



**BOARD OF ADJUSTMENT NUMBER 1**

**AGENDA**

**February 24, 2026**

**Regular Meeting**

**4:00 p.m.**

**Central Annex Auditorium**

**22251 Palmer Street**

**Robertsdale, Alabama**

[Email-planning@baldwincountyal.gov](mailto:Email-planning@baldwincountyal.gov)

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes January 20, 2026
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

**ITEMS:**

**a.) Case No. ZVA26-02 Perez Property, 27890 Sun Ridge Rd**

*Request:* Approval of variance from Section 13.1.2 as it pertains to the accessory structure location in order to allow for a mobile home to remain in front of the primary dwelling.

Location: The subject property is located at 27890 Sun Ridge Rd Loxley, AL Planning District 12.

*Attachments: Within Report:*

- d) Old Business
- e) New Business
- f) Adjournment



**Baldwin County Planning and Zoning  
Board of Adjustment Number 1  
Regular Meeting Minutes  
Tuesday, January 20, 2026**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on January 20, 2026, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

**II. Roll Call**

The meeting was called to order by Vice- Chairwoman Mary Shannon Hope. Members present included: Norman Bragg, Leslie Stejskal, Thomas Kiel, Marla Barnes, Doug Ward, Melissa Hadley, and James Guffy. Staff members present were Crystal Bates, Planning Technician II, and Calla Shields, Planning Technician II.

**III. Approval of Minutes**

Mr. Leslie Stejskal made a motion to approve December 16, 2025, meeting minutes. Mr. Thomas Kiel second the motion. All members voted aye. Motion to approve December 16, 2025, minutes carried anonymously.

**IV. Election of Officers**

Mr. Leslie Stejskal made recommendation to elect Mrs. Mary Shannon Hope as Chairwoman and Mr. Norman Bragg as Vice Chairman, Marla Barnes second the motion. All members voted aye.

**VI. Announcements/Registration to Address the Board of Adjustment**

**VII. Consideration of Applications and Request**

**a.) ZVA25- 68 Vallee Property, 13095 County Road 1**

Mrs. Crystal Bates presented the applicant’s request for variance ZVA25-68 from Section 13.1.2 (a) of the Baldwin County Zoning Ordinance as it pertains to the required setbacks in order to allow accessory structure to be closer to the side yard property line. The Chairwoman invited Joe Vallee the applicant to the podium he spoke about the project and stated the reason for the variance and history of the current garage in place. Following this, there was a discussion between board members and staff on the proposal. The Chairwoman asked if any further questions or anyone wanted to speak on the behalf of the project. With no further discussion, the Chairwoman closed the public hearing.

Board members Melissa Hadley made a motion to follow staff’s recommendation to DENY the variance case ZVA25-68 seconded by Leslie Steskal. The motion passed to DENY the variance case with a 4 to 4 vote.

**b.) ZVA25- 70, Charvim Property, 8986 Tapis Ln**

Mrs. Calla Shields presented the applicant’s request for variance ZVA25-70 from Section 2.3.37 (e) Local Provisions of the Baldwin County Zoning Ordinance as they pertain to the required sidewalks to be installed. The Chairwoman kindly invited the applicant, Chad Breaux, to the podium to share the reasons for their request for the variance. Afterward, there was a discussion among the board members and staff. The Chairwoman asked if any further questions or anyone wanted to speak on the behalf project. With no further questions, the Chairwoman closed the public hearing.

Board member Leslie Stejskal made a motion to DENY the variance case ZVA25-70 seconded by Norman Bragg. The motion passed to DENY the variance case with a 5 to 3 vote.

**c.) ZVA25- 71, Lieb Property, 0 County Road 34**

Mrs. Crystal Bates presented the applicant’s request for variance ZVA25-70 from Section 2.3.37 (e) Local Provisions of the Baldwin County Zoning Ordinance as it pertains to the required landscape buffers for subdivisions and Section 17.3.2 Purpose and Intent of the Landscaping Buffers in order to allow for a different design of the landscaping. Following this, there was much discussion between board members and staff. The Chairwoman invited Chris Lieb to the podium to share their insights about the project and its objectives. Next, she invited Blake Lockhart to discuss the project's design and the aesthetic they aim to maintain. The Chairwoman then called Niko Bruer to join Blake Lockhart at the podium to provide additional input on the project. Finally, she asked Barbara Allgood to speak, during which she addressed some drainage concerns and other issues related to the property but overall was ok as long as a buffer was put in place. The Chairwoman asked if there were any further questions or if anyone wished to speak on behalf of the project. When there were no additional comments, the Chairwoman respectfully closed the public hearing.

Board member Norman Bragg made a motion to follow staff's recommendation to DENY the variance case ZVA25-71 seconded by Leslie Stejskal. The motion passed to DENY the variance case with a 7 to 1 vote.

**V. Old Business**

**VI. New Business**

**VII. Adjournment**

The meeting adjourned at 5:37 p.m.

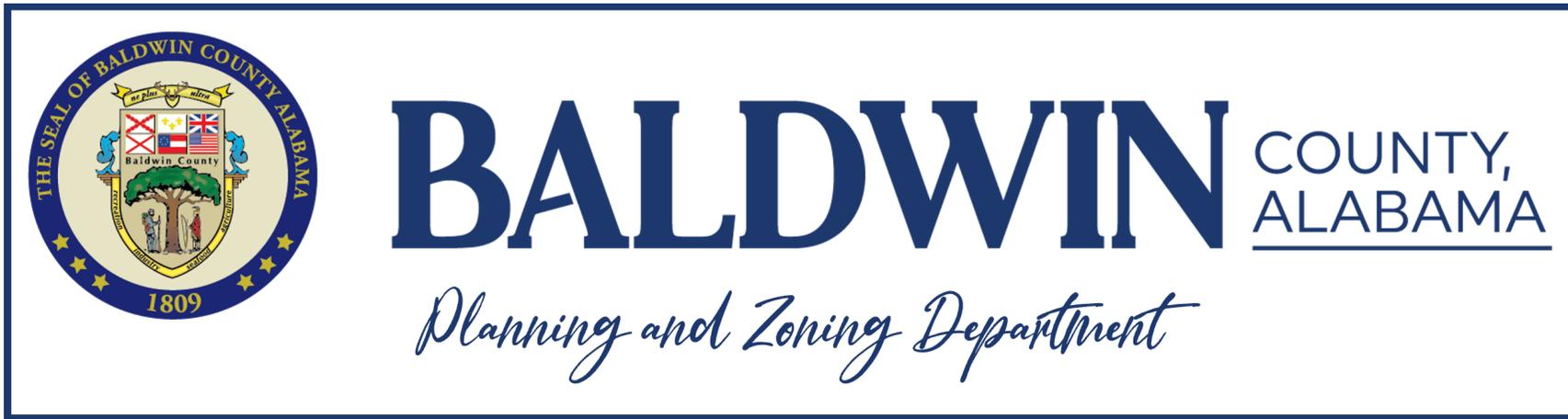
Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mary Shannon Hope, Vice- Chair



# BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

FEBRUARY 24, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

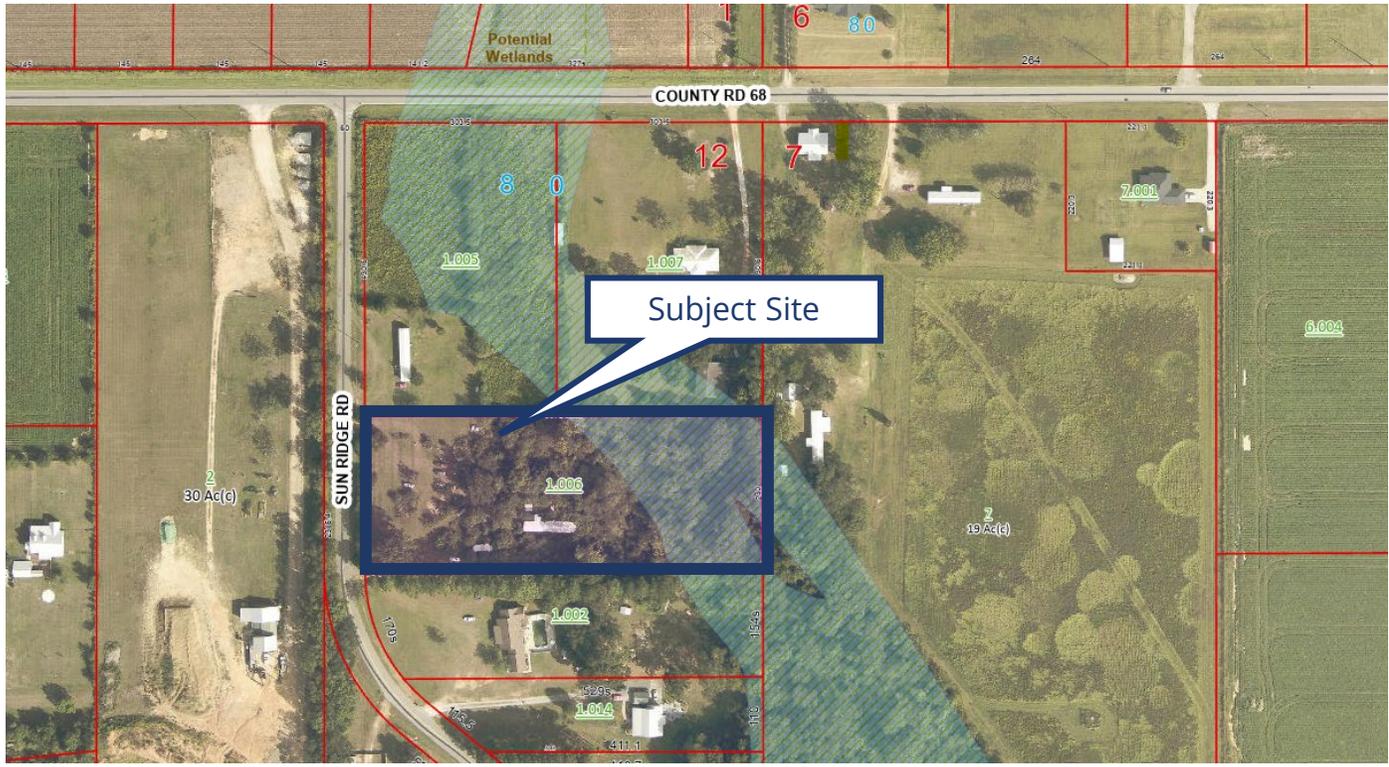
# ZVA26-01 PEREZ PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 12 **Zoned:** RSF-1
- **Location:** Subject property is located South of Co Rd 68 and east of Sun Ridge Rd.
- **PID:** 05-42-01-12-0-000-001.006
- **PPIN:** 108945
- **Acreage:** +/- 3.2 acres
- **Physical Address:** 27908 Sun Ridge Rd
- **Applicant:** Oscar Perez
- **Owner:** Oscar and Klein Perez

*Baldwin County Planning & Zoning Board of Adjustments 1*



February 24, 2026

# ZVA26-02 PEREZ PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 13.1.2 (b) of the Baldwin County Zoning ordinance as it pertains to accessory dwellings not being allowed to be located in the required front yard. The request would allow a mobile home that was placed without permits to remain located in front of the principal dwelling.

Staff recommends that case ZVA26-02 be Approved.



# Locator Map



# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-1, Residential Single Family	Residential
South	RSF-1, Residential Single Family	Residential
East	RA, Rural Agricultural	Residential
West	RA, Rural Agricultural	Residential



Subject Property  
PIN: 108945



**VARIANCE**  
**PROPOSED**  
**FOR THIS PROPERTY**  
 Case Number  
**ZVA26-000002**

For information Contact  
 Baldwin County Planning &  
 Zoning Department  
 (251) 580-1655 / (251) 990-4623  
 (251) 972-8523

Scan 

Feb 3, 2026 11:43:28 AM  
 30°37'53.49216"N 87°43'7.31356"W  
 97° E



Adjoining Property  
to the North  
PIN: 101180



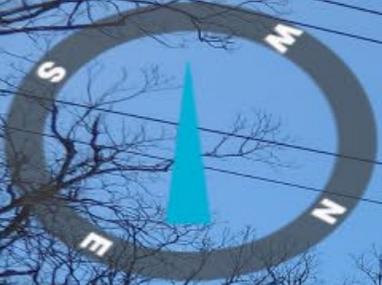
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30°37'55.07987"N 87°43'7.48027"W  
73° E



Adjoining  
Property to  
the South  
PIN: 91577



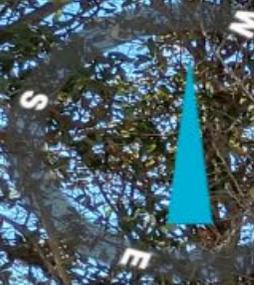
Feb 3, 2026 11:44:24 AM  
30°37'52.20926"N 87°43'7.48153"W  
103° E



Adjoining  
Property to  
the East  
PIN: 34541



Feb 3, 2026 11:48:21 AM  
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235° SW



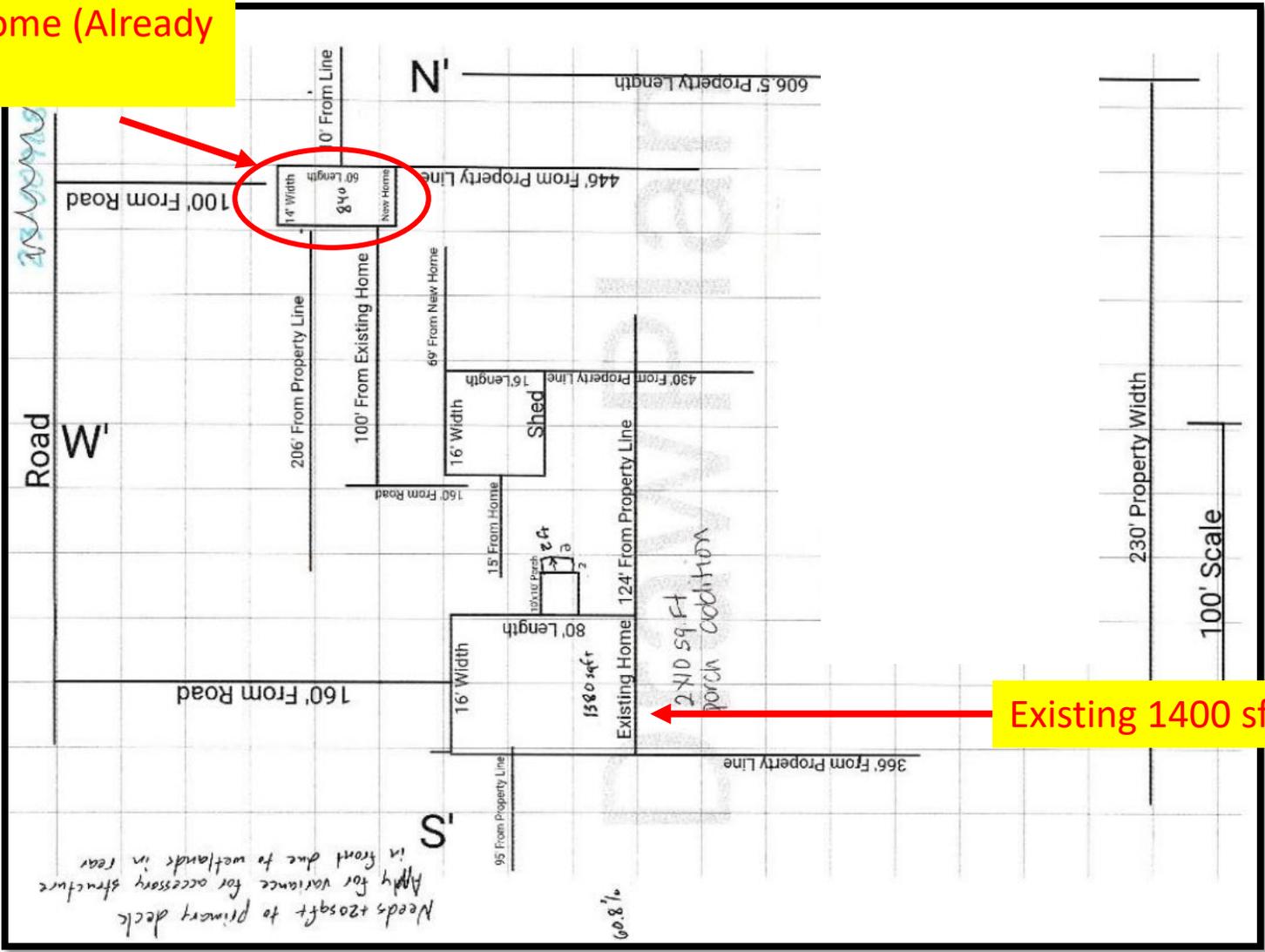
Property to the West  
PIN: 62733



Feb 3, 2026 11:45:59 AM  
30°37'54.97583"N 87°43'7.46983"W  
13° N

# Site Plan

Proposed New 840 sf Home (Already on property)



Existing 1400 sf Home

# Zoning Requirements

13.1.3 *Accessory dwellings.* Accessory dwellings are permitted by right as follows:

13.1.3.1 *In Residential Zoning Designations.* Unless prohibited or restricted by a local provision in Article 2, in all Planning Districts, provided they do not exceed size in gross floor area of the principal dwelling; The applicant will be responsible for confirming that accessory dwellings are not disallowed by restrictive covenants on the parcel where the use is proposed.

## 2.3.12 *Planning District 12.*

### 2.3.12.1 *Effective Date*

On June 20, 2006, a majority of qualified electors in Planning District 12 voted to institute County Zoning. On November 7, 2006, the County Commission adopted the Planning District 12 Zoning Map and Ordinances.

### 2.3.12.2 *District Boundaries*

A legal description of the boundaries for Planning District 12 may be found under Appendix A

### 2.3.12.3 *Local Provisions for Planning District 12*

- (a) Industrial uses shall not discharge into any river or natural surface body of water including wetlands.
- (b) No additional Landfills.
- (c) All utilities for new subdivisions shall be placed underground.
- (d) Accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal residence.

13.1.2 *Rural and Residential districts.* In rural and residential districts an accessory use or structure will conform to the following requirements:

- (a) An accessory structure may be located in a rear or side yard but shall not be closer than 5-feet to any lot line.
- (b) Except in rural districts, an accessory structure may not be located in the front yard of a lot, except that on waterfront lots accessory structures may be located between the principal building and the waterfront property line but not within the required front yard setback.

