



BOARD OF ADJUSTMENT NUMBER 1

AGENDA

October 21, 2025

Regular Meeting

4:00 p.m.

Central Annex Auditorium

22251 Palmer Street

Robertsdale, Alabama

Email-planning@baldwincountyal.gov

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes September 16, 2025
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA25- 25 Perez Property, 27890 Sun Ridge Rd

Request: Approval of variance from Section 2.3.12 (d) of the Baldwin County Zoning ordinance as it pertains to the accessory dwellings not to exceed 60 percent of size, in square feet, of the principal residence and Section 13.1.2 (b) as it pertains to the accessory structure and the location in order to allow for mobile home to remain.

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

b.) Case No. ZVA25- 50 Tanner Property, 13505 County Road 1

Request: Approval of variance from Section 2.3.26.1 (b) Local Provisions regulations of the Baldwin County Zoning ordinance as it pertains to the required side yard setbacks in order to construct a single-family dwelling.

Location: The subject property is located at 13505 County Road 1 Fairhope, AL, Planning District 26.

c.) Case No. ZVA25- 54 UFP Real Estate LLC Property, 22640 County Road 64

Request: Approval of variance from Section 15.2.6 (b) of the Baldwin County Zoning ordinance as it pertains to the required parking for warehouses.

Location: The subject property is located at 22640 County Road 64 Fairhope, AL, Planning District 12.

Attachments: Within Report:

d) Old Business

e) New Business

a.) Approval of the 2026 Board of Adjustment Calendar

f) Adjournment

To view maps/plats in higher resolution please visit the ‘Upcoming Items’ Planning and Zoning webpage”
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, September 16, 2025**

I. Call To Order

The Board of Adjustment Number One met in a regular session on September 16, 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, Marla Barnes, Thomas Kiel, and James Guffy and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, Calla McKenzie, Planning Technician II, Celena Boykin, Planning Manager.

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- 42, Miranda Property, 7815 Twin Beech Rd

Mrs. Calla McKenzie presented the applicant's request for variance ZVA25-42 from Section 3.4.5 (a) Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the required side yard setbacks in order to construct a single-family dwelling.

The Chairwoman invited the applicants, Joe and Rene Miranda, to the podium to share their reasons for the variance request. They explained their intention to build a small home on the parcel. Following that, the Chairwoman called Creston A. Washington, an adjacent property owner to the east, to the podium to share his thoughts. He expressed his concern regarding the notices and requested confirmation that the property adjacent to the west had also been properly notified.

Board member Norman Bragg made a motion to Approve the variance case ZVA25-42 seconded by Leslie Stejskal. The motion passed to Approve the variance case with an 8 to 0 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 4:16 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

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

Mary Shannon Hope, Vice- Chair

**BALDWIN COUNTY PLANNING AND ZONING
BOARD OF ADJUSTMENT NUMBER 1**

**2026
MEETING DATES
&
APPLICATION DEADLINE DATES**

Meeting time: 4:00 p.m.

Meeting location: Baldwin County Central Annex Auditorium

All applications to be considered by the Baldwin County Planning and Zoning Board of Adjustment Number 1 shall be submitted no later than 12:00 p.m. on the deadline date listed below. *There will be no exceptions.*

MEETING DATE		APPLICATION DEADLINE DATE
January 20, 2026		December 23, 2025
February 24, 2026		January 30, 2026
March 17, 2026		February 24, 2026
April 21, 2026		March 30, 2026
May 19, 2026		April 28, 2026
June 16, 2026		May 26, 2026
July 21, 2026		June 29, 2026
August 18, 2026		July 28, 2026
September 15, 2026		August 24, 2026
October 20, 2026		September 29, 2026
November 17, 2026		October 26, 2026
December 15, 2026		November 20, 2026



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

OCTOBER 21, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

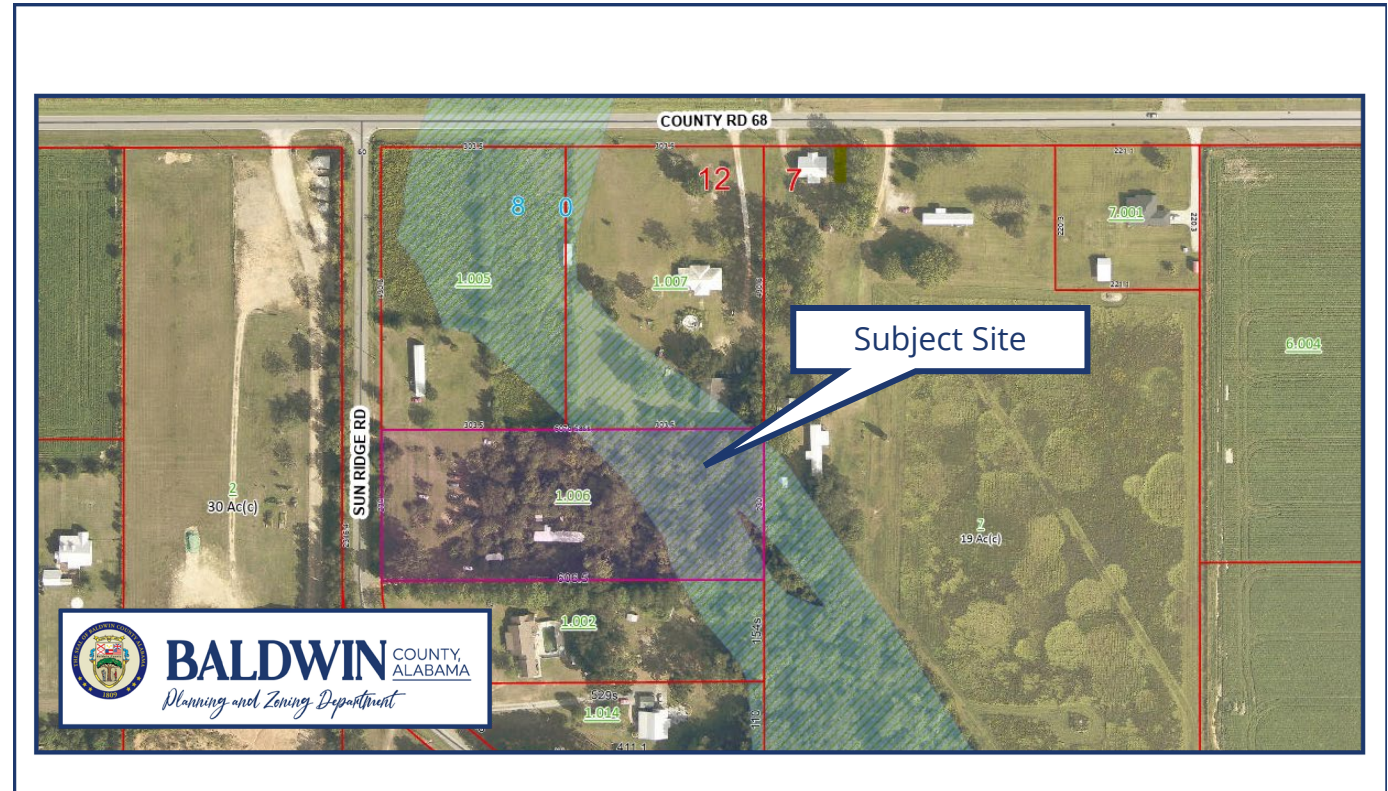
ZVA25-25 PEREZ PROPERTY

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, 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



