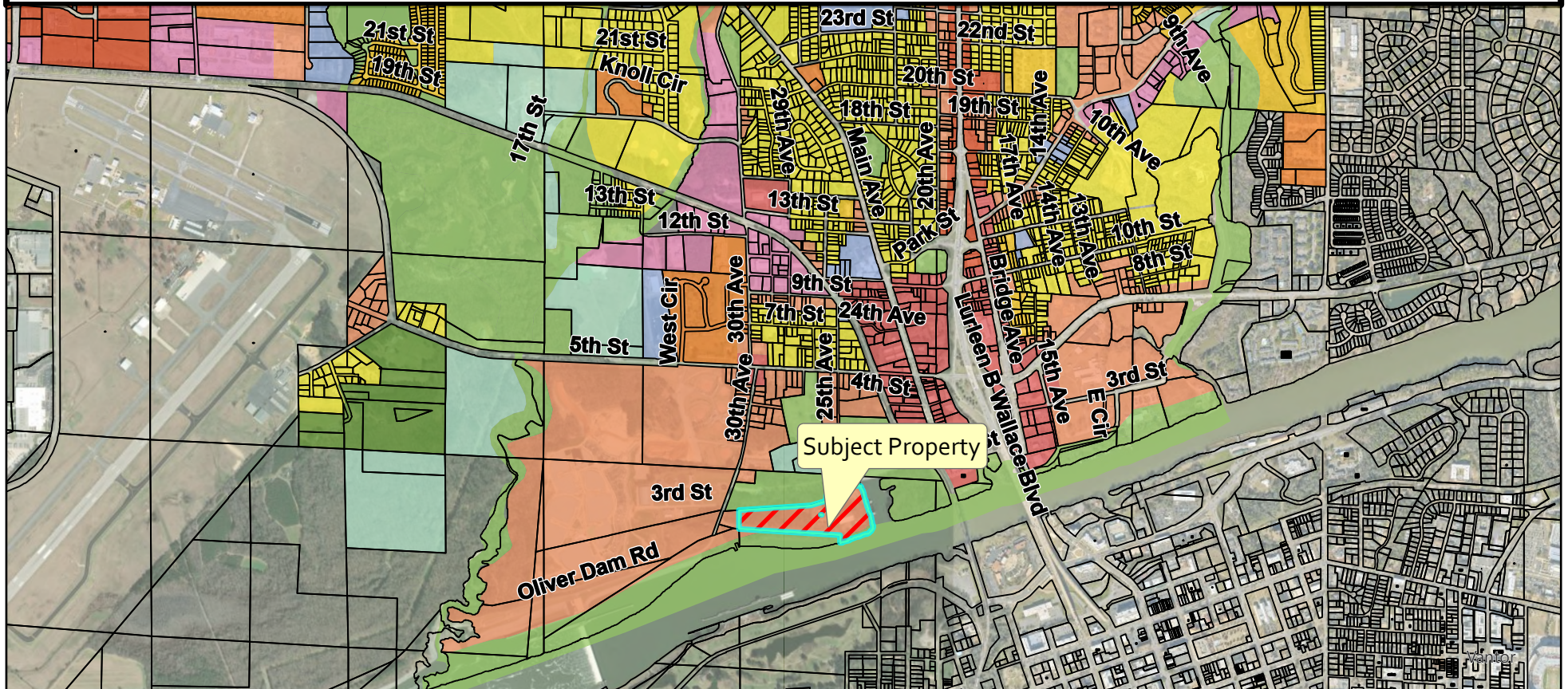
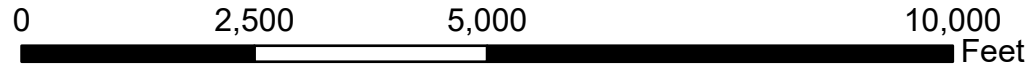
Future Land Use


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

- Limited Mixed-Use
- Multifamily Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Industrial
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Subject Property



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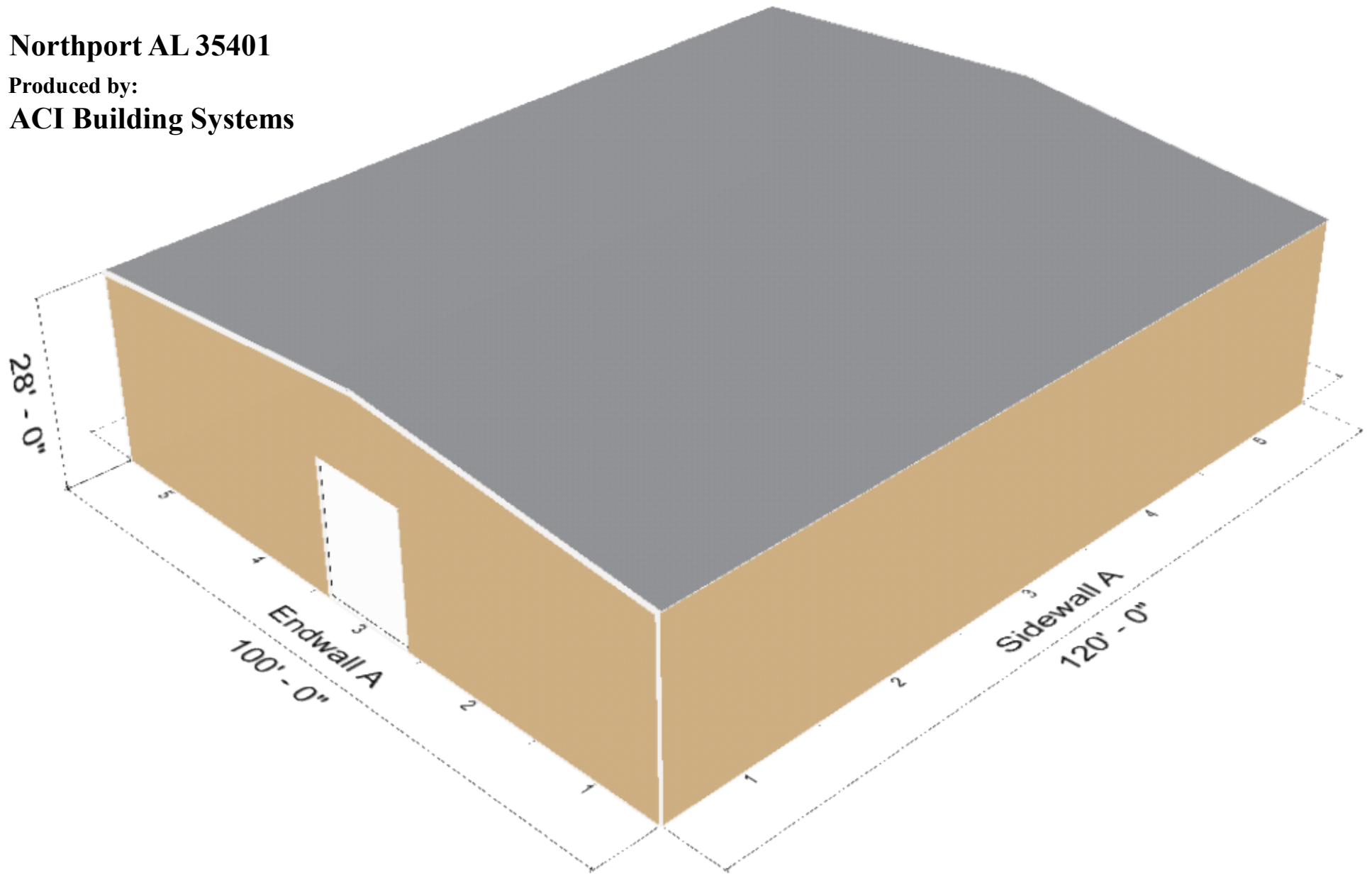
A photograph of a gravel road lined with trees, with an orange callout box pointing to a specific area. The road is made of light-colored gravel and runs through a wooded area. The trees are mostly pines and some deciduous trees with some autumn-colored leaves. The sky is clear and blue. An orange callout box with a white border and a tail pointing to the right side of the road contains the text: "Subject property as seen from 30th Avenue looking East."

Subject property as
seen from 30th
Avenue looking East.

Building created for:
Parker Towing Northport

Northport AL 35401

Produced by:
ACI Building Systems



NBAT1039527846 - 4/21/2026



Proposed Warehouse Metal Building
100'x120'
12,000sqft



Working Riverfront Site Details

A working riverport site that supports industrial freight movement, not public-facing retail activity.

- Tuscaloosa County Riverport functions as an industrial logistics site serving local industry through barge-to-truck and truck-to-barge cargo movement.
- Operations depend on commercial trucks, heavy forklifts, and cargo handling equipment moving safely and efficiently across the yard.
- Customer interaction is operational, not retail: pickups and deliveries occur through controlled truck access and the scale house.
- The proposed warehouse expands storage, handling, and supply-chain reliability while staying consistent with the site's industrial character.



Industrial freight handling is the site's core function.

Why the expansion is needed

Supporting Nucor Tuscaloosa's mill expansion with secure staging and heavy-lift handling.

Parker Towing is entering into an agreement to facilitate delivery and staging of critical components for local industry expansion.

- Materials must be stored under cover to prevent weather exposure, damage, and schedule disruptions.
- Handling requires heavy-capacity forklifts and controlled indoor staging for safe loading/unloading.
- The 100' x 120' (12,000 SF) warehouse provides dedicated, secure storage and organized staging at the Riverport.



Dedicated covered staging for mill expansion components

TUSCALOOSA COUNTY RIVERPORT

A Parker Towing Facility

Proposed Warehouse Expansion Overview

Proposed
Warehouse
100'x120'
12,000 sqft

171 30th Ave, Northport, Alabama 35476

Proposed Warehouse
Expansion Rendering



Why a variance is requested

The requested relief reflects how this site actually operates.

1. Industrial surface

Heavy forklifts, loaded trucks, slow turns, and cargo handling place concentrated stresses on the yard. Gravel is durable, repairable, and better aligned with this industrial use than conventional parking-lot asphalt.

2. No public parking use

The site serves truck traffic and cargo handling through controlled access, not customer parking areas meant for public appearance standards. Paving parking areas would significantly increase project cost and create operational disruption to an active industrial riverport facility.

3. Industrial setting

A pre-engineered metal warehouse is consistent with a working riverport and is functionally appropriate for freight, storage, and equipment operations at this site.

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

PERMIT PROJECT
FILE #: 26-000802
171 30TH AVE NORTHPORT AL 35476
CONSTRUCTION OF 12,000 SQFT WAREHOUSE



PERMIT #: V26-000006

Permit Type
Variance/Administrative Appeal

Subtype
Variance ▼

Work Description:
Construction of 12,000 sqft Warehouse

Applicant
Parker Towing Company - William Sledge ▼ ...

Status
Payment Needed ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 132.47

Total Amount 132.47

Amount Paid 132.47

Balance Due 0.00

Non-Billable



PERMIT DATES

Application Date
04/21/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District

Working Riverfront



Existing Buildings on Property

3

Proposed Construction on Property

One 12,000sqft Warehouse

Number of Adjoining Properties

3

Are you the property owner?

No



Property Owner

PARKER TOWING COMPANY INC



Additional Parcel #s

Submittal Documents

Notarized Designation to Authorize Agent Form (Click to Download)

City of Northport Designation of Agent Parker Towing.pdf



Names and Addresses of all Adjoining Properties

City of Northport Property.pdf

Parker Towing TCR Property Info.pdf

US Army Corps of Engineer Property.pdf



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

PARKER TOWING ISO.pdf

TCR Proposed Warehouse with property lines.pdf



Additional Submittal Documents

TCR_Proposed Warehouse Expansion.pdf



Request Information

Describe the nature of the request

Parker Towing requests a variance in connection with a proposed warehouse expansion at the Tuscaloosa County Riverport, 171 30th Ave, Northport, Alabama 35476, to allow (1) continued use of gravel for industrial parking and maneuvering areas rather than full asphalt paving, and (2) industrial-appropriate landscaping/buffering consistent with an active riverport operation rather than standard commercial landscaping and parking lot treatments. The proposed warehouse is approximately 100' x 120' (12,000 SF).

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 property is an active industrial riverport/logistics yard, not a public-facing commercial site. Daily operations involve heavy equipment, high-capacity forklifts, and frequent truck maneuvering/turning, including staged cargo movements and loading/unloading tied to riverport activity. These operational characteristics are materially different from typical sites in the same district that primarily serve passenger vehicles or conventional parking lots. The warehouse expansion supports ongoing industrial logistics functions at this specific riverport location.

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

Granting the variance would not increase noise, traffic, or intensity beyond existing industrial riverport operations; it primarily allows Parker Towing to continue operating the yard surface in a manner compatible with heavy industrial use. Maintaining gravel for maneuvering areas reduces pavement failure, rutting, and debris that can occur when heavy equipment operates on asphalt, improving site safety and maintenance reliability. The request is limited to operationally necessary industrial areas, and Parker Towing will continue to maintain the yard in a stable, orderly condition (grading/compaction, drainage, and housekeeping) to avoid off-site impacts.

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

Literal enforcement requiring full asphalt paving and typical parking-lot landscaping would impose an unnecessary hardship because:

The site's core function requires repetitive heavy equipment loading, slow-speed turning, and concentrated wheel loads that can damage typical asphalt pavement, leading to frequent failures and ongoing repair costs.

Paving the entire maneuvering yard would significantly increase project cost and create operational disruption to an active industrial riverport facility.

Standard landscaped parking-lot treatments do not align with the site's non-public, industrial logistics use and would divert space needed for safe staging and truck circulation.

Without relief, the project becomes substantially more difficult and costly to implement while providing no meaningful public benefit proportional to the burden.

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

The proposed project is a warehouse expansion intended to support industrial customers through efficient riverport logistics and cargo handling at 171 30th Ave, Northport, Alabama 35476.

Petitioner is William Sledge Director of Ports and Terminals for Parker Towing Company.

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
06/09/2026

FEES						
FEE	DESCRIP	QUANTITY	AMOUNT	TOTAL		
Appeal Fee				75.00		
Adjoining Properties Fee				28.92		
Advertising Fee				25.00		
Convenience Fee		1.0	3.5500	3.55		
Plan Check Fees				0.00		
Permit Fees				132.47		
Total Fees				132.47		

PAYMENTS						
DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
04/27/2026	Credi	AP0AA0DFI	V26-(12661	Parker To	132.47
Amount Paid						132.47
Balance Due						0.00

**NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
May 21, 2026**

AGENDA ITEM

Case Number: V-26-10

Request: A variance from building material standards

Location: 5600 McFarland Blvd

Applicant: Black Design Architecture

SUBJECT PARCEL

Zoning: Highway Commercial (C-6)

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

Proposed Action: To construct a new building that does not meet building material standards for awning length and column cladding.

STAFF COMMENTS

Black Design Architecture is requesting a variance from the building material standards. Those standards are found in Sections 6.04.04 and 6.04.07 and are included below.

-
2. Only the following types of concrete block may be used above the building foundation: split-face, split-rib and scored.
 3. Vinyl siding is prohibited; however, vinyl may be used for soffits, window frames, doors, downspouts and similar applications.
 4. Metal siding is prohibited.
 5. All structural supports (e.g., columns) for vehicular canopies must be clad in one or more of the same materials as the building facade.
 6. The facades of principal buildings must include at least 25% fenestration, unless otherwise approved by Special Exception.
- 6.04.05 Sign Design. The location of freestanding signs must be illustrated on the site plan. Sign materials must be coordinated with the exterior cladding of the principal structure. Size and height of sign must conform to the standards set out in [Article 10 Signs](#).
- 6.04.06 Setbacks and Landscaping
- A. A landscape strip at least 15 ft in width must be installed along the entirety of thoroughfares listed in [§6.04.02](#). This landscape strip must contain one canopy trees, two understory trees, and eight shrubs per 50 ft of corridor frontage, in accordance with Table [9-3 Approved Plant List](#). Variation from these requirements may be considered in accordance with [§9.10.03 Alternative Compliance](#).
 - B. All structures must be set back at least 20 ft from the right-of-way line of the corridors listed in §6.04.02.
 - C. All garages, car washes or other service bays must be set back at least 40 ft from the front property line and all garage, car wash, and service bay openings must be oriented at not less than right angles to the primary public street frontage, or must be screened, as determined by the Director, to limit view from the public street. Other orientations of buildings and service bays may be considered in accordance with [§14.04 Special Exceptions](#).
- 6.04.07 Awnings and Canopies. Rigid or fixed awnings and canopies must be maintained and kept free from dirt, mildew and tears. Worn, faded or torn awnings and canopies must be replaced. Awnings may not be longer than 40 ft. See Figure 6-1.

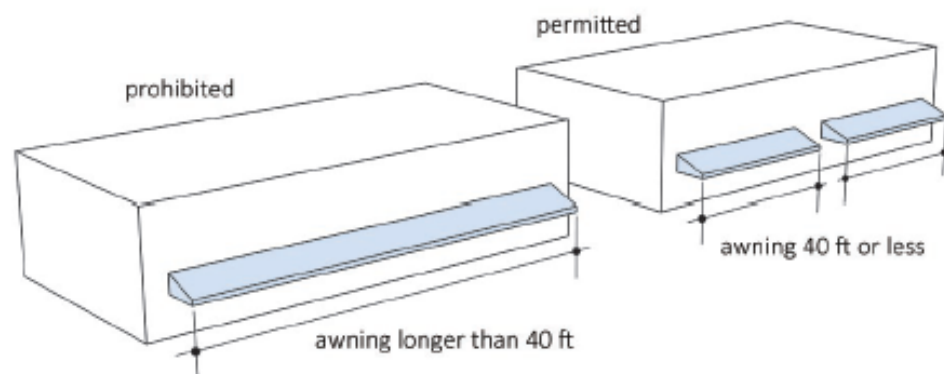


Figure 6-1 Awning length

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:

Black Design Architecture is requesting a variance to allow construction of a new drive-through coffee shop that does not meet building material standards for the property located at 5600 McFarland Blvd. The zoning ordinance requires all structural supports for vehicular canopies to be clad in the same materials as the building façade. The applicant has proposed that their columns be painted metal.

The ordinance also requires awnings to be no longer than 40 feet. The applicant is requesting approval for an awning with an overall length of 50'6".

The current site consists of an undeveloped lot zoned Highway Commercial (C-6). It is surrounded to the north by a shopping center zoned Highway Commercial (C-6); to the east by a carwash zoned Highway Commercial (C-6); to the south across McFarland Blvd by a furniture store zoned Highway Commercial (C-6); and to the west by a vacant fast-food restaurant zoned Highway Commercial (C-6).

As a hardship, the petitioner has cited that the tube steel columns would be difficult to clad in the required material and would result in an undesirable look. The petitioner has also cited the need for a longer canopy due to sun glare and rain at the service window.

The future land use plan contained within Northport Compass identifies this property as General Mixed-Use, which is described as "commercial, recreational, institutional, and high density and multifamily residential". This request is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Black Design Architecture a variance from the building material standards as shown on the application for the property located at 5600 McFarland Blvd.

Northport Zoning Board of Adjustment

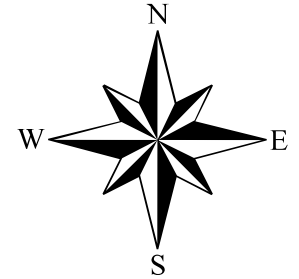
Variance Request

Zoning

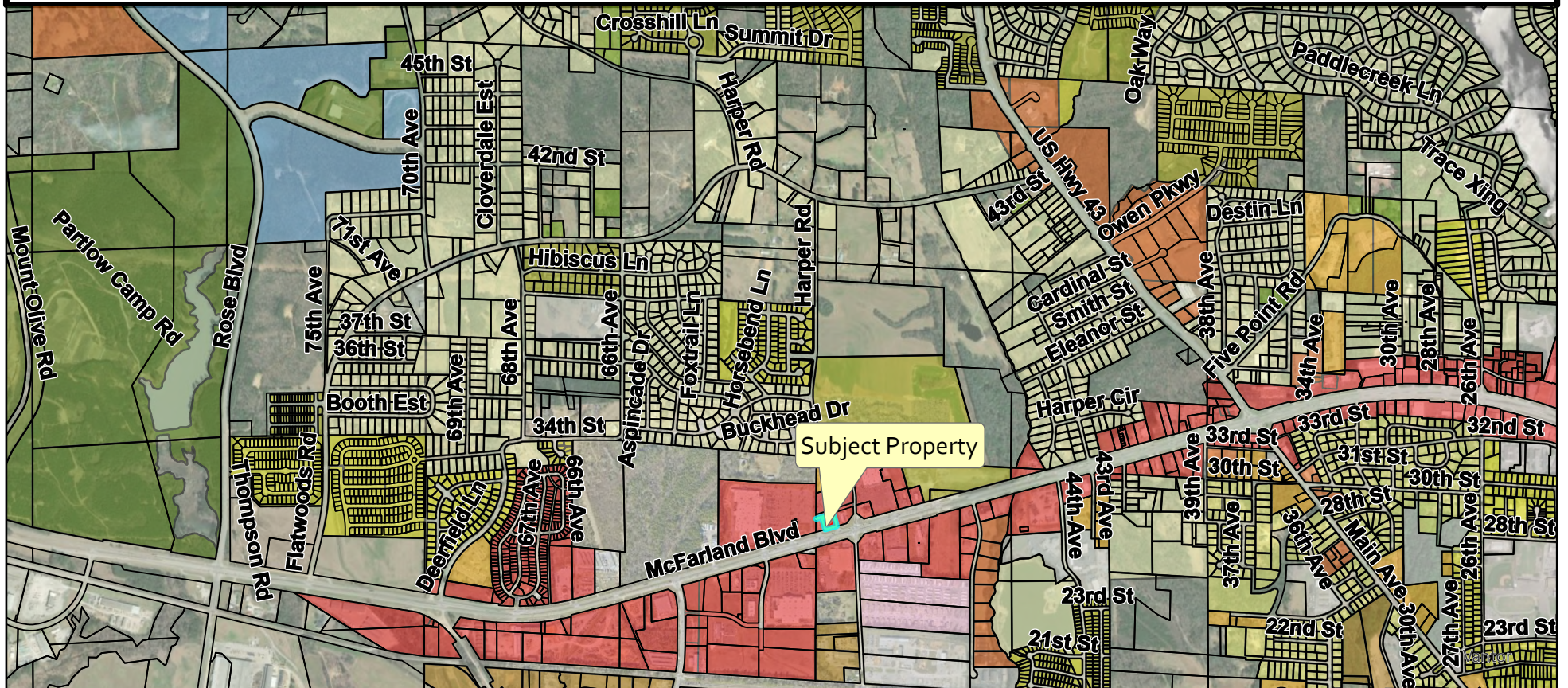
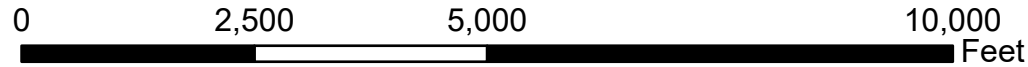
- Agriculture
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Light Industrial
- Heavy Industrial
- Mobile Home Park

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

- Parcels
- Subject Property



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Northport Zoning Board of Adjustment

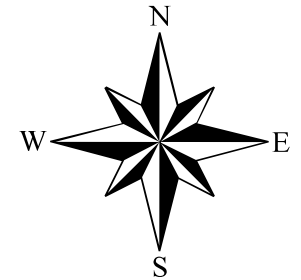
Variance Request

Future Land Use

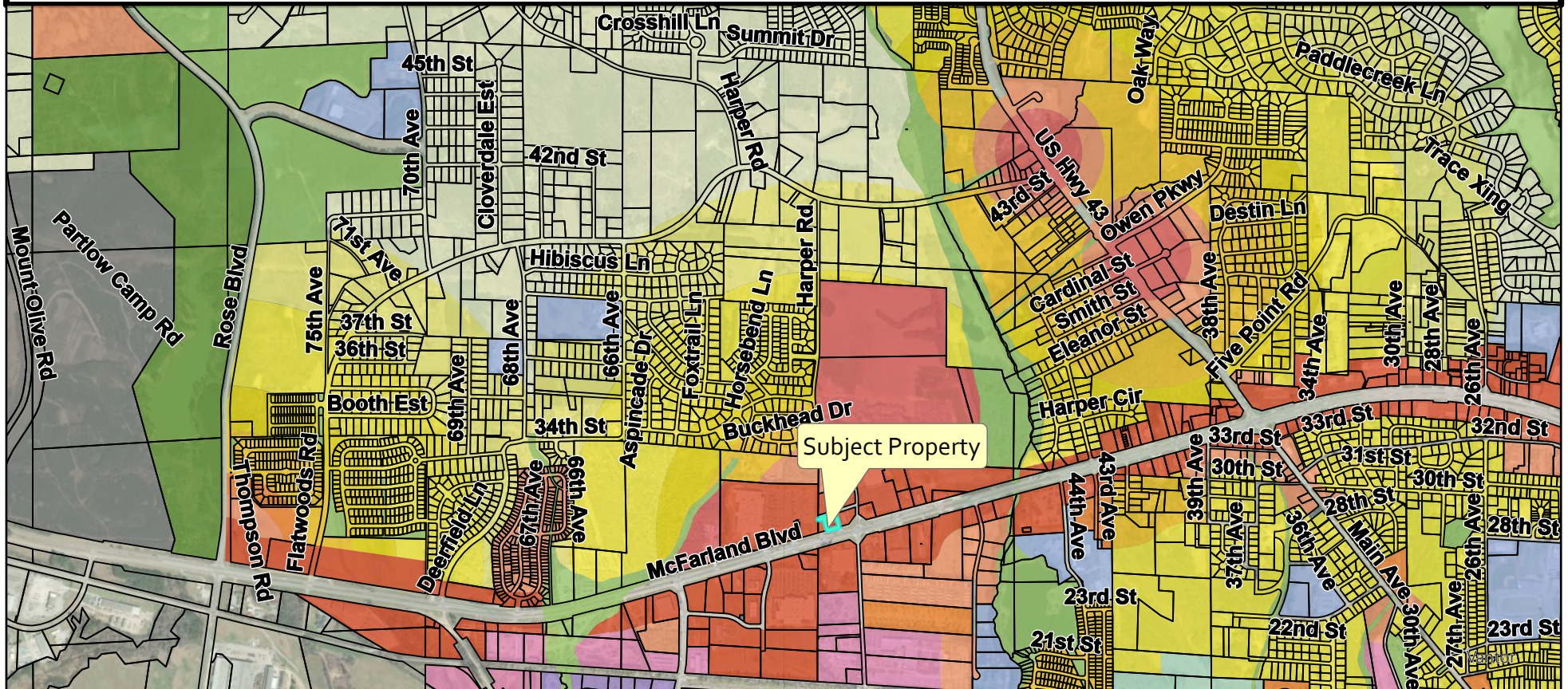
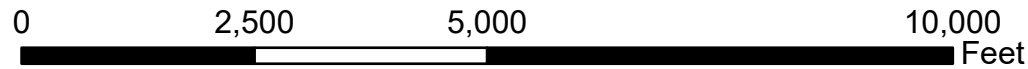
- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use

- Multifamily Residential
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Industrial
- Office-Trades Mix

- Institutional
- Utilities
- Parcels
- Subject Property



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Subject property as
seen from
McFarland Blvd
looking north.



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

 **PERMIT PROJECT**
FILE #: 26-000811
5600 MCFARLAND BLVD NORTHPORT AL
7 BREW COFFE STAND



PERMIT #: V26-000007

Permit Type
Variance/Administrative Appeal

Subtype
Variance ▼

Work Description:
7 Brew Coffe Stand

Applicant
Black Design Architecture - Daniel Witteck ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 152.28

Total Amount 152.28

Amount Paid 152.28

Balance Due 0.00

Non-Billable



PERMIT DATES

Application Date
04/23/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District

C-6



Existing Buildings on Property

Vacant

Proposed Construction on Property

Manufactured Drive-Thru only Coffee Stand

Number of Adjoining Properties

5

Are you the property owner?

No



Property Owner

OAHU PROPERTIES LLC



Additional Parcel #s

Submittal Documents

Notarized Designation to Authorize Agent Form (Click to Download)

Designation of Agent Form-Signed.pdf



Names and Addresses of all Adjoining Properties

Adjoining Property Info_7Brew-Northport, AL.pdf

Variance Addresses.docx

Avery5160AddressLabels.doc



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

C2.pdf



Additional Submittal Documents

Variance Drawings.pdf

Example Image 1.jpg

Example Image 2.jpg

Example Image 3.jpg





Request Information

Describe the nature of the request

We would like to request two variances. The first is from the ordinance requirement to clad the structural supports for vehicular and matching patio canopies. The variance would allow for the vehicular and matching patio canopies to be painted blue to match the canopy and roof. The second would be the max canopy length of 40'. While the canopy is longer than the max allowed in your ordinance, the length is not arbitrary.

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 requirement to clad for the columns would conflict with our drive aisle, provide an a clashing and awkward design aesthetic when compared to the main building, and create a greater visual obstruction for employees. The canopy length provides shading and cover for employees and creates the linear look that complements the building aesthetic.

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

We do not see any negative impact on neighboring properties. The design of the awning and vehicular and matching patio canopy columns is cohesive with the building and will not detract from the aesthetics of the surround properties.

The continuous canopy benefits the building by providing a clean linear look, providing shade and shelter from the elements for the employees.

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

Attaching Hardie siding will be difficult to the 8x8 tube steel and more importantly, the detailing needed for corners, top and bottom trims will be in dramatic contrast to the linear look. The fascia of the curved roof and the edge of the horizontal canopy wings complement the columns to provide a simple blue banding effect that frames the activity areas of the facility. Bulking up the columns with gray Hardie and edge trims will look odd, impede on the drive aisle width, and look out of place for the design as a whole. We also have safety concerns that the bulked up columns would further obstruct the view of employees walking to and from cars.

The continuous canopy provides multiple design and safety aspects to the building. The continuous canopy provides a cleaner look for the building. The canopy on the drive-thru side provides cover from the elements for the patrons. The canopy section, in the middle of the building, provides shade from the sun and helps mitigates any potential glare for the employees working, glare reflectivity to nearby vehicular traffic, and the canopy on the opposite side provides cover for the employees accessing the cooler. The canopy is more striking as one element than split up into smaller lengths.

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
06/09/2026

FEES



FEE	DESCRIP	QUANTITY	AMOUNT	TOTAL	
Appeal Fee				75.00	
Adjoining Properties Fee				48.20	
Advertising Fee				25.00	
Convenience Fee		1.0	4.0800	4.08	
Plan Check Fees				0.00	
Permit Fees				152.28	
Total Fees				152.28	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
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Amount Paid						152.28	
Balance Due						0.00	



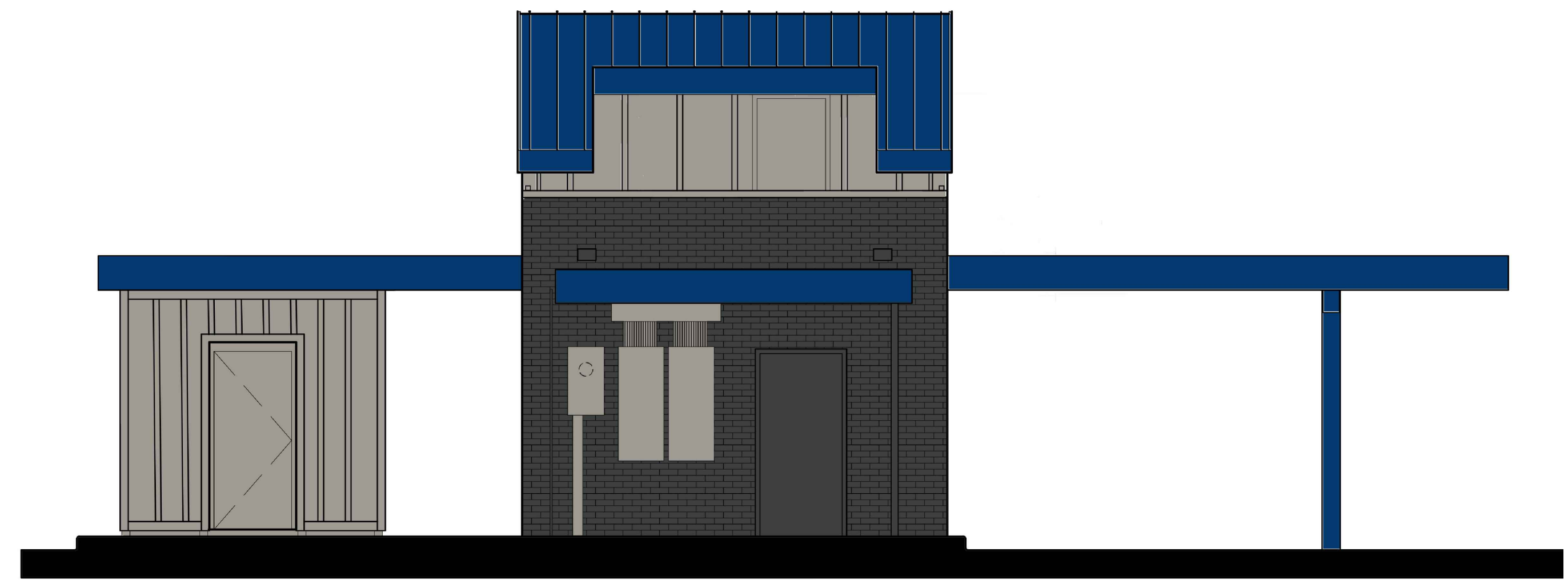
4 DRIVE-THRU SIDE ELEVATION
AR1.3 NTS



3 PATIO SIDE ELEVATION
AR1.3 NTS



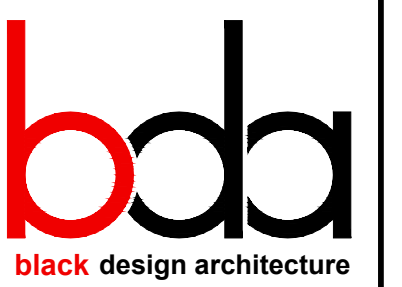
2 FRONT ELEVATION
AR1.3 NTS



1 REAR ELEVATION
AR1.3 NTS

REVISIONS:		
No.	Description	Date

A NEW LOCATION FOR
7 Brew
NORTHPORT, AL



2121 1st Avenue North, Suite 202
Birmingham, AL 35203

Phone: 205.968.6921
Email: LB@blackdesignarch.com

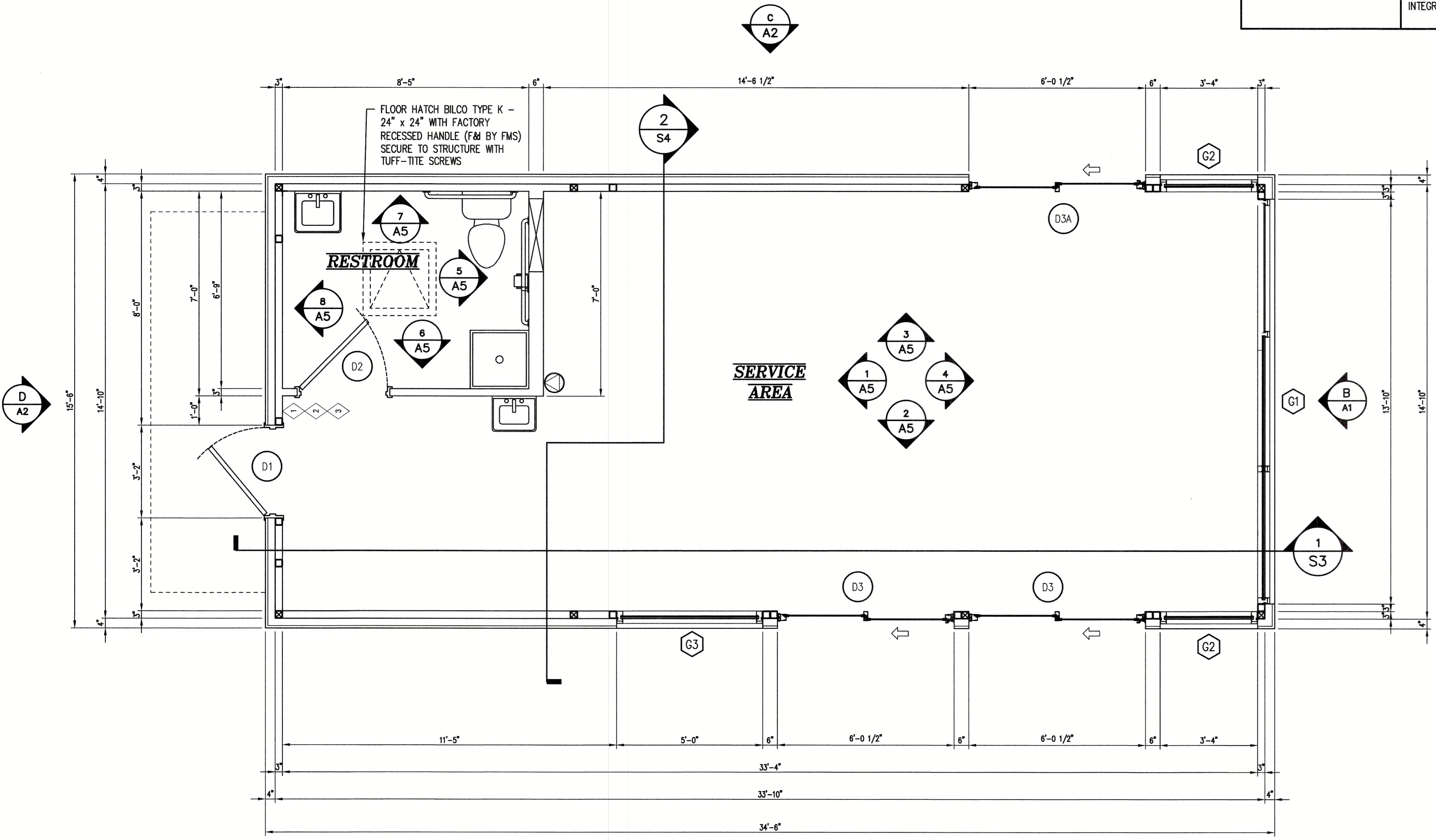
SHEET TITLE	
Cooler Elevations	
PROJECT NUMBER	26-1396
ISSUE DATE	04.22.2026
DRAWN BY	DW
CHECKED BY	LB

SHEET NUMBER
AR1.3

ROOM FINISHED SCHEDULE			
ROOM	FLOORING	INTERIOR WALLS	CEILING
SERVICE AREA	SILKAL DECORATIVE QUARTZ FLOORING QUARTZ BLEND #4 (GREY). SIZE: 3/16" TO 1/4" THICK. SLOPED FLOOR W/ SILKAL INTEGRATED 6" WALL BASE	20 GA. EMBOSSED WHITE STEEL SHEET METAL WALL PANELS	5/8" x 24" x 24" USG #3270 VINYL FACED CEILING TILE W/ 15/16" WHITE CEILING GRID SYSTEM
REST ROOM	SILKAL DECORATIVE QUARTZ FLOORING QUARTZ BLEND #4 (GREY). SIZE: 3/16" TO 1/4" THICK. SLOPED FLOOR W/ SILKAL INTEGRATED 6" WALL BASE	20 GA. EMBOSSED WHITE STEEL SHEET METAL WALL PANELS	5/8" x 24" x 24" USG #3270 VINYL FACED CEILING TILE W/ 15/16" WHITE CEILING GRID SYSTEM

DOOR SCHEDULE				
MARK	SIZE		DESCRIPTION	QTY.
	WIDTH	HEIGHT		
D1	3'-0"	7'-0"	3070 INSULATED METAL DOOR WITH 16 GA METAL FRAME (BRUSHED ALUMINUM FINISH) LOCKSET - TRUDDOR TDE-1000R-L HEAVY DUTY GRADE-1 RIM EXIT DEVICE WITH ESCUTCHEON LEVER TRIM, STAINLESS STEEL WITH BEST CORE CYLINDER F&B BY FMS CLOSER - LCN 4021 CLEAR FINISH PUSH SIDE MOUNT HINGES - 1 1/2 PAIR STANLEY CB0700 TWO KNUCKLE HINGES WEATHER STRIP - Penco ZERO OR APPROVED EQUAL VIEWER - 170 DEGREE WIDE ANGLE DOOR VIEWER WALL STOP, RAIN DRIP AT EXTERIOR DOORS PAINT SW #7646 "FIRST STAR" SATIN FINISH Uo <= .35	1 (LH)
D2	3'-0"	6'-8"	3068 HOLLOW METAL DOOR WITH 16 GA METAL FRAME LOCKSET - SCHLAGE A40 - LEVON 626 BATH PRIVACY LOCK SATURN LEVER HANDLE (SATIN CHROME) CLOSER - LCN 4021 CLEAR FINISH PUSH SIDE MOUNT HINGES - 1 1/2 PAIR 4 1/2" X 4 1/2" BUTT HINGES PAINT INTERIOR AND EXTERIOR SW #7646 "FIRST STAR" SATIN FINISH	1 (LH)
D3	6'-0"	6'-11 1/2"	ATLAS MANUAL SLIDING DOOR WITH CLEAR ANODIZED ALUMINUM FRAME. Uo <= 0.73 - SHGC <= 0.53 - INSULATED CLEAR SOLARBAN LOW-E GLASS - SAFETY GLAZING 2TXO LOCK, INT. LH ATLAS HP LMI SGD-CLR ANOD. DOOR TO HAVE SLIDERS ON INTERIOR, PULL HANDLE ON BOTH SIDES KEYED DEADBOLT EXTERIOR, FLIP LATCH ON INTERIOR. HARDWARE TO BE MOUNTED AT MIN 3'-1" AFF TO CLEAR TABLES. THRESHOLD - PEMKO 229A 1/2" x 72" x 5" (OR EQUAL)	2
D3A	6'-0"	6'-11 1/2"	ATLAS MANUAL SLIDING DOOR WITH CLEAR ANODIZED ALUMINUM FRAME. Uo <= 0.73 - SHGC <= 0.53 - INSULATED CLEAR SOLARBAN LOW-E GLASS - SAFETY GLAZING 2TXO LOCK, INT. LH ATLAS HP LMI SGD-CLR ANOD. DOOR TO HAVE SLIDERS ON INTERIOR, PULL HANDLE ON BOTH SIDES KEYED DEADBOLT EXTERIOR, FLIP LATCH ON INTERIOR. HARDWARE TO BE MOUNTED AT MIN 3'-1" AFF TO CLEAR TABLES. THRESHOLD - PEMKO 229A 1/2" x 72" x 5" (OR EQUAL)	1

GLASS SCHEDULE				
MARK	SIZE		DESCRIPTION	QTY.
	WIDTH	HEIGHT		
G1	13'-10"	4'-10 1/2"	1" CLEAR INSULATED LOW-E ARGON GLASS 2" X 4 1/2" CLEAR ANODIZED FRAME. KAWNEER VERSAGLAZE 451 FRAMING SYSTEM UO <= 0.28 - SHGC <= 0.27	1
G2	3'-4"	4'-10 1/2"	1" CLEAR INSULATED LOW-E ARGON GLASS 2" X 4 1/2" CLEAR ANODIZED FRAME. KAWNEER VERSAGLAZE 451 FRAMING SYSTEM UO <= 0.28 - SHGC <= 0.27	2
G3	5'-0"	4'-10 1/2"	1" CLEAR INSULATED LOW-E ARGON GLASS 2" X 4 1/2" CLEAR ANODIZED FRAME. KAWNEER VERSAGLAZE 451 FRAMING SYSTEM UO <= 0.28 - SHGC <= 0.27	1



FLOOR PLAN
1/2" = 1'-0"

- 1 STATE INSIGNIA OF APPROVAL
- 2 3RD PARTY INSPECTION LABEL
- 3 MFG DATA PLATE

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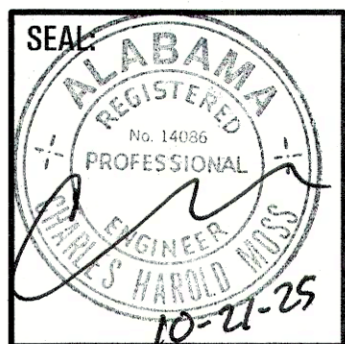
ENGINEER OF RECORD:

Charles H. Moss, PE
P.O. Box 28
Covington, GA 30015
Email: chmai@aol.com

CUSTOMER:

Seven Brew
Drive Thru Modular Coffee House
FLOOR PLAN

DRAWN BY:
A. Moss
DATE: 8/13/25
CHECKED BY:
DATE:



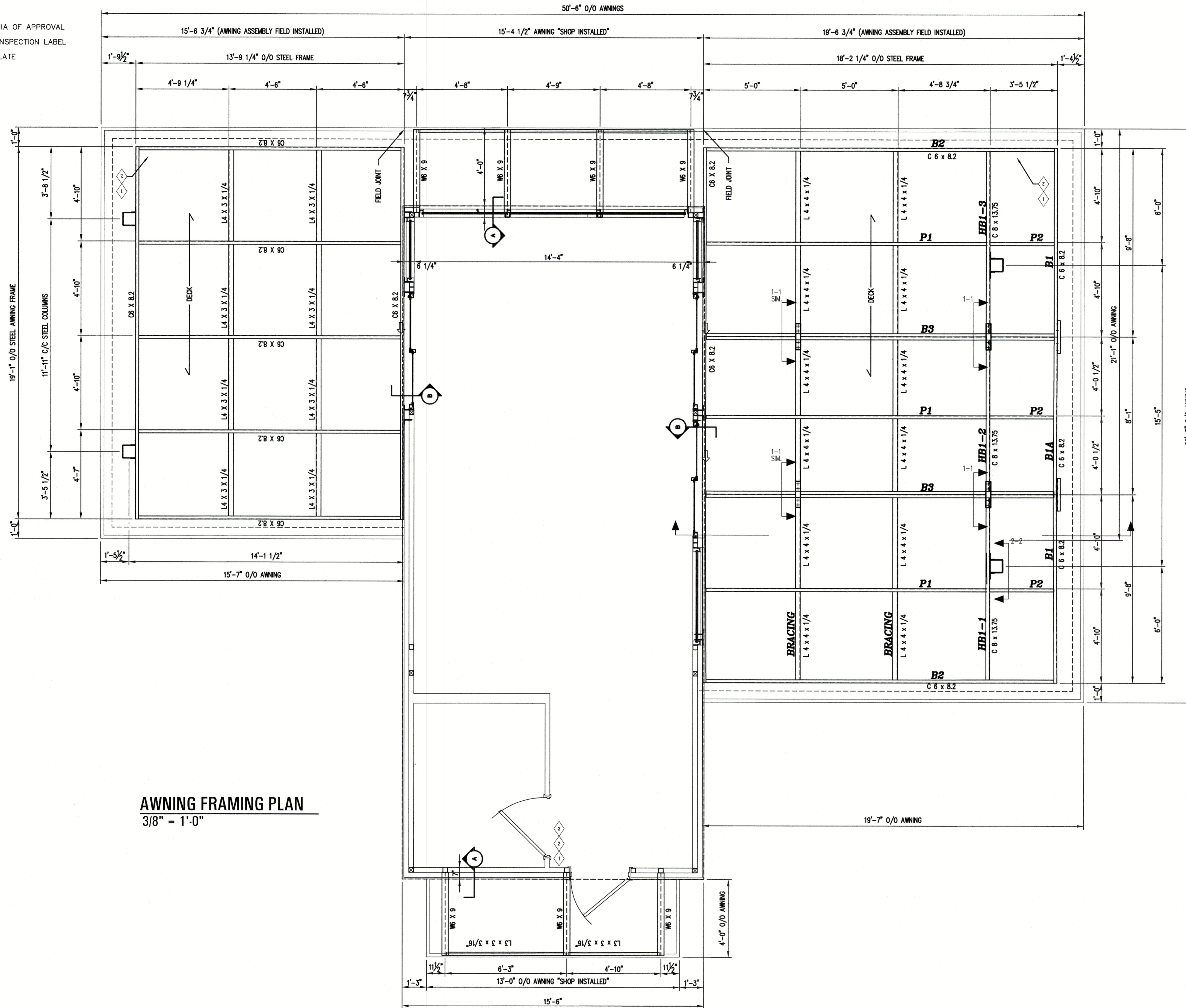
MODEL # G25SB31

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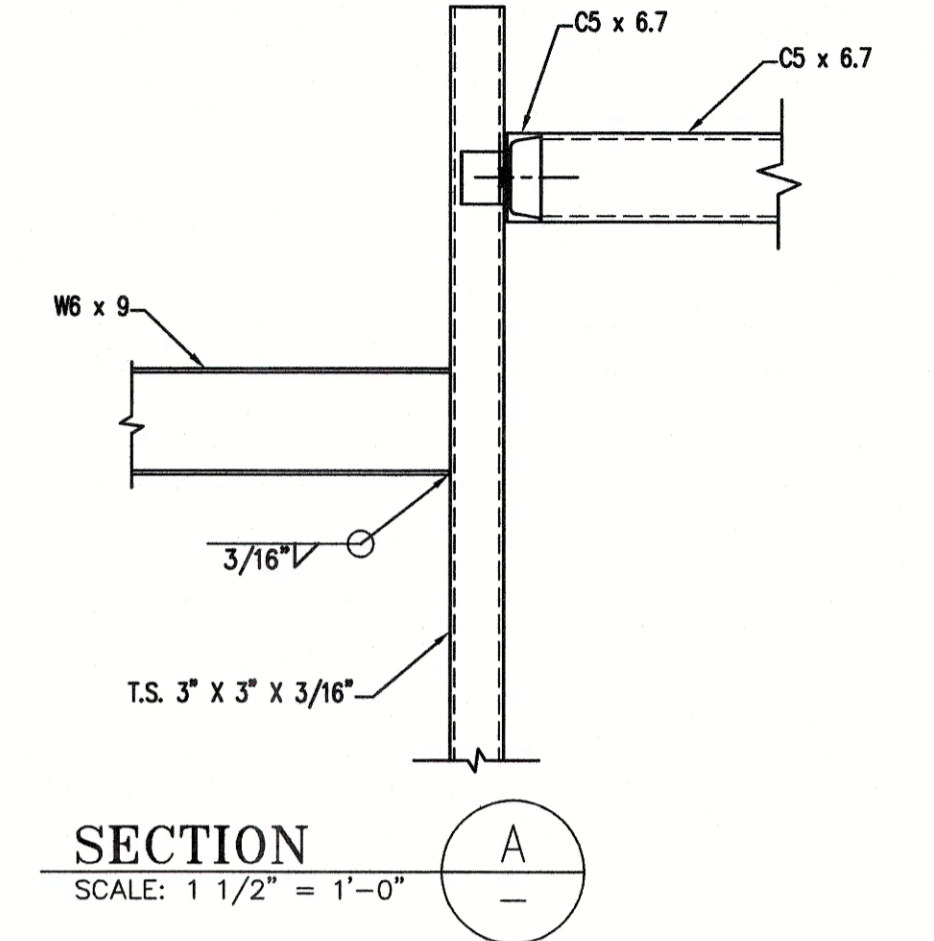
DRAWING #

A3
7 OF 12

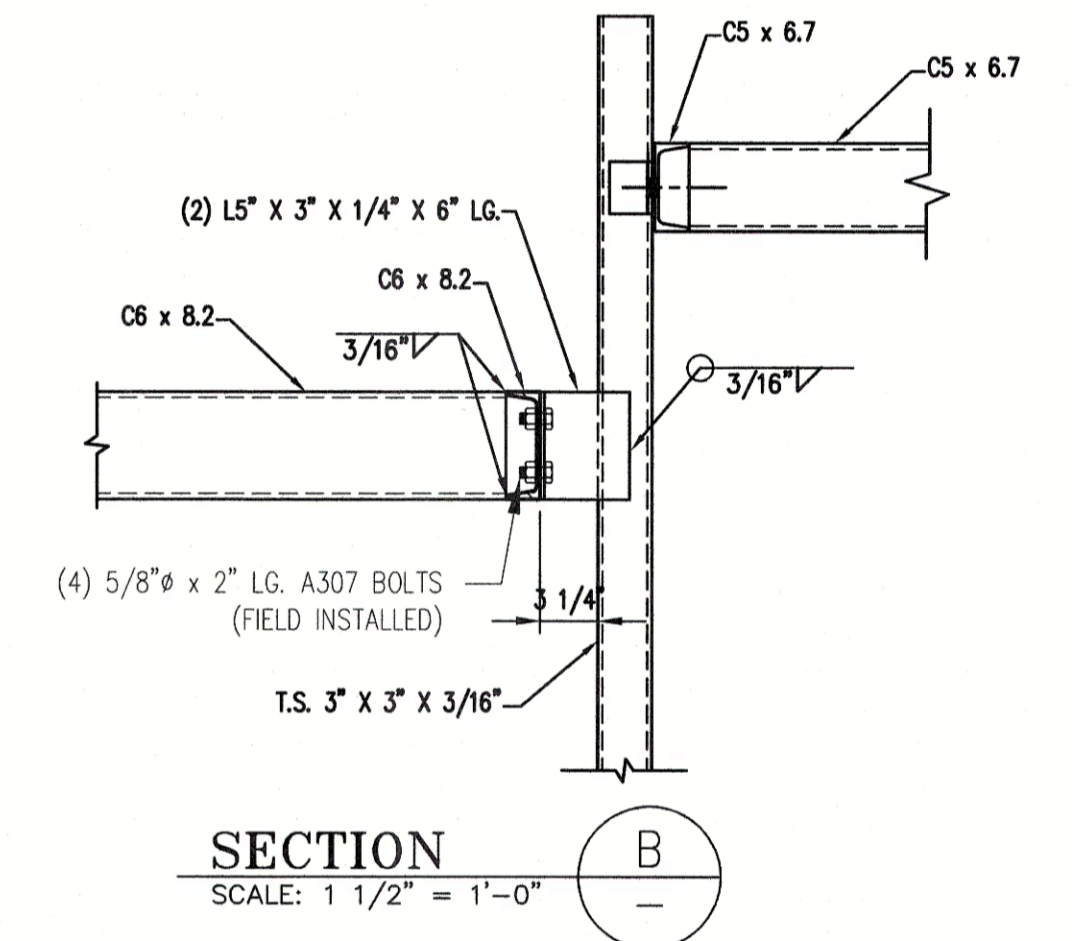
- 1 STATE INSIGNIA OF APPROVAL
- 2 3RD PARTY INSPECTION LABEL
- 3 MFG DATA PLATE



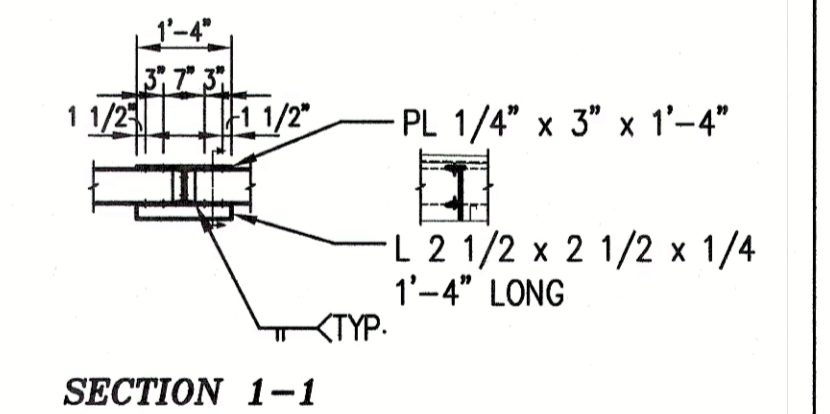
AWNING FRAMING PLAN
3/8" = 1'-0"



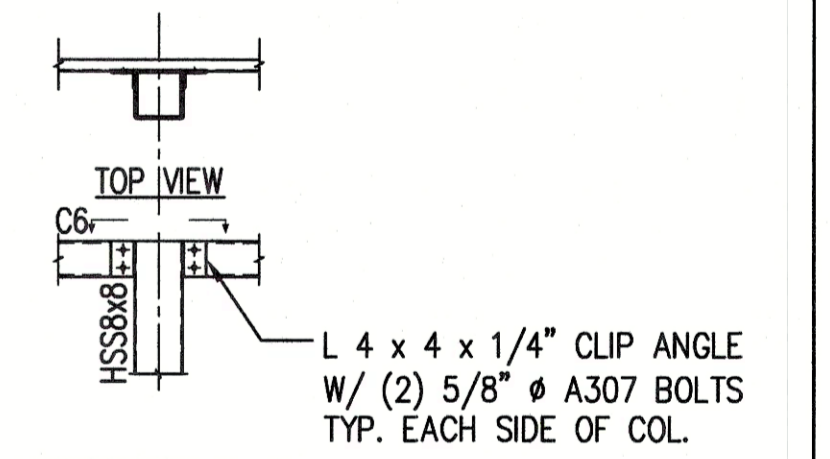
SECTION A
SCALE: 1 1/2" = 1'-0"



SECTION B
SCALE: 1 1/2" = 1'-0"



SECTION 1-1



SECTION 2-2

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ENGINEER OF RECORD:

Charles H. Moss, PE
P.O. Box 28
Covington, GA 30015
Email: chmai@aol.com

CUSTOMER:

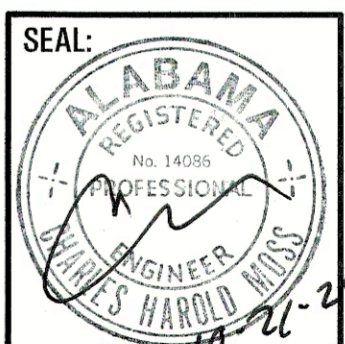
Seven Brew
Drive Thru Modular Coffee House
FLOOR PLAN W/ AWNINGS

DRAWN BY:
N. Altes

DATE: 8/13/25

CHECKED BY:

DATE:



MODEL # G25SB31

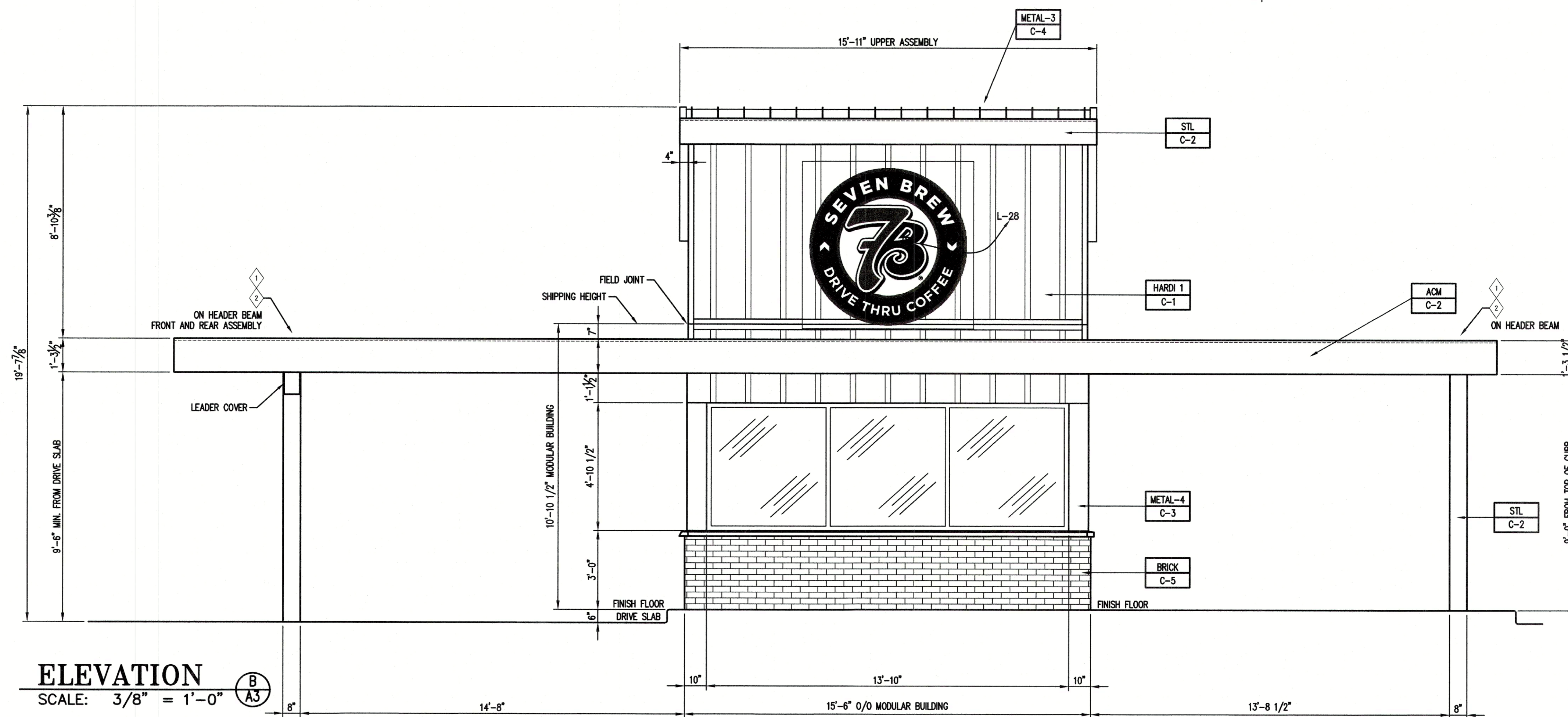
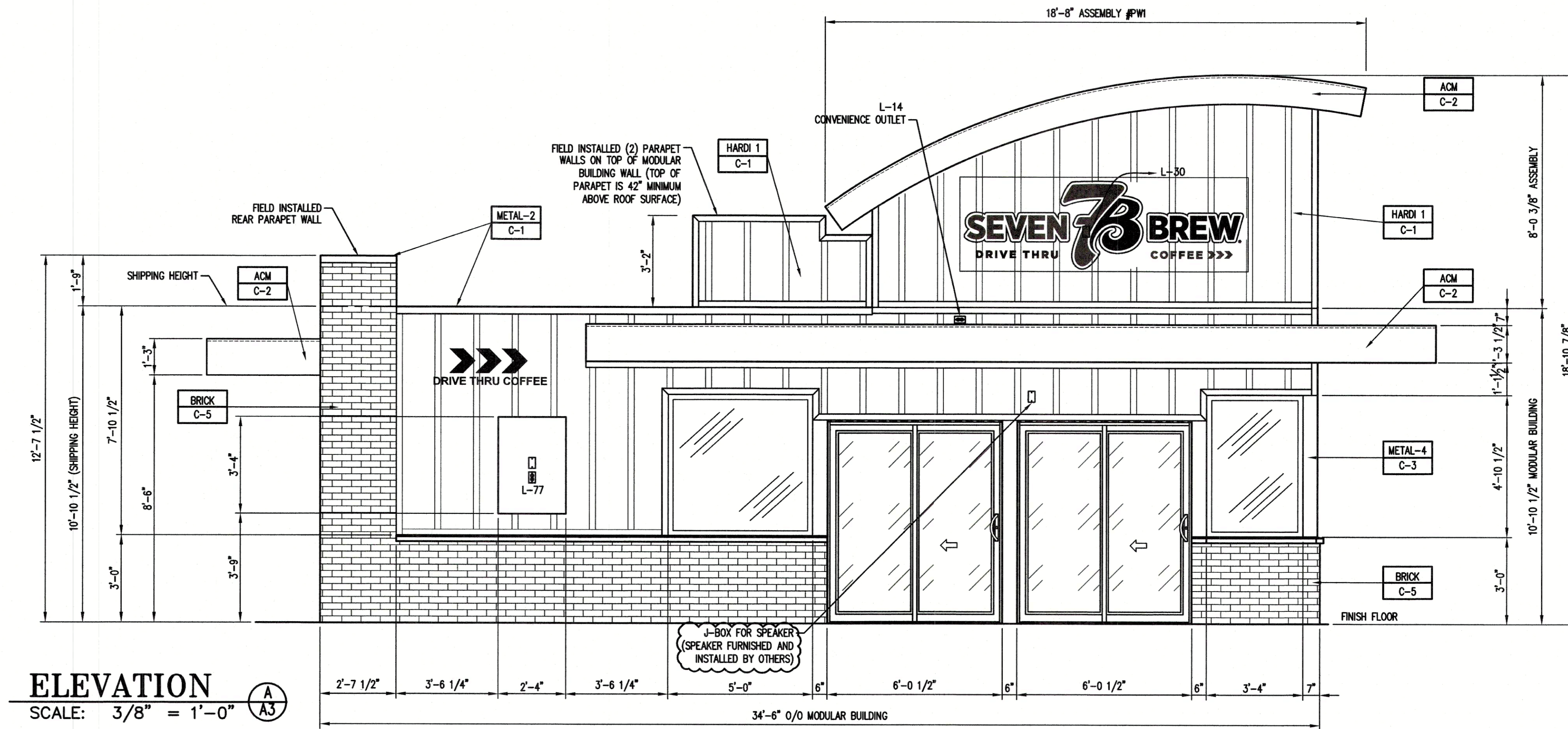
SCALE: 3/8" = 1'-0"

DRAWING #

A3.1

8 OF 12

OPTION B - HARDIE



EXTERIOR FINISHES:

- BRICK** THIN BRICK OVER 1/2" DUROCK PANELS BY FMS
- METAL 1** MBCI PBR 24 GA VERTICAL METAL PANELS BY FMS
- METAL 2** 20 GA SHEETMETAL BY FMS
- METAL 3** BERRIDGE CURVED ZEE-LOCK PANEL BY FMS
- METAL 4** ANODIZED ALUMINUM BY FMS
- STL** STRUCTURAL STEEL BY FMS
- ACM** ALUMINUM COMPOSITE MATERIAL BY FMS
- HARDI 1** JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN BY FMS

EXTERIOR PAINTS/COLORS

- C-1** PAINTED SHERWIN WILLIAMS #HGSW 3474 "HAMMERED ZINC GRAY" BY FMS
- C-2** ROYAL BLUE BY FMS
- C-3** CLEAR ANODIZED BY FMS
- C-4** ROYAL BLUE BY FMS
- C-5** TAYLOR CLAY "BLACK ONYX", WIRECUT FINISH, GROUT: HOCIUM "ULTRA DARK", BY ALLEY-CASSETY BY FMS


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ENGINEER OF RECORD:

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P.O. Box 28
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Email: chmai@aol.com

CUSTOMER:

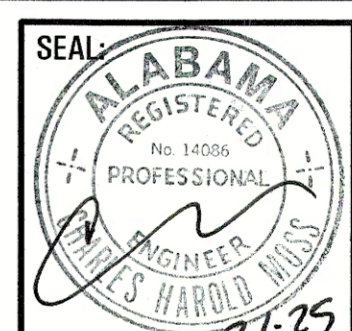
Seven Brew
Drive Thru Modular Coffee House
EXTERIOR ELEVATIONS (OPTION B)

DRAWN BY:
A. Moses

DATE: 8/13/25

CHECKED BY:

DATE:

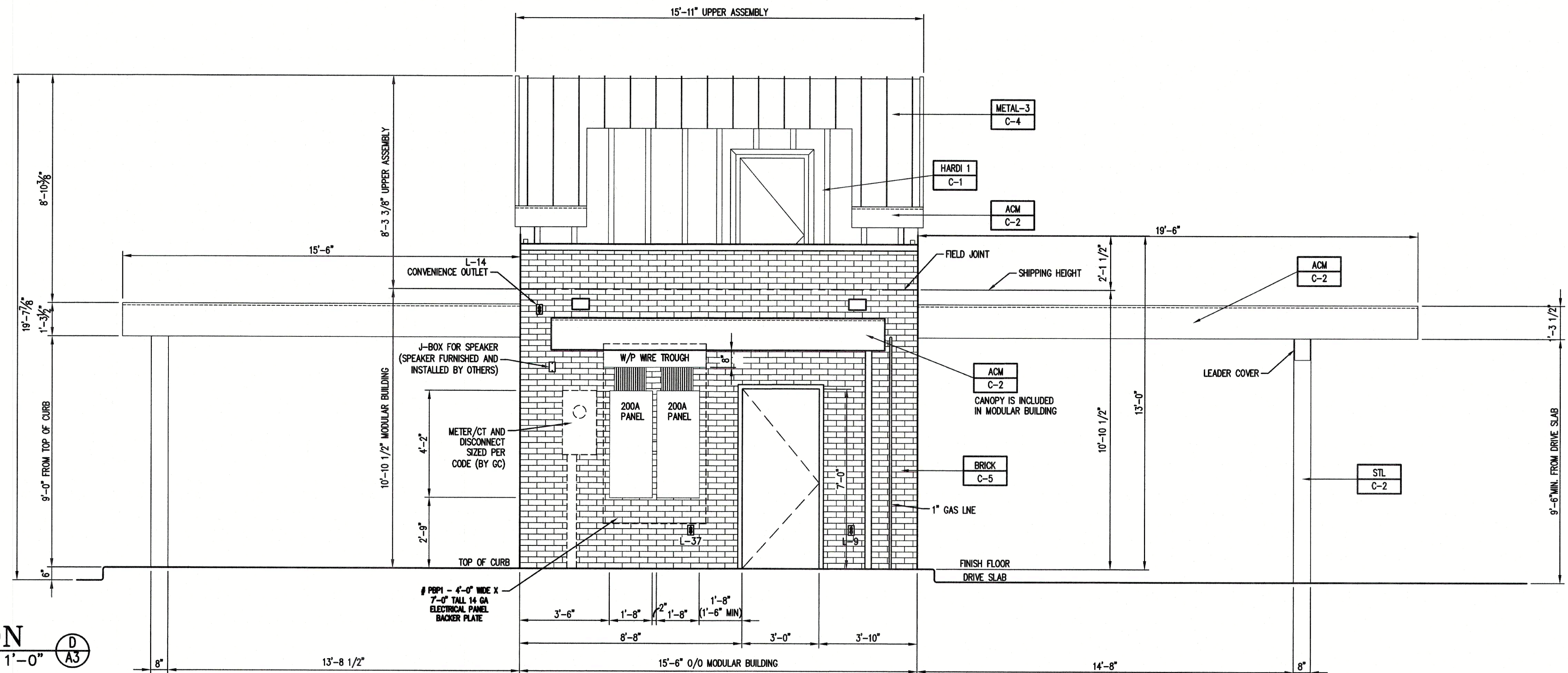
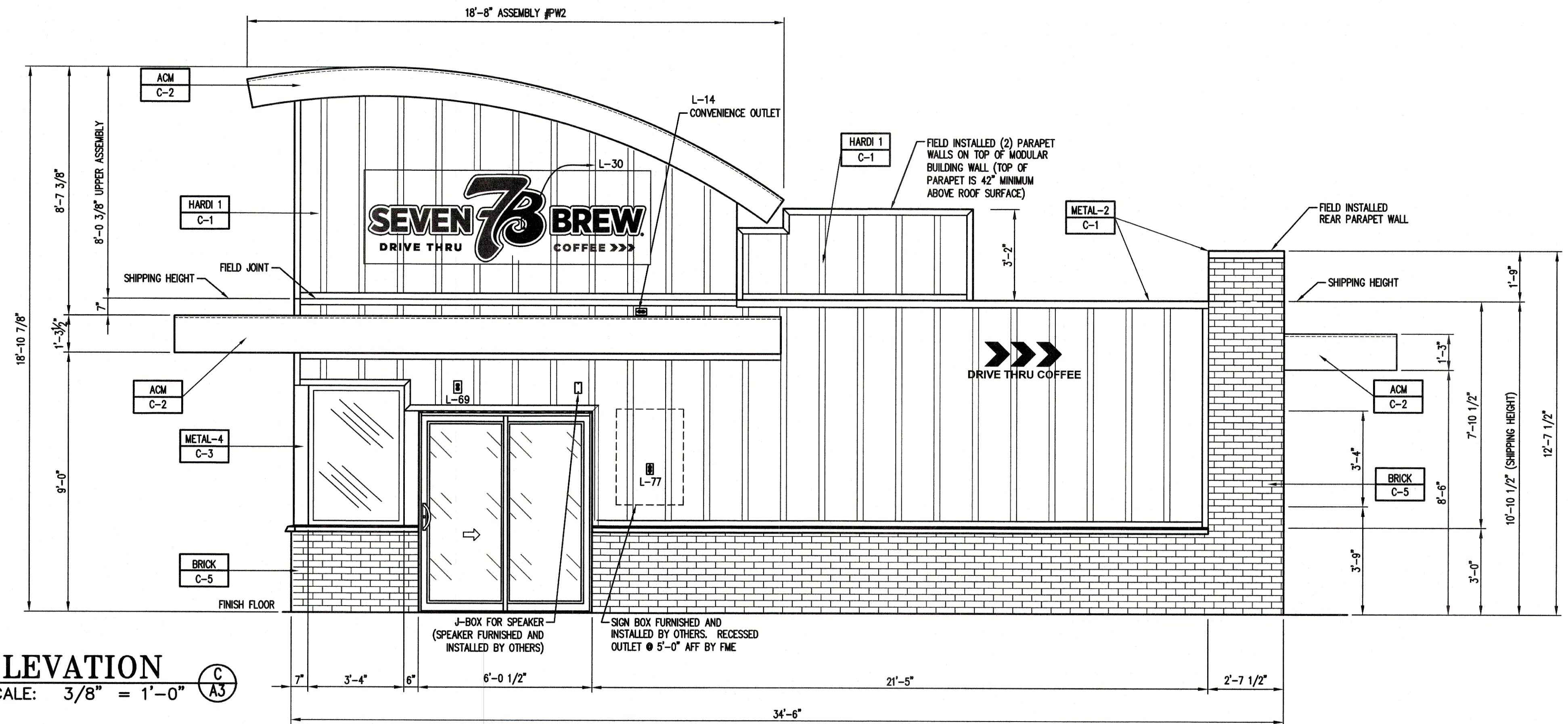


MODEL # G25SB31

SCALE: 3/8" = 1'-0"

DRAWING #

OPTION B - HARDIE



EXTERIOR FINISHES:

- BRICK** THIN BRICK OVER 1/2" DUROCK PANELS _____ BY FMS
- METAL 1** MBGI PBR 24 GA VERTICAL METAL PANELS _____ BY FMS
- METAL 2** 20 GA SHEETMETAL _____ BY FMS
- METAL 3** BERRIDGE CURVED ZEE-LOCK PANEL _____ BY FMS
- METAL 4** ANODIZED ALUMINUM _____ BY FMS
- STL** STRUCTURAL STEEL _____ BY FMS
- ACM** ALUMINUM COMPOSITE MATERIAL _____ BY FMS
- HARDI 1** JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN _____ BY FMS

EXTERIOR PAINTS/COLORS

- C-1** PAINTED SHERWIN WILLIAMS #HGSW 3474 "HAMMERED ZINC GRAY" _____ BY FMS
- C-2** ROYAL BLUE _____ BY FMS
- C-3** CLEAR ANODIZED _____ BY FMS
- C-4** ROYAL BLUE _____ BY FMS
- C-5** TAYLOR CLAY "BLACK ONYX", WIRECUT FINISH, GROUT: HOCIUM "ULTRA DARK", BY ALLEY-CASSETY _____ BY FMS

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CUSTOMER:

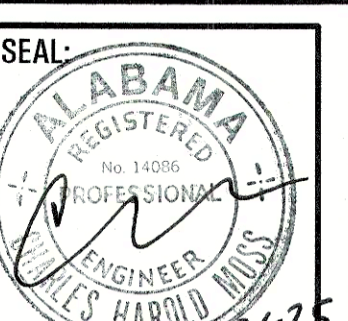
Seven Brew
Drive Thru Modular Coffee House
EXTERIOR ELEVATIONS (OPTION B)

DRAWN BY:
Ad

DATE: 8/13/25

CHECKED BY:

DATE:



MODEL # G25SB31

SCALE: 3/8" = 1'-0"

DRAWING #

A2b
4 OF 12