

ZONING BOARD OF ADJUSTMENT STAFF REPORT

August 25th, 2025

ZBA-67-25

GENERAL INFORMATION

Property Owner () Petitioner (X)

Ian Thomas

Requested Action and Purpose

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

Location and Existing Zoning

2320 10th Street East. SFR-4. (Council District 5)

Size and Existing Land Use

Approximately 0.17 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single-family residential, MR-2

East: Single-family residential, SFR-4

South: Single-family residential, SFR-3

West: Single-family residential, 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. Ian Thomas will be the primary contact and will be available 24 hours a day in case of an emergency. The petitioner does not have experience managing short term rentals. The house is equipped with cameras and keypad locks. The house is not owner occupied. The house will be used by family when it is not being rented short term. The house has 2 bedrooms and 2 bathrooms. The petitioner is requesting 4 adults and 2 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

Short-Term Rental Application

This application is for a request to the Zoning Board of Adjustment to approve a Special Exception to operate a short-term rental.

Property Information:

Site Address:

2320 10th Street East, Tuscaloosa, Alabama 35404

Property Owner Name:

Julie Bowler

Property Owner Address (if different than site address):

101 Woodbine Rd, #2113, Downingtown, Pennsylvania 19335

Numer of Bedrooms:

2

Number of Bathrooms:

2

Total Square Footage of Residence:

987

Is this the Owner's Primary Residence?

No

If yes, where will the property owner stay when the home is being rented? If no, please explain how this property will be used when it is not being rented on a short-term basis.

Untitled

This property will be used as my residence when I visit my daughter who is attending The University of Alabama

Applicant Information:

Applicant Name:

Julie Bowler

Applicant Address:

101 woodbine road #2113, Downingtown, Pennsylvania 19335

Supplemental Information:

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.

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 to at one time?

Untitled

2 cars and 4 adults

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?

Untitled

Ian Thomas - Realtor

205.799.0200 ian.thomas@kw.com

Tuscaloosa, Alabama < 1mile from property

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

Untitled

Petitionor is new. Emergency contact is in the business and managing for Julie.

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 application at the bottom of the form.

Untitled

Outside cameras, keypad locks, rules and regs including quite time.

Supporting Documents:

Rules and Regulations:

[short_term_rental_rules.pdf](#)

Photos of Parking Area:

[IMG_1201.png](#)

Additional Documents:

[IMG_1181.jpeg](#)

2:34



LTE 76



16/18



Return to property

PROPERTY OWNER

I, Julie Bowler, being owner of the property which is the subject of this application
2320 10th St. E Tuscaloosa AL 35404 hereby authorize
Ian Thomas to act as my representative with the City of Tuscaloosa's Zoning Board of
Adjustment, and/or Planning and Zoning Commission, and/or Historic Preservation Commission, and /or City Council, as
required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Signature

Date

8/13/25

STATE OF ALABAMA | COUNTY OF TUSCALOOSA

I, Danielle J. Banton, a Notary Public in and for said State at Large, hereby certify that
Julie Bowler, who is named as Owner, is
signed to the foregoing document, and:

- ☒ Who is known to me, or
☒ Whose identity I proved on the basis of Driver License, or
☒ Whose identity I proved on the oath/affirmation of _____, a
credible witness to the signer of the above document

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 20 25

Danielle J Banton
Notary Public

January 30, 2030
Commission Expiration

DANIELLE J BANTON
Notary Public
State of New Jersey
My Commission Expires Jan. 30, 2030
I.D.# 2459649

Short-Term Rental Rules & Regulations

Welcome to our home! We're excited to host you and want you to have a comfortable, safe, and enjoyable stay. Please read and follow the rules below. By booking, you agree to abide by these terms.

1. Check-In & Check-Out

Check-in: After 4:00 PM (unless otherwise approved). Check-out: By 10:00 AM sharp. Late check-outs may incur a fee if not pre-approved.

2. Guest Limit & Visitors

Only registered guests are allowed overnight. Maximum occupancy: [X] guests. No unapproved parties, gatherings, or events.

3. House Respect

Treat the property and furnishings with care. Report any damages immediately. Guests are responsible for any damage beyond normal wear and tear. No rearranging furniture without permission.

4. Noise & Neighborhood Courtesy

Quiet hours: 10:00 PM – 8:00 AM. Keep music and voices at a respectful volume at all times. Be considerate of neighbors—this is their home year-round.

5. Smoking, Vaping & Substances

No smoking or vaping indoors. Smoking is only permitted in designated outdoor areas, with proper disposal of butts. No illegal drugs or substances on the property.

6. Pets

No pets allowed.

7. Safety & Security

Lock all doors and windows when leaving the property. Do not share door codes or keys with anyone outside your party. Fire extinguisher and first aid kit locations are provided in the welcome guide.

8. Kitchen Use

You're welcome to use the kitchen, but please clean up after yourself. Wash dishes and wipe down counters before check-out.

9. Parking

Park only in designated spaces. Do not block driveways or neighbors' access.

10. Trash & Recycling

Follow local guidelines for trash and recycling. Place bins out on scheduled pickup days (details in the welcome guide).

11. Appliances & Amenities

Use appliances only as intended. Follow all posted instructions for hot tub, pool, or grill use.

12. Check-Out Responsibilities

Before leaving, please: 1) Place used towels in the hamper or designated area. 2) Wash any dirty dishes or load the dishwasher. 3) Take out all trash and recycling. 4) Return keys or leave them in the lockbox as instructed.

13. Liability

The host is not responsible for accidents, injuries, or loss of personal belongings during your stay. Guests accept full responsibility for their safety and the safety of their party.

14. Violation of Rules

Any violation may result in immediate termination of the stay without refund. Additional charges may apply for damages, excessive cleaning, or rule violations.

Thank you for respecting our home. We hope you enjoy your stay!



2320 10th Street East

1 inch = 50 feet
0 25 50 75 100 Feet

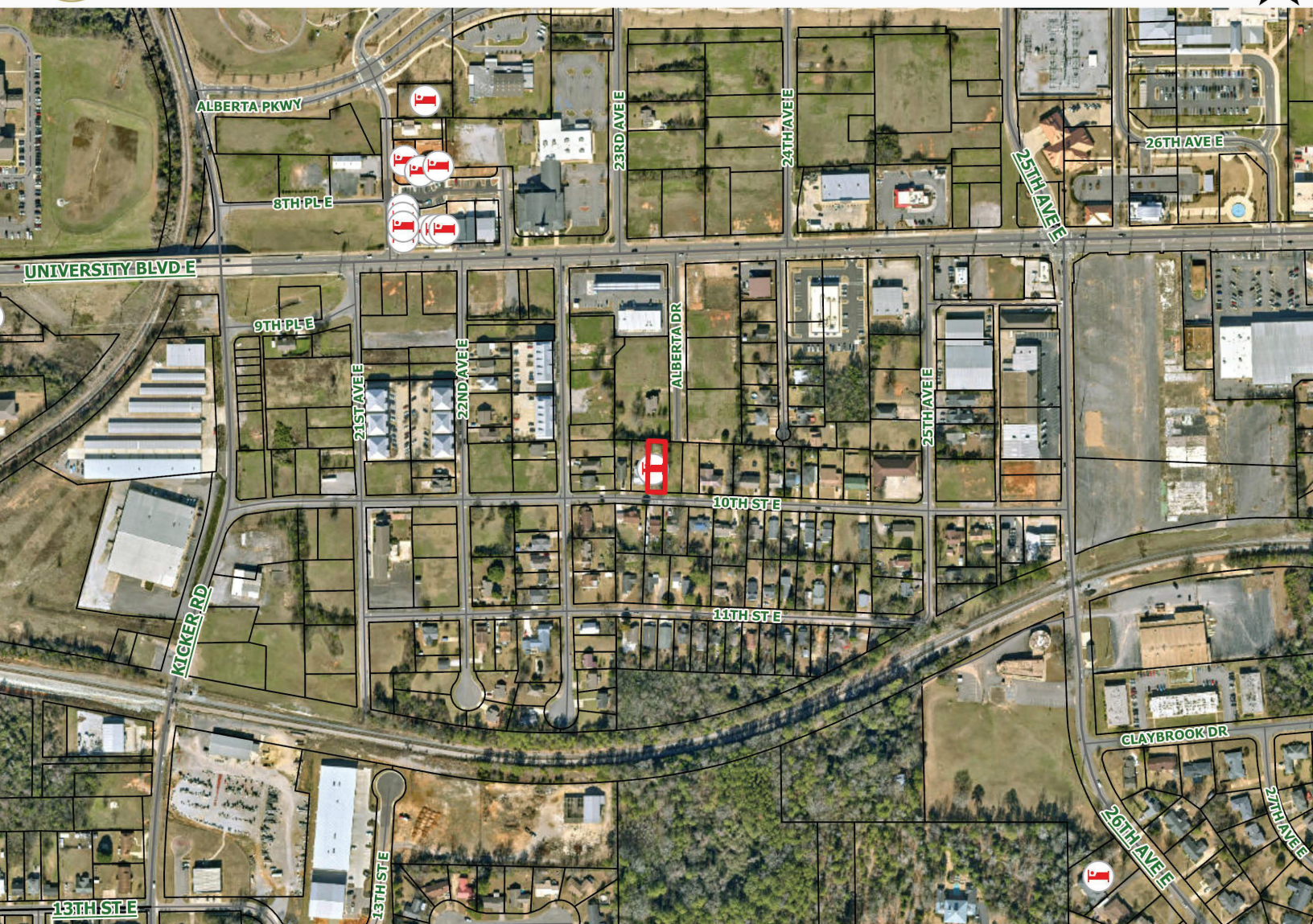




2320 10th Street East

1 inch = 350 feet

0 200 400 600 800





2320 10th Street East

0 875 1,750 2,625 3,500 Feet

