



BOARD OF ADJUSTMENT NUMBER 1

AGENDA

September 16, 2025

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 August 19, 2025
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA25- 42 Miranda Property, 7815 Twin Beech Rd

Request: Approval of variance from Section 3.4.5 (a) Area and Dimensional regulations of the Baldwin County Zoning ordinance as it pertains to the required side yard setbacks in order to construct a single-family dwelling.

Location: The subject property is located at 7816 Twin Beech Rd Fairhope, AL, Planning District 28.

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 1
Regular Meeting Minutes
Tuesday, August 19, 2025**

I. Call To Order

The Board of Adjustment Number One met in a regular session on August 19, 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: Norman Bragg, Leslie Stejskal, Rosellen Coggin, Thomas Kiel, Doug Ward and James Guffy 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 August 19, 2025, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve August 19, 2025, minutes carried anonymously.

IV. Consideration of Applications and Request

a.) ZVA25- 32 Coumanis Property, 11541 County Road 1

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-32 from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the 30' rear property line and 12.5 (c) yard requirements as it pertains to uncovered stairs in the rear yard to construction a single-family dwelling.

The chairwoman invited the applicant, Thomas Chastin, to the podium to share the reasons for the variance request. He discussed the project mentioned they divided the parcels demo the old home and was building two new spec homes on each lot. The board members then started asking questions about the project about the dwelling, stairs, VE flood zones, site plans and survey questions.

Board member Leslie Stejskal made a motion to Deny the variance case ZVA25-32 seconded by Norman Bragg. The motion passed to DENY the variance case with a 5 to 3 vote.

b.) ZVA25- 33 Coumanis Property, 11539 County Road 1

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-33 from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the 30' rear property line and 12.5 (c) yard requirements as it pertains to uncovered stairs in the rear yard to construction a single-family dwelling.

The chairwoman invited the applicant, Thomas Chastin, to the podium Mr. Chastin abstain from coming up to speak on the case. The board members then had brief discussion. Board member Leslie Stejskal made a motion to Deny the variance case ZVA25-33 seconded by Doug Ward. The motion passed to DENY the variance case ZVA25-35 with a 5 to 3 vote.

c.) ZVA25-35 Cuenca Property, 23110 Forland Rd

Mrs. Crystal Bates presented the applicants request for variance ZVA25-35 from Section 2.3.12.3 (d) Accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal resident in order to allow for a mobile home.

The chairwoman invited the applicant, Mrs. Jennifer Cuenca, to the podium Mrs. Cuenca spoke on the reason why she needed the variance and couldn't get bigger or smaller home due to financial hardships. The board members then had a brief discussion. Board member Norman Bragg made the motion to DENY the variance and seconded by Leslie Steskal. The motion passed to DENY variance case ZVA25-35 with an 8-0.

d.) ZVA25-37 Flowers Property, 20958 Yosemite Blvd

Mrs. Crystal Bates presented the applicants request for variance ZVA25-37 from Section 4.4.5 Area and Dimensional Ordinance in the Baldwin County Zoning Ordinance as it pertains to the 30' minimum front yard setback.

The chairwoman asked if anyone was present at the board meeting for case ZVA25-37 Flower property. We had none signed in for the case. There were some brief discussions on the case of why the variance was truly needed and what they were doing and why did they had to go on this route. After board discussions board member Lesslie Stejskal made a motion to APPROVE the case and seconded by Rosellen Coggin. The motion passed to APPROVE the variance case ZVA25-35 with an 8-0 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 5.20 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

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

Mary Shannon Hope, Vice- Chair



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

SEPTEMBER 16, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

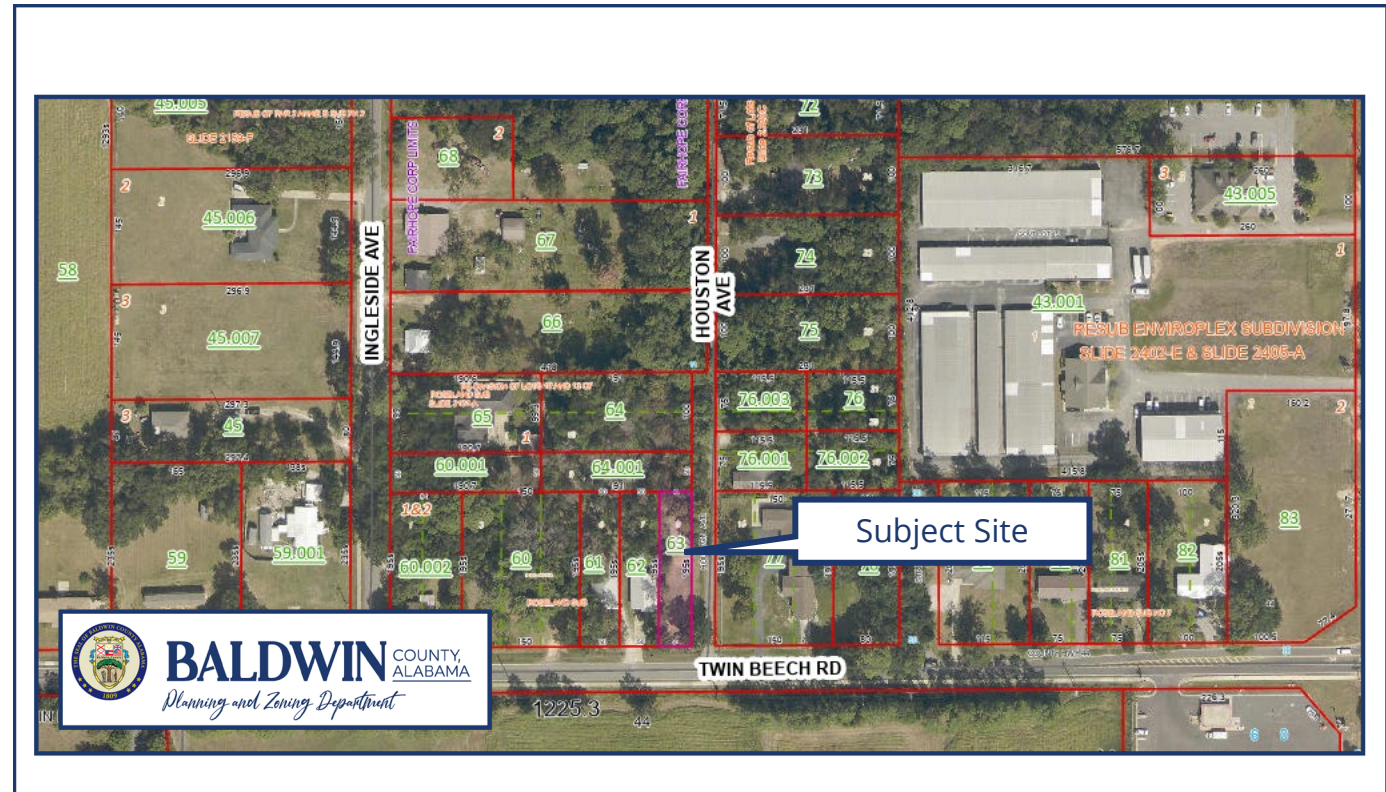
ZVA25-42 MIRANDA PROPERTY

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

- **Planning District:** 8 **Zoned:** BCZ
- **Location:** Subject property is located north of Twin Beech Rd and west of Houston Ave in the Fairhope area.
- **PID:** 05-46-04-20-4-000-063.000
- **PPIN:** 45168
- **Acreage:** +/- 0.18 acres
- **Physical Address:** 7815 Twin Beech Rd
- **Applicant:** Joseph Miranda
- **Owner:** Rene and Joseph Miranda

