



**Baldwin County Planning and Zoning  
Board of Adjustment Number 1  
Regular Meeting Minutes  
Tuesday, October 15, 2024**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on October 15, 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 the Chair. Members present included: Mary Shannon Hope Vice-Chairman, Doug Ward, Norman Bragg, Leslie Stejskal, Marla Barnes, Rosellen Coggin, and Thomas Kiel. Staff members present were Crystal Bates, Planning Technician II.

**III. Approval of Minutes**

**IV. Consideration of Applications and Request**

**a.) ZVA24-60 Speir Property, 3<sup>rd</sup> St**

Mrs. Crystal Bates presented the applicant's request for variance ZVA24-60 from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the minimum front yard building setback in order to allow for a Single-family dwelling.

The board asked the staff questions, and chairman called Sabrina Ruffin to the podium to speak on the project. She explained the drainage issues in the area and the reasons why a hardship would be created on others property and right a way if built. Chair called the applicant John W Speir to the podium to speak, he discussed why the variance was needed and if he went to the rear of the property, it would create even more of a drainage issue due to drop in elevation. Chair asked if anyone else was present who wanted to speak.

Board member Thomas Kiel made a motion to approve the variance with the following site plan submitted for ZVA24-60 seconded by Doug Ward. The motion passed to Approve the variance with a 6 to 2 vote.

**b.) ZVA24-61 Coumanis Property, 11541 County Road 1**

Mrs. Crystal Bates presented the applicant's request for variance ZVA24-61 from Section 4.3.4 Area and dimensional ordinance and Section 12.5.2 (f) yard requirements as it pertains to the coastal hazard area "V" zone setbacks to allow for construction of a New Single-Family dwelling.

The Chair called Thomas Chastain to the podium to speak. He stated why they would like the variance and spoke about the parcel and the project. Chair asked if anyone else was present who wanted to speak.

Board member Mary Shannon Hope made a motion to follow staff recommendation to Approve the variance case ZVA24-61 and seconded, by Rosellen Coggin. The motion to Approve was passed with a 7-1 vote.

**V. Old Business**

**VI. New Business**

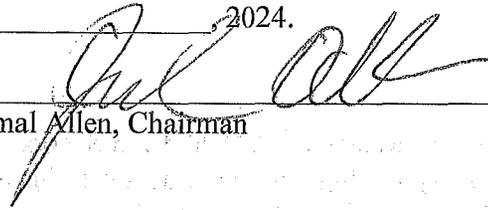
**VII. Adjournment**

The meeting adjourned at 4:38 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, Chairman