



**BOARD OF ADJUSTMENT NUMBER 1**

**AGENDA**

**June 16, 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 May 19, 2026
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

**ITEMS:**

**a.) Case No. ZVA26-13 Claremont Property Company Inc, 12013 Co Rd 1**

*Request:* Approval of variance from Section 4.3.4 Area and Dimensional ordinance as it pertains to the setbacks to build a new single-family dwelling.

Location: The subject property is located at 12013 County Road 1 Fairhope, AL Planning District 26.

**b.) Case No. ZVA26-14 Claremont Property Company Inc Property, 12019 Co Rd 1**

*Request:* Approval of variance from Section 4.3.4 Area and Dimensional ordinance as it pertains to setbacks to build a new single-family dwelling

Location: The subject property is located at 12019 County Road 1 Fairhope, AL Planning District 26.

*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, May 19, 2026**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on May 19, 2026, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

**II. Roll Call**

The meeting was called to order by Vice Chairman Norman Bragg. Members present included: Leslie Stejskal, Melissa Hadley, Marla Barnes and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, and Celena Boykin Senior Planner.

**III. Approval of Minutes**

Mr. Leslie Stejskal made a motion to approve March 17, 2026, meeting minutes. Mrs. Marla Barnes second the motion. All members voted aye. Motion to approve March 17, 2026, minutes carried anonymously.

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

**V. Consideration of Applications and Request**

**a.) ZVA26-11 Fst Lickin Good Fairhope LLC Property, 21700 State Hwy 181**

Mrs. Crystal Bates presented the applicant's request for variance ZVA26-011 from Section 15.3.7 Off-street loading ordinance of the Baldwin County Zoning Ordinance as it pertains to the loading/unloading zones in order to construct a new Lickin Good Donut location.

The Vice Chairman invited Mr. Jim Brown approached the podium to speak on behalf of the applicant. He discussed the project, explained the reasons for the variance, outlined the delivery schedule, and described the type of vehicle that would be used for delivery. Following this, there

was a discussion between board members and staff on the proposal. The Vice Chairman then called then Mr. Don Rowe to the podium he also stated the reasons for the variance. Vice Chairman asked if any further questions or if anyone else wanted to speak on the behalf of the project. With no furthers discussion, the Vice Chairman closed the public hearing.

Board member Leslie Stejskal made a motion to follow staff recommendations to APPROVE the case ZVA26-11 and seconded by Mr. Greg Benjamin. The motion passed to APPROVE the variance case ZVA26-11 with a 5-0 vote.

**b.) ZVA26-12, Parker Property, 27183 Boaz Rd**

Mrs. Crystal Bates presented the applicant’s request for variance ZVA26-12 from Section 13.9.2 (d) Wireless Telecommunications facilities ordinance as it pertains to the setbacks for a wireless telecommunications tower.

The Vice Chairman asked Mr. Henry Fisher to come to the podium to speak on the project he was representing the applicant and tower company. He spoke about the wetlands and different challenges. Following this, there was a discussion between board members and staff on the proposal. There was some discussion among staff and board members regarding the wetlands. The Vice Chairman invited Mr. Cortlin Johnson to the podium. Mr. Johnson noted that his aunt lives across the street and that the church is located near the tower. He inquired about the precise location of the wetlands on the property. The vice Chairman then asked Ms. Winifred Johnson if she would like to come forward to speak; she respectfully declined, stating that she shared the same concerns. Vice Chairman then asked if any further questions or if anyone else wanted to speak on the behalf of the project. With no furthers discussion, the vice Chairman closed the public hearing.

Board member Melissa Hadley made a motion to follow staff recommendations to DENY the case ZVA26-12 and seconded by Marla Barnes. The motion passed to DENY the variance case ZVA26-12 with a 5-0 vote.

**VI. Old Business**

**VII. New Business**

**VIII. Adjournment**

The meeting adjourned at 4:34 p.m.

Respectfully Submitted,

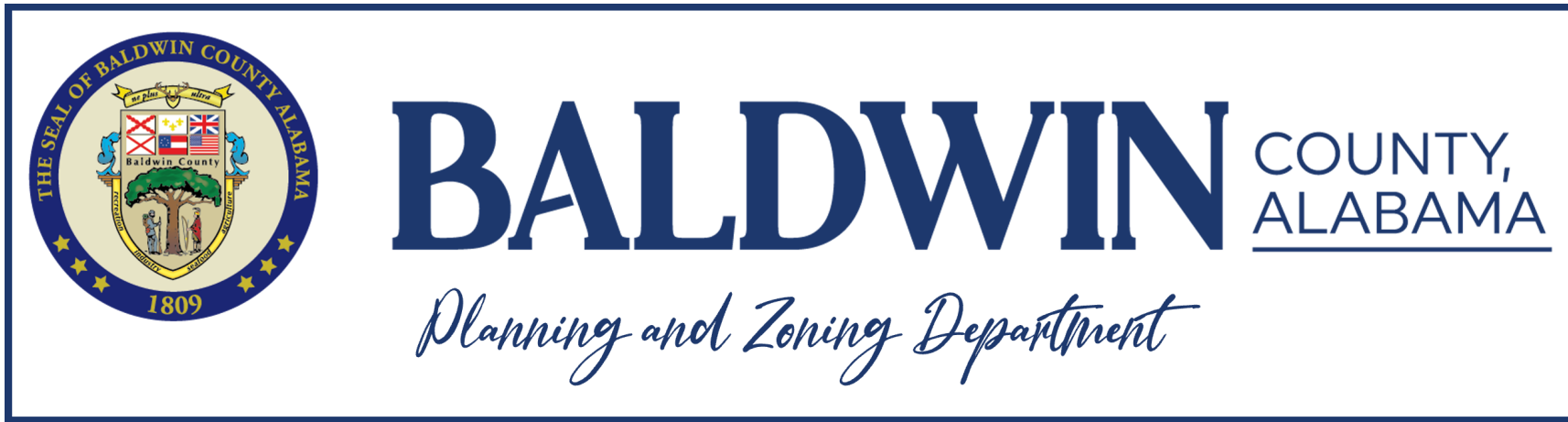
Crystal Bates, Planning Technician

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

\_\_\_\_\_, 2026.

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Norman Bragg, Vice- Chairman



# BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

JUNE 16, 2026

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

# ZVA26-13 CLAREMONT PROPERTY COMPANY INC

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2, Single-Family District
- **Location:** The subject property is located on the west side of County Road 1 Lot 11
- **PID:** 05-56-09-32-0-000-005.005
- **PPIN:** 628016
- **Physical Address:** County Road 1
- **Applicant:** Claremont Property Company –
- **Owner:** Claremont Property Company –



# ZVA26-13 CLAREMONT PROPERTY COMPANY INC

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line to allow for the construction of a new single-family dwelling.

The applicant is requesting to build up to 2.7 feet to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-13 be approved.



# Locator Map

# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RA, Rural Agriculture	Vacant
West	Water Body	Mobile Bay

Subject Property  
PIN: 628016



**VARIANCE**  
**PROPOSED**  
**FOR THIS PROPERTY**  
Case Number  
**ZVA26-000013**  
For information Contact  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**



Jun 2, 2026 10:56:16 AM  
12019 County Road 1  
Fairhope  
Baldwin County  
Alabama

A photograph of a wooded area with a text box and an arrow pointing to the ground. The text box contains the text "Adjoining Property to The West PIN: 251889". The arrow points downwards from the text box to the ground. The background is filled with green trees and foliage.

Adjoining Property  
to The West  
PIN: 251889



Jun 2, 2026 10:53:29 AM  
12019 County Road 1  
Fairhope  
Baldwin County  
Alabama

Adjoining Property  
to The East  
PIN: 273948



Jun 2, 2026 10:52:42 AM  
11923 County Road 1  
Fairhope  
Baldwin County  
Alabama

Property to The  
North  
PIN: 37824



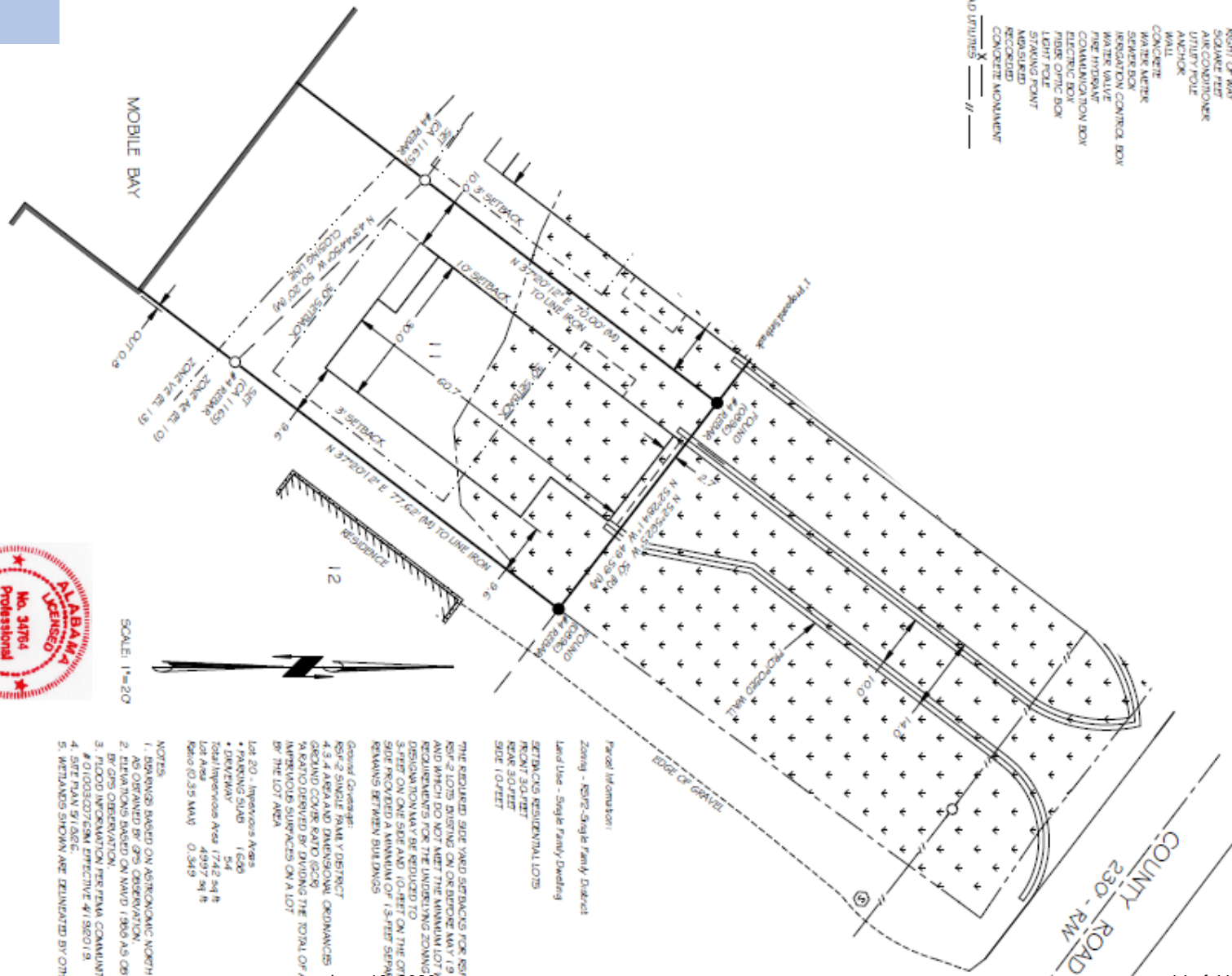
Jun 2, 2026 10:52:11 AM  
12019 County Road 1  
Fairhope  
Baldwin County  
Alabama

# Site Plan

Lot 11

**LEGEND**

BUILDING	CONCRETE	CONCRETE	CONCRETE
CALC	WATER METER	WATER METER	WATER METER
CH	SEWER BOX	SEWER BOX	SEWER BOX
D	IRRIGATION CONTROL BOX	IRRIGATION CONTROL BOX	IRRIGATION CONTROL BOX
DELTA	WATER VALVE	WATER VALVE	WATER VALVE
MANHOLE	FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
RADIUS	COMMUNICATION BOX	COMMUNICATION BOX	COMMUNICATION BOX
RIGHT OF WAY	ELECTRIC BOX	ELECTRIC BOX	ELECTRIC BOX
SCALING FEET	FIBER OPTIC BOX	FIBER OPTIC BOX	FIBER OPTIC BOX
SEAL/CONCRETE	LIGHT POLE	LIGHT POLE	LIGHT POLE
UTILITY POLE	STAKING POINT	STAKING POINT	STAKING POINT
ANCHOR	MARKER	MARKER	MARKER
WALL	RECORDED	RECORDED	RECORDED
CONCRETE	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT
FINISH	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT
OVERHEAD UTILITIES	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT



Site Plan

I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 11, Block C, Jubilee Point, as recorded in Site 204-D, in the Office of the Judge of Probate, Baldwin County, Alabama, and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief according to my survey of 5/1/2024. Survey made if not sealed in red.

Order No.: 12759  
 Client:  
 Address: County Road 1

Trent Wilson, No. 34764  
 Wilson & Wilson Surveyors LLC  
 224 E. 20th St.  
 Gulf Shores, AL 36542  
 Phone (251) 975-7955



**NOTES:**  
 (a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or any other restrictions whether or not of record.  
 (b) Underground portions of foundations, footings, and/or other underground structures, utilities, conduits or lines shown hereon are not shown unless otherwise noted.  
 (c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

**Parcel Information:**  
 Zoning - RFR-2 Single Family District  
 Land Use - Single Family Dwelling  
 SETBACKS RESIDENTIAL LOTS  
 FRONT 30 FEET  
 REAR 30 FEET  
 SIDE 10 FEET

The required side yard setbacks for RFR-1 AND RFR-2 LOTS, DISTINGUISH ON OR BEFORE MAY 19 2020 AND WHICH DO NOT MEET THE MINIMUM LOT WIDTH REQUIREMENTS FOR THE UNDERLYING ZONING DESIGNATION MAY BE REDUCED TO 3 FEET ON ONE SIDE AND 10 FEET ON THE OTHER SIDE PROVIDED A MINIMUM OF 13 FEET SEPARATION REMAINS BETWEEN BUILDINGS

**Ground Coverage:**  
 RFR-2 SINGLE FAMILY DISTRICT  
 4.3-A AREA AND DIMENSIONAL ORDINANCES  
 GRASS COVER RATIO (CCR)  
 MAXIMUM DERIVED BY DIVIDING THE TOTAL OF ALL INTERIORS SURFACES ON A LOT BY THE LOT AREA

Lot 20 - Interiors Area  
 • DRIVEWAY 1620  
 • DECK 144  
 Total Interiors Area 1764 sq ft  
 Lot Area 4997 sq ft  
 Ratio (0.35 MAX) 0.349

**NOTES:**  
 1. DIMENSIONS BASED ON METRIC/CENTIMETER NORTH  
 2. DIMENSIONS BASED ON METRIC/CENTIMETER NORTH  
 3. FLOOD INFORMATION: THE FEMA COMMUNITY PANEL # 0100500732M1 EFFECTIVE 4/19/2019  
 4. SITE PLAN 5/1/2024  
 5. METRANS SHOWN ARE DELINEATED BY OTHERS.

# Site Plan

Lot 11



Rear property line 2.7'

# Zoning Requirements

## Section 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.

- (d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

# 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 in Planning District 26 came into effect on September 21, 1993. The lot of record is 50 x 142.6 and roughly 7,130sq. ft. The minimum lot size requirement for RSF-2, residential Single Family District zoning is 15,000 sq. ft. with a minimum lot width at the building line of 80'. This parcel is along the area of the exceptionally large right-of-way. Therefore, the staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **7,130 +/- sf**, Minimum Lot width: **80'**, Actual Lot Width: **50'**, Hardship: YES

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

The subject property contains jurisdictional wetlands and has obtained permits from the Corps to fill a maximum of one-tenth of an acre, as permitted by the local provisions for Planning District 26. Therefore, staff could consider exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require 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 currently zoned RSF-2, a Residential single-family zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home. The applicant received a land disturbance ZLD25-64 for the bulkhead and backfill.