October 21, 2025

ZVA25-25 PEREZ PROPERTY

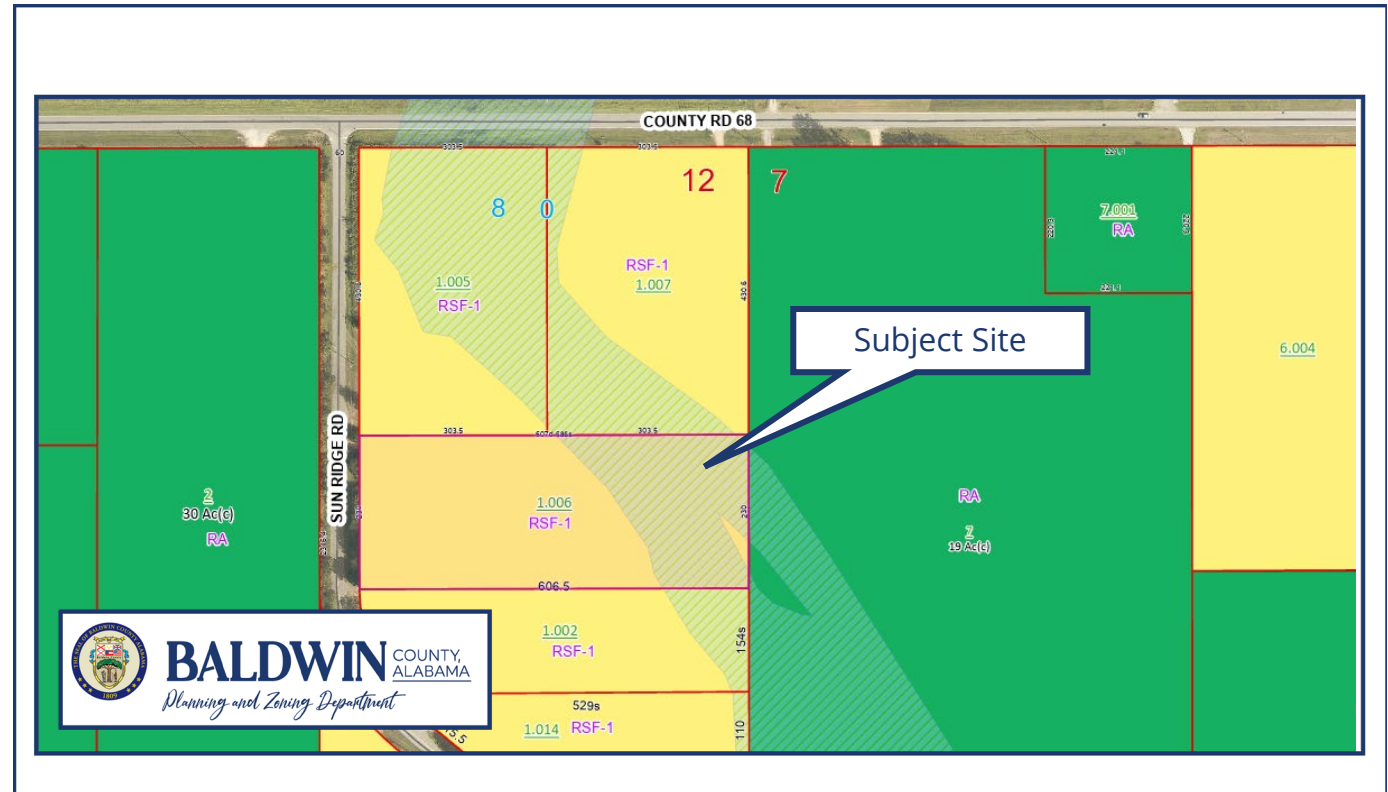
VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 2.3.12 (d) and 13.1.2 (b) of the Baldwin County Zoning ordinance as it pertains to accessory dwellings not exceeding 60 percent of the size, in square feet, of the principal residence. The request would allow a mobile home that was placed without permits to remain.

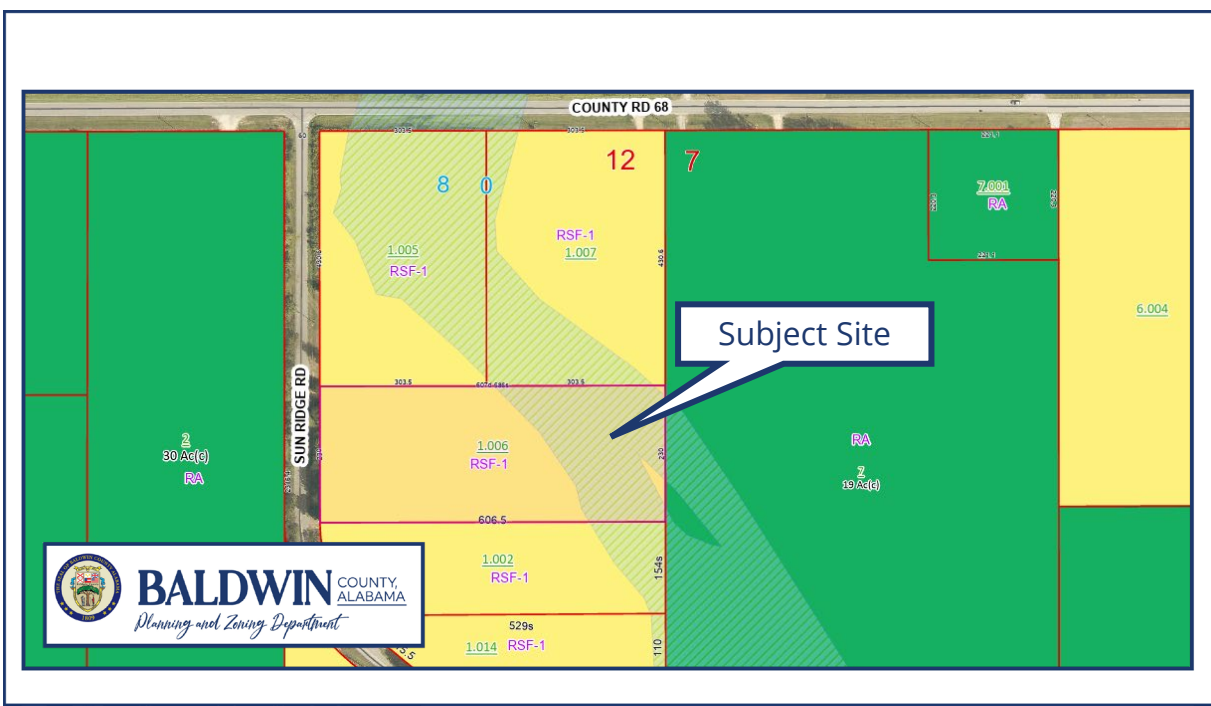
Staff recommends that case ZVA25-25 be **DENIED** unless information to the contrary is revealed at the public hearing.

Baldwin County Planning & Zoning Board of Adjustments 1

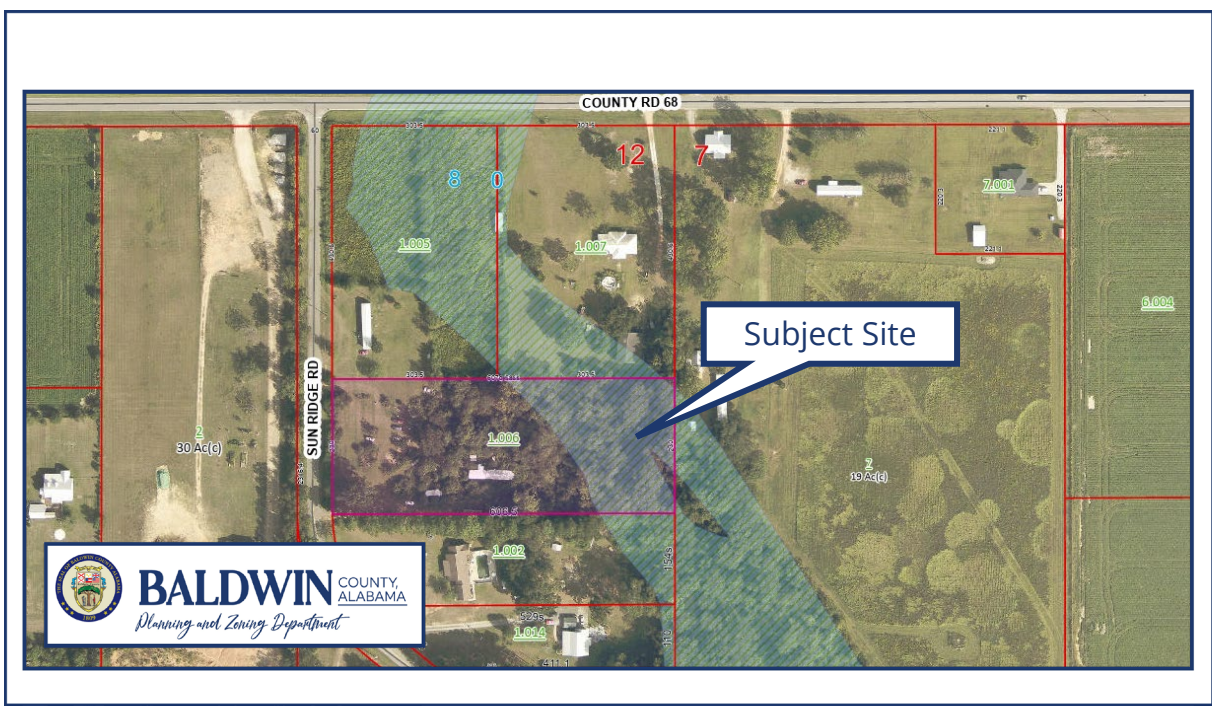


October 21, 2025

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

Baldwin County Planning & Zoning Board of Adjustments 1

October 21, 2025

9



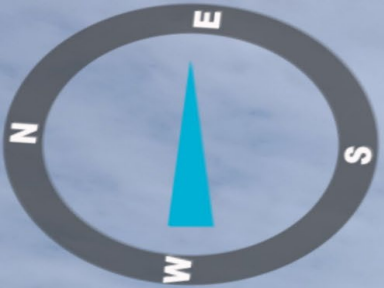
Subject Property
PIN: 108945



**VARIANCE PROPOSED
FOR THIS PROPERTY**
CASE NUMBER
ZVA25-000025
*For Information Contact
Baldwin County Planning &
Zoning Department*
(251)580-1655 / (251)972-8523
(251)990-4623

Scan 
for mapping details
and application
information
© BALDWINCOUNTYGA

Oct 3, 2025 11:43:37 AM
30°37'53.89918"N 87°43'7.39596"W
71° E



Adjoining
Property to
the North
PIN: 101180



Oct 3, 2025 11:45:34 AM
30°37'57.99594"N 87°43'7.2174"W
86° E

Baldwin County Code Enforcement



Adjoining
Property to
the South
PIN: 91577



Oct 6, 2025 9:58:27 AM
30°37'52.18424"N 87°43'7.47134"W
177° S



Adjoining Property
to The East
PIN: 34541



Oct 6, 2025 9:57:28 AM
30°37'59.24107"N 87°42'59.69538"W
214° SW



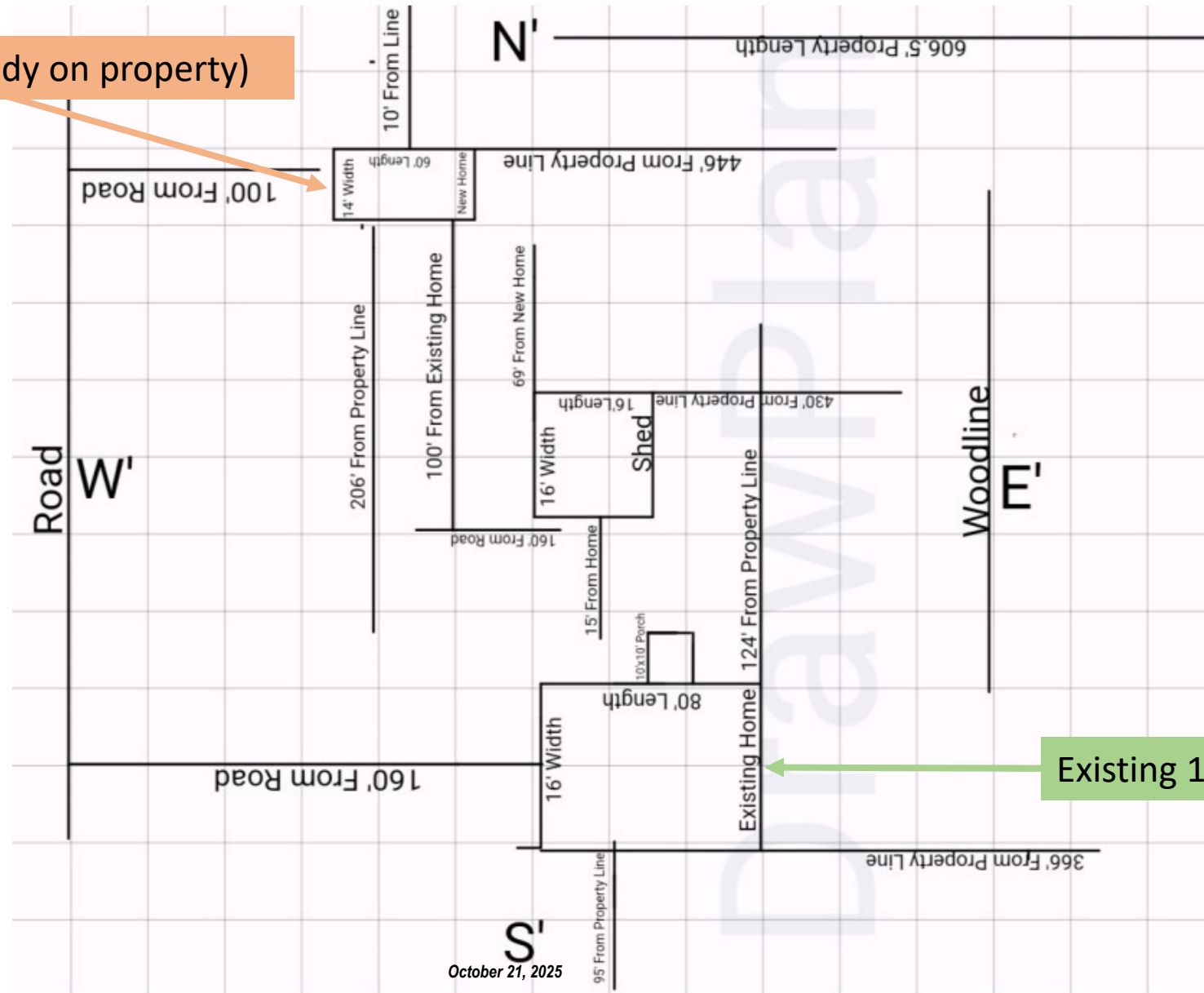
Property to The
West
PIN: 62733



Oct 3, 2025 11:43:51 AM
30°37'53.8995"N 87°43'7.36968"W
232° SW

Site Plan

Proposed 840 sf Home (Already on property)



Existing 1380 sf Home

Zoning Requirements

Section 4.2 RSF-1, Single Family District

4.2.1 Generally. This zoning district is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots.

4.2.2 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-1 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 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-1 zoned parcel where no primary dwelling currently exists.

4.2.3 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*).

4.2.4 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

4.2.5 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 18.5: 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	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Maximum Ground Coverage Ratio	.35

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.

For the 60% rule to be met the largest the accessory dwelling could be is 828 sf. The proposed one is 840 sf.

HOA Letter

Sept 15, 2025

Dear P&Z,

There is no HOA for this subdivision.

Thank you,


OSCAR Perez

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 potential wetlands located towards the rear of the property. However, this request for an allowance of additional footage on an accessory dwelling is not affected by potential wetlands. So, staff does not perceive an exceptional topographic condition or other extraordinary situation, or condition contained on the subject property which would justify 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 could potentially still add an accessory dwelling, provided it met the 60% rule and was located in the rear yard. **Staff does not believe that this variance would be necessary for the preservation of a property right.**

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.***

5.) Other matters which may be appropriate.

N/A

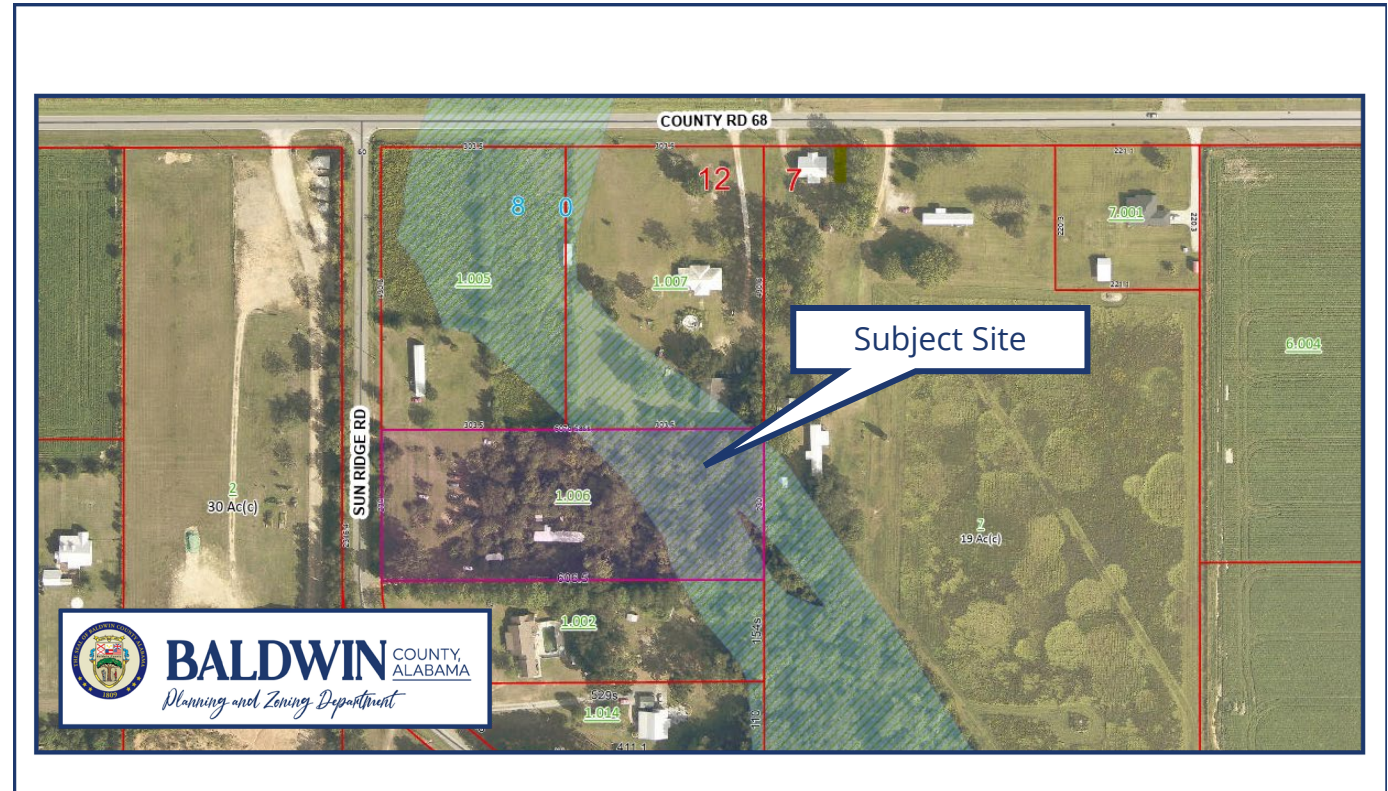
ZVA25-25 PEREZ PROPERTY

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 2.3.12 (d) and 13.1.2 (b) of the Baldwin County Zoning ordinance as it pertains to accessory dwellings not exceeding 60 percent of the size, in square feet, of the principal residence. The request would allow a mobile home that was placed without permits to remain.

Staff recommends that case ZVA25-25 be **DENIED** unless information to the contrary is revealed at the public hearing.



ZVA25-25 PEREZ PROPERTY

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, 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,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

NOVEMBER 18, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

OCTOBER 21, 2025

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA25-50 TANNER PROPERTY

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
- **PID:** 05-56-04-19-0-000-066.000
- **PPIN:** 19265
- **Acreage:** 0.367
- **Physical Address:** 13505 County Road 1
- **Applicant:** C.P. Achee Builders Inc. Chris Achee
- **Owner:** Roland & Lisa Tanner



ZVA25-50 TANNER PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

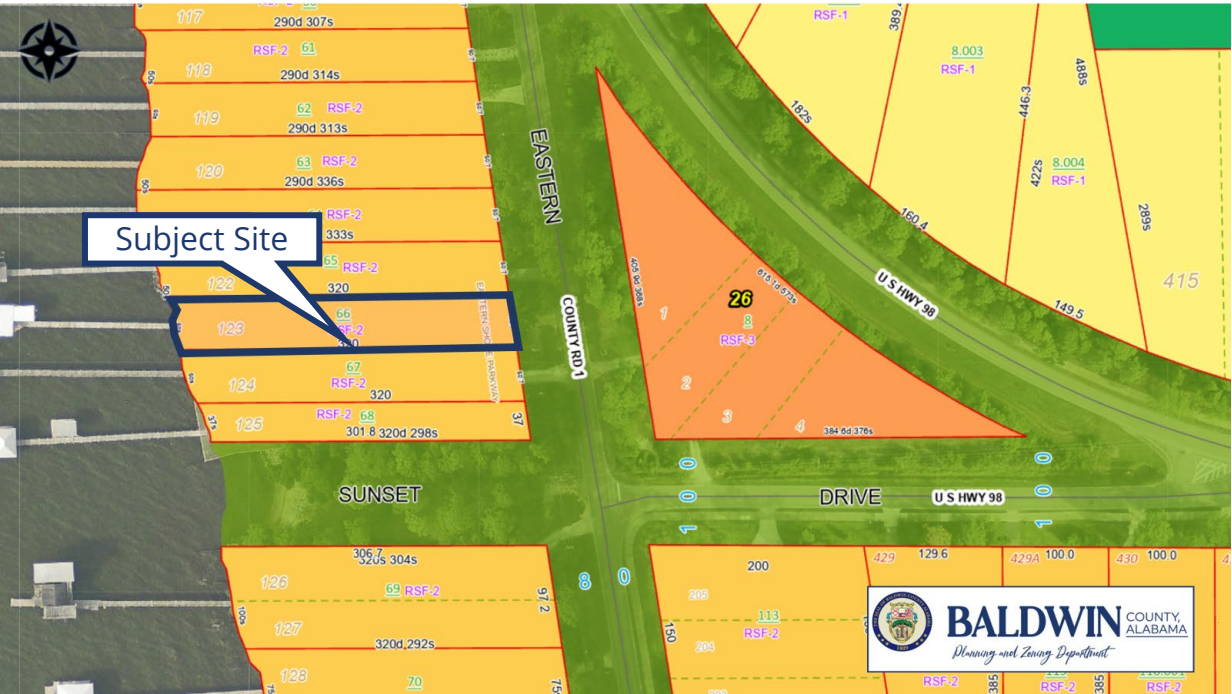
The applicant is requesting a variance from Section 2.3.26.1 (b) Local Provision Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 3-foot side yard setback and the 10-foot side yard setback on the other side, provided a minimum of 13 feet separation remains between buildings in order to allow for the construction of a new single-family dwelling.

The property to the north is also adjacent to said parcel on the 3-foot side, which prevents the parcel from having 13' of separation on both sides. The parcel will only be 8.10 ½' on the north side and 13.6 ½' on the south side.

Staff recommends that ZVA25-50 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: 19265



**VARIANCE PROPOSED
FOR THIS PROPERTY
CASE NUMBER**

ZVA25 -000050



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

Oct 2, 2025 11:26:28 AM
30°25'17.3636"N 87°54'32.21611"W
279° W



Property to The
East
PIN: 22059



Oct 2, 2025 11:26:32 AM
30°25'17.42945"N 87°54'32.11672"W
134° SE



Adjoining
Property to
the North
PIN: 19805



Oct 2, 2025 11:20:34 AM
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293° NW



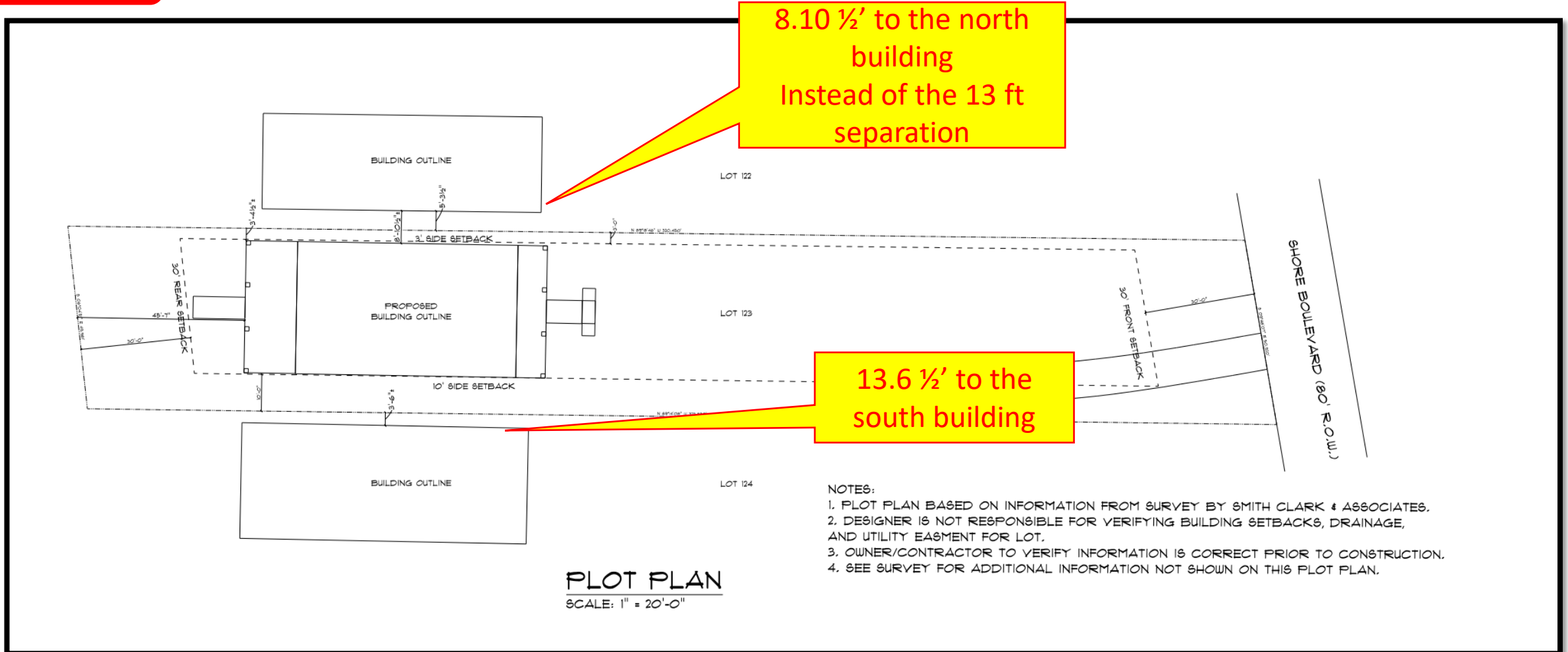
Adjoining
Property to
the South
PIN: 65643



Oct 2, 2025 11:26:41 AM
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201° S

Site Plan

Lot 123



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

(b) The following public uses:

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

(c) The following:

(d) Single family homes

(e) Accessory dwellings

(f) The following:

(g) Agricultural uses in the rural area

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

4.3.2 *Conditional 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) Outdoor recreation facilities

(b) The following private uses:

(c) The following general commercial uses: country club.

2.3.26 Planning District 26.

2.3.26.1 Effective Date

On June 9, 1992, a majority of qualified electors in Planning District 26 voted to institute County Zoning. On September 21, 1993, the County Commission adopted the Planning District 26 Zoning Map and Ordinances.

2.3.26.2 District Boundaries

A legal description of the boundaries for Planning District 26 may be found under Appendix A.

2.3.26.3 Local Provisions for Planning District 26

- (a) One accessory dwelling per lot shall be permitted by right in the RSF-1 and RSF-2 districts, provided the accessory dwelling does not exceed 60% of the size, in gross floor area, of the principal dwelling, except that no accessory dwellings or structures shall be permitted that require the filling of jurisdictional wetlands.
- (b) The required side yard setbacks for RSF-1 and RSF-2 lots existing 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.
- (c) The following zoning districts shall not be available in Planning District 26, and all references in the zoning ordinance to such districts are deleted, except as to lots or parcels included in such districts as of May 19, 2020:

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 50.7 x 340 and 17,238 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 '. 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: **17,238 +/- 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 doesn't contain jurisdictional wetlands, and the property is relatively flat. Therefore, staff could not 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. Planning District 26 allows for a 3-foot side and a 10-foot side as long as there is 13' of separation between the buildings. In this case, this lot is being pushed out, and the properties to the north and south are both adjacent on their 3-foot side.

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

ACHEE BUILDERS



CUSTOM HOMES

September 16, 2025

Property Information

13505 County Road 1

Fairhope, AL 36532

Parcel ID: 05-56-04-19-0-000-066.000

Owner: Terrell & Phillis Tanner

There is no active neighborhood association or POA with this property.

9/16/25

Date

ZVA25-50 TANNER PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 2.3.26.1 (b) Local Provision Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 3-foot side yard setback and the 10-foot side yard setback on the other side, provided a minimum of 13 feet separation remains between buildings in order to allow for the construction of a new single-family dwelling.

The property to the north is also adjacent to said parcel on the 3-foot side, which prevents the parcel from having 13' of separation on both sides. The parcel will only be 8.10 ½' on the north side and 13.6 ½' on the south side.

Staff recommends that ZVA25-50 be Approved

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.

ZVA25-50 TANNER PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

GENERAL NOTES {By-laws}

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BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

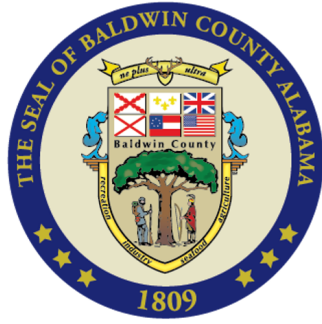
BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

NOVEMBER 18, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

OCTOBER 21, 2025

BALDWIN COUNTY CENTRAL ANNEX

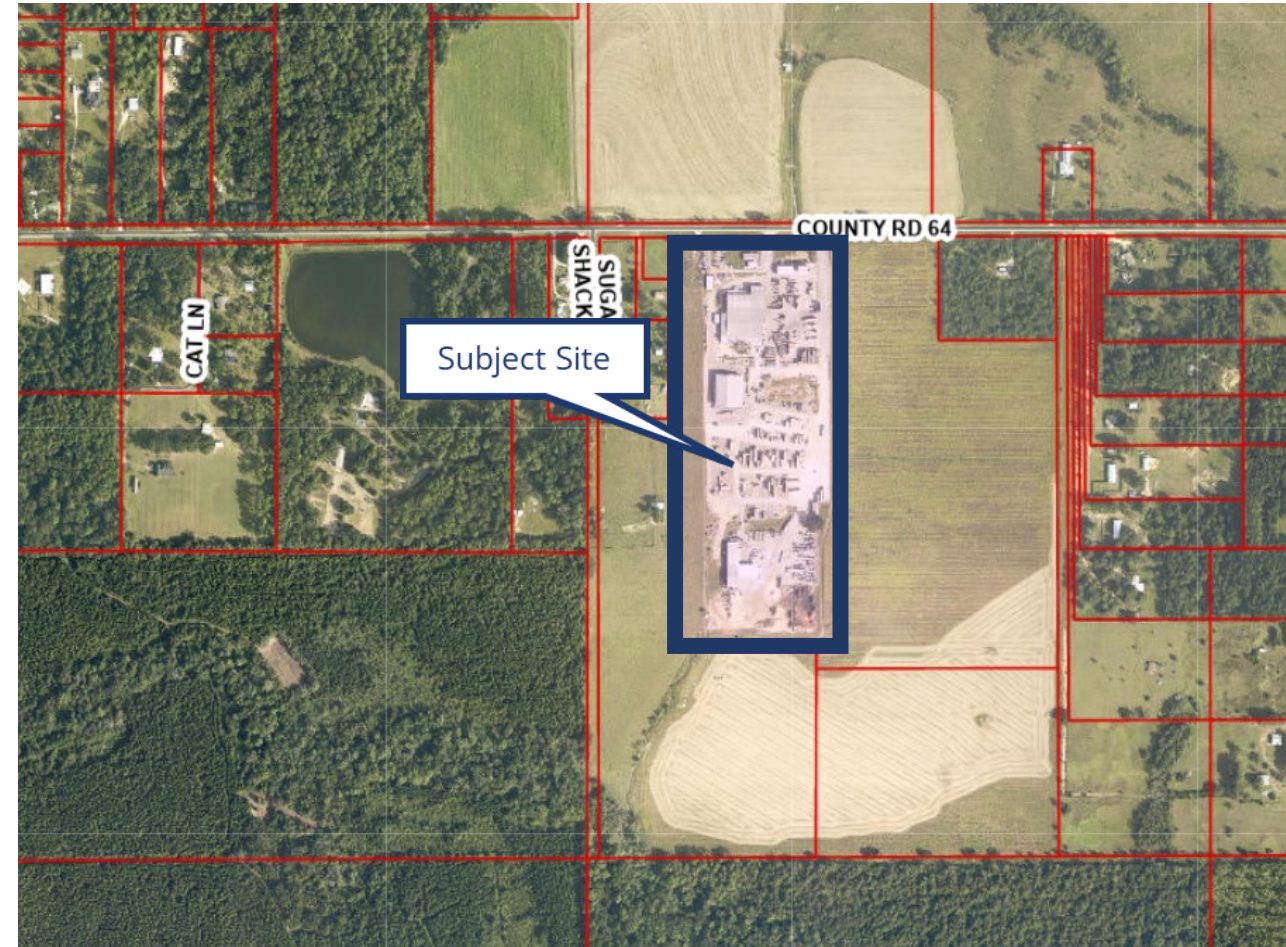
ROBERTSDALE, AL

ZVA25-54 UFP REAL ESTATE LLC PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 12
- **Zoned:** M1, Light Industrial
- **Location:** The subject property is located on the south side of County Road 64
- **PID:** 05-41-01-11-0-000-013.001
- **Acreage:** 18 acres
- **Physical Address:** 22640 County Road 64
- **Applicant:**
- **Owner:** Palletone of Mobile LLC



ZVA25-54 UFP REAL ESTATE PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

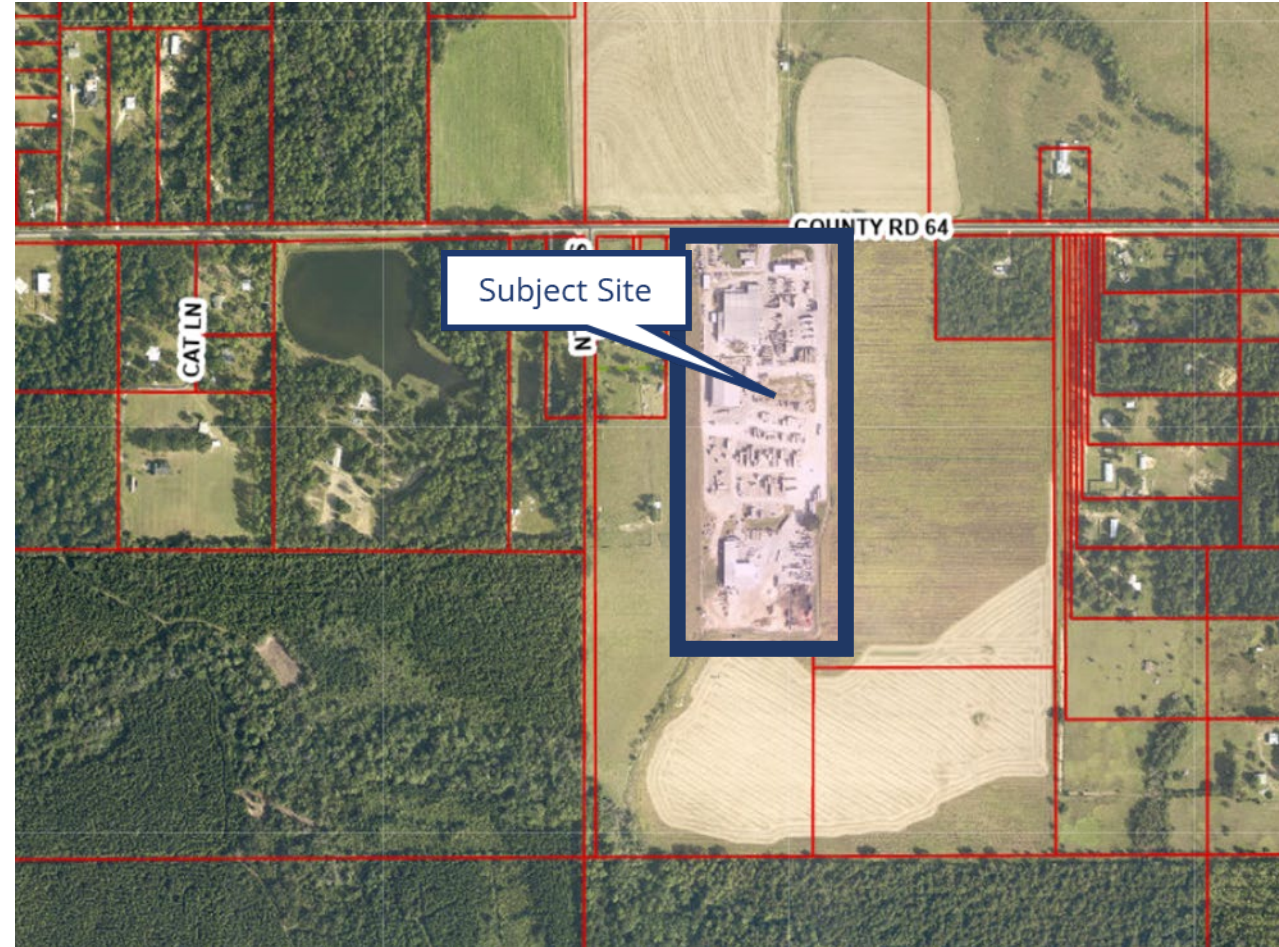
Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 15.2.6 (a) and (b) parking requirements of the Baldwin County Zoning Ordinance, as it pertains to the required parking spaces for the addition of industrial and warehouse spaces.

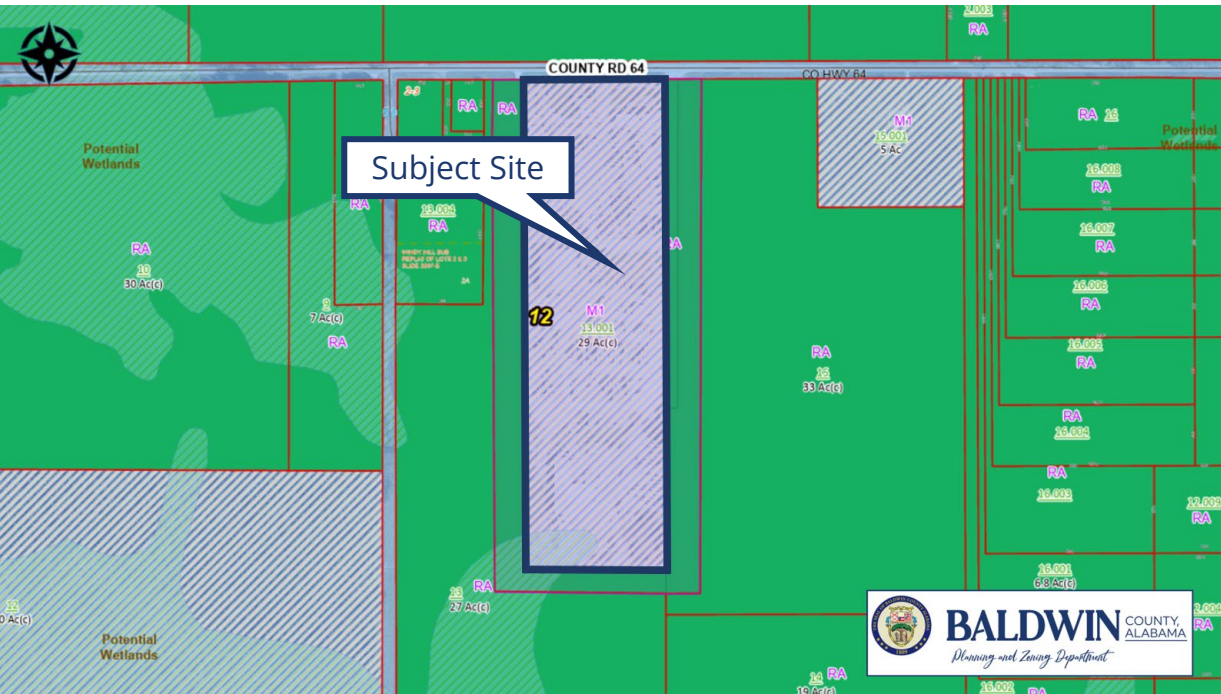
The applicant prefers to refrain from installing the additional parking spaces required by the zoning ordinance, which mandates 172 spaces. Instead, the applicant has provided 68 spaces, representing a variance that involves adding 104 fewer spaces.

They have 15 additional spaces in the Hwy Construction Setback, but these cannot be counted as required parking; they have to be considered as overflow parking.

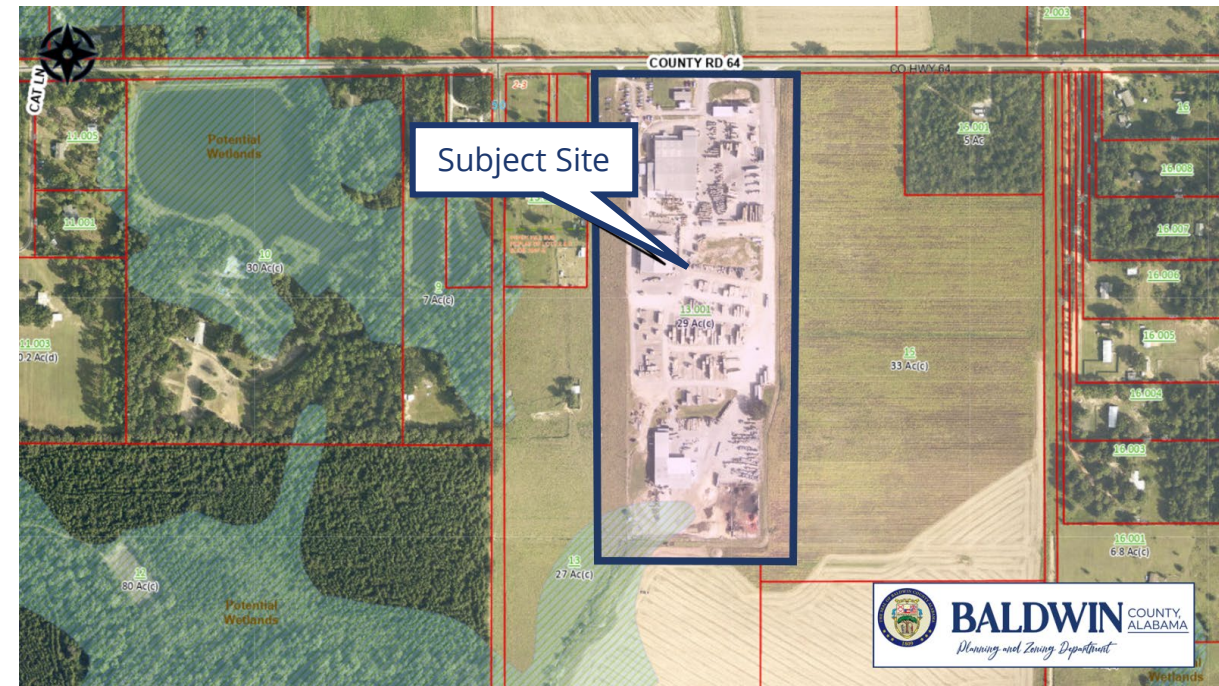
Staff recommends that ZVA25-54 be denied unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map



Adjacent Zoning

North

B2, Neighbor Business

South

RA, Rural Agriculture

East

RA, Rural Agriculture

West

B3, General Business

Adjacent Land Use

Vacant

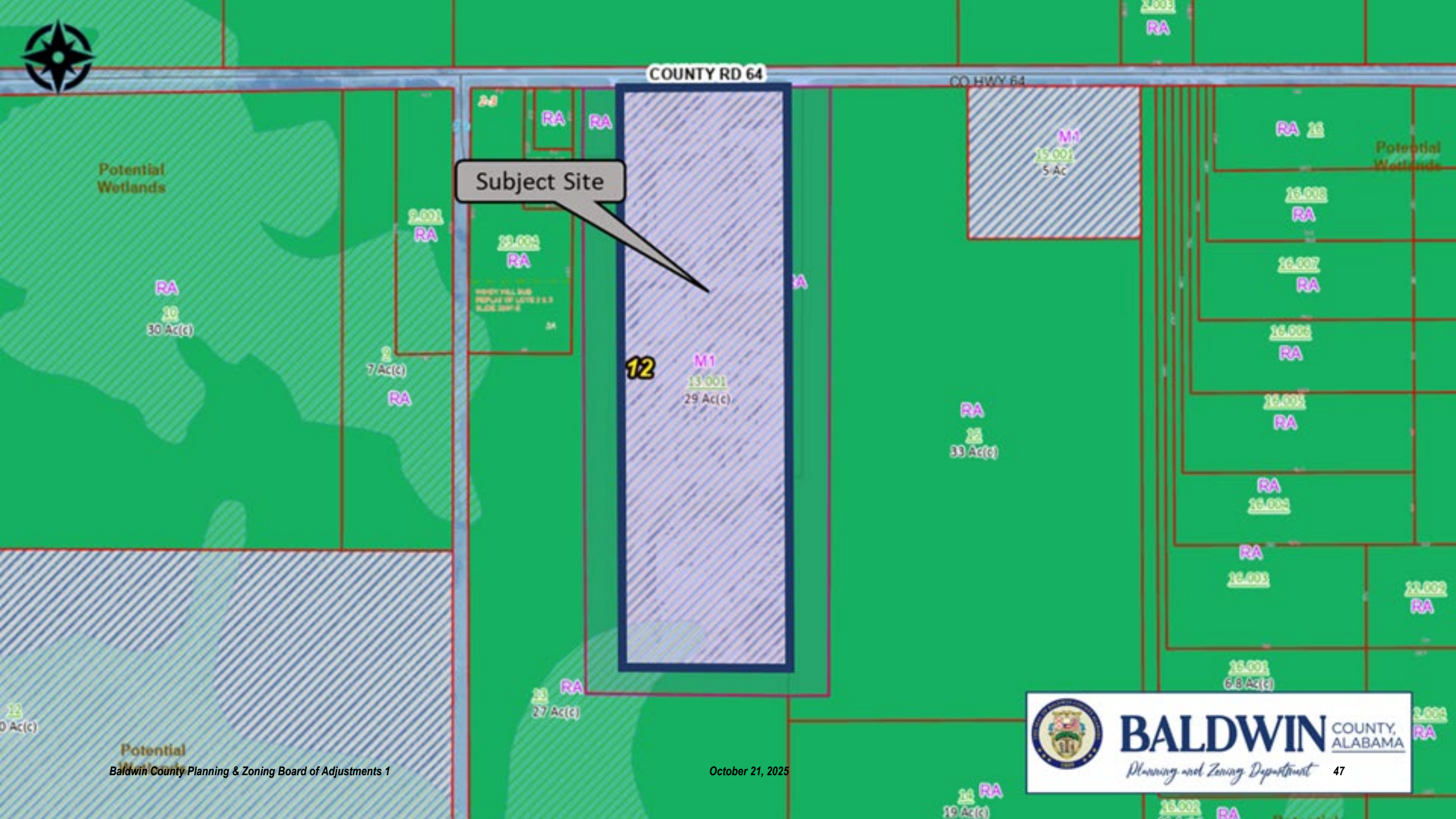
Vacant

Vacant

Convenience Gas Station



Subject Site



Subject Site

COUNTY RD 64

CO HWY 64

12

M1
13.001
29 Ac(c)



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



Subject Property
PIN: 20699



**VARIANCE PROPOSED
FOR THIS PROPERTY
CASE NUMBER
ZVA25-000054**

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

Scan 

Oct 6, 2025 10:13:07 AM
30°37'33.66336"N 87°38'15.89568"W
191° S



Property to
the North
PIN: 321442



Oct 6, 2025 10:13:24 AM
30°37'33.61577"N 87°38'15.78314"W
2° N



Adjoining
Property to
the South and
West
PIN: 31887



Oct 6, 2025 10:16:04 AM
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188° S

