

ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

ZBA-32-26

GENERAL INFORMATION

Petitioner

Micheal Looney

Requested Action and Purpose

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

Location and Existing Zoning

214 32nd Place East. Zoned SFR-1. (Council District 7).

Size and Existing Land Use

Approximately 0.32 acres, Single-family residential

Surrounding Land Use and Zoning

North: Single family residence, SFR-1

East: Single family residence, SFR-1

South: Single family residence, SFR-1

West: Single family residence, SFR-1

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.

Sec. 25-101.h. Standards specific to commercial uses, short-term rentals.

1. The applicant shall provide the city with information regarding the number of nights which the premises was used as a short-term rental. If the city determines that the applicant has not rented the premises as a short-term rental in accordance with the spirit of this section, the city shall notify the applicant that the business license will not be renewed and, if the short-term rental was subject to a special exception use permit, that the special exception use permit shall be deemed null and void. In addition, the city shall not issue a new business license for short-term rental of the dwelling unit for at least one year from the date of notification of the decision to not renew the business license and void the special exception use permit.
2. In addition, if the use was permitted in accordance with a special exception use permit, the city shall determine whether there have been any verified complaints or violations. If there have been no verified complaints or violations, the city may renew the business license for one year if the business license has not been renewed and the special exception use permit has not been voided in accordance with subsection (1) above. If the city determines there have been verified

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complaints and violations, the city shall notify the applicant that the business license will not be renewed and that the special exception use permit shall be deemed cancelled.

3. Following cancellation of a special exception use permit for a short-term rental, an applicant may apply for a new special exception use permit for a short-term rental in accordance with section 25-39, special exception use permit, subject to the restrictions of this subsection.

SUMMARY

The petitioner is requesting a special exception to allow the short-term rental of a dwelling. Micheal Looney will be the primary contact and will be available 24 hours a day in case of an emergency. The petitioner has no prior short-term rental experience. The house is equipped with exterior cameras and keypads. The house is not owner occupied. The house has 3 bedrooms and 1.5 bathrooms. The petitioner is requesting 6 adults and 2 vehicles.

Office of Urban Development, Planning Division: If approved, staff recommends 4 adults / 2 vehicles based on the 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

ZBA Petition for Short-Term Rental

This application is for a request to the Zoning Board of Adjustment to approve a Special Exception to operate a short-term rental. Prior to submitting this form, a business license must be submitted to the Revenue Division.

Have you submitted a business license to the Revenue Division?

Yes

Property Information:

Site Address:

214 32nd Place E, Tuscaloosa, Alabama 35405

Numer of Bedrooms:

3

Number of Bathrooms:

1.5

Total Square Footage of Residence:

1222

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

It will only be used for short term rental. This is not the property owner's main residence.

Applicant Information:

Applicant Name:

Micheal Looney

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

2 vehicles, 6 guests

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

Micheal Looney, 1 hour distance, yes

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

Untitled

This is my first short term rental

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

Cameras are located at both exits (front door and side door carport). There is a keypad lock at the front door with a ring camera.

Supporting Documents:

Rules and Regulations:

Welcome - 214 32nd Place E.docx

Photos of Parking Area:

214 32nd Place E Carpad.webp

Additional 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.

Welcome to The White Magnolia House at 214 32nd Place East!

We're so happy to have y'all here! Whether you're visiting to cheer on the Tide, explore the University, or simply soak in some sweet Southern hospitality, we hope you feel right at home the moment you arrive.

This house, The White Magnolia, holds a special place in my heart. Tuscaloosa isn't just where this home is—it's where so many of my most meaningful memories began. I graduated from the University of Alabama, met my husband here, and have spent a lifetime cheering on the Crimson Tide.

This town has been part of our story for years, and it continues to be a place we return to again and again. There's just something about the energy on game days, the charm of the community, and the deep-rooted traditions that make it feel like home.

It's our hope that while you're here, you experience a little of what makes this place so special—whether that's the excitement of a football weekend, a quiet morning with coffee on the porch, or simply time well spent with the people you love.

Thank you for choosing our home for your stay in T-Town. We hope it's filled with great memories, a little adventure, and a whole lot of Southern charm. 🐘 ❤️

To help make everything easy and enjoyable, we've included a few house rules below.

Check-In & Check-Out

Check-in: After 3 PM

Check-out: By 10 AM sharp

Need a little wiggle room? Just holler—we'll try to accommodate if we can!

Before you head out at check-out, we kindly ask that you:

- Return all furniture to its original location
- Empty all trash into the outdoor bins (trash pickup is Monday morning—please place bins out Sunday night)
- Remove and dispose of all food from the fridge, pantry, and cabinets
- Wash all dishes by hand and return them to the cabinets (there is no dishwasher—we've left a drying rack, dish gloves, and dish soap to make it easy!)
- Gather used sheets and towels and place them in the laundry area
- Ensure the laundry room key is placed back in the kitchen drawer
- Turn off all lights
- Set the thermostat to 72°F
- Lock the back door (both doorknob and deadbolt)
- Close the front door securely (your smart lock code will expire automatically at 10 AM)

Thanks for treating The White Magnolia like your own!

Smart TV Info

All of the TVs in the house are smart TVs connected to the house Wi-Fi and set to guest mode. You'll be prompted to enter your checkout date, which ensures all of your streaming apps and credentials are automatically logged out after your stay. Easy and secure!

Laundry Notes

The house is an older charmer—built in 1960, like many classic homes in Tuscaloosa. The washer and dryer are located in a small laundry room just outside the back door. It's an unfinished space and doesn't quite match the interior aesthetic just yet—but it gets the job done and is on our list for future upgrades.

The laundry room door will be locked, and the key can be found on a black spiral keychain in the top drawer to the left of the stove.

Quiet Hours

10 PM – 8 AM

Our neighbors are real gems—help us stay neighborly by keeping things low-key during these hours.

Smoking

This is a 100% smoke-free home, inside and out. That includes the porch, carport, and yard. Thanks for helping us keep the space fresh and comfortable for every guest!

Pets

We love animals—we have two dogs and three cats of our own that are like family. But to keep the home allergy-friendly and fresh for all guests, pets are not allowed. Thanks for understanding (and please give your fur babies an extra treat from us)!

Guests & Gatherings

Max occupancy: 6 guests

This home is meant for relaxing, not rowdy gatherings. No parties or gatherings are permitted at the property. Thanks for keeping things peaceful and enjoyable for your group—and our neighbors!

Registered Guests Only

We kindly ask that all guests who will be staying overnight be included on the reservation. Airbnb allows the primary guest to invite co-travelers or share names via message. For safety, insurance, and compliance with local guidelines, only registered guests are permitted on the property at any time. Thank you for understanding!

Parking

Room for 2 cars in the driveway. Street parking is not available.

Wi-Fi Info

We know staying connected is important!

Network: Fleur de Lis Tuscaloosa

Password: FleurDeLis214RTR!

Maintenance & Repairs

If something needs fixin', give me, Micheal, a shout at 205-746-3127. We'll get it taken care of quickly!

Garbage Pick-Up

Trash and recycling are picked up Tuesday mornings. Please place the bins at the curb Monday evening and return them to the side of the house under the carport after pickup. And before check-out, make sure all trash is placed in the outdoor bins.

Security Note

For peace of mind, we have a doorbell camera at the front entrance and a camera in the carport. It's there to help keep the property safe and secure when the house isn't occupied—it is not used to monitor guests in any way. We deeply respect your privacy and appreciate your understanding!

Be a Good Guest

Treat this place like it's your grandmother's house—kindly and with care. If anything breaks or goes sideways, let us know right away so we can make it right.

Need Us?

We're just a call or text away if you need anything during your stay!

For general questions, help with the house, or local recommendations:

Micheal (owner): 205-746-3127

We're all here to make sure your stay is smooth, comfortable, and full of sweet Southern ease.

Just So You Know...

We don't like laying down the law, but violations of the house rules may result in additional fees or early termination of your stay. Let's all play nice and keep it easy!

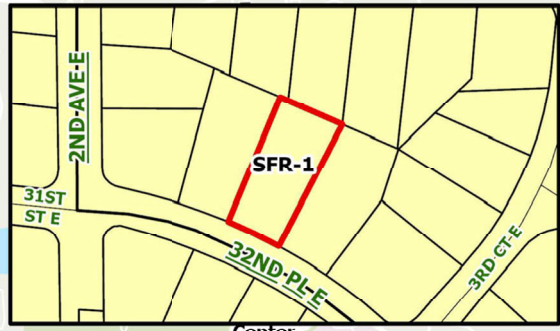
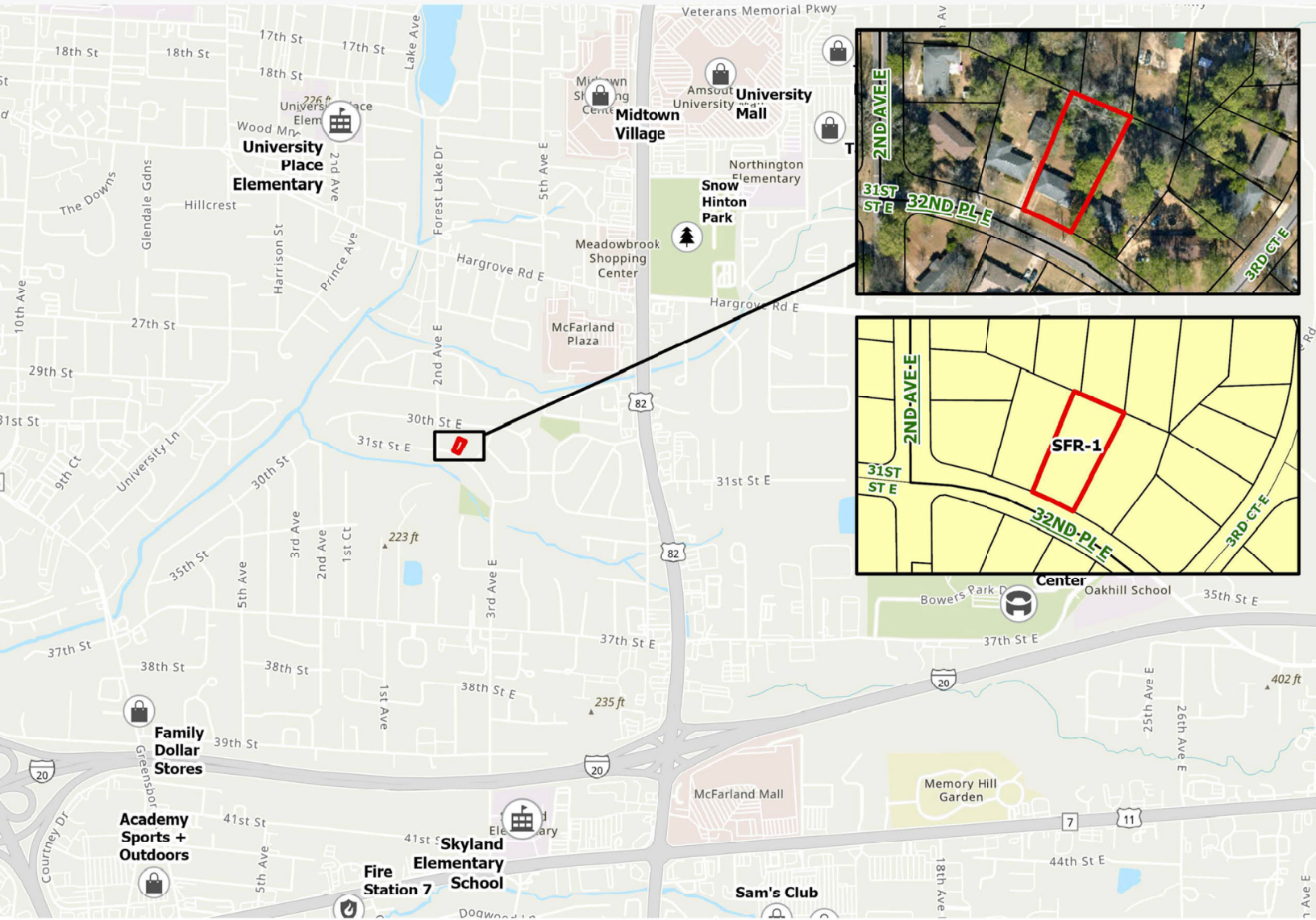
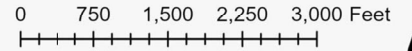
Thank y'all kindly!! We're truly grateful you chose to stay at The White Magnolia.

It means the world to us to share our home with guests who appreciate comfort, connection, and a little Crimson Tide spirit. We hope your time here is filled with sweet memories, Southern hospitality, and the magic of Tuscaloosa—and that you'll come back and see us again real soon. Safe travels and Roll Tide!

— Your Host, Micheal, at The White Magnolia



214 32nd Place East





214 32nd Place East

1 inch = 50 feet
0 25 50 75 100 Feet





214 32nd Place East

1 inch = 350 feet
0 200 400 600 800

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