



## **BOARD OF ADJUSTMENT NUMBER 1**

### **AGENDA**

**July 15, 2025**

**Regular Meeting**

**4:00 p.m.**

**Central Annex Auditorium**

**22251 Palmer Street**

**Robertsdale, Alabama**

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

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes June 17, 2025
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

### **ITEMS:**

#### **a.) Case No. ZVA25-27 Peterson Property, 15290 Scenic Hwy 98**

*Request:* Approval of a Variance from Section 10.4.4 Wetland and Stream overlay district in the Baldwin County Zoning Ordinance as it pertains to the 30' wetland and/or stream buffer in order to allow a shop/carport.

Location: The subject property is located at 15290 Scenic Hwy 98, Fairhope AL, in Planning District 26.

*Attachments: Within Report:*

6. Old Business
7. New Business
8. 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, June 17, 2025**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on June 17, 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: Marla Barnes, Norman Bragg, Leslie Stejskal, Thomas Kiel, 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 the May 20, 2025, meeting minutes. Ms. Melissa Hadley second the motion. All members voted aye. Motion to approve May 20, 2025 minutes carried unanimously.

**IV. Consideration of Applications and Request**

**a.) ZVA25- 26 Snyder Property, 16080 Keeney Dr**

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-26 from Section 3.4.5 Area and Dimensional ordinance as it pertains to the 30' front yard setback in order to allow for a new single-family dwelling.

The chairman invited the applicant, Austin Twilley, to the podium to share the reasons for the variance request. He spoke about the lot size and placement of the single-family dwelling. The board members then posed several questions to the applicant. The chairman then kindly inquired if there was anyone else who wished to speak.

Board member Norman Bragg made a motion to APPROVE the variance case ZVA25-26 with conditions seconded by Leslie Stejskal. The motion passed to APPROVE the variance with a 6 to 0 vote.

**V. Old Business**

**VI. New Business**

**VII. Adjournment**

The meeting adjourned at 4.20 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

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

---

Jamal Allen, Chairman



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

**BALDWIN COUNTY BOARD OF ADJUSTMENT #1**

**REGULAR MEETING**

**JULY 15, 2025**

**BALDWIN COUNTY CENTRAL ANNEX**

**ROBERTSDALE, AL**

# ZVA25-27 PETERSON PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-1, Residential Single-Family Zoning
- **Location:** The subject property is located on the East side of Scenic 98
- **PID:** 05-56-03-07-0-000-007.001
- **PPIN:** 16623
- **Acreage:** 1.07
- **Physical Address:** 15290 Scenic Hwy 98
- **Applicant:** Zachary Bell, Apex Contracting Service LLC
- **Owner:** Kevin Norma Petersen





# ZVA25-27 PETERSON PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

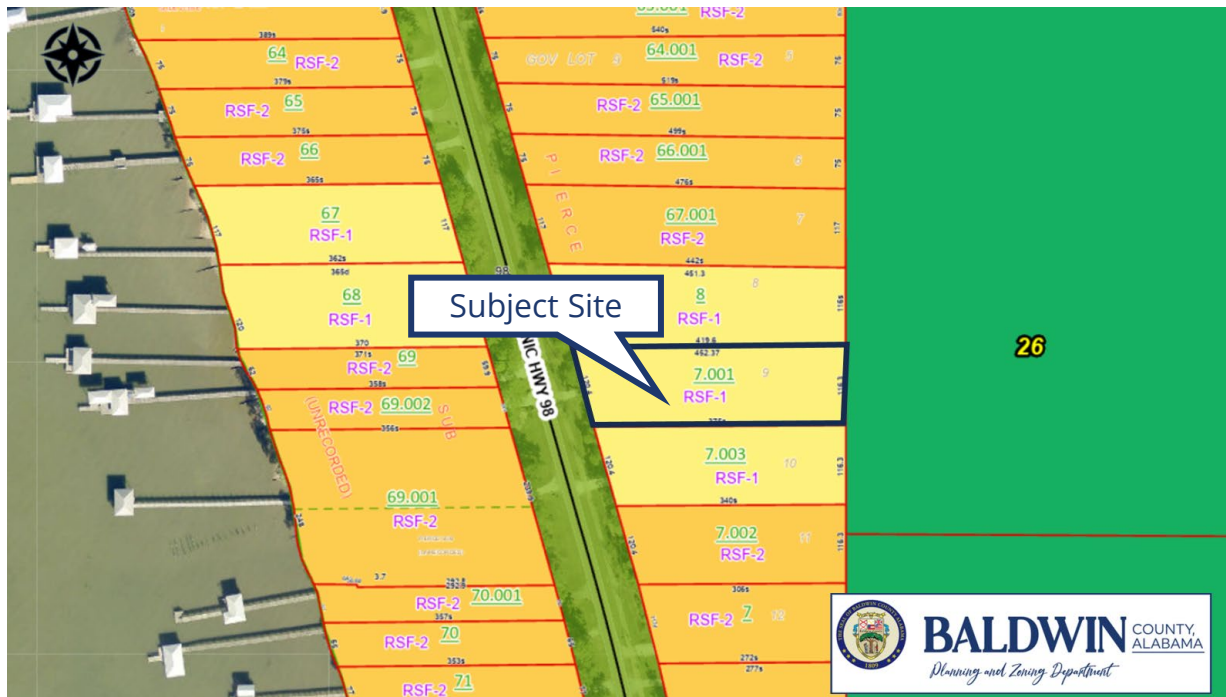
The applicant is seeking a variance from Section 10.4.4 of the Wetland and Stream Protection Overlay Ordinance concerning the 30' wetland and/or stream buffer.

The applicant is requesting a variance from the 30' wetland buffer to allow for a proposed shop/carport to be built.

Staff recommends that ZVA25-27 be Approved.



# 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 Agriculture	Vacant
West	RSF-2, Residential Single Family	Residential





Subject Property  
PIN: 16623



**VARIANCE**  
**PROPOSED**  
**FOR THIS PROPERTY**  
Case Number  
**ZVA25-000027**  
For information Contact  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**

Scan 

For meeting details and upcoming agenda (when available)

© BALDWIN

Jul 1, 2025 3:34:08 PM  
30°26'50.18532"N 87°54'46.29708"W  
77° E





Adjoining Property  
to The South  
PIN: 38721



Jun 30, 2025 3:08:13 PM  
30°26'49.82662"N 87°54'46.15427"W  
94° E





Adjoining Property  
to The North  
PIN: 44215



Jun 30, 2025 3:09:35 PM  
30°26'51.71298"N 87°54'46.95199"W  
118° SE





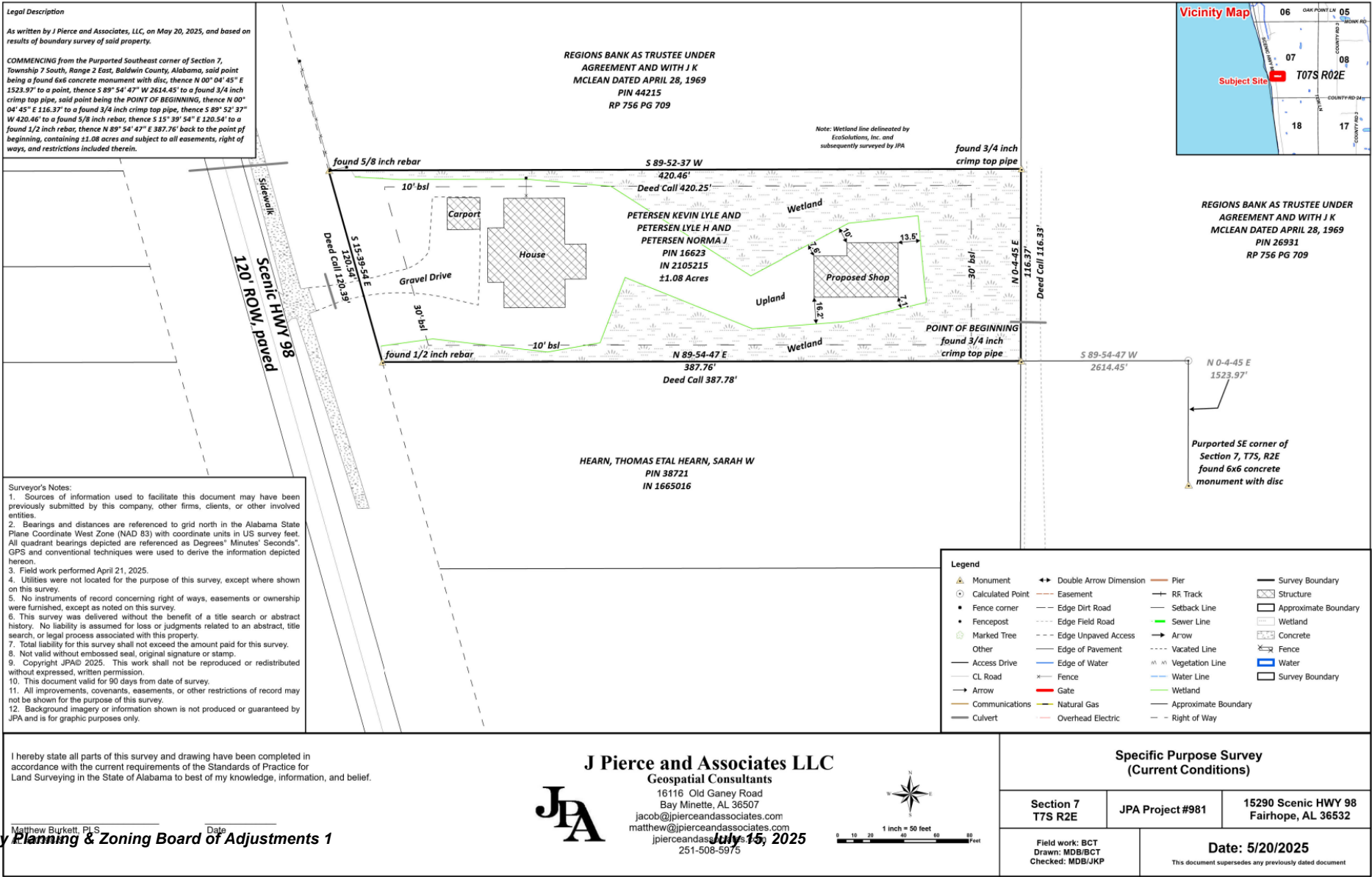
Property to The  
West  
PIN: 16625



Jun 30, 2025 3:10:04 PM  
30°26'50.71888"N 87°54'46.73408"W  
196° S

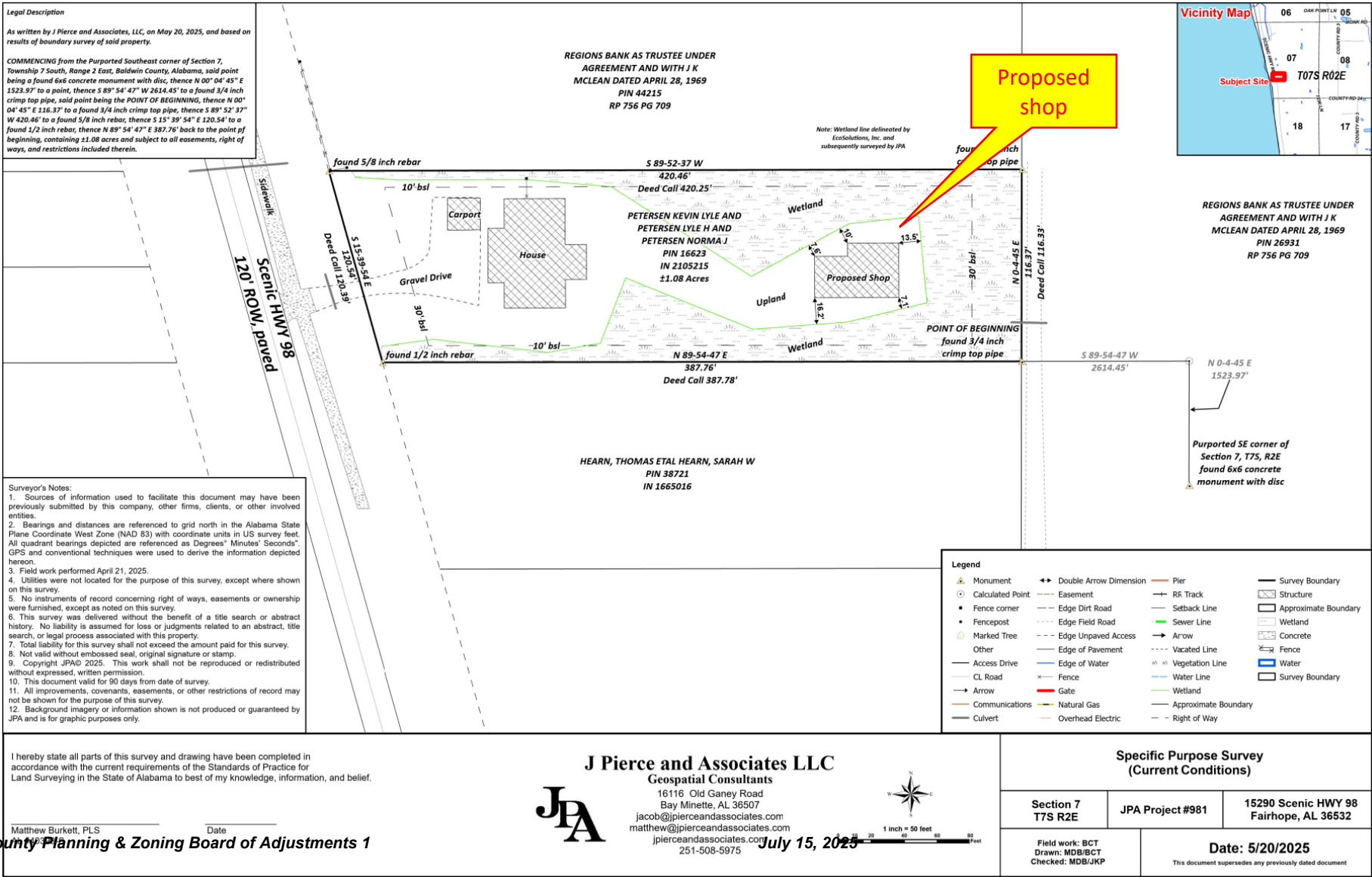


# Site Plan





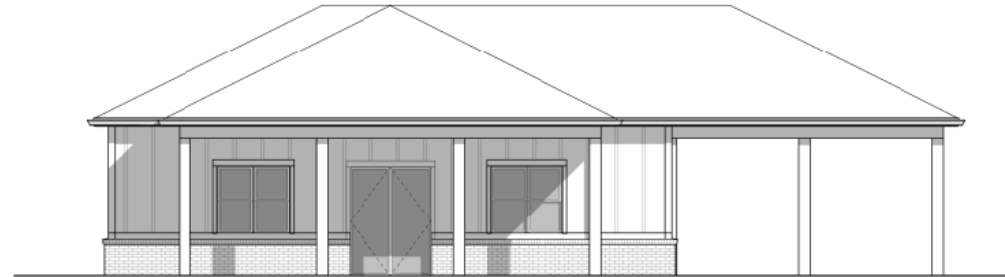
# Site Plan



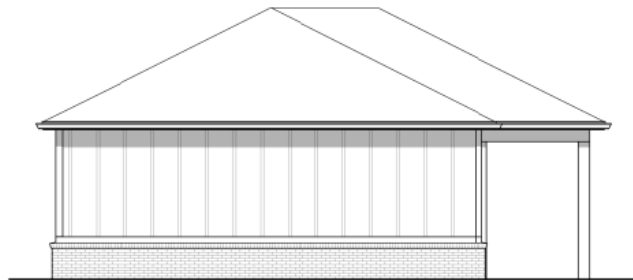
# Elevations



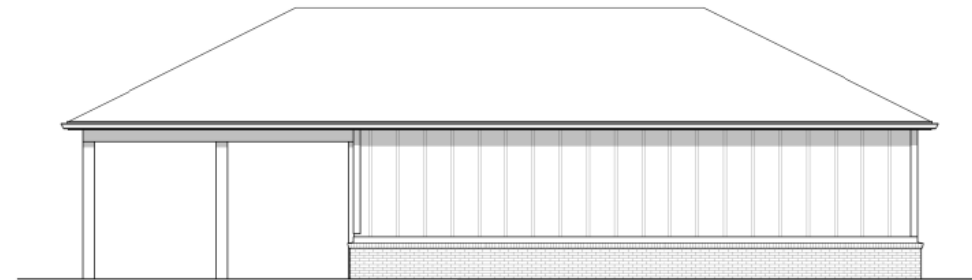
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

## ELEVATIONS

KEVIN PETERSON SHOP  
July 15, 2025

06/05/2024

TRACE  
Construction, Inc.

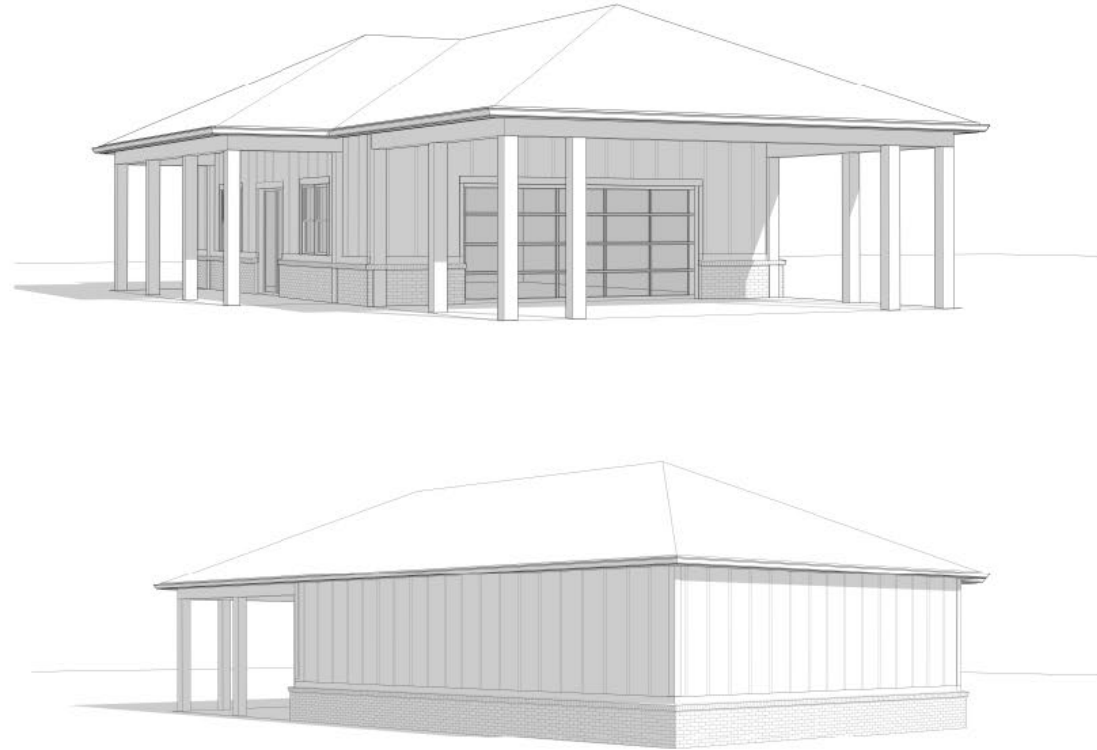
1804 WILLIAMSON COURT,  
SUITE 205  
BRENTWOOD TENNESSEE 37027  
615.599.1816

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# Elevations



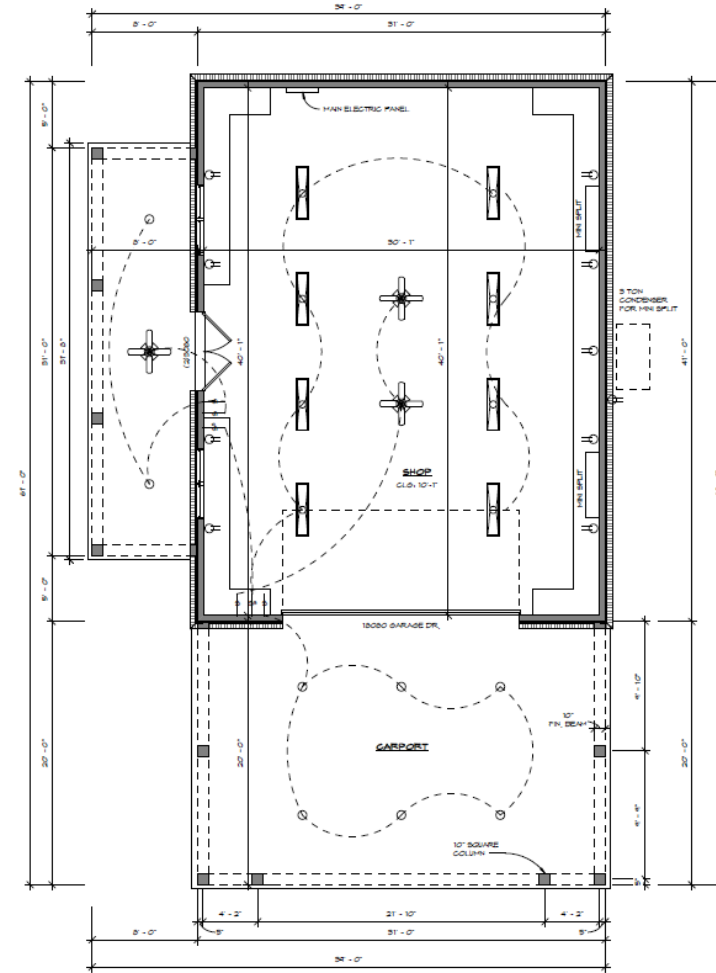
## PERSPECTIVES

KEVIN PETERSON SHOT  
July 15, 2025



1804 WILLIAMSON COURT ,  
SUITE 205  
BRENTWOOD TENNESSEE 37027  
615.599.1816

# Floor plan



MAIN LEVEL PLAN  
1/4" = 1'-0"

ELECTRICAL	
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED CAN LIGHT
	WALL SCONCE
	RECESSED FAN/ LIGHT COMBO
	SURFACE MOUNTED LIGHT FIXTURE (PRE-WIRE FOR CEILING FAN)
	CEILING FAN (NO LIGHT)
	CEILING PENDANT FIXTURE
	CHANDELIER
	FLUORESCENT LIGHT FIXTURE
	SMOKE DETECTOR/ CARBON MONOXIDE ALARM INTERCONNECTED
	THERMOSTAT
	OUTLET

MAIN LEVEL PLAN

KEVIN PETERSON SHOP

July 15, 2025

06/05/2024

TRACE  
Construction, Inc.

1804 WILLIAMSON COURT,  
SUITE 105  
BRENTWOOD TENNESSEE 37027  
615.599.1816



# Zoning Requirements

## **Article 10 Overlay Districts**

### **Section 10.1 Thoroughfare Corridor Overlay District**

*10.4.4 Permit requirements.* The natural buffer for development from a jurisdictional wetland and/or stream shall be a minimum of 30 feet unless exempted by *Section 10.4.7* below. The stream 30-foot natural buffer shall be from the top of bank on both sides of the waterway. Some Local Provisions of some Planning Districts (Article 2) Local Provisions may require additional wetland, stream, and river natural buffers.

# 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 as described is 120' x 375' IRR ft Lot 9 Pierce Subdivision, unrecorded Subdivision. It is 1.07 acres, and the minimum lot size requirement for RSF-1, Residential Single-Family District, is 30,000 sf with a Minimum Lot Width at the Building Line of 100'.

Minimum lot size: **30, 000sf** Actual lot size: **45,000 +/- sf**, Minimum Lot width: **100'**, Actual Lot Width: **120.4'**, Hardship: No

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

The subject property does contain jurisdictional wetlands on the property. Therefore, staff could 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-1, Residential single-family district. This zoning is to provide to afford the opportunity for the choice of a low-density residential environment consisting of single-family homes on large lots. The applicant is requesting to construct a personal shop/carport in the rear of the parcel. As of the preservation of property rights. The property is developed with a dwelling. Although accessory uses are a right, a shed isn't necessarily a right, but the shed/carport will be located in the upland area, and the wetlands will not be impacted. 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

To whomever it may concern Baldwin County  
Planning and Zoning,

The property at 15290 Scenic Hwy 98 of Lyle and Norma Petersen and Kevin Petersen does not  
have an HOA.

Thanks, Kevin Petersen

A handwritten signature in blue ink, appearing to be 'KP' or similar initials, enclosed within a circular flourish.



# ZVA25-27 PETERSON PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 10.4.4 of the Wetland and Stream Protection Overlay Ordinance concerning the 30' wetland and/or stream buffer.

The applicant is requesting a variance from the 30' wetland buffer to allow for a proposed shop/carport to be built.

Staff recommends that ZVA25-27 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.

# **ZVA25-27 PETERSON PROPERTY**

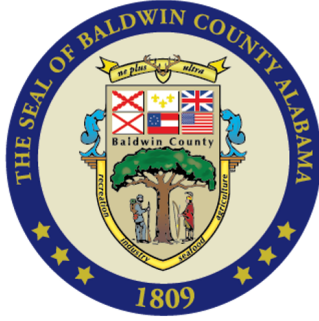
## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

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 #1

NEXT REGULAR MEETING

AUGUST 19, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL