



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, July 16, 2024**

I. Call To Order

The Board of Adjustment Number One met in a regular session on July 16, 2024, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Jamal Allen, Chairman, present included: Mary Shannon Hope Vice Chairman, Leslie Stejskal, Doug Ward, Norman Bragg, Rosellen Coggin, Charmein Moser, Marla Barnes, and Thomas Kiel. Staff members present were Crystal Bates, Planning Technician II, and Celena Boykin, Senior Planner.

III. Approval of Minutes

IV. Consideration of Applications and Request

a.) ZVA24-32 Roskowski Property, 15917 Keeney Dr

Mrs. Crystal Bates presented the applicant's request for variance ZVA24-32 from Local Provisions Section 2.3.39 (f) Stream buffers of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to allow for a pool.

The board asked the Staff questions, and the Chairman called the applicant Mr. Michael Nelson to the podium to speak on his project. He explained why the variance was needed. The chairman then called Leah Wilkins to the podium to speak she stated she was Mr. Roskowski's neighbor directly to the North and was in support of the variance. She stated she voted for zoning and stated she doesn't have any issue with what he is doing to the property. The chairman called Mr. Joseph Roszkowski to the podium he spoke about the history of the home and the reason why he was asking for the variance. The chairman called Mr. Matthew Judy an adjacent neighbor to South he spoke about the project and didn't have any issue at all with the variance. The chairman called Mr. Stokes to the podium to speak he didn't see any issue with the variance again he voted for zoning and doesn't have issues with the accessory structure being the required front yard. Chairman then asked if anyone else wanted to speak and then close the public hearing.

Board member Thomas Keil made a motion to Approve the variance ZVA24-32 with a second by Norman Bragg the motion passed to Approve 8 to 1 vote.

b.) ZVA24-33 Dyer Property, 12217 Co Rd 1

Ms. Calla McKenzie presented the applicant's request for variance ZVA24-33 from Section 4.3.4 Area and dimensional ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks for a new single-family dwelling.

The chairman called Robert Lyons to the podium to speak he stated if there weren't any questions he would pass.

Board member Marla Barnes made a recommendation to go with staff recommendation of Approval and seconded by Leslie Steskal the motion passed to Approve 8 to 0 vote.

c.) ZVA24-34 MW Ventures LLC Property, 25402 Lakeside Ter

Ms. Calla McKenzie presented the applicant's request for variance ZVA24-34 Section 4. 3.4 Area and dimensional ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks for a single-family dwelling.

Chairman called the applicant Tucker Dorsey to the podium to speak he stated why the variance was needed. The Board asked the applicant questions then the Chairman asked if anyone else would like to speak on the case.

Board member Leslie Stejskal made a motion to Approve the variance ZVA24-34 with a second by Rosellen Coggin motion passed to Approve an 8 to 0 vote.

d.) ZVA24-36 Dyson Property, 19387 Scenic Hwy 98

Mrs. Crystal Bates presented the applicants request for variance ZVA24-36 Section 10.4.4 permit requirements of the Baldwin County Zoning Ordinance as it pertains to the wetland buffer setbacks in order to allow for a single-family dwelling.

The chairman asked if the Board of they had any questions and called applicant Mr. David Dyson to the podium to speak, he stated the reason why he needed the variance. The chairman called Mr. Drew Edgar to the podium he stated he was there if the board had any further questions. Chairman then called May Moss Parker to the podium she stated where the wetlands were located.

Board member Leslie Stejskal made the motion to Approve the variance ZVA24-36 with a second by Mary Shannon Hope motion passed to Approve 8 to 0 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 4:53 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this _____ day of _____, 2024.

Jamal Allen

Jamal Allen, Chairman