Baldwin County Planning & Zoning Board of Adjustments 2



September 16, 2025

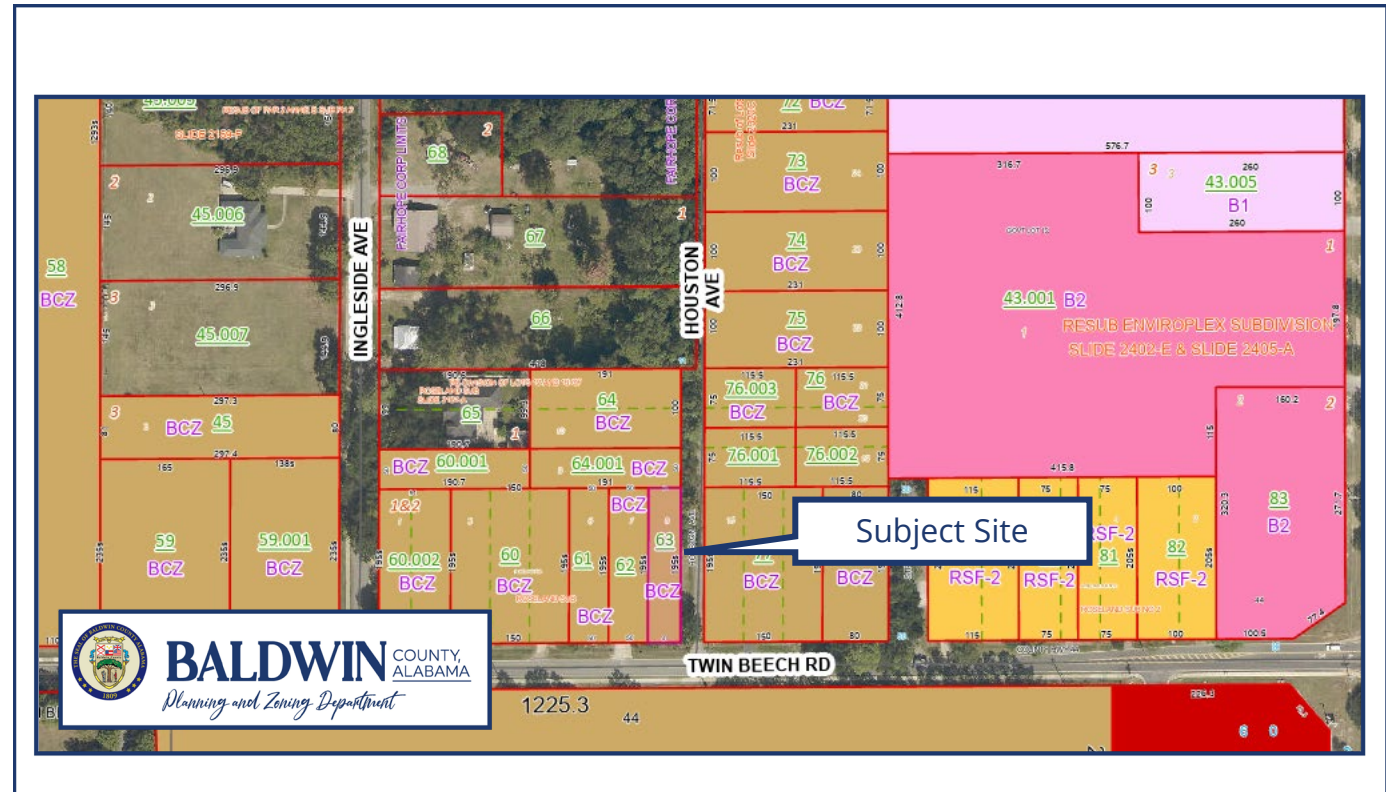
ZVA25-42 MIRANDA PROPERTY

VARIANCE REQUEST

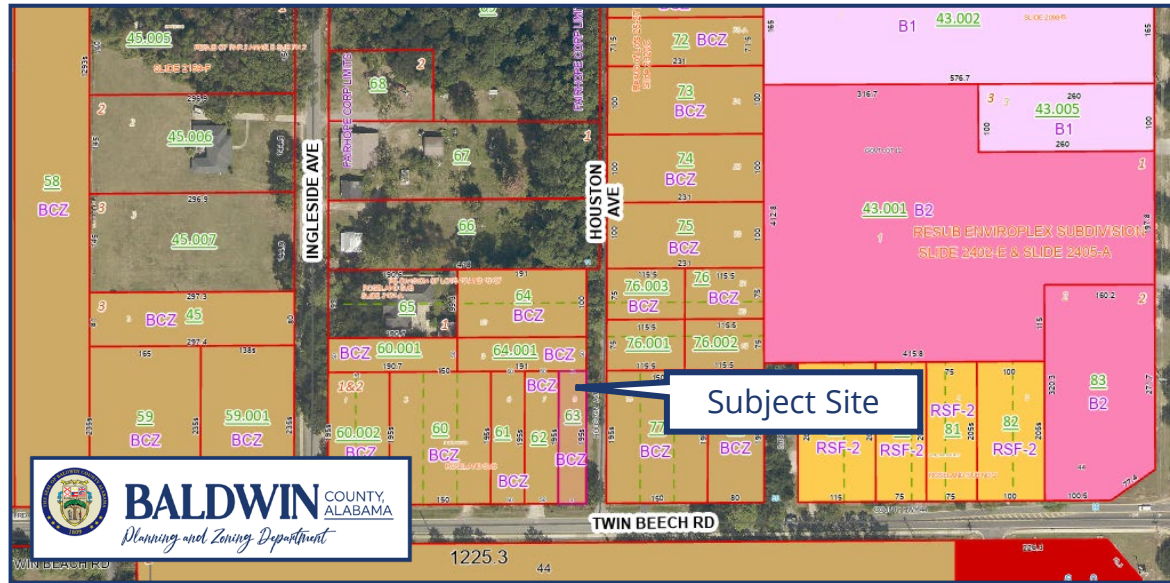
Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 3.4.5 (a) Area and Dimensional ordinance in the Baldwin County Zoning Ordinance as it pertains to the side yard setbacks to construct a single-family dwelling.

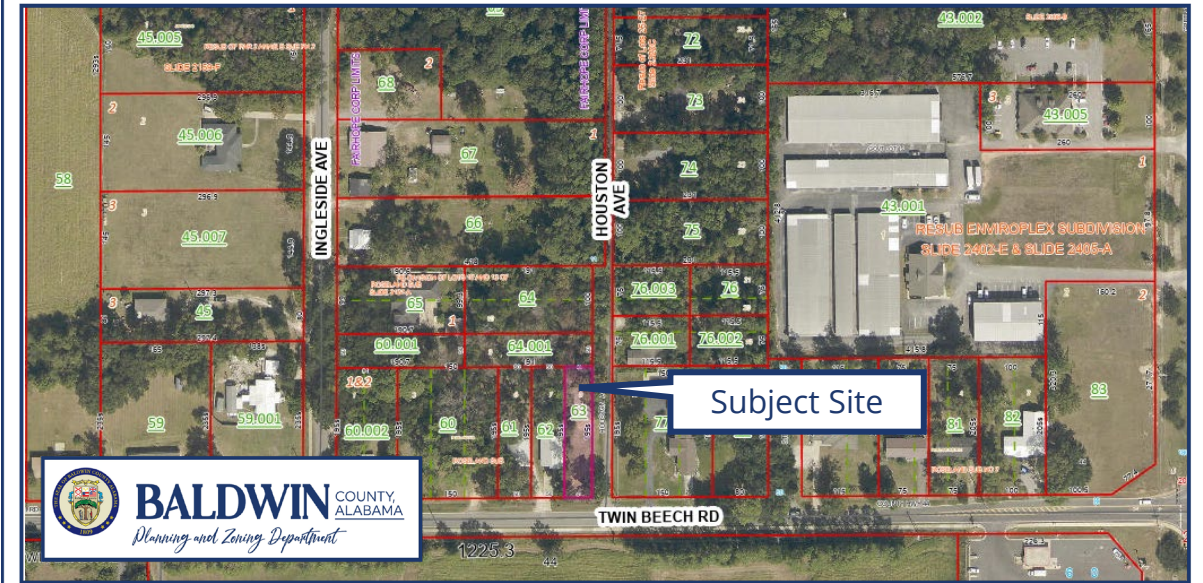
Staff recommends that case ZVA25-42 be **APPROVED** unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map



Adjacent Zoning

North

BCZ, Base Community Zoning

South

BCZ, Base Community Zoning

East

BCZ, Base Community Zoning

West

BCZ, Base Community Zoning

Adjacent Land Use

Vacant

Agricultural and Commercial

Residential

Residential

Subject Property
PIN: 45168

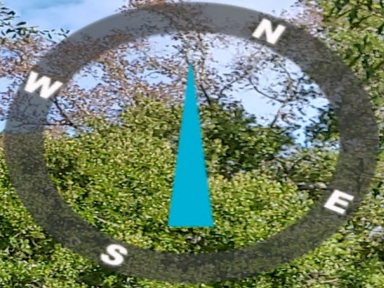


VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000042

For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Scan 
for meeting details
and upcoming
agenda (when
available).
BALDWIN

Sep 2, 2025 9:26:17 AM
30°30'6.56986"N 87°53'20.95465"W
5° N



Adjoining Property
to The West
PIN: 3753



Sep 2, 2025 9:27:14 AM
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335° NW



Adjoining Property
to The North
PIN: 34483



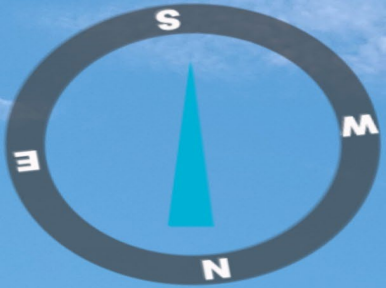
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289° W



Property to
The East
PIN: 22310



Sep 2, 2025 9:31:29 AM
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88° E



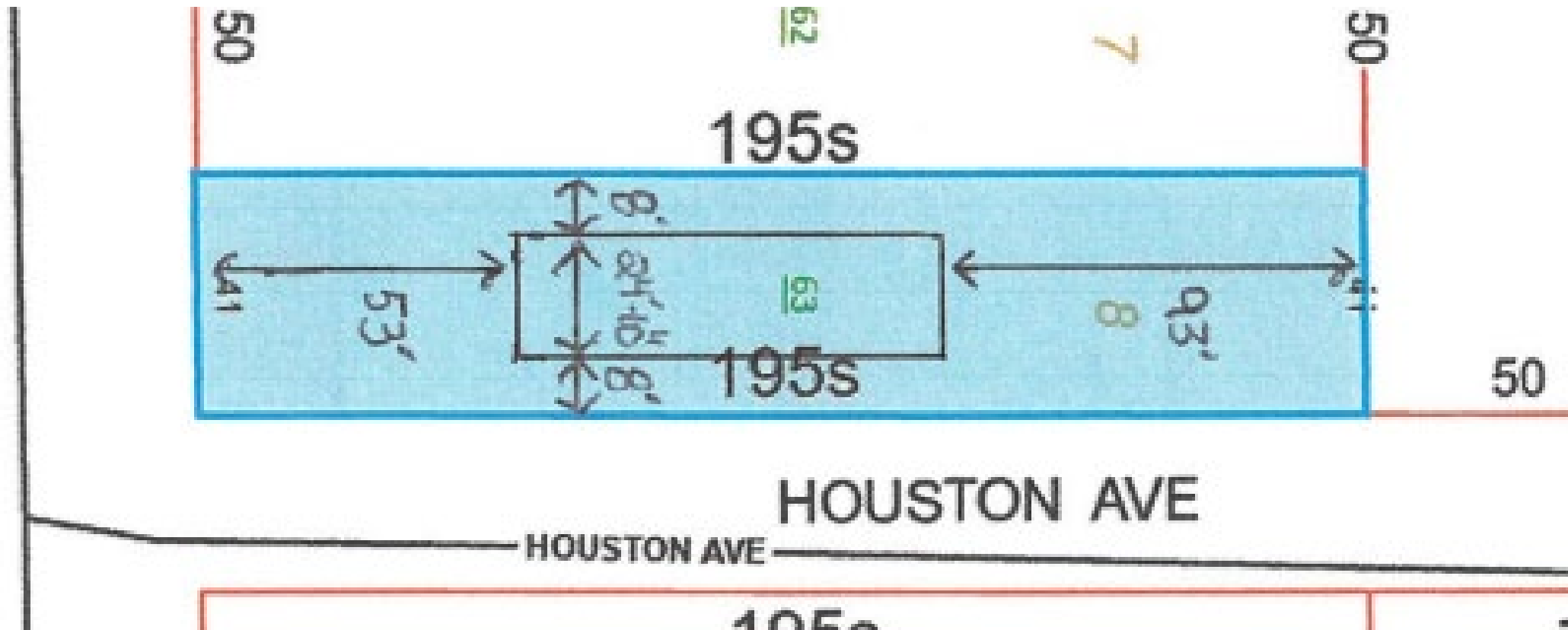
Property to
The South
PIN: 59893



Sep 2, 2025 9:26:27 AM
30°30'6.46063"N 87°53'20.94385"W
188° S

Baldwin County Code Enforcement

Site Plan



The proposed site plan meets the proposed front and rear setback requirements. They are requesting **an 8' side setback** instead of the required **10' side setback**.

Zoning Requirements

Section 3.4 BCZ, Base Community Zoning

3.4.1 Generally. This zoning district is designed to preserve the character and sense of place in Baldwin County's unique communities and natural resource areas. As a result, the district may be applied to a wide variety of lot sizes and uses located within rural and suburban communities. Thus, the Base Community Zoning District places an emphasis on ensuring changes from the existing state do not disrupt the character and quality of life in a rural or suburban community. The appropriate time to apply a Base Community Zoning designation will generally be at the inception of zoning in a new Planning District.

3.4.2 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 institutional uses: church or similar religious facility; school (public or private).
- (d) Agricultural uses.
- (e) On parcels that are three (3) acres or greater in size, up to two (2) single family dwellings.
- (f) On parcels that are less than three (3) acres in size, a single-family dwelling and one accessory dwelling with a gross floor area no greater than 60% of the gross floor area of the primary dwelling.
- (g) Accessory structures and uses including a residential accessory structure on a vacant parcel.
- (h) A Home Occupation that conforms with Section 13.3 of the Baldwin County Zoning Ordinance.
- (i) All existing uses, unless one of the following changes is proposed:
 - 1. A change that would trigger a Commission Site Plan Approval under 18.10.3 *Applicable Uses*.
 - 2. Any division of land except an exempt division of land under Section 4.2 of the Baldwin County Subdivision Regulations or a division where each

3.4.5 Area and dimensional regulations. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, and unless a change is triggered by *Section 3.4.2(i)*, the area and dimensional ordinances set forth below shall be observed for new construction:

(a) Primary Structures:

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

Yard, front. An open, unoccupied space on the same lot with the principal building, extending the full width of the lot and situated between the right-of-way line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front lines of the building and the right-of-way line. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension. For lots fronting on a navigable waterway as defined by the Code of Federal Regulations (33CFR Part 329), the front yard shall be considered from the front line of the principal building to the waterfront property line.

Zoning Requirements

3.4.6 Minimum requirements for exempt subdivisions. Within the Base Community Zoning district, the area and dimensional requirements of *Section 5.4(a)* of the Baldwin County Subdivision Regulations shall apply to exempt subdivisions.

Section 5.4 Lots

Lots shall comply with the following requirements:

- (a) The minimum lot size and lot width for **non-exempt** subdivisions shall be as provided in *Table 5.1* in *Section 5.1.1*. The minimum lot size and width for **exempt** subdivisions are as follows except in cases where additional lot area or width is required by the *Baldwin County Zoning Ordinance* or County Health Department;
1. Where public water and centralized wastewater collection and treatment are not provided, said lot shall be a minimum of 40,000 square feet in area with a minimum lot width of 120 feet. Each lot shall provide a minimum of 40,000 SF of contiguous uplands unless the purpose of the lot is for conservation and no development or building shall occur.
 2. Where a lot is served by either public water **or** a centralized wastewater collection and treatment system, but not both, said lot shall be a minimum of 20,000 square feet in area with a minimum lot width of 80 feet.
 3. Where public water and centralized wastewater collection and treatment are provided, said lot shall be a minimum of 7,500 square feet in area with a minimum lot width of 80 feet. Where subdivisions meet the lot size requirements of *Section 5.4(a)* and comply with the utility requirements as specified in *Table 5.1* of these regulations, and meet LID standards established in *Section 5.4.4*, the minimum lot width shall be reduced to 60 feet.

BCZ minimum lot requirements are stated within the Subdivision Regulations. Per the applicant, this property is set to have public utilities and therefore the typical minimum size of a property under this zoning would be a minimum of 7,500 sf with a lot width of 80'.

HOA Letter

There is no home
owners association.

Gene L. Meranda

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 8 was adopted by the County Commission on July 19, 2022. The parcel is +/-7,995 sf. The required minimum lot size for *BCZ is 7,500 square feet with an 80' minimum lot width at the building line. The property is almost half of the required width; therefore, staff believes there may be exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

*BCZ Required minimum lot size: **7,500 sf**

Actual size: +/-**7,995 sf**

Lot size hardship: **NONE**

*BCZ Required minimum width at street line: **80'**

Actual lot width: **41'**

Lot width hardship: **YES**

*Based on the current information regarding the utility provider for water and sewer.

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

There are potential wetlands located towards the rear of the property. However, this request is about the side setbacks and is not affected by potential wetlands. So, staff does not perceive an exceptional topographic condition or other extraordinary situation, or condition contained on the subject property which would justify 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 BCZ, Base Community Zoning, which allows for residential uses. Staff believes that this variance may be necessary for the preservation of a property right.

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.*

5.) Other matters which may be appropriate.

N/A

ZVA25-42 MIRANDA PROPERTY

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Staff recommends that case ZVA25-42 be **APPROVED** unless information to the contrary is revealed at the public hearing.



ZVA25-42 MIRANDA PROPERTY

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, 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

OCTOBER 21, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL