

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 27, 2025

ZBA-101-25

GENERAL INFORMATION

Petitioner

Bryan Winter

Requested Action and Purpose

Petition for a special exception to operate a group home.

Location and Existing Zoning

2212 26th Avenue. Zoned MR-1. (Council District 2)

Size and Existing Land Use

Approximately 0.18 acres, Vacant

Surrounding Land Use and Zoning

North: Vacant, MR-1

East: Single-family residence, NC

South: Single-family residence, MR-1

West: Single-family residence, NC

Applicable Regulations

Sec. 25-99.e.2 Standards Specific to Residential Uses

Group Living

- i. Group Home
 - a. Each group home shall be located at least 1,000 feet from all other established group home and rehabilitation facility uses, measured in a straight line to the closest lot lines.
 - b. The external appearance of all structures and the building site on which the group home is located shall be consistent with the general character of the district in which the group home is located. Exterior building materials, building bulk, landscaping, fences and walls, parking areas, and the general design of the facility shall be visually and functionally compatible with the surrounding uses.
 - c. Signs are not permitted.

SUMMARY

The petitioner is requesting a special exception to operate a group home. The property will serve as a sober living home for three individuals. There will be one employee responsible for case management services. The employee will not live in the home. The petitioner states that the home will not have any vehicles on site, due to most clients not owning vehicles. The property is currently vacant. If approved, a dwelling will be constructed on the property.

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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:

2212 26th Ave, Tuscaloosa, Alabama 35401

Total Acres:

0

Number of Existing Structures:

0

Current Zoning:

Mixed Residential 1 (MR-1)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Applicant Information:

Applicant Name:

Bryan Winter

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

South Bay Properties LLC

Detailed Description of the Proposed Request:

3 bedroom group home

Supporting Documents:

Documents:

2212 26th Ave Plot.pdf

250926 Designation of Agent.pdf

Concept Elevation and Floorplan.pdf

Once submitted, a staff member will contact the applicant using the email provided on this form. 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



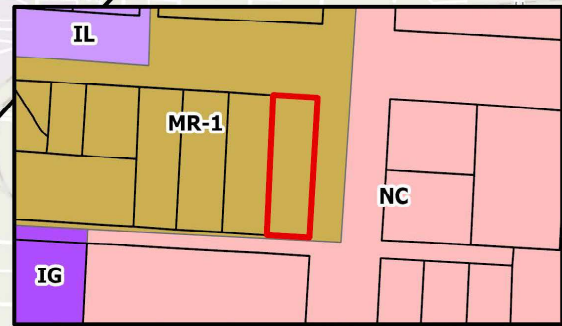
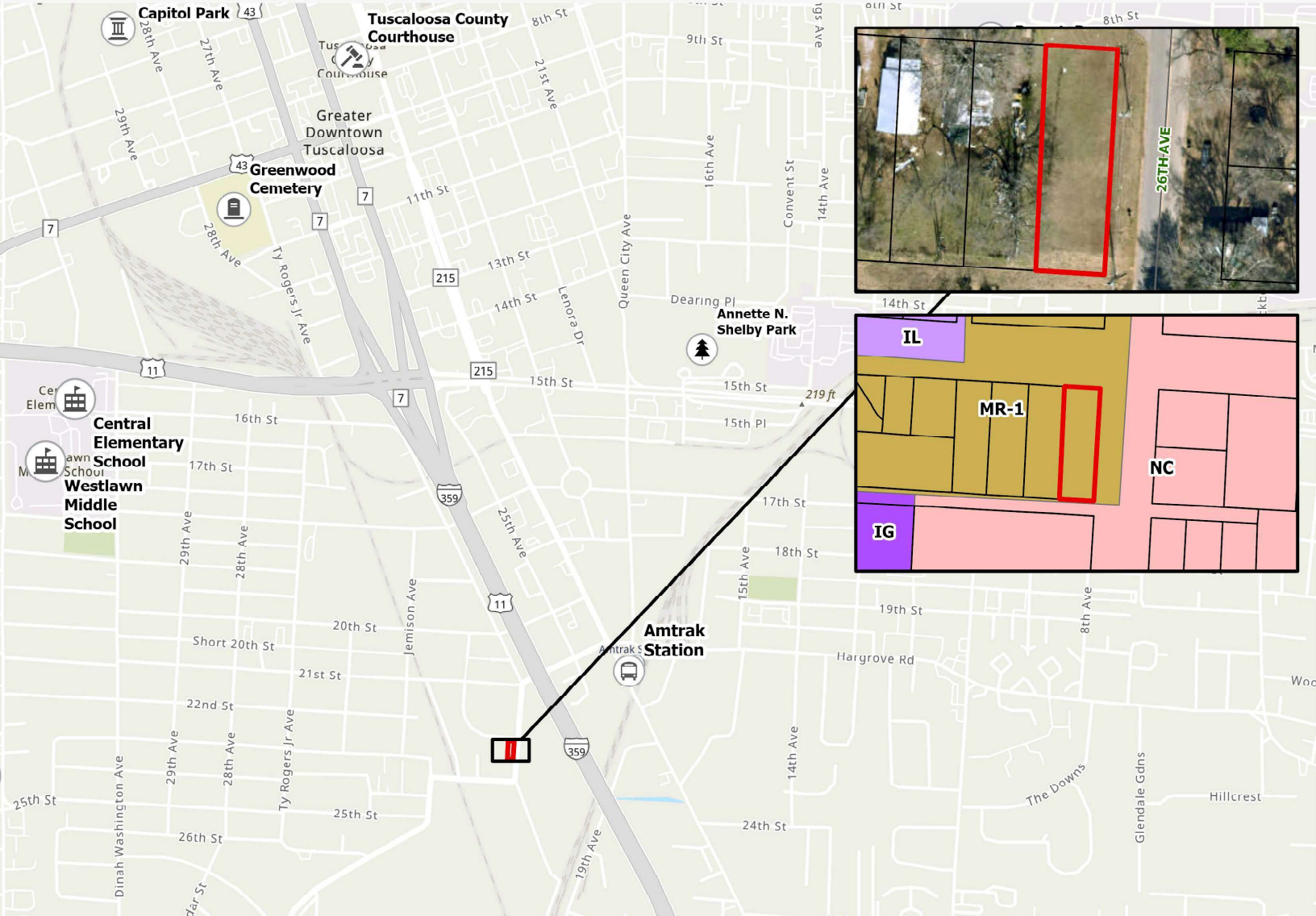
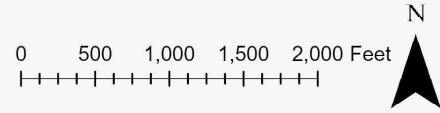
2212 26th Avenue