Staff believes that 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.

**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 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. However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not 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 because the effect of the variance cannot be quantified at the time of consideration.

# 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.

# POA Statement

Claremont Property Co is the owner of this parcel. There is no active neighborhood association, HOA and/or POA for this parcel.



Juliet Garcia

Claremont Property Co.

# ZVA26-13 CLAREMONT PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line to allow for the construction of a new single-family dwelling.

The applicant is requesting to build up to 2.7 feet to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-13 be approved with conditions.

1. If approved, the variance is limited to the site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.

# ZVA26-13 CLAREMONT PROPERTY

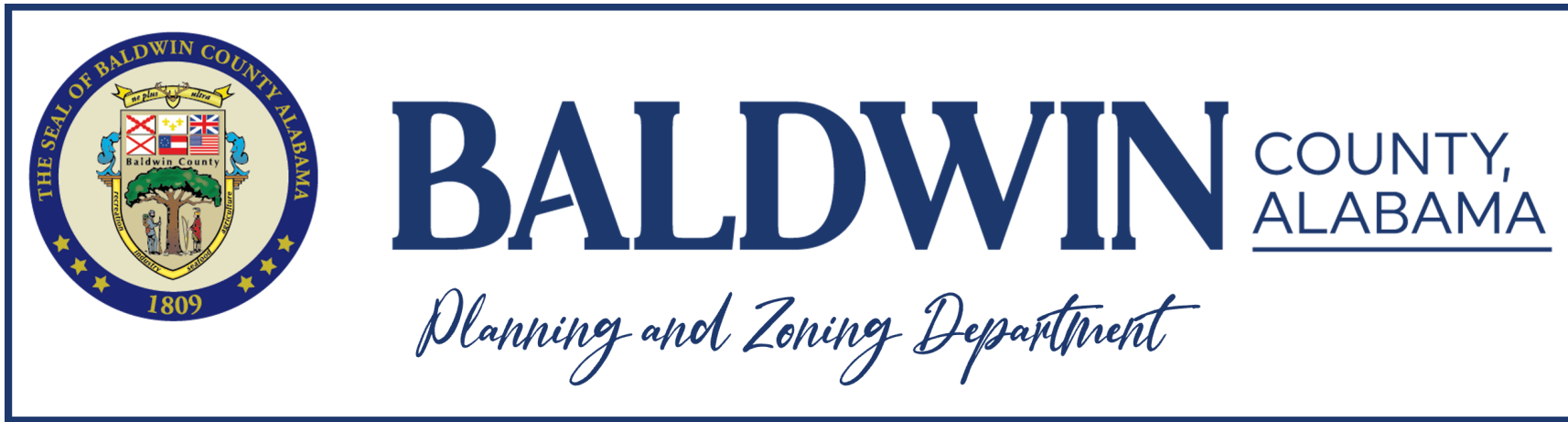
## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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.



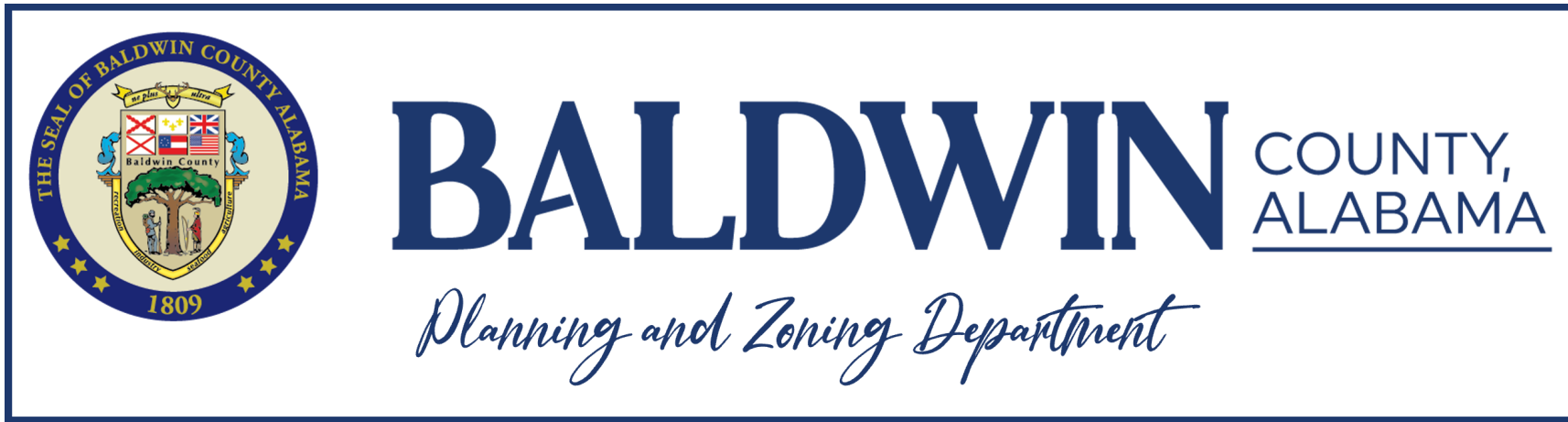
# BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

JULY , 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



# BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

JUNE 16, 2026

BALDWIN COUNTY CENTRAL ANNEX

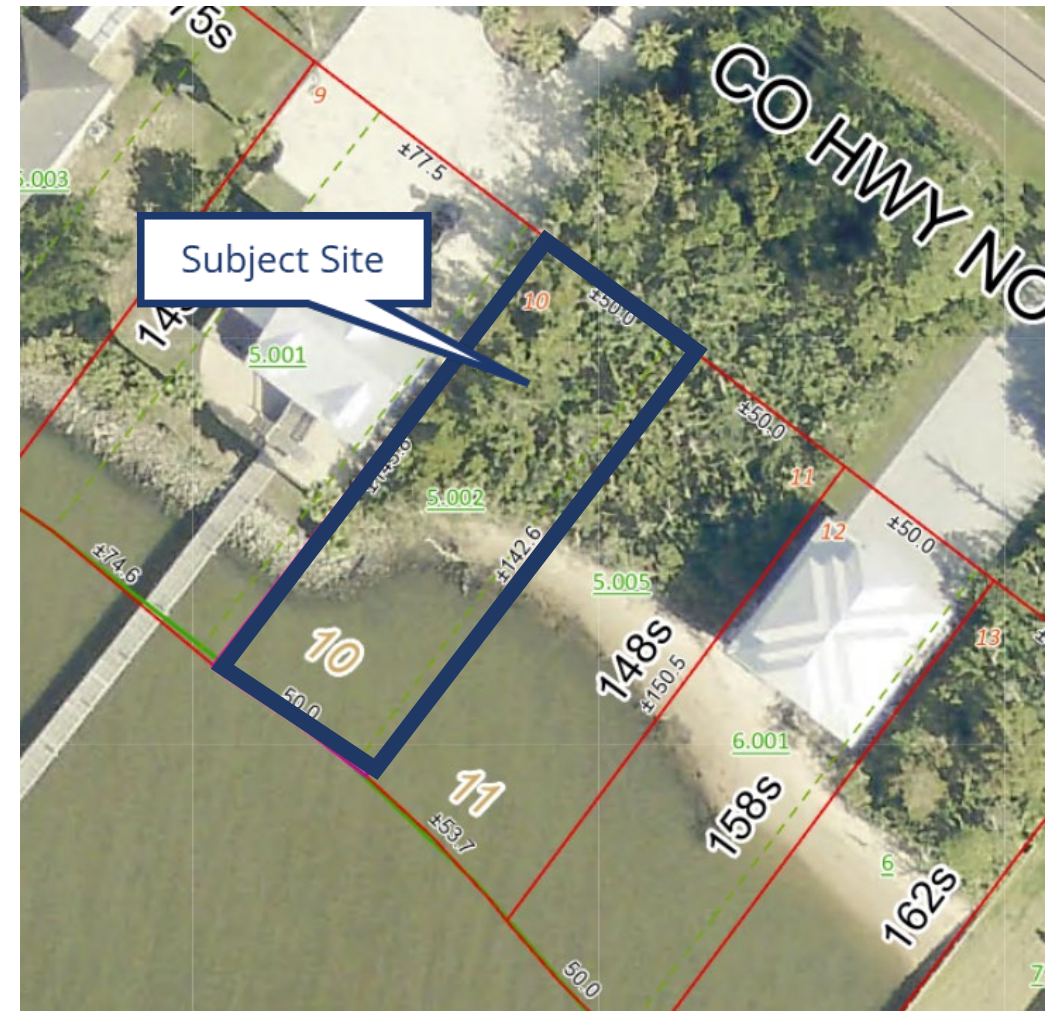
ROBERTSDALE, AL

# ZVA26-14 CLAREMONT PROPERTY CO INC

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2, Single-Family District
- **Location:** The subject property is located on the west side of County Road 1 **Lot 10**
- **PID:** 05-56-09-32-0-000-005.002
- **PPIN:** 251889
- **Physical Address:** County Road 1
- **Applicant:** Claremont Property Company
- **Owner:** Claremont Property Company



# ZVA26-14 CLAREMONT PROPERTY CO INC

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line to allow for the construction of a new single-family dwelling.

The applicant is requesting to build up to 2.7 feet to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-14 be Approved.



# Locator Map



# Site Map



## Adjacent Zoning

## Adjacent Land Use

North

RSF-2, Residential Single Family

Residential

South

RSF-2, Residential Single Family

Vacant

East

RA, Rural Agriculture

Vacant

West

Water Body

Mobile Bay

Subject Property  
PIN: 251889



**PROPOSED  
FOR THIS PROPERTY**  
Case Number  
**ZVA 26-000014**  
For information Contact  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**



Jun 2, 2026 10:58:32 AM  
12009 County Road 1

Fairhope  
Baldwin County  
Alabama

Adjoining Property  
to The West  
PIN: 251888



Jun 2, 2026 10:53:41 AM  
12009 County Road 11  
Fairhope  
Baldwin County  
Alabama

Adjoining Property  
to The East  
PIN: 628016



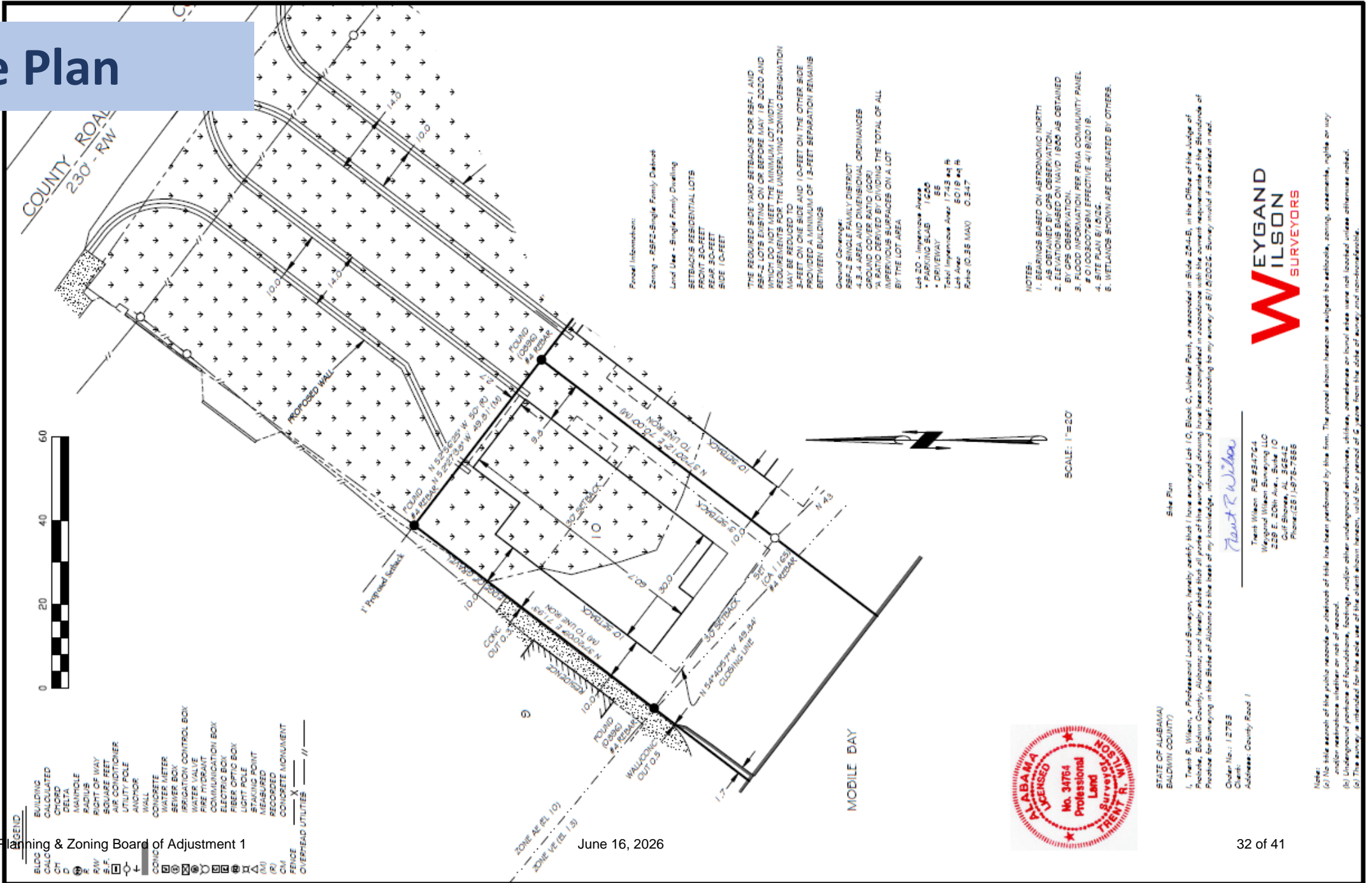
Jun 2, 2026 10:53:10 AM  
12019 County Road 1  
Fairhope  
Baldwin County  
Alabama

Property to The  
North  
PIN: 37824



Jun 2, 2026 10:52:11 AM  
12019 County Road 1  
Fairhope  
Baldwin County  
Alabama

# Site Plan



- LEGEND**
- BLDG CALCULATED
  - CHORD
  - CH
  - D
  - MANHOLE
  - RADIUS
  - RIGHT OF WAY
  - S.F.
  - SQUARE FEET
  - AIR CONDITIONER
  - UTILITY POLE
  - ANCHOR
  - WALL
  - CONCRETE
  - LETTER
  - SEWER BOX
  - REGULATION CONTROL BOX
  - WATER VALVE
  - FIRE HYDRANT
  - COMMUNICATION BOX
  - ELECTRIC BOX
  - FIBER OPTIC BOX
  - LIGHT POLE
  - STAKING POINT
  - MEASURED
  - (M)
  - (R)
  - CM
  - CONCRETE MONUMENT
  - FENCE
  - OVERHEAD UTILITIES

Parcel Information:  
 Zoning - RSE-2 Single Family District  
 Land Use - Single Family Dwelling  
 SETBACKS RESIDENTIAL LOTS  
 FRONT 30- FEET  
 REAR 30- FEET  
 SIDE 10- FEET

THE REQUIRED SIDE YARD SETBACKS FOR RSE-1 AND RSE-2 LOTS EXISTING ON OR BEFORE MAY 18 2020 AND WHICH DO NOT MEET THE MINIMUM LOT WIDTH REQUIREMENTS FOR THE UNDERLYING ZONING DESIGNATION MAY BE REDUCED TO 3- FEET ON ONE SIDE AND 10- FEET ON THE OTHER SIDE PROVIDED A MINIMUM OF 13- FEET SEPARATION REMAINS BETWEEN BUILDINGS

