



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday November 21, 2023**

I. Call To Order

The Board of Adjustment Number one met in a regular session on November 21, 2023, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Jamal Allen, Chair. Members present included: James Guffy, Charmein Moser, Leslie Stejskal, Doug Ward, Clarice Hall Black, Rosellen Coggin. Staff members present were Crystal Bates, Planning Technician II, Calla McKenzie Planning Technician I and Buford King, Deputy Planning Director.

III. Approval of Minutes

IV. Consideration of Applications and Request

a.) ZVA23-66, Hudson Property, 10228 Bayhaven Cir

Mrs. Crystal Bates presented the applicant's request for variance ZVA23-66 from Section 13.1.2 (b) and (d) as it pertains to accessory structures.

Chairman called the applicant Matthew Hudson to the podium to speak on his project he explained the reasoning why the barn was built without proper permits. Chairman called Richard Christian Bilich to the podium to speak he spoke about property values and use of the barn he also stated he was in opposition of it. Chairman also called Jon Cook to the podium to speak on the case he spoke about sediment issues with prior property owner. Chairman asked if anyone else is present that would like to speak.

Board member Leslie Stejskal made a motion to follow staff's recommendation to Deny case ZVA23-66 and seconded by James Guffy the motion pass to Deny a 7 to 1 vote.

b.) ZVA23-68, Nemer Property, 23811 Grant Dr

Mrs. Calla McKenzie presented the applicant's request for variance ZVA23-68 from Section 13.1.2 (b) and (d) as it pertains to accessory structure in the front yard.

Chairman called the applicant Bruce McPherson to the podium to speak on his project he explained the reasoning why the pool structure needed to be in the location. Chairman asked if anyone else is present that would like to speak.

Board member Doug Ward made a motion to approve the variance with staff's recommendation case ZVA23-68 and seconded by Rosellen Coggin the motion pass to Approve with conditions to a 5 to 2 vote.

c.) ZVA23-76, Ankerson Property, 12550 County Road 1

Mrs. Calla McKenzie presented the applicant's request for variance ZVA23-76 from Section 2.3.26.3 (g) and Section 10.4.4 of the Baldwin County Zoning ordinance as it pertains to wetland buffer to build a single-family dwelling.

Chairman called the applicant Bruce McPherson to the podium to speak on his project he explained the reasoning why the pool structure needed to be in the location. Chairman asked if anyone else is present that would like to speak.

Board member Doug Ward made a motion to approve the variance with staff's recommendation case ZVA23-68 and seconded by Rosellen Coggin the motion pass to Approve a 5 to 2 vote.

d.) ZVA23-78, Garrett Property, 27033 Hall Rd

Mrs. Crystal Bates presented the applicant's request for variance ZVA23-78 from Section 4.2.5 and of the Baldwin County Zoning ordinance as it pertains to front and rear yard setback requirements to allow for a single-family dwelling.

Chairman called the applicant Jamie McBride to the podium to speak on her project she explained how the mobile home was put on the property without any permits. Chairman asked if anyone else is present that would like to speak.

Board member Clarice Hall Black made a motion to approve the variance with staff's recommendations for case ZVA23- 78 and seconded by Doug Ward the motion pass to Approve a 7 to 0 vote.

V. Old Business

VI. New Business

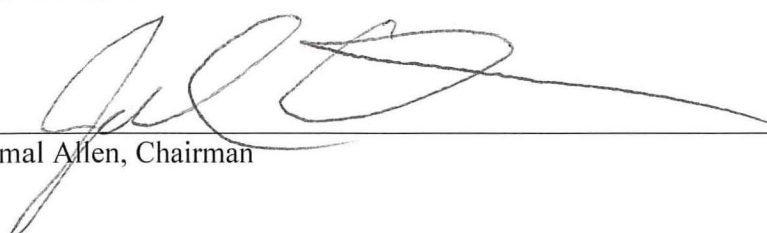
VII. Adjournment

The meeting adjourned at 4:58 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct and approved this 19th day of December, 2023.



Jamal Allen, Chairman