

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 28th, 2025

ZBA-55-25

GENERAL INFORMATION

Property Owner (X) Petitioner (X)

William and Wendy Edwards

Requested Action and Purpose

Petition for a special exception to allow the short-term rental of a property.

Location and Existing Zoning

1625 3rd Avenue. Zoned SFR-1. (Council District 2)

Size and Existing Land Use

Approximately 0.11 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single-family residence, SFR-4

East: Single-family residence, SFR-4

South: Single-family residence, SFR-4

West: Single-family residence, SFR-4

Applicable Regulations

Sec. 25-39. Special Exception Use Permit

d. Decision-Making Standards for Special Exception Use Permit

The Zoning Board of Adjustment may approve a special exception use permit application only upon finding the proposed special exception use:

1. Complies with all applicable district-specific standards in Article IV :Zoning Districts;
2. Complies with all applicable standards in Article V : Use Regulations;
3. Complies with all relevant subdivision standards in the Subdivision Regulations;
4. Will not have a substantial adverse impact on vehicular and pedestrian safety;
5. Will not have a substantial adverse impact on vehicular traffic;
6. Is compatible with the character of surrounding development and the neighborhood;
7. Will not have a substantial adverse impact on adjoining properties in terms of noise, lights, glare, vibrations, fumes, odors, litter, or obstruction of air or light;
8. Will not have a substantial adverse impact on the aesthetic character of the area where it is proposed to be located; and
9. Will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public.

Sec. 25-101.c.4.iv.d General Standards

- (1) Short-term rentals shall comply with all building and fire codes, and comply with all provisions of this Ordinance, including Article VI Division 2, Off-Street Parking, Bicycle Parking, and Loading Standards, and Article VI Division 10, Signs and Billboards.

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- (2) Short-term rentals shall comply with the standards in Sec. 10.8-13, Noise in residential districts, of the City Code.
- (3) Off-street parking spaces may be provided on driveways or within a parking area on the property.
- (4) The property shall contain a dwelling able to be occupied.
- (5) Commercial events or other large events such as concerts or weddings are prohibited on the property.
- (6) The rental of units for a period of less than 24 hours is prohibited

Sec. 25-101.c.4.iv.g Decision Criteria

When deciding on an application for a special exception use permit to operate a short-term rental use, the Zoning Board of Adjustment shall consider the following factors, in addition to the general decision-making standards in Sec. 25-39.d:

- (1) Whether the property is permanently occupied and leased in its entirety to one party for periods of at least 30 consecutive nights;
- (2) Whether the short-term rental use is proposed to be or will be the primary or accessory use of the dwelling;
- (3) If a short-term rental is proposed for a site that has been previously used for a short-term rental, the number of complaints, violations, and other departures from the standards of this Ordinance and the City Code that have occurred on the property; and
- (4) As part of its evaluation on the character of surrounding development and the neighborhood and other potentially adverse impacts of the use, the characteristics of the neighborhood and surrounding properties including the underlying zone district, surrounding land uses, the number of nearby short-term rental uses, the topography, access, and similar factors.

SUMMARY

The petitioner is requesting a special exception to allow the short-term rental of a dwelling. Abbey Hadu will be the primary contact and will be available 24 hours a day in case of an emergency. The petitioner manages 3 other properties in the Tuscaloosa area. The house will be equipped with cameras and keypad locks. The house is not owner occupied. The house will be used by the petitioner when it is not being rented short term. The house has 3 bedrooms and 2 bathrooms. The petitioner is requesting 8 adults and 4 vehicles.

Office of Urban Development, Planning Division: If approved, staff recommends 4 adults / 2 vehicles based on existing driveway /off-street parking and occupancy as it relates to parking.

Office of Urban Development, Codes and Development Services Division: No violations found or complaints received.

Office of Urban Development, Building and Inspections Division: No comment

Office of the City Engineer: No comment.

Fire and Rescue Department, Fire Administration: No comment



ZONING BOARD OF ADJUSTMENT
SHORT-TERM RENTAL
PETITION

Last Updated, May 2023

Please complete all of the following fields:

Location of Property

Address: 1625 3rd Ave Tuscaloosa AL 35401

Name: William + Wendy Edwards Phor

Address: _____

Property Owner (if different from petitioner)

Name: _____ Phone: _____ Email: _____

Address: _____ ZIP Code: _____

Note: The Special Exception to allow a short-term rental will be granted to the listed petitioner on this application. The approval will be void if the listed petitioner is no longer affiliated with the short-term rental.

The Petitioner requests a Special Exception from the Zoning Board of Adjustment to allow a short-term rental:

Any residential properties located in a historically designated area of the City require a special exception. Any properties that are outside of the Tourist-Overlay District and within Tuscaloosa City Limits that are zoned for residential use, excluding apartments and condominiums, require a special exception.

Who will be the primary contact in case of an emergency? Where are they located in relation to the property? Will they be available 24 hours a day?

Abbe Haydu (local) Yes, she manages other short term rentals

What is the petitioner's experience managing short-term rentals? (ex. how many properties, location, any issues, etc.)

She manages 3 other properties in Tuscaloosa. No issues

What security measures are in place for renters to prevent violations of City ordinances and protect the neighborhood? (ex. cameras, keypad locks, noise detection systems, etc.) Attach a copy of your rules and regulations for renters along with this petition.

Keypad locks + cameras

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III
Tuscaloosa, AL 35401

Email: zba@tuscaloosa.com

Property Information:

Number of Bedrooms: 3

Number of Bathrooms: 2

Note: Multiple beds in a room should not be counted towards the number of bedrooms. Please contact the Building and Inspections Department at 205-248-5110, if you are unsure whether a room meets the IBC requirements for a bedroom.

Is this the owner's primary residence?

☐ Yes

☒ No

If yes, where will the property owner stay when the home is being rented? **If not**, please explain how this property will be used when it is not being rented on a short-term basis.

On-street parking is prohibited while the dwelling is being rented on a short-term basis. Parking must be located on driveways or within a parking area on the property. No more than two vehicles may be parked tandem (one vehicle behind the other). Typically, two adults are allowed per vehicle. Submitting photographs of the parking area is highly encouraged.

How many vehicles are you requesting to park in your driveway or designated parking area during the short-term rental? How many adults are you requesting to rent at one time?

4 vehicles

Important Items to Note:

- A \$400 filing fee must be submitted with this petition. Check is preferred, but an invoice can be sent upon request.
- In-person attendance at the ZBA meeting is mandatory for the petitioner.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a notarized designation of agent affidavit.
- Approval by the Zoning Board of Adjustment is only ONE of the requirements for short-term rentals. You must submit a completed packet and receive a City of Tuscaloosa Business License before operating. Required documents can be found here: www.tuscaloosa.com/str.
- No accessory dwelling (pool house, mother-in-law suite, etc.) may be occupied by anyone at any time during the short-term rental.

Certification of Applicant

I certify that the foregoing facts, to the best of my knowledge, are true and correct and that except for the exception requested in this petition, the proposed construction and use complies with all requirements for the zoning district in which the property is located. I also acknowledge that if the Board determines that any of the foregoing information is not accurate, my petition may be denied because it contained false or otherwise incorrect information. I recognize the City will send public notification and place a sign on the property with information for the public. This Petition will not be accepted until all required information is provided.

Print Name: William Edwards

Signature: [Signature]

Date: 7/7/2025

Welcome to Magnolia Porch at 1625 3rd Avenue

We're so glad y'all are here! Whether you're visiting to cheer on the Tide, explore the University, or simply enjoy some sweet Southern hospitality, we hope you feel right at home the moment you walk through the door.

It was our ties to the University and the incredible spirit of this town that first brought us to Tuscaloosa, and somewhere along the way, it captured our hearts. We're thrilled to share a little piece of that love with you at *Magnolia Porch*.

Thank you for choosing our home for your time in T-Town. We hope your stay is full of memories, laughter, and just the right amount of Southern hospitality.

Check-In & Check-Out






Check-in: After 3 PM

Check-out: By 10 AM sharp

Need a little wiggle room? Just holler—we'll try to accommodate if we can!

Check-Out Procedures

Before you head out, we kindly ask that you:

-  Return all furniture to its original location
-  Empty all trash into the outdoor bins
-  Remove and dispose of all food from the fridge, pantry, and cabinets
-  Load and run the dishwasher
-  Gather used sheets and towels and place them in the laundry area

Thanks for helping us keep the home tidy and ready for the next guests!

Quiet Hours

10 PM – 8 AM

Our neighbors are real gems—please keep things low-key during these hours.

Smoking

This is a 100% smoke-free home, inside and out—including the yard.

Thanks for helping us keep things fresh, clean, and welcoming for everyone.

Pets

We sure do love animals—our own rescues, Nola and Remington, are like family! But to help keep the home allergy-friendly and comfortable, no pets are allowed. We appreciate your understanding (and your fur babies get a virtual belly rub from us).

Guests & Gatherings

Max occupancy: 8 guests

This home is meant for relaxing, not rowdy. Parties and gatherings are not permitted, and out of respect for the home and our neighbors, **only the guests listed on your reservation are allowed on the property at any time.**

Thanks for helping keep things peaceful, safe, and enjoyable for your group—and for those staying after you.

Parking

You've got room for 4 cars in the driveways (the home has two), please don't park on the street.

Wi-Fi Info

We know staying connected is important!

Network:

Password:

Smart TV Info

All the TVs in the house are smart TVs and are connected to the home Wi-Fi. They're set up in guest mode, so you'll be prompted to enter your check-out date—this ensures all your streaming apps and login info are automatically cleared once your stay is over. Just log in, enjoy, and relax—no worries about logging out later!

For Your Safety

We've got exterior security cameras at the front and back of the house. They help us keep an eye on things when the house isn't occupied—they're never used to monitor guests. We respect your privacy and appreciate your understanding!

Maintenance & Repairs

If something needs fixin', give Abbey Haydu (our local house manager) a shout at [205-393-5967](tel:205-393-5967). We'll get it taken care of quickly!

Garbage Pick-Up

Trash and recycling are picked up Wednesday mornings. Please place the bins at the curb Tuesday evening and return them to the side of the house under the carport after pickup. And before check-out, make sure all trash is placed in the outdoor bins.

Be a Good Guest

Treat this place like it's your grandmother's house—kindly and with care. If anything breaks or goes sideways, just let us know so we can make it right.


Need Us?

We're always happy to help!

For general questions, help with the house, or local recommendations:

 Wendy & Bill (owners): 504-453-1522 or 504-495-1036

For local, on-the-ground support:

 Abbey (house manager): [205-393-5967](tel:205-393-5967)

Just So You Know...

We don't like laying down the law, but violations of the house rules may result in extra fees or ending your stay early. Let's all play nice and keep it stress-free!

Thank Y'all Kindly

We're truly grateful you chose to stay at *Magnolia Porch*. It means the world to us to share our home with folks who appreciate comfort, connection, and a little Crimson Tide spirit. We hope your time here is full of sweet memories and Southern joy—and that you'll come back and see us again real soon.

Safe travels, and Roll Tide!



1625 3rd Avenue

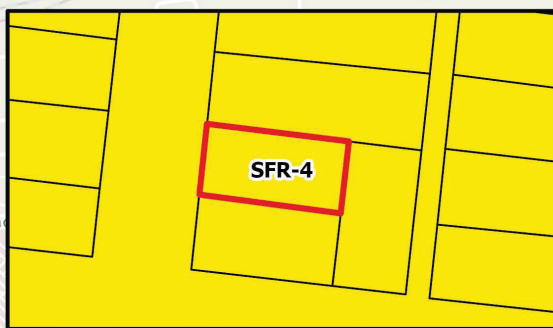
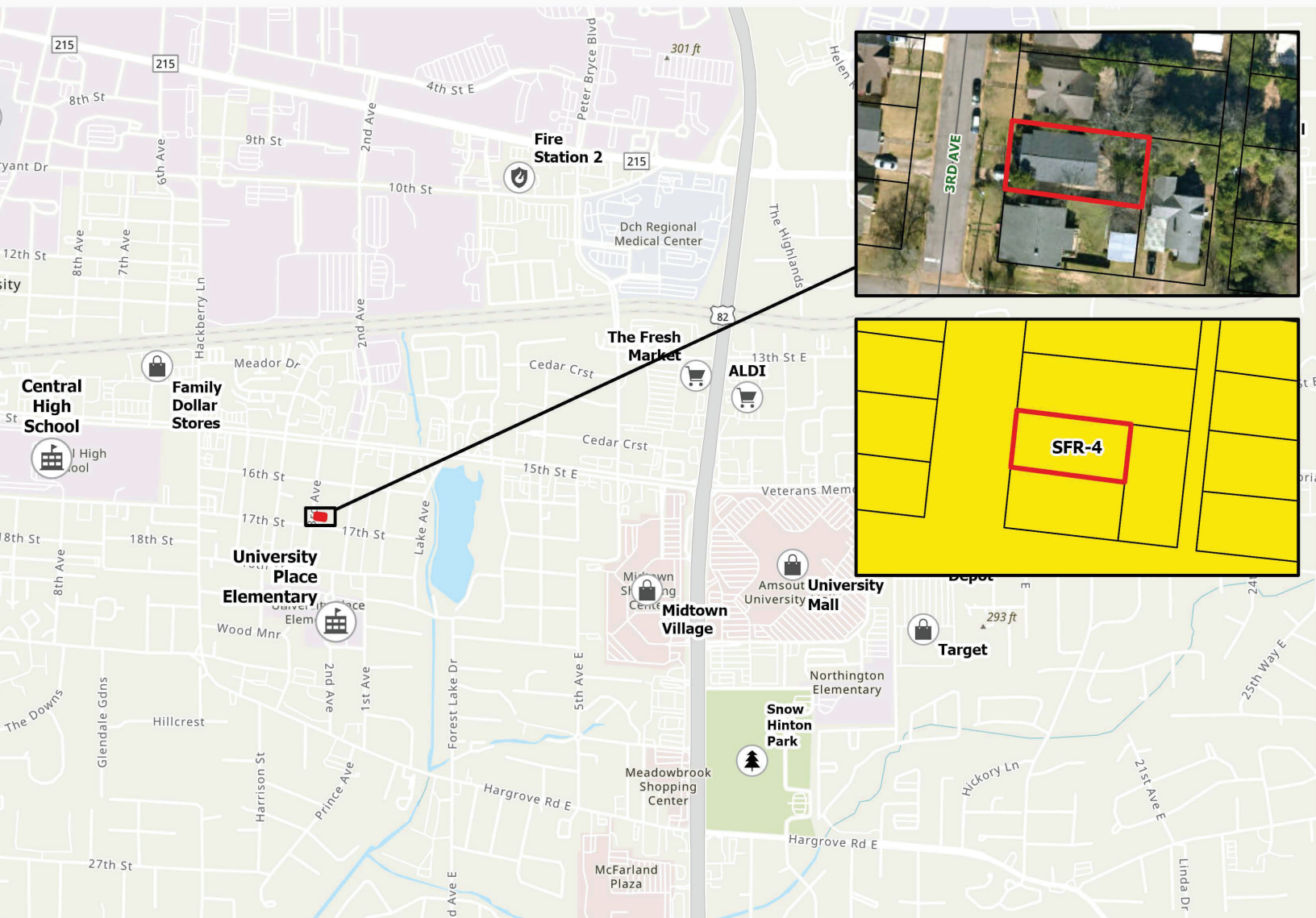
1 inch = 50 feet
0 25 50 75 100 Feet





1625 3rd Avenue

0 625 1,250 1,875 2,500 Feet





1625 3rd Avenue

1 inch = 350 feet

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