Ground Coverage:  
 RSE-2 SINGLE FAMILY DISTRICT  
 4.3.4 AREA AND DIMENSIONAL ORDINANCES  
 GROUND COVER (GC)  
 (APPROXIMATE) DETERMINING THE TOTAL OF ALL IMPERVIOUS SURFACES ON A LOT  
 BY THE LOT AREA

Lot 20 - Impervious Area  
 • PARKING SLAB 1,249  
 • DRIVEWAY 68  
 Total Impervious Area 1,743 sq ft  
 Lot Area 5018 sq ft  
 Ratio (0.35 MAX) 0.347



- NOTES:
1. BEARINGS BASED ON ASTROMOMIC NORTH
  2. AS OBTAINED BY GPS OBSERVATION.
  3. ELEVATIONS BASED ON NAVD 1885 AS OBTAINED BY GPS OBSERVATION.
  4. FLOOD INFORMATION PER FEMA COMMUNITY PANEL # 0100000748M EFFECTIVE 4/18/2018.
  5. SITE PLAN 8/1/2024.
  6. WETLANDS SHOWN ARE DELINEATED BY OTHERS.

SCALE: 1"=20'

STATE OF ALABAMA  
 BALDWIN COUNTY

Site Plan

Trent R. Wilson, a Professional Land Surveyor, hereby certifies that I have surveyed Lot 10, Block C, Wilkes Point, as recorded in Slide 204-18, in the Office of the Judge of Probate, Baldwin County, Alabama; and hereby state that all parts of this survey and showing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of 8/1/2024. Survey would if not stated in next.

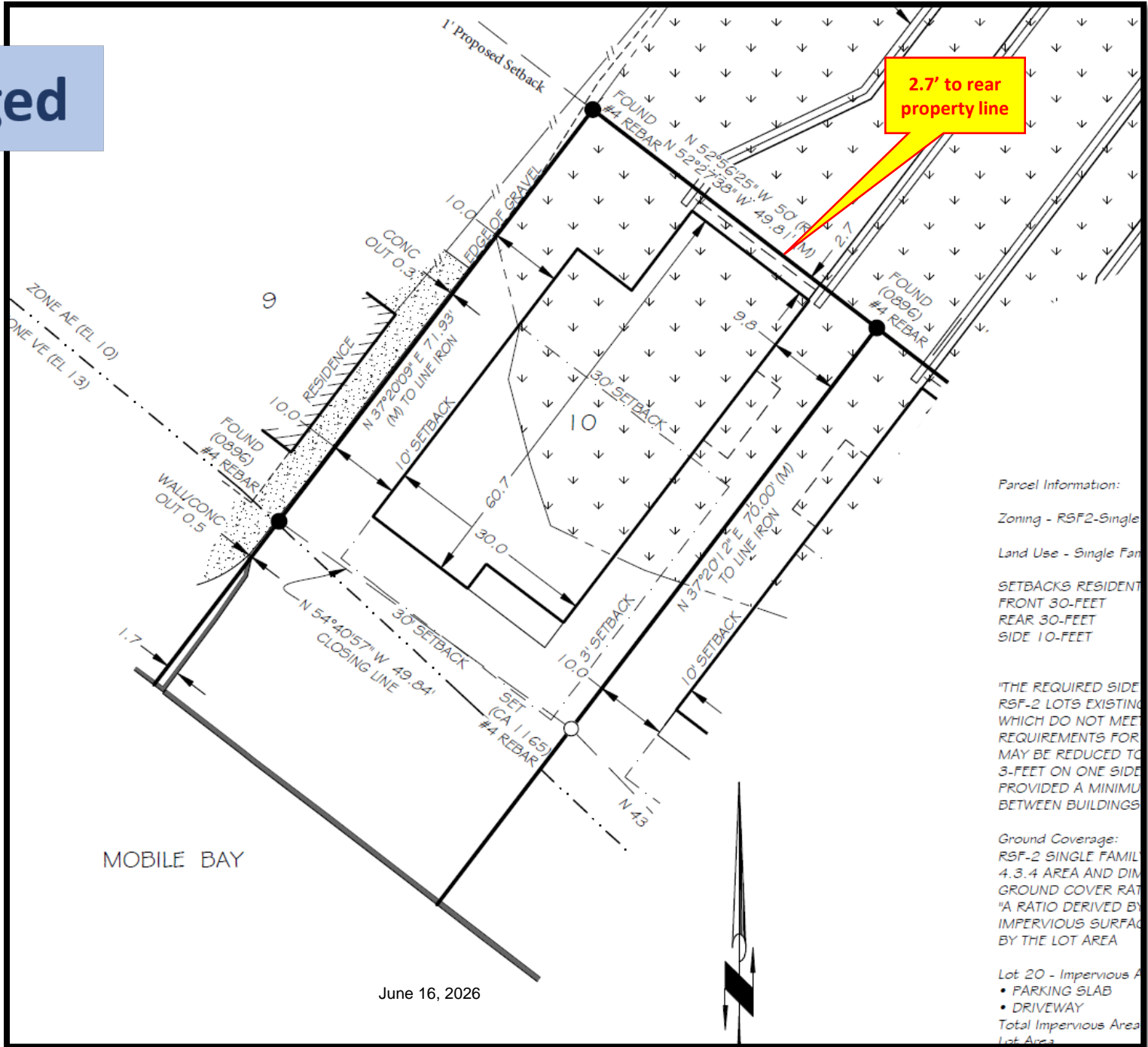
Order No.: 12763  
 Client:  
 Address: County Road 1

Trent R. Wilson

Trent Wilson RS #34764  
 Wilkes Point Surveying, LLC  
 229 E. 20th Ave., Suite 10  
 Gulf Shores, AL 36542  
 Phone: (251) 975-7858

**WILSON**  
 SURVEYORS

# Site Plan Enlarged



Parcel Information:  
 Zoning - RSF2-Single  
 Land Use - Single Fam  
 SETBACKS RESIDENT  
 FRONT 30-FEET  
 REAR 30-FEET  
 SIDE 10-FEET

"THE REQUIRED SIDE  
 RSF-2 LOTS EXISTING  
 WHICH DO NOT MEET  
 REQUIREMENTS FOR  
 MAY BE REDUCED TO  
 3- FEET ON ONE SIDE  
 PROVIDED A MINIMU  
 BETWEEN BUILDINGS

Ground Coverage:  
 RSF-2 SINGLE FAMIL  
 4.3.4 AREA AND DIM  
 GROUND COVER RAT  
 "A RATIO DERIVED BY  
 IMPERVIOUS SURFAC  
 BY THE LOT AREA

Lot 20 - Impervious A  
 • PARKING SLAB  
 • DRIVEWAY  
 Total Impervious Area  
 Lot Area

# Zoning Requirements

## Section 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

# 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 in Planning District 26 came into effect on September 21, 1993. The lot of record is 50' x 143.8' and 7,190 sq. ft. The minimum lot size requirement for RSF-2, Residential Single-Family District, is 15,000 sq. ft. with a minimum lot width at the building line of 80'. This parcel is along the area of the exceptionally large right-of-way. Therefore, staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **7,190 +/- sf**, Minimum Lot width: **80'**, Actual Lot Width: **50'**, Hardship: YES

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

The subject property contains jurisdictional wetlands and has obtained permits from the Corps to fill a maximum of one-tenth of an acre, as permitted by the local provisions for Planning District 26. Therefore, staff could establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require 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 currently zoned RSF-2, a Residential single-family zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home. The applicant received a land disturbance ZLD25-65 for the bulkhead and backfill. **Staff believes that 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.**

**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 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. **However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not 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 because the effect of the variance cannot be quantified at the time of consideration.**

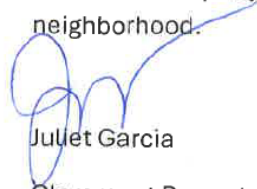
# Staff Analysis and Findings

## 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.

# POA Statement

Claremont Property Co. is the owner of this parcel. This property is not in an active neighborhood.



Juliet Garcia

Claremont Property Company.

# ZVA26-14 CLAREMONT PROPERTY CO INC

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line to allow for the construction of a new single-family dwelling.

The applicant is requesting to build up to 2.7 feet to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-14 be approved with conditions.

1. If approved, the variance is limited to the site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.

# ZVA26-14 CLAREMONT PROPERTY CO INC

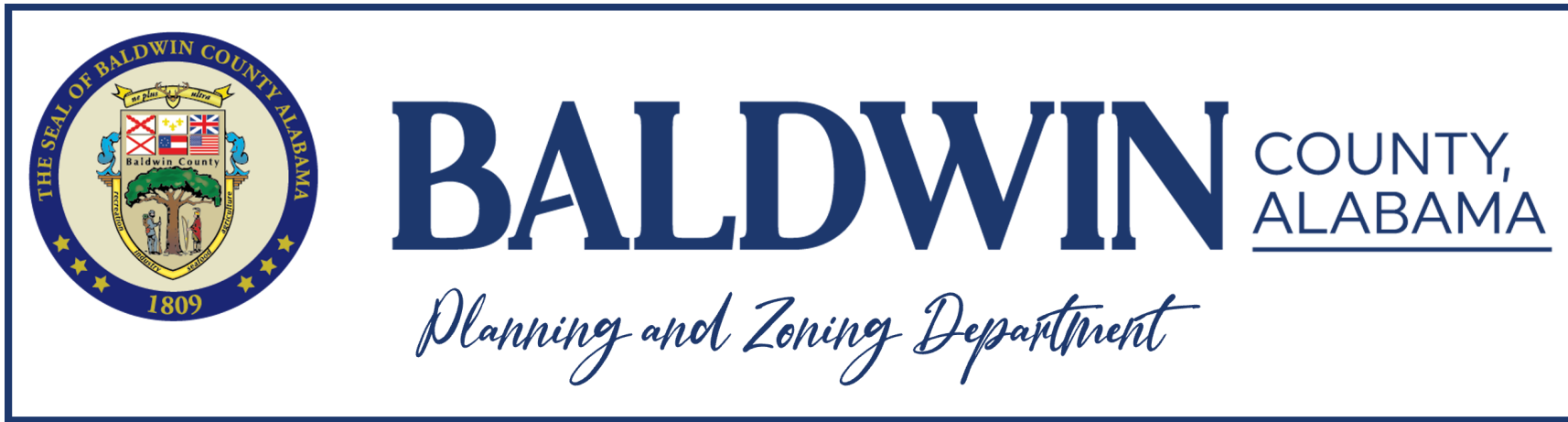
## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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

JULY 21, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL