

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, JUNE 18, 2026**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. May 21, 2026

4. APPROVAL OF THE AGENDA

A. June 18, 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-26-11 Chris Kelley** - Chris Kelley is requesting a variance from the accessory structure standards found in section 3.04 for the property located at 7017 36th Street.
- B. **V-26-12 Gordon Gregory** - Gordon Gregory is requesting a variance from the setback requirements found in Table 4-2 for the property located at 4905 Leland Drive.
- C. **V-26-13 Herndon Hicks and Associates** - Herndon Hicks and Associates is requesting a variance from the setback requirements found in Table 4-2 for the property located at 3720 30th Avenue.
- D. **V-26-14 Five Points Baptist Church** - Five Points Baptist Church is requesting a variance from the Impervious Surface Ratio requirements found in Table 4-2 for the property located at 3621 36th 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.



TO VIEW OUR AGENDAS, AGENDA
PACKETS AND MINUTES

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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, MAY 21, 2026**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, May 21, 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, Mr. Kevin Shobe and Mrs. Jennifer Taylor. Absent and failing to vote were Mr. Chad Haynie. 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 April 16, 2026, **Seconded by Ms. Dale.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Ms. Taylor – Yes. **Motion Carried.**

Approval of Agenda

Motion by Ms. Taylor to approve the Agenda for May 21, 2026, **Seconded by Mr. Shobe.** Roll call vote was as follows: Ms. Taylor – Yes; Mr. Shobe – Yes; Mr. Bennett – 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-26-8 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.

Mr. Garner asked if the petitioner was present. The petitioner was not present at the meeting.

Mr. Patten stated that since it appeared the petitioner was not present, the board would have a few options: they could choose to take action on this or choose to continue this case. Mr. Patten stated that because there were a few questions that the board had it may make sense to continue the case. Mr. Garner asked the board if they would like to make a motion to continue the case or vote on it tonight. Everyone was in agreement to vote on it during the meeting.

Mr. Patten asked Mrs. King if they still needed to open the floor for a public hearing. Mrs. King stated that was correct.

Chairman Garner opened the floor for a public hearing.

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

Mr. Patten stated that since we do have six board members present the board would have to decide who was going to vote. Mr. Garner stated that Mr. Bennett, Mr. Dale, Mr. Shobe, himself, and Ms. Phifer.

Ms. Taylor made the motion. Ms. King clarified that a board member cannot make the motion if they are not voting. Mr. Garner stated that Ms. Taylor would be voting on this one and Mr. Bennett would vote on the others.

Motion by Ms. Taylor to grant Felipe Sebastian a variance from the nonconformity standards as shown on the application for the property located at 4300 Highway 43 North. **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-26-9 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.

Mr. Garner asked if the petitioner was present. Will Sledge, 171 30th Avenue, stated that Parker Towing Company is a family-owned business in Northport, they are marine logistics company and they operate 40 barges on the inland river and 400 barges and also 6 inland river terminals one of them being Tuscaloosa County Riverport. He stated they are in need of additional warehouse space because they have maxed out of their current building. He stated they would like to build a metal building.

Mr. Garner stated that the variance includes landscaping, obviously in the picture there are a lot of tree buffers between that building and 30th Avenue. Mr. Garner asked if all the trees would remain. Mr. Sledge stated the trees would remain and they would be well protected from the main road. Mr. Garner asked if there were any future plans for additions. Mr. Sledge stated that if business were to facilitate, they would consider but that would be long term.

Mr. Shobe asked if we could specify a buffer of maybe 100' because the board could grant it and they could come in and clear it out. Mr. Sledge stated he would have to look at it but their intentions are that there is an old road that makes a loop around that building and they would just clear out the immediate area around that building. Mr. Shobe stated they may request a buffer 100' from the road. Mr. Sledge stated that they understand the area that they are in and their intentions are to keep as much privacy as possible. Mr. Sledge also stated that he grew up in Northport and it is growing so they would like to maintain 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. Garner to grant Parker Towing Company a variance from the nonconformity standards as shown on the application with the condition that a minimum of 100' natural buffer from 30th Avenue for the property located at 171 30th Avenue. **Seconded by Mr. Shobe.** Roll call vote was as follows: Ms. Garner – Yes; Mr. Shobe – Yes; Mr. Bennett – Yes; Mr. Dale – Yes; and Ms. Phifer – Yes. **Motion Carried.**

3. **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.

Mr. Garner asked if the petitioner was present. Daniel Whitsec and Tyler Brown stated that there are two variances they are petitioning for today; one is to wrap the column in the same material of the building and awnings longer than 30 feet. Mr. Garner asked if it was the exact same design as the one on 15th Street in Tuscaloosa. Mr. Whitsec said that it is going to be almost identical. Mr. Bennett asked where the first location was supposed to be. Mr. Brown stated that it was supposed to be on Lurleen where the Starbucks is.

Chairman Garner opened the floor for a public hearing.

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

Mr. Patten asked who was going to be voting on this one. Mr. Garner stated Mr. Bennett would be making the motion.

Motion by Mr. Bennett 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. **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.**

DISCUSSION

Mr. Patten mentioned that the board typically chooses officers in the spring and it has not been done yet and will need to be done at the next meeting.

Motion made by Mr. Bennett to vote on Chair of the Zoning Board. Ms. King asked who would like to be Chair. Mr. Bennett stated he nominates Mr. Jon Garner to be Chair. **Second by Mr. Shobe.** Roll call vote was as follows: Mr. Bennett – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Ms. Taylor – Yes. **Motion Carried.**

Motion made by Mr. Bennett to vote on Vice-Chair of the Zoning Board to be Kevin Shobe. **Second by Mr. Dale.** Roll call vote was as follows: Mr. Bennett – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; Mr. Shobe – Yes; and Ms. Taylor – Yes. **Motion Carried.**

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:16pm.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 18, 2026

AGENDA ITEM

Case Number: V-26-11

Request: A variance from accessory structure standards

Location: 7017 36th Street

Applicant: Chris Kelley

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-1)

Zoning of Adjacent Property: Residential Single-Family (RS-1)

Proposed Action: To allow an accessory structure that does not meet standards for size, materials, or location.

STAFF COMMENTS

Chris Kelley is requesting a variance from the accessory structure standards. Those standards are found in section 3.04.04 and are included below.

2. No accessory use or structure may be established or constructed unless a building permit, evidencing the compliance of such use or structure with all applicable provision of this Ordinance and all other City regulations, has first been issued in accordance with [§12.06 Building Permit, Certificate of Occupancy](#).
3. No accessory structure or use may be constructed or established on any lot prior to substantial completion of the principal structure. This does not apply to agriculture-related structures in the AG District.

B. Size, Lot Coverage and Placement

1. The principal use or structure, together with any accessory use or structure, may not jointly exceed applicable, ISR nor exterior storage limitations.
2. On residential lots, accessory structures may not exceed the height of the principal residential building nor 25 ft in height, whichever is less, except as provided for antennas in [§3.04.04.F](#). If taller than 15 ft, they must be set back one additional foot from side and rear lot lines for each two feet in height above 15 ft.
3. On residential lots, the total floor area of all accessory structures may not exceed 50% of the floor area of the principal structure. This includes open carports, gazebos and greenhouses, but not swimming pools. This does not apply to lots of three acres or larger in the AG District.
4. Accessory structures may not be located within any required front yard or within a required buffer. However, freestanding gazebos, arbors, trellises and similar open structures other than antennae that are no larger than 50 sf in area are permitted in required front yards provided they are set back at least ten feet from the nearest front lot line.
5. Except as provided for open structures in Paragraph 4 above, accessory structures serving residential uses must be set back at least ten feet behind the front building line.
6. Accessory structures serving nonresidential uses must comply with the yard setbacks required of principal structures in the applicable district.
7. Accessory structures may not be closer than ten feet to a principal structure nor five feet to any other accessory structure. If attached to another structure by means of fully enclosed habitable area, the two structures are considered one.

C. Number of Structures in Rear Yard. Within the rear yard of residential lots, the maximum number of accessory structures, other than swimming pools, is permitted as follows:

- a. Established rear yard of 1,500 sf or less: one accessory structure
- b. Established rear yard of 1,501-4,000 sf: two accessory structures
- c. Established rear yard of 4,001-10,000 sf: three accessory structures
- d. Established rear yard of more than 10,000 sf: four accessory structures.

D. Design

1. Accessory structures must be constructed of materials compatible with those of the principal structure. At least one exterior material used in the design of the accessory structure must be the same type and similar color as that used on the principal structure. Trim material alone does not satisfy this requirement. Open accessory structures are only permitted for pavilions and similar uses.

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:

Chris Kelley is requesting a variance to allow a nonconforming accessory structure at the property located at 7017 36th Street. The structure is considered nonconforming for the following reasons:

- **Size** – The zoning ordinance prohibits the total floor area for all accessory structures from exceeding 50% of the floor area of the principal structure. Based on data available from County tax maps and measurements provided by the applicant, the current principal structure is 1,444 square feet, while the total area of all accessory structures is approximately 2,360 square feet, or **163%** of the floor area of the principal structure.
- **Materials** – The zoning ordinance requires accessory structures to utilize materials that are architecturally compatible with the principal structure. The principal structure uses a mixture of brick and hardie-board style siding. The proposed accessory structure would utilize metal siding.
- **Location** – The zoning ordinance prohibits accessory structures from being located within a required setback and requires them to be set at least 10 feet behind the front plane of the principal structure. The proposed structure encroaches approximately 1’ into the required 40’ front setback and is 9’ in front of the principal structure.

The current site consists of a single-family residence and multiple accessory structures zoned Residential Single-Family (RS-1). It is surrounded to the North, west, and south by single-family residences zoned Residential Single-Family (RS-1); and to the east by an undeveloped lot zoned Residential Single-Family (RS-1).

As a hardship, the petitioner has cited that the concrete slab for the building was already existing and that they were unaware of the need for a building permit. However, a building permit application was submitted for this property in April of 2025. That permit application was denied. The structure related to this request was built without any permit or inspections.

The future land use plan contained within Northport Compass identifies this property as Medium to Low Density Transition Residential. This request is not in conflict with the comprehensive plan.

MOTION:

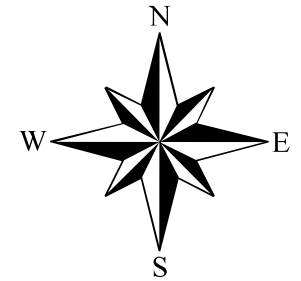
I make a motion to grant Chris Kelley a variance from the accessory structure standards as shown on the application for the property located at 7017 36th Street.

Northport Zoning Board of Adjustment

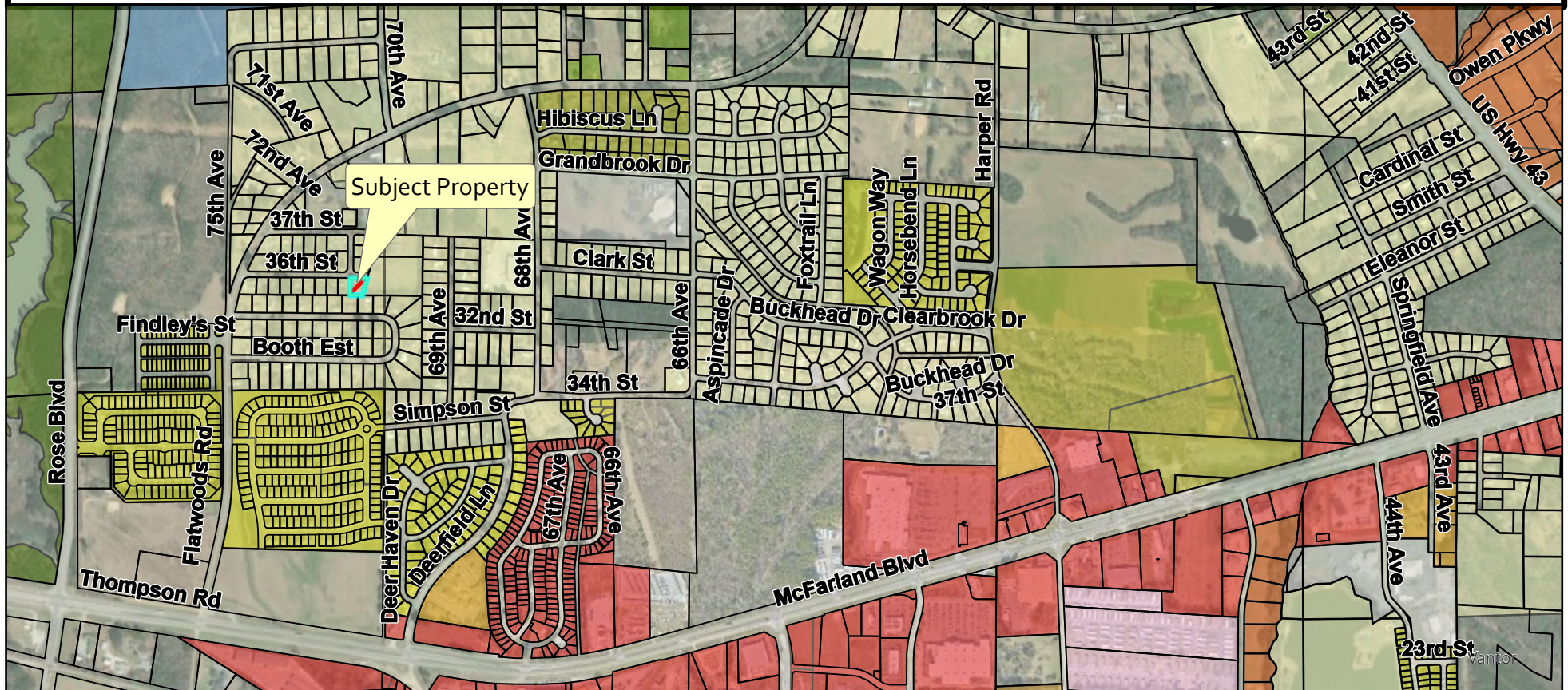
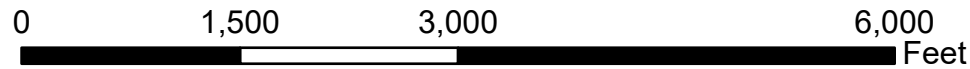
Variance Request

Zoning

- | | | |
|--|---|--|
|  Agriculture |  Office and Institutional |  Parcels |
|  General Commercial |  Recreational |  Subject Property |
|  Commercial Highway |  Residential Multi-Family | |
|  Light Industrial |  Special District | |
|  Heavy Industrial |  Residential Single-Family - 1 | |
|  Mobile Home Park |  Residential Single-Family - 3 | |
| |  Residential Single-Family - 4 | |



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.



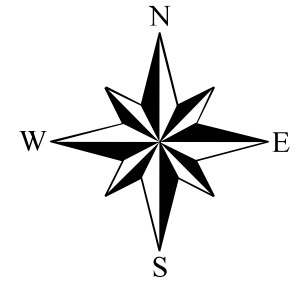
Northport Zoning Board of Adjustment

Variance Request

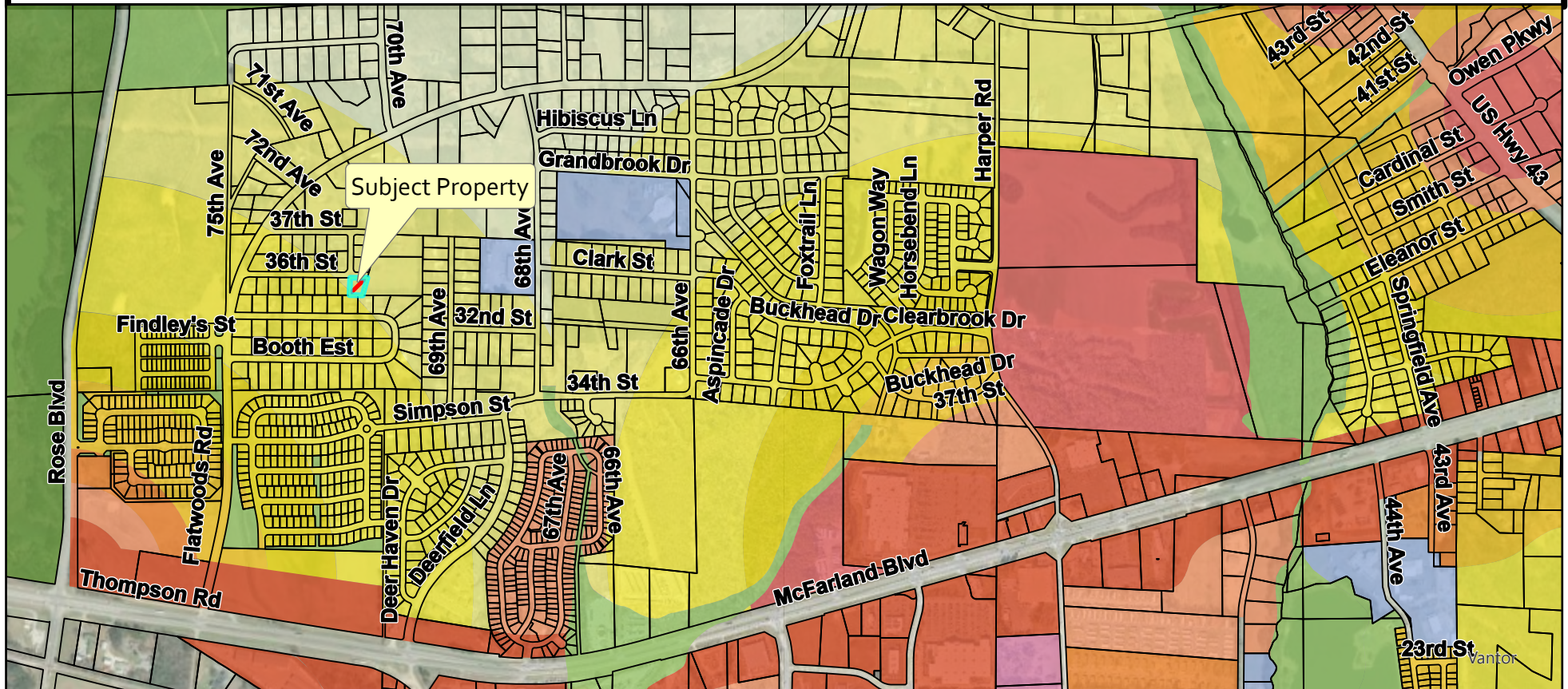
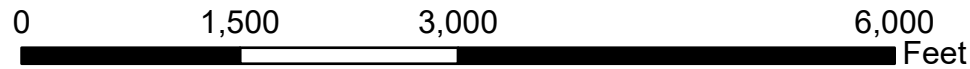
Future Land Use

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

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



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Subject property as seen from intersection of 71st Ave and 36th Street looking south





PERMIT PROJECT
 FILE #: 26-000837
 7017 36TH ST NORTHPORT AL 35473
 SHOP



PERMIT #: V26-000008

Permit Type
 Variance/Administrative Appeal

Subtype
 Variance ▼

Work Description:
 Metal building

Applicant
 Chris Kelley ▼ ...

Status
 Online Application Received ▼

Valuation
 0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 148.20

Total Amount 148.20

Amount Paid 0.00

Balance Due 148.20

Non-Billable



PERMIT DATES

Application Date
 04/27/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District

RS-1



Existing Buildings on Property

House and new metal building

Proposed Construction on Property

Metal building

Number of Adjoining Properties

5

Are you the property owner?

Yes



Property Owner

KELLEY VALLERY B &



Additional Parcel #s

Submittal Documents

Names and Addresses of all Adjoining Properties

IMG_2438.jpeg



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

IMG_2440.jpeg



Additional Submittal Documents

IMG_2441.jpeg



Request Information

Describe the nature of the request

This is to request a variance for a metal building that was built without a building permit on our property.

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 concrete for the building has been on this property for approximately six years. We just recently had the metal building placed on the concrete. We did not realize the need for a building permit to be obtained by us. We thought the company that put up the building would get any permits needed.

We placed the concrete/building where it is because the ditch in the back of our yard floods up onto our property when flash flooding occurs. We did not want it to get in the shop.

We would appreciate any consideration given. Please feel free to give me a call at 205-861-4212 with any questions.

Thank you,
Chris Kelley

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

One property that adjoins us next to the building is a pasture. The property behind us on the left already has their own shop and the property behind us on the right has their own shop. The third property is on the other side of our house from the building. One property is across the road.

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

Without approval, we will be unable to get electricity connected to the building.

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



OFFICIAL USE ONLY

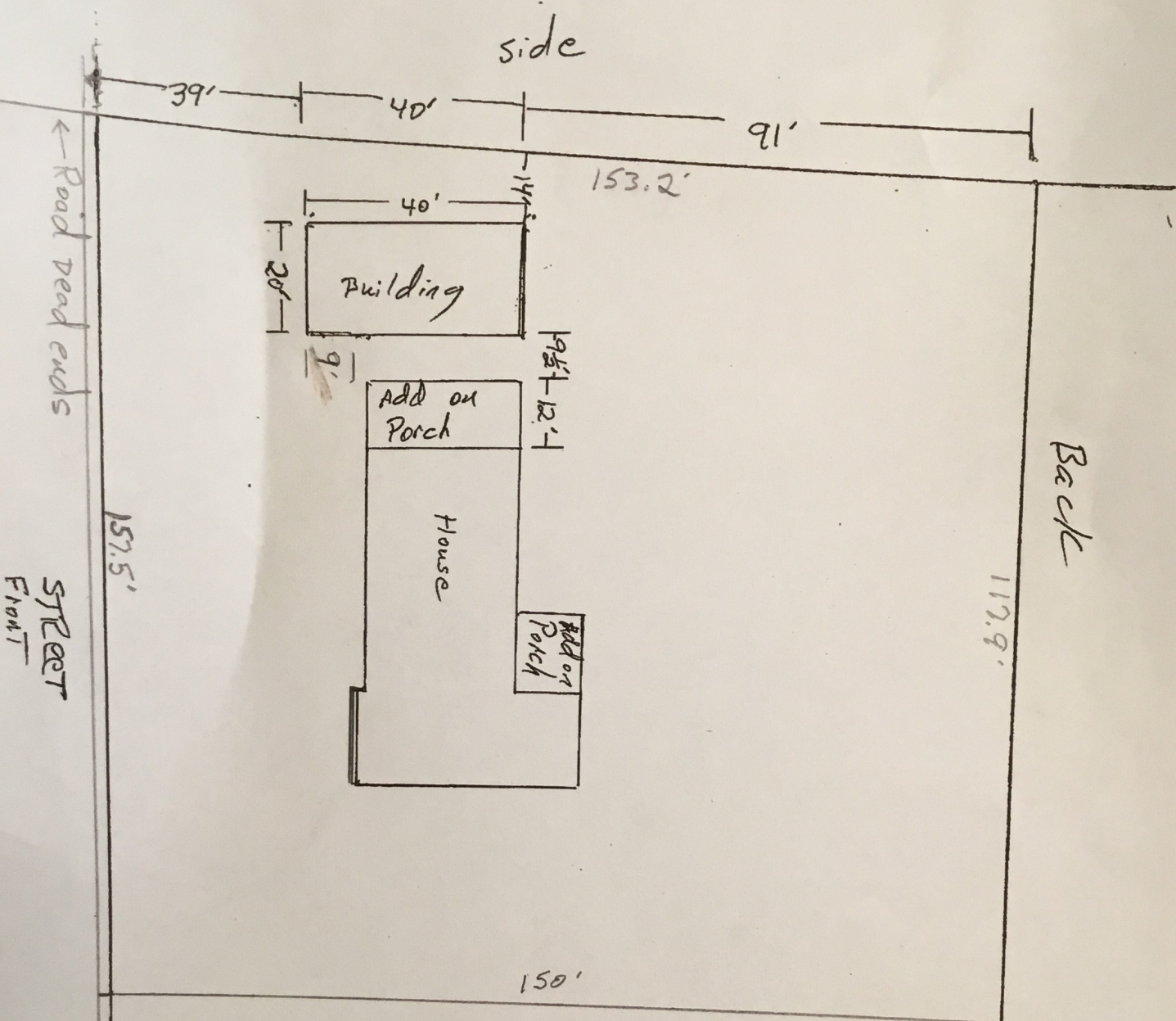
Date of Planning Commission Meeting

 FEES


FEE	▼	DESC	QUANTITY	AMOUNT	TOTAL	
Appeal Fee					75.00	
Adjoining Properties Fee					48.20	
Advertising Fee					25.00	
Plan Check Fees					0.00	
Permit Fees					148.20	
Total Fees					148.20	

 PAYMENTS


DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						148.20	



Chris Kelley
 2017-36th St. Northport AL 35473

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 18, 2026

AGENDA ITEM

Case Number: V-26-12

Request: A variance from building setback standards

Location: 4905 Leland Drive

Applicant: Gordon Gregory

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-1)

Zoning of Adjacent Property: Residential Single-Family (RS-1) & General Commercial (C-3)

Proposed Action: To allow a residence that encroaches into a required setback

STAFF COMMENTS

Gordon Gregory is requesting a variance from the residential setback standards. Those standards are found in Table 4-2 and section 3.03 and are included below.

Table 4-2 Area and Dimensional Requirements Residential Districts

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Yard Setback				Maximum ISR	Maximum Building Height
			Front or Primary Front ¹	Secondary Front ¹	Rear	Side		
RS-1	15,000 sf	95 ft	40 ft	25 ft	50 ft	14 ft	0.40	35 ft
RS-2	12,000 sf	85 ft	35 ft	25 ft	35 ft	12 ft	0.40	35 ft
RS-3	9,000 sf	75 ft	30 ft	20 ft	35 ft	10 ft	0.45	35 ft
RM ^{2, 3}	6,000 sf	60 ft	20 ft	15 ft	20 ft	7 ft	0.50	35 ft

1 The front or primary front setback applies on both frontages of dual-frontage corner lots. Secondary front setbacks apply to single-frontage corner lots only.

2 Common open space is required for developments containing lots of 9,000 sf or less in area subject to [§4.05](#) Open Space Requirements for High Density Residential Developments.

3 Applies only to detached single-family dwellings, lots in manufactured home subdivisions and any permitted nonresidential uses. For other permitted dwelling types, refer to the standards in [Article 7 Detailed Use Regulations](#).

H. The minimum front setback may be reduced where existing buildings on the same block frontage and in the same district are set back less than the front setback of the applicable district, as follows:

1. On blocks up to 500 ft in length, the setback requirement is reduced to the average setback of all buildings along the frontage or the average setback of buildings within 100 ft on each side of the subject lot, whichever is less.

3-2

General Regulations

2. On blocks longer than 500 ft, the setback requirement is reduced to the average setback of buildings within 200 ft on each side of the subject lot.

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:

Gordon Gregory is requesting a variance to allow a residence that does not conform to required setback standards for the property located at 4905 Leland Drive. The zoning ordinance generally requires a 40' front setback in the RS-1 zoning district. Section 3.03.01.H of the ordinance reduces the setback requirement to the average setback of all buildings within 200' of the subject property. Based on measurements provided by the applicant's surveyor, this adjustment would result in a reduced front setback of 36.5'. The building as it exists today is approximately 35.5' from the right-of-way, resulting in a 1-foot encroachment into the setback.

The current site consists of a single-family residence zoned Residential Single-Family (RS-1). It is surrounded to the North, west, and south by single-family residences zoned Residential Single-Family (RS-1); and to the east by a single-family residence zoned General Commercial (C-3).

As a hardship, the petitioner has cited that topography and the on-site septic system limit the buildable area of the property.

The future land use plan contained within Northport Compass identifies this property as High Density Residential. This request is not in conflict with the comprehensive plan.






MOTION:



I make a motion to grant Gordon Gregory a variance from the setback standards as shown on the application for the property located at 4905 Leland Drive.

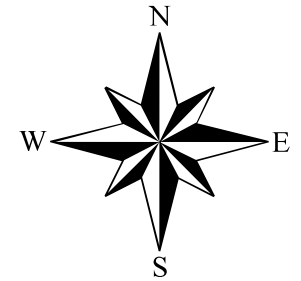
City of Northport Zoning Board of Adjustment

Variance Request

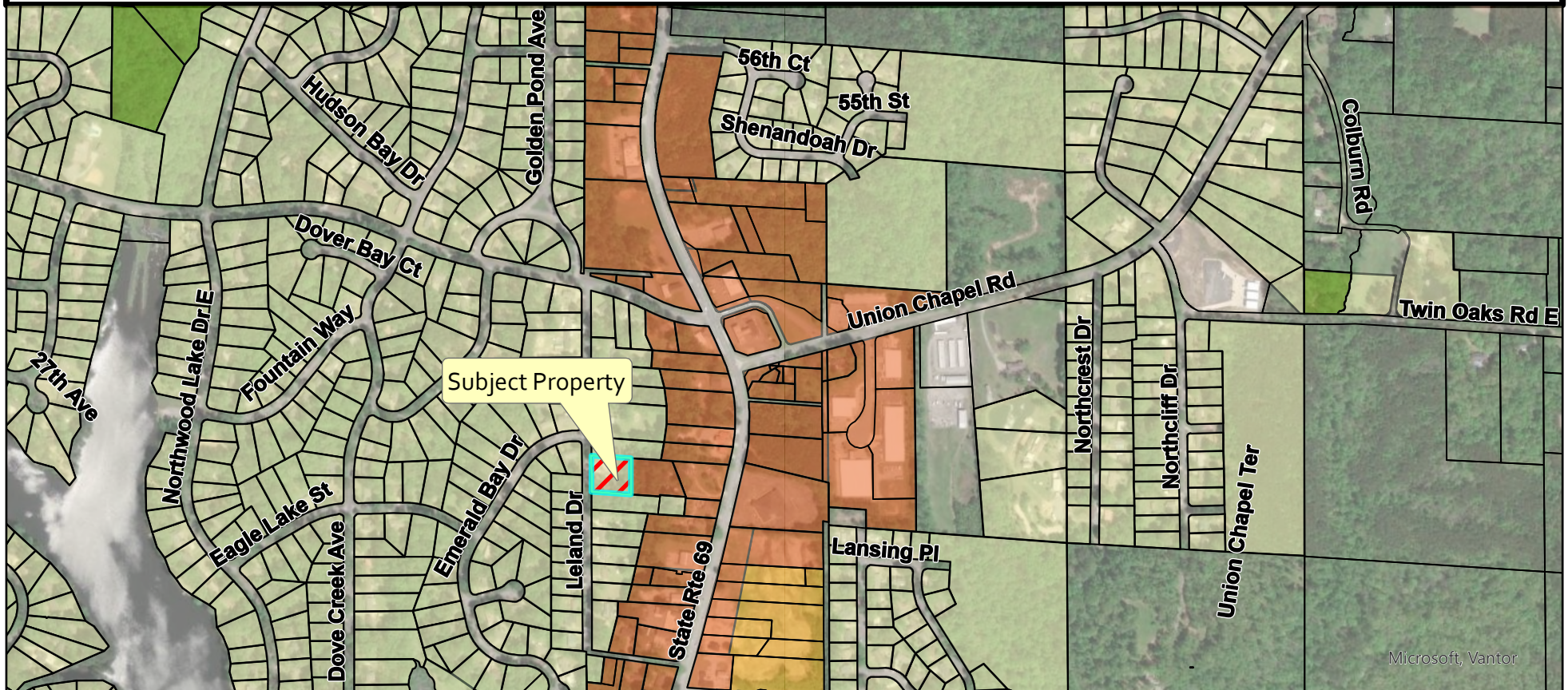
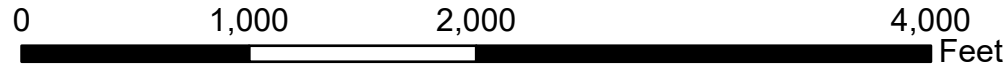
Zoning

-  Agriculture
-  General Commercial
-  Residential Multi-Family
-  Special District
-  Residential Single-Family - 1

-  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.



Microsoft, Vantor

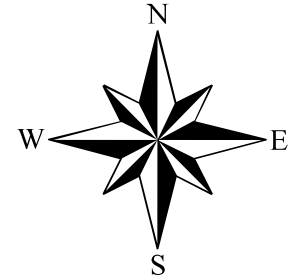
City of Northport Zoning Board of Adjustment

Variance Request

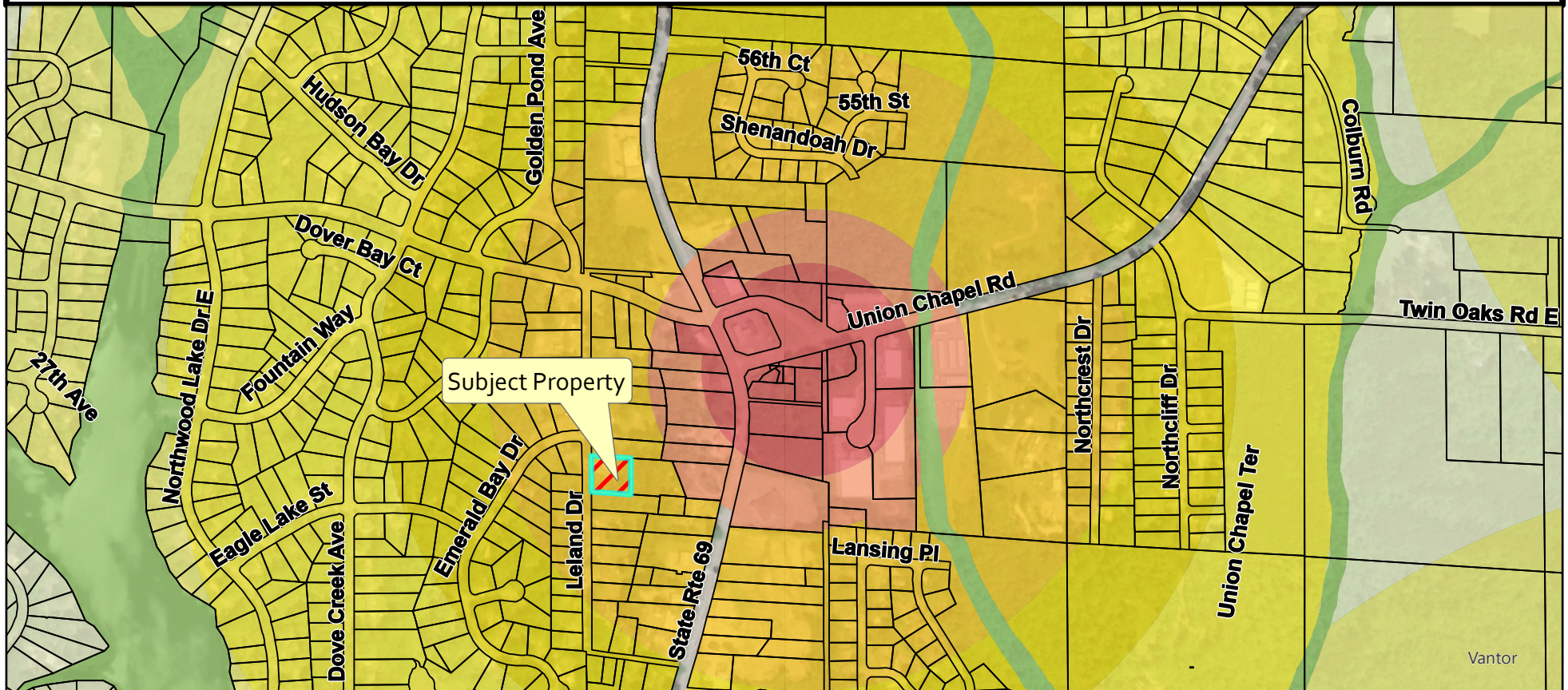
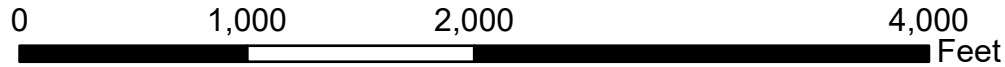
Future Land Use

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

- Low Density Residential
- Parcels
- Subject Property



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Subject Property as
seen from Leland
Drive looking
Northeast.

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

PERMIT PROJECT
FILE #: 26-000924
4905 LELAND DR NORTHPORT AL 35473
SINGLE FAMILY HOME CONSTRUCTION



PERMIT #: V26-000009

Permit Type
Variance/Administrative Appeal

Subtype
Variance ▼

Work Description:
Single Family Home Construction

Applicant
GORDON B GREGORY - Gordon Gregory ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 148.20

Total Amount 148.20

Amount Paid 0.00

Balance Due 148.20

Non-Billable



PERMIT DATES

Application Date
05/14/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District

RS-1



Existing Buildings on Property

1

Proposed Construction on Property

none further

Number of Adjoining Properties

5

Are you the property owner?

Yes



Property Owner

GORDON B GREGORY - Gordon Gregory



Additional Parcel #s

Submittal Documents

Names and Addresses of all Adjoining Properties

Scan_20260316_140744.pdf



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

Scan_20260316_140744.pdf



Additional Submittal Documents



Request Information

Describe the nature of the request

Variance to the front side 40' offset requirement

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 property is on a sloped lot with a steep front. Like rest of street, it lacks a sidewalk and also lacks access to city sewer system. It has a drainage creek in the back of the property as well as large mature trees in the backyard of the house. Adding a sidewalk would be impractical for Leland drive houses and particularly this lot due to the severe slope in the front. Due to the lack of sewer, a septic system was required. The engineer I worked with advised the current location of the house due to it being the only feasible location for a septic system. Placing house further back would have put the system in worse soil conditions which could have resulted in a failure and would have resulted in the removal of two old, mature and very large trees. I decided on the location based off existing house locations(in relation to the front offset) which are on adjacent properties within 200' and also subject to similar restrictions of terrain as I was. The house location fits with other neighboring properties both across street and on same side of street just to the south on Leland Drive. These houses are also within the 40' offset. The location served to both be in line with existing houses on Leland Drive and also spared large trees which provide shade and contribute to the beauty of the street. I spared as many trees as I could when building this lot in order to keep in line with the already beautiful street. Houses further north on Leland drive were set back further as they got access to the city sewer(~400 ft north on Leland drive) and werent subject to limitations that a septic system would cause.

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

If granted, this would provide another new home with a new family to the neighborhood that hasnt seen new growth in decades. It will raise the property values of the houses around it and generally be a net positive to the neighborhood as it is an attractive house...all this while not being an outlier in regards to its location as it mirrors the offsets of other homes on the same street.

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

Im an independent homebuilder who did much of the work myself building the home. It would leave me with a house I cannot use, nor sell and would destroy my ability to continue to build homes for those looking to live in Northport. This was not a decision to thwart code to squeeze out extra profit but rather practical one to be able to build house in first place. For the record, I did miscalculate the lot line and I did not purposely thwart the city ordinances nor will I do so in the future.

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



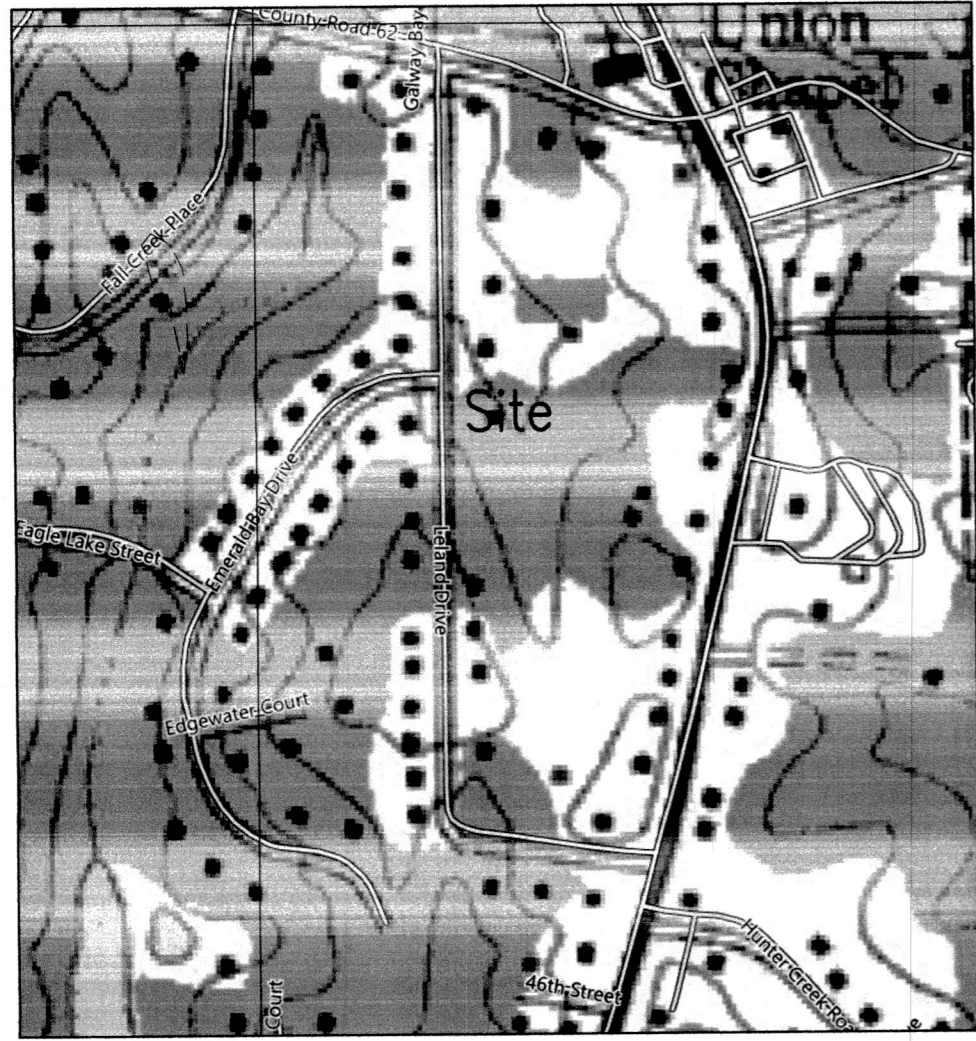
OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES						
FEE	DESC	QUANTITY	AMOUNT	TOTAL		
Appeal Fee				75.00		
Adjoining Properties Fee				48.20		
Advertising Fee				25.00		
Plan Check Fees				0.00		
Permit Fees				148.20		
Total Fees				148.20		

PAYMENTS						
DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
Amount Paid						0.00
Balance Due						148.20

N
SPC-AL WEST
GRID NORTH



Vicinity Map
(NOT TO SCALE)

LOT 39

BRANDON M. SNEED
1166 TAYLORWOOD CIRCLE
TUSCALOOSA, AL 35405

VIRGINIA R. RHODEN
4904 LELAND DRIVE
NORTHPORT, AL 35473

LOT 40

OWNERS INFORMATION: GORDON GREGORY
2406 5TH STREET
NORTHPORT, AL 35476

NORTHWOOD NO. 10
P.B. 9, P. 78

ACREAGE OWNED: 1.00 ACRE±
ACREAGE TO BE SUBDIVIDED: 1.00 ACRE±

NOTES:

1. The property shown hereon is currently zoned RS1 by the City of Northport and subject to the following setbacks:

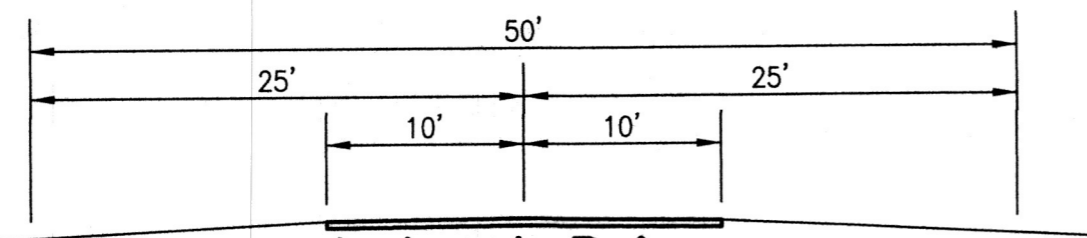
Front: 40 Feet
Rear: 50 Feet
Side: 14 Feet

LOT 41

2. The property shown hereon does not lie in a special flood hazard area for the City of Northport (010202).

VARIANCE REQUESTED

1. Half Street Improvements
2. Right-of-Way Dedication
3. Capped Sewer
4. Sidewalks



Leland Drive
(NOT TO SCALE) (NO IMPROVEMENTS PROPOSED)

LELAND SUBDIVISION
P.B. 4, P. 118-119

LOT 55

SHAWN B. DICKEY
5001 LELAND DRIVE
NORTHPORT, AL 35473

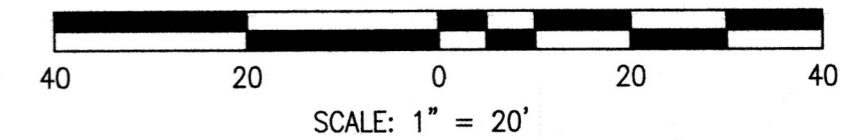
Lot 1
21,896.51 Sq. Ft.

LINVELL BARGER
4904 HIGHWAY 69 N
NORTHPORT, AL 35473

Lot 2
21,782.94 Sq. Ft.

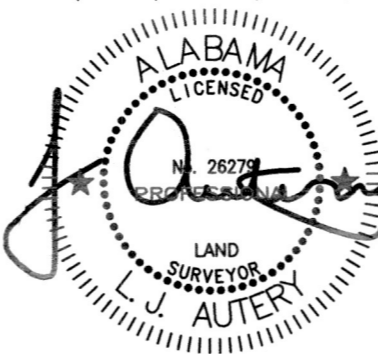
LELAND SUBDIVISION
P.B. 4, P. 118-119

BOBBIE SANDERSON
4900 1/2 HIGHWAY 69 N
NORTHPORT, AL 35473



LOT 58

PRELIMINARY PLAT
RESURVEY OF A PORTION OF
LOTS 56 & 57 LELAND
SUBDIVISION



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AUTERY LAND SURVEYING, LLC
SURVEYING & ENGINEERING

PHONE: (334) 874-8445
PHONE: (205) 333-2477
3531 18th AVENUE NE
TUSCALOOSA, AL 35406

DATE SURVEYED: 01/07/2026
DATE COMPLETED: 02/23/2026
JOB NUMBER: RESURVEY LOTS 56&57
EMAIL: jautery@alsurvey.com

SOURCE OF TITLE: D.B. 2024, P. 21582
SHEET 1 OF 1
DRAWN BY: J. AUTERY
WEBSITE: www.alsurvey.com

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 18, 2026

AGENDA ITEM

Case Number: V-26-13

Request: A variance from building setback standards

Location: 3720 30th Avenue

Applicant: Herndon Hicks and Associates

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-1)

Zoning of Adjacent Property: Residential Single-Family (RS-1)

Proposed Action: To allow a residence that encroaches into required setbacks

STAFF COMMENTS

Herndon Hicks and Associates is requesting a variance from the residential setback standards. Those standards are found in Table 4-2 and are included below.

Table 4-2 Area and Dimensional Requirements Residential Districts

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Yard Setback				Maximum ISR	Maximum Building Height
			Front or Primary Front ¹	Secondary Front ¹	Rear	Side		
RS-1	15,000 sf	95 ft	40 ft	25 ft	50 ft	14 ft	0.40	35 ft
RS-2	12,000 sf	85 ft	35 ft	25 ft	35 ft	12 ft	0.40	35 ft
RS-3	9,000 sf	75 ft	30 ft	20 ft	35 ft	10 ft	0.45	35 ft
RM ^{2,3}	6,000 sf	60 ft	20 ft	15 ft	20 ft	7 ft	0.50	35 ft

- 1 The front or primary front setback applies on both frontages of dual-frontage corner lots. Secondary front setbacks apply to single-frontage corner lots only.
- 2 Common open space is required for developments containing lots of 9,000 sf or less in area subject to [§4.05 Open Space Requirements for High Density Residential Developments](#).
- 3 Applies only to detached single-family dwellings, lots in manufactured home subdivisions and any permitted nonresidential uses. For other permitted dwelling types, refer to the standards in [Article 7 Detailed Use Regulations](#).

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:

Herndon Hicks and Associates is requesting a variance to allow a residence that does not conform to required setback standards for the property located at 3720 30th Avenue. The zoning ordinance generally requires a 25' secondary front setback and 14' side setback within the RS-1 zoning district. The applicant is requesting both of these setbacks to be reduced to 12'.

The current site consists of a vacant lot zoned Residential Single-Family (RS-1). It is surrounded to the North by a single-family residence zoned Residential Single-Family (RS-1); and to the east, south, and west by undeveloped lots zoned Residential Single-Family (RS-1).

As a hardship, the petitioner has cited that the lot is unusually shaped and that the secondary front yard is along a dead-end street.

The future land use plan contained within Northport Compass identifies this property as Medium Density Residential. This request is not in conflict with the comprehensive plan.







MOTION:









I make a motion to grant Herndon Hicks and Associates a variance from the setback standards as shown on the application for the property located at 3720 30th Avenue.

Northport Zoning Board of Adjustment

Variance Request

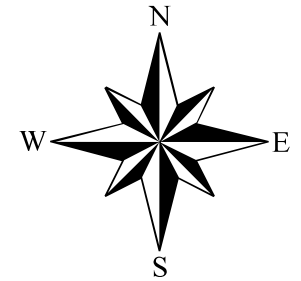
Future Land Use

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

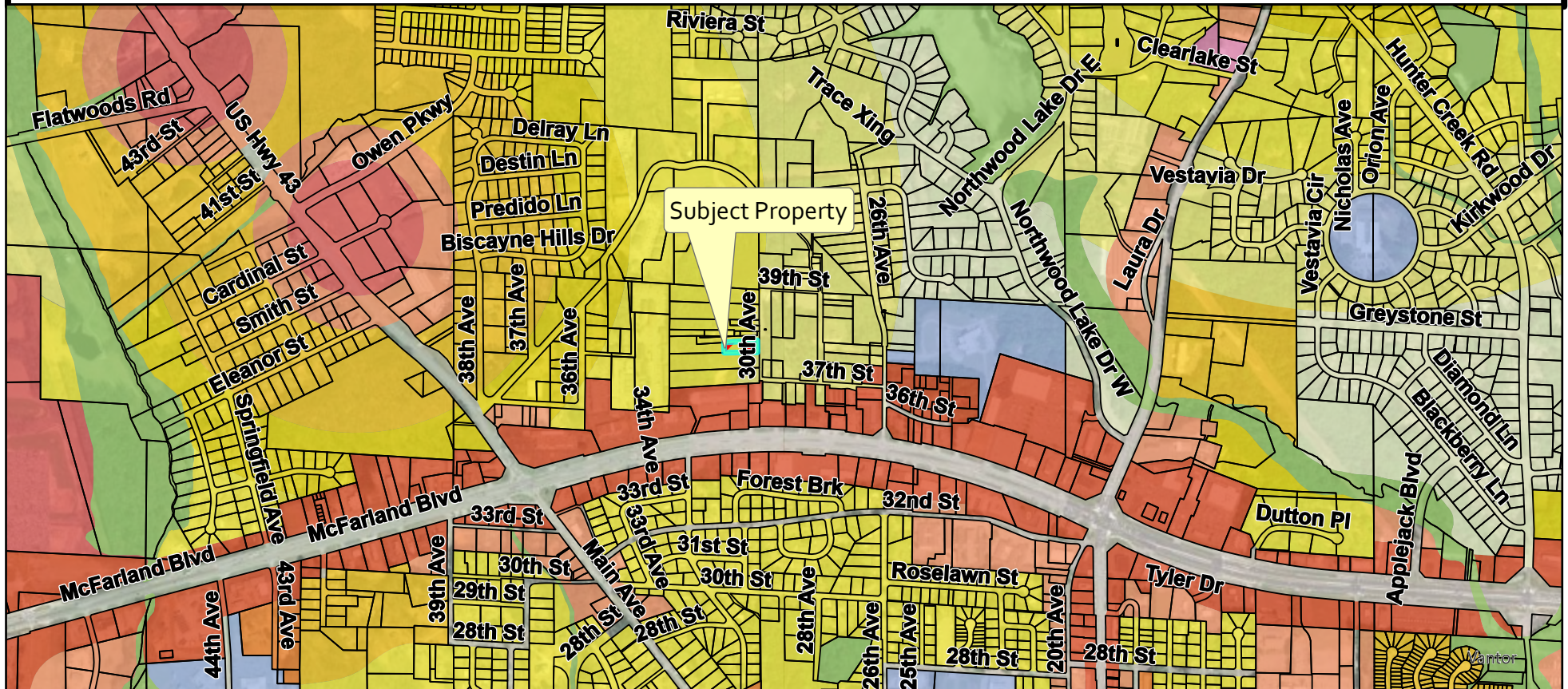
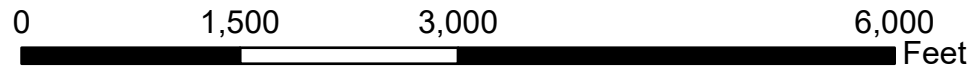
-  High Density Residential
-  High to Medium Density Transition
-  Medium Density Residential
-  Medium to Low Density Transition
-  Low Density Residential
-  Office-Trades Mix
-  Institutional
-  Utilities

 Parcels

 Subject Property



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Subject property as seen
from intersection of 39th
Street and 30th Avenue
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: 5/6/2026

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: 3720 30th Ave

Property Subdivision and Lot Number: 63 31 02 09 2 001 027.000

Property Zoning District: RS1

Existing Buildings on Property: None, previous house burned down.

Proposed Construction on Property: New residence

PETITIONER INFORMATION

Petitioner Name: Bobby Wells

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

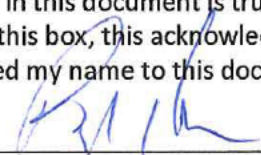
Owner Name and/or Company: _____

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:  Date: 5-12-26



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:

Requesting Variance on side setbacks of 12 feet.

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

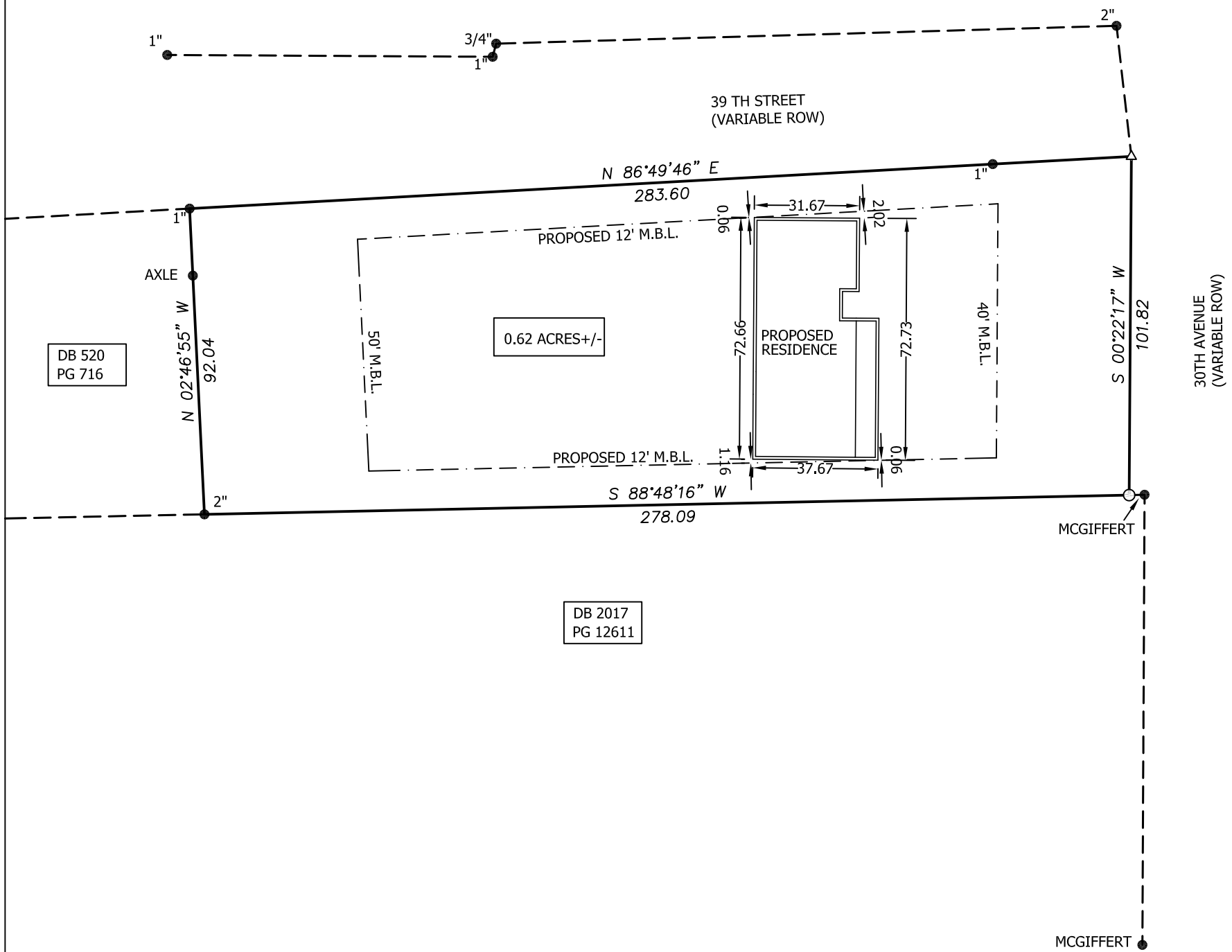
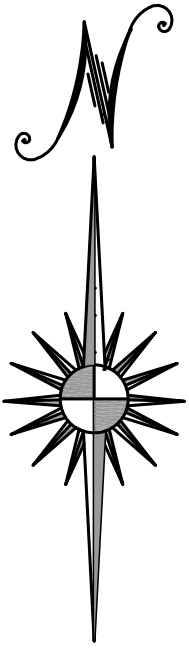
Very narrow lot with limited building area.

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 not impact adjacent properties.

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

SKETCH FOR VARIANCE APPLICATION



SCALE: 1" = 40'

LEGEND

- IRON FOUND
- 1/2" CAPPED REBAR SET (CA 0065)
- △ P.K. NAIL AND WASHER SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- () RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY
- X— FENCE LINE



Professional Land Surveyors

Drawn By: JRH	Field Work: 2/26
Scale: 1"=40'	Surveyed By: WJN
Date: 5/12/2026	Appd. By: DRH
Survey Type: BOUNDARY	Source of Information DB 2025 PG 16532
Job No.: 2604-042	Field Book: DC

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 18, 2026

AGENDA ITEM

Case Number: V-26-14

Request: A variance from impervious surface ratio (ISR) standards

Location: 3621 36th Street

Applicant: Five Points Baptist Church

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-1)

Zoning of Adjacent Property: Residential Single-Family (RS-1) & Highway Commercial (C-6)

Proposed Action: To allow a parking lot that exceeds impervious surface ratio (ISR) allowances

STAFF COMMENTS

Five Points Baptist Church is requesting a variance from the impervious surface ratio (ISR) standards. Those standards are found in Table 4-2 and are included below.

Table 4-2 Area and Dimensional Requirements Residential Districts

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Yard Setback				Maximum ISR	Maximum Building Height
			Front or Primary Front ¹	Secondary Front ¹	Rear	Side		
RS-1	15,000 sf	95 ft	40 ft	25 ft	50 ft	14 ft	0.40	35 ft
RS-2	12,000 sf	85 ft	35 ft	25 ft	35 ft	12 ft	0.40	35 ft
RS-3	9,000 sf	75 ft	30 ft	20 ft	35 ft	10 ft	0.45	35 ft
RM ^{2,3}	6,000 sf	60 ft	20 ft	15 ft	20 ft	7 ft	0.50	35 ft

- 1 The front or primary front setback applies on both frontages of dual-frontage corner lots. Secondary front setbacks apply to single-frontage corner lots only.
- 2 Common open space is required for developments containing lots of 9,000 sf or less in area subject to [§4.05](#) Open Space Requirements for High Density Residential Developments.
- 3 Applies only to detached single-family dwellings, lots in manufactured home subdivisions and any permitted nonresidential uses. For other permitted dwelling types, refer to the standards in [Article 7 Detailed Use Regulations](#).

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:

Five Points Baptist Church is requesting a variance to allow a parking lot that exceeds impervious surface ratio (ISR) allowances for the property located at 3621 36th Street. The zoning ordinance allows a maximum ISR of 0.40 within the RS-1 zoning district. The site plan as proposed would result in an ISR of 0.63.

The current site consists of a gravel parking lot and 2 storage buildings on a lot zoned Residential Single-Family (RS-1). It is surrounded to the north across 36th Street by a church zoned Residential Single-Family (RS-1); to the east by a single-family residence zoned Residential Single-Family (RS-1); to the south by city hall zoned Highway Commercial (C-6); and to the west by a parking lot zoned Residential Single-Family (RS-1).

As a hardship, the petitioner has cited that the lot is zoned Residential but has always been used for nonresidential purposes and that the proposed improvements do not expand the use of the site.

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

MOTION:

I make a motion to grant Five Points Baptist Church a variance from the ISR standards as shown on the application for the property located at 3621 36th Street.

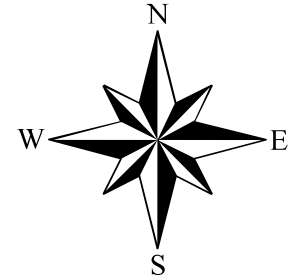
Northport Zoning Board of Adjustment

Variance Request

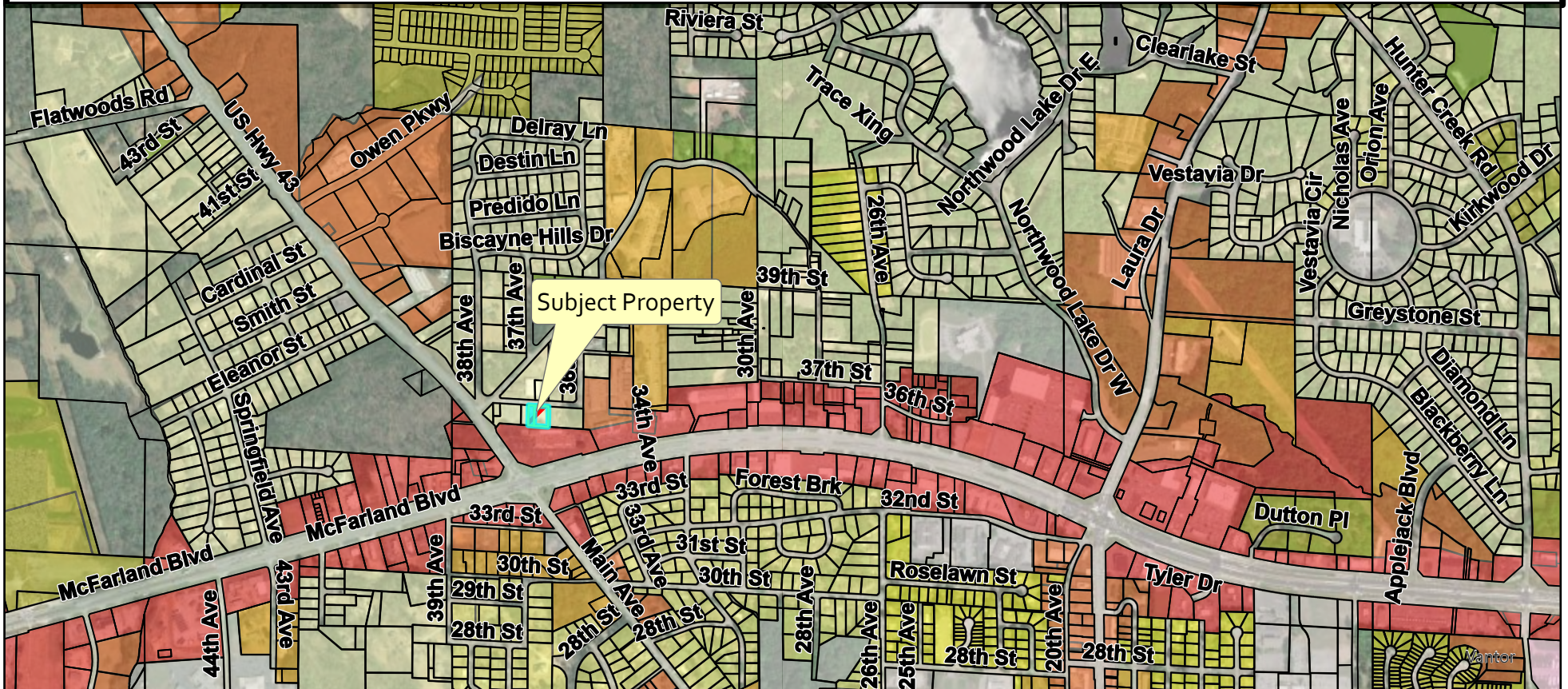
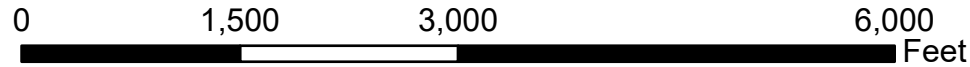
Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Mobile Home Park
- Office and Institutional

- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- 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.



Subject property as seen from intersection of 36th Avenue looking South



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

PERMIT PROJECT
FILE #: 26-000952
633102092001014.00 AL
FIVE POINTS BAPTIST CHURCH - PARKING LOT IMPROVEMENTS



PERMIT #: V26-000011

Permit Type
Variance/Administrative Appeal

Subtype
Variance ▼

Work Description:
Five Points Baptist Church - Parking Lot Improvements

Applicant
Lance Stripling ▼ ●●●

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 0.00

Permit Fees 0.00

Total Amount 0.00

Amount Paid 0.00

Balance Due 0.00

Non-Billable



PERMIT DATES

Application Date
05/19/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Review the attached process packet (click to download)

Property Information

Property Zoning District

RS-1



Existing Buildings on Property

Yes. 2 Storage Building

Proposed Construction on Property

Asphalt paving of existing stone parking lot

Number of Adjoining Properties

3

Are you the property owner?

Yes



Property Owner

- Lance Stripling



Additional Parcel #s

633102092001015.000

Submittal Documents

Names and Addresses of all Adjoining Properties

Adjoining Property Owners ZBA.docx



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

C1.1 Parking Lot site plan-FPBC 5-18-26.pdf



Additional Submittal Documents



Request Information

Describe the nature of the request

Five Points Baptist Church respectfully submits this request for a variance from the applicable impervious surface ratio (ISR) requirements.

The subject property has been continuously used as a place of worship since 1950 and is not utilized as a residential property. As such, applying residential ISR standards to this site does not accurately reflect the operational needs or functional characteristics of a church facility. Places of worship inherently require additional space for parking and supporting structures to adequately serve their congregation and community.

The property currently includes an existing stone parking area that has been in use for many years. The proposed improvements do not expand the footprint of the parking area or increase the intensity of use. Instead, the project is limited to paving the existing parking surface to improve safety, accessibility, and long-term durability. These improvements represent a reasonable upgrade to an established condition rather than a material change in use or development intensity.

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 property is not being used as a residential property. Five Points Baptist Church has been located on this property since 1950.

The site already functions as a parking area, currently surfaced with stone. The proposed improvement does not expand the parking area or increase its footprint; rather, it involves paving the existing parking surface to improve safety, accessibility, and long-term usability.

As such, the proposed improvements do not represent an expansion of use or intensity, but instead constitute a reasonable upgrade to an existing condition that has served the property and surrounding community for decades.

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

This appeal will not result in any adverse impacts to neighboring properties. The existing use of the property as a parking area will remain unchanged.

Furthermore, any increase in impervious surface associated with the proposed improvements will be addressed through on-site stormwater management measures. Runoff will be properly detained and controlled in accordance with applicable standards, ensuring that post-development conditions do not negatively affect adjacent properties or downstream areas.

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

The impervious surface ratio (ISR) typical for residential development is considerably lower than what would reasonably be expected for a place of worship. The need for parking and supporting structures for a church—particularly one that has been established in the same location for over 75 years—is both logical and necessary to serve its congregation.

If a variance is not granted, the restriction on allowable impervious area could significantly limit the church’s ability to expand or adapt to future growth. Such limitations may hinder its continued service to the community and its capacity to meet evolving needs.

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

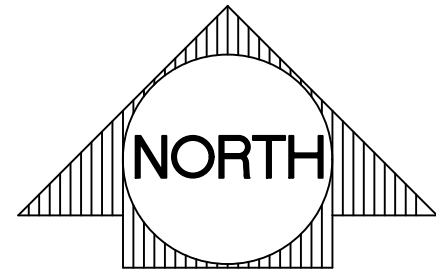
FEES					
FEE	DESOR	QUANTITY	AMOUNT	TOTAL	
Appeal Fee				75.00	
Adjoining Properties Fee				28.92	
Advertising Fee				25.00	
Credit	Fee Waived - Exempt (Church)	128.92	1.0000	-128.92	
Plan Check Fees				0.00	

Permit Fees	0.00	
Total Fees	0.00	

 **PAYMENTS**

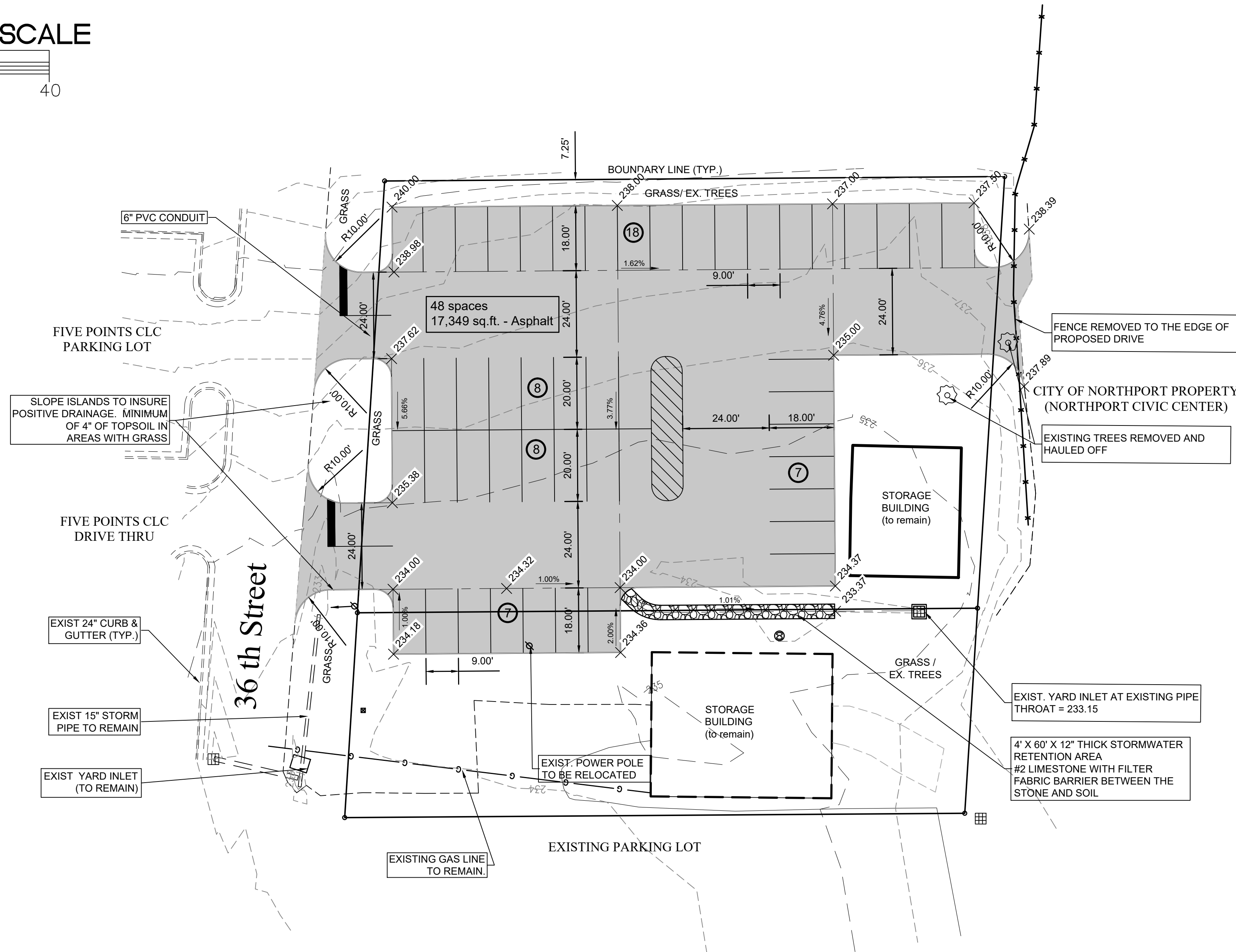
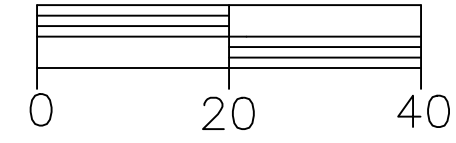


DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						0.00	



1"=20'

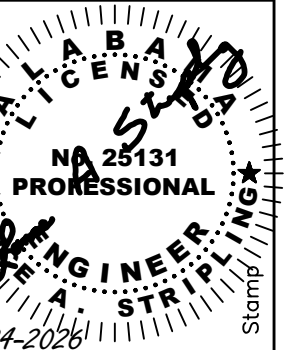
GRAPHIC SCALE



GENERAL NOTES

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS OR CONFLICTS FROM THE LOCATIONS SHOWN SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AND CURB & GUTTER AS NECESSARY TO ASSURE A SMOOTH FIT. MATCH EXISTING GRADE AND ALIGNMENT.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE REMAINDER OF THE SITE AGAINST DAMAGES. ANY ITEM DAMAGED BY CONSTRUCTION SHALL BE REPAIRED BACK TO ITS ORIGINAL CONDITION.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
6. ALL WORK SHOWN SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND/OR THE APPROPRIATE GOVERNING AUTHORITIES STANDARDS AND SPECIFICATIONS.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY.
10. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT BASED ON DISTURBED AREA SIZE.
11. CURRENT USE IS A CRUSHED STONE PARKING AREA.
12. CONTRACTOR IS TO NOTIFY AND COORDINATE ANY AND ALL WORK WITHIN THE RIGHT-OF-WAY OF 36TH WITH THE CITY OF NORTHPORT.
13. TRAFFIC CONTROL DEVICES WILL BE USED IN ACCORDANCE WITH THE LATEST RELEASE OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. CONTRACTOR IS TO REMOVE ANY EXCESS MATERIAL OR TRASH FROM THE PROPERTY UPON THE COMPLETION OF WORK.
15. IF ANY UNSUITABLE MATERIAL IS ENCOUNTERED, CONTACT THE ENGINEER TO DETERMINE THE EXTEND OF THE MATERIAL THAT NEEDS TO BE REMOVED.
16. CITY OF NORTHPORT TO BE NOTIFIED AT ENGINEERINGINSPECTIONS@NORTHPORTAL.GOV AT LEAST ONE FULL BUSINESS DAY PRIOR TO THE FOLLOWING ACTIVITIES:
 - COMMENCEMENT OF CONSTRUCTION
 - CLEARING AND GRUBBING
17. CITY OF NORTHPORT CONTACT IS HOLLY PHILLIPS (205)333-7000 AT HPHILLIPS@NORTHPORTAL.GOV.

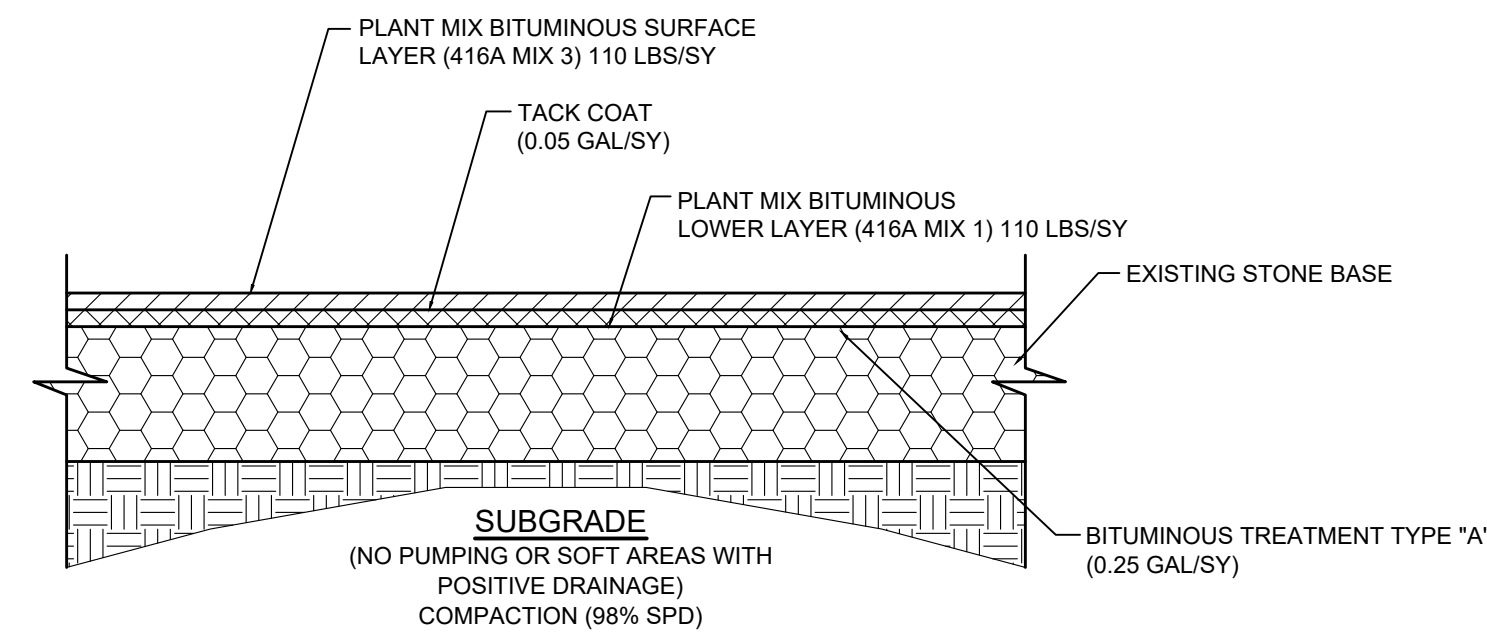
LANCE A. STRIPLING, P.E.
 12073 GRACELAND ROAD
 NORTHPORT, AL 35475
 PHONE (205) 330-1300



SITE DEVELOPMENT PLAN

for
 Parking Lot Expansion
 Five Points Baptist Church
 Northport, Alabama

Date: 3/6/26 Drawn By: L.A.S. L.A.S. Drawing Number: FPBC2025-01



NOTE: BITUMINOUS MIXES WILL CONTAIN A MINIMUM 80% SANDSTONE OR LIMESTONE MANUFACTURED FINE AND COARSE AGGREGATE.

ASPHALT PAVING SECTION (TYP.)
 (NOT TO SCALE)

SITE DATA:

Total Area: +/-0.69 Acres
 Total Parking: 48 Spaces
 Impervious area: +/-19,930 sq.ft.
 ISR (proposed): 0.63
 ISR max for R1: 0.30

Rev.	Date	Description	Rev. By	Chk. By
1	4/24/26	Added impervious ratio to site data Removed ex. ss manhole that was removed Added notes 16 & 17 per city comments	L.A.S.	L.A.S.

Sheet Number
C1.1