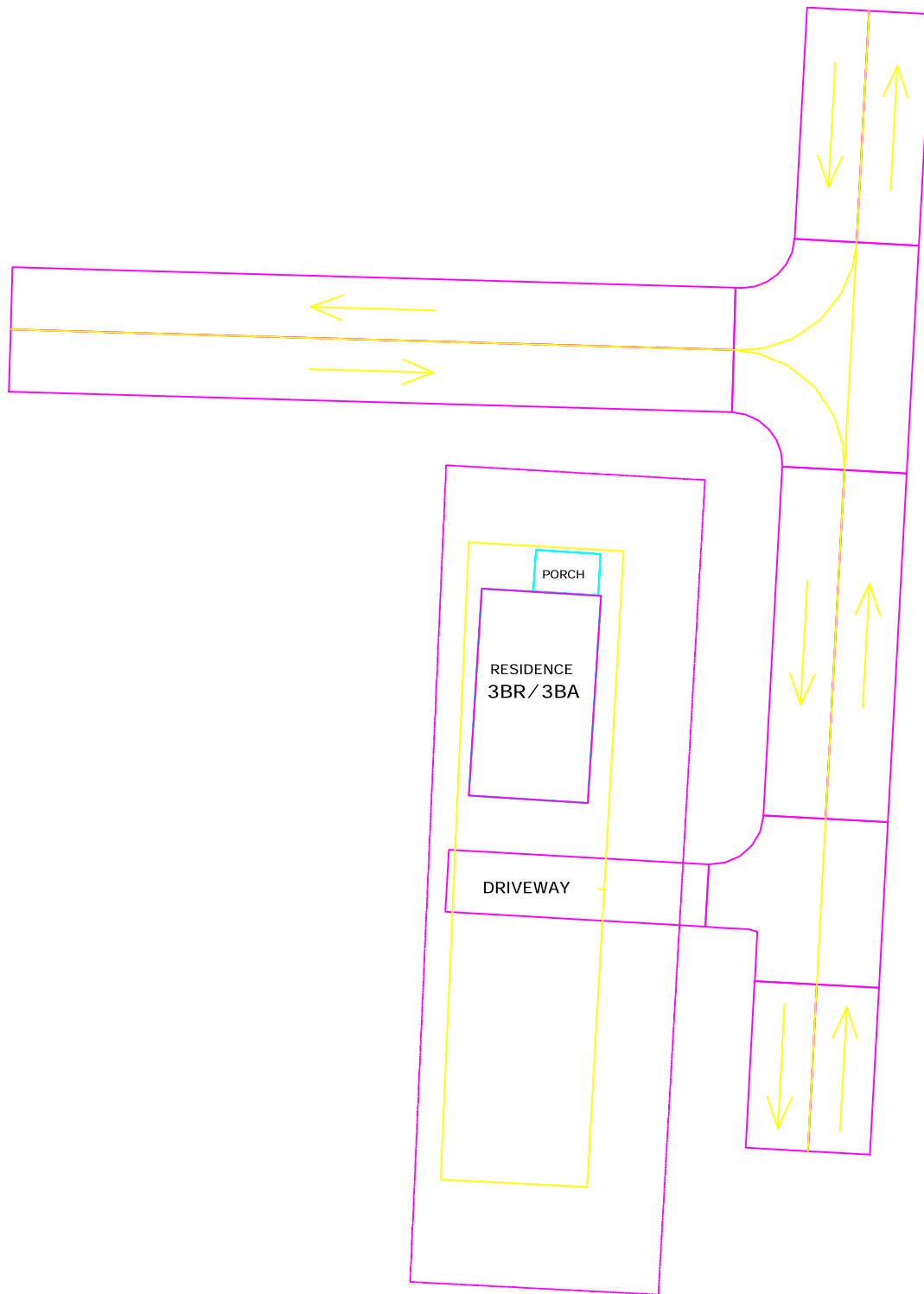
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0 25 50 75 100 Feet



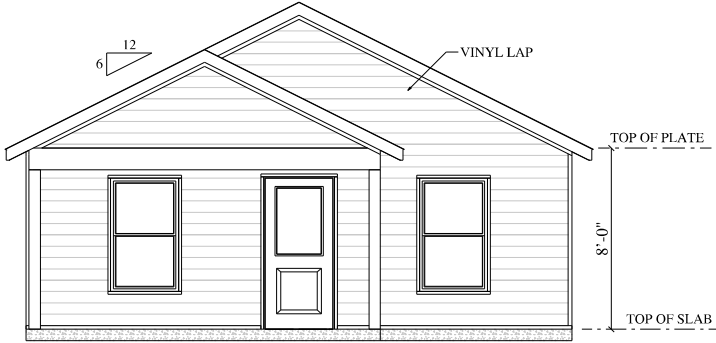


2212 26th Avenue





3 BEDROOM - 3 BATH RESIDENCE
2212 26th AVE TUSCALOOSA, AL



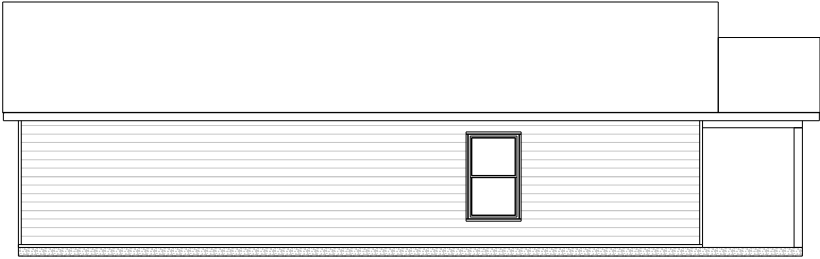
ELEVATION - FRONT
SCALE: 1/2" = 1'-0"



ELEVATION - REAR
SCALE: 3/8" = 1'-0"



ELEVATION - RIGHT
SCALE: 3/8" = 1'-0"



ELEVATION - LEFT
SCALE: 3/8" = 1'-0"

DRAWING SCHEDULE	
Elevations	1
Floor Plan	2
Electrical	3
Foundation	4

SCALE: SEE PLAN
DRAWN BY: JD
DATE: Thursday, September 23, 2021

JD HOMES LLC
RESIDENTIAL PLAN
DRAFTING & CONSULTING
PUNJAGUTAN, AL

PAGE: 1

RW-25-3B3B



DETAIL - BATHROOM
SCALE: 1/2" = 1'-0"

