

ZONING BOARD OF ADJUSTMENT STAFF REPORT

April 27, 2026

ZBA-16-26

**GENERAL INFORMATION**

**Petitioner**

Raevan Howard

**Requested Action and Purpose**

Petition for a special exception to allow the use of a private event space.

**Location and Existing Zoning**

2711 Culver Road. Zoned NC. (Council District 1).

**Size and Existing Land Use**

Approximately 0.40 acres, commercial building

**Surrounding Land Use and Zoning**

North: Culver Road Church, NC

East: Single-family residence, SFR-2

South: Single-family residence, SFR-2

West: BF Goodrich, County

**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.

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**SUMMARY**

The petitioner is requesting a special exception to allow the use of a private event space. All events will be inside, with an outside area available for patio space. The applicant has stated they do not plan to provide alcohol for any events. The maximum number of guests will be less than 100, and the proposed hours of operation will be 8 a.m. to 11 p.m. Events will be held year around. Currently, the double store front has a restaurant on the northern side.

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:**

2711 Culver Road, Tuscaloosa, Alabama 35405

**Total Acres:**

5

**Number of Existing Structures:**

1

**Current Zoning:**

Neighborhood Commercial (NC)

**Current Land Use:**

Commercial

**Proposed Land Use:**

Commercial

## Applicant Information:

**Applicant Name:**

Raevan Howard

**Is the applicant also the property owner?**

Yes

**Detailed Description of the Proposed Request:**

The Owners would like to use a portion of the property as a small intimate event space perfect for meetings, and small family get togethers

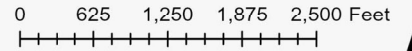
## Supporting Documents:

**Documents:**

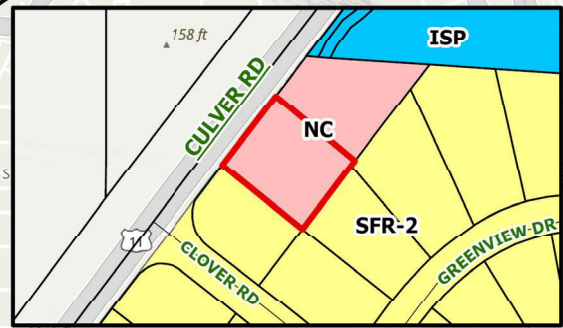
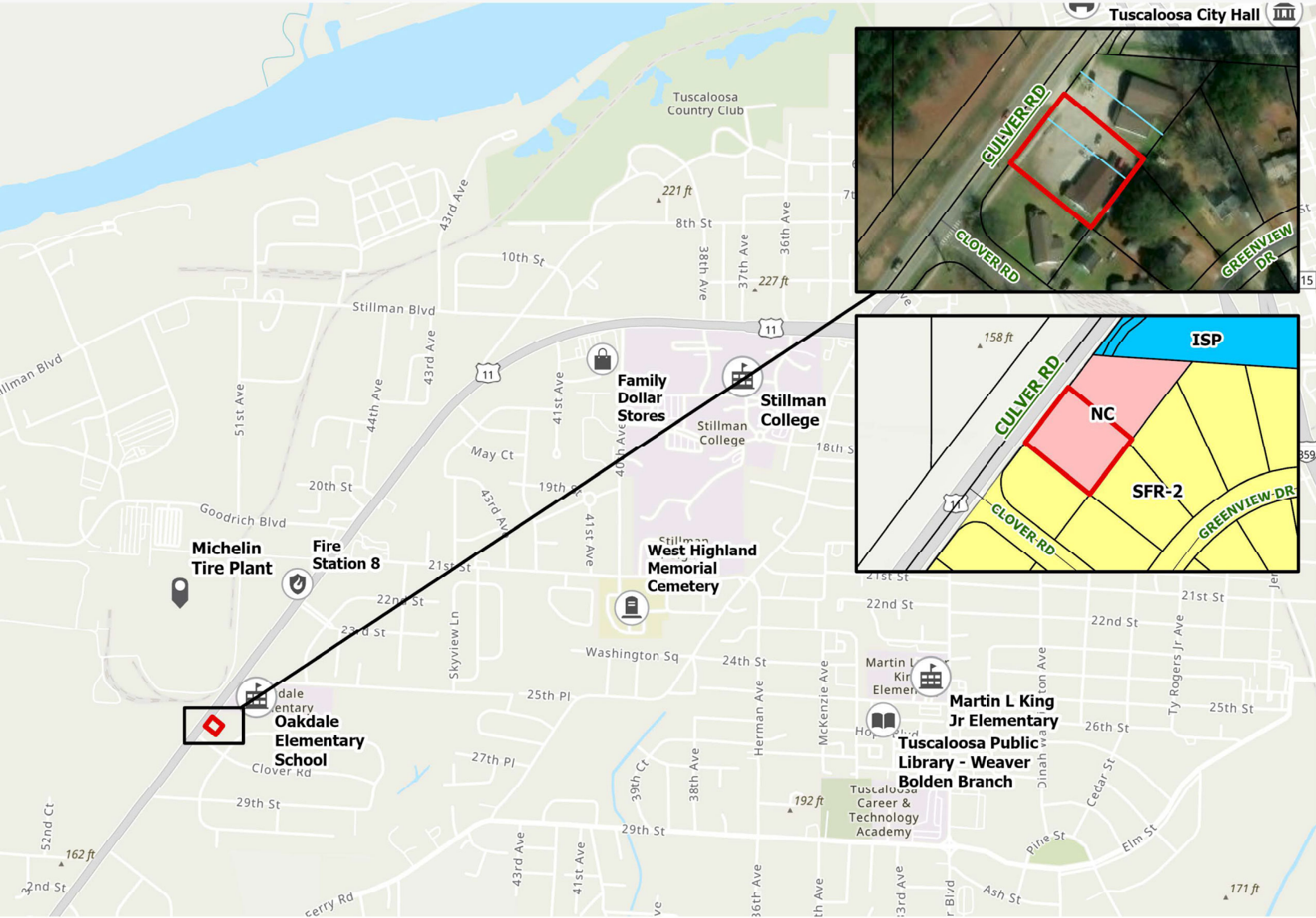
Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property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



# 2711 Culver Road



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Tuscaloosa City Hall

Tuscaloosa Country Club

Family Dollar Stores

Stillman College

West Highland Memorial Cemetery

Michelin Tire Plant

Fire Station 8

Oakdale Elementary School

Martin L King Jr Elementary  
Tuscaloosa Public Library - Weaver Bolden Branch



# 2711 Culver Road

1 inch = 75 feet  
0 40 80 120 160 Feet





**KSV**  
Restaurant  
Good Food. Served Daily.

2710

OPEN







