

ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

**ZBA-29-26**

**GENERAL INFORMATION**

**Petitioner**

Kimberly Roberts

**Requested Action and Purpose**

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

**Location and Existing Zoning**

1100 Queen City Avenue. Zoned DHE-H. (Council District 4)

**Size and Existing Land Use**

Approximately 0.12 acres, Single-family residential

**Surrounding Land Use and Zoning**

North: Single family residence, DHE-H

East: Single family residence, DHE-H

South: Single family residence, DHE-H

West: Single family residence, DHE-H

**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. Bama Vacation Rentals will be the primary contact and will be available 24 hours a day in case of an emergency. The petitioner stated they have over 20 years of experience managing property in Tuscaloosa. The house is equipped with exterior cameras, keypads, lock boxes, rules, and noise detection systems. The house is not owner occupied. The house has 3 bedrooms and 2 bathrooms. The petitioner is requesting 6 adults and 3 vehicles.

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

1100 Queen City Ave, Tuscaloosa, Alabama 35401

**Numer of Bedrooms:**

3

**Number of Bathrooms:**

2

**Total Square Footage of Residence:**

1900

**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**

When not in use as a short-term rental, it will be available for extended stays. If neither one is in place, it will be vacant and checked on a weekly basis by our staff.

## Applicant Information:

**Applicant Name:**

Kimberly Roberts

## **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**

We are requesting 6 adults and 3 vehicles to be parked in the driveway.

**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**

Bama Vacation Rentals will always be the primary point of contact, and they will be available 24 hours a day.

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

**Untitled**

Over 20 successful years as a property management business.

**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**

Signage, rules forms, damage deposits, cameras, keypads & lockboxes, noise detection systems.

## **Supporting Documents:**

**Rules and Regulations:**

Rental Rules\_FOR ZBA APP.pdf

**Photos of Parking Area:**

**Additional Documents:**

Konkle\_DOA.pdf

Brad Konkle\_ID.pdf

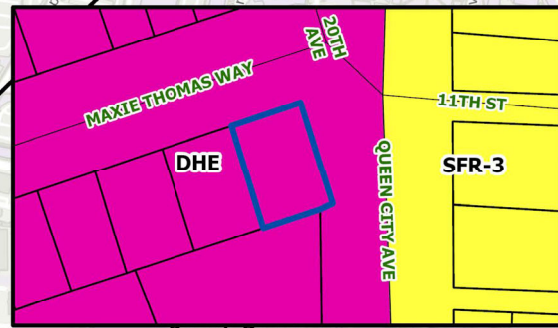
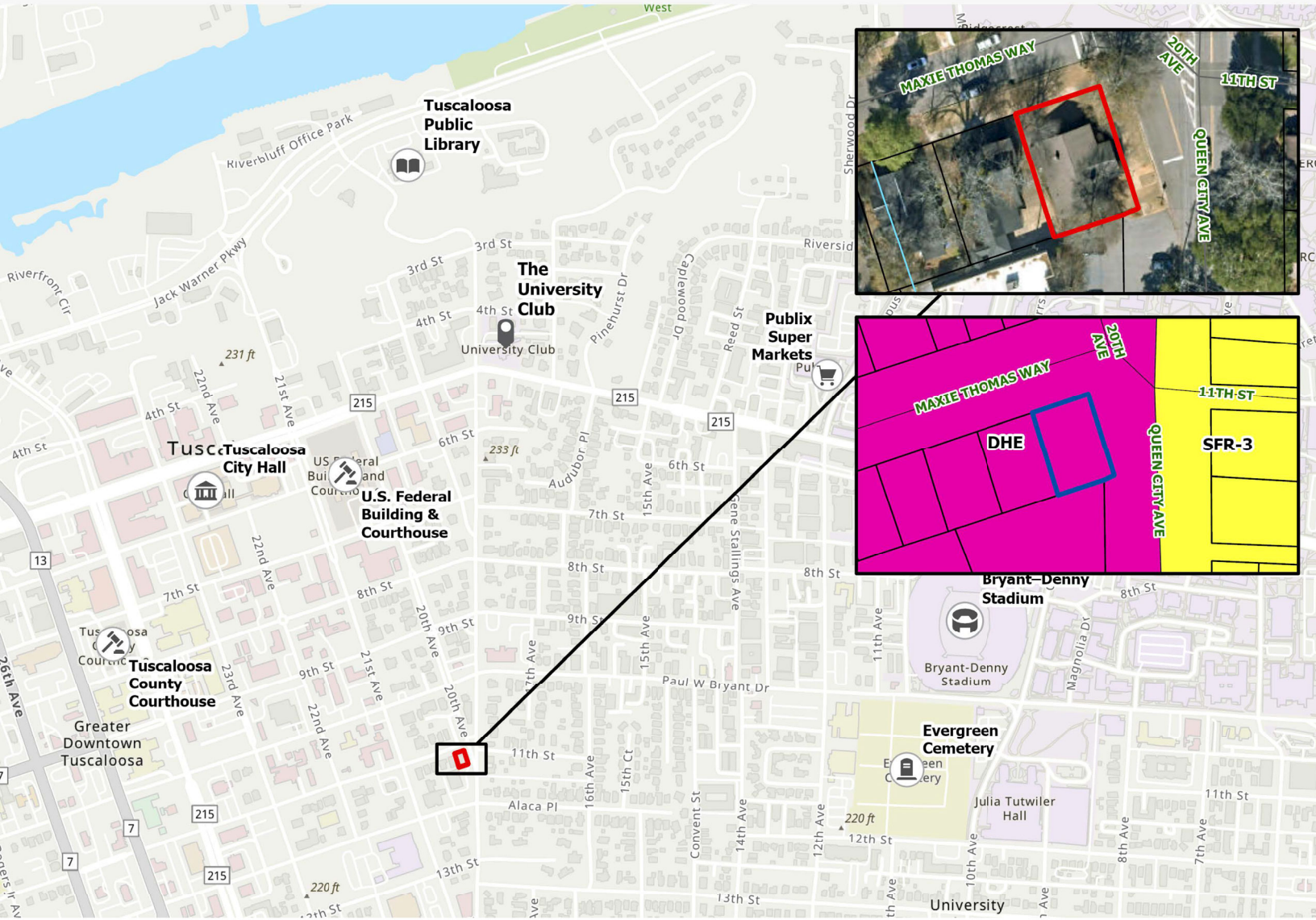
**Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the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





# 1100 Queen City Avenue

0 375 750 1,125 1,500 Feet





# 1100 Queen City Avenue

1 inch = 50 feet  
0 25 50 75 100 Feet

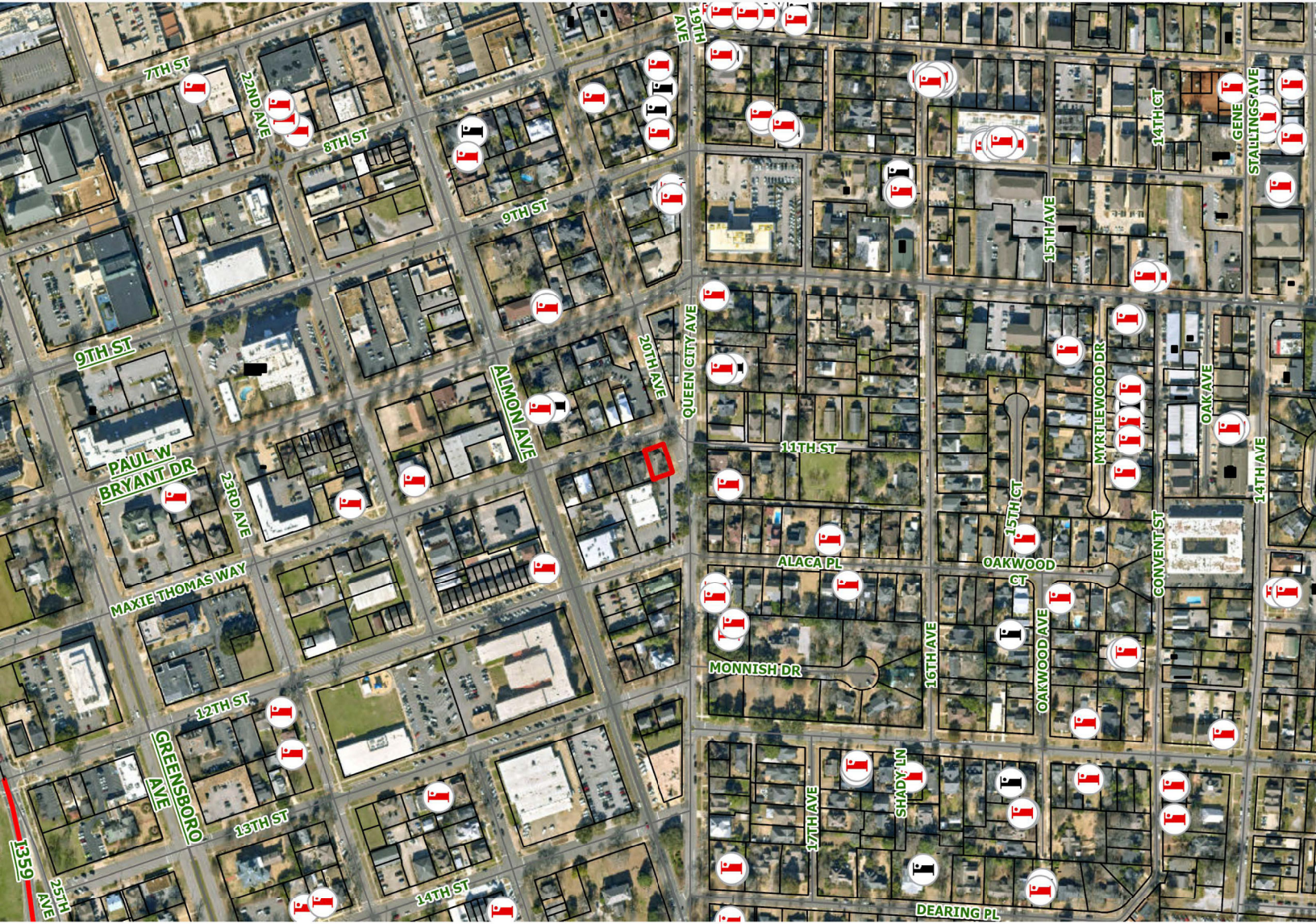




# 1100 Queen City Avenue

1 inch = 350 feet  
0 200 400 600 800

N





NOTICE  
Historic District Review  
The Historic District Review Commission  
is reviewing the proposed changes to  
the exterior of the property.  
If you have any questions, please contact  
the Commission at 334-252-1234.

1100



1100  
PROPERTY BEHOLD