



## **BOARD OF ADJUSTMENT NUMBER 2**

### **AGENDA**

**January 15, 2026**

**Regular Meeting**

**3:00 p.m.**

**Baldwin County Satellite Courthouse**

**Large Meeting Hall**

**201 East Section Avenue**

**Foley, Alabama**

[Email-planning@baldwincountyal.gov](mailto:Email-planning@baldwincountyal.gov)

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Previous Meeting Minutes (November 13, 2025, Work Session and Regular Meeting Minutes)
5. Announcements/Registration to Address the Board of Adjustment
6. Election of Officers for 2026
7. Consideration of Applications and Requests

### **ITEMS:**

#### **a.) Case No. ZVA25- 65 Harney Property, 0 Coral Cir**

*Request:* Approval of variance from Section 13.1.2 (d) Rural and Residential Districts ordinance as it pertains to the accessory structure requirements to construct a barn.

*Location:* The subject property is located at 0 Coral Cir Gulf Shores, Al, Planning District 30.

*Attachments: Within Report:*

- d) Old Business
- e) New Business
- 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 2**

**WORK SESSION AGENDA  
Thursday, January 15, 2026  
Work Session 2:00 p.m.  
Baldwin County Satellite Courthouse  
Large Meeting Hall  
201 East Section Avenue  
Foley, Alabama**

Email: [planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. Call to Order.
2. Discussion of items related to the upcoming agenda and any other necessary items related to Board of Adjustments Number 2.
3. Questions and Concerns
4. Adjournment

*To view public documents for upcoming meetings, maps/plats, and staff reports, visit the 'Upcoming Meeting Items' on the Planning and Zoning webpage.*

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Baldwin County Planning and Zoning  
Board of Adjustment Number 2  
Work Session Minutes  
Thursday, November 13, 2025**

**I. OPENING**

Wade Mitchell opened the Baldwin County Planning and Zoning Board of Adjustment Number 2 Work Session at 2:15 p.m. on November 13, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue, Foley, Alabama.

**II. ATTENDANCE**

The following board members were present: Vice Chairman Wade Mitchell, Clark Strong, Mackie Ray.

Staff present included: Crystal Bates, Celena Boykin

**III. DISCUSSION ITEMS**

Staff opened the floor to questions regarding the following cases:

- ZVA25-55 Wright Property

**IV. ADJOURNMENT**

As there were no further questions, the work session adjourned at 2:30 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 11th day of December 2025.

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Wade Mitchell, Vice Chairman



**Baldwin County Planning and Zoning  
Board of Adjustment Number 2  
Regular Meeting Minutes  
Thursday November 11, 2025**

**I. Call To Order**

Vice Chairman Wade Mitchell opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on November 13, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

**II. Opening**

Vice Chairman Wade Mitchell opened the meeting with the pledge of allegiance. Crystal Bates presented the meeting Preamble.

**III. Roll Call**

The following Board members were present during roll call: Vice Chairman Wade Mitchell, Clark Strong, Mackie Ray.

Staff present included Crystal Bates, Celena Boykin

**IV. Approval of Minutes**

Mr. Clark Strong made a motion to approve October 9, 2025, meeting minutes. Mr. Mackie Ray seconded the motion. All members voted aye. **Motion to approve October 9, 2025, minutes carried.**

**Consideration of Applications and Requests**

**1.) ZVA25-55 Wright Property, 35458 Rester Ave**

Mrs. Crystal Bates presented the applicant's request for the variance from Section 4.2.5 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance and Section 12.5.2 (f) Yard requirements as it pertains to the building height in order to construct a single-family dwelling.

The chairman invited Mr. and Mrs. David & Jennifer Wright to the podium, she went through all the staff analysis and findings and stated the reasons they needed the zoning variance. The board members appreciated the presentation and took the opportunity to ask The Wrights a few questions. The Chairman called Mr. Daniel Hudelson to the podium he spoke about not having issues with the neighbor's variance and the lack of utilities out on the street. Chairman then gave Anna Hudelson an opportunity to come up and speak and she spoke about the height and the reason that the neighbors need the variance because of the solar panels being added to the roof to run the home because there wasn't any utilities.

Board member Clark Strong made the motion to DENY the variance and was seconded by Mackie Ray. The motion to DENY variance case ZVA25-55 with a 3-0 vote.

**V. Old Business**

**VI. New Business**

**VII. Adjournment**

As there were no further items to discuss, the meeting adjourned at 3:34 p.m.

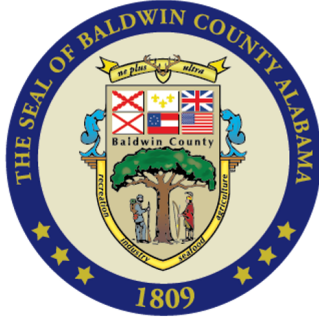
Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 11<sup>th</sup> day of December 2025.

---

Wade Mitchell, Vice Chairman



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

JANUARY 15, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

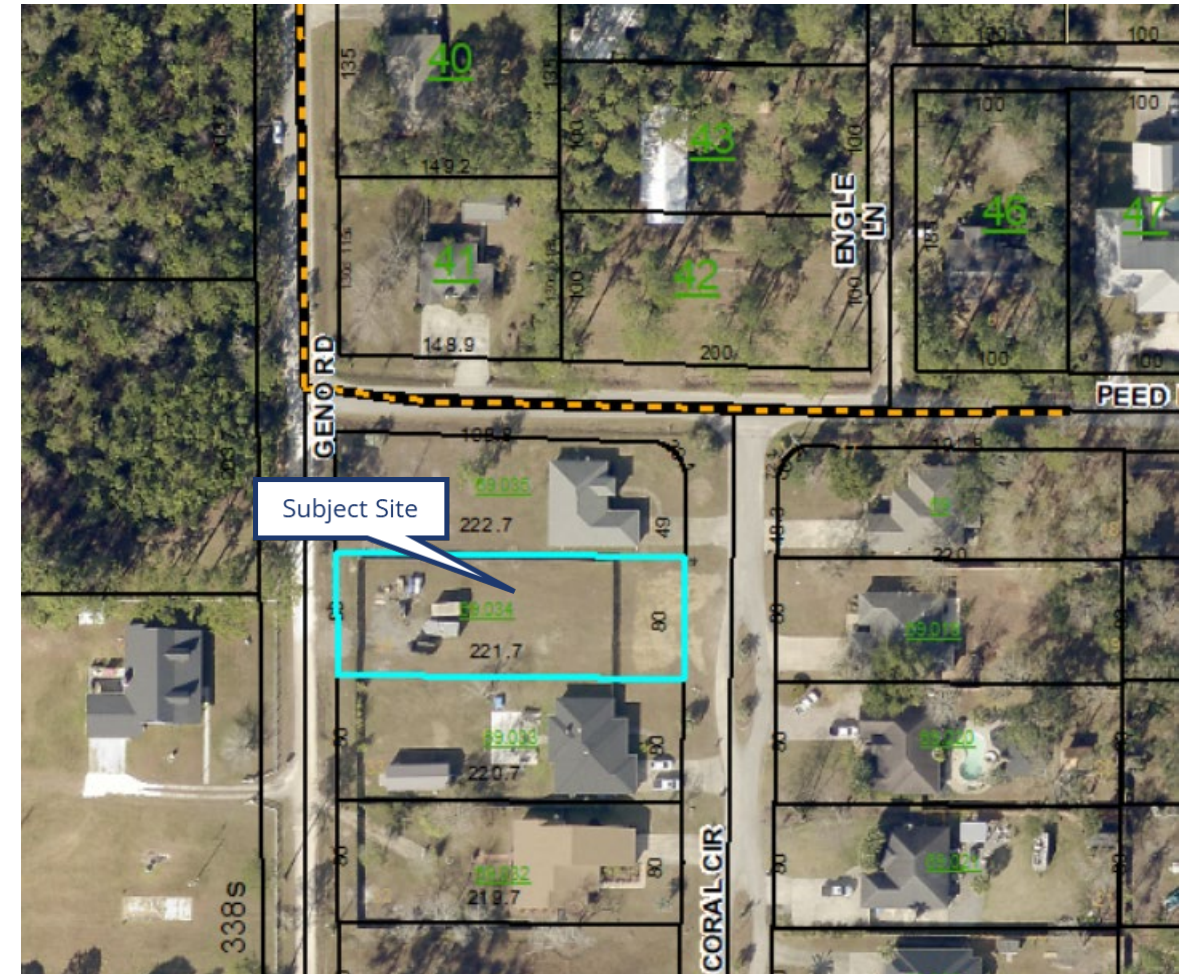
FOLEY, AL

# ZVA25-65 HARNEY PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 30
- **Zoned:** RSF-2, Residential Single Family
- **Location:** The subject property is located on the west side of Coral Cir and the east side of Geno Rd
- **PID:** 05-66-01-02-2-001-069.034
- **PPIN:** 219846
- **Physical Address:** 4595 Coral Cir
- **Applicant:** Dan Harney
- **Owner:** HARNEY, DAN ETAL HARNEY, AYAKO SHIVA; HA AND RNEY, JESSICA (1/2 INT) ETAL HARNEY, DAN AND IEL ACE ETAL HARNEY, HEATHER ELIZABETH



# ZVA25-65 HARNEY PROPERTY

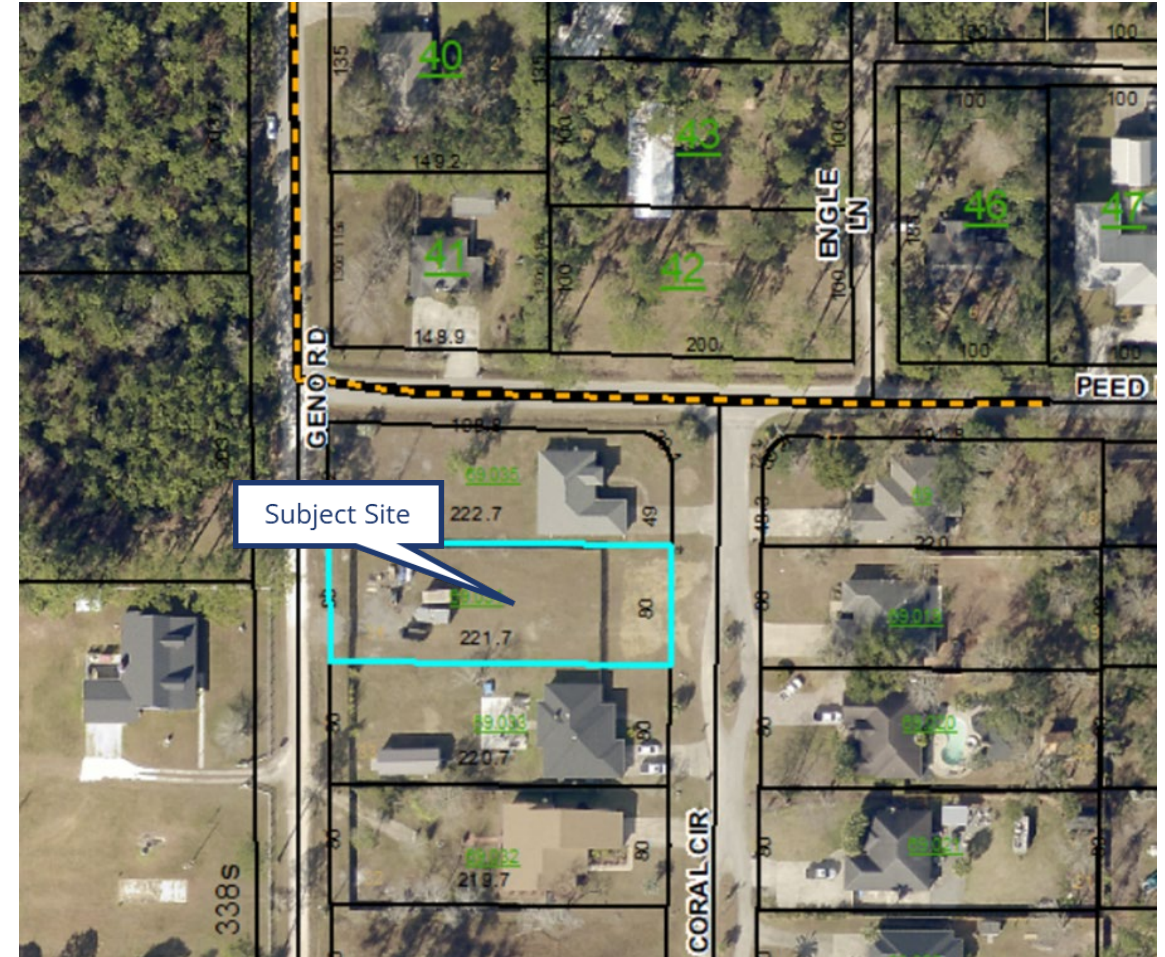
## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

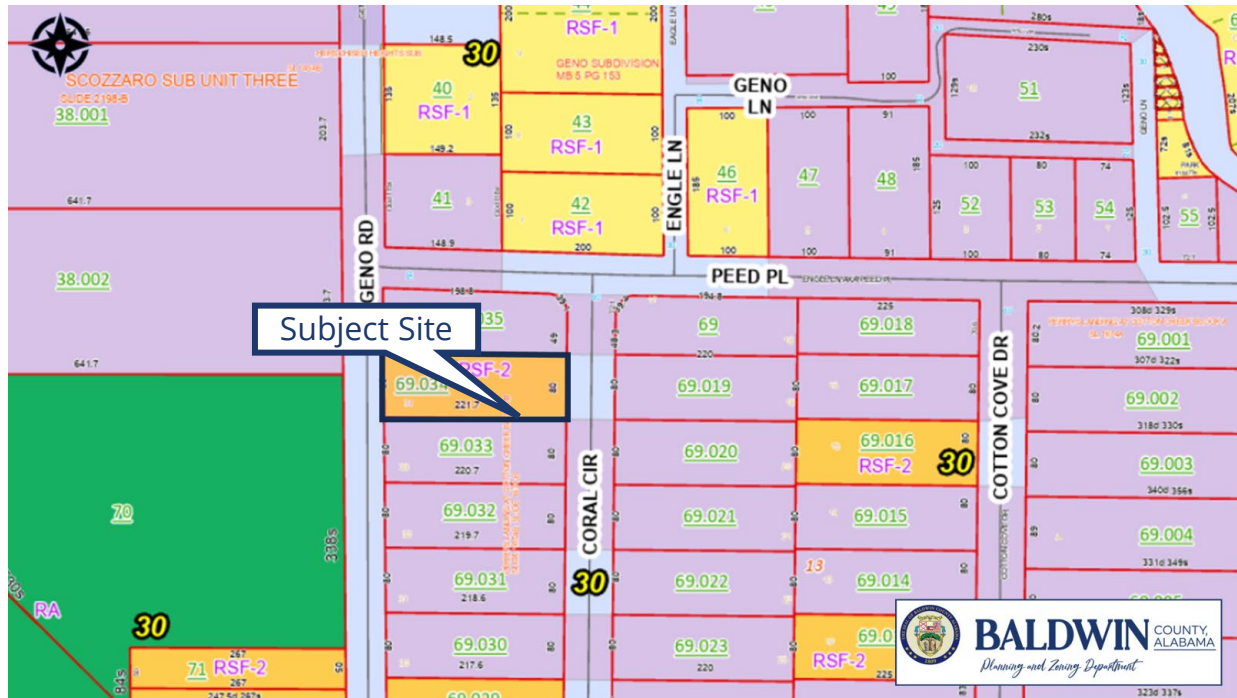
The applicant is requesting a variance from Section 13.1.2 (d) of the Baldwin County Zoning Ordinance, Rural and Residential districts, as it pertains to an accessory structure being located on a residential lot by itself.

The applicant is proposing to install an open pole barn for personal storage on the vacant parcel that does not currently have a primary dwelling.

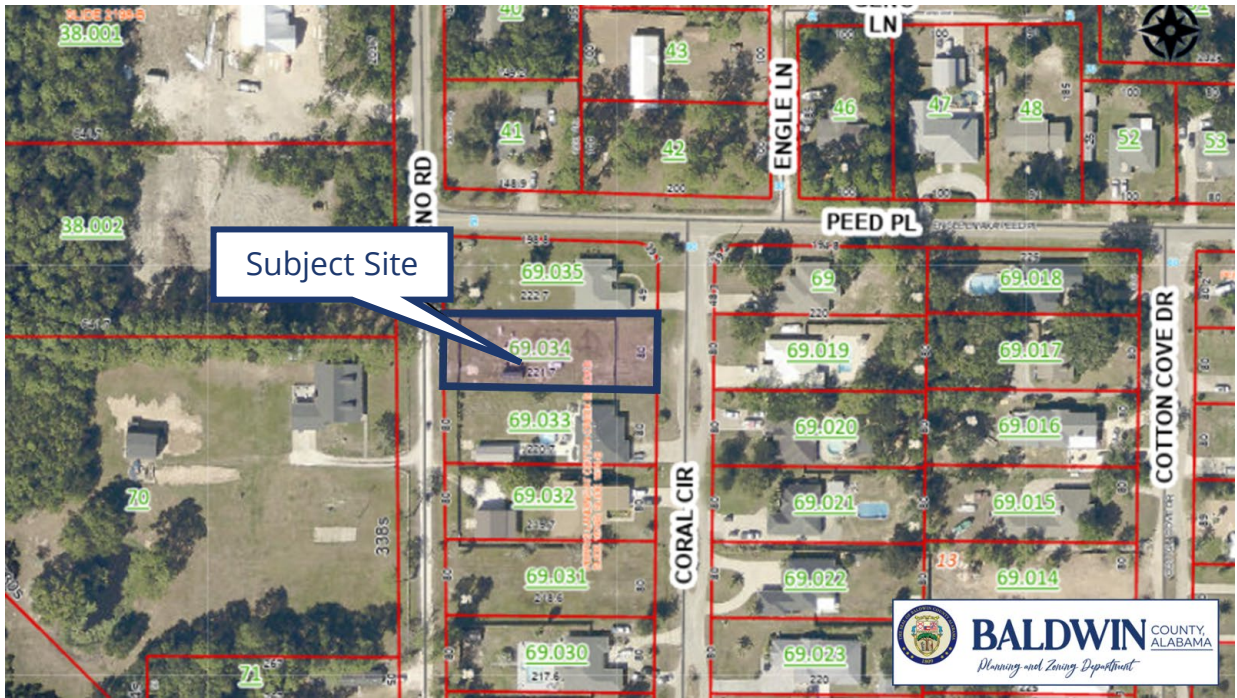
Staff perceives no hardship on the subject property and recommends that case ZVA25-65 be **DENIED**



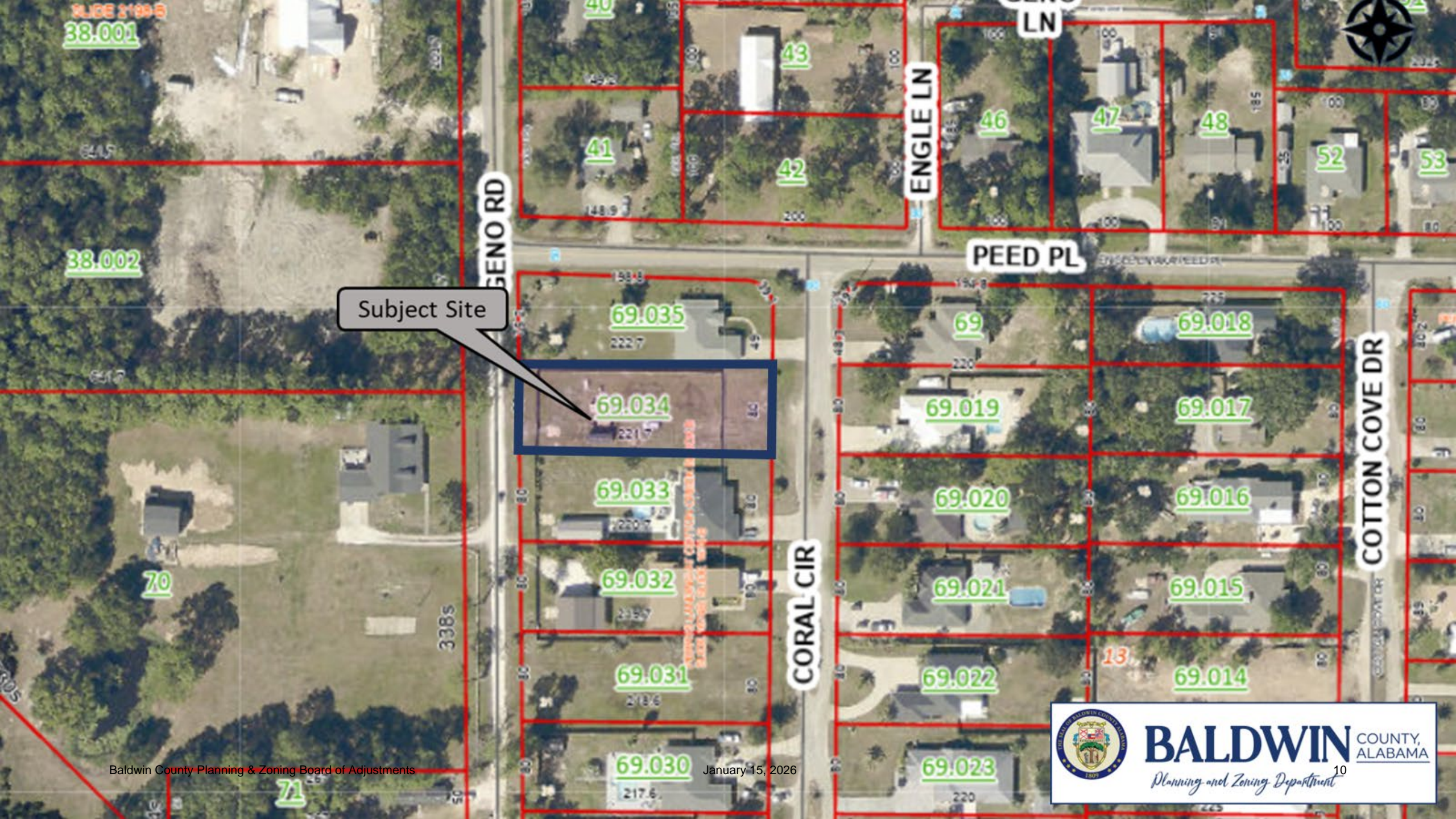
# Locator Map



# Site Map



	Adjacent Zoning	Adjacent Land Use
North	R1-4 Medium Density Single Family Residential	Residential
South	R1-4 Medium Density Single Family Residential	Residential
East	R1-4 Medium Density Single Family Residential	Residential
West	RA, Rural Agriculture	Residential



Subject Site



SCOZZARO SUB UNIT THREE

SLIDE 2198-B

38.001

38.002

GENO RD

GENO LN

ENGLE LN

PEED PL

COTTON COVE DR

CORAL CIR

Subject Site

69.034

RSF-2

69.033

69.032

69.031

69.030

30

69

69.019

69.020

69.021

69.022

69.023

69.018

69.017

69.016

69.015

69.014

69.013

30

RSF-2

PERFECTLY LINED AT COTTON COVE BLOCK A SL 1874

69.001

69.002

69.003

69.004



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

11



Subject Property  
PIN: 219846



**VARIANCE PROPOSED  
FOR THIS PROPERTY  
CASE NUMBER  
ZVA25 -000065**

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



Dec 22, 2025 11:46:21 AM  
30°17'31.27024"N 87°38'40.61897"W  
276° W



Adjoining  
Property to  
the South  
PIN: 219845



Dec 22, 2025 11:47:53 AM  
30°17'30.15391"N 87°38'40.33489"W  
301° NW



Adjoining  
Property to  
the North  
PIN: 219847



Dec 22, 2025 11:48:08 AM  
30°17'31.92486"N 87°38'40.35772"W  
291° W



Property to The  
West  
PIN: 270328



Dec 22, 2025 11:48:43 AM  
30°17'32.70736"N 87°38'43.30421"W  
257° W

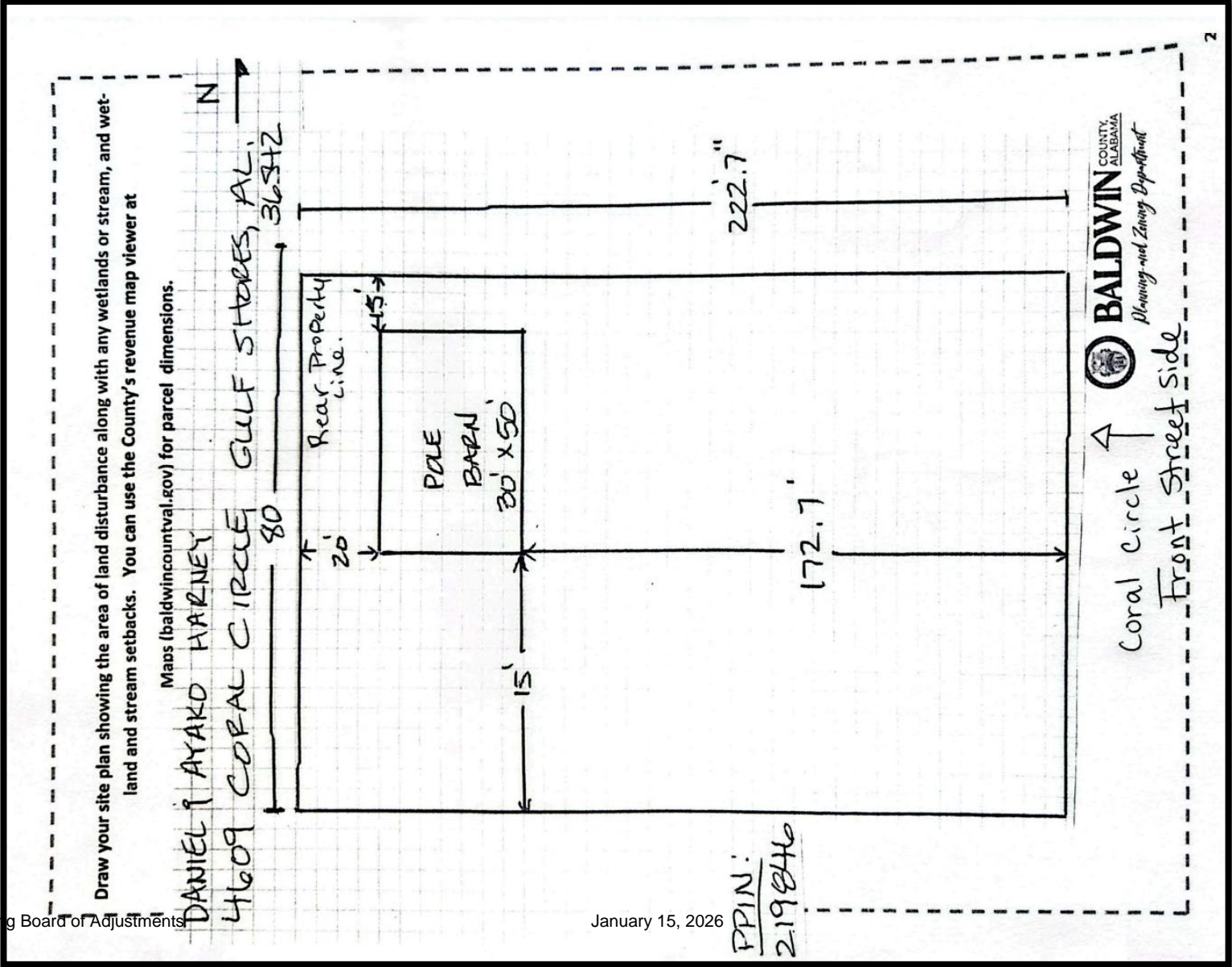


Property to The  
East  
PIN: 219831



Dec 22, 2025 11:46:32 AM  
30°17'31.29457"N 87°38'40.61857"W  
98° E

# Site Plan



# Zoning Requirements

*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.
- (c) An accessory structure may not exceed the height limit for the district in which it is located and may not occupy more than 30% of the rear yard.
- (d) Except in rural districts, no accessory structure, other than a pier and boathouse, may be located on a lot by itself.
- (e) Agricultural uses, on RSF-1 and RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under 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.

# 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 30 came into effect on July 20, 1993. The lot of record is 80' x 222.7' and is approximately 17,816 sq. ft. and described as lot 34 in Perrys Landing at Cotton Creek Subdivision. The minimum lot size requirement, 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 isn't exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

**Minimum lot size: 15, 000sf Actual lot size:17,816+sf, Minimum Lot width: 80', Actual Lot Width: 80', Hardship: NO**

## **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 District zoning designation that allows a moderate-density residential environment consisting of single-family homes. The applicant has proposed adding an accessory storage structure on a vacant lot that does not currently have a primary dwelling. It may be possible to achieve this by combining the lots and submitting a replat for review in our Dept. **Staff believes that the granting of the application isn't necessary for the preservation of a property right and merely serves as a convenience to the applicant or based solely upon economic loss. Staff believes the requested variance is a "for convenience" request that does not qualify as a hardship per the Baldwin County Zoning Ordinance.**

**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

To WHOM IT MAY CONCERN:

THE HOA IN PERRYS LANDING  
ISN'T ACTIVE, IT HASN'T BEEN FOR  
YEARS. I HAVE SPOKEN WITH  
~~SEVERAL~~ NEIGHBORS, AND THEY HAVE  
NO ISSUES WITH ME BUILDING  
POLE BARN, AS MANY HAVE  
ALREADY DONE SO!!

THANKS

DAN HARNEY



11-26-2025

# ZVA25-65 HARNEY PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

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The applicant is proposing to install an open pole barn for personal storage on the vacant parcel that does not currently have a primary dwelling.

Staff perceives no hardship on the subject property and recommends that case ZVA25-65 be **DENIED**

# **ZVA25-65 HARNEY PROPERTY**

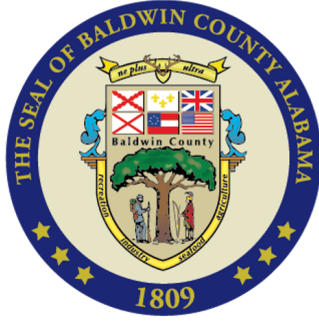
## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

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,  
ALABAMA

*Planning and Zoning Department*

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

NEXT REGULAR MEETING

FEBRUARY 12, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL