BOARD OF ADJUSTMENT NUMBER 1
AGENDA
March 17, 2026
Regular Meeting
4:00 p.m.
Central Annex Auditorium
22251 Palmer Street
Robertsdale, Alabama
Email-planning@baldwincountyal.gov

1. Call to Order

2. Roll Call

3. Approval of Previous Meeting Minutes February 24, 2026

4. Announcements/Registration to Address the Board of Adjustment

5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA26-04 Claremont Property, 0 County Road 1

Request: Approval of variance from Section 4.3.4 Area and dimension ordinance as it pertains to building setbacks in order to allow for a new single-family dwelling.

Location: The subject property is located at 0 County Road 1 Fairhope, AL Planning District 26.

b.) Case No. ZVA26-05 Claremont Property, 0 County Road 1

Request: Approval of variance from Section 4.3.4 Area and dimension ordinance as it pertains to building setbacks in order to allow for a new single-family dwelling.

Location: The subject property is located at 0 County Road 1 Fairhope, AL Planning District 26.

c.) Case No. ZVA26-07 Corte Property, 0 St Hwy 181

Request: Approval of variance from Section 15.2.4 (a) Commercial establishment as it pertains to the required parking in order to allow for a furniture store.

Location: The subject property is located at 0 St Hwy 181 Fairhope, AL Planning District 26.

d.) Case No. ZVA26-08 Perkins Property, 7096 Hurricane Rd

Request: Approval of variance from Section 4.1.5 Area and dimensional ordinance as it pertains to building setbacks in order to allow for a mobile home.

Location: The subject property is located at 7096 Hurricane Rd Bay Minette, AL Planning District 4.

Attachments: Within Report:

d) Old Business

e) New Business

f) Adjournment

Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, February 24, 2026

I. Call To Order

The Board of Adjustment Number One met in a regular session on February 24, 2026, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Vice- Chairman Norman Bragg. Members present included: Leslie Stejskal, Thomas Kiel, Rosellen Coggin, Marla Barnes, and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, and Celena Boykin Senior Planner.

III. Approval of Minutes

Mr. Leslie Stejskal made a motion to approve January 20, 2026, meeting minutes. Mr. Thomas Kiel second the motion. All members voted aye. Motion to approve January 20, 2026, minutes carried anonymously.

IV. Announcements/Registration to Address the Board of Adjustment

V. Consideration of Applications and Request

a.) ZVA26-02 Perez Property, 27890 Sun Ridge Rd

Mrs. Crystal Bates presented the applicant's request for variance ZVA26-02 from Section 13.1.2 (a) of the Baldwin County Zoning Ordinance as it pertains to the required setbacks in order to allow accessory dwelling to remain in front of the primary dwelling. The Vice-Chairman invited Mrs. Carolyn Perez the applicant to the podium he spoke about the project and stated the reason for the variance. Following this, there was a discussion between board members and staff on the proposal. The Vice-Chairman then called Mr. Oscar Perez to the podium he spoke on the reason why they needed the variance. The Vice- Chairman asked if any further questions or anyone wanted to speak on the behalf of the project. With no furthers discussion, the Vice Chairman closed the public hearing.

Board member Leslie Stejskal made a motion to follow staff recommendations to APPROVE the case ZVA26-02 and seconded by Thomas Kiel. The motion passed to APPROVE the variance case ZVA26-02 with a 6-0 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 4:15 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this _____day of _____, 2026.

_____

Norman Bragg, Vice- Chair

BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

MARCH 17, 2026

BALDWIN COUNTY CENTRAL ANNEX

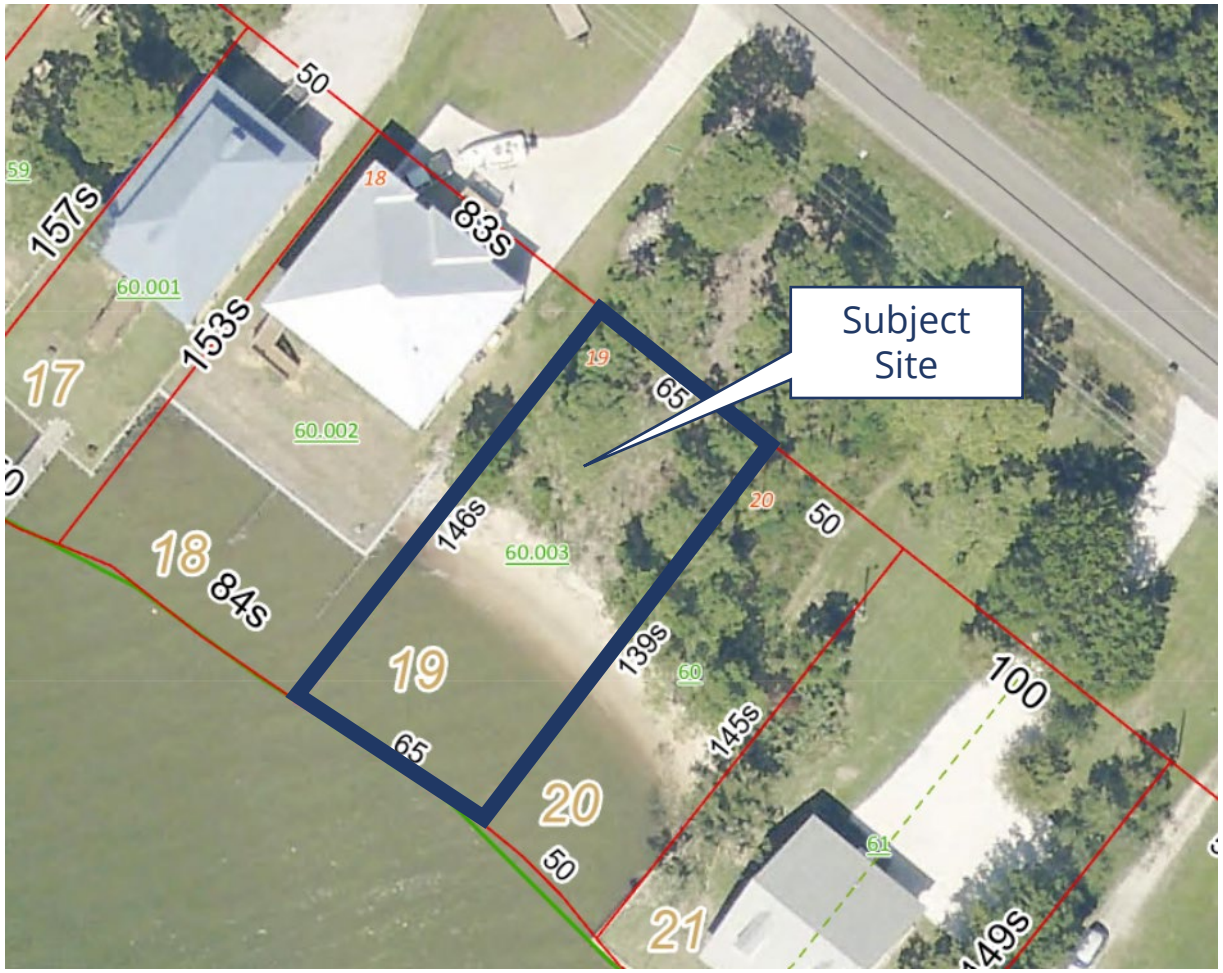
ROBERTSDALE, AL

ZVA26-04 Claremont Property

Variance Request

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2, Single-Family District
- **Location:** The subject property is located on the west side of County Road 1 **LOT 19**
- **PID:** 05-56-08-33-0-000-060.003
- **PPIN:** 300779
- **Physical Address:** County Road 1
- **Applicant:** Weygand Wilson Surveying LLC- Amanda Weygand
- **Owner:** Claremount Property Company – Diana Espinoza



ZVA26-04 Claremont Property

Variance Request Summary and Recommendation

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line and the 30-foot front property line to allow for the construction of a new single-family dwelling.

Staff recommends that ZVA26-04 be Approved.

Locator Map

Site Map

	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Vacant
East	RA, Rural Agriculture	Vacant
West	Water Body	Mobile Bay

Subject Site
COUNTY RD 1
163 Ac(c)
1
15
16
17
18
19
20
21
22
23
58
59
60.002
60.003
60
61
62
64
143S
148S
84S
146S
139S
145S
149S
142d
100
75A
55s
50d
50
65
BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

Subject Site
COUNTY RD 1
26
RA
163 Ac(c)
RSF-2
56
57
58
60.003
60
61
62
64
64.001
13
14
15
17
18
19
20
21
22
23
24
25
26
27
E
131s
143s
148s
146s
139s
145s
84s
149s
142d
132d
129s
100
50
55s
50d
65
75
75.4

S
W
E
N
Subject Property
PIN: 347798
VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA26-000004
Scan
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655
Mar 2, 2026 10:51:45 AM
30°23'27.75246"N 87°52'31.57676"W
215° SW
Baldwin County Code Enforcement

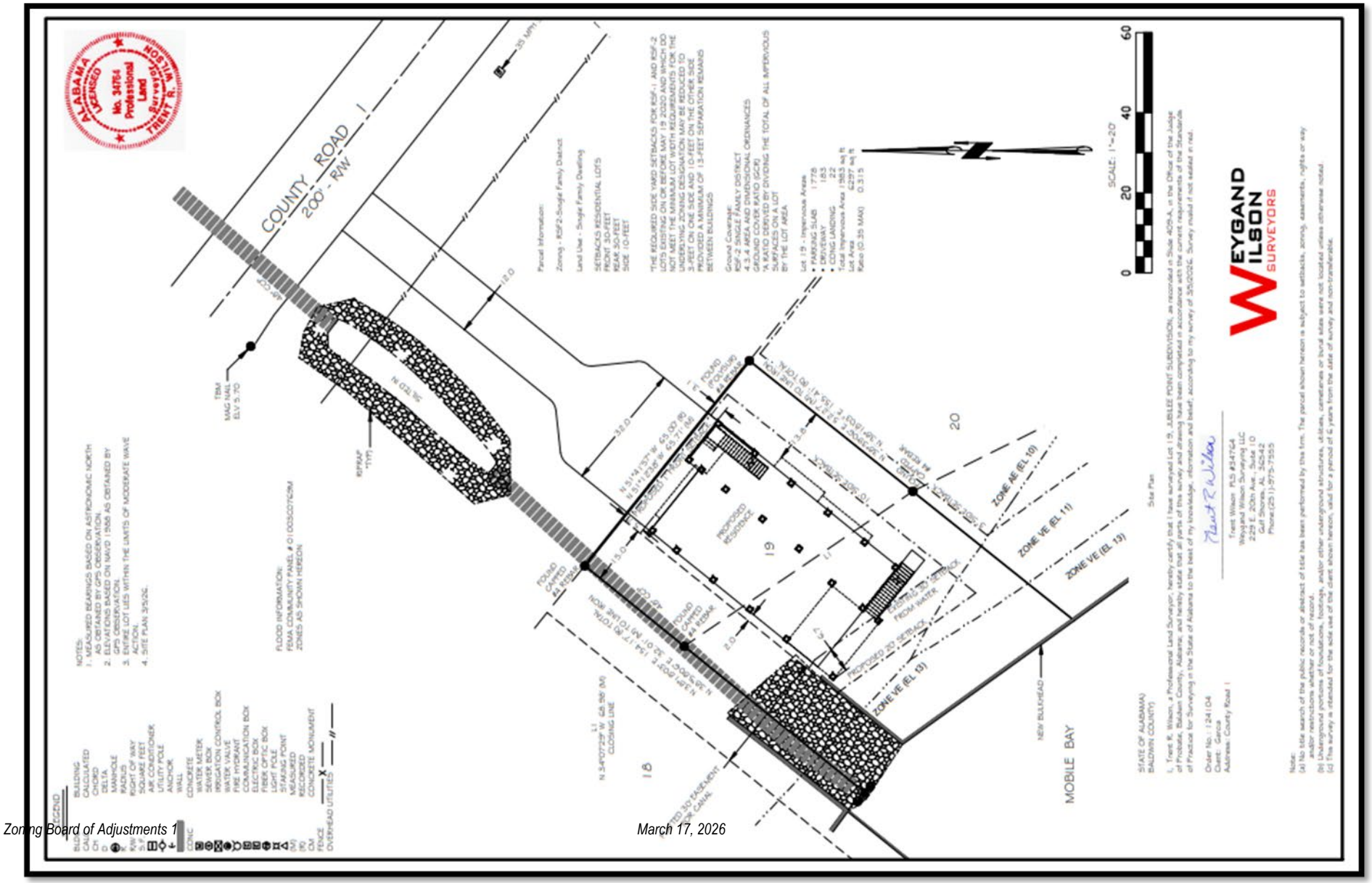
Adjoining Property to the North PIN:273747
Adjoining Property to The West PIN: 273747
Mar 2, 2026 10:47:27 AM
30°23'28.00151"N 87°52'31.69906"W
215° SW
Baldwin County Code Enforcement

S
W
E
N
Adjoining Property to The South PIN:16274
Adjoining Property to The East PIN: 16274
Mar 2, 2026 10:51:57 AM
30°23'27.65278"N 87°52'31.31483"W
223° SW
Baldwin County Code Enforcement

N
W
E
S
Property to
The West
PIN:37954
Property to
The North
PIN: 37954
Mar 2, 2026 10:48:06 AM
30°23'27.80614"N 87°52'31.00166"W
334° NW
Baldwin County Code Enforcement

Site Plan

Lot 19



Site Plan Enlarged

Lot 19

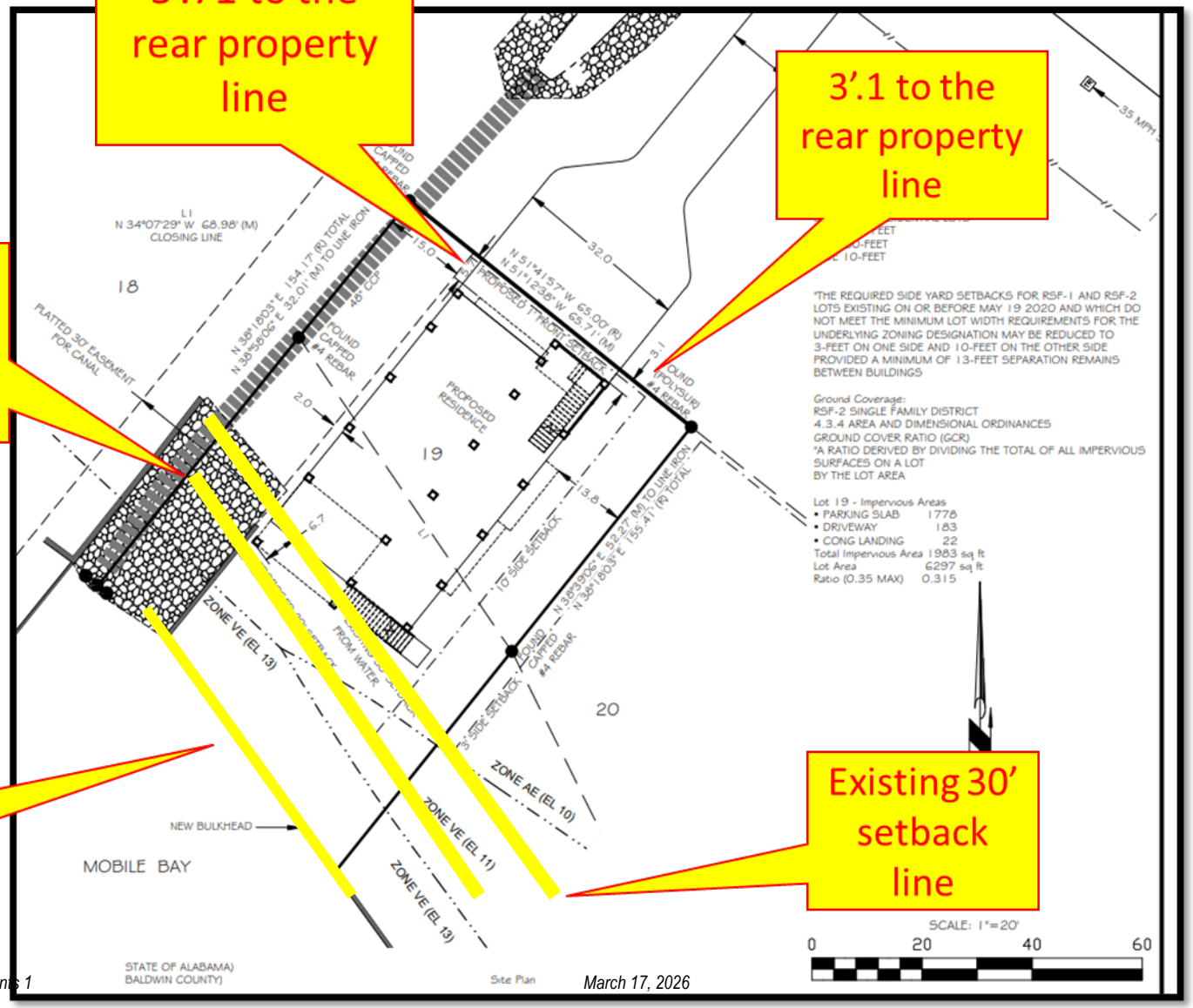
5'.71 to the rear property line

3'.1 to the rear property line

Proposed 20' setback to property line aka bulkhead

New Bulkhead

Existing 30' setback line



Zoning Requirements

Section 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources on or under land.

(b) The following transportation, communication, and utility uses: water well (public or private).

(c) The following agricultural uses: Silviculture.

(d) Single family dwellings including manufactured housing and mobile homes.

(e) Accessory structures and uses.

(f) The following institutional use: church or similar religious facility.

(g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 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-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts,* the following uses and structures designed for such uses may be allowed by the site plan approval process:

(a) Outdoor recreation uses.

(b) The following institutional uses: day care home; fire station; school (public or private).

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts,* the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.4 Variances, and Article 20: Nonconformities,* the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

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 of record is 65’ x 146’+/- roughly and 9,490 sq. ft. The parcel is situated along County Road 1, which features a wide right-of-way. The property boundary extends to the bay; consequently, some of the land has eroded over time, and the actual length of the parcel is less than 146 feet. The minimum lot size requirement for RSF-2, residential Single Family District zoning is 15,000 sq. ft. with a minimum lot width at the building line of 80 ‘. Therefore, the staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **9,490 +/- *sf,*** Minimum Lot width: **80’,** Actual Lot Width: ***65’,*** Hardship: YES

2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.
The subject property doesn’t contain any jurisdictional wetlands and seems 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 zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home. The property received a land disturbance permit ZLD25-133 to install a new bulkhead and backfill previously.

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

WEYGAND WILSON

23 February 2026

Baldwin County Planning and Zoning

22251 Palmer Street, Robertsdale, AL 36567

Baldwin County Planning and Zoning:

In reference to our property at County Road 1, Fairhope, AL 36532, parcel# 05-56-08-33-0-000-060.003, we are requesting a variance to accommodate a single-family dwelling on this property.

In addition, the property does not have an active property owners association at this time and is not subject to any restrictions nor covenants.

Please do not hesitate to contact our office with any questions or concerns at 251-975-7555.

Thank you for your consideration.

Weygand Wilson Surveying

ZVA26-04 Claremont Property

Variance Request Summary and Recommendation

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line and the 30-foot front property line to allow for the construction of a new single-family dwelling.

Staff recommends that ZVA26-04 be approved with conditions.

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.

ZVA26-04 Claremont 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

APRIL 21, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

MARCH 17, 2026

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA26-05 Claremont Property

Variance Request

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2, Single-Family District
- **Location:** The subject property is located on the west side of County Road 1 **Lot 20**
- **PID:** 05-56-08-33-0-000-060.000
- **PPIN:** 16274
- **Physical Address**: County Road 1
- **Applicant:** Weygand Wilson- Amanda Wilson
- **Owner:** Claremont Property Company

ZVA26-05 Claremont Property

Variance Request Summary and Recommendation

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear setback requirement to allow for the construction of a new single-family dwelling.

Staff recommends that ZVA26-05 be Approved.

Locator Map

Site Map

	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RA, Rural Agriculture	Vacant
West	Water Body	Mobile Bay

BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

Subject Site
157s
83s
153s
60.001
60.002
17
18
84s
19
20
21
22
23
50
65
100
145s
149s
75.4
COUNTY RD 1
BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

