

ZONING BOARD OF ADJUSTMENT STAFF REPORT

August 25th, 2025

ZBA-72-25

GENERAL INFORMATION

Property Owner () Petitioner (X)

Juan Pascual

Requested Action and Purpose

Petition for a special exception to operate a light vehicle repair store.

Location and Existing Zoning

4201 Greensboro Avenue. Zoned GC. (Council District 7)

Size and Existing Land Use

Approximately 0.83 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, GC

East: Single Family Residential, SFR-2

South: Commercial, GC

West: Commercial, HC

Applicable Regulations

Sec. 25-39.d 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.

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Sec. 25-101.c.7.iii

- (a) All hydraulic hoists, pits, and lubrication, greasing, and repair equipment shall be entirely enclosed within a building.
- (b) No wrecked or dismantled vehicle shall be stored outside a building or a fenced enclosure for longer than two weeks. Fenced enclosures used for wrecked or dismantled vehicle storage shall not exceed 10,000 square feet in area and shall be screened from view from all public rights-of-way and adjacent residential uses in accordance with Sec. 25-134, Screening. No outdoor storage of tires and similar materials is permitted.
- (c) All outdoor areas used for maneuvering vehicles shall be permanently surfaced with asphalt or concrete.

SUMMARY

The petitioner is requesting a special exception to operate a tire shop. The building was previously used as a mechanical shop. The petitioner will perform services including the sale and installation of tires, brakes, and tire alignments. All tires will be stored inside the building. All work will occur indoors. The hours of operations will be from Monday to Saturday from 7:30 a.m. to 5:30 p.m. The business will have two full-time employees.

Office of Urban Development, Planning Division: No comment

Office of Urban Development, Code Enforcement: No violations found, or complaints received

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

Infrastructure and Public Services, Engineering Division: No comment

Fire and Rescue Department, Fire Administration: No comment

Special Exception Use Application

Property Information:

Site Address:

4115 greensboro Ave, Tuscaloosa, Alabama 35405

Total Acres:

1

Number of Existing Structures:

1

Current Zoning:

General Commercial (GC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Juan Pascual

Applicant Address:

4101 Eleanor St, Northport, Alabama 35473

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

HHN, LLC

Property Owner Address:

4201 Greensboro Ave, Tuscaloosa, Alabama 35405

Detailed Description of the Proposed Request:

Tire Shop

Supporting Documents:

Documents:

ZBA Revisions

Use this form to submit revisions/missing documents from a previously submitted ZBA application.

Property Information:

Site Address:

4201 Greensboro Ave, Tuscaloosa, Alabama 35405

Original Application Type:

Request for Waiver of Rule 13 (ZBA)

Applicant Information:

Applicant Name:

Juan Pascual

Supporting Documents:

Description of Revised Documents:

Hours of operation are 7:30 am - 5:30 pm

Monday through Saturday

Sales of tires

Installment of tires

Installment of brakes

Tire alignment

2 employees

And all work will be done inside

Documents:

Hours of operation are 730 am - 530 pm.pdf



4201 Greensboro Avenue

1 inch = 100 feet
0 50 100 150 200 Feet





4201 Greensboro Avenue















