

# ZONING BOARD OF ADJUSTMENT STAFF REPORT

June 22, 2026

**ZBA-36-26**

## **GENERAL INFORMATION**

### **Petitioner**

Stephanie Madison Bryant

### **Requested Action and Purpose**

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

### **Location and Existing Zoning**

1717 Queen City Ave. Zoned MR-1. (Council District 2)

### **Size and Existing Land Use**

Approximately 0.16 acres, Single-family residential

### **Surrounding Land Use and Zoning**

North: Single-family residence, MR-1

East: Single-family residence, MR-1

South: Single-family residence, MR-1

West: Single-family residence, MR-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.

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### **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.
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.

### **SUMMARY**

The petitioner is requesting a special exception to allow the short-term rental of a dwelling. Beverlee Ann Madison will be the primary contact and will be available 24 hours a day in case of an emergency. The petitioner has experience managing short-term rentals. The house is equipped with Ring cameras, noise/smoke monitors, and keypad locks. The house is not owner occupied. When not rented short-term, the house will be used for personal stays. The house has 4 bedrooms and 3 bathrooms. The petitioner is requesting 8 adults and 4 vehicles.

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Office of Urban Development, Planning Division: If approved, staff recommends 8 adults / 4 vehicles based on existing driveway /off-street parking and occupancy as it relates to parking, provided 2 vehicles are parked in the rear and 2 in the driveway.

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:**

1717 Queen City Avenue, Tuscaloosa, Alabama 35401

**Property Owner Name:**

Stephanie MadisonBryant

**Property Owner Phone Number:**

(205) 233-4222

**Property Owner Email Address:**

dr.s@smbnursing.com

**Property Owner Address (if different than site address):**

1003 Worth Court, Riverdale, Georgia 30296

**Numer of Bedrooms:**

4

**Number of Bathrooms:**

3

**Total Square Footage of Residence:**

3500

**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**

The property owner does not reside at the property. When the home is not being rented on a short-term basis, it may be used periodically by the owner and immediate family members. The property will be regularly maintained, monitored, and inspected to ensure it remains in good condition and in compliance with all City ordinances and neighborhood standards.

## Applicant Information:

**Applicant Name:**

Stephanie MadisonBryant

**Applicant Address:**

1003 Worth Court, Riverdale, Georgia 30296

**Applicant Phone Number:**

(205) 233-4222

**Applicant Email Address:**

dr.s@smbnursing.com

## 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

4

**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

BelverleeAnn Madison will serve as the primary emergency contact. She is located within proximity to the property and can respond promptly if needed. She is available 24 hours a day, 7 days a week, to address any emergencies, concerns, or issues that may arise at the property.

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

Untitled

I have experience managing two privately owned homes that have been rented to family members. There have been no issues, complaints, or violations associated with either property. Both homes have been well-maintained and managed responsibly.

**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

The property is equipped with Ring security cameras, keypad-entry locks, and noise-monitoring devices to help ensure compliance with City ordinances and protect the surrounding neighborhood. A smoking monitor is also in place to enforce the property's no-smoking policy. Guests are required to follow all house rules, including quiet hours from 10:00 PM to 7:00 AM, no parties or events, no unauthorized guests, and compliance with all local laws and ordinances. Please note that any violation of these rules will result in immediate termination of the booking without refund. These measures are designed to promote a safe, respectful, and well-managed environment for guests and neighboring residents.

## Supporting Documents:

**Rules and Regulations:**

The\_1717\_Retreat\_House\_Rules\_Final.docx

**Photos of Parking Area:**

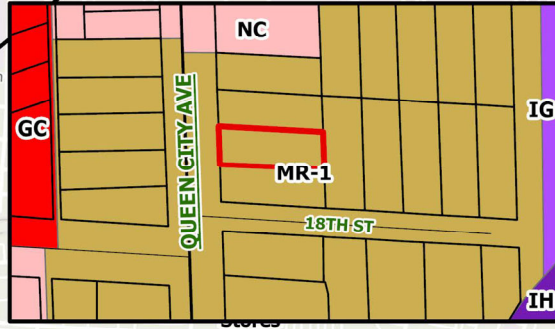
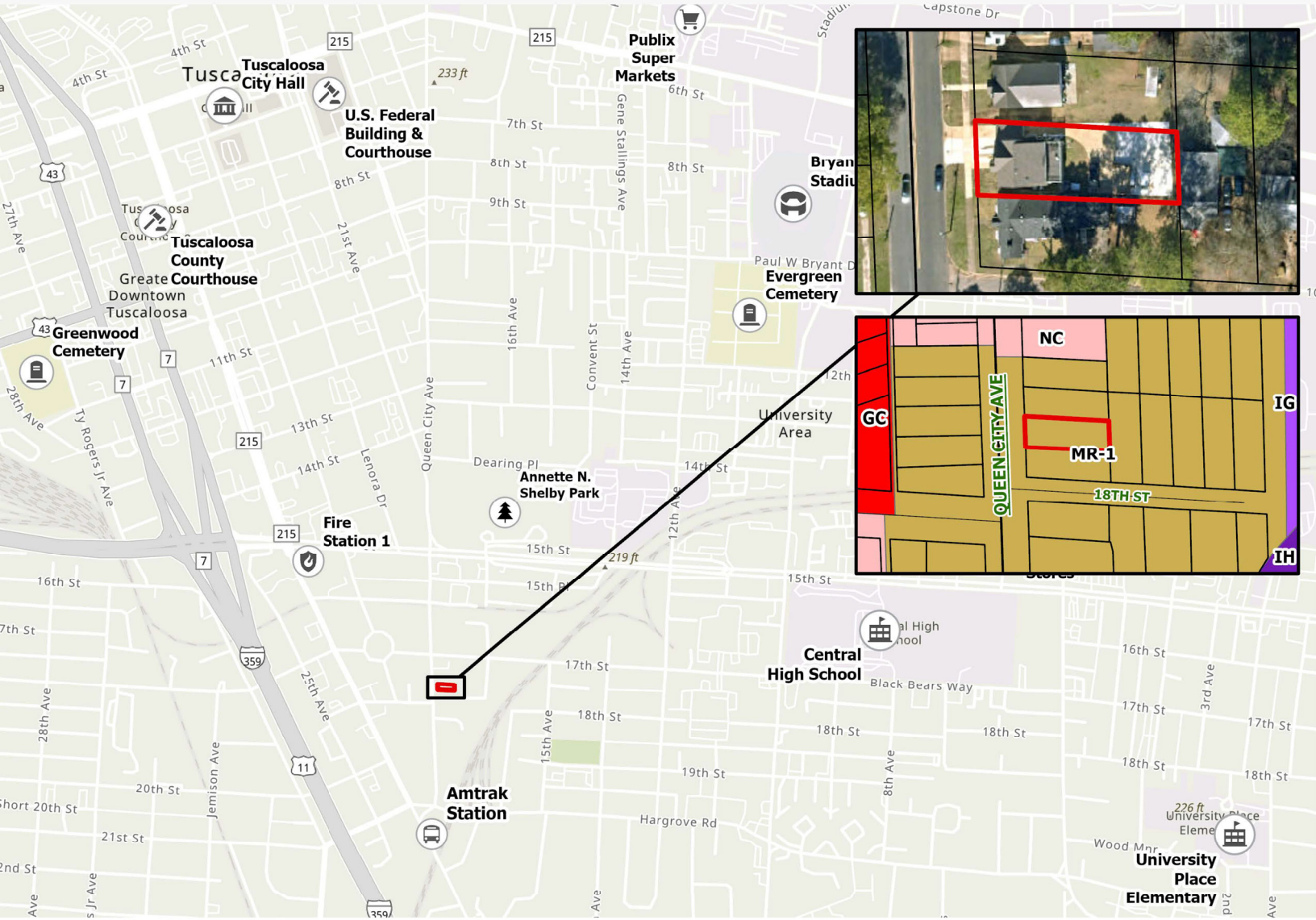
concrete removal picture.jpg

**Additional Documents:**



# 1717 Queen City Avenue

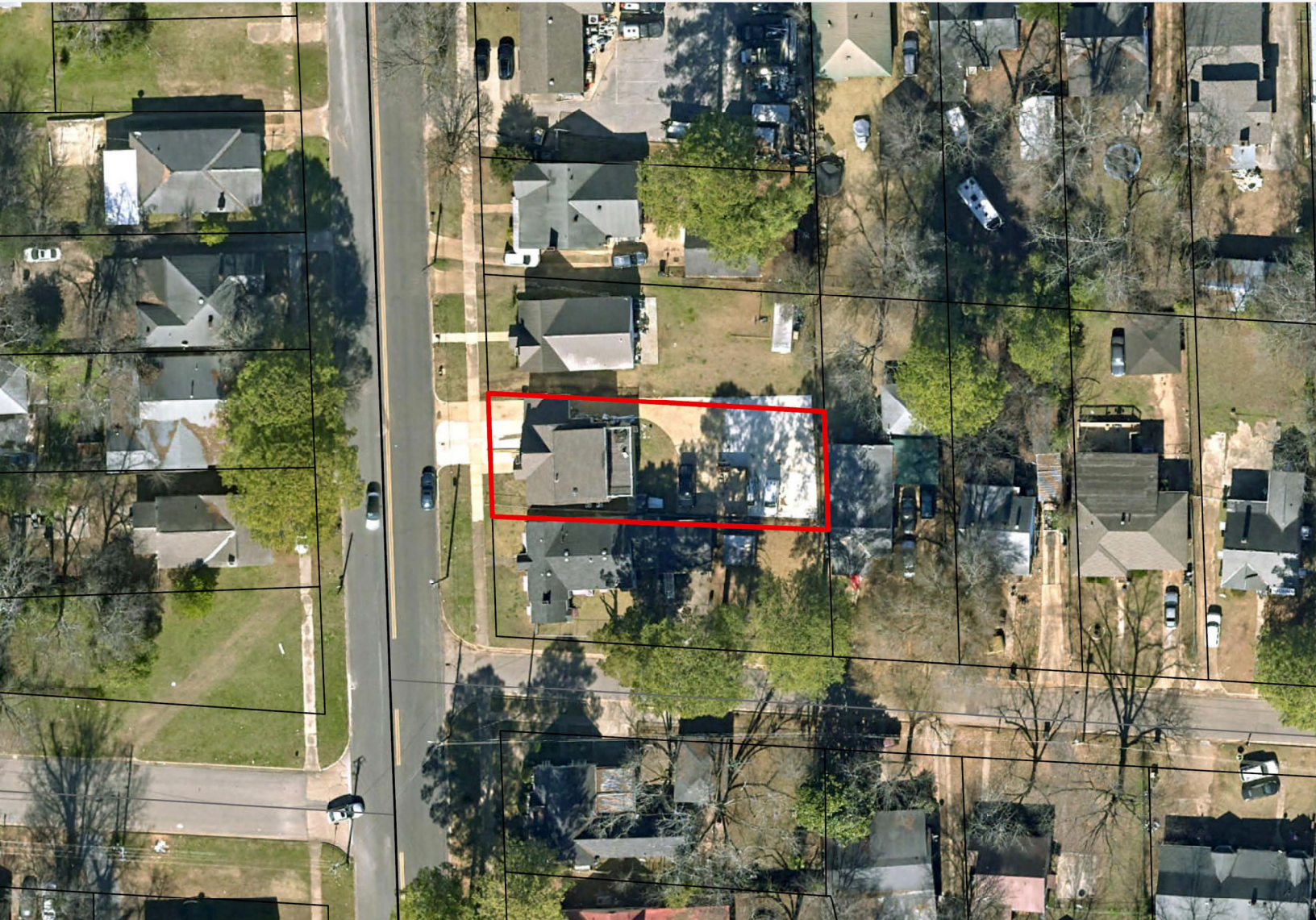
0 500 1,000 1,500 2,000 Feet





# 1717 Queen City Avenue

1 inch = 50 feet  
0 25 50 75 100 Feet





# 1717 Queen City Avenue

1 inch = 350 feet  
0 200 400 600 800

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