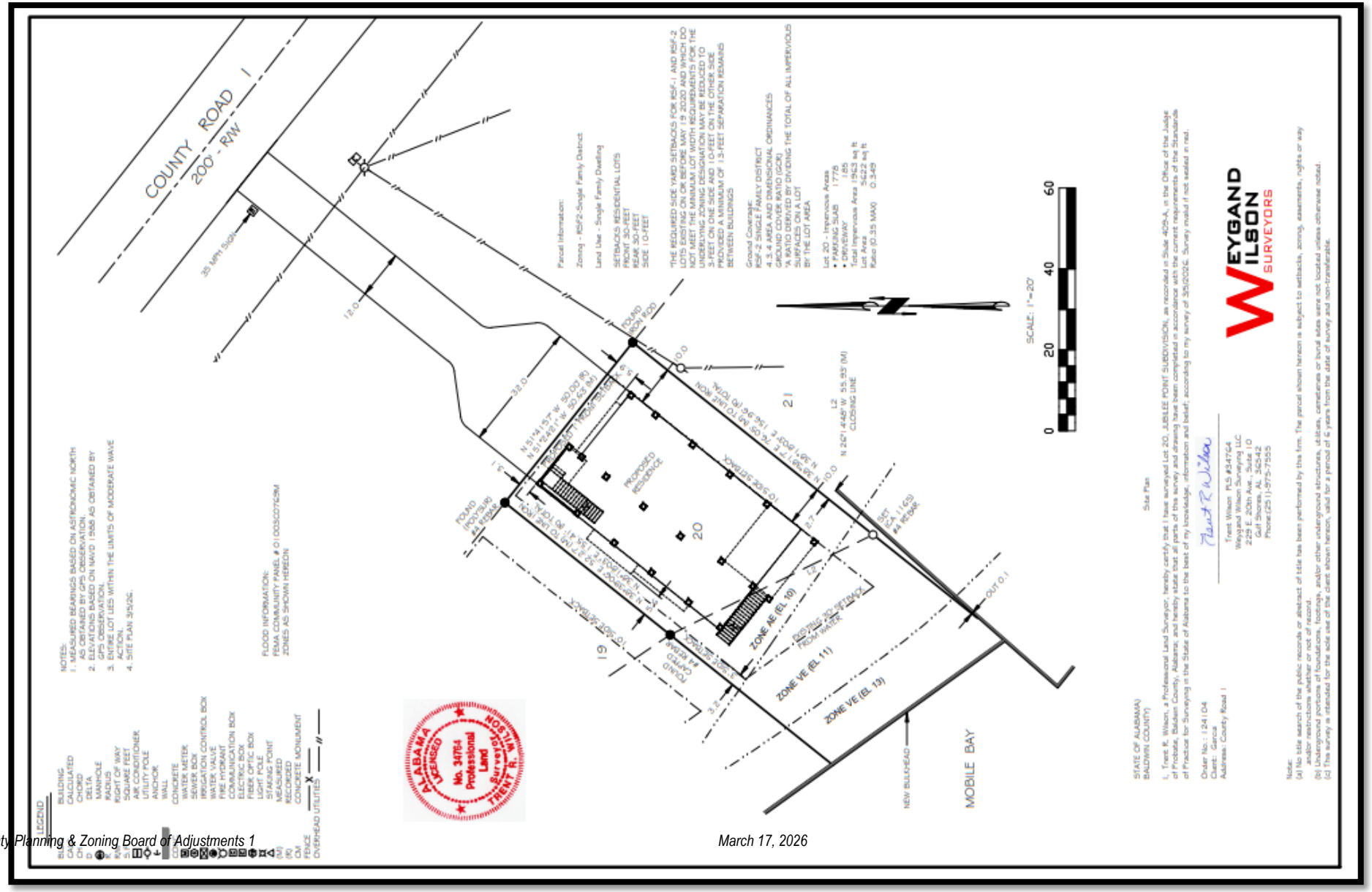
Subject Property
PIN: 16274
VARIANCE PROPOSED
FOR THIS PROPERTY
CASE NUMBER
ZVA26-000005
For Information Contact
Baldwin County Planning &
Zoning Department
(251)580-1655 / (251)972-8523
(251)990-4623
Scan
Mar 2, 2026 10:46:36 AM
30°23'27.54676"N 87°52'31.18361"W
221° SW
Baldwin County Code Enforcement

S
M
E
N
Adjoining Property to The West PIN: 347798
Mar 2, 2026 10:47:15 AM
30°23'27.8155"N 87°52'31.40425"W
229° SW
Baldwin County Code Enforcement

S
M
E
N
DANGER
Mar 2, 2026 10:47:03 AM
30°23'27.68485"N 87°52'31.05494"W
204° SW
Baldwin County Code Enforcement

N
W
E
S
Property to
The North
PIN: 37954
Mar 2, 2026 10:48:06 AM
30°23'27.80614"N 87°52'31.00166"W
334° NW
Baldwin County Code Enforcement

Site Plan


COUNTY ROAD 1
200' - R/W
35 MPH SIGN
12.0
32.0
10.0
FOUND IRON ROD
Parcel Information:
Zoning - RSF2-Single Family District
Land Use - Single Family Dwelling
SETBACKS RESIDENTIAL LOTS
FRONT 30-FEET
REAR 30-FEET
SIDE 10-FEET
THE REQUIRED SIDE YARD SETBACKS FOR RSF-1 AND RSF-2 LOTS, EXISTING ON OR BEFORE MAY 19 2020 AND WHICH DO NOT MEET THE MINIMUM LOT WIDTH REQUIREMENTS FOR THE UNDERLYING ZONING DESIGNATION MAY BE REDUCED TO 3-FEET ON ONE SIDE AND 10-FEET ON THE OTHER SIDE PROVIDED A MINIMUM OF 13-FEET SEPARATION REMAINS BETWEEN BUILDINGS
Ground Coverage:
RSF-2 SINGLE FAMILY DISTRICT
4.3.4 AREA AND DIMENSIONAL ORDINANCES
GROUND COVER RATIO (GCR)
"A RATIO DERIVED BY DIVIDING THE TOTAL OF ALL IMPERVIOUS SURFACES ON A LOT
BY THE LOT AREA
Lot 20 - Impervious Area
• PARKING SLAB 1776
• DRIVEWAY 185
Total Impervious Area 1963 sq ft
Lot Area 5622 sq ft
Ratio (0.35 MAX) 0.349
SCALE: 1"=20'
0 20 40 60
L2
N 26°14'48" W 55.55' (M)
CLOSING LINE
21
20
19
PROPOSED RESIDENCE
FOUND (POT)3/8 #4 REBAR
FOUND CAPPED #4 REBAR
FOUND CAPPED #4 REBAR
SET CA 11639 #4 REBAR
ZONE AE (EL 10)
ZONE VE (EL 11)
ZONE VE (EL 13)
EXISTING 30-FEET WIDE EASEMENT FROM WATER
OUT 0.1
NEW BULKHEAD
MOBILE BAY
NOTES:
1. MEASURED BEARINGS BASED ON ASTRONOMIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. ELEVATIONS BASED ON NAVD 1988 AS OBTAINED BY GPS OBSERVATION.
3. ENTIRE LOT LIES WITHIN THE LIMITS OF MODERATE WAVE ACTION.
4. SITE PLAN 3/5/26.
FLOOD INFORMATION:
FEMA COMMUNITY PANEL # 01 003C0725M
ZONES AS SHOWN HEREON
LEGEND
BUILDING
CALCULATED
CHORD
DELTA
MANHOLE
RADIUS
RIGHT OF WAY
SQUARE FEET
AIR CONDITIONER
UTILITY POLE
ANCHOR
WALL
CONCRETE
WATER METER
SEWER BOX
IRRIGATION CONTROL BOX
WATER VALVE
FIRE HYDRANT
GAS MANIFOLD BOX
ELECTRIC BOX
FIBER OPTIC BOX
LIGHT POLE
STAKING POINT
MEASURED
RECORDED
CONCRETE MONUMENT
FENCE
OVERHEAD UTILITIES
ALABAMA LICENSED No. 34764 Professional Land Surveyor TRENT R. WILSON
STATE OF ALABAMA)
BALDWIN COUNTY)
I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 20, JUBILEE POINT SUBDIVISION, as recorded in Slide 429-A, in the Office of the Judge of Probate, Baldwin County, Alabama; and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of 3/5/2026. Survey map(s) if not stated in red.
Order No.: 124104
Client: Garcia
Address: County Road 1
Trent R. Wilson
Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 10
Gulf Shores, AL 36542
Phone:(251)-975-7555
Site Plan
WEYGAND WILSON SURVEYORS
Note:
(a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or way and/or restrictions whether or not of record.
(b) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.
(c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

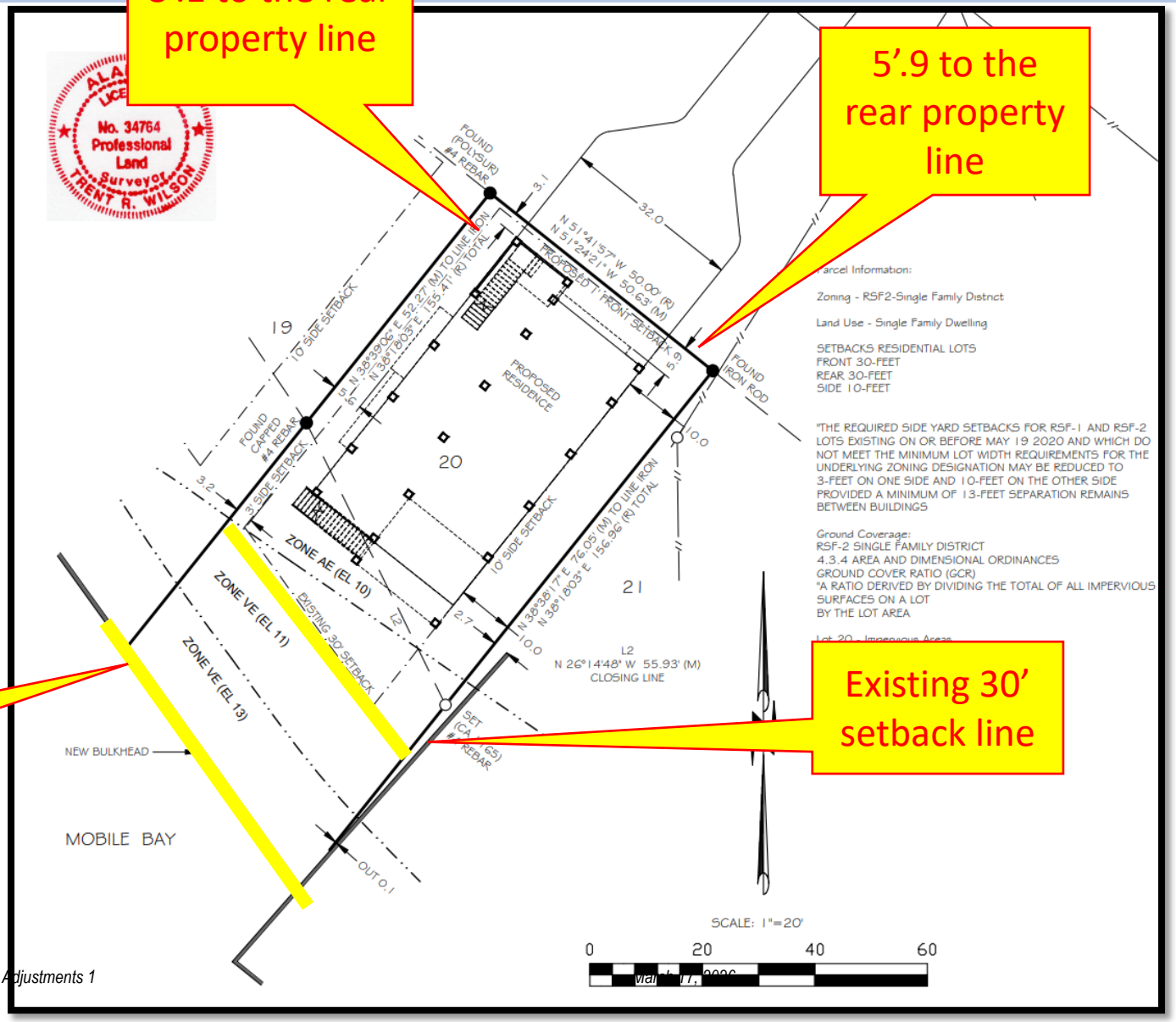
Site Plan

3’.1 to the rear property line

5’.9 to the rear property line

New Bulkhead

Existing 30’ setback line



Zoning Requirements

Section 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources on or under land.

(b) The following transportation, communication, and utility uses: water well (public or private).

(c) The following agricultural uses: Silviculture.

(d) Single family dwellings including manufactured housing and mobile homes.

(e) Accessory structures and uses.

(f) The following institutional use: church or similar religious facility.

(g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 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-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

(a) Outdoor recreation uses.

(b) The following institutional uses: day care home; fire station; school (public or private).

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.4 Variances, and Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

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 of record is 50’ x 145’ and 7,250 sq. ft. The minimum lot size requirement for RSF-2, Residential Single-Family District, is 15,000 sq. ft. with a minimum lot width at the building line of 80 ‘. The parcel is situated along County Road 1, which features a wide right-of-way. The property boundary extends to the bay; consequently, some of the land has eroded over time, and the actual length of the parcel. Staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **7,250 +/- *sf,*** Minimum Lot width: **80’,** Actual Lot Width: ***50’,*** Hardship: YES

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 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 zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home. The property received a land disturbance permit, ZLD25-133, to install a new bulkhead and backfill previously.
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

WEYGAND WILSON

23 February 2026

Baldwin County Planning and Zoning

22251 Palmer Street, Robertsdale, AL 36567

Baldwin County Planning and Zoning:

In reference to our property at County Road 1, Fairhope, AL 36532, parcel# 05-56-08-33-0-000-060.000, PPIN 16274, we are requesting a variance to accommodate a single-family dwelling on this property.

In addition, the property does not have an active property owners association at this time and is not subject to any restrictions nor covenants.

Please do not hesitate to contact our office with any questions or concerns at 251-975-7555.

Thank you for your consideration.

Weygand Wilson Surveying

ZVA26-05 Claremont Property

Variance Request Summary and Recommendation

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear setback requirement to allow for the construction of a new single-family dwelling.

Staff recommends that ZVA26-05 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.

ZVA26-05 Claremont 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

APRIL 21, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

MARCH 17, 2026

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA26-07 Corte Property

Variance Request

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 15
- **Zoned:** B2, Neighborhood Business District
- **Location:** The subject property is located on the east side of State Hwy 181
- **PID:** 05-43-06-23-0-000-026.017
- **PPIN:** 620814
- **Acreage**: 3.75
- **Physical Address:** St Hwy 181
- **Applicant:** Gulf States Development Services Mike Saucier
- **Owner:** Stefanie Corte

ZVA26-07 Corte Property

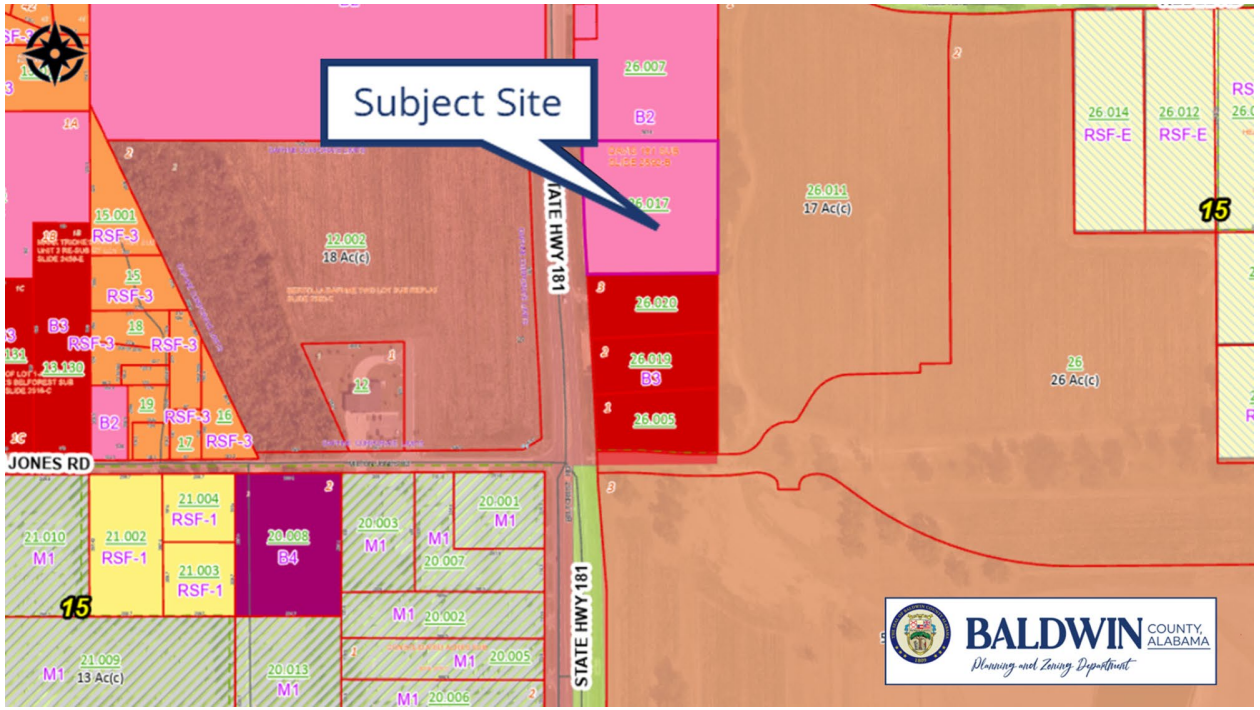
Variance Request Summary and Recommendation

Lead Staff: Crystal Bates, Planning Technician II

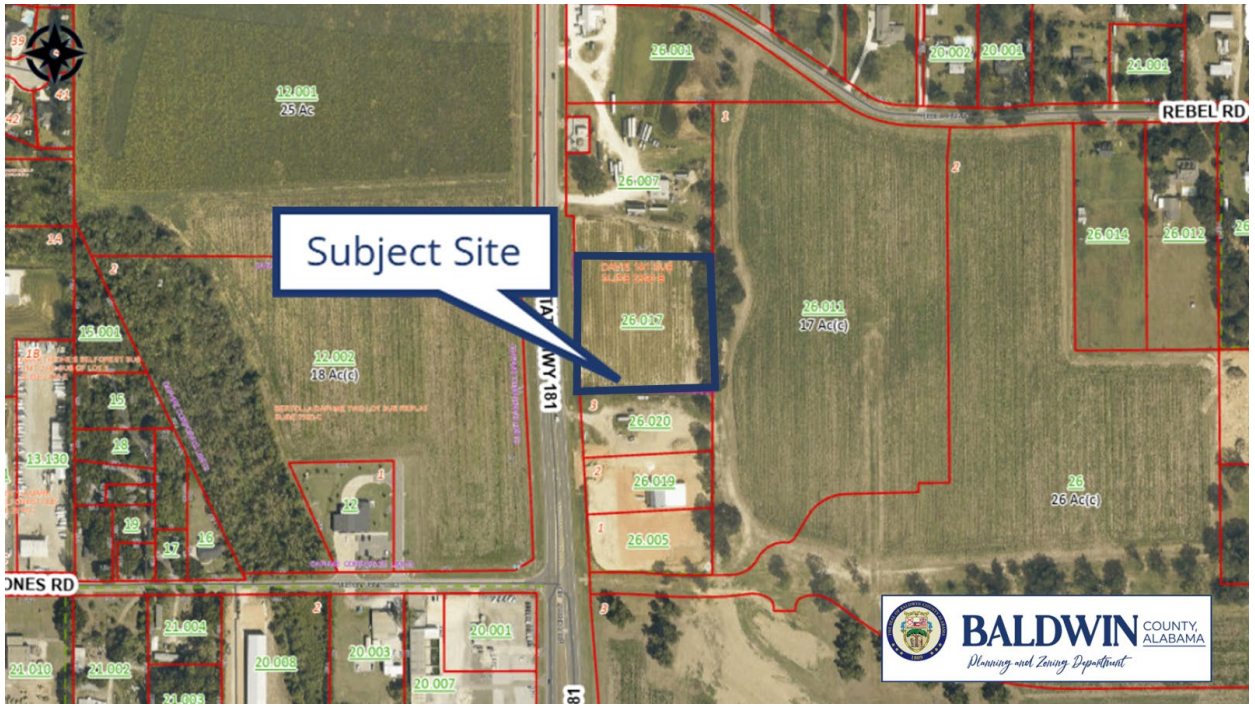
The applicant is requesting a variance from Section 15.2.4 (a) of the Baldwin County Zoning Ordinance as it pertains to the Parking Spaces for a proposed furniture store to reduce the number of required spaces from 185 to 74.

Staff perceives no hardship on the subject property and recommends that case ZVA26-07 be **DENIED** unless information to the contrary is revealed at the public hearing.

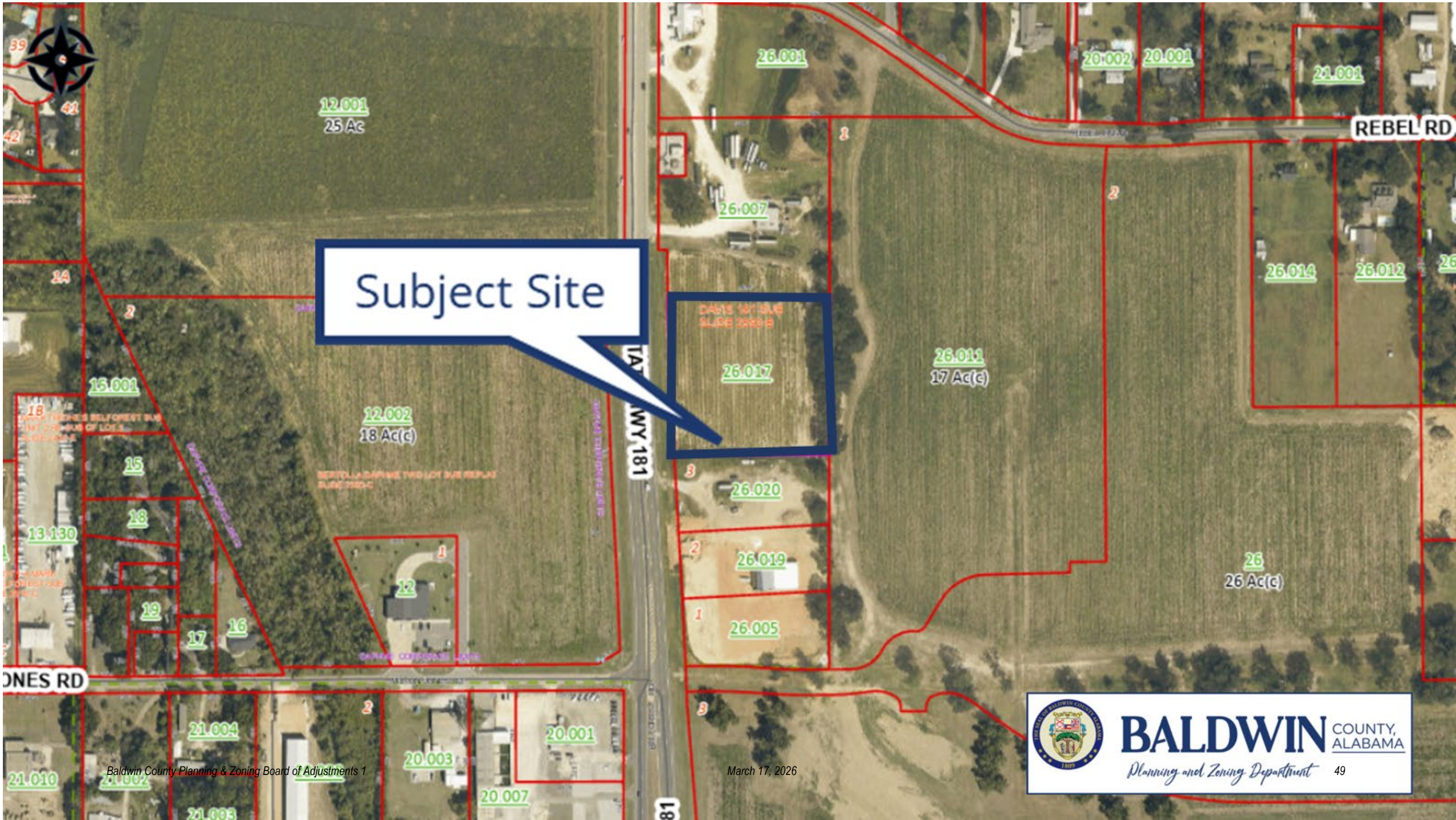
Locator Map

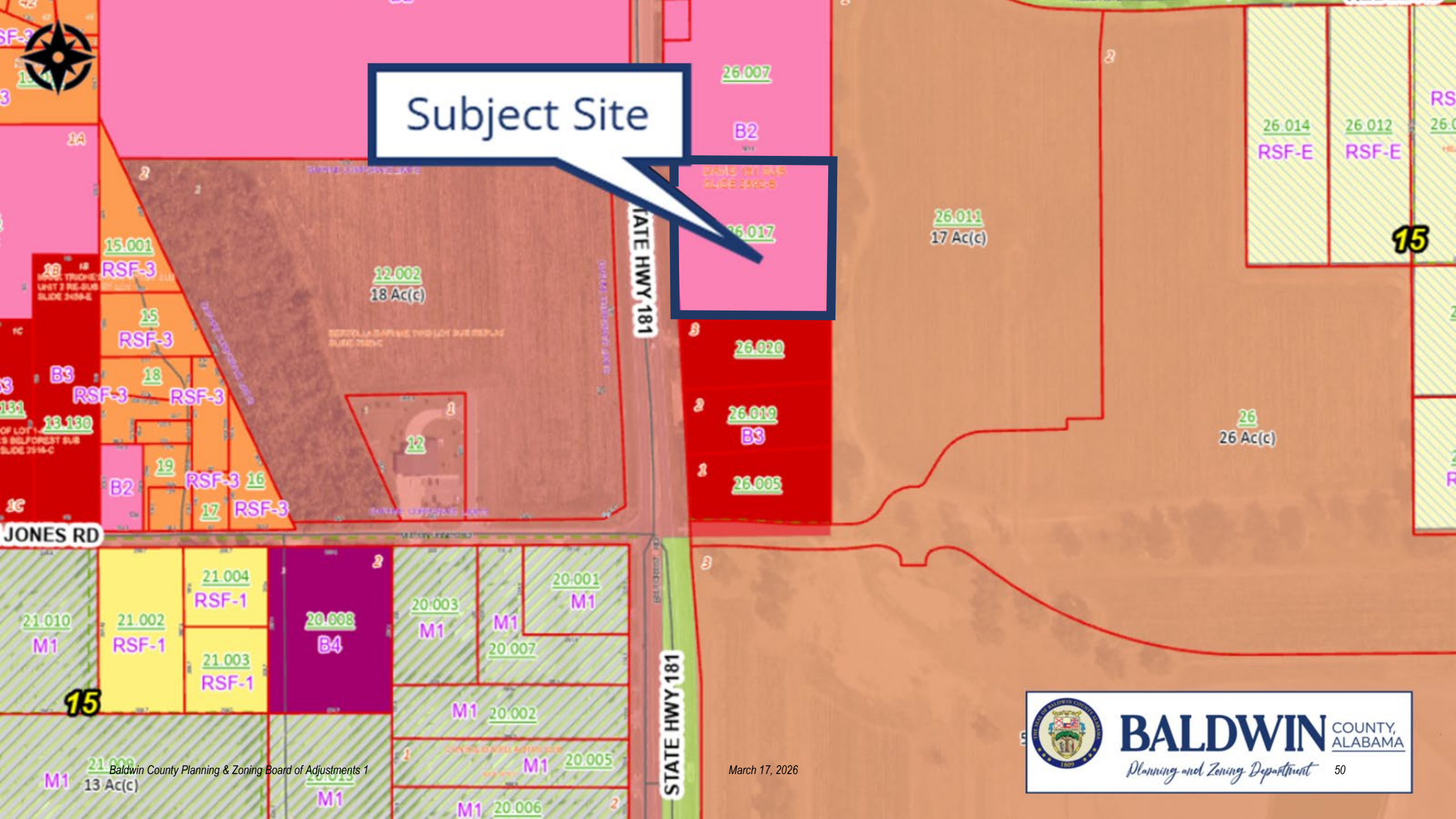


Site Map



	Adjacent Zoning	Adjacent Land Use
North	B2, Neighbor Business	Business
South	B3, General Business	Business
East	City of Daphne	Vacant
West	City of Daphne	Vacant


Subject Site
REBEL RD
ONES RD
12.001
25 Ac
12.002
18 Ac(c)
26.001
26.007
26.017
26.011
17 Ac(c)
26.020
26.019
26.005
26
26 Ac(c)
26.014
26.012
20.002
20.001
21.001
15.001
13.130
21.004
20.003
20.007
21.010
BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

E
N
S
W
Subject Property
PIN: 620814
VARIANCE PROPOSED
FOR THIS PROPERTY
CASE NUMBER
ZVA26 -000007
Scan
For Information Contact
Baldwin County Planning &
Zoning Department
(251)580-1655 / (251)972-8523
(251)990-4623
Mar 2, 2026 11:25:44 AM
30°35'53.3756"N 87°51'6.96737"W
93° E
Baldwin County Code Enforcement

W
N
S
E
Property to
The West
PIN: 371166
Mar 2, 2026 11:26:06 AM
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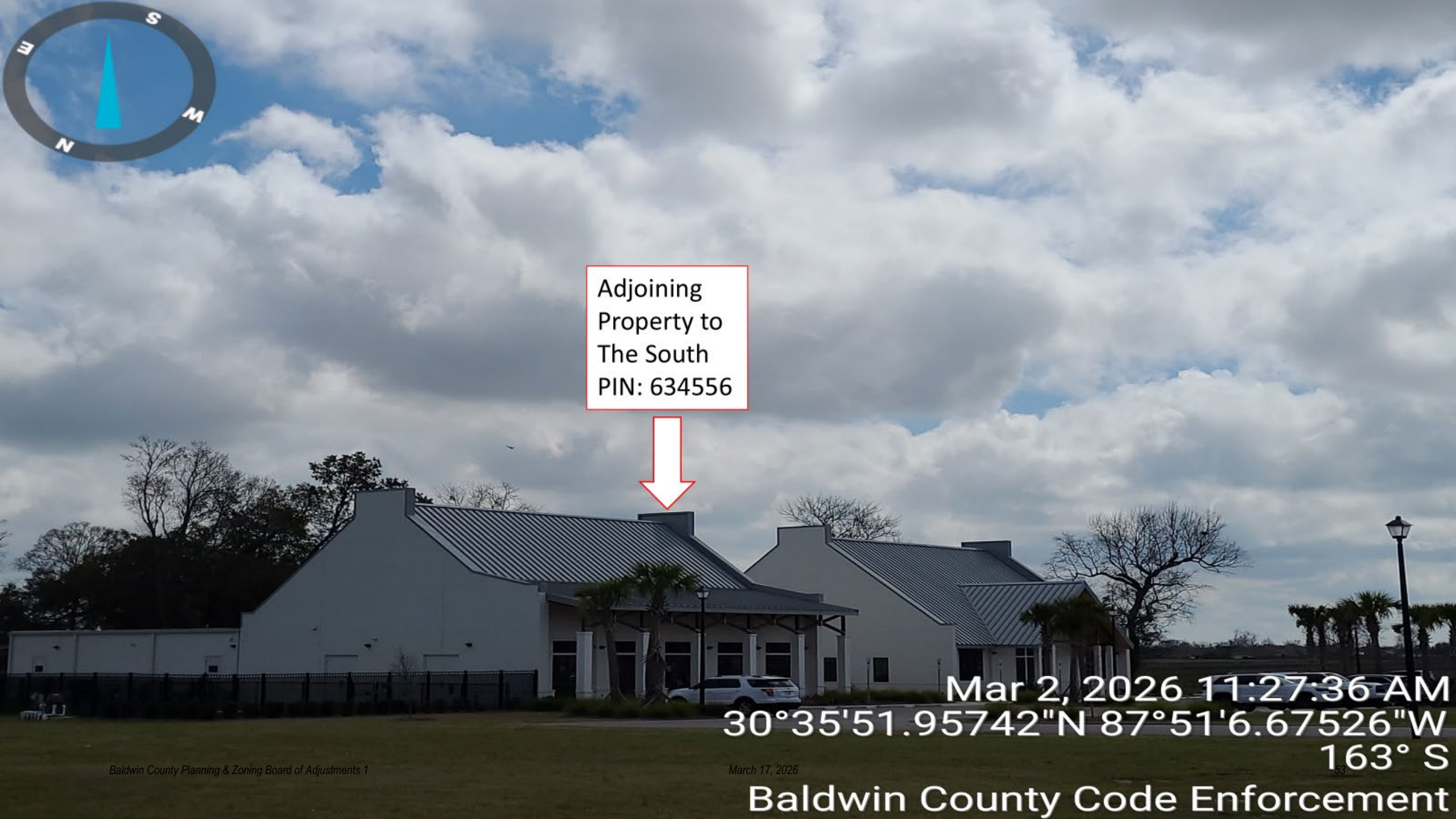
275° W
Baldwin County Code Enforcement


S
E
W
N
Adjoining Property to The South PIN: 634556
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163° S
Baldwin County Code Enforcement

N
E
S
W
Adjoining Property to The North PIN: 99206
DAVIS
Mar 2, 2026 11:28:22 AM
30°35'57.03983"N 87°51'7.32661"W
66° NE
Baldwin County Code Enforcement

N
E
S
W
Adjoining Property to The North PIN: 99206
DAVIS
Mar 2, 2026 11:28:22 AM
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66° NE
Baldwin County Code Enforcement

S
W
E
N
Adjoining Property to The East PIN: 108577
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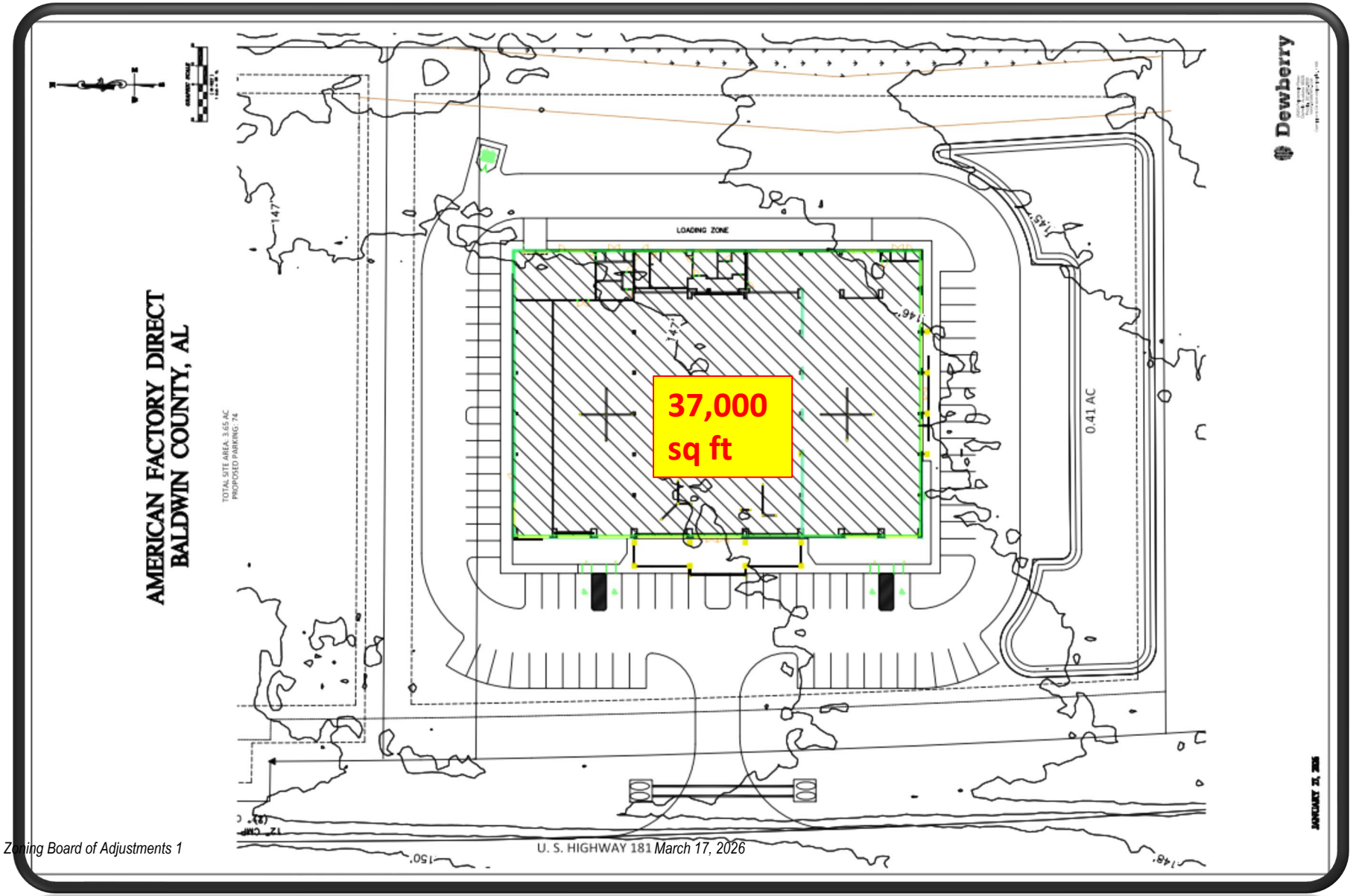
Baldwin County Code Enforcement

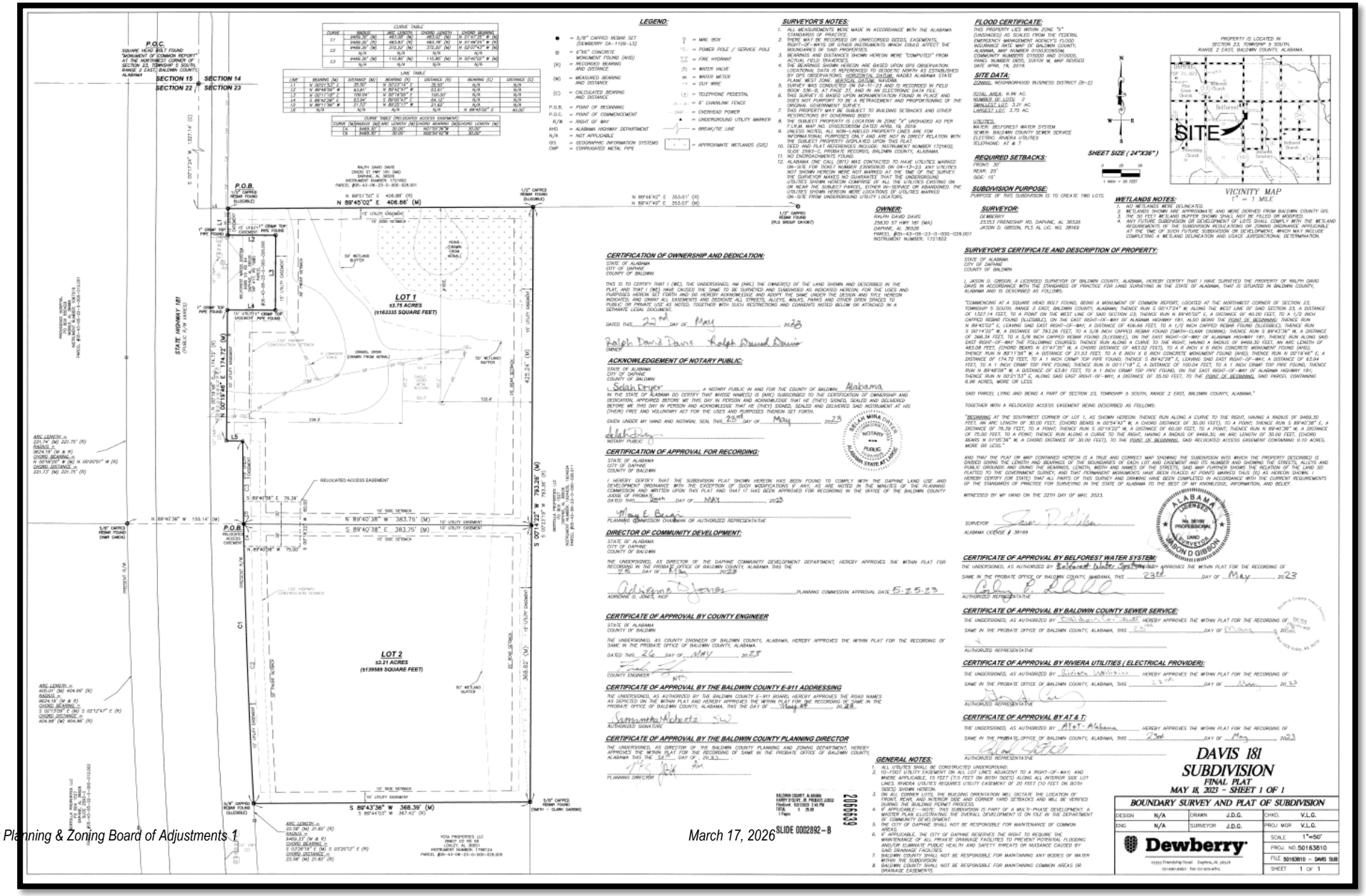
Site Plan

74 Proposed Parking Lots

185 Required Parking Lots



Subdivision Plat



Zoning Requirements

Article 15 Parking and Loading Requirements

Section 15.1 Generally

15.1.1 Off-street automobile storage or parking spaces shall be provided with vehicular access to a street or alley and shall be equal to at least the minimum requirements for the specific land use as herein provided. Parking shall meet all ADA requirements.

15.1.2 The required number of parking spaces for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time.

15.1.3 Where business and multifamily unit developments require large numbers of parking spaces, such spaces may be accommodated in parking decks provided that no such parking deck shall exceed 3 levels above ground or 25% of the height of the principal structure, whichever is greater. Parking deck design shall be compatible with the design of the principal structure.

15.1.4 Any use not specified by these ordinances shall require one (1) parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately.

Section 15.2 Parking Schedule

15.2.1 Dwellings.

(a) *One and two family dwellings*. 2 spaces for each dwelling unit.

(b) *Multiple family dwellings*. 1.6 spaces for each unit with 2 bedrooms or less; 3.0 spaces for units with 3-4 bedrooms; and 3.5 spaces for over 4 bedrooms. (rounded up to the next whole number).

(c) *Hotels, motels, and tourist homes*. 1.25 spaces for each guest bedroom.

(d) *Manufactured Housing Park*. 2 spaces per unit.

(e) *Dormitory, boarding house or rooming house*. One space for each guest bedroom.

15.2.2 Institutional.

(a) *Churches or other place of worship*. One space for each 4 seats in the main auditorium or sanctuary.

(b) *Private clubs, lodges, country clubs and fraternal buildings*. One space for each 200 square feet of gross floor area.

(c) *Theaters, auditoriums, coliseums, stadiums, event venues, and similar places of assembly*. One space for each 4 seats, seating spaces, or projected attendees.

(d) *Libraries, museums, art galleries and similar uses*. One space for each 500 square feet of gross floor area.

(e) *College or university.* 10 spaces per classroom.

(f) *High school*. 7 spaces per classroom.

(g) *Elementary or middle school*. 2.5 spaces per classroom.

(h) *Business or trade school*. One space per 4 seats.

(i) *Kindergartens, play schools, or day care centers*. One space per employee.

15.2.3 Health facilities.

(a) Hospitals, sanitariums, nursing homes, homes for aged and similar institutional uses. 1 space for each 4 beds.

(b) Kennels and animal hospitals (veterinarian). One space per 500 square feet of gross floor area.

(c) Medical, dental and health offices. One space for each 200 square feet of gross floor area.

(d) Mortuaries and funeral homes. One space for each 4 parlor or chapel seats.

15.2.4 Business and office.

(a) Commercial establishments and offices including but not limited to food stores, banks, furniture stores, or personal service establishments. One space for each 200 square feet of gross floor area.

(b) Restaurants, night clubs, bars, cafes, and similar eating/drinking places. One space for each 100 square feet of gross floor area.

(c) Shopping centers. One space per 200 square feet of gross floor area.

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 15 came into effect on August 1, 2006. The lot of record is approx. 3.75 acres +/-. The minimum lot size requirement for B2, Neighborhood Business District, is 20,000 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: 20, 000sf Actual lot size: 163,350+sf, Minimum Lot width: 80’, Actual Lot Width: 327.5’, 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 B2- Neighborhood Business District zoning designation. The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit. The number of parking spaces is not a property rights issue.
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.

Letter/POA Statement

American Factory Direct
Furniture
all about Price... all about Design...

February 24, 2026

To Whom It May Concern:

Please be advised that we are authorizing Michael J. Saucier with Gulf States Real Estate and Development Services to represent our interest in acquiring a variance and other permits associated with the construction of a new 37,500 square-foot American Factory Direct Furniture store in Baldwin County, Alabama off Highway 181 and County Road 64.

Also want to bring to your attention that our current other six stores easily operate with 70-80 parking spaces and have acquired variances for same from other municipalities. This amount of parking is adequate for even major promotional sales events. As the site plan attached to the variance application indicates, there is room for some additional parking should the use of this facility change in the future; although, the variance request is specifically being requested for our furniture store use at this time.

Should you have any questions or need further information concerning this matter, please feel free to contact me at 985-237-4024.

Kind Regards,

Grace Comeaux-Piro
Chief Financial Officer

American Factory Direct
Furniture
all about Price... all about Design...

February 24, 2026

RE: Lot 2, Davis Subdivision
Highway 181
Daphne, Al 36526

To Whom It May Concern:

I am the owner of above said property. This property nor the adjoining properties are involved in or are a part of any type of homeowners association.

Thank you,

Stephanie Nelson Corte
(334) 315-7995
24001 State Highway 181
Daphne, Al 36526

ZVA26-07 Corte Property

Variance Request Summary and Recommendation

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 15.2.4 (a) of the Baldwin County Zoning Ordinance as it pertains to the Parking Spaces for a proposed furniture store to reduce the number of required spaces from 185 to74.

Staff perceives no hardship on the subject property and recommends that case ZVA26-07 be **DENIED** unless information to the contrary is revealed at the public hearing.

If it is the pleasure of the Board to *APPROVE* the variance, staff requests that the variance include the following conditions:

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.

ZVA26-07 Corte 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

APRIL 21, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

MARCH 17, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA26-08 Perkins Property

Variance request

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 4
- **Zoned:** RSF-E
- **Location:** Subject property is located South of Hurricane Road
- **PID:** 05-22-05-08-0-000-042.001
- **PPIN:** 16471
- **Acreage:** +/- 0.24 acres
- **Physical Address:** 7000 Hurricane Rd
- **Applicant:** Candace Weaver
- **Owner:** Perkins, Tiffany Jacquelyn and Weaver, Candace Perkins

ZVA26-08 Perkins Property

Variance request

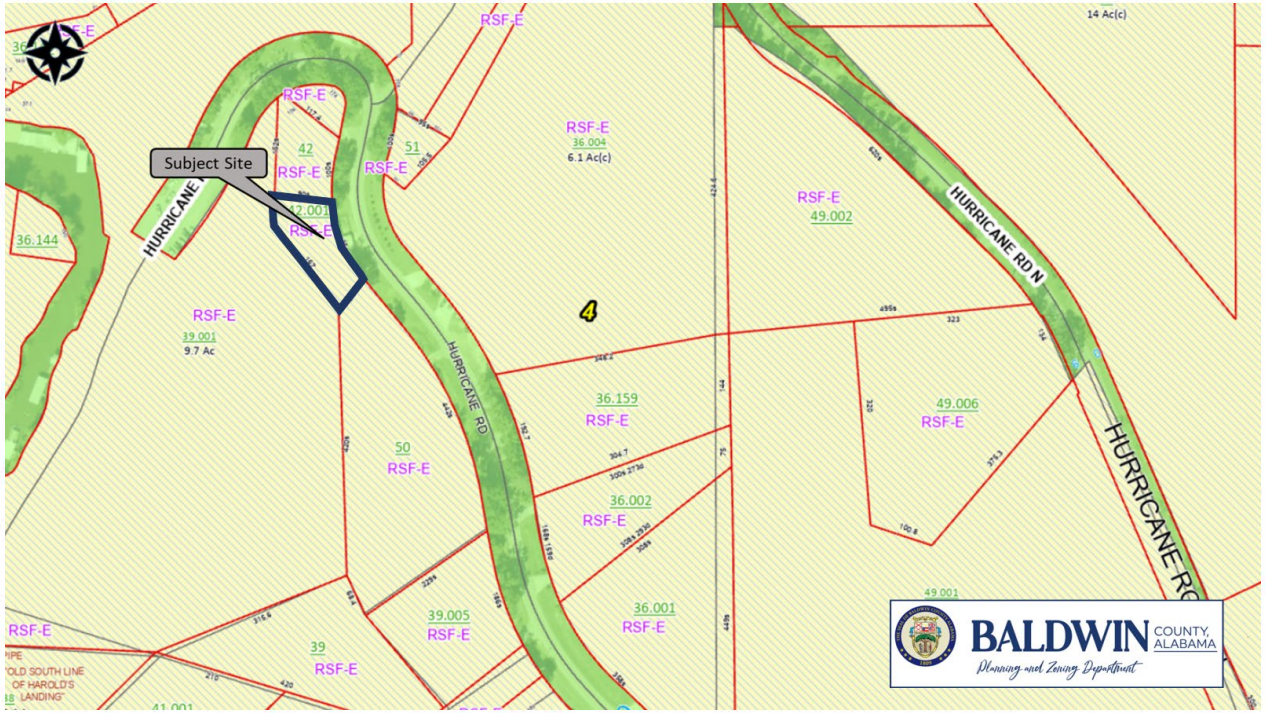
Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.1.5 Area and Dimensional Ordinance of the Baldwin County Zoning ordinance as it pertains to building setbacks. The request would allow a mobile home that was placed without permits to remain in its location.

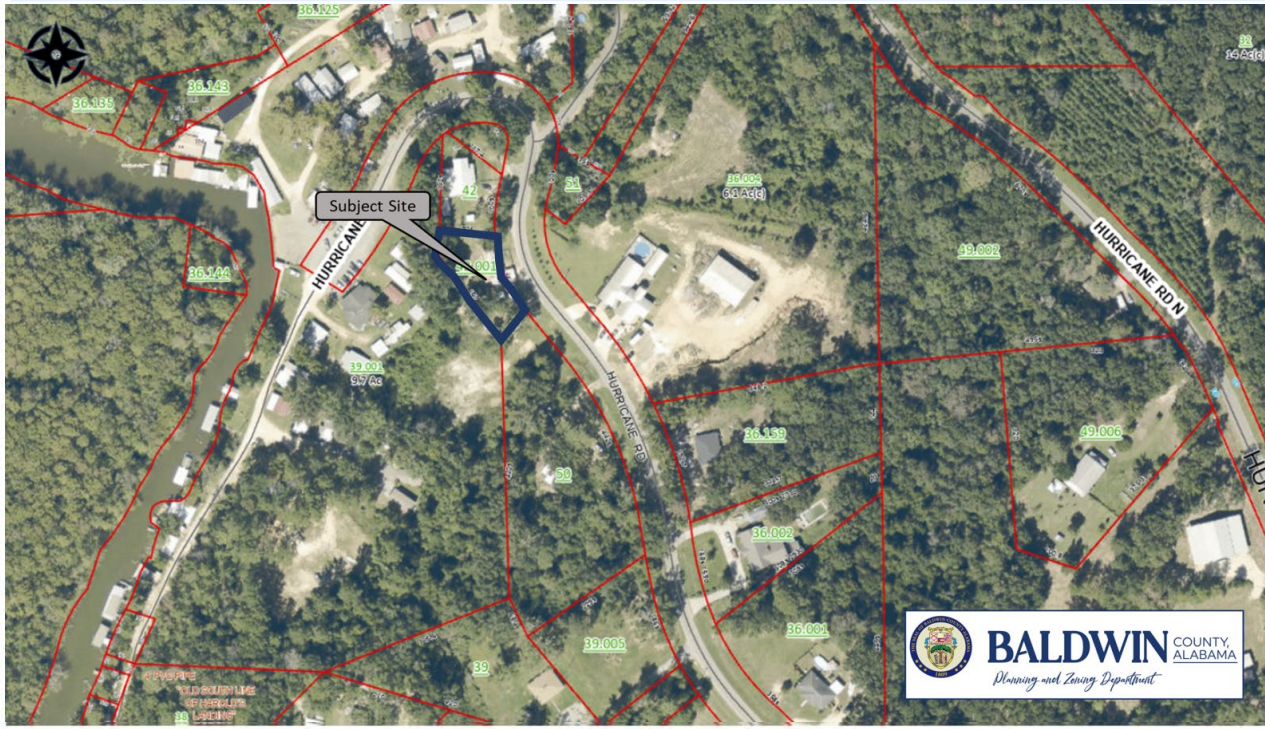
Although the mobile home was replaced with a new one without the proper permits, we recognize that there is a hardship on the property that may warrant consideration.

Staff recommends that case ZVA26-08 be Approved.

Locator Map

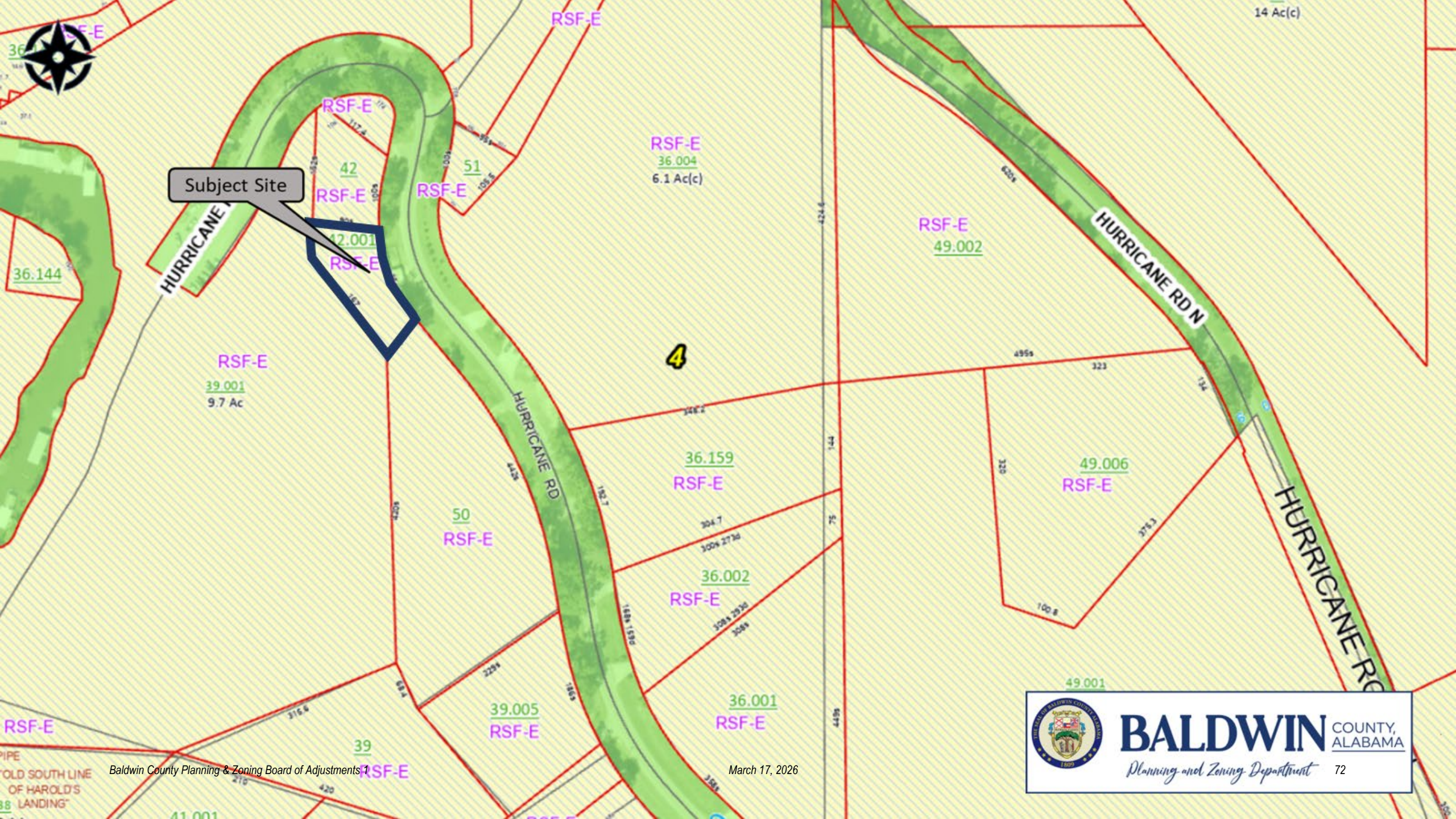


Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-E, Residential Single Family	Residential
South	RSF-E, Residential Single Family	Residential
East	RSF-E, Residential Single Family	Residential
West	RSF-E, Residential Single Family	Residential

Subject Site
HURRICANE RD
HURRICANE RD N
36.125
36.143
36.135
36.144
42
51
36.004
6.1 Ac(c)
49.002
39.001
9.7 Ac
36.159
49.006
50
36.002
36.001
39.005
39
32
14 Ac(c)
BALDWIN COUNTY, ALABAMA
Planning and Zoning Department


Subject Site
HURRICANE RD
HURRICANE RD N
RSF-E
42
42.001
51
36.004
6.1 Ac(c)
14 Ac(c)
49.002
36.144
39.001
9.7 Ac
4
36.159
50
36.002
49.006
39.005
36.001
39
49.001
41.001
BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

Subject Property
PIN: 16471
VARIANCE PROPOSED
FOR THIS PROPERTY
CASE NUMBER
ZVA26-000008
Scan
For Information Contact
Baldwin County Planning &
Zoning Department
(251)580-1655 / (251)972-8523
(251)990-4623
Mar 9, 2026 10:27:18 AM
138° SE
Baldwin County Code Enforcement

Mar 9, 2026 10:28:29 AM
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Baldwin County Code Enforcement
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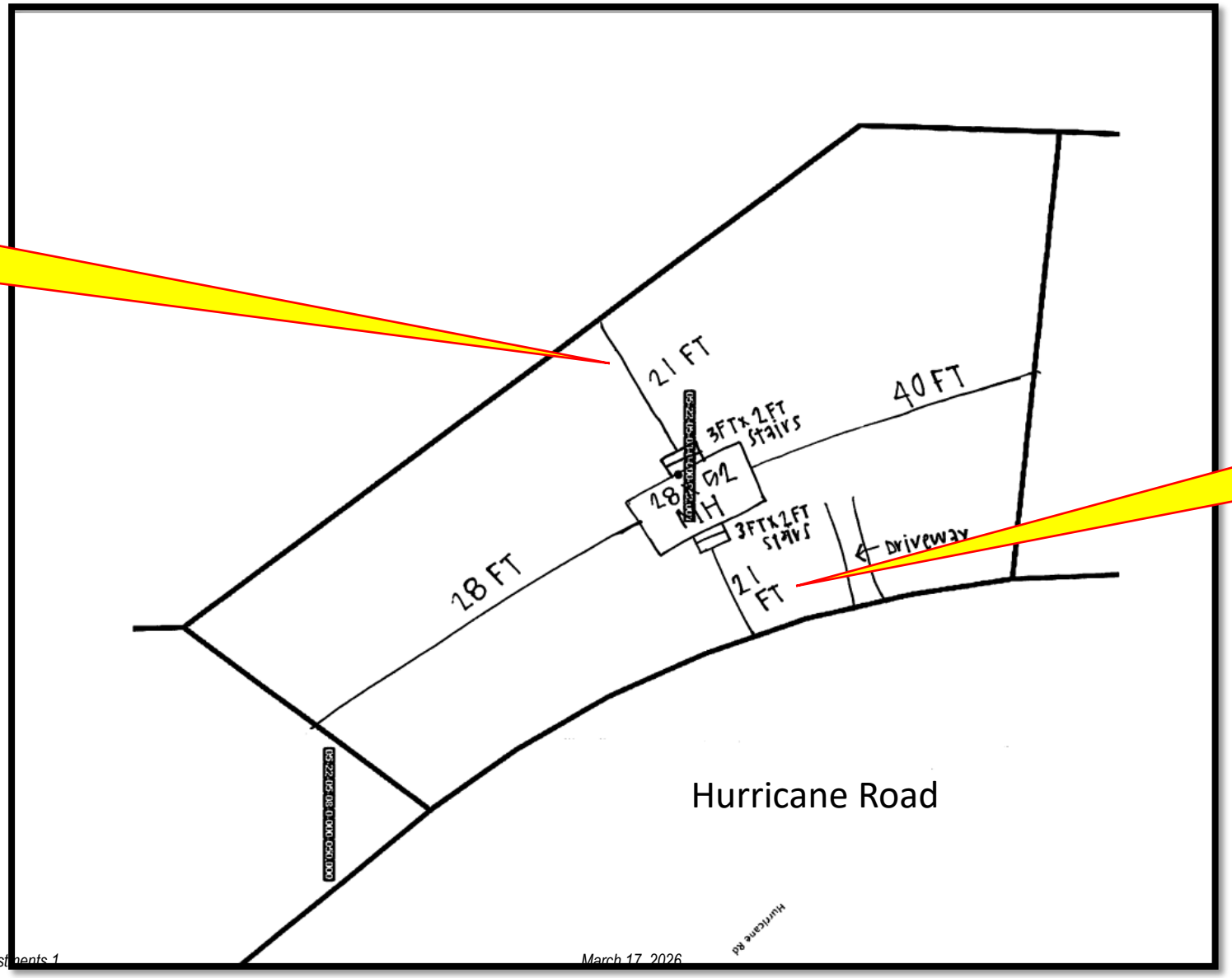
Baldwin County Code Enforcement

Site Plan

21’ to rear property line



21’ to front property line

Zoning Requirements

Section 4.1 RSF-E, Residential Single Family Estate District

4.1.1 Generally. This zoning district is provided to afford the opportunity for the choice of a very low density residential environment consisting of single family homes on estate size lots.

4.1.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts,* the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources on or under land.

(b) The following transportation, communication, and utility uses: water well (public or private).

(c) Agricultural uses.

(d) Single family dwellings including manufactured housing and mobile homes.

(e) Accessory structures and uses.

(f) The following institutional use: church or similar religious facility.

4.1.3 Conditional Use Commission Site Plan Approval. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts,* the following uses and structures designed for such uses may be allowed by the site plan approval process:

(a) Outdoor recreation uses.

(b) The following institutional uses: day care home; fire station; school (public or private).

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10*: Bed and Breakfast Establishments*).

4.1.4 Special exception. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts,* the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.1.5 Area and dimensional ordinances. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications,*

Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 Area and dimensional modifications. Within the RSF-E district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet

HOA Letter

There is NO HOA, POA, Any kind of neighborhood associations!

Thanks,
Carole Wear

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 within Planning District 4 was adopted by the County Commission on February 21, 1995. The parcel is 120’ x 90’ IRR. The required minimum lot size for RSF-E is 80,000 square feet with a 165’ minimum lot width at the building line. The property doesn’t meet the minimum lot requirements; therefore, staff believes there is exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

RSF-E Required minimum lot size: **+/- 80,000**	Actual size: **10, 800 sq. ft.**	Lot size hardship: **YES**
RSF-E Required minimum width at street line: **165’**	Actual lot width: **120’**	Lot width hardship: **YES**

2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property. There are no wetlands on the parcel. However, the property slopes toward the rear and features a natural drainage ditch that extends to the river. As a result, staff considers there to be exceptional topographic features, extraordinary circumstances, or unique conditions that would warrant granting 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 zoned RSF-E, which permits residential and accessory uses. The applicant has replaced an old mobile home with a new mobile home without obtaining the necessary permits. Although the appropriate permits were not secured, the size and configuration of the lot may warrant consideration for a variance. The lot in the center measures approximately 65 feet. Given the RSF-E setbacks of 40 feet from the front and rear property lines, there is insufficient buildable space to meet these setback requirements. Staff perceives that the granting of the application may be necessary for the preservation of a property right and is 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 in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. *However, staff is unable to determine if the approved requested variance will unreasonably diminish or impair established property values within the surrounding areas because it is not feasible to gather sufficient data to make that determination for presentation at the public hearing.*

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.

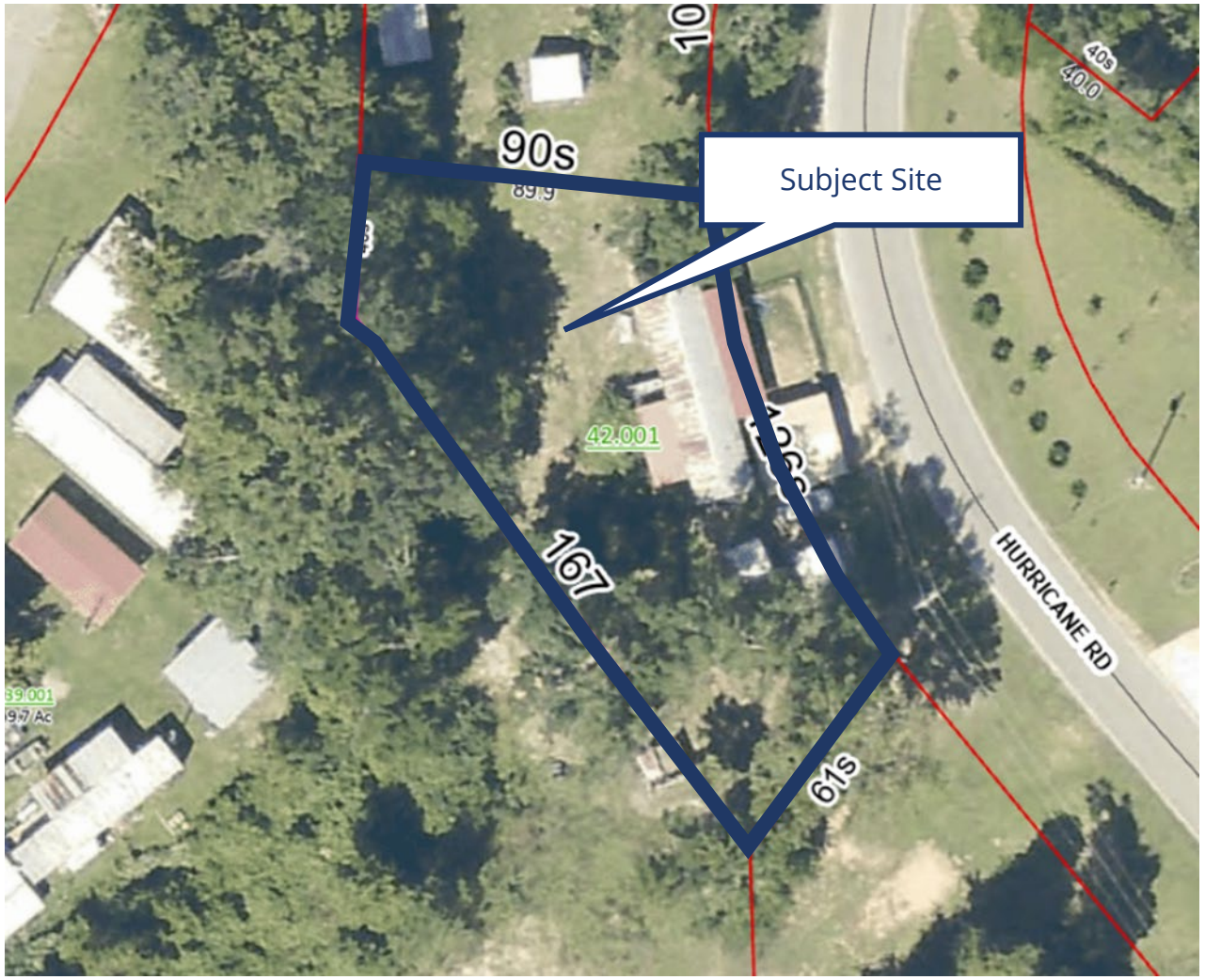
ZVA26-08 Perkins Property

Variance request

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.1.5 Area and Dimensional Ordinance of the Baldwin County Zoning ordinance as it pertains to building setbacks. The request would allow a mobile home that was placed without permits to remain in its location.

Although the mobile home was replaced with a new one without the proper permits, we recognize that there is a hardship on the property that may warrant consideration.



Staff recommends that case ZVA26-08 be Approved.

ZVA26-08 Perkins Property

Variance request

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

April 21, 2026 @ 4:00 pm

Baldwin County Central Annex

Robertsdale, AL