

TUSCALOOSA ZONING BOARD OF ADJUSTMENT MEETING SYNOPSIS

Monday, October 24, 2022, 5:00 p.m.

1. CALL TO ORDER @ 5:00 p.m.
2. INTRODUCTION OF MEMBERS AND CITY STAFF
3. VERIFICATION OF "NO CONFLICT OF INTEREST" AND VERIFICATION OF "PROPER NOTIFICATION"
4. APPROVAL OF MINUTES- September 2021
5. CITY ATTORNEY OFFICE TO REPORT STATUS OR ANY APPEALS TO THE CIRCUIT COURT
6. FRAME WORK 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 REQUESTED TO WITHDRAW

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 (Council District 6) **WITHDRAWN**

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 5140 Woodland Trace. Zoned R-4. (Council District 6) **APPROVED WITH CONDITIONS: 8 ADULTS, 4 VEHICLES, 30 NIGHTS, 1 YEAR ACCESSORY STRUCTURE CANNOT BE OCCUPIED ,BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN AND 2 VEHICLES MUST BE PARKED IN THE GARAGE AND 2 IN THE DRIVEWAY.**

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. APPROVED WITH CONDITIONS: 4 ADULTS, 2 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

ZBA-115-22 Leah Alexander petitions for a use variance to allow cottage court duplexes on the property located at 500 30th Avenue East. (The Elements) Zoned RD-2. (Council District 5) **CONTINUED FROM THE SEPTEMBER 2022 MEETING. APPROVED WITH CONDITIONS: 12 MONTHS, TO OBTAIN A BUILDING PERMIT.**

ZBA-118-22 Alyssa Leopard and Alex Fleming petitions for a special exception to allow the short-term rental of a property located at 1416 30th Avenue East. Zoned R-1. (Council District 5) **APPROVED WITH CONDITIONS: 2 ADULTS, 1 VEHICLE, 30 NNIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

ZBA-119-22 Plychette Montgomery petitions for a special exception to allow the short-term rental of a property located at 933 16th Avenue East. Zoned RD-1 (Council District 6) **APPROVED WITH CONDITIONS: 6 ADULTS, 3 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

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) **APPROVED WITH CONDITIONS, 6 ADULTS, 3 VEHICLES 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

ZBA-121-22 Garrett Bullock petitions for a special exception to allow the short-term rental of a property located at 2008 14th Street East. Zoned R-3. (Council District 6) **APPROVED WITH CONDITIONS: 4 ADULTS, 2 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

ZBA- 122-22 Garrett Bullock 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) **APPROVED WITH CONDITIONS: 4 ADULTS, 2 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

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) **APPROVED WITH CONDITIONS: 4 ADULTS, 2 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURE CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

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) **APPROVED WITH CONDITIONS: 4 ADULTS, 2 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURE CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPEARTIONS BEGIN.**

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 B. Zoned R-1/ (Council District 5) **APPROVED WITH CONDITIONS: 4 ADULTS, 2 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STTUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

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 5) **APPROVED WITH CONDITIONS: 6 ADULTS, 3 VEHICLES, 30 NIGHTS, 1 YEAR, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

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 1802 Hackberry Lane. Zoned GBO.

(Council District 2) **APPROVED WITH CONDITIONS: 6 ADULTS, 3 VEHICLES, 45 NIGHTS, ACCESSORY STRUCTURES CANNOT BE OCCUPIED, BUSINESS LICENSE MUST BE OBTAINED BEFORE OPERATIONS BEGIN.**

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

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) **APPROVED**

ZBA-130-22 Beard, LLC (David Fields) petitions for a variance to allow the tent-sheltered sales on the property located at 1302 The Townes. Zoned BNS> (Council District 3) **APPROVED**

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) **APPROVED WITH CONDITION: APPROVAL IS ONLY VALID FOR NOVEMBERE 21ST- 2022- DECEMBER 24. 2022**

VOTING ON THE PROPOSED UPDATES TO THE RULES OF PROCEDURE

ADJOURN @ 8:18 p.m.