



**Baldwin County Planning and Zoning  
Board of Adjustment Number 1  
Regular Meeting Minutes  
Tuesday, March 18, 2025**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on March 18, 2025, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

**II. Roll Call**

The meeting was called to order by Norman Bragg the acting chair for the meeting. Members present included: Doug Ward, Norman Bragg, Leslie Stejskal, James Guffy, Thomas Kiel, Marla Barnes, Melissa Hadley, and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, Celena Boykin, Senior Planner.

**III. Approval of Minutes**

Mr. Thomas Kiel made a motion to approve the February 18, 2024, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve February 18, 2024, minutes carried anonymously.

**IV. Consideration of Applications and Request**

**a.) ZVA24- 11 Seifert Property, 13753 Scenic Hwy 98**

Mrs. Crystal Bates presented the applicant's request for variance ZVA24-11 from Section 12.5 (f) of the Baldwin County Zoning Ordinance as it pertains to the front yard setback in order to allow for an addition to a single-family dwelling.

The chairman called Elizabeth Seifert Dupree to the podium to speak she stated the reasons why the variance was needed. The chairman and board asked questions of her and the staff, The Chairman then asked if anyone else was present who wanted to speak.

Board member Doug Ward made a motion to Approve the variance ZVA24-11 seconded by James Guffy. The motion passed to Approve the variance with a 6 to 2 vote.

**b.) ZVA24-12 Cummings Property, 13880 County Road 66**

Mrs. Crystal Bates presented the applicant's request for variance ZVA24-12 from Section 2.3.12 Local provisions ordinance as it pertains to size of an accessory dwelling.

The chairman invited Mr. Mickey Skipper to the podium. Mr. Skipper discussed the property and mentioned that this might be the most suitable way to accommodate a home on the site. A conversation ensued between the board members and Mr. Skipper. The chairman and board asked questions of him and the staff, The Chairman then asked if anyone else was present who wanted to speak.

Board member Thomas Kiel made a motion to Approve the variance and follow staff recommendation for case ZVA24-12 and seconded, by Doug Ward. The motion passed to Approve the variance with a 8-1 vote.

**V. Old Business**

**VI. New Business**

**VII. Adjournment**

The meeting adjourned at 4:35 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 15 day of April, 2025.

Norman Bragg

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Norman Bragg, Acting Chairman for 3/18/2025