# HOA Letter

No home owners association

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

1-29-26

# Staff Analysis and Findings

## 1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.

Zoning within Planning District 12 was adopted by the County Commission on November 7, 2006. The parcel is +/- 3.2 acres or 0.68 acres. The required minimum lot size for RSF-1 is 30,000 square feet with an 80' minimum lot width at the building line. The property meets the minimum lot requirements; therefore, staff believes there is not any exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

RSF-1 Required minimum lot size: +/- **0.68 acres**

Actual size: +/- **3.2 acres**

Lot size hardship: **NONE**

RSF-1 Required minimum width at street line: **80'**

Actual lot width: **230'**

Lot width hardship: **NONE**

## 2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

There are possible wetlands situated toward the rear of the property. After inspecting the site, our environmental team confirmed that wetlands are present behind the primary dwelling. Therefore, the staff has revised the initial variance options from before to reflect that there may be an exceptional topographic condition, extraordinary situation, or unique condition on the property that would justify granting a variance.

# Staff Analysis and Findings

**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

The subject property is zoned RSF-1, which allows for residential and accessory uses. The property has an existing primary dwelling on the property, and an accessory dwelling is allowed, provided it meets the 60% rule and is located in the rear yard behind the primary dwelling. Staff perceives that the granting of the application may not be necessary for the preservation of a property right and is merely to serve as a convenience to the applicant or based solely upon economic loss.

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. *However, staff is unable to determine if the approved requested variance will unreasonably diminish or impair established property values within the surrounding areas because it is not feasible to gather sufficient data to make that determination for presentation at the public hearing.*

# Staff Analysis and Findings

## 5.) Other matters which may be appropriate.

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

# ZVA26-01 PEREZ PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 13.1.2 (b) of the Baldwin County Zoning ordinance as it pertains to accessory dwellings not being allowed to be located in the required front yard. The request would allow a mobile home that was placed without permits to remain located in front of the principal dwelling.



Staff recommends that case ZVA26-02 be Approved.

# ZVA25-25 PEREZ PROPERTY

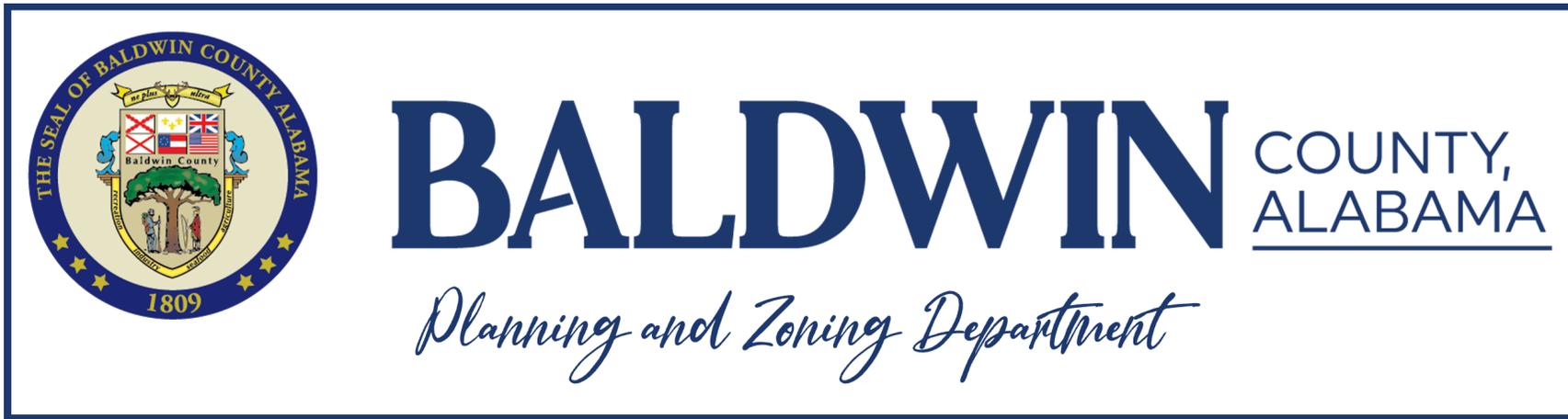
## VARIANCE REQUEST

Lead Staff: Crystal Bates , Planning Technician II

### GENERAL NOTES {By-laws}

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.



# BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

MARCH 17, 2026 @ 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL