

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 26, 2021

ZBA-54-21

GENERAL INFORMATION

Property Owner (X) Petitioner (X)

Jason Polancich

Requested Action and Purpose

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

Location and Existing Zoning

616 19th Avenue. Zoned BGO-H (DROD). (Council District 4)

Size and Existing Land Use

Approximately 0.18 acres, Single-family residential

Surrounding Land Use and Zoning

North: Vacant, BGO-H (DROD)

East: Multi-family residence, BGO-H (DROD)

South: Single-family residence, BGO-H (DROD)

West: Commercial, BGO-H (DROD)

Applicable Regulations

[Sec. 24-91](#). – Special exceptions.

(35.6) *Short-term rental of dwelling, historic district*

PRIMARY

- a. Property must be part of a locally designated historic district as defined in Section 24-221 and Chapter 30, Article II, Division 1.
- b. A dwelling must be located on the site, able to be occupied.
- c. All building and fire codes must be met.
- d. No commercial events, such as concerts, weddings, or other large events are permitted.
- e. No on-site signage shall be permitted promoting or identifying the short-term rental.
- f. A short-term rental property shall not be occupied for a period of less than twenty-four (24) hours.

DISCRETIONARY

- a. At least one off-street parking space should be provided for every two (2) adults counting towards the occupancy limit. Parking spaces may be provided on driveways or within a parking area on the property.
- b. The board should determine to its satisfaction that the short-term rental of the dwelling will not be detrimental to the neighborhood or surrounding properties, taking into account the physical relationship of the proposed use to the surrounding structures.
- c. The board may consider whether or not the property is permanently occupied and leased in its entirety to one party for periods of not less than thirty (30) consecutive nights.
- d. The board may consider the physical characteristics of the neighborhood and/or surrounding properties (topography, access, etc.).
- e. The board may, in its discretion, establish a cap on the number of nights per calendar year under or exceeding forty-five (45) nights that a dwelling may be used as a short-term rental.

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- f. In cases of renewal, the board may consider the number of complaints, violations, and other departures from code that a property has experienced.

SUMMARY

The petitioner is requesting a special exception to allow the short-term rental of a dwelling. The dwelling has 2 bedrooms and 1.5 bathrooms. The property is not owner-occupied. The petitioner is requesting the following:

- 5 adults
- 4 vehicles

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



ZONING BOARD OF ADJUSTMENT

PETITION APPLICATION

Last Updated, Oct 2019

Please complete all of the following required fields:

Location of Petitioned Property

Address: 618 1/2 19th Ave Tuscaloosa AL 35401

Property Owner

Name: Jason Polancich Phone: 205-8134043 Email: jasonpolancich@gmail.com

Address: 618 19th Ave Tuscaloosa AL ZIP Code: 35401

Petitioner (if different from owner)

Name: Phone: Email:

Address: ZIP Code:

The Petitioner requests the following item(s) from the Zoning Board of Adjustment:

A special exception is a conditional use which the zoning ordinance expressly permits under conditions specified in the zoning ordinance. A variance is a deviation from the regulations in the zoning ordinance which requires proof of an unnecessary hardship. An appeal is a formal challenge of the zoning officer's ruling.

- Special Exception, Use Variance, Variance, Short-Term Rental, Appeal Zoning Officer's ruling

Briefly describe the variance, special exception, and/or appeal being requested:

Requesting STR for gamedays 2 beds, 1.5 baths, will rent to 5 adults total, parking for 4 cars inside property fence and additional on street.

Certification of Applicant

I certify that the foregoing facts, to the best of my knowledge, are true and correct and that except for the exception, variance, or appeal requested in this petition, the proposed construction and use complies with all requirements for the zoning district in which the property is located.

- For all requests for any variance from or special exception to a zoning requirement pertaining to a dimensional requirement or the site, a scaled site plan and/or building elevation produced by a registered land surveyor, professional engineer, or architect shall be required.

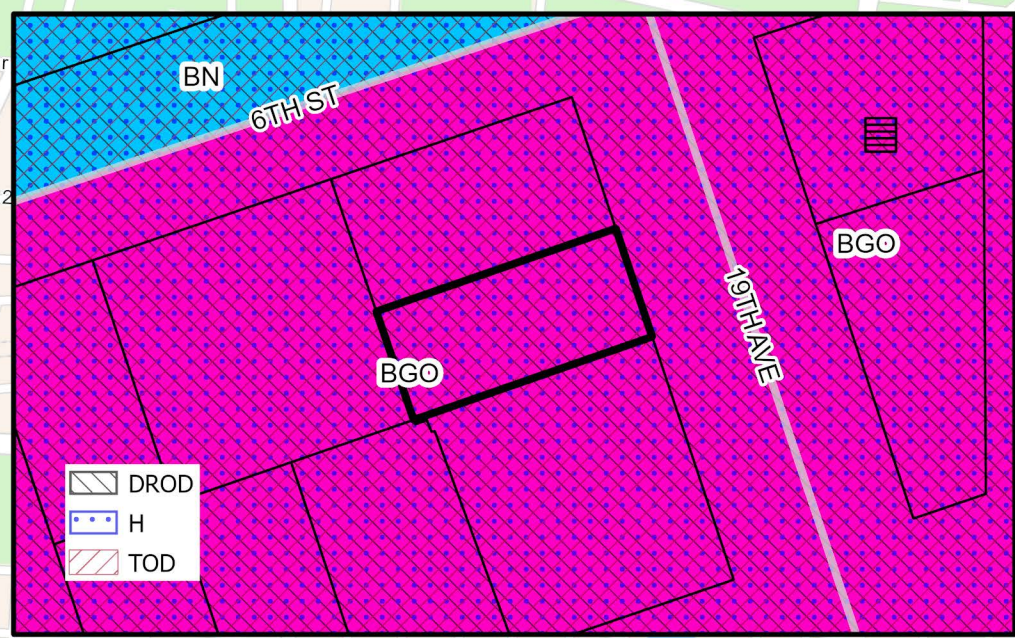
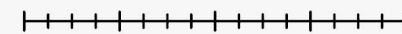
Print Name: Jason Polancich Signature: [Handwritten Signature]



ZBA-54-21: 616 19th Avenue

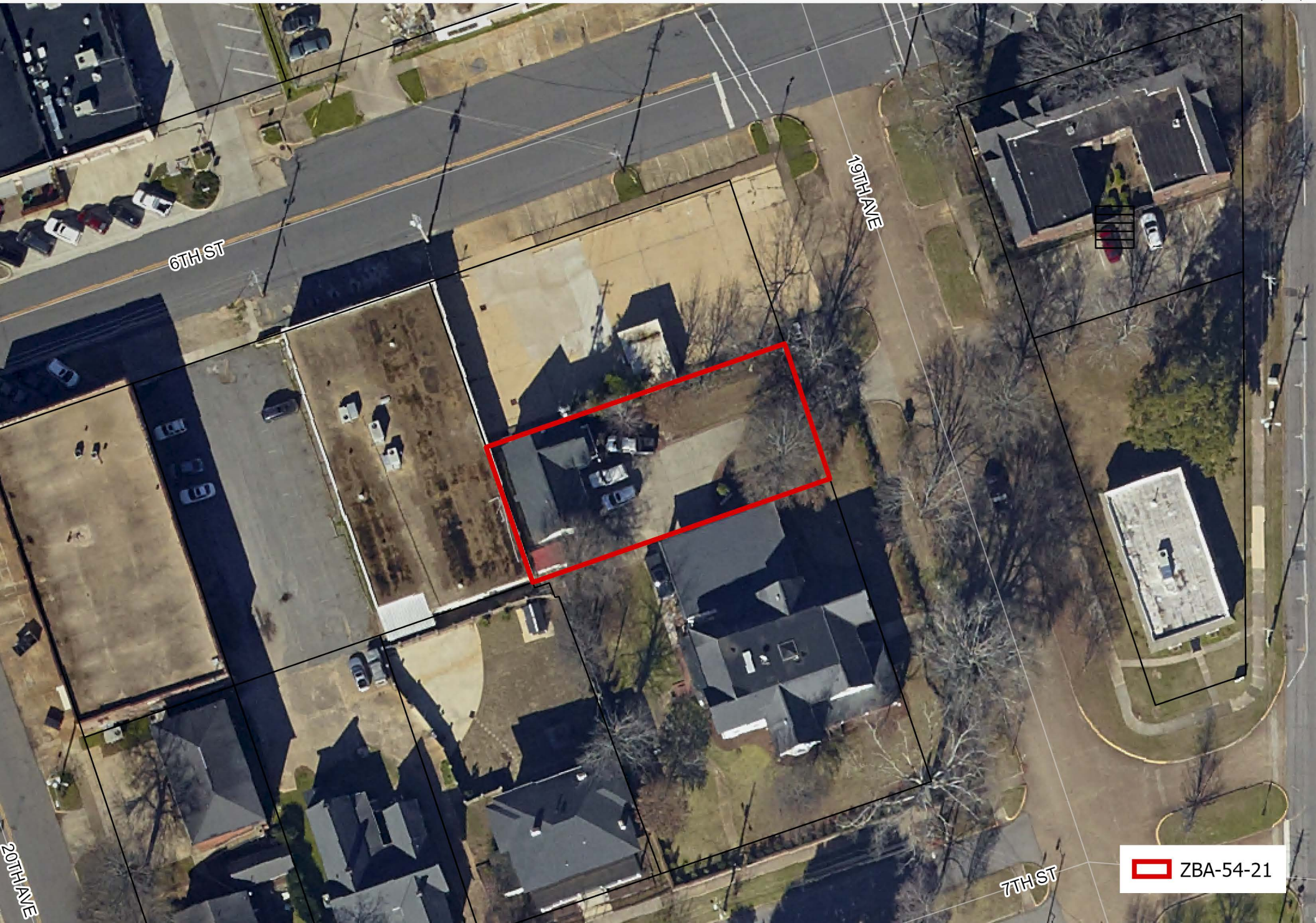
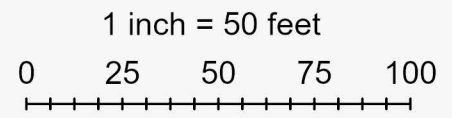
1 inch = 70 feet

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ZBA-54-21: 616 19th Avenue



6TH ST

19TH AVE

7TH ST

20TH AVE

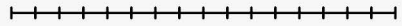
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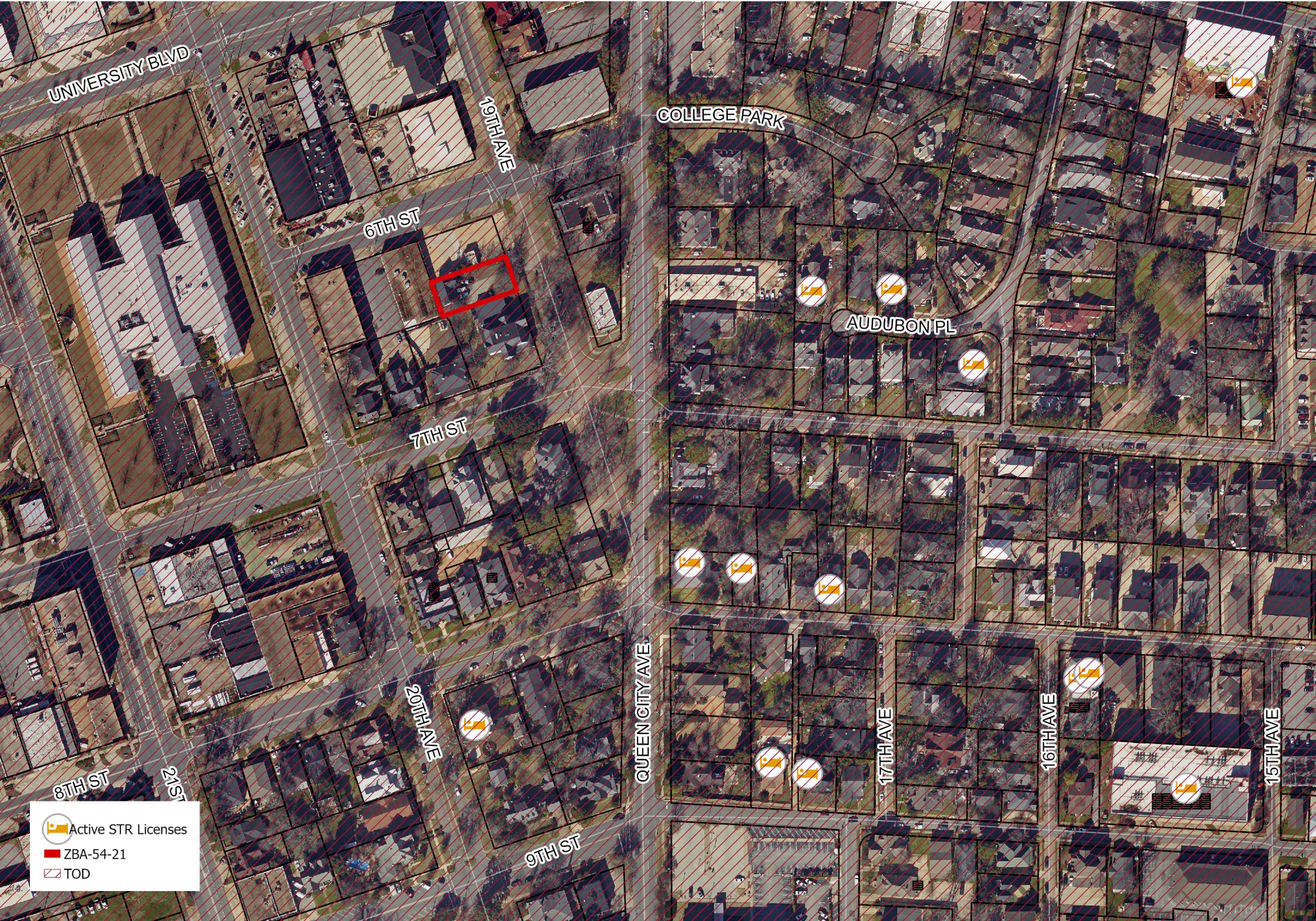
ZBA-54-21: 616 19th Avenue




1 inch = 200 feet

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N



-  Active STR Licenses
-  ZBA-54-21
-  TOD



618

618



