

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 26, 2026

ZBA-96-26

GENERAL INFORMATION

Petitioner

Ashley Hines

Requested Action and Purpose

Special exception to allow a home occupation for personal services.

Location and Existing Zoning

3838 23rd Ct E. Zoned SFR-1. (Council District 7)

Size and Existing Land Use

Approximately 0.38 acres, Residential

Surrounding Land Use and Zoning

North: Single-family residential, SFR-1

East: Single-family residential, SFR-1

South: Single-family residential, SFR-1

West: Vacant, PJ

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.

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 26, 2026

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 body hair removal by appointment only in an accessory structure located in the rear yard. The applicant provides services for between four and ten clients a day with no more than two clients on the property at once. All clients will park in the home's driveway. The business operates from 10:00am-2:00pm on Monday, Wednesday, Thursday, and Saturday, from 10:00am-3:30pm on Friday, and is closed on Tuesday and Sunday. There are no other employees other than the applicant.

The applicant states that "I have a young son with sickle cell disease, which puts him at increased risk for serious health complications. Having my business close to home gives me the flexibility to care for him and keep him nearby when necessary, while still being able to work and support my family."

Entry #: 30 - 3838 23rd CT E, Tuscaloosa, Alabama 35405**Status:** Submitted**Submitted:** 10/1/2026 10:45 AM

Property Information:

Site Address:

3838 23rd CT E, Tuscaloosa, Alabama 35405

Total Acres:

.40

Number of Existing Structures:

2

Current Zoning:

Single Family Residential 1 (SFR-1)

Current Land Use:

Residential

Proposed Land Use:

Mixed-use

Applicant Information:

Applicant Name:

Ashley Hines

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Alice Latham

Detailed Description of the Proposed Request:

Work from home hair removal service. Currently established business approximately 10 years. One cosmetologist. No employees.

Supporting Documents:

Documents:



[IMG_2727.jpeg](#)
3.7 MB



[DAB251E5-452E-4A41-ADF0-46A700E4451F.png](#)
2 MB



[E358D189-F57D-4480-A4CD-8E1E9C73AE80.png](#)
2 MB



[4AE7437D-DCD4-494D-A880-D221463A7DB7.png](#)
2.1 MB



[IMG_8948.jpeg](#)
0.3 MB



[IMG_9311.mov](#)
44.4 MB



[IMG_9541.mov](#)
77.4 MB



[IMG_9542.mov](#)
16.4 MB





[IMG_9649.mov](#)
57 MB



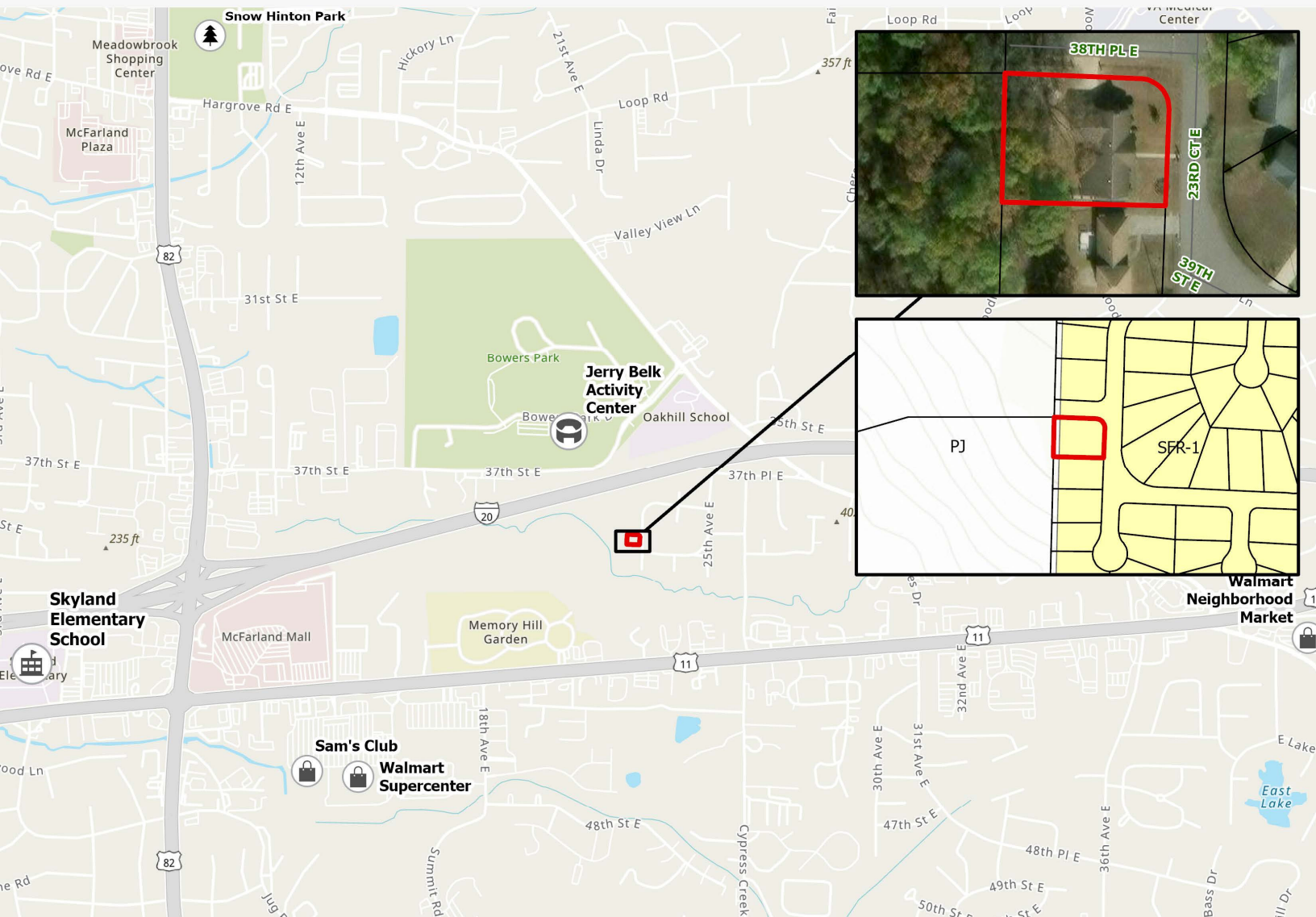
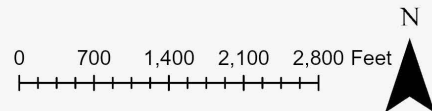
[IMG_9650.mov](#)
72.3 MB



[IMG_9956.mov](#)
16.2 MB

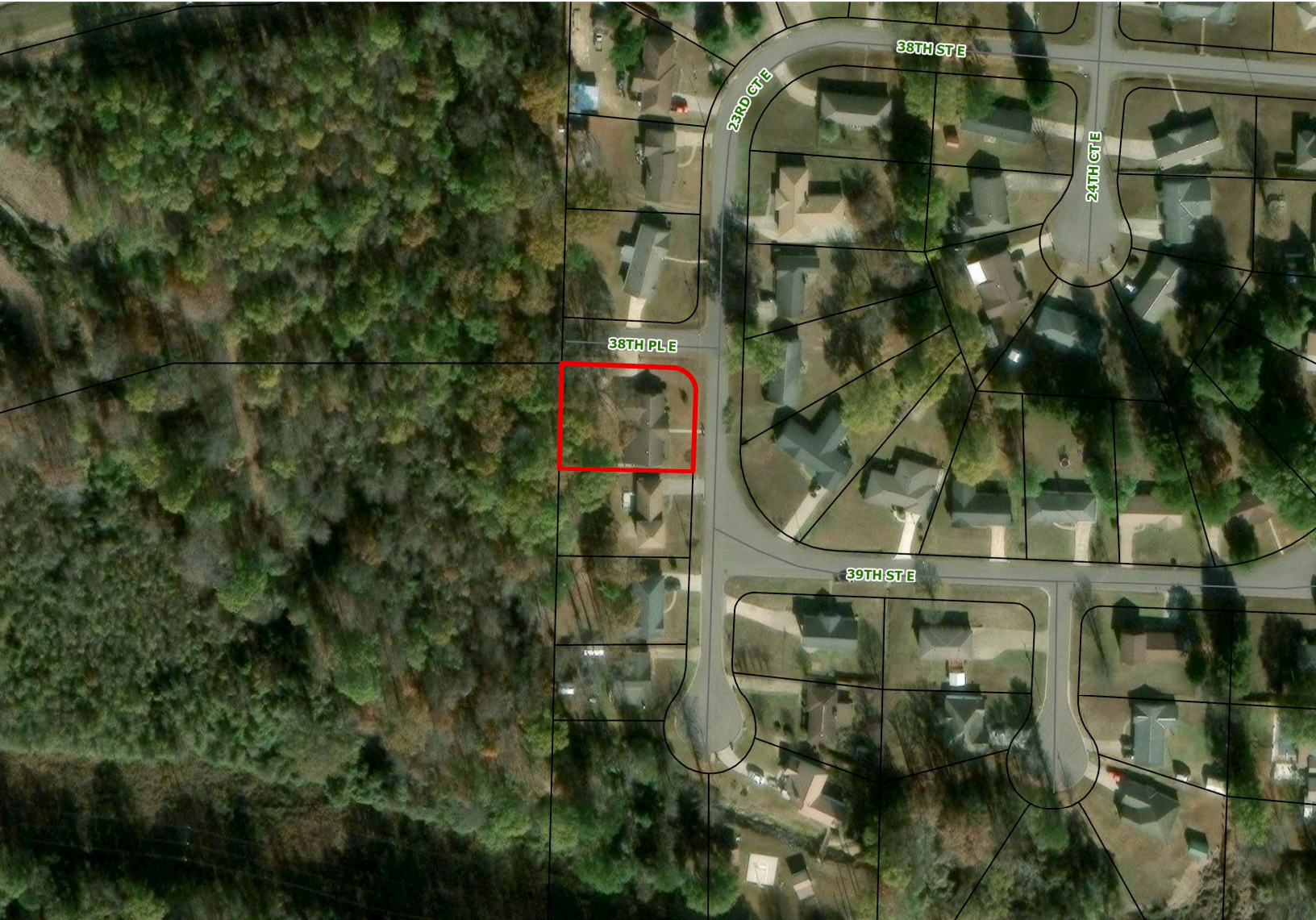
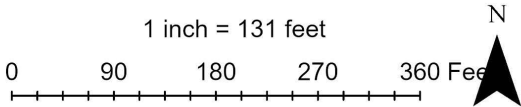


Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property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





3838 23rd Court East





Z
Hearing Date / Time
10/26 5:00pm
Case Number
264-10-26
Zoning Variance /