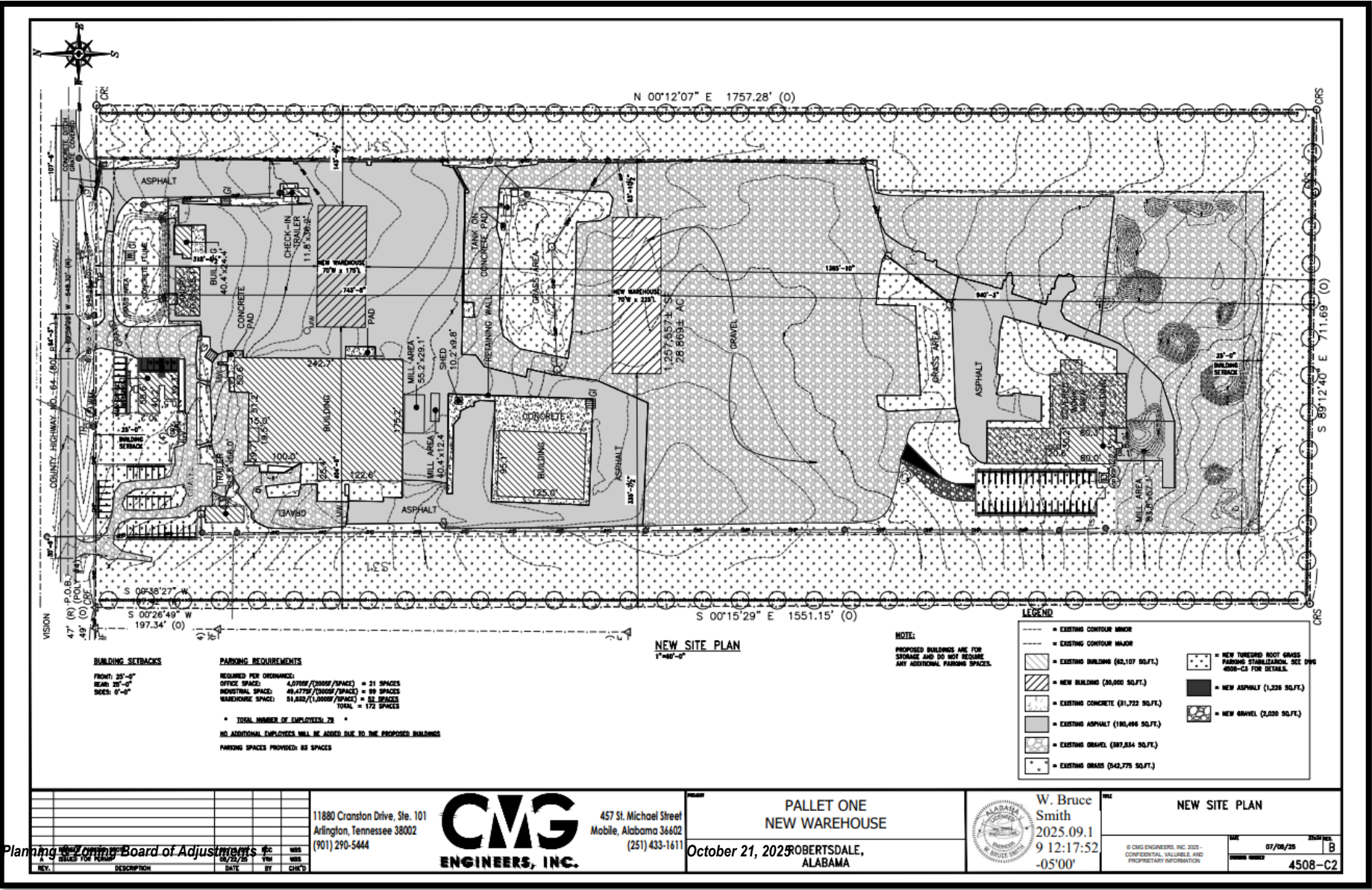


Adjoining Property
to The East
PIN: 64255

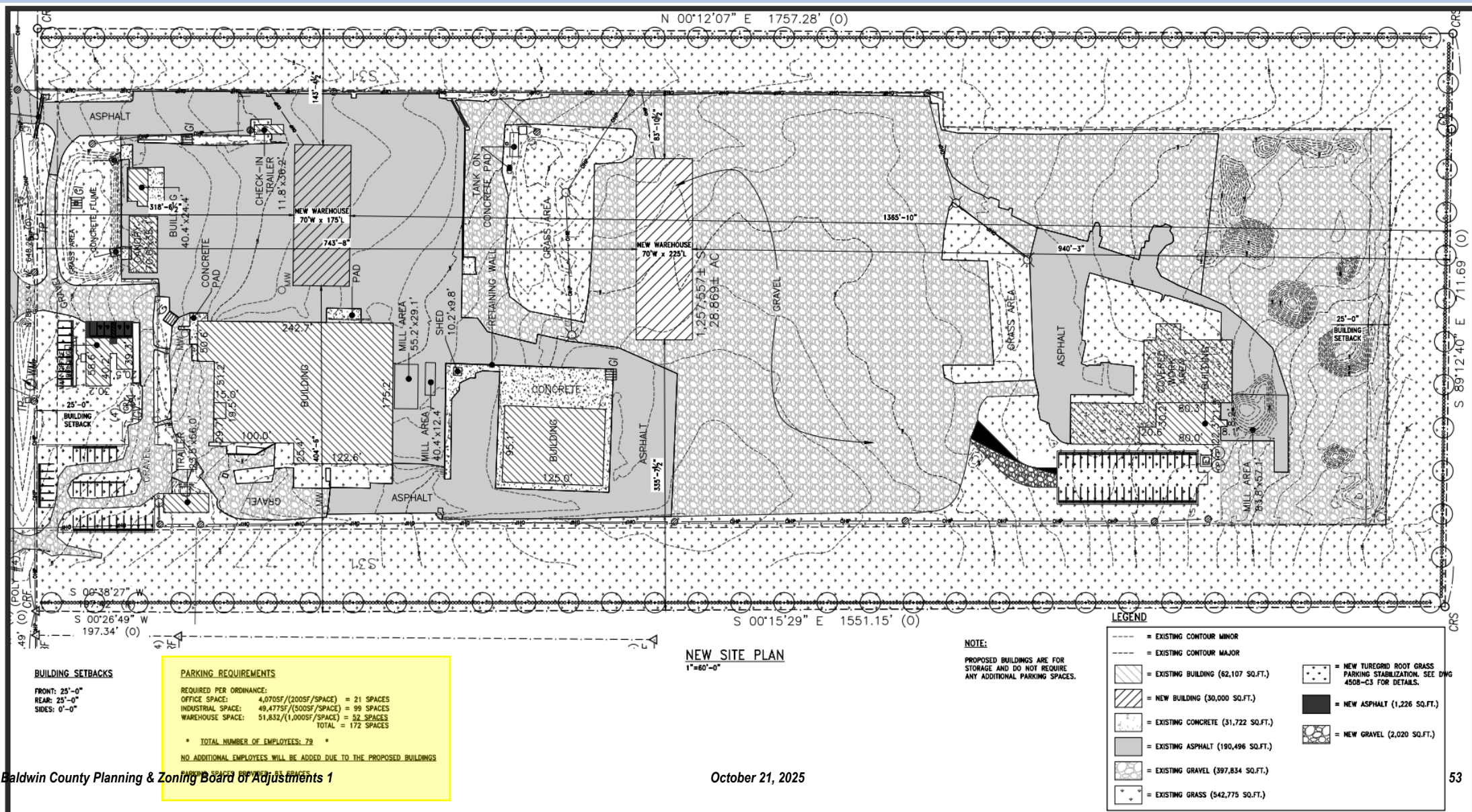


Oct 6, 2025 10:14:26 AM
30°37'33.62588"N 87°38'12.3558"W
175° S

Site Plan



Site Plan Enlarged



Zoning Requirements

15.2.5 Recreation and amusement.

- (a) Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements. One space for each 200 square feet of floor area.
- (b) Bowling alleys. 4 spaces for each alley.
- (c) Marinas. One space for each slip or berth plus 1 space for each 500 square feet of dry boat storage area.
- (d) Golf course. 4 spaces per golf hole.
- (e) Golf driving range. One space for each driving tee area.
- (f) Amusement park. One space per 200 square feet of area within enclosed buildings, plus One space for every 3 persons that the outdoor facilities are designed to accommodate.

15.2.6 Industrial, warehouse and similar establishments.

- (a) *Industrial/manufacturing.* One space for each 500 square feet of gross floor area.
- (b) *Warehouses.* One space for each 1,000 square feet of gross floor area.
- (c) *Mini warehouses.* 2 parking spaces shall be provided for the manager's quarters plus one additional space for every 25 storage cubicles to be located at the project office for use of clients.

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 12 came into effect on November 7, 2006. The lot described is roughly 891' x 1757' and is 18 acres. The minimum lot size requirement for M1, Light Industrial District, is 40,000sf, with a Minimum Lot Width at the Building Line of 120'.

Minimum lot size: **40, 000sf** Actual lot size: **18 acres, 784,080 sf**, Minimum Lot width at building line: **120'**, Actual Lot Width: **891'**
Hardship: **No**

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

The subject property does not contain any jurisdictional wetlands or any other topographic condition. Therefore, staff could not 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 purpose of this zoning district is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. The applicant has requested to forgo the required parking spaces for the addition of two new warehouses. According to Baldwin County zoning ordinance, a total of 172 parking spaces are typically required for the property. Currently, there are 83 parking spaces available, which results in a variance request for 89 additional spaces. The applicant has stated that there are only 79 employees and that no additional employees are expected to be added with the proposed buildings, therefore not increasing traffic. We acknowledge that meeting the full parking requirements may present certain challenges. 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

I, Joe Hultquist, certify that there are no neighborhood associations associated with this property (Parcel # 05-41-01-11-0-000-013-.001).

Signature

Date

9/26/25

ZVA25-54 PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

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ZVA25-54 PROPERTY

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Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

NOVEMBER 18, 2025 @ 3:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL