

**TUSCALOOSA ZONING BOARD OF ADJUSTMENT MEETING AGENDA**  
**Monday, October 24, 2022, 5:00 p.m.**

1. **CALL TO ORDER**
2. **INTRODUCTION OF MEMBERS AND CITY STAFF**
3. **VERIFICATION OF “No Conflict of Interest’ AND VERIFICATION OF “Proper Notification”**
4. **APPROVAL OF MINUTES – August and October 2021**
5. **CITY ATTORNEY OFFICE TO REPORT STATUS OF ANY APPEALS TO THE CIRCUIT COURT**
6. **FRAMEWORK CODE UPDATE PROCESS BRIEFING**
7. **OTHER BUSINESS**

The Zoning Board of Adjustment will vote on amendments to its Rules for the Transaction of Business

**8. CASES REQUESTING TO WITHDRAW**

**ZBA-117-22** Sherman Smith Jr. petitions for a special exception to allow the short-term rental of a property located at 5140 Woodland Trace Zoned R-4. (Council District 6)

**9. CASES TO BE HEARD**

**ZBA-104-22** Jeffrey and Chelsey Henthorn petition for a special exception to allow the short-term rental of a property located at 3025 Freemont Drive. Zoned R-1. (Council District 5) **CONTINUED FROM THE SEPTEMBER 2022 MEETING**

**ZBA-110-22** Wynetta Morrow petitions for a special exception to allow the short-term rental of a property located at 85 Circlewood. Zoned R-3. (Council District 6) **CONTINUED FROM THE SEPTEMBER 2022 MEETING**

**ZBA-115-22** Leah Alexander petitions for a use variance to allow cottage court duplexes on the property located at 500 30<sup>th</sup> Avenue East. (The Elements) Zoned RD-2 (Council District 5) **CONTINUED FROM THE SEPTEMBER 2022 MEETING**

**ZBA-118-22** Alyssa Leopard and Alex Fleming petitions for a special exception to allow the short-term rental of a property located 1416 30<sup>th</sup> Avenue East. Zoned R-1. (Council District 5)

**ZBA-119-22** Plychette Montgomery petitions for a special exception to allow the short-term rental of a property located at 933 16<sup>th</sup> Avenue East. Zoned RD-1 (Council District 5)

**ZBA-120-22** Michael Scott petitions for a special exception to allow the short-term rental of a property located at 18 Brookhaven Drive. Zoned R-2. (Council District 6)

**ZBA-121-22** Garrett Bullock petitions for a special exception to allow the short-term rental of a property located at 2008 14<sup>th</sup> Street East. Zoned R-3. (Council District 5)

**ZBA-122-22** Garrett Bullock r petitions for a special exception to allow the short-term rental of a property located at 79 Cedar Knoll. Zoned R-2. (Council District 6)

**ZBA-123-22** Vikki Grodner petitions for a special exception to allow the short-term rental of a property located at 2222 Forest Lake Drive. Unit A. Zoned R-1. (Council District 2)

**ZBA-124-22** Vikki Grodner petitions for a special exception to allow the short-term rental of a property located at 2222 Forest Lake Drive. Unit B. Zoned R-1. (Council District 2)

**ZBA-125-22** Mary Anna Ezell petitions for a special exception to allow the short-term rental of a property located at 3218 Veterans Memorial Parkway, Unit 3306. Zoned R-4 (Council District 5)

**ZBA-126-22** Leslie Leopard petitions for a special exception to allow the short-term rental of a property located in a historic district located at 1427 Dearing Place. Zoned R-3H. (Council District 4)

**ZBA-127-22** Michael Hearing petitions for a use variance to renew the short-term rental of a dwelling that is not legally able to be occupied located at 1902 Hackberry Lane. Zoned BGO. (Council District 2)

**ZBA-128-22** Phoenix House (Partners in Recovery) petition for a special exception to allow a group home on the property located at 826 35<sup>th</sup> Avenue. Zoned R-3. (Council District 1)

**ZBA-129-22** Scott Russell petitions for a variance from the residential setback regulations to allow the construction of an accessory structure on the property located at 820 Queen City Avenue Zoned R-3H. (DROD). (Council District 4)

**ZBA-130-22** Beard, LLC (David Fields) petitions for a use variance to allow an existing building to be occupied as a single-family dwelling on the property located at 2304 14<sup>th</sup> Street. ZONED BGO-DROD. (Council District 4)

**ZBA-131-22** Barbara Pate petitions for a special exception to allow the tent-sheltered sales on the property located at 1302 The Townes. Zoned BNS. (Council District 3)

**ADJOURN**