

ZONING BOARD OF ADJUSTMENT STAFF REPORT

September 22nd, 2025

ZBA-94-25

GENERAL INFORMATION

Petitioner

Kristin Nolte

Requested Action and Purpose

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

Location and Existing Zoning

1210 Oakwood Avenue. SFR-4. (Council District 4)

Size and Existing Land Use

Approximately 0.16 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single-family residential, SFR-3H

East: Single-family residential, SFR-3H

South: Single-family residential, SFR-3H

West: Single-family residential, SFR-3H

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. Mika Nolte will be the primary contact and will be available 24 hours a day in case of an emergency. The petitioner has managed 2 vacation rentals in South Africa and has worked with short term rental companies. The house is equipped with security cameras and keypad locks. The house is not owner occupied. The house will be vacant when it is not being rented short term. The house has 5 bedrooms and 4 bathrooms. The petitioner is requesting 11 adults and 4 vehicles.

Office of Urban Development, Planning Division: If approved, staff recommends 6 adults / 3 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:

1210 Oakwood Ave, Tuscaloosa,, Alabama 35401

Property Owner Name:

Cornel & Kirstin Nolte

Property Owner Address (if different than site address):

172 Sonora Avenue, Danville, California 94526

Numer of Bedrooms:

5

Number of Bathrooms:

4

Total Square Footage of Residence:

2671

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

The plan and hope is to rent short term for year one and after will be used as our son's primary residence.

Applicant Information:

Applicant Name:

Kirstin Nolte

Applicant Address:

172 Sonora Avenue, Danville, California 94526

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

4 cars max (2 x 2 tandem) ; 11 adults max

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

Mika Nolte. Lives in Tuscaloosa 1 mile away. Yes.

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

Untitled

Have helped manage two vacation rentals in South Africa, and working with a short term rental experts company to set up and manage new one. No issues beyond the usual and occasional challenging customer.

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

Currently there is a camera on front porch and one in back by carport. In the process of installing Keypad lock and ring doorbell. If needed and recommended, we can install noise detection system as well.

Supporting Documents:

Rules and Regulations:

STR TUSCALOOSA RULES.pages

Photos of Parking Area:

Driveway pic 1.pdf

Driveway pic 2.pdf

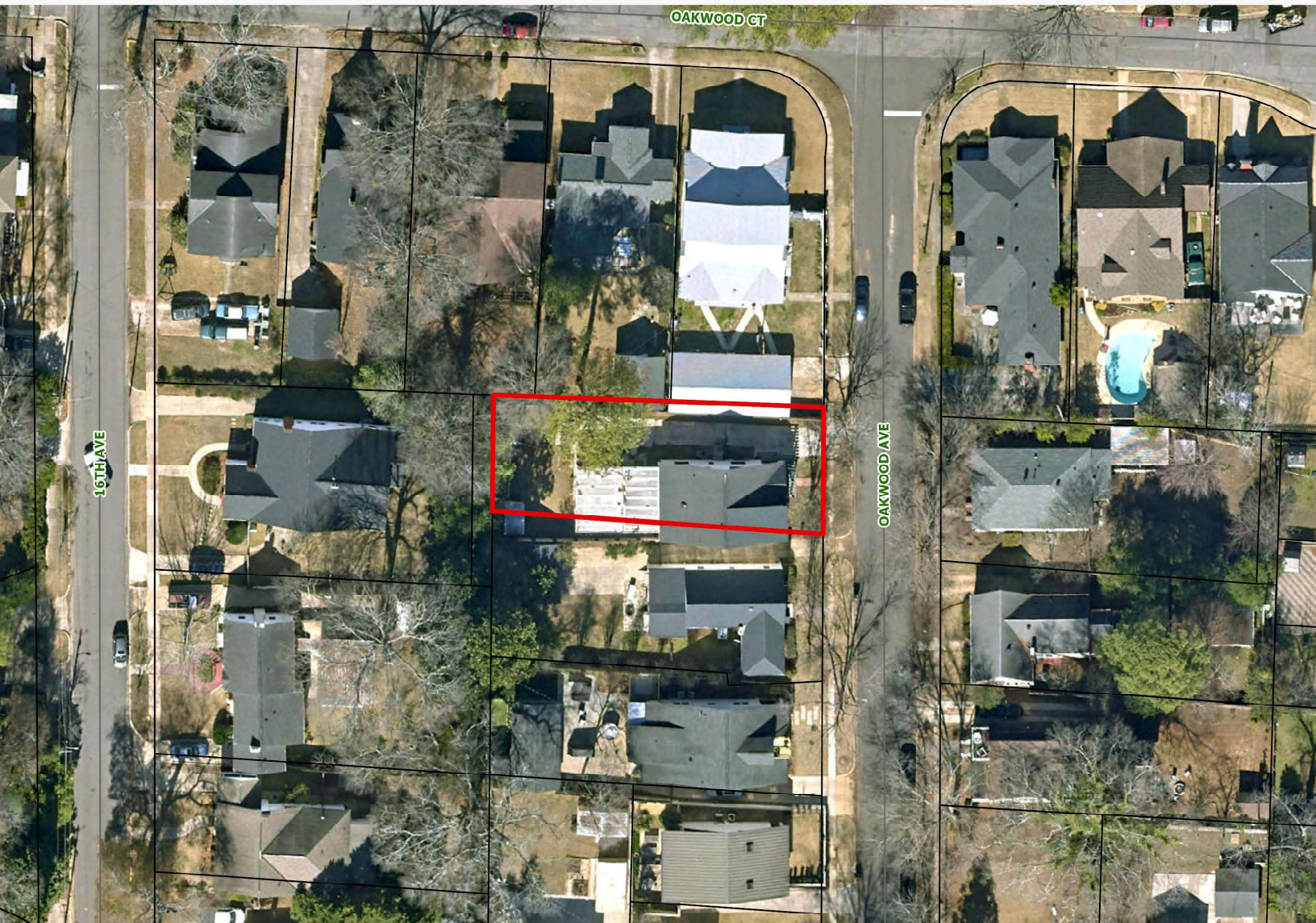
Additional Documents:

Once submitted, a staff member will contact the applicant using the email provided on this form within 24 hours. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



1210 Oakwood Avenue

1 inch = 50 feet
0 25 50 75 100 Feet





1210 Oakwood Avenue

1 inch = 750 feet
0 375 750 1,125 1,500 Feet





1210 Oakwood Avenue

1 inch = 350 feet

0 200 400 600 800

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