



**Baldwin County Planning and Zoning  
Board of Adjustment Number 1  
Regular Meeting Minutes  
Tuesday, August 19, 2025**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on August 19, 2025, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

**II. Roll Call**

The meeting was called to order by Mary Shannon Hope Vice-chairwoman. Members present included: Norman Bragg, Leslie Stejskal, Rosellen Coggin, Thomas Kiel, Doug Ward and James Guffy and Melissa Hadley. Staff members present were Crystal Bates, Planning Technician II, Celena Boykin, Senior Planner.

**III. Approval of Minutes**

Mr. Leslie Stejskal made a motion to approve August 19, 2025, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve August 19, 2025, minutes carried anonymously.

**IV. Consideration of Applications and Request**

**a.) ZVA25- 32 Coumanis Property, 11541 County Road 1**

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-32 from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the 30' rear property line and 12.5 (c) yard requirements as it pertains to uncovered stairs in the rear yard to construction a single-family dwelling.

The chairwoman invited the applicant, Thomas Chastin, to the podium to share the reasons for the variance request. He discussed the project mentioned they divided the parcels demo the old home and was building two new spec homes on each lot. The board members then started asking questions about the project about the dwelling, stairs, VE flood zones, site plans and survey questions.

Board member Leslie Stejskal made a motion to Deny the variance case ZVA25-32 seconded by Norman Bragg. The motion passed to DENY the variance case with a 5 to 3 vote.

**b.) ZVA25- 33 Coumanis Property, 11539 County Road 1**

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-33 from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the 30' rear property line and 12.5 (c) yard requirements as it pertains to uncovered stairs in the rear yard to construction a single-family dwelling.

The chairwoman invited the applicant, Thomas Chastin, to the podium Mr. Chastin abstain from coming up to speak on the case. The board members then had brief discussion. Board member Leslie Stejskal made a motion to Deny the variance case ZVA25-33 seconded by Doug Ward. The motion passed to DENY the variance case ZVA25-35 with a 5 to 3 vote.

**c.) ZVA25-35 Cuenca Property, 23110 Forland Rd**

Mrs. Crysal Bates presented the applicants request for variance ZVA25-35 from Section 2.3.12.3 (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 resident in order to allow for a mobile home.

The chairwoman invited the applicant, Mrs. Jennifer Cuenca, to the podium Mrs. Cuenca spoke on the reason why she needed the variance and couldn't get bigger or smaller home due to financial hardships. The board members then had a brief discussion. Board member Norman Bragg made the motion to DENY the variance and seconded by Leslie Steskal. The motion passed to DENY variance case ZVA25-35 with an 8-0.

**d.) ZVA25-37 Flowers Property, 20958 Yosemite Blvd**

Mrs. Crystal Bates presented the applicants request for variance ZVA25-37 from Section 4.4.5 Area and Dimensional Ordinance in the Baldwin County Zoning Ordinance as it pertains to the 30' minimum front yard setback.

The chairwoman asked if anyone was present at the board meeting for case ZVA25-37 Flower property. We had none signed in for the case. There were some brief discussions on the case of why the variance was truly needed and what they were doing and why did they had to go on this route. After board discussions board member Lesslie Stejskal made a motion to APPROVE the case and seconded by Rosellen Coggin. The motion passed to APPROVE the variance case ZVA25-35 with an 8-0 vote.

**V. Old Business**

**VI. New Business**

**VII. Adjournment**

The meeting adjourned at 5.20 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 16 day of September, 2025.

  
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Mary Shannon Hope, Vice- Chair