

ZONING BOARD OF ADJUSTMENT STAFF REPORT

March 23, 2026

ZBA-11-26

GENERAL INFORMATION

Petitioner

Raeann Hill

Requested Action and Purpose

Petition for a special exception to allow the operation of a day care.

Location and Existing Zoning

1732 Martin Luther King Jr. Blvd. Zoned SFR-3. (Council District 1)

Size and Existing Land Use

Approximately 0.77 acres, single-family residence.

Surrounding Land Use and Zoning

North: Single-family residence, SFR-3

East: School, ISP (Westlawn Middle School)

South: Single-family residence, SFR-5

West: Single-family residence, SFR-3

Applicable Regulations

Sec. 25-107.g.2 Standards Specific to Accessory Uses and Structures

g.2. Day care facility (accessory)

A day care home or group day care home may operate as an accessory use to a dwelling, provided the day care home or group day care home:

- i. Complies with the minimum standards established by the state for a day care home or group day care home, as applicable.
- ii. Screens any outdoor play areas adjacent to a residential lot line by a six-foot solid fence or wall; and
- iii. Locates outdoor play equipment no closer than twenty (20) feet from any residential lot line, and not between the principal building and the front lot line.

SUMMARY

The petitioner is requesting a special exception to operate a day care. The home will accommodate no more than six children at a time, ranging in age from seven days old to twelve years old. The day care will operate Monday through Friday from 4:00 p.m. to 12:00 a.m. and will be available for holidays and special events as needed. The applicant states that all standards and regulations established by the State of Alabama will be strictly followed.

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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:

1732 ML KING JR BLVD, TUSCALOOSA, Alabama 35401

Total Acres:

.79

Number of Existing Structures:

1

Current Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Proposed Land Use:

Residential

Applicant Information:

Applicant Name:

RAEANN HILL

Is the applicant also the property owner?

Yes

Detailed Description of the Proposed Request:

The proposed childcare facility will be located at 1732 ML King Jr. Blvd, Tuscaloosa, AL 35401, within a residential area. The center will employ a minimum of two staff members. Pickup and drop-off will occur at the front door. Regular operating hours are Monday through Friday, from 4:00 p.m. to 12:00 a.m. The childcare will also be available on certain holidays and for special events, with times varying as needed. No more than six children will be in care at any time, with ages ranging from 7 days to 12 years old.

All standards and regulations established by the state of Alabama will be strictly followed to ensure high-quality care and compliance.

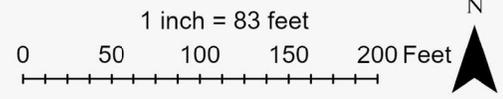
Supporting Documents:

Documents:

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 the property with information for the public.



1732 Martin Luther King Jr





1732 Martin Luther King Jr

0 560 1,120 1,680 2,240 Feet

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