

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 27, 2026

ZBA-45-26

GENERAL INFORMATION

Petitioner

Kristen Hargreaves

Requested Action and Purpose

Special exception to allow a home occupation for personal services.

Location and Existing Zoning

641 Hartford Drive. Zoned SFR-4. (Council District 3)

Size and Existing Land Use

Approximately 0.2 acres, Residential

Surrounding Land Use and Zoning

North: Single-family residential, SFR-4

East: Single-family residential, SFR-4

South: Single-family residential, SFR-4

West: Single-family residential, SFR-4

Applicable Regulations

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

n. Home Occupation

A home occupation shall comply with the following standards:

- 1.No person other than members of the family residing on the premises shall be engaged in the home occupation.
- 2.The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
- 3.There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding three (3) square feet in area, nonilluminated, and mounted flat against the wall of the principal building.
- 4.No unusual or expensive features shall be installed in an accessory structure which would have the effect of rendering it permanently ill-adapted for activities customarily accessory to a residence.
- 5.No traffic shall be generated by such home occupation in greater volumes than would normally be expected in the residential area where the home occupation is located, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a front setback.
- 6.No home occupation shall use equipment or a process which creates noise, vibration, glare, fumes, or odors detectable to the normal senses off the lot, if the occupation is conducted in a single-family detached dwelling, or outside the dwelling unit if conducted in other than a single-family detached dwelling.

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7.No home occupation shall use equipment or a process which creates electrical interference affecting radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

SUMMARY

The petitioner is requesting a special exception to allow a home occupation for personal services. The petitioner will perform color and style analysis in their home for clients. No more than three clients will visit the property per day, and they will be limited to one client at a time with occasional group sessions not to exceed three people. All clients will park in the home's driveway. The petitioner states "The nature of the services provided is low impact and fully compatible with the residential character of the neighborhood."

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:

641 Hartford Drive, Tuscaloosa, Alabama 35406

Total Acres:

less than 1

Number of Existing Structures:

1

Current Zoning:

Single Family Residential 4 (SFR-4)

Current Land Use:

Residential

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Kristen Hargreaves

Is the applicant also the property owner?

Yes

Detailed Description of the Proposed Request:

As a potential owner of a House of Colour franchise, I am requesting approval to conduct color and style analysis consultations within my residence. These services are appointment-based and involve meeting with clients individually in a quiet, professional setting. Initially, consultations will be limited to one client at a time, with no more than two appointments scheduled per day. As the business grows, I may occasionally accommodate small group sessions of up to three clients; however, three visitors in a single day would represent the maximum anticipated volume.

The business will generate minimal traffic and no exterior changes to the property. All client vehicles will be accommodated within my existing driveway, ensuring that no on-street parking is required. The nature of the services provided is low impact and fully compatible with the residential character of the neighborhood.

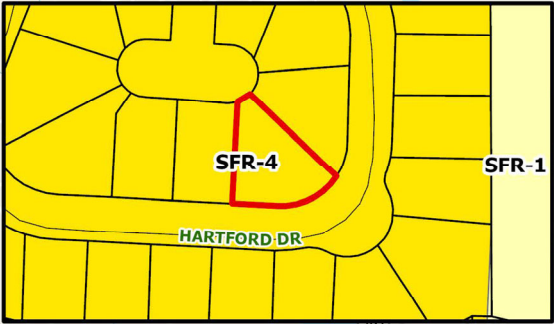
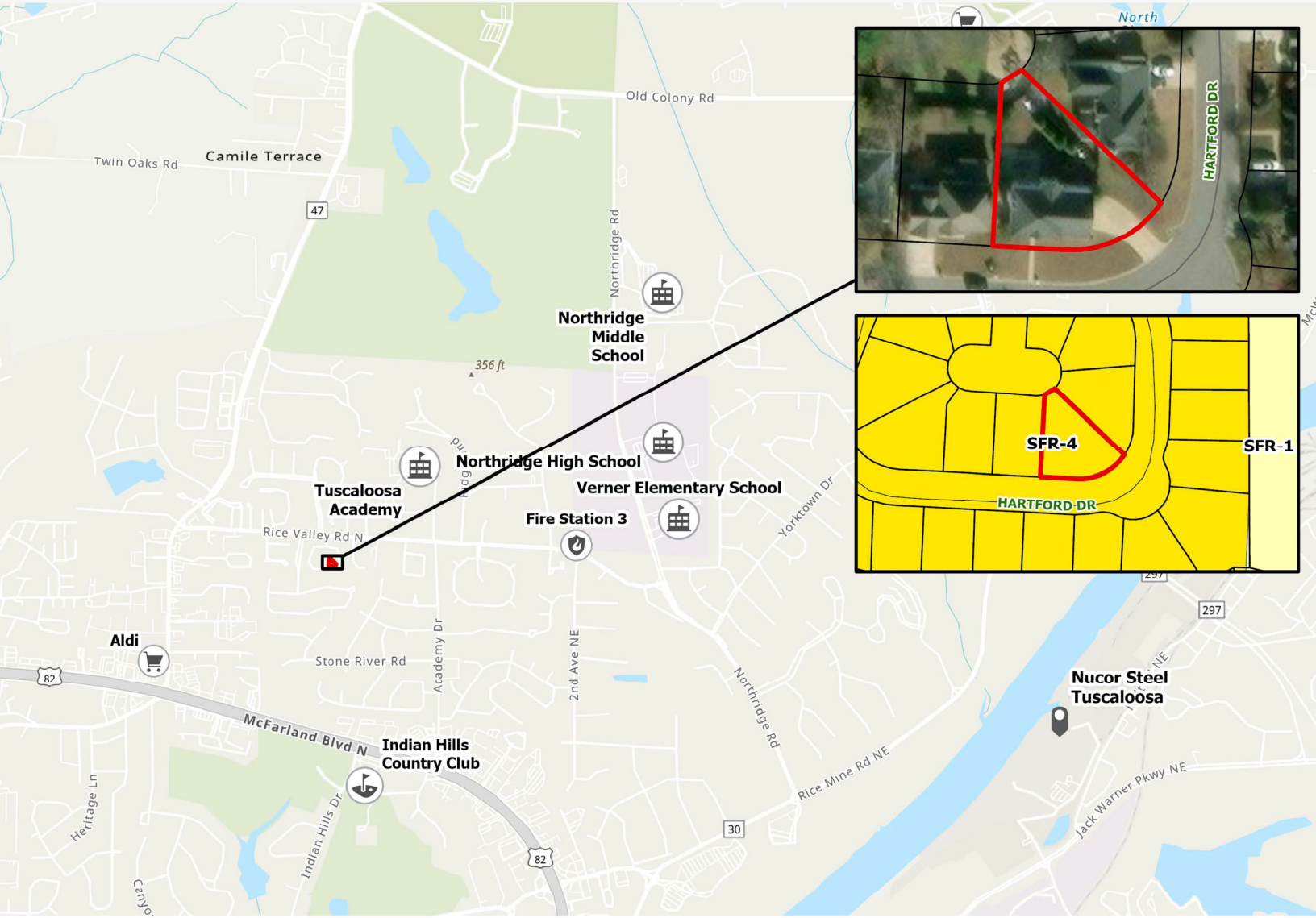
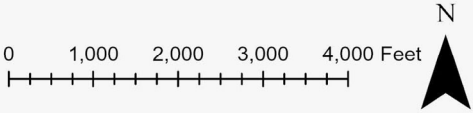
Supporting Documents:

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.



641 Hartford Dr



Nucor Steel
Tuscaloosa



641 Hartford Dr

1 inch = 50 feet
0 25 50 75 100 Feet





