

Baldwin County Commission District 2, Board of Adjustment

January 14, 2019

Regular Meeting Minutes

Central Annex

Conference Room

ORIGINAL

The Board of Adjustment for Baldwin County Commission District 2 met in a regular session on January 14, 2019 at 4:00 p.m., in the Baldwin County Central Annex Auditorium. Vice-Chairman Blayne Pierce called the meeting to order. Members present included: Michael Cochran and Gary Cowles. Staff members present were Crystal Bates, Planning Technician; Payton Rogers, Planning Technician and Linda Lee, Planner.

Election of Officers for 2019

The first order of business was election of officers for 2019. The floor was opened for nominations. Mr. Cochran nominated Brandon Bias for chairman. The motion was seconded by Mr. Cowles and carried unanimously. Mr. Cochran nominated Blayne Pierce for vice-chairman. The motion was seconded by Mr. Cowles and carried unanimously.

Approval of Previous Meeting Minutes

A motion to approve the meeting minutes from the November 5, 2018 meeting was made by Mr. Cowles with a second by Mr. Cochran and carried unanimously.

V-190001, Adams Homes LLC Property

Mrs. Crystal Bates presented the applicant's request for a variance from the front and rear setback requirements to allow for the construction of a new single-family dwelling. Staff recommended approval of the variance request. Michael Alvarez was there representing Adams Homes to answer any questions from the board. There were none. Joe Christensen, POA President, stated he wrote the letter from the POA in support of the variance request however some neighbors had expressed concerns about the size of the proposed home. He proposed that Adams bump up the size of the proposed dwelling to 2100 square feet. The board could only vote on the request as submitted. Mr. Christensen withdrew his support based on the limitation to the what the board could approve. Marvin Odom, and Kay Butler spoke in opposition to the variance request. Michael Wood wasn't against the variance but agreed they need to increase the square footage. Mr. Alvarez stated the square footage would not affect the values of the neighboring properties.

One letter was submitted in opposition to the request.

Board Member Michael Cochran made a motion to approve the variance request. The motion received a second from Board Member Gary Cowles and carried unanimously.

V-190003, Chalhub Property

Mrs. Linda Lee presented the applicant's request for a variance from the corner lot side setback requirements to allow for an addition onto an existing single-family dwelling. Staff recommended denial of the variance request based on the applicant had not submitted any information supporting a hardship on the land. Elias Chalhub spoke in favor of the variance request. He stated that the only way to add a handicap bathroom was to the north side of the house due to the way the house is laid out. The proposed addition would be 400 square feet. He stated it doesn't impact Buerger Lane. The board requested to see a floor plan of the proposed addition. Board members stated they wanted to see that the toilets were handicap accessible and

they didn't appear to be. Robby Montgomery joined the conversation and answered questions from the board. He stated the plans shown weren't the final set.

Board Member Michael Cochran made a motion to table the request to the next meeting to allow the applicant time to submit a more detailed floor plan. The motion received a second from Board Member Gary Cowles and carried unanimously.

V-190004, Moore Property

Mr. Payton Rogers presented the applicant's request for a variance from the south side setback requirements to accommodate for an existing dwelling built in 2015. Staff recommended approval of the variance request. Heather Houston, attorney for the home building was there to answer any questions from the board. There were none. Richard Johnson, attorney for the property owner was there to answer any questions from the board. There were none.

Board Member Michael Cochran made a motion to approve the variance request. The motion received a second from Board Member Gary Cowles and carried unanimously.

Adjournment

There being no further business to come before the board the chairman adjourned the meeting at 4:43 p.m.

Respectfully Submitted

Linda Lee, Planner

I hereby certify that the above minutes are true, correct and approved this 11 day of
FEB, 2019.



Brandon Bias, Chairman