



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, September 16, 2025**

I. Call To Order

The Board of Adjustment Number One met in a regular session on September 16, 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, Marla Barnes, Thomas Kiel, and James Guffy and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, Calla McKenzie, Planning Technician II, Celena Boykin, Planning Manager.

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- 42, Miranda Property, 7815 Twin Beech Rd

Mrs. Calla McKenzie presented the applicant's request for variance ZVA25-42 from Section 3.4.5 (a) Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the required side yard setbacks in order to construct a single-family dwelling.

The Chairwoman invited the applicants, Joe and Rene Miranda, to the podium to share their reasons for the variance request. They explained their intention to build a small home on the parcel. Following that, the Chairwoman called Creston A. Washington, an adjacent property owner to the east, to the podium to share his thoughts. He expressed his concern regarding the notices and requested confirmation that the property adjacent to the west had also been properly notified.

Board member Norman Bragg made a motion to Approve the variance case ZVA25-42 seconded by Leslie Stejskal. The motion passed to Approve the variance case with an 8 to 0 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 4:16 p.m.

Respectfully Submitted,

Cystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 11/1 day of One, 2025.


Mary Shannon Hope, Vice-Chair