

PROCEEDINGS HELD BEFORE THE
BALDWIN COUNTY COMMISSION DISTRICT #2
PLANNING (ZONING) DISTRICT BOARD OF ADJUSTMENT
August 12, 2019

The following proceedings were held on this the 12th day of August, 2019, at the Baldwin County Central Annex, Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama, before Susan C. Andrews, Certified Court Reporter Number 287.

A P P E A R A N C EBOARD OF ADJUSTMENT MEMBERS PRESENT

Blayne G. Pierce, Vice-Chairman, Planning

District 10

Michael Cochran, Planning District 28

Mary Hope, Planning District 26

BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT PRESENT

Linda Lee, Planner, Planning and Zoning Department

D. J. Hart, Planning Technician, Planning and Zoning

Department

Crystal Bates, Planning Technician, Planning and

Zoning Department

I N D E X

1 - Call to Order.....	4
2 - Roll Call.....	4
3 - Approval of Previous Meeting Minutes (July 8, 2019).....	5
(Approved)	
4 - Announcements/Registration to Address the Board of Adjustment.....	5
5 - Consideration of Applications and Requests.....	5
5-A - Case No. Se-19003, GEX Loxley Properties, LLC, Properties.....	5
(Approved)	
5-B - Case No. V-190020, Montiel Family Investments, LPD, Property.....	12
(Denied)	
5-C - Case No. V-190032, Montiel Family Investments, Ltd, Property.....	67
(Denied)	
6 - Old Business.....	83
7 - New Business.....	83
8 - Adjournment.....	83

ATTACHMENTS

ATTACHMENT 1 - Proposed Site Plan.....	32
ATTACHMENT 2 - Photographs.....	32
ATTACHMENT 3 - Variance Petitions.....	40

P R O C E E D I N G S

1 - CALL TO ORDER

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

PIERCE: All right. We'll call this meeting to order.

2 - ROLL CALL

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

PIERCE: Can I get a rollcall, Linda?

MS. LINDA LEE: Yes, sir. Mary Hope.

BOARD OF ADJUSTMENT MEMBER MARY HOPE: Here.

MS. LINDA LEE: Michael Cochran.

BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

Here.

MS. LINDA LEE: Blayne Pierce.

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

PIERCE: Here.

MS. LINDA LEE: Mr. Chairman, you have a
quorum.

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

PIERCE: Okay. First up.

MS. LINDA LEE: Excuse me. Ms. Hope, there is
a button on the mic you can push when you get ready to
speak.

BOARD OF ADJUSTMENT MEMBER MARY HOPE: Here.

MS. LINDA LEE: Okay. I just wanted to let you
know.

3 - APPROVAL OF PREVIOUS MEETING MINUTES (JULY 8, 2019)

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

PIERCE: Let's dispose with the approval of the minutes from the last meeting.

BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I make the motion that we approve the minutes from the previous meeting.

BOARD OF ADJUSTMENT MEMBER MARY HOPE: I second it.

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

PIERCE: All in favor?

(Board Members say "aye" in unison.)

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

PIERCE: Minutes are approved.

3 - ANNOUNCEMENTS/REGISTRATION TO ADDRESS THE BOARD OF ADJUSTMENT

BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

PIERCE: Do you have any announcements for us, Linda?

MS. LINDA LEE: I think I made the announcements that I needed to make. I would like to introduce everybody to Ms. Mary Hope. She is a new member on the Board of Adjustment.

And we thank you and appreciate your willingness to serve.

5 - CONSIDERATION OF APPLICATIONS AND REQUESTS**5-A - CASE NO. SE-19003, GEX LOXLEY PROPERTIES, LLC, PROPERTIES**

1 MS. LINDA LEE: And I think your first case is
2 Ms. Hart.

3 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
4 PIERCE: Case Number 19003, GEX Loxley Property, LLC,
5 property. Okay. Go ahead.

6 MS. D. J. HART: Good afternoon. Let me get
7 this going. Case SE-19003, GEX Loxley Properties, LLC.
8 And the applicant is G-E-X or GEX -- I'm not really
9 sure -- Loxley Properties, LLC.

10 They're asking for an approval of a special
11 exception to allow dry bulk storage and construction of a
12 silo on the property.

13 The property is located at 13045 County Road 64.
14 And that is in Planning District 15. This is the locator
15 map. This property is currently RR. It had been zoned
16 RA for years before re-zoning. There had been a catering
17 business on this location that operated.

18 And this property was re-zoned to the RR designation
19 in January of this year. Then the property was
20 purchased. And this company purchased it in the hopes of
21 being able to do their business, which involves the dry
22 concrete/sand.

23 I spoke with the applicant. They will not be doing
24 retail sale. Everything on the parcel is strictly used
25 for their business. They're not going to -- it won't be
26 a retail place for the public to come to.

27 The RR zoning does allow for this -- this -- this
28 particular activity with approved special exception. It

1 contains six (6) acres on the parcel.

2 This is the aerial view. And here are some pictures
3 of the property. There is currently this building on the
4 property. And it's going to be used, they said, mostly
5 as a break area for their suppliers. I'm not sure if
6 there will be an office in there.

7 And this is the property to the east. And this the
8 property to the west. Most of the property around it is
9 zoned -- is being used as agricultural. There is a
10 residential to the east.

11 This is a proposed site plan. In the center, kind
12 of, you can see where they've got the proposed silo.
13 They have got their parking area. Excuse me. That went
14 too fast.

15 This is their proposed silo layout. And they have
16 all their measurements and the sand pit. Excuse me.
17 Staff has recommended approval of this. It is a
18 recommendation -- recommends that this be approved. I'm
19 so sorry.

20 I did not put conditions on the staff report, which
21 you can add conditions for the special exception. We can
22 add on there that this approval will be for this
23 applicant and for this location only. And any expansion
24 and changes to the submitted site plan would have to
25 be -- require approval from you again. They would have
26 to come in here. So the only this site -- only the way
27 it's laid out on the submitted site plan is what would be
28 allowed.

1 The applicant is here to answer any questions.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: Does anybody have any questions for --

4 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
5 don't think so.

6 MS. D. J. HART: Okay.

7 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

8 PIERCE: Thanks. All right. We're going to open this
9 one to the public. Let me find it here. Here we go.
10 Russell Campbell, do you want to come on up to the mic?

11 MR. RUSSELL CAMPBELL: Okay.

12 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

13 PIERCE: Do you have anything you wanted to add to what
14 she said?

15 MR. RUSSELL CAMPBELL: No, sir. We do dry bulk
16 mix is all we do. We don't do any mixing -- I say dry
17 bulk mix. We do dry bulk storage only. We don't do any
18 mixing at the facility.

19 We store sand in a -- in a silo, will be located
20 there for dry bulk cement only. The -- the building will
21 be used for a -- a break room type. And we may do some
22 alterations where we can pull a vehicle there, work on it
23 during rainy weather.

24 Other than that, that's pretty well it. We'll put
25 down some base material and maybe a shed there, you know,
26 to cover the sand, because we need to keep it as dry as
27 possible.

28 And that's basically it. I mean, we've got it set

1 off away from everybody and go to work.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: All right. Anybody have any questions for
4 Mr. Campbell?

5 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

6 This is out near 66, County Road 66, is that right, about
7 half a mile from there?

8 MS. D. J. HART: I think it is, yes, sir.

9 MR. RUSSELL CAMPBELL: Yes.

10 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

11 That's all I had. So it's basically out in the county
12 pretty much.

13 MR. RUSSELL CAMPBELL: Yes, sir. It was
14 agricultural, then we got it changed.

15 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

16 PIERCE: Any other questions?

17 (No response.)

18 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

19 PIERCE: All right. Thank you very much.

20 MR. RUSSELL CAMPBELL: The only question I
21 would have is -- And -- and she may kind of -- If -- if I
22 move any of these -- you know, do I have a two (2%) or
23 three percent (3%) variance on -- I mean, on where, you
24 know, I can move like a -- this slab is going to sit on a
25 silo. If I move it a just little bit one way or the
26 other on my property, is that going to make you any
27 difference?

28 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

1 PIERCE: That one I defer to you on.

2 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
3 think you need to have it pretty much the way you've got
4 it on this -- on this --

5 MR. RUSSELL CAMPBELL: Okay.

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
7 Get it as close as possible to this --

8 MR. RUSSELL CAMPBELL: Okay.

9 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --
10 site.

11 MR. RUSSELL CAMPBELL: That's fine. I just --
12 we -- we had talked about maybe shifting it, you know, a
13 little bit, but we're good.

14 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
15 think you need to do it exactly the way you've got it in
16 here.

17 MR. RUSSELL CAMPBELL: You got it. You got it.

18 MS. LINDA LEE: Special exceptions are site
19 plan specific. If you all want to give him a leeway, you
20 know, for a few feet, I would, in your motion, say you
21 would allow him to go, you know, say, five (5) feet or
22 two (2) feet in any direction, but --

23 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
24 think that would be a good idea. What do you think, five
25 (5) feet either way?

26 MR. RUSSELL CAMPBELL: Five (5) or ten (10)
27 would be great, but whatever you choose, we will be happy
28 with.

1 MS. LINDA LEE: I'll remind you he does have to
2 meet whatever the zoning requirements are.

3 MR. RUSSELL CAMPBELL. Yes, sir. There is
4 nothing with -- there's nothing that we've sited out here
5 that is anywhere close to any property lines. We're in
6 the middle of our property.

7 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

8 PIERCE: Any other questions?

9 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

10 No.

11 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

12 PIERCE: All right. The public part of the hearing is
13 closed. Thank you.

14 MR. RUSSELL CAMPBELL: Thank you, sir.

15 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

16 PIERCE: Any discussion?

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: No
18 discussion.

19 BOARD OF ADJUSTMENT MEMBER MARY HOPE: No.

20 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

21 I -- I make a motion that we approved with the exception
22 that the building can be within ten (10) feet of
23 what's -- what's indicated in the survey, a variance
24 either way, plus or minus.

25 MR. RUSSELL CAMPBELL: Thank you.

26 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

27 PIERCE: Do I hear a second?

28 BOARD OF ADJUSTMENT MEMBER MARY HOPE: Second.

1 I'll second it.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: Can I get a rollcall vote, please?

4 MS. LINDA LEE: Ms. Hope.

5 BOARD OF ADJUSTMENT MEMBER MARY HOPE: Yes.

6 MS. LINDA LEE: Mr. Cochran.

7 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

8 Yes.

9 MS. LINDA LEE: Mr. Pierce.

10 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

11 PIERCE: Yes.

12 MS. LINDA LEE: Motion carries.

13 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

14 PIERCE: Motion carries.

15

16 **5-B - CASE NO. V-190020, MONTIEL FAMILY INVESTMENTS, LPD,**

17 **PROPERTY**

18 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

19 PIERCE: All right. Case Number V-190020, Montiel
20 Family.

21 MS. CRYSTAL BATES: Okay. Case V-190020,
22 Montiel Family Investments, the applicant asking for
23 approval of a side yard setback variance to allow
24 construction of a single-family dwelling.

25 The subject property is located at 24179 Bay Shore
26 Drive in Planning District 16. The subject property is
27 zoned Residential Single-Family 2.

28 Here is an aerial view. The applicant is requesting

1 a variance from Section 4.3.5 of the Baldwin County
2 Zoning Ordinance as it pertains to side yard setbacks,
3 which is ten (10) feet.

4 The applicant is requesting approval to build a
5 house six-point-sixteen (6.16) foot to the northwest side
6 of the property line and will be five-point-three-five
7 (5.35) foot on the northeast property line and
8 five-point-three-six (5.36) foot to the southeast side
9 property line, and the seven (7) foot to the southwest
10 property line.

11 The reason for the variance request is the applicant
12 would like a twenty-nine-point-fifty (29.50) foot wide by
13 sixty-five (65) foot long total building footprint for a
14 dwelling.

15 Here's a pictures of the adjoining properties,
16 subdivision plat. And here's the survey showing the
17 home. Here's the site plan for the dwelling to the south
18 of the proposed home, and a survey showing both lots at
19 Red Gully.

20 Staff recommends that Case V-190020, Montiel Family
21 Investments, LPD, Property be approved. I'll answer any
22 questions.

23 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

24 PIERCE: Do you have any questions?

25 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

26 No.

27 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

28 PIERCE: No questions.

1 BOARD OF ADJUSTMENT MEMBER MARY HOPE: No.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

3 PIERCE: All right. Thank you.

4 We are going to open this up to the public. As
5 Linda said, try to keep the talking to a minimum. Don't,
6 you know -- if somebody's already said it, you can just
7 sort of say you agree with them. We've got a number of
8 people signed up. And it'll help move things along. We
9 appreciate it.

10 All right. I'm going to open it up to the public.
11 And the first one I'll be calling is John Allen.

12 Come on up. Good to see you again.

13 MR. JOHN ALLEN: Yes, sir. My name is John
14 Allen. Thank y'all for letting me come to y'all and make
15 an appearance to come back again for a variance.

16 I just made some -- some notes since last time.
17 I'll re-cover some things, but not much of that. There
18 were some questions about could we maybe modify and put
19 this home maybe a little bit more better for some of the
20 neighbors.

21 And we did that. Instead of a ten (10) three (3),
22 which is found in some parts of the -- of the county,
23 we -- that has been approved for variance, we went and we
24 put seven (7) feet on that side instead of three (3).
25 And we had centered it where it gave six (6) feet to the
26 other side.

27 So I remember last time there was comments about,
28 hey, three (3) feet is, you know -- if you were just

1 coming in and asking for something very small, some of
2 the comments by neighbors, maybe that would be
3 justifiable. We gave seven (7) feet.

4 I want to be thoughtful of our neighbors. And we're
5 building in line of the other house that would be next to
6 us. And then the next lot, those houses would be in
7 line.

8 The house to the south was wondering if we would be,
9 you know, looking at each other if he looked out his
10 window. He would not. The architects went out, made
11 laser shots of other homes around us, and noted that we
12 would not be in direct visualization. We would actually
13 be in front of him. So we wouldn't, you know -- he was
14 worried about looking out.

15 Last time, too, there was just a lot of talk. There
16 was some confusion. These lots have been two separate
17 parcels since the '60s. So it's not something that we're
18 trying to purchase and, you know, split up.

19 Thank you. Appreciate it.

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: All right. Anybody have any questions?

22 BOARD OF ADJUSTMENT MEMBER MARY HOPE: (Raising
23 hand.)

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

25 PIERCE: All right. Go ahead.

26 BOARD OF ADJUSTMENT MEMBER MARY HOPE: So you
27 said your house is going to be in front of this other
28 house?

1 MR. JOHN ALLEN: The --

2 BOARD OF ADJUSTMENT MEMBER MARY HOPE: The
3 neighbor's house?

4 MR. JOHN ALLEN: Yes, ma'am, it would be to the
5 neighbor to the south. The neighbor to the north, it
6 would be in direct line. And then also the home that's
7 existing there now, if you were -- you can see right
8 there on the diagram, there is already an existing home.
9 So these homes would all be in -- in a line. So we
10 wouldn't be --

11 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
12 Going to be on the side and front. It's going to be
13 closer to the water. It's going to be closer to the
14 water, and it's going to be -- it won't be side-to-side
15 to the house to the south.

16 MR. JOHN ALLEN: Yes, sir, that's correct.

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
18 And I was looking at your survey. It's in here. It
19 shows the existing house, you know. So it shows exactly
20 where you want to put it.

21 MR. JOHN ALLEN: Yes, sir, it does. And it's
22 got two existing homes there. Yes, sir.

23 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
24 PIERCE: Any other questions for Mr. Allen?

25 (No response.)

26 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
27 PIERCE: Thank you, sir.

28 MR. JOHN ALLEN: Yes, sir. Thank you.

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

2 PIERCE: Glenda Montiel.

3 MS. GLENDA MONTIEL: After three months of
4 review and careful consideration by the professional
5 Board of Adjustment, they have found that the request for
6 variances to my property to be reasonable and based on
7 their determination that both lots are nonconforming to
8 codes established in 1993, with my lots having been
9 parceled in 1949, when they became lots of record.

10 There was, however, a house there. The houses that
11 I owned that were destroyed by Katrina were constructed
12 in 1948.

13 The duty of the Board of Adjustment provides for the
14 preservation of the property rights of owners by
15 supporting reasonable alternatives to pursue building on
16 lots zoned for Residential Single-Family, which mine is
17 zoned to be and was also used as.

18 Consideration was not only given to the
19 nonconforming, but also to the restricted VE zoning,
20 which is -- makes the property less deep for building
21 homes.

22 I'd like it point out that the endeavor has afforded
23 all of you neighbors the opportunity to meet the
24 congenial gentlemen who want to be your neighbors and who
25 seek to build very nice homes that would further
26 appreciate your neighborhood.

27 I encourage the members to think before speaking
28 today. And please don't make insulting comments about

1 your neighbors' homes and misfortunes.

2 You may want to consider that although you now have
3 the benefit of sizing up these potential buyers, that if
4 the variances are denied, I will lose the sale. But I
5 will sell to someone else who might not want to build as
6 nice a home.

7 And if I don't build [sic] to someone else, as
8 owner, I have the property right to build smaller, more
9 modest speck cottages, which, by the way, includes the
10 right, not the intent, to include modular homes and FEMA
11 housing that give respect to compliance to structural
12 codes.

13 In closing, I ask that you board members affirm your
14 expert's recommendations and approve the requested
15 variances. Thank you. I won't be speaking for the
16 second lot, because I would just read it again.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: Thank you.

19 Any questions?

20 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

21 No.

22 MS. GLENDA MONTIEL: Thank you.

23 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

24 PIERCE: Ginger Black.

25 MS. GINGER BLACK: I'm good.

26 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

27 PIERCE: Okay. She's going to pass.

28 MS. GINGER BLACK: May I come up?

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

2 PIERCE: You want to come up?

3 MS. GINGER BLACK: She forgot one thing.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

5 PIERCE: Okay. We'll let her come up in her place.

6 MS. GINGER BLACK: At the last meeting for the
7 request for variance, there was a comment made by a
8 neighbor accusing the property to be a wetland, which has
9 been debunked.

10 It is not a wetland. It drains very well. On
11 July 14th, there was six and a half inches of rain that
12 fell on that property. By the very next morning, my
13 realtors went out and photographed the property. There
14 was not a drop of water on it.

15 That's all I had to say.

16 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

17 PIERCE: All right. Thank you.

18 Pat Murphy.

19 MR. PAT MURPHY: Thank you for letting me
20 speak. I'm the other applicant for the other half lot,
21 so I'm just in favor.

22 I know John and I have worked for the last couple
23 months with McCrory and Williams on the survey with the
24 site plan, with our houses to make sure it enhances the
25 neighborhood.

26 I'll talk when my case comes up. But I believe the
27 way we've centered them, it -- it will do -- it will give
28 plenty of room on either side but also allow us to build

1 a home that I think you, as neighbors, would be very
2 proud of. It would just enhance the neighborhood. So
3 I'm -- I'm in favor of this setback.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

5 PIERCE: Thank you.

6 Any questions?

7 (No response.)

8 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

9 PIERCE: Thank you.

10 Bob Wills. I haven't seen you in a while.

11 MR. BOB WILLIS: You're in luck.

12 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

13 PIERCE: Yeah, I am.

14 MR. BOB WILLIS: Thank you for letting me
15 address you this afternoon. I represent Roger Koby and
16 his neighbors, who are all here today. And since time is
17 short, I will get right into it.

18 In order to, as you all know, I'm sure, warrant the
19 granting of a variance, it must be demonstrated that
20 because of the unusual size or dimensions of the lot, it
21 would create an unnecessary hardship, unless the variance
22 is granted.

23 And if there are alternatives which allow the
24 landowner to utilize the property for the purposes, in
25 this case, residential property, then a variance is not
26 in order.

27 And I wasn't here last time, so I don't know what
28 all was presented. And I know Roger and others have a

1 lot of factual information, some plats and photographs
2 that they're going to show you.

3 But the granting of the -- if the hardship is
4 basically an economic hardship, that is not sufficient
5 for the granting of a variance. And I think Roger and
6 some of the others are going to present some information
7 to you all to reflect that.

8 And Ms. Montiel, the current property owner or
9 whomever they may convey the property to can move the
10 footprint of the houses to the west, which would be
11 towards the water; whereby, they can build the full
12 footprint that they would like to build.

13 The only difference would be it is in a VE zone.
14 And the building code requires they meet some other
15 stipulations if they're going to build in that zone.

16 But they're not prohibited from building within that
17 zone. Therefore, the only real consideration is maybe
18 some increased costs that they might incur if they choose
19 to build up in that zone.

20 And, again, an economic consideration or an economic
21 loss under the law is not a valid consideration for the
22 granting of a variance, that the -- the configuration or
23 the -- the circumstances of the property have to be such
24 you simply can't use it for the intended purpose. They
25 can use it for the intended purpose, even though it might
26 cost them a little more to do so.

27 And I've wrote down some figures on the setbacks. I
28 know my client, Mr. Koby, who is to the south, he adheres

1 to the ten (10) foot setback. But if the variance is
2 granted, one of the corners of the proposed house will be
3 within thirteen (13) feet of his house, not the setback
4 but his house. The other corner would be within
5 seventeen (17) feet of his house.

6 And I've tried to eyeball up on the stage. And
7 thirteen (13) feet is probably going to be about from
8 that wall to Mr. Pierce. So you'd have the new house
9 right here and Mr. Koby's house where Mr. Pierce is
10 sitting on one corner and about over to where Mr. Cochran
11 is on the other corner.

12 Anyway, so I just want you to visualize that.
13 Clearly that's going to decrease the property value of
14 Mr. Koby's house. And I think Mr. Blackwell, who's a
15 real estate agent, is here to add some meat to those
16 bones and some professional opinions on it.

17 So we would just respectfully represent to the board
18 that this case does not warrant the granting of a
19 variance. And we would ask, I guess, to reverse the
20 recommendation of the staff. And I'll be glad to answer
21 any questions.

22 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
23 PIERCE: Any questions?

24 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
25 We've approved a lot of variances similar to this. And I
26 understand on an economic bases you can't -- you can't
27 have a hardship.

28 But you would expect on a lot this size to have a

1 certain size house. And it's not -- you know, this
2 hardship was really brought on by the -- by the changes
3 from the -- in 1993, when the zoning was enacted. And
4 these plats were made up a long time before that.

5 MR. BOB WILLIS: Right.

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
7 And so I think if they were doing this subdivision and
8 planning it out, they would have changed the width of
9 these to reflect more of what you would expect on these
10 kind of houses.

11 You know, the -- And, you know, I -- I know you
12 mentioned that you can't look at it on an economic basis.
13 But when you're paying two hundred fifty thousand
14 (\$250,000) or three hundred thousand (\$300,000) -- I --
15 I'm a real estate appraiser. I've done houses down
16 there, and I've done land down there, and I know that
17 area.

18 And I would rather not talk to a realtor about
19 values and how he comes up with the damages on a house
20 next door. It's just on comparable sales. And he sits
21 down and writes it. And that's fine. He can give it to
22 me.

23 But, you know, I think there's a hardship on this
24 land based upon the -- the original plat being done in
25 the '60s and the zoning changes that have changed. This
26 is a real hardship on these people.

27 This -- this property may not ever be developed if
28 you start putting these kind of things. And this

1 subdivision was platted on the purpose of human beings
2 building houses on it.

3 MR. BOB WILLIS: And I think they did. I think
4 that somebody --

5 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
6 Yeah. They built some houses on it.

7 MR. BOB WILLIS: There were some old houses on
8 it years ago.

9 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
10 But this is one of the smaller lots in there. The two
11 lots that are on either side of this property are big --

12 MR. BOB WILLIS: Right.

13 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --
14 or larger lots, and they don't have any hardship. I
15 wouldn't grant any variances on those and make it --

16 MR. BOB WILLIS: Would you --

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --
18 so, you know, he could build a bigger house on it.

19 MR. BOB WILLIS: Well, do you consider --

20 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
21 But --

22 MR. BOB WILLIS: -- building in the VE zone a
23 hardship?

24 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
25 Yes. I would think that would be -- There's not a lot of
26 them in the -- in the zone VE. You know, you're going to
27 be paying higher insurance rates.

28 MR. BOB WILLIS: Right.

1 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

2 And you've got to build higher.

3 MR. BOB WILLIS: Right.

4 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

5 You've probably got to build -- You know, like you say,
6 you've got --

7 MR. BOB WILLIS: Right.

8 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

9 There are certain things that you can't even bring to a
10 VE. You know, when you clear that kind of stuff, you've
11 probably got to go to the Corps of Engineers to get those
12 kind of things done.

13 MR. BOB WILLIS: Right. But you can do it.

14 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

15 It's -- There's a --

16 MR. BOB WILLIS: That's what I'm saying.

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

18 You know what? There's a difference between you can do
19 it and there's a hardship.

20 MR. BOB WILLIS: Well, I -- I agree. I --

21 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

22 You know, it's kind of a gray area when you start talking
23 about hardships.

24 MR. BOB WILLIS: I agree with that.

25 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

26 Yeah.

27 MR. BOB WILLIS: Economic is not in the gray
28 areas, clear in the law as it can be.

1 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

2 You know -- you know --

3 MR. BOB WILLIS: I'm not -- you know, I'm not
4 trying to argue. I'm just saying that's -- that's the
5 way --

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

7 Yeah. I'm just --

8 MR. BOB WILLIS: -- the law is.

9 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

10 Well, I'm not, either. I -- You know, I am arguing.

11 MR. BOB WILLIS: Yeah.

12 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

13 But, you know, I -- I've got to --

14 MR. BOB WILLIS: I kind of took it that way.

15 But that's okay.

16 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

17 I'm making my point.

18 MR. BOB WILLIS: Yeah.

19 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

20 You know, I've been doing this thirty-five (35) years,
21 and I know a lot about real estate. I know everything
22 about real estate. I know about legal descriptions.

23 I do what -- You know, I -- I look at plats, and I
24 look at economic. You know, I've done things that are
25 really hard to do, you know, to estimate. But -- but
26 let's get back on this.

27 MR. BOB WILLIS: Yeah.

28 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

1 You know, I think there's a hardship here. And I think
2 that this is reasonable, in my opinion. Now, you can
3 tell me why it's not.

4 But you say an economic, and I disagree with that.
5 I'm not even thinking about economic. I'm thinking about
6 physical -- a physical problem -- problem with this
7 property, physical attributes of this property being too
8 thin.

9 And it's -- it's a problem down there on -- We --
10 This is most of what we do; right? This is most of what
11 we do, because the lots are so thin, and -- and they
12 can't build a big enough house to justify buying a lot
13 that big. So it never will be developed.

14 And so, you know, I think it's reasonable. And I
15 think this lot is three hundred seventy-seven (377) --
16 almost three hundred seventy-seven (377) feet long. And
17 it's thirty-five (35) feet at the front. And that is a
18 narrow lot.

19 MR. BOB WILLIS: It's like forty-nine (49)
20 feet, I think.

21 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
22 It's forty-nine (49) plus or minus, because they can't
23 really estimate the waterfront side.

24 MR. BOB WILLIS: Right.

25 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
26 But I -- I just -- I just think there's a hardship here,
27 a physical hardship. That's my opinion.

28 MR. BOB WILLIS: Right.

1 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

2 And, you know --

3 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

4 PIERCE: Are there any other questions for Mr. Wills?

5 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

6 You know, and, see, when -- when I say, you know, I like

7 for -- for people to give me a -- see, I'm appraiser.

8 When I do an appraisal, I've got an opinion of value.

9 But that opinion of value is based upon information and
10 data that supports your opinion. Anybody can have an
11 opinion.

12 MR. BOB WILLIS: Right.

13 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

14 Anybody can have an opinion.

15 MR. BOB WILLIS: All opinions are subjective.

16 You know that.

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

18 Right.

19 MR. BOB WILLIS: Because I know you've

20 testified in court before.

21 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

22 Right.

23 MR. BOB WILLIS: Yeah.

24 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

25 And when somebody comes up here and walks up here and

26 tells me they're going to estimate the value of the

27 distance between this property of fifteen (15) feet, how

28 are you going to estimate that? How are you going to

1 estimate that?

2 MR. BOB WILLIS: Yeah. You can't --

3 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

4 Because you've got to get a --

5 MR. BOB WILLIS: But I think it's --

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --

7 and then you've got to find one house --

8 MR. BOB WILLIS: I think it's common sense if
9 you have a house --

10 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

11 You've got to --

12 MR. BOB WILLIS: -- that close -- that close to
13 the other house, it's going to diminish the value.

14 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

15 Well, you're -- you're -- you're saying three (3) feet.

16 Yeah. I think three (3) feet would affect it. But
17 fifteen (15) or twenty (20) feet, I don't think so.

18 MR. BOB WILLIS: Fifteen (15) feet now --

19 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

20 But here's my point. Here is this. When you start
21 talking about values and the -- how it affects the
22 property next door, then you've got to have comparative
23 sales, match sales. You've got to have some comparative
24 sales that are really close together and have sold. And
25 you have to actually, from the market, drive an
26 adjustment for how much you affected that property next
27 door.

28 MR. BOB WILLIS: Well --

1 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

2 Now, you can get a realtor up here. But a realtor is
3 not -- he's not -- By law, I've got to go through the
4 appraisal process. But a realtor can come up here and
5 puff and say anything they want to say.

6 MR. BOB WILLIS: All right. Well, you know --

7 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

8 But -- So when the realtor gets up here, maybe we ought
9 to ask him some questions.

10 MR. BOB WILLIS: Well, I'm sure you'll have a
11 chance.

12 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

13 Yeah.

14 MR. BOB WILLIS: I think -- I think that's
15 unfair, because we're not in a court setting. We're not
16 bringing anybody up here as a professional appraiser.
17 I'm familiar with rules of -- of appraisers and what they
18 have to do with comparable sales and -- and the --

19 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

20 We're affecting --

21 MR. BOB WILLIS: Let me finish a minute.

22 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

23 Yeah.

24 MR. BOB WILLIS: I think it's common sense if
25 you stick a house that close to another house, the first
26 house value is going to be diminished. I don't think --
27 I don't think you have to be an appraiser or even a real
28 estate person to appreciate that.

1 And my point is this. They can move to another
2 location on the lot and build all the house they want.
3 The only difference is it will cost them more money. And
4 that's an economic consideration, which is not a
5 consideration under the law when you're considering
6 giving a variance.

7 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
8 But -- but they are moving -- moving the property closer
9 to the water so that it's not next to the house.

10 MR. BOB WILLIS: But it'll be interesting to see
11 how close. I don't think anybody pointed out how close
12 it is or whether it's going to be right there or not. I
13 haven't --

14 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
15 And so --

16 MR. BOB WILLIS: I haven't seen anything that
17 shows that.

18 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
19 Here's the plat.

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
21 PIERCE: With -- with the number of speakers --

22 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
23 Here's the plat.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
25 PIERCE: -- I -- I would like to move this on. I
26 think -- I think both of you have made your points. And
27 I would like to move on at this point.

28 MR. BOB WILLIS: Thank you.

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: Okay. Thank you.

3 All right. Mr. Koby, you're up.

4 MR. ROGER KOBY: My name is Roger Koby. Thank
5 you for having me here today. I did plot out two houses
6 on the property and how it could be built.

7 *****

8 *ATTACHMENT 1 - PROPOSED SITE PLAN*

9 *****

10 MR. ROGER KOBY: And I have some pictures of
11 some subject -- of the subject property right here.

12 *****

13 *ATTACHMENT 2 - PHOTOGRAPHS*

14 *****

15 MR. ROGER KOBY: And this is what a twenty (20)
16 foot setback, what a ten (10) foot setback on each side
17 looks like for the house. That is approximately four
18 hundred (400) feet away.

19 Those two houses are built right behind the
20 bulkhead, which I propose on that plot right there that I
21 just gave you. That's my house. This is the -- two
22 hundred (200) feet away. I'm the bulkhead. And there's
23 the front of the subject property.

24 And this property also resides in the Historic
25 District of Baldwin County. And there's bylaws for the
26 Historic District that shows that the building setback
27 shall be consistent with surrounding buildings in the
28 Historic District.

1 This Historic District is a highly sought after
2 area, so it's much more expensive property there. It is
3 in the county. It's not in the City of Fairhope or
4 Daphne.

5 You know, as Mr. Wills said, I built my house within
6 all the setbacks. The only thing that I notice on the
7 plan is I do not have the mean high tide marked on the
8 plan, which would be necessary, unless you put a
9 bulkhead.

10 This will unreasonably diminish or impair my
11 established property values within the surrounding area.
12 And it's also going to increase the risk of fire. And
13 there is a runoff issue with the -- all of the rain and
14 everything coming off the roofs. So I gave you the
15 pictures last time I was here showing the flooding.

16 And, of course, for the Historic District, it says
17 that the building setbacks shall be consistent of
18 surrounding building in the Historic District, which I
19 gave you some examples of what the houses look like
20 there.

21 And so I -- I'm opposed to, you know, allowing
22 the -- the houses to be built there. They can go with a
23 twenty-five (25) foot wide house right there by sixty
24 (60) foot long, is what I paid to have those plans made.

25 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

26 PIERCE: Any questions for Mr. Koby?

27 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

28 No.

1 BOARD OF ADJUSTMENT MEMBER MARY HOPE: No.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: Okay. Thank you.

4 Sam Koby. I've got a different Koby.

5 MR. SAM KOBAY: Hello. Before I start talking,
6 I'm representing myself, only myself. That'll keep me
7 out of trouble with anybody else in here.

8 First, respectively, I'd like to -- Mr. Michael,
9 your comment about whether you can build in the VE zone,
10 those images with the houses with the bulkheads, those
11 are on the same street, and they are built in the VE
12 zone. So it's something that people do do. So it isn't,
13 you know, a rarity. As you say, I know -- I don't know
14 if you're familiar with the area, but it is common.

15 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
16 I -- I'm familiar with the area.

17 MR. SAM KOBAY: Okay. Then you'll know it's
18 common, that houses are built in the VE zone. There's
19 multiple on the street.

20 And then, also, respectively, I'd like to address --
21 I know right here we have transcripts. I don't recall
22 wetland comments. Wetland is specifically classified.
23 That's some -- that's a civic classification. Flooding
24 and wetlands aren't the same thing. And so that was not
25 stated that her property is a wetland previously.

26 And the only thing I did hear last time that has
27 been debunked is Ms. Montiel did say that the house on
28 the north of her property is on her property, which is

1 not true. And the survey shows that. So that is the
2 only comment from the last hearing that I found to be
3 untrue.

4 Now, I've prepared a little statement to read. So
5 I'm going to do that, because I'm short on time. My name
6 is Sam Koby. I live next door to the property
7 application for variances.

8 Having been born and raised in Baldwin County, I
9 know the importance of community in this area. With that
10 being said, in a Republic, the opinions of the people are
11 important. So I made a petition regarding said
12 variances.

13 The petition is extremely straightforward. It
14 clearly and fairly states the exact variances requested.
15 All of my info came directly -- direct from Paula S.
16 Bonner, Planning Technician, Baldwin County Planning and
17 Zoning Department.

18 I went door to door. And each person received a
19 packet, info directly printed from Baldwin County
20 Planning and Zoning Department.

21 Many already knew of the variances because of signs.
22 But some had questions, which I answered directly, what
23 the variances asked for and where the property is.

24 Then I said, I have created a petition for the
25 neighbors to express whether they are opposed or
26 unopposed. The results were a unanimous selection of
27 opposed.

28 The people surveyed were all the neighbors on the

1 street in question, Bay Shore, the south side of North
2 Winding Brook, and most of South Winding Brook, excluding
3 the last few houses leading down to the bay.

4 The reason for this selection of neighbors is the
5 community -- community known as Red Gully. Each parcel
6 has a deeded fractional ownership of a bay front
7 community lot, which is approximately less than four
8 hundred fifty (450) from the property requesting the
9 variance. It's a community lot where everybody shares.

10 So this is important because each person surveyed
11 has a direct connection to the neighborhood and shares a
12 community property, making their voice completely
13 relevant.

14 The participation rate of the petition was a hundred
15 percent (100%). This means no neighbors elected to not
16 participate. There was a disclaimer that Ms. Montiel was
17 not surveyed, because I never saw her on the property. I
18 would suggest that she would be unopposed.

19 Also, the property directly across the street from
20 said property requesting the variance was not surveyed,
21 because the owner lives in South Carolina.

22 Lastly, the two neighbors at the north end of Bay
23 Shore were not home, so they could not be surveyed; nor
24 on the south end, Mr. Craig Smith, who spoke opposed. He
25 was never there, so he couldn't sign it.

26 Anyway, the results of petition speak volumes to the
27 negative implications that these variances would cause.
28 Forty-two (42) neighbors opposed the request, the

1 variance request, forty-two (42) neighbors.

2 I would like to also state, on my honor, that this
3 petition was created in the least biased way I could
4 think. I did not even sign the petition until the
5 petition process was over so that people could not see my
6 personal opinion.

7 The next topic I would like to discuss is the
8 specifics of the property. I am no expert or
9 professional, just a college student, so I will leave the
10 technicality to someone else. However, I do know the
11 general setbacks and building requirements, and I am a
12 good math student.

13 With that minimal knowledge, I was able to take the
14 survey provided by Ms. Bonner and draw a
15 setback-conforming house around twenty-five (25) foot
16 wide that could have a living area of approximately three
17 thousand (3,000) square feet. With a third floor, as
18 some new houses on this street have, the square footage
19 could be even greater.

20 And there is a house that's currently under
21 construction -- It's almost completed -- that's built in
22 the VE zone. It's three stories, and it's pushed all the
23 way up because the people did not want to apply for a
24 variance. I spoke with the -- the father of the owner of
25 the property.

26 For a fifty (50) foot lot, three thousand (3,000)
27 plus square foot sounds like an overly fair-sized house.
28 And, for that reason, I cannot comprehend a land

1 hardship.

2 If this lot is hardship, I believe all lots could be
3 classified as hardships. It has straight lines and a
4 taper that makes the lot narrower as it approaches the
5 road. That is not rare. Many of the properties in the
6 area have the same shape.

7 Lastly, I personally feel like the agenda and
8 variance applications are misleading. It solely states
9 the lot to be thirty-five (35) by four hundred eighty
10 (480) feet.

11 Obviously, you could only build a fifteen (15) foot
12 wide house on a thirty-five (35) foot wide property.
13 That is not the true dimensions of the lot. It is --
14 it's fifty (50) foot on the waterfront, forty-nine (49)
15 for one, fifty (50) plus or minus for the other, and
16 thirty-five (35) foot on the road with a continuous
17 taper.

18 I do not know the procedure and regulations for
19 standing lot size in this setting. But in real estate,
20 you would refer to the waterfront side. Regardless, I
21 find it misleading to not state the lot is fifty (50)
22 foot or forty-nine (49) in the front with a taper.

23 Also, the agenda stresses the VE zone as a reason
24 for why the variance should be passed. Why? The VE zone
25 is simply a flood zone. It's not an un-buildable area.
26 It is irrelevant to the variance and appears to be
27 misleading to create the illusion that the lot must have
28 a variance. This simply is not true.

1 At the end of the day, I think this issue has been
2 made far too complicated. A high-quality family home can
3 be built here without any variances.

4 The setbacks are in place to keep -- the setbacks
5 are in place to keep our homes safe, private, and green.
6 Let's keep it that way and not negatively change Montrose
7 Historical District, one of the most sought after areas
8 in the county.

9 Thank -- Well, I have one more question.
10 Mr. Michael, I think you also said this, that, you know,
11 to buy a lot like that, a fifty (50) foot wide, you know,
12 you'd have to have -- have the ability to built a big
13 enough house for it be worth it or it's a hardship.

14 In my opinion, a three thousand (3,000) foot square
15 house is completely fair. I -- I don't know how much
16 bigger -- I mean, it's a fifty (50) foot lot. We have a
17 hundred (100) foot lot where I live, and our house is
18 only slightly bigger than that. And we have a hundred
19 (100) foot. So I think three thousand (3,000) feet --
20 square feet on a fifty (50) foot lot is completely
21 reasonable. And I'd like to hear --

22 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
23 Your -- yours lot is bigger.

24 MR. SAM KOBY: Sir?

25 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
26 Your -- the house that -- it's your house -- it's your
27 parent's house they own is bigger.

28 MR. SAM KOBY: Yes. We have a hundred (100)

1 foot wide.

2 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

3 Yeah, it's a lot bigger.

4 MR. SAM KOBY: Slightly, our house is only
5 slightly larger than three thousand (3,000) square feet.
6 And so what I'm saying is if you're going to buy a fifty
7 (50) foot lot, do you expect to be able to build the same
8 size house as you could if you bought a hundred (100)
9 foot lot? It just doesn't add up like that.

10 But I would like to thank you very much to the
11 committee for your time. And I hope that I made some
12 points. And I also have the original copy of the
13 variance petition here.

14 *****

15 *ATTACHMENT 3 - VARIANCE PETITIONS*

16 *****

17 MR. SAM KOBY: It has some background
18 information just so you can see that there was no bias in
19 it, at least the attempt.

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: All right, Sam. Thank you.

22 Do have any questions for him?

23 (No response.)

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: Okay.

26 MR. SAM KOBY: And then that plan, like I
27 said -- like I said, I'm not a professional. But my
28 sketch, I was able to fit a house on there that's three

1 thousand (3,000) square feet.

2 But then as you look at that professional plan that
3 was done right here, a professional has drawn one where
4 it is -- my calculations were right. So I just don't see
5 the hardship in that. And thank you very much.

6 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

7 PIERCE: Thank you.

8 Dennis Baldwin.

9 MS. LINDA LEE: Do you have any questions?

10 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

11 PIERCE: I asked them. They didn't have any questions.
12 No. I'll let you go. I'd like to try to move this along
13 as much as we could. I still have a number of people to
14 go.

15 MR. DENNIS BALDWIN: Yeah. I understand that.
16 Thank you. My name is Dennis Baldwin. I live at 24209
17 Bay Shore Drive. And we have that property and the
18 adjacent property also, 24197.

19 I'm here to oppose the -- the application. I think
20 the world of anyone trying to build their house. We
21 welcome with open arms new neighbors. If anything
22 happens, once we clear this, I'll be the first guy there
23 to help.

24 Having been in the building business for more than
25 forty (40) years and served in EMS and law enforcement,
26 I'm -- I'm really opposed to less than ten (10) feet.
27 And ten (10) feet, by the time you get your air
28 conditioner pad and some other things in there, you

1 are -- you're -- you're liable to create really -- real
2 problems there when there's a storm or emergencies.
3 That's one consideration.

4 Another consideration -- Well, I want to clear up
5 one thing, drainage. She mentioned that there's no
6 problem with drainage on the property. Because it all
7 runs across the Healy's and then across mine, which is
8 common. That whole end of the block empties into our --
9 our house. And it's like a river.

10 Now, under the new codes, of course, they have to
11 address that, because they have to control it on the
12 property.

13 The front, as far as the VE zone, there's lots of
14 houses, including ours and including the one we're
15 proposing to build, that are in the VE zone. The Corps
16 of Engineers did become involved. And so you're on the
17 down slope side of the high water mark.

18 And another way to address this is they can build a
19 simple low bulkhead, like the neighbors that are
20 completing a house has without any permit. I'm also a
21 licensed, commercial and residential, as a builder, so
22 I'm very familiar with those rules.

23 The VE zone is -- is a bit more of a challenge, but
24 it's not a tremendous thing. It's certainly overcomable
25 [sic], so I don't think that's a valid argument. And --
26 and it is easy to move it to where you have access.
27 Because even with ten (10) feet, by the time you get your
28 stuff in there, it becomes quite congested.

1 So, furthermore, I think it's an economic hardship
2 on the rest of the neighborhood. And I don't mean that
3 in a negative way, because I'm sure they intend to build
4 a nice home.

5 And they're -- it'll be nearly impossible to get an
6 exact figure, as an estimator, on how that negatively
7 applies to the -- to the other surrounding properties,
8 but it definitely is a negative implication on the other
9 properties.

10 Whenever you divide up properties into small
11 properties and smaller houses, that affects the price of
12 the -- of the larger properties directly. What --
13 what -- I -- what the number is, nobody knows until the
14 sale is made, because they don't know. But it -- it
15 certainly -- it certainly does.

16 So I oppose it. Thank you for your time.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: Any questions?

19 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

20 He -- he's trying to build a bigger house. And that's
21 why he's trying to reduce the setbacks on each side.

22 MR. DENNIS BALDWIN: Yeah. And I appreciate
23 that.

24 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

25 And so, I mean, I -- You know, you just mentioned that
26 smaller houses in the neighborhood affect the -- affect
27 the values. And I agree with that.

28 You need a -- you want a whole -- all the properties

1 are generally the same in the neighborhood. But when you
2 get a castle in a small, little neighborhood, then you've
3 got -- you've got some problems. But we're trying to
4 build a bigger house on there.

5 MR. DENNIS BALDWIN: Yeah. I understand that.
6 And my concern is the congestion in between and the fact
7 that in this smaller lot -- And, you know, if they were
8 selling an acre lot, it, of course, would be more. So
9 you divide it up into a smaller piece.

10 My point is the smaller pieces usually, with very
11 few exceptions -- I can't think even of any -- is going
12 to devalue the neighboring houses to some point. That's
13 just a consideration.

14 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
15 PIERCE: All right. We're going to move this on. We're
16 going to keep moving along.

17 MR. DENNIS BALDWIN: Thank you.

18 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
19 PIERCE: Any questions for him?

20 (No response.)

21 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
22 PIERCE: Okay.

23 MR. DENNIS BALDWIN: Thank you for your time.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
25 PIERCE: Thank you, Mr. Baldwin.

26 Nancy Hardy Baldwin.

27 MS. NANCY HARDY BALDWIN: Hi, thank you for
28 your time. My name is Nancy Hardy Baldwin. And my

1 husband and I live at 24211 Bay Shore Drive. And we
2 oppose the proposed variances.

3 Okay. Here I am. I'm a real estate agent. I'm a
4 real estate broker with over twenty-four (24) years of
5 experience with a stellar reputation. And I help many
6 people buy and sell what ultimately is one of the biggest
7 investment in their lifetime.

8 One needs to advise their client about location, all
9 the things that are important to them, property values,
10 and even the possibility of future changes that could
11 affect the value of their purchase.

12 This such zoning variance is a change that could
13 adversely affect the value of the entire neighborhood.
14 To build two homes so close to others in violation of
15 existing build codes would, Number 1, be unsightly. It
16 would be unsafe in the case of fire and would devalue the
17 existing homes. And there's truly no hardship for giving
18 such a variance.

19 This property has languished on the market for over
20 a year. And, in my experience, the reason for that is
21 because the price is more than the market can bear.

22 So in July of 2018, the half-acre lot three north of
23 the community lot with fifty (50) feet of waterfront sold
24 for three hundred twenty-seven thousand, five hundred
25 (\$327,500). It had a brand-new bulkhead. And they're
26 building within the code.

27 And March of 27, '16, we paid four hundred and
28 ninety-nine thousand dollars (\$499,000) for the

1 point-six-five (.65) acre lot adjacent to our home. And
2 that has a hundred (100) feet of waterfront.

3 And in February of 2016, we paid five hundred
4 thousand dollars (\$500,000) for a five-bedroom home with
5 a hundred (100) feet of waterfront on a point-seven-six
6 (.76) acre lot, so if you'd look at those values against
7 this.

8 But if these variances are granted, we're going to
9 really have to rethink our plans for our lot, considering
10 how devalued it's going to be.

11 We had planned on building our retirement home that
12 would accommodate our children and grandchildren. We had
13 planned on building a really lovely home. But if the
14 neighborhood will no longer support the quality and price
15 of what we were planning, we're really going to
16 heartbroken, and not just for ourselves, but for all --
17 all the -- all our neighbors in Historic Montrose.

18 The only hardship here is the one that will be
19 forced upon the rest of the homeowners if these two
20 variances are granted.

21 And I'm certain that -- I mean, we would love to
22 have y'all as neighbors. I just think that there are
23 alternatives to where you build.

24 We -- we're in VE. We're in that zone. You can
25 build closer to the water. We've got a bulkhead. Put up
26 a bulkhead. It's a great thing to do, because when the
27 storms come in, it's going to keep things from pushing up
28 into the -- into the lot and destroying what's there.

1 I'm certain you would want your investment protected
2 if you found yourself in this same situation. And we
3 would all be there behind you, helping you, too.

4 So I'm sorry I'm so short. I'm standing on my toes
5 here. We're a great neighborhood. We're great
6 neighbors. And we -- we welcome you. I just feel like
7 there's -- there's an alternative here. And we can work
8 towards doing something.

9 But having houses so close to each other that when
10 the Healy's have their 4th of July party and they're
11 going to hand you a cocktail over the -- the -- the deck,
12 that's not going to be pleasant for anybody to be on top
13 of each other like that.

14 And we've got to come up with a better solution. So
15 I'm hoping that we can all come to some better
16 arrangement.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: All right. Any --

19 MS. NANCY HARDY BALDWIN: Thank you.

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: Any questions?

22 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

23 Yeah. Have you looked at the survey? I know you
24 mentioned passing a -- a -- a drink across the deck. But
25 this isn't even going to be next to the house. It's
26 going to be in front of the house. And when you look
27 out, you can't pass anything. I mean, there's no -- I --
28 I've seen them. I've seen them right next door to one

1 another that she --

2 MS. NANCY HARDY BALDWIN: Yeah.

3 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --
4 could do what you're saying --

5 MS. NANCY HARDY BALDWIN: Well --

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --
7 that you can look at -- you can get in a window and pass
8 something to the next house -- the next across. That --
9 that happens, and that -- that has occurred.

10 MS. NANCY HARDY BALDWIN: Yes. But this is
11 Historic Montrose. This is a lovely area that the
12 valleys have been protected. And to have a house this
13 close to one another is not what our neighborhood is
14 about. And it -- it just is not -- It's -- it's really
15 going to be devalue our neighborhood. It really will.
16 And I --

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
18 But, you know, when this -- when this was platted, when
19 this -- when this neighborhood was platted, they weren't
20 thinking about the Montrose area in the '60s. And, you
21 know, now we've got a hardship because of the new zoning
22 changes that have occurred --

23 MS. NANCY HARDY BALDWIN: They only --

24 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: --
25 in 1993.

26 MS. NANCY HARDY BALDWIN: They only divided
27 that property because it was a family subdivision. It
28 was for a family to be able to have two little

1 cinderblock houses so the family could enjoy their
2 summers. It was not ever supposed to be for it to be
3 subdivided so it could be sold off for that. It never
4 should have been subdivided and it --

5 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
6 Right.

7 MS. NANCY HARDY BALDWIN: -- should have been
8 kept as a half -- I mean, as that full-sized probably
9 point-seven-six (.76) acre lot and sold as one piece.

10 It would be great if y'all were family and y'all
11 bought one house in the middle of it. And it would sell
12 for five hundred thousand dollars (\$500,000). But that's
13 probably the right price.

14 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
15 Again, see, things change. What happened is the zoning
16 has changed. And, you know, a lot of things change. You
17 know, it used to be that you'd have to get a sailboat and
18 come over to the Eastern Shore. I worked with a guy.
19 Mr. John A. Robert, Sr. was -- was my boss. And I worked
20 for him for five years.

21 MS. NANCY HARDY BALDWIN: Yeah.

22 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
23 And he said he remembers going over the bay on a
24 sailboat, going to his house over across the bay. And --
25 But things change. And -- and, you know, things have
26 changed to the point where, you know, you -- you could
27 get a bay front lot a lot cheaper than what you can buy
28 now.

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: Not to be rude --

3 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

4 Economics, but, you know --

5 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

6 PIERCE: Not being rude, but we've got a lot of people.

7 It's time to move on; okay? Thank you.

8 MS. NANCY HARDY BALDWIN: Yeah.

9 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

10 PIERCE: Thank you.

11 MS. NANCY HARDY BALDWIN: Well, even -- we can

12 keep this. This doesn't have to change. Thank you.

13 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

14 PIERCE: Thank you. I try to give everybody a fair

15 shake, but sometimes I can't.

16 All right. Linda --

17 MS. LINDA BADINGER: Badinger.

18 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

19 PIERCE: All right. Linda Baginger.

20 MS. LINDA BADINGER: Badinger.

21 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

22 PIERCE: Okay. I -- Would you like to come up and speak?

23 MS. LINDA BADINGER: Not really.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: Okay.

26 MS. LINDA BADINGER: If you --

27 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

28 PIERCE: Come on up to the mic, please. Thanks. All

1 right. I -- I apologize for the mispronunciation.

2 MS. LINDA BADINGER: Yes.

3 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

4 PIERCE: -- mispronunciation.

5 MS. LINDA BADINGER: That's close enough.

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

7 Can you give the court reporter your name?

8 MS. LINDA BADINGER: Linda Badinger,

9 B-A-D-I-N-G-E-R. Most of my letter -- most of my letter
10 has already been discussed in one form or the other. But
11 I did want to say that I oppose the variance request.

12 I've been here for thirty-one (31) years; before
13 that, New Orleans, where they do a lot to put it in long,
14 narrow lots. And you can do some very creative things.
15 But it just doesn't -- I don't think it would fit us. So
16 I -- I oppose it, the variance request. Thank you.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: Thank you very much. Any questions?

19 (No response.)

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: Okay. Thank you. George -- I'm going to take a
22 hit on the name. Let me see. Is it Sak --

23 MR. GEORGE SAKELLARIDES: Sakellarides.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: Okay. Got you covered. There we go.

26 THE COURT REPORTER: Will you spell it for me,
27 please? Spell it for me, please.

28 MR. GEORGE SAKELLARIDES: People ask me how I

1 pronounce my name. I say correctly. I am George
2 Sakellarides. I live at 24255 Bay Shore Drive. I came
3 and built in 2010. I wanted a narrow --

4 MS. LINDA LEE: She -- she needs you to spell
5 your name for her for the record.

6 MR. GEORGE SAKELLARIDES: S-A-K-E-L-L-A-R-I --
7 D as in David -- E-S.

8 THE COURT REPORTER: Thank you.

9 MR. GEORGE SAKELLARIDES: And that's Greek
10 origin. I bought in 2010, and I built. I love the
11 water. I built it as close to the water as I could. I
12 live in the VE zone. I have not had a problem. I've
13 built. I -- I wanted it forty (40) feet wide, too.
14 But -- So I built a higher house and put an elevator in.
15 When you get old, you need an elevator.

16 Another thing is if you -- if you approve this
17 variance, which I oppose, you -- you don't have enough
18 room for a fire truck to drive down there to get to the
19 other side of the house if that's where the problem is.

20 If you have a hurricane and you have debris on the
21 property, you can't put a truck over there to pull it out
22 unless you impinge on your neighbor's right.

23 And as I said, I -- I consider myself as the type of
24 man that sees things logically. So I -- I just don't see
25 changing the neighborhood to accommodate one person
26 who -- who can't build his house closer to the lot. Case
27 closed. Thank you.

28 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

1 PIERCE: Thank you. Any questions?

2 (No response.)

3 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

4 PIERCE: Okay. Moving on. William Healy, Jr.

5 MR. WILLIAM HEALY, JR.: Good evening. My name
6 is William Healy, Jr. We -- My family has owned the
7 house to the north side of the two lots since I was nine.

8 So when y'all are talking about values and
9 everything, I don't look at it that way. I look at it as
10 having grown up there as a kid, you know. Because that
11 house will be in my family until after I'm dead.

12 So what I'm looking at, the situation is very --
13 It's really emotional for me. I remember when there were
14 two little houses on those lots, when those lots -- And
15 it was fun.

16 And that's what those lots were there for. They
17 were there for somebody who couldn't come in and build
18 and three hundred thousand (300,000) foot -- a three
19 thousand (3,000) square foot house. They were there for
20 somebody to come in and build a little cottage to be on
21 the water. Those aren't lots you buy if you want a three
22 thousand (3,000) square foot house.

23 But if that's what you're worried about, if you're
24 worried about values, you need to go buy a hundred (100)
25 square house [sic], one that has plenty of waterfront.
26 You can put the biggest house you want. It doesn't
27 matter.

28 But if you want those little lots, they were zoned

1 for people who couldn't afford the big houses. It was
2 subdivided by a family for two little houses. I remember
3 them. I remember when they were there. It didn't bother
4 me at all that they were there.

5 And I don't care what you're doing there as long as
6 you're not infringing on us; okay? If something happens
7 and one of those houses catch on fire, my family house
8 that I remember building before my dad died, gone, that
9 thing is wood. There's no way it's going to last.

10 It's off the ground. It's going to burn quick.
11 It's old wood. If you got another one right next to you,
12 it's going, too. It's taking Roger's house with it.

13 But y'all want us to sit here and say, okay, well,
14 we don't need to have the meeting. That variance isn't
15 important. It's just a couple of feet wide. Well, that
16 couple of feet is the difference between whether our
17 house burns or it's there or my kids; okay?

18 That's important. You know, it's value. Values are
19 important to me. That house is important to me. That
20 area is important to me. I grew up swinging over the
21 creek when I was a kid. I want my kid to be able to do
22 that.

23 But if that house burns down, I can't -- we're going
24 to have to sell that piece of land. If a hurricane comes
25 through and a pier catches one of the houses next to it,
26 and it takes that one with it and takes mine with it
27 because we're all so close together, there's no way for
28 the water to go.

1 That's what you're doing here. It's not just ten
2 (10) feet. It's not giving them a little bit of room.
3 It's enough room that the houses don't all go together.

4 I was there. You had two houses on one side of us
5 and another house on the other side. The people on the
6 other side of us, their house exploded, literally blew up
7 after Katrina. There was cinderblock everywhere. It was
8 the craziest thing I've ever seen. The two houses on the
9 little lots got it. It got it, because they were on the
10 ground.

11 I understand that something has to be built there.
12 They can build a smaller house. Anybody can build a
13 smaller house. Hey, it's a great neighborhood. All of
14 us stick together. That's why we're all here.

15 But we need to make sure that it's protected for the
16 future. I don't care about the value. It's not
17 important to me. The area is important to me.

18 When I was ten and up North Winding Brook and you
19 could see the sun going down from the houses up the
20 street and knew if I didn't get home, I was going to get
21 my butt torn up.

22 You're not going to have that if all the houses are
23 so close together that the people behind us can't even
24 see the water. Remember that when you're making your
25 decision, because it's important. Please.

26 That's all I've got to say.

27 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

28 PIERCE: Any questions?

1 (No response.)

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: All right. Thank you very much.

4 Toby Gurley. And, please, for time's sake,
5 everybody, the rest of you coming up, if -- if -- if
6 somebody's already said it, just say you agree with them;
7 okay? Thank you.

8 MR. TOBY GURLEY: My concern is precedent. My
9 wife and I have been residents of this beautiful, quiet
10 little neighborhood for twenty (20) years. And we love
11 it there. And we love all our neighbors.

12 These two lots are the exception. They were split,
13 as has been discussed, for a family cause. When Red
14 Gully was originally subdivided, which is now north and
15 south of Winding Brook, they were half-acre lots. And
16 they would meet your 1990-whatever setbacks now.

17 This is a one-of-a-kind case. And the family's
18 clause that was used to subdivide it no longer applies.
19 These two lots should be combined and sold as one lot.
20 And I'm opposed to it.

21 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

22 PIERCE: Any questions for Mr. Gurley?

23 (No response.)

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: Thank you, sir.

26 Elizabeth Gurley.

27 MS. ELIZABETH GURLEY: What I want to say
28 has --

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: You have to -- you have to come up to the mic,
3 please. You've got to do that.

4 MS. ELIZABETH GURLEY: Thank you for the time.
5 What I would have said has been said. The only exception
6 might be the aesthetics of looking at a property that is
7 so close to the other certainly diminishes the value of
8 the property and the appeal of the property.

9 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

10 PIERCE: All right. Thank you.

11 Any questions for Ms. Gurley?

12 (No response.)

13 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

14 PIERCE: Thank you very much.

15 Bo Blackwell.

16 MR. BO BLACKWELL: Y'all, the people that I --
17 everybody has been waiting on, I'm that dreaded realtor
18 out there. My fellow realtors, I respect your valued
19 opinion here today. And --

20 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

21 Just don't talk about anything that starts with a V.

22 MR. BO BLACKWELL: What -- what was -- I'm hard
23 of hearing. What was that? I'm sorry.

24 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

25 Don't ever -- don't talk about anything that starts with
26 a V.

27 MR. BO BLACKWELL: A V? Okay.

28 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: In

1 like value --

2 MR. BO BLACKWELL: -- anything that starts with
3 a V. As we all know, though, there's three things that's
4 important in real estate. That's location, location,
5 location.

6 And it is important, obviously, when you're doing
7 appraisals or when you're actually doing some type of
8 comp when you're -- when you're looking at houses in the
9 area.

10 Building too close to an existing home, as you all
11 stated in your conversation with Mr. Wills, that it could
12 affect property value. And, in this case, it could
13 possibly affect property value somewhere between 10 (10%)
14 and fifteen percent (15%).

15 That's all I have. If you have any questions, I'll
16 be happy to answer them.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: Any questions for Mr. Blackwell?

19 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
20 How did you arrive at that ten percent (10%)?

21 MR. BO BLACKWELL: How did I arrive at that?

22 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
23 Yeah.

24 MR. BO BLACKWELL: It's very subjective.
25 That's my opinion.

26 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
27 Okay. So it's not really based upon anything.

28 MR. BO BLACKWELL: Excuse me?

1 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

2 It's not based upon comparative sales or anything else.

3 I mean, you didn't -- See, when I talk about value,
4 you've got to talk about how you -- how you came up with
5 that ten percent (10%).

6 MR. BO BLACKWELL: I --

7 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

8 Who knows what it is? It might be five percent (5%). It
9 might be three percent (3%). You don't know.

10 MR. BO BLACKWELL: Based on the information
11 that I've been able to comprise, it could be between ten
12 (10%) and fifteen percent (15%).

13 BOARD OF ADJUSTMENT MEMBER MARY HOPE: And, to
14 clarify, you mean lower the value?

15 MR. BO BLACKWELL: That is correct. Yes,
16 ma'am, negatively impact the value of the home.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
18 PIERCE: And other questions for Mr. Blackwell?

19 (No response.)

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: Thank you, sir.

22 Robine Galloney. Did I pronounce that one right?

23 MS. ROBINE GALLONEY: Pretty close.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: Thank you.

26 MS. ROBINE GALLONEY: Yes. I just want to
27 reiterate what quite a few other people have said. I am
28 very concerned about the fire issue.

1 My own father's house just caught on fire literally
2 a couple of streets north of there in Daphne. And just
3 to see the damage that can occur very quickly, and even
4 when it's put out and the firemen show up very quickly,
5 it's still a tremendous amount the damage.

6 So I did bring a visual aid. We were discussing a
7 variance, about five (5) feet within the property line.
8 That's sixty (60) inches, which I'm actually taller than
9 that. So here's your property line. There's sixty (60)
10 inches, five (5) feet. That's pretty close to have homes
11 together.

12 And another issue with our neighborhood, it has a
13 very difficult road system. It's a very narrow one.
14 They can't even put --

15 MS. LINDA LEE: Use the microphone.

16 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
17 PIERCE: Go back to the mic, please.

18 MS. ROBINE GALLONEY: They can't even put
19 centerlines after they just paved. The County just
20 paved, which is very nice. But there are no dividing
21 lines, because it's not really two lanes wide.

22 So if you're trying to get a fire engine all the way
23 down to -- And years ago, I believe a home burned down to
24 the ground, because they didn't know quite which fire
25 department to send, whether it was Daphne or Fairhope. I
26 think it's been straightened out now.

27 But I wouldn't want something that close to my -- my
28 wooden fence and so close to my house if something did

1 catch fire.

2 And then also debris. I did -- I was there after
3 Katrina. Katrina's debris went all the way past the end
4 of their property across the street into the neighboring
5 property.

6 That's a lot of debris and a lot of loose piers and
7 that sort of thing. That close in between homes would
8 certainly cause a damage.

9 And, also, I want to reiterate this, that, again,
10 once you start having houses so close together, it's very
11 unattractive. And, precedence, because you're opening
12 Pandora's Box of how much closer are we going to let
13 homes get and when are condos coming in?

14 Montrose is constantly on the watch for that,
15 because we are prime territory. And we are always having
16 to fight some issue. Why can't we just stick to the
17 rules that are in place and keep everything the same so
18 we don't have neighbors going against neighbors?

19 This stuff lasts a long time. And it can last for
20 years. And we don't need that. Just leave -- conform to
21 what is there.

22 The houses that were originally on those lots were
23 tiny summer homes. They weren't meant for full-time
24 occupation. They were fun. And they fit the lot that
25 is -- was there.

26 So, please, if we can -- We would welcome them here
27 if they can just conform to what is there and keep our
28 neighborhood nice.

1 And, also, we don't want -- There are quite a few
2 smaller homes. When they get bought out later, are we
3 going to have people coming in demanding to have bigger
4 homes put on that small footprint?

5 And it's -- it's going to be a constant fight. And
6 this is why we come out and we stand up when we have to.
7 Because it's never ending. We're prime territory, and
8 people want it.

9 So, anyway, again, I stand opposed. Thank you.

10 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

11 PIERCE: Any questions?

12 (No response.)

13 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

14 PIERCE: All right. Thank you.

15 John Crane.

16 MR. JOHN CRANE: Well, I think I'm the old guy
17 in the crowd. I've been there since I was nine years
18 old. I've been there almost sixty (60) years. I've
19 watched it change a lot.

20 And everything that I would say has pretty much been
21 said already. I'd just like to maintain as much as we
22 can the neighborhood that we had.

23 And the houses were, for the most part, spread out
24 at that time. The law says ten (10) feet, then we try to
25 do everything we possibly can to keep the ten (10) feet
26 in place.

27 All of the reasons that people gave, they all have
28 validity. And I think that you should consider that

1 and try -- and try to be -- maintain the ten (10) feet.

2 Thank you, sir.

3 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

4 PIERCE: Any questions?

5 (No response.)

6 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

7 PIERCE: Okay. Thank you.

8 Monica Koby.

9 MS. MONICA KOBY: I just wanted to say I'm
10 opposed for all the reasons everyone else has already
11 said.

12 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

13 PIERCE: All right. Thank you very much.

14 This is -- at this point, we're going to close the
15 public part of this.

16 Linda, would you like to speak?

17 MS. LINDA LEE: I just want to address a couple
18 of things, I guess. First of all, just for the record,
19 I'm going to show you all another map. This is a map of
20 Bay Shore Drive from 2016.

21 And if you look at the -- the very north portion
22 where the road, I guess, ends, there's two houses up
23 there on lots that are probably more narrow than the two
24 that are proposed to be built on now.

25 So I'm fairly certain that they may not meet ten
26 (10) feet on each side. But they were built prior to
27 zoning. So I just wanted to say that, you know, that's
28 not the only case.

1 And the house that's under construction now,
2 according to the site plan they submitted, it's the north
3 half of Lot 9. So this Lot 3 is not the only lot that
4 apparently has been divided in that way as far as the
5 north half and the south half.

6 Fire codes, according to the building inspector,
7 states that structures have to be ten (10) feet apart.
8 So I think in this particular case, as far as the south
9 property line, they're proposing is fifteen (15) feet
10 apart.

11 So they -- they are closer than the twenty (20) that
12 normally zoning would require, but it does exceed what
13 the fire code would require. And then there's always,
14 you know, the possibility that they could put in a fire
15 wall, if that would make people feel a little more
16 comfortable.

17 Anyway, that's -- that's all I want to say. Well,
18 guess I do need to correct one thing. Ms. Montiel made a
19 statement earlier about a FEMA -- well, she said a FEMA
20 home.

21 So just to be accurate, FEMA trailers are not
22 allowed in zoned areas, because they are considered to be
23 RVs. A manufactured home would be allowed, you know, as
24 long as they meet the setback requirements.

25 I'm sure, you know, you could put one in there
26 that's narrow enough that meets it, if she decides to do
27 that. But she would not be allowed to put a FEMA trailer
28 there. She would be able to bring in a manufactured

1 home.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: All right. All right. We're open for
4 discussion up here.

5 Michael, anything?

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
7 don't really have anything.

8 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

9 PIERCE: Do you have anything you'd like to discuss on it
10 or --

11 BOARD OF ADJUSTMENT MEMBER MARY HOPE: No.

12 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

13 PIERCE: Already discussed. Thank you. All right.
14 Well, I'm going to leave it up to whether I have a motion
15 or not. Motion? Do I have a motion? I'm not allowed to
16 make one, so one of you two is going to have to.

17 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
18 make a motion that we deny the variance.

19 BOARD OF ADJUSTMENT MEMBER MARY HOPE: I'll --
20 I'll second that motion.

21 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

22 PIERCE: Linda, can we get a rollcall vote?

23 MS. LINDA LEE: Yes, sir. I will state for the
24 record that any motion will need three affirmative votes
25 for that motion to pass.

26 Ms. Hope, if you are in favor of the motion, you
27 would answer yes.

28 BOARD OF ADJUSTMENT MEMBER MARY HOPE: I'm in

1 favor of the motion.

2 MS. LINDA LEE: If you are in favor of the
3 motion that you all just made, you would answer yes, a
4 positive vote.

5 BOARD OF ADJUSTMENT MEMBER MARY HOPE: Yes.

6 MS. LINDA LEE: Mr. Cochran?

7 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
8 Yes.

9 MS. LINDA LEE: Mr. Pierce?

10 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
11 PIERCE: Yes.

12 MS. LINDA LEE: The motion carries.

13 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:
14 That -- that -- that was a very hard decision, y'all.

15 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
16 PIERCE: Yeah. Yeah. It was really. Both sides
17 presented very well. And we'll go on to your case in a
18 minute. And I'd like to thank everybody for turning out.

19 We probably have a number of people signed up for
20 this that signed up for the last one, so if we could keep
21 it to a minimum.

22 MS. LINDA LEE: I -- I need to make one
23 statement for the record.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE
25 PIERCE: Sure.

26 MS. LINDA LEE: Anyone aggrieved by the
27 decision of this board has fifteen (15) days in which to
28 appeal to Circuit Court. A copy of said appeal would

1 also have to be submitted to the Planning and Zoning
2 Robertsdale Office no later than 4:30 on that 15th day.
3 And that is calendar days, not business days.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

5 PIERCE: All right.

6
7 **5-C - CASE NO. V-190032, MONTIEL FAMILY INVESTMENTS, LTD,**

8 **PROPERTY**

9 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

10 PIERCE: All right. We're going to move on to the
11 Montiel Family Property, Case B-190032.

12 MS. LINDA LEE: The applicant is requesting a
13 variance to allow for the construction of a new
14 single-family dwelling.

15 The zoning requirement at issue is the north and
16 south side setbacks. The applicant had proposed
17 constructing a dwelling six (6) feet from the north
18 property line, which would be a variance of four (4)
19 feet; and five (5) feet from the south property line,
20 which would be a variance of five (5) feet.

21 The subject property is located at 24181 Bay Shore
22 Drive in Planning District 16. It is the north half of
23 Lot 3 in the Red Gully subdivision.

24 This is your locator map. The property and the
25 surrounding properties are all zoned RSF-2, Single-Family
26 District.

27 On your screen are the aerial photography. This is
28 the subject property, the adjoining property to the

1 north, and the adjoining property to the south.

2 According to the survey submitted, the property is
3 thirty-five (35) feet on the roadside and forty-nine (49)
4 feet wide on the water side. The approximate square
5 footage is sixteen thousand, three hundred seven (16,307)
6 square feet.

7 The minimum lot width for property zoned RSF-2 is
8 eighty (80) feet at the building line. As a result, the
9 lot is nonconforming. However, due to the fact that the
10 property is a lot of record, which was pre-existing at
11 the time zoning was adopted, it may be used as a building
12 site but must conform to all zoning requirements with the
13 exception of square footage and lot width.

14 On your screen is the site plan that was submitted
15 for this structure. And this was the site plan you saw
16 earlier that shows the two proposed structures proposed
17 by Mr. Murphy and Mr. Allen.

18 And this is the map I showed you all earlier that
19 shows the -- the -- the current -- well, the dwellings
20 that were there in 2016, so that -- It's just an aerial
21 we use for you all to be able to see how the houses are
22 lined up in that area.

23 Based on the narrowness of the parcel, staff feels
24 this is a reasonable request and recommends that Case
25 V-190032, Montiel Family Investments, LLC, property be
26 approved. And I'll answer any questions you may have for
27 me.

28 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

1 PIERCE: All right. Any questions for Linda?

2 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

3 No.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

5 PIERCE: Okay. We're going to open up to the public.

6 Mr. Murphy, do you want to come up?

7 MR. PAT MURPHY: As I stated earlier, my name
8 is Pat Murphy, and I'm the applicant. The one thing I
9 wanted to ask the County is the -- the house that sits to
10 the north property -- Mr. Healy, I believe it's -- it's
11 your property -- when you speak of variances being
12 setbacks of ten (10) feet, is that the roof line?

13 Because I know the property that sits north of us,
14 the roof line that covers the porch that we were going to
15 hand a beer across is, on the plot, five (5) feet five
16 (5) inches from the property line on the southwest
17 corner.

18 So that's their property per our shooting. Now, we
19 may be wrong. But we had surveyors go out and shoot out.
20 The southwest corner is five (5) feet, five (5) inches
21 from the property line. The north side is six (6) feet
22 eight (8) inches from the property line.

23 So when we speak of these ten (10) feet setbacks,
24 there is precedent, whether there was a variance granted
25 or not, or -- or maybe it was pre-1992, when there were
26 variances that needed approval first based on zoning.

27 But that house sits five (5) feet, five (5) inches
28 from the property line on the southwest corner; and on

1 the -- on the southeast corner, six (6) feet, six (6)
2 inches.

3 So that's, you know, from a -- And I'm not going to
4 stand up here and reiterate everything that's gone on.
5 But I know that was not brought up. So I know we could
6 probably pull it up and look at it. And you'll see the
7 drawing that we had drawn of that piece of property.

8 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

9 PIERCE: Linda?

10 MS. LINDA LEE: I just wanted to answer his
11 question.

12 Your setback is from the structure, not from the
13 roof line. As far as zoning is concerned, you're allowed
14 two (2) feet of roof overhang over the setback line. And
15 this dwelling, I do believe, was built long before
16 zoning.

17 MR. PAT MURPHY: Yeah. And -- and I -- and I
18 completely agree. I was just asking. We had it shot.
19 And I know that porch that goes around does sit five (5)
20 feet, five (5) inches from the property line. And it is
21 a continuous roof. So from a fire hazard perspective,
22 that house is not ten (10) feet from the property line
23 currently. And so I -- Again, you know, I'm not going to
24 reiterate.

25 We would love to live in your neighborhood. And
26 we've gone about it the right way. We appreciate y'all's
27 time. We appreciate y'all's time for coming out and --
28 and fighting against us.

1 We just -- You know, I grew up on the bay, on the
2 western side of the bay. I've got six kids. We've grown
3 and have saved our life to be able to live on the bay.
4 And you guys have a fantastic neighborhood. You really
5 do.

6 Unfortunately, you know, it is -- I guess we've come
7 to this situation. I wish it was different. I think you
8 would enjoy my wife and my kids. And we would enhance
9 the neighborhood, there is no doubt, between John's three
10 kids and my six kids.

11 And, again, the structure that's up there, if you're
12 looking at a view, if we do a setback of ten (10) feet,
13 we're going to be fifteen (15) feet, five (5) inches from
14 the southwest corner of that house, which is closer than
15 any other corner we're asking about if we go within the
16 ten (10) feet setback.

17 So we're not asking for anything in addition to.
18 We're asking for exactly what's there today, which is
19 that house sits five (5) feet, five (5) inches; six (6)
20 feet, eight (8) inches.

21 If we sit ten (10) feet away, we're sixteen (16),
22 eight (8), sixteen (16) feet, eight (8) inches from the
23 property, from that house on the west -- on the east
24 side, fifteen (15) feet, five (5) inches on the west
25 side, which is no different than what we're asking for.
26 It's exactly the same.

27 And actually on John's south side, he's further away
28 than that. So that's a point that wasn't brought up.

1 Because I -- I didn't want to bring up -- I didn't want
2 to re-talk before the vote.

3 But I think that's an important piece to make and
4 put on record, is what we're asking for is less than
5 what's currently -- if we built in a ten (10) foot
6 setback, what we're asking for is less than what we're --
7 is already in place. So that's -- that's all I'll say.

8 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

9 PIERCE: All right. Any questions of Mr. Murphy?

10 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

11 No.

12 BOARD OF ADJUSTMENT MEMBER MARY HOPE:

13 (Indicates negatively.)

14 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

15 PIERCE: Okay. Thank you.

16 MR. PAT MURPHY: Thank you.

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: I appreciate it.

19 Ginger, did you want to get up?

20 MS. GINGER BLACK: No. I'm good.

21 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

22 PIERCE: Okay. Thank you.

23 Ginger bypassed. John. And I can't read the
24 last --

25 MS. LINDA LEE: John Allen. John Allen.

26 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

27 PIERCE: John Allen. Okay. Oh, John Allen.

28 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

1 You sign like a doctor.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: A prescription.

4 MR. JOHN ALLEN: My name is John Allen. I
5 think Pat is trying to propose something that is, you
6 know, already existing in the neighborhood. When you're
7 submitting these plans, your house, your deck, everything
8 has to fall into that square.

9 So when you look at that, the square that is next to
10 Mr. Murray, this right here complies with that. It's --
11 it's -- it's like that right there.

12 So that's the -- the only other thing I'd like to
13 reiterate. The other lot down the street that's
14 currently being built, it's a fifty (50) by fifty (50)
15 lot. It's different than this lot because you've got a
16 thirty-five (35) feet by forty-nine (49).

17 But due to -- to the irregular shape, he's asking
18 for this right here to be approved due to a hardship of
19 the lot, not because of a VE or other things. He's only
20 asking because of the hardship of the irregular shape of
21 the lot.

22 When you are starting to build, one of the first
23 questions on the first proposal was, was this house going
24 to be way in front of, you know, the -- the neighbor's
25 house? It's actually in line.

26 So when you start talking about uniforms, and you're
27 looking at the uniform of the community, this is very
28 much the same house to the side. It is also the same

1 square footage, roughly, as the one that's being built
2 down the street on a fifty (50) by fifty (50).

3 And when you look at those, that -- that lot down
4 there didn't have an irregular-shaped lot. It's just a
5 very unique lot that has been like this since the '60s.

6 Thank you.

7 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

8 PIERCE: Any questions?

9 MS. GLENDA MONTIEL: Could I just make a
10 correction?

11 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

12 PIERCE: Not unless you're signed up. I'm sorry. You
13 can't come up at this time.

14 Roger Koby.

15 MR. ROGER KOBY: I'm Roger Koby. I'm a little
16 confused by what Mr. Murphy said. On -- on his north
17 side, he's asking for five (5) foot of setback into the
18 setback.

19 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

20 PIERCE: Okay. I'm sorry. Pardon the technical
21 difficulty.

22 MR. ROGER KOBY: I can't read the plan right
23 here. So his house will be how far to the property line?

24 MR. PAT MURPHY: Can I bring it to y'all?

25 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

26 PIERCE: Yeah. Sure.

27 MR. PAT MURPHY: Four (4) feet, we're -- we're
28 asking for a four (4) foot variance on the --

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: You have to talk into the mic --

3 MR. PAT MURPHY: Okay.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE G.

5 PIERCE: -- please, sir.

6 MR. PAT MURPHY: Absolutely. So we're asking
7 for a four (4) foot setback on the straight line on the
8 north property line. Instead of ten (10), we're asking
9 for a four (4) foot variance.

10 So our house would sit six (6) feet from the
11 property line. Which if the north property house was at
12 ten (10) feet, as what we're being required to be, we
13 would be sixteen (16) feet from -- from each other. See?
14 That's five (5) feet, five (5) inches.

15 MR. ROGER KOBY: Well, your -- this -- this
16 right here is eleven (11) foot, five (5) inches between
17 the porches. That's what's there's going to be.

18 MR. PAT MURPHY: Because --

19 MR. ROGER KOBY: The -- the -- their -- the
20 Healy house was built, I think, back in the '80s, before
21 there was any zoning there.

22 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

23 PIERCE: All right. Okay. Basically I was just informed
24 that I can't have you both up there at the same time
25 right now. But hopefully he answered your question.

26 MR. ROGER KOBY: He answered my question. I'm
27 opposed to the -- the same just on the last one. I'm
28 opposed to it. The houses are way too close together.

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: All right. Thank you, sir.

3 MR. ROGER KOBY: Thank you.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

5 PIERCE: All right. Any questions?

6 (No response.)

7 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

8 PIERCE: Sam, you can come on back up.

9 MR. SAM KOBY: All right. I'm going to read
10 this again. No. I'm just kidding.

11 The only thing I have to say is obviously it was
12 built before the setbacks were in place. And so, I mean,
13 that's kind of the whole reason that we have the setbacks
14 now, is so houses aren't like that.

15 So I understand the point that you're saying. That
16 house is built like that. But that's the reason we don't
17 build them like that anymore. So, I mean, it's just
18 further supporting the why would we give a variance, you
19 know, for -- That's the reason. Like that's not --
20 That's why we have variances, so there's not houses like
21 that.

22 And if that house was already built in -- if that
23 house was five (5) feet from the property line before
24 zoning, why would you want to go even closer to it and go
25 five (5) feet -- get another five (5) feet into your
26 setback?

27 So I just think that really reinforces it. I'm
28 opposed to it. And that's exactly why we have these

1 rules now.

2 And Mr. Healy has a great house. It's been in the
3 family. And it's been in the family for a long time.
4 And the house has been there for a long time. And that's
5 why we have changed the rules in the county, for that
6 reason. So I'm opposed.

7 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

8 PIERCE: All right. Thank you. Any questions?

9 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

10 None.

11 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

12 PIERCE: Dennis Baldwin.

13 MR. DENNIS BALDWIN: My name is Dennis Baldwin.
14 I live at 24211 Bay Shore. I would just repeat what I
15 said before and what's been reinforced by the other
16 neighbors.

17 I -- I do want to say one thing to the perspective
18 neighbors. We, in no way, are in a fight. We're all --
19 we're all together. That's why you see we're such a
20 tight neighborhood. And we come with no malice in our
21 heart.

22 There is one thing I -- I -- I have to mention. I
23 think it speaks volumes to the intent of the present
24 owner for her to threaten to put trailers on that
25 property. And I'll just leave it at that. Thank you.

26 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

27 PIERCE: Any questions?

28 (No response.)

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: Thank you.

3 Nancy Baldwin, would you like to speak?

4 MS. NANCY HARDY BALDWIN: Sure. Hi. I'm Nancy
5 Hardy Baldwin, again. I won't go through my whole spiel
6 again. We're -- we're opposed.

7 But I really hope that the two of y'all will
8 consider pulling your houses closer to the water in the
9 VE zone and building.

10 We love kids. That's where they should grow up.
11 That's where they should play on the water. We've got
12 toys down there. We'll help watch them so the alligators
13 don't get them. We've got that dam pond with alligators.
14 We don't want them to bother your kids.

15 We've all got dogs and -- and kids and grand kids.
16 And we would love to see you down there. So please
17 reconsider how you're going to build. Because we would
18 love to have you in the neighborhood; okay? Thanks.

19 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

20 PIERCE: Thank you.

21 Any questions?

22 (No response.)

23 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

24 PIERCE: Linda Badinger? I don't see her out there.
25 So -- oh. Linda Badinger, you --

26 MS. LINDA BADINGER: I'll pass.

27 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

28 PIERCE: Okay. So you're going to pass?

1 MS. LINDA BADINGER: Yes.

2 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

3 PIERCE: Okay. Linda Badinger passes. Okay. George,
4 I'm going to let you say your own last name for me again.

5 MR. GEORGE SAKELLARIDES: I don't need to spell
6 it?

7 THE COURT REPORTER: Huh-uh. (Indicates
8 negatively.)

9 MR. GEORGE SAKELLARIDES: All right. George
10 Sakellarides, 24255 Bay Shore Drive. I'm like all the
11 old timers there. I love the property, too. And ain't
12 no need for me to repeat and repeat. I -- I oppose.

13 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

14 PIERCE: Thank you, sir.

15 Any questions?

16 (No response.)

17 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

18 PIERCE: No questions. Moving on. Is it William Healy?

19 MR. WILLIAM HEALY: William Healy. I'm
20 representing my family's house to -- right to the north
21 of the property. And that five (5) feet that we are off
22 the line is what has me so scared.

23 Because if you grant them a variance, that's why
24 we're going to be so close. That house was built years
25 ago. You couldn't build it today. I'm aware of that.

26 We can't have them that close, guys. That's --
27 that's why I'm so concerned. That's why I'm so worried.
28 Because if they're that close, you could -- I guess you

1 could put up a, what, a four-story fire wall. That's
2 just impractical. They can't be that close together,
3 guys. Thanks.

4 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

5 PIERCE: Any questions?

6 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

7 None.

8 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

9 PIERCE: Okay. Elizabeth Gurley.

10 MS. ELIZABETH GURLEY: Pass.

11 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

12 PIERCE: Pass? Okay. Elizabeth Gurley is going to pass
13 on this one. Okay. John Crane?

14 MR. JOHN CRANE: Pass.

15 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

16 PIERCE: John is passing on that. Speaking of such.
17 Monica Koby.

18 MS. MONICA KOBY: I just want to make a
19 statement.

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: You have -- If you want to say anything, you
22 have to say it in the mic.

23 MS. MONICA KOBY: Monica Koby. I'm opposed.

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: Thank you. Any questions?

26 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

27 None.

28 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

1 PIERCE: Okay. Ms. Montiel?

2 MS. GLENDA MONTIEL: Yes. Okay. I -- I'd just
3 like to correct some of those years or -- or times that
4 were not right. The lots were not subdivided. They were
5 parceled in the plat for the neighborhood in 1949.

6 One of the cottages that was close to the Healy's
7 was already built and was closer to the existing -- I
8 mean, the existing property line when it was platted in
9 1949. The house was built in '48. Then the zoning was
10 established in 1993.

11 There was another point that I wanted to make. And
12 I don't understand how someone can have a three-story
13 house with a thirteen (13) foot elevation for the
14 foundation and still be thirty-five (35) feet tall
15 without a variance. I don't know if there's been a
16 variance or not on a three-story home. But, obviously,
17 it's not thirty-five (35) feet.

18 MS. LINDA LEE: I'm going to answer your
19 question.

20 MS. GLENDA MONTIEL: Oh, thank you.

21 MS. LINDA LEE: Depending on the flood zone
22 that dwelling is in, if it's the VE flood zone, it's
23 measured from the lowest supporting girder, not from the
24 ground. If it's in an AE flood zone, it's measured from
25 the finished floor, not from the ground, to the mean roof
26 height. So that is why it's possible for that
27 three-story dwelling to be there, because we do not
28 measure from the ground, not in a flood zone.

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: Okay.

3 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

4 Great.

5 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

6 PIERCE: That's actually good information right there.

7 All right. I'm going to close the public portion of
8 this.

9 And before we ask for a motion, I'd like to say that
10 everybody did a great job presenting today on both cases.
11 I think everybody has good intents; okay? And it's
12 probably one of most cordial cases that I've sat up here
13 and listened to. So I think y'all did a great job, and I
14 thank you for that.

15 All right. Do I have a motion?

16 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN: I
17 make a motion that we deny the variance.

18 BOARD OF ADJUSTMENT MEMBER MARY HOPE: I second
19 that.

20 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

21 PIERCE: Rollcall vote.

22 MS. LINDA LEE: Ms. Hope?

23 BOARD OF ADJUSTMENT MEMBER MARY HOPE: Yes.

24 MS. LINDA LEE: Mr. Cochran?

25 BOARD OF ADJUSTMENT MEMBER MICHAEL COCHRAN:

26 Yes.

27 MS. LINDA LEE: Mr. Pierce?

28 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

1 PIERCE: Yes.

2 MS. LINDA LEE: The motion carries.

3 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

4 PIERCE: All right. That's the end of the hearing today.

5 The -- Is there any new business?

6 MS. LINDA LEE: Well, no. I need to make the
7 same statement.

8 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

9 PIERCE: Oh, that same statement. Okay.

10 MS. LINDA LEE: Anyone aggrieved by the
11 decision of this board has fifteen (15) calendar days in
12 which to appeal to Circuit Court. A copy of said appeal
13 must be in the Baldwin County Planning and Zoning
14 Robertsdale Office by 4:30 on that 15th day.

15 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

16 PIERCE: Thank you.

17

18 **6 - OLD BUSINESS**

19 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

20 PIERCE: Any old business?

21 MS. LINDA LEE: No, sir.

22

23 **7 - NEW BUSINESS**

24 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

25 PIERCE: New business?

26 MS. LINDA LEE: No, sir.

27

28 **8 - ADJOURNMENT**

1 BOARD OF ADJUSTMENT VICE-CHAIRMAN BLAYNE

2 PIERCE: Then this meeting is adjourned.

3 MS. LINDA LEE: Thank you all. I appreciate
4 your time.

5

6 (The Baldwin County Commission District 2 Board of Adjustment was
7 adjourned at 5:51 p.m.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

C E R T I F I C A T E

STATE OF ALABAMA)

BALDWIN COUNTY)

I hereby certify that the above and foregoing transcript was taken down by me in stenotype and the proceedings were transcribed by means of computer-aided transcription, and that the foregoing represents a true and correct transcript of the meeting given by said parties upon said meeting.

I further certify that I am neither of counsel nor of kin to the parties, nor am I in anywise interested in the result of said proceedings.

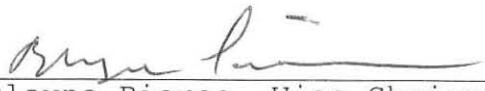


SUSAN C. ANDREWS,
Certified Court Reporter,
Certification No. 287

C E R T I F I C A T E

I, Blayne Pierce, Vice-Chairman of the Baldwin County Commission #2 Board of Adjustment, do hereby certify that the foregoing transcript of the minutes of the August 12, 2019, Monthly Meeting are a true and correct transcription of the minutes as prepared by Susan C. Andrews, Alabama Certified Court Reporter, License No. 287.

I, Blayne Pierce, do hereby affix my signature on this, the 9th day of Sept, 2019.


Blayne Pierce, Vice-Chairman,
Baldwin County Commission #2
Board of Adjustment

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

\$	1990-whatever [1] - 56:16 1993 [4] - 17:8, 23:3, 48:25, 81:10	81:17 377 [2] - 27:15, 27:16	7 [1] - 3:17 ADJUSTMENT [267] - 1:5, 2:3, 4:4, 4:8, 4:11, 4:13, 4:16, 4:20, 4:25, 5:2, 5:5, 5:8, 5:10, 5:13, 5:16, 5:17, 6:3, 8:2, 8:4, 8:7, 8:12, 9:2, 9:5, 9:10, 9:15, 9:18, 9:28, 10:2, 10:6, 10:9, 10:14, 10:23, 11:7, 11:9, 11:11, 11:15, 11:17, 11:19, 11:20, 11:26, 11:28, 12:2, 12:5, 12:7, 12:10, 12:13, 12:18, 13:23, 13:25, 13:27, 14:1, 14:2, 15:20, 15:22, 15:24, 15:26, 16:2, 16:11, 16:17, 16:23, 16:26, 17:1, 18:17, 18:20, 18:23, 18:26, 19:1, 19:4, 19:16, 20:4, 20:8, 20:12, 22:22, 22:24, 23:6, 24:5, 24:9, 24:13, 24:17, 24:20, 24:24, 25:1, 25:4, 25:8, 25:14, 25:17, 25:21, 25:25, 26:1, 26:6, 26:9, 26:12, 26:16, 26:19, 26:28, 27:21, 27:25, 28:1, 28:3, 28:5, 28:13, 28:17, 28:21, 28:24, 29:3, 29:6, 29:10, 29:14, 29:19, 30:1, 30:7, 30:12, 30:19, 30:22, 31:7, 31:14, 31:18, 31:20, 31:22, 31:24, 32:1, 33:25, 33:27, 34:1, 34:2, 34:15, 39:22, 39:25, 40:2, 40:20, 40:24, 41:6, 41:10, 43:17, 43:19, 43:24, 44:14, 44:18, 44:21, 44:24, 47:17, 47:20, 47:22, 48:3, 48:6, 48:17, 48:24, 49:5, 49:14, 49:22, 50:1, 50:3, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:6, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 57:20, 57:24, 57:28, 58:17, 58:19, 58:22,
\$250,000 [1] - 23:14 \$300,000 [1] - 23:14 \$327,500 [1] - 45:25 \$499,000 [1] - 45:28 \$500,000 [1] - 46:4 \$500,000 [1] - 49:12	2	4	7 [5] - 3:16, 13:9, 14:24, 15:3, 83:23 76 [2] - 46:6, 49:9	
1	2 [11] - 1:4, 3:4, 3:22, 4:7, 10:22, 12:27, 32:13, 70:14, 84:6, 86:4, 86:15 2% [1] - 9:22 20 [4] - 29:17, 32:15, 56:10, 64:11 200 [1] - 32:22 2010 [2] - 52:3, 52:10 2016 [3] - 46:3, 63:20, 68:20 2018 [1] - 45:22 2019 [5] - 1:6, 1:14, 5:1, 86:6, 86:11 2019 [1] - 3:5 22251 [1] - 1:15 24 [1] - 45:4 24179 [1] - 12:25 24181 [1] - 67:21 24197 [1] - 41:18 24209 [1] - 41:16 24211 [2] - 45:1, 77:14 24255 [2] - 52:2, 79:10 25 [2] - 33:23, 37:15 26 [1] - 2:7 27 [1] - 45:27 28 [1] - 2:6 287 [3] - 1:17, 85:26, 86:9 29.50 [1] - 13:12	4 [8] - 3:3, 3:4, 3:7, 67:18, 74:27, 74:28, 75:7, 75:9 4.3.5 [1] - 13:1 40 [3] - 3:23, 41:25, 52:13 400 [1] - 32:18 42 [2] - 36:28, 37:1 450 [1] - 36:8 480 [1] - 38:10 49 [5] - 27:19, 27:22, 38:14, 38:22, 68:3 49 [1] - 73:16 4:30 [2] - 67:2, 83:14 4th [1] - 47:10	8 8 [8] - 3:5, 3:17, 5:1, 69:22, 71:20, 71:22, 83:28 80 [1] - 68:8 83 [3] - 3:15, 3:16, 3:17	
1	3	5	9 9 [1] - 64:3	
1 [5] - 3:3, 3:21, 4:3, 32:8, 45:15 10 [26] - 2:5, 10:26, 11:22, 13:3, 14:21, 22:1, 32:16, 41:26, 41:27, 42:27, 55:2, 58:13, 62:24, 62:25, 63:1, 63:26, 64:7, 69:12, 69:23, 70:22, 71:12, 71:16, 71:21, 72:5, 75:8, 75:12 10% [3] - 58:13, 58:20, 59:12 10% [1] - 59:5 100 [7] - 39:17, 39:19, 39:28, 40:8, 46:2, 46:5, 53:24 100% [1] - 36:15 11 [1] - 75:16 12 [3] - 1:6, 3:12, 86:6 12th [1] - 1:13 13 [3] - 22:3, 22:7, 81:13 13045 [1] - 6:13 14th [1] - 19:11 15 [10] - 6:14, 28:27, 29:17, 29:18, 38:11, 64:9, 66:27, 71:13, 71:24, 83:11 15% [2] - 58:14, 59:12 15th [2] - 67:2, 83:14 16 [5] - 12:26, 67:22, 71:21, 71:22, 75:13 16,307 [1] - 68:5 17 [1] - 22:5 19003 [1] - 6:4 1948 [1] - 17:12 1949 [3] - 17:9, 81:5, 81:9	3 [11] - 3:5, 3:23, 5:1, 5:16, 14:21, 14:28, 29:15, 29:16, 40:15, 64:3, 67:23 3% [1] - 9:23 3% [1] - 59:9 3 [1] - 14:24 3,000 [8] - 37:17, 37:26, 39:14, 39:19, 40:5, 41:1, 53:19, 53:22 300,000 [1] - 53:18 31 [1] - 51:12 32 [2] - 3:21, 3:22 35 [9] - 26:20, 27:17, 38:9, 38:12, 38:16, 68:3, 73:16, 81:14,	5 5 [33] - 3:5, 3:7, 3:8, 3:10, 5:26, 10:21, 10:25, 10:26, 60:7, 60:10, 67:19, 67:20, 69:15, 69:16, 69:20, 69:27, 70:19, 70:20, 71:13, 71:19, 71:24, 74:17, 75:14, 75:16, 76:23, 76:25, 79:21 5% [1] - 59:8 5-A [2] - 3:9, 5:28 5-B [2] - 3:11, 12:16 5-C [2] - 3:13, 67:7 5.35 [1] - 13:7 5.36 [1] - 13:8 50 [12] - 37:26, 38:14, 38:15, 38:21, 39:11, 39:16, 39:20, 40:7, 45:23, 73:14, 74:2 50 [1] - 74:2 5:51 [1] - 84:7	A ability [1] - 39:12 able [10] - 6:21, 37:13, 40:7, 40:28, 48:28, 54:21, 59:11, 64:28, 68:21, 71:3 absolutely [1] - 75:6 access [1] - 42:26 accommodate [2] - 46:12, 52:25 according [3] - 64:2, 64:6, 68:2 accurate [1] - 64:21 accusing [1] - 19:8 acre [6] - 44:8, 45:22, 46:1, 46:6, 49:9, 56:15 acres [1] - 7:1 activity [1] - 6:28 add [5] - 7:21, 7:22, 8:13, 22:15, 40:9 addition [1] - 71:17 Address [1] - 3:7 ADDRESS [1] - 5:16 address [5] - 20:15, 34:20, 42:11, 42:18, 63:17 adheres [1] - 21:28 adjacent [2] - 41:18, 46:1 adjoining [3] - 13:15, 67:28, 68:1 adjourned [2] - 84:2, 84:7 ADJOURNMENT [1] - 83:28 Adjournment	
		6		
		6 [10] - 3:15, 7:1, 14:25, 67:17, 69:21, 70:1, 71:19, 75:10, 83:18 6.16 [1] - 13:5 60 [4] - 33:24, 60:8, 60:9, 62:18 64 [1] - 6:13 65 [2] - 13:13, 46:1 66 [2] - 9:6 67 [1] - 3:14		

<p>58:26, 59:1, 59:7, 59:13, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:6, 65:8, 65:11, 65:12, 65:17, 65:19, 65:21, 65:28, 66:5, 66:7, 66:10, 66:13, 66:15, 66:24, 67:4, 67:9, 68:28, 69:2, 69:4, 70:8, 72:8, 72:10, 72:12, 72:14, 72:17, 72:21, 72:26, 72:28, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:9, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:6, 80:8, 80:11, 80:15, 80:20, 80:24, 80:26, 80:28, 82:1, 82:3, 82:5, 82:16, 82:18, 82:20, 82:23, 82:25, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1</p> <p>adjustment [1] - 29:26 Adjustment [6] - 5:22, 17:5, 17:13, 84:6, 86:4, 86:15 Adjustment..... [1] - 3:7 adopted [1] - 68:11 adversely [1] - 45:13 advise [1] - 45:8 AE [1] - 81:24 aerial [4] - 7:2, 12:28, 67:27, 68:20 aesthetics [1] - 57:6 affect [7] - 29:16, 43:26, 45:11, 45:13, 58:12, 58:13 affected [1] - 29:26 affecting [1] - 30:20 affects [2] - 29:21, 43:11 affirm [1] - 18:13 affix [1] - 86:10 afford [1] - 54:1 afforded [1] - 17:22 afternoon [2] - 6:6, 20:15 agenda [2] - 38:7, 38:23 agent [2] - 22:15, 45:3 aggrieved [2] - 66:26,</p>	<p>83:10 ago [3] - 24:8, 60:23, 79:25 agree [6] - 14:7, 25:20, 25:24, 43:27, 56:6, 70:18 agricultural [2] - 7:9, 9:14 ahead [2] - 6:5, 15:25 aid [1] - 60:6 aided [1] - 85:8 ain't [1] - 79:11 air [1] - 41:27 Alabama [2] - 1:16, 86:8 ALABAMA [1] - 85:3 Allen [9] - 14:11, 14:14, 16:24, 68:17, 72:25, 72:27, 73:4 ALLEN [7] - 14:13, 16:1, 16:4, 16:16, 16:21, 16:28, 73:4 alligators [2] - 78:12, 78:13 allow [7] - 6:11, 6:27, 10:21, 12:23, 19:28, 20:23, 67:13 allowed [6] - 7:28, 64:22, 64:23, 64:27, 65:15, 70:13 allowing [1] - 33:21 almost [3] - 27:16, 37:21, 62:18 alterations [1] - 8:22 alternative [1] - 47:7 alternatives [3] - 17:15, 20:23, 46:23 amount [1] - 60:5 AND [2] - 2:8, 5:26 ANDREWS [1] - 85:24 Andrews [2] - 1:16, 86:8 Annex [1] - 1:14 announcements [2] - 5:18, 5:20 Announcements/ Registration [1] - 3:7 ANNOUNCEMENTS/ REGISTRATION [1] - 5:16 answer [9] - 8:1, 13:21, 22:20, 58:16, 65:27, 66:3, 68:26, 70:10, 81:18 answered [3] - 35:22, 75:25, 75:26 anyway [4] - 22:12, 36:26, 62:9, 64:17 anywise [1] - 85:13 apart [2] - 64:7, 64:10</p>	<p>apologize [1] - 51:1 appeal [5] - 57:8, 66:28, 83:12 appearance [1] - 14:15 applicant [12] - 6:8, 6:23, 7:23, 8:1, 12:22, 12:28, 13:4, 13:11, 19:20, 67:12, 67:16, 69:8 application [2] - 35:7, 41:19 applications [1] - 38:8 Applications [1] - 3:8 APPLICATIONS [1] - 5:26 applies [2] - 43:7, 56:18 apply [1] - 37:23 appraisal [2] - 28:8, 30:4 appraisals [1] - 58:7 appraiser [4] - 23:15, 28:7, 30:16, 30:27 appraisers [1] - 30:17 appreciate [10] - 5:23, 14:9, 15:19, 17:26, 30:28, 43:22, 70:26, 70:27, 72:18, 84:3 approaches [1] - 38:4 Approval [1] - 3:5 APPROVAL [1] - 5:1 approval [8] - 5:3, 6:10, 7:17, 7:22, 7:25, 12:23, 13:4, 69:26 approve [3] - 5:6, 18:14, 52:16 Approved [2] - 3:6, 3:10 approved [9] - 5:14, 6:28, 7:18, 11:21, 13:21, 14:23, 22:25, 68:26, 73:18 approximate [1] - 68:4 architects [1] - 15:10 area [18] - 7:5, 7:13, 23:17, 25:22, 33:2, 33:11, 34:14, 34:16, 35:9, 37:16, 38:6, 38:25, 48:11, 48:20, 54:20, 55:17, 58:9, 68:22 areas [3] - 25:28, 39:7, 64:22 argue [1] - 26:4 arguing [1] - 26:10 argument [1] - 42:25 arms [1] - 41:21 arrangement [1] -</p>	<p>47:16 arrive [2] - 58:20, 58:21 ATTACHMENT [6] - 3:21, 3:22, 3:23, 32:8, 32:13, 40:15 ATTACHMENTS [1] - 3:19 attempt [1] - 40:19 attributes [1] - 27:7 Auditorium [1] - 1:15 August [3] - 1:6, 1:14, 86:6 aware [1] - 79:25 aye [1] - 5:12</p>	<p>Bay [10] - 12:25, 36:1, 36:22, 41:17, 45:1, 52:2, 63:20, 67:21, 77:14, 79:10 bear [1] - 45:21 beautiful [1] - 56:9 became [1] - 17:9 become [1] - 42:16 becomes [1] - 42:28 bedroom [1] - 46:4 beer [1] - 69:15 BEFORE [1] - 1:3 behind [3] - 32:19, 47:3, 55:23 beings [1] - 24:1 benefit [1] - 18:3 better [3] - 14:19, 47:14, 47:15 between [9] - 25:18, 28:27, 44:6, 54:16, 58:13, 59:11, 61:7, 71:9, 75:16 bias [1] - 40:18 biased [1] - 37:3 big [5] - 24:11, 27:12, 27:13, 39:12, 54:1 bigger [9] - 24:18, 39:16, 39:18, 39:23, 39:27, 40:3, 43:20, 44:4, 62:3 biggest [2] - 45:6, 53:26 bit [5] - 9:25, 10:13, 14:19, 42:23, 55:2 Black [1] - 18:24 BLACK [5] - 18:25, 18:28, 19:3, 19:6, 72:20 Blackwell [3] - 57:15, 58:18, 59:18 blackwell [1] - 22:14 BLACKWELL [10] - 57:16, 57:22, 57:27, 58:2, 58:21, 58:24, 58:28, 59:6, 59:10, 59:15 Blayne [5] - 2:4, 4:15, 86:3, 86:10, 86:14 BLAYNE [145] - 4:4, 4:8, 4:16, 4:20, 5:2, 5:10, 5:13, 5:17, 6:3, 8:2, 8:7, 8:12, 9:2, 9:15, 9:18, 9:28, 11:7, 11:11, 11:15, 11:26, 12:2, 12:10, 12:13, 12:18, 13:23, 13:27, 14:2, 15:20, 15:24, 16:23, 16:26, 17:1, 18:17, 18:23, 18:26, 19:1, 19:4,</p>
---	--	--	--	---

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

<p>19:16, 20:4, 20:8, 20:12, 22:22, 28:3, 31:20, 31:24, 32:1, 33:25, 34:2, 40:20, 40:24, 41:6, 41:10, 43:17, 44:14, 44:18, 44:21, 44:24, 47:17, 47:20, 50:1, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 58:17, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:8, 65:12, 65:21, 66:10, 66:15, 66:24, 67:4, 67:9, 68:28, 69:4, 70:8, 72:8, 72:14, 72:17, 72:21, 72:26, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:8, 80:11, 80:15, 80:20, 80:24, 80:28, 82:1, 82:5, 82:20, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1</p> <p>blew [1] - 55:6 block [1] - 42:8 Bo [1] - 57:15 BO [10] - 57:16, 57:22, 57:27, 58:2, 58:21, 58:24, 58:28, 59:6, 59:10, 59:15 board [4] - 18:13, 22:17, 66:27, 83:11 BOARD [267] - 1:5, 2:3, 4:4, 4:8, 4:11, 4:13, 4:16, 4:20, 4:25, 5:2, 5:5, 5:8, 5:10, 5:13, 5:16, 5:17, 6:3, 8:2, 8:4, 8:7, 8:12, 9:2, 9:5, 9:10, 9:15, 9:18, 9:28, 10:2, 10:6, 10:9, 10:14, 10:23, 11:7, 11:9, 11:11, 11:15, 11:17, 11:19, 11:20, 11:26, 11:28, 12:2, 12:5, 12:7, 12:10, 12:13, 12:18,</p>	<p>13:23, 13:25, 13:27, 14:1, 14:2, 15:20, 15:22, 15:24, 15:26, 16:2, 16:11, 16:17, 16:23, 16:26, 17:1, 18:17, 18:20, 18:23, 18:26, 19:1, 19:4, 19:16, 20:4, 20:8, 20:12, 22:22, 22:24, 23:6, 24:5, 24:9, 24:13, 24:17, 24:20, 24:24, 25:1, 25:4, 25:8, 25:14, 25:17, 25:21, 25:25, 26:1, 26:6, 26:9, 26:12, 26:16, 26:19, 26:28, 27:21, 27:25, 28:1, 28:3, 28:5, 28:13, 28:17, 28:21, 28:24, 29:3, 29:6, 29:10, 29:14, 29:19, 30:1, 30:7, 30:12, 30:19, 30:22, 31:7, 31:14, 31:18, 31:20, 31:22, 31:24, 32:1, 33:25, 33:27, 34:1, 34:2, 34:15, 39:22, 39:25, 40:2, 40:20, 40:24, 41:6, 41:10, 43:17, 43:19, 43:24, 44:14, 44:18, 44:21, 44:24, 47:17, 47:20, 47:22, 48:3, 48:6, 48:17, 48:24, 49:5, 49:14, 49:22, 50:1, 50:3, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:6, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 57:20, 57:24, 57:28, 58:17, 58:19, 58:22, 58:26, 59:1, 59:7, 59:13, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:6, 65:8, 65:11, 65:12, 65:17, 65:19, 65:21, 65:28, 66:5, 66:7, 66:10, 66:13, 66:15, 66:24, 67:4, 67:9, 68:28, 69:2, 69:4, 70:8, 72:8, 72:10, 72:12, 72:14, 72:17, 72:21, 72:26, 72:28, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1,</p>	<p>76:4, 76:7, 77:7, 77:9, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:6, 80:8, 80:11, 80:15, 80:20, 80:24, 80:26, 80:28, 82:1, 82:3, 82:5, 82:16, 82:18, 82:20, 82:23, 82:25, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1 Board [8] - 3:7, 5:12, 5:22, 17:5, 17:13, 84:6, 86:4, 86:15 bob [1] - 20:10 BOB [44] - 20:11, 20:14, 23:5, 24:3, 24:7, 24:12, 24:16, 24:19, 24:22, 24:28, 25:3, 25:7, 25:13, 25:16, 25:20, 25:24, 25:27, 26:3, 26:8, 26:11, 26:14, 26:18, 26:27, 27:19, 27:24, 27:28, 28:12, 28:15, 28:19, 28:23, 29:2, 29:5, 29:8, 29:12, 29:18, 29:28, 30:6, 30:10, 30:14, 30:21, 30:24, 31:10, 31:16, 31:28 bones [1] - 22:16 Bonner [2] - 35:16, 37:14 born [1] - 35:8 boss [1] - 49:19 bother [2] - 54:3, 78:14 bought [4] - 40:8, 49:11, 52:10, 62:2 Box [1] - 61:12 brand [1] - 45:25 brand-new [1] - 45:25 break [2] - 7:5, 8:21 bring [5] - 25:9, 60:6, 64:28, 72:1, 74:24 bringing [1] - 30:16 broker [1] - 45:4 Brook [4] - 36:2, 55:18, 56:15 brought [3] - 23:2, 70:5, 71:28 build [37] - 13:4, 17:25, 18:5, 18:7, 18:8, 19:28, 21:11, 21:12, 21:15, 21:19, 24:18, 25:2, 25:5, 27:12, 31:2, 34:9,</p>	<p>38:11, 40:7, 41:20, 42:15, 42:18, 43:3, 43:20, 44:4, 45:14, 45:15, 46:23, 46:25, 52:26, 53:17, 53:20, 55:12, 73:22, 76:17, 78:17, 79:25 buildable [1] - 38:25 builder [1] - 42:21 building [25] - 7:3, 8:20, 11:22, 13:13, 15:5, 17:15, 17:20, 21:14, 21:16, 24:2, 24:22, 32:26, 33:17, 33:18, 37:11, 41:24, 45:26, 46:11, 46:13, 54:8, 58:10, 64:6, 68:8, 68:11, 78:9 buildings [1] - 32:27 built [29] - 24:6, 32:6, 32:19, 33:5, 33:22, 34:11, 34:18, 37:21, 39:3, 39:12, 52:3, 52:10, 52:11, 52:13, 52:14, 55:11, 63:24, 63:26, 70:15, 72:5, 73:14, 74:1, 75:20, 76:12, 76:16, 76:22, 79:24, 81:7, 81:9 bulk [5] - 6:11, 8:15, 8:17, 8:20 bulkhead [7] - 32:20, 32:22, 33:9, 42:19, 45:25, 46:25, 46:26 bulkheads [1] - 34:10 burn [1] - 54:10 burned [1] - 60:23 burns [2] - 54:17, 54:23 BUSINESS [2] - 83:18, 83:23 business [8] - 6:17, 6:21, 6:25, 41:24, 67:3, 83:5, 83:20, 83:25 Business..... [2] - 3:15, 3:16 butt [1] - 55:21 button [1] - 4:23 buy [6] - 39:11, 40:6, 45:6, 49:27, 53:21, 53:24 buyers [1] - 18:3 buying [1] - 27:12 bylaws [1] - 32:25 bypassed [1] - 72:23</p>	<p>C</p> <p>calculations [1] - 41:4 calendar [2] - 67:3, 83:11 CALL [2] - 4:3, 4:7 Call..... [1] - 3:4 Campbell [2] - 8:10, 9:4 CAMPBELL [13] - 8:11, 8:15, 9:9, 9:13, 9:20, 10:5, 10:8, 10:11, 10:17, 10:26, 11:3, 11:14, 11:25 cannot [1] - 37:28 care [2] - 54:5, 55:16 careful [1] - 17:4 Carolina [1] - 36:21 carries [4] - 12:12, 12:14, 66:12, 83:2 Case [6] - 3:9, 3:11, 3:13, 13:20, 67:11, 68:24 CASE [3] - 5:28, 12:16, 67:7 case [15] - 6:1, 6:4, 6:7, 12:19, 12:21, 19:26, 20:25, 22:18, 45:16, 52:26, 56:17, 58:12, 63:28, 64:8, 66:17 cases [2] - 82:10, 82:12 castle [1] - 44:2 catch [2] - 54:7, 61:1 catches [1] - 54:25 catering [1] - 6:16 caught [1] - 60:1 cement [1] - 8:20 center [1] - 7:11 centered [2] - 14:25, 19:27 centerlines [1] - 60:19 Central [1] - 1:14 certain [5] - 23:1, 25:9, 46:21, 47:1, 63:25 certainly [5] - 42:24, 43:15, 57:7, 61:8 Certification [1] - 85:26 Certified [3] - 1:16, 85:25, 86:8 certify [3] - 85:6, 85:12, 86:5 CHAIRMAN [145] - 4:4, 4:8, 4:16, 4:20, 5:2, 5:10, 5:13, 5:17, 6:3,</p>
---	--	---	--	--

8:2, 8:7, 8:12, 9:2, 9:15, 9:18, 9:28, 11:7, 11:11, 11:15, 11:26, 12:2, 12:10, 12:13, 12:18, 13:23, 13:27, 14:2, 15:20, 15:24, 16:23, 16:26, 17:1, 18:17, 18:23, 18:26, 19:1, 19:4, 19:16, 20:4, 20:8, 20:12, 22:22, 28:3, 31:20, 31:24, 32:1, 33:25, 34:2, 40:20, 40:24, 41:6, 41:10, 43:17, 44:14, 44:18, 44:21, 44:24, 47:17, 47:20, 50:1, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 58:17, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:8, 65:12, 65:21, 66:10, 66:15, 66:24, 67:4, 67:9, 68:28, 69:4, 70:8, 72:8, 72:14, 72:17, 72:21, 72:26, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:8, 80:11, 80:15, 80:20, 80:24, 80:28, 82:1, 82:5, 82:20, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1 Chairman [4] - 2:4, 4:18, 86:3, 86:14 challenge [1] - 42:23 chance [1] - 30:11 change [7] - 39:6, 45:12, 49:15, 49:16, 49:25, 50:12, 62:19 changed [6] - 9:14, 23:8, 23:25, 49:16, 49:26, 77:5 changes [5] - 7:24, 23:2, 23:25, 45:10, 48:22 changing [1] - 52:25 cheaper [1] - 49:27	children [1] - 46:12 choose [2] - 10:27, 21:18 cinderblock [2] - 49:1, 55:7 Circuit [2] - 66:28, 83:12 circumstances [1] - 21:23 City [1] - 33:3 civic [1] - 34:23 clarify [1] - 59:14 classification [1] - 34:23 classified [2] - 34:22, 38:3 clause [1] - 56:18 clear [4] - 25:10, 25:28, 41:22, 42:4 clearly [2] - 22:13, 35:14 client [2] - 21:28, 45:8 close [31] - 10:7, 11:5, 29:12, 29:24, 30:25, 31:11, 45:14, 47:9, 48:13, 51:5, 52:11, 54:27, 55:23, 57:7, 58:10, 59:23, 60:10, 60:27, 60:28, 61:7, 61:10, 63:14, 75:28, 79:24, 79:26, 79:28, 80:2, 81:6, 82:7 closed [2] - 11:13, 52:27 closer [11] - 16:13, 31:8, 46:25, 52:26, 61:12, 64:11, 71:14, 76:24, 78:8, 81:7 closing [1] - 18:13 Cochran [6] - 2:6, 4:12, 12:6, 22:10, 66:6, 82:24 COCHRAN [100] - 4:13, 5:5, 8:4, 9:5, 9:10, 10:2, 10:6, 10:9, 10:14, 10:23, 11:9, 11:17, 11:20, 12:7, 13:25, 16:11, 16:17, 18:20, 22:24, 23:6, 24:5, 24:9, 24:13, 24:17, 24:20, 24:24, 25:1, 25:4, 25:8, 25:14, 25:17, 25:21, 25:25, 26:1, 26:6, 26:9, 26:12, 26:16, 26:19, 26:28, 27:21, 27:25, 28:1, 28:5, 28:13, 28:17, 28:21, 28:24, 29:3, 29:6, 29:10, 29:14,	29:19, 30:1, 30:7, 30:12, 30:19, 30:22, 31:7, 31:14, 31:18, 31:22, 33:27, 34:15, 39:22, 39:25, 40:2, 43:19, 43:24, 47:22, 48:3, 48:6, 48:17, 48:24, 49:5, 49:14, 49:22, 50:3, 51:6, 57:20, 57:24, 57:28, 58:19, 58:22, 58:26, 59:1, 59:7, 65:6, 65:17, 66:7, 66:13, 69:2, 72:10, 72:28, 77:9, 80:6, 80:26, 82:3, 82:16, 82:25 cocktail [1] - 47:11 code [3] - 21:14, 45:26, 64:13 codes [5] - 17:8, 18:12, 42:10, 45:15, 64:6 college [1] - 37:9 combined [1] - 56:19 comfortable [1] - 64:16 coming [6] - 15:1, 33:14, 56:5, 61:13, 62:3, 70:27 comment [3] - 19:7, 34:9, 35:2 comments [4] - 14:27, 15:2, 17:28, 34:22 commercial [1] - 42:21 Commission [3] - 84:6, 86:4, 86:15 COMMISSION [1] - 1:4 committee [1] - 40:11 common [5] - 29:8, 30:24, 34:14, 34:18, 42:8 community [8] - 35:9, 36:5, 36:7, 36:9, 36:12, 45:23, 73:27 comp [1] - 58:8 company [1] - 6:20 comparable [2] - 23:20, 30:18 comparative [3] - 29:22, 29:23, 59:2 completed [1] - 37:21 completely [4] - 36:12, 39:15, 39:20, 70:18 completing [1] - 42:20 compliance [1] - 18:11 complicated [1] - 39:2	complies [1] - 73:10 comprehend [1] - 37:28 comprise [1] - 59:11 computer [1] - 85:8 computer-aided [1] - 85:8 concern [2] - 44:6, 56:8 concerned [3] - 59:28, 70:13, 79:27 concrete/sand [1] - 6:22 conditioner [1] - 41:28 conditions [2] - 7:20, 7:21 condos [1] - 61:13 configuration [1] - 21:22 conform [3] - 61:20, 61:27, 68:12 conforming [1] - 37:15 confused [1] - 74:16 confusion [1] - 15:16 congenial [1] - 17:24 congested [1] - 42:28 congestion [1] - 44:6 connection [1] - 36:11 consider [5] - 18:2, 24:19, 52:23, 62:28, 78:8 Consideration [1] - 3:8 CONSIDERATION [1] - 5:26 consideration [10] - 17:4, 17:18, 21:17, 21:20, 21:21, 31:4, 31:5, 42:3, 42:4, 44:13 considered [1] - 64:22 considering [2] - 31:5, 46:9 consistent [2] - 32:27, 33:17 constant [1] - 62:5 constantly [1] - 61:14 constructed [1] - 17:11 constructing [1] - 67:17 construction [5] - 6:11, 12:24, 37:21, 64:1, 67:13 contains [1] - 7:1 continuous [2] - 38:16, 70:21 control [1] - 42:11	conversation [1] - 58:11 convey [1] - 21:9 copy [3] - 40:12, 66:28, 83:12 cordial [1] - 82:12 corner [9] - 22:4, 22:10, 22:11, 69:17, 69:20, 69:28, 70:1, 71:14, 71:15 corners [1] - 22:2 Corps [2] - 25:11, 42:15 correct [6] - 16:16, 59:15, 64:18, 81:3, 85:10, 86:7 correction [1] - 74:10 correctly [1] - 52:1 cost [2] - 21:26, 31:3 costs [1] - 21:18 cottage [1] - 53:20 cottages [2] - 18:9, 81:6 counsel [1] - 85:12 COUNTY [3] - 1:4, 2:8, 85:4 county [5] - 9:11, 14:22, 33:3, 39:8, 77:5 County [14] - 1:14, 6:13, 9:6, 13:1, 32:25, 35:8, 35:16, 35:19, 60:19, 69:9, 83:13, 84:6, 86:4, 86:15 couple [5] - 19:22, 54:15, 54:16, 60:2, 63:17 course [3] - 33:16, 42:10, 44:8 COURT [3] - 51:26, 52:8, 79:7 Court [5] - 1:16, 66:28, 83:12, 85:25, 86:8 court [3] - 28:20, 30:15, 51:7 cover [2] - 8:26, 14:17 covered [1] - 51:25 covers [1] - 69:14 Craig [1] - 36:24 Crane [2] - 62:15, 80:13 CRANE [2] - 62:16, 80:14 craziest [1] - 55:8 create [3] - 20:21, 38:27, 42:1 created [2] - 35:24, 37:3
---	--	--	---	--

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

creative [1] - 51:14 creek [1] - 54:21 crowd [1] - 62:17 Crystal [1] - 2:12 CRYSTAL [1] - 12:21 current [2] - 21:8, 68:19	17:7 devalue [3] - 44:12, 45:16, 48:15 devalued [1] - 46:10 developed [2] - 23:27, 27:13 diagram [1] - 16:8 died [1] - 54:8 difference [5] - 9:27, 21:13, 25:18, 31:3, 54:16 different [4] - 34:4, 71:7, 71:25, 73:15 difficult [1] - 60:13 difficulty [1] - 74:21 dimensions [2] - 20:20, 38:13 diminish [2] - 29:13, 33:10 diminished [1] - 30:26 diminishes [1] - 57:7 direct [4] - 15:12, 16:6, 35:15, 36:11 direction [1] - 10:22 directly [5] - 35:15, 35:19, 35:22, 36:19, 43:12 disagree [1] - 27:4 disclaimer [1] - 36:16 discuss [2] - 37:7, 65:9 discussed [3] - 51:10, 56:13, 65:13 discussing [1] - 60:6 discussion [3] - 11:16, 11:18, 65:4 dispose [1] - 5:3 distance [1] - 28:27 DISTRICT [2] - 1:4, 1:5 District [15] - 2:5, 2:6, 2:7, 6:14, 12:26, 32:25, 32:26, 32:28, 33:1, 33:16, 33:18, 39:7, 67:22, 67:26, 84:6 divide [2] - 43:10, 44:9 divided [2] - 48:26, 64:4 dividing [1] - 60:20 doctor [1] - 73:1 dogs [1] - 78:15 dollars [3] - 45:28, 46:4, 49:12 done [6] - 23:15, 23:16, 23:24, 25:12, 26:24, 41:3 door [7] - 23:20, 29:22, 29:27, 35:6, 35:18, 47:28 doubt [1] - 71:9	down [19] - 8:25, 21:27, 23:15, 23:16, 23:21, 27:9, 36:3, 42:17, 52:18, 54:23, 55:19, 60:23, 73:13, 74:2, 74:3, 78:12, 78:16, 85:7 drainage [2] - 42:5, 42:6 drains [1] - 19:10 draw [1] - 37:14 drawing [1] - 70:7 drawn [2] - 41:3, 70:7 dreaded [1] - 57:17 drink [1] - 47:24 drive [2] - 29:25, 52:18 Drive [7] - 12:26, 41:17, 45:1, 52:2, 63:20, 67:22, 79:10 drop [1] - 19:14 dry [7] - 6:11, 6:21, 8:15, 8:16, 8:17, 8:20, 8:26 due [3] - 68:9, 73:17, 73:18 during [1] - 8:23 duty [1] - 17:13 dwelling [8] - 12:24, 13:14, 13:17, 67:14, 67:17, 70:15, 81:22, 81:27 dwellings [1] - 68:19	56:27, 57:4, 80:10 emergencies [1] - 42:2 emotional [1] - 53:13 empties [1] - 42:8 EMS [1] - 41:25 enacted [1] - 23:3 encourage [1] - 17:27 end [6] - 36:22, 36:24, 39:1, 42:8, 61:3, 83:4 endeavor [1] - 17:22 ending [1] - 62:7 ends [1] - 63:22 enforcement [1] - 41:25 engine [1] - 60:22 Engineers [2] - 25:11, 42:16 enhance [2] - 20:2, 71:8 enhances [1] - 19:24 enjoy [2] - 49:1, 71:8 entire [1] - 45:13 established [3] - 17:8, 33:11, 81:10 estate [9] - 22:15, 23:15, 26:21, 26:22, 30:28, 38:19, 45:3, 45:4, 58:4 estimate [5] - 26:25, 27:23, 28:26, 28:28, 29:1 estimator [1] - 43:6 evening [1] - 53:5 everywhere [1] - 55:7 exact [2] - 35:14, 43:6 exactly [5] - 10:15, 16:19, 71:18, 71:26, 76:28 examples [1] - 33:19 exceed [1] - 64:12 exception [7] - 6:11, 6:28, 7:21, 11:21, 56:12, 57:5, 68:13 exceptions [2] - 10:18, 44:11 excluding [1] - 36:2 excuse [4] - 4:22, 7:13, 7:16, 58:28 existing [11] - 16:7, 16:8, 16:19, 16:22, 45:15, 45:17, 58:10, 68:10, 73:6, 81:7, 81:8 expansion [1] - 7:23 expect [3] - 22:28, 23:9, 40:7 expensive [1] - 33:2 experience [2] - 45:5,	45:20 expert [1] - 37:8 expert's [1] - 18:14 exploded [1] - 55:6 express [1] - 35:25 extremely [1] - 35:13 eyeball [1] - 22:6
D			F	
dad [1] - 54:8 dam [1] - 78:13 damage [3] - 60:3, 60:5, 61:8 damages [1] - 23:19 Daphne [3] - 33:4, 60:2, 60:25 data [1] - 28:10 David [1] - 52:7 days [4] - 66:27, 67:3, 83:11 dead [1] - 53:11 debris [4] - 52:20, 61:2, 61:3, 61:6 debunked [2] - 19:9, 34:27 decides [1] - 64:26 decision [4] - 55:25, 66:14, 66:27, 83:11 deck [3] - 47:11, 47:24, 73:7 decrease [1] - 22:13 deeded [1] - 36:6 deep [1] - 17:20 defer [1] - 10:1 definitely [1] - 43:8 demanding [1] - 62:3 demonstrated [1] - 20:19 Denied [2] - 3:12, 3:14 denied [1] - 18:4 Dennis [4] - 41:8, 41:16, 77:12, 77:13 DENNIS [6] - 41:15, 43:22, 44:5, 44:17, 44:23, 77:13 deny [2] - 65:18, 82:17 department [1] - 60:25 DEPARTMENT [1] - 2:8 Department [5] - 2:9, 2:11, 2:13, 35:17, 35:20 descriptions [1] - 26:22 designation [1] - 6:18 destroyed [1] - 17:11 destroying [1] - 46:28 determination [1] -		E		facility [1] - 8:18 fact [2] - 44:6, 68:9 factual [1] - 21:1 fair [3] - 37:27, 39:15, 50:14 fair-sized [1] - 37:27 Fairhope [2] - 33:3, 60:25 fairly [2] - 35:14, 63:25 fall [1] - 73:8 familiar [4] - 30:17, 34:14, 34:16, 42:22 FAMILY [2] - 12:16, 67:7 family [14] - 12:24, 39:2, 48:27, 48:28, 49:1, 49:10, 53:6, 53:11, 54:2, 54:7, 56:13, 67:14, 77:3 Family [10] - 3:11, 3:13, 12:20, 12:22, 12:27, 13:20, 17:16, 67:11, 67:25, 68:25 family's [2] - 56:17, 79:20 fantastic [1] - 71:4 far [6] - 39:2, 42:13, 64:4, 64:8, 70:13, 74:23 fast [1] - 7:14 father [1] - 37:24 father's [1] - 60:1 favor [6] - 5:11, 19:21, 20:3, 65:26, 66:1, 66:2 February [1] - 46:3 feet [85] - 10:20, 10:21, 10:22, 10:25, 11:22, 13:3, 14:24, 14:25, 14:28, 15:3, 22:3, 22:5, 22:7, 27:16, 27:17, 27:20, 28:27, 29:15, 29:16, 29:17, 29:18, 32:18, 32:22, 37:17, 38:10, 39:19, 39:20, 40:5, 41:1, 41:26, 41:27, 42:27, 45:23, 46:2, 46:5, 52:13, 54:15,
		E		
		E-S [1] - 52:7 east [3] - 7:7, 7:10, 71:23 Eastern [1] - 49:18 easy [1] - 42:26 economic [11] - 21:4, 21:20, 22:26, 23:12, 25:27, 26:24, 27:4, 27:5, 31:4, 43:1 economics [1] - 50:4 eight [4] - 69:22, 71:20, 71:22 eighty [2] - 38:9, 68:8 either [5] - 10:25, 11:24, 19:28, 24:11, 26:10 elected [1] - 36:15 elevation [1] - 81:13 elevator [2] - 52:14, 52:15 eleven [1] - 75:16 Elizabeth [3] - 56:26, 80:9, 80:12 ELIZABETH [3] -		

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

<p>54:16, 55:2, 60:7, 60:10, 62:24, 62:25, 63:1, 63:26, 64:7, 64:9, 67:17, 67:19, 67:20, 68:3, 68:4, 68:6, 68:8, 69:12, 69:15, 69:20, 69:21, 69:23, 69:27, 70:1, 70:14, 70:20, 70:22, 71:12, 71:13, 71:16, 71:19, 71:20, 71:21, 71:22, 71:24, 73:16, 74:27, 75:10, 75:12, 75:13, 75:14, 76:23, 76:25, 79:21, 81:14, 81:17</p> <p>fell [1] - 19:12</p> <p>fellow [1] - 57:18</p> <p>FEMA [5] - 18:10, 64:19, 64:21, 64:27</p> <p>fence [1] - 60:28</p> <p>few [5] - 10:20, 36:3, 44:11, 59:27, 62:1</p> <p>fifteen [11] - 28:27, 29:17, 29:18, 38:11, 58:14, 59:12, 64:9, 66:27, 71:13, 71:24, 83:11</p> <p>fifty [16] - 13:12, 23:13, 36:8, 37:26, 38:14, 38:15, 38:21, 39:11, 39:16, 39:20, 40:6, 45:23, 73:14, 74:2</p> <p>fight [3] - 61:16, 62:5, 77:18</p> <p>fighting [1] - 70:28</p> <p>figure [1] - 43:6</p> <p>figures [1] - 21:27</p> <p>fine [2] - 10:11, 23:21</p> <p>finish [1] - 30:21</p> <p>finished [1] - 81:25</p> <p>fire [14] - 33:12, 45:16, 52:18, 54:7, 59:28, 60:1, 60:22, 60:24, 61:1, 64:6, 64:13, 64:14, 70:21, 80:1</p> <p>firemen [1] - 60:4</p> <p>first [10] - 4:21, 6:1, 14:11, 30:25, 34:8, 41:22, 63:18, 69:26, 73:22, 73:23</p> <p>fit [3] - 40:28, 51:15, 61:24</p> <p>five [49] - 10:21, 10:24, 10:26, 13:6, 13:8, 13:13, 26:20, 27:17, 33:23, 37:15, 38:9, 38:12, 38:16, 45:24, 46:1, 46:3,</p>	<p>46:4, 49:12, 49:20, 59:8, 60:7, 60:10, 67:19, 67:20, 68:3, 69:15, 69:20, 69:27, 70:19, 70:20, 71:13, 71:19, 71:24, 73:16, 74:17, 75:14, 75:16, 76:23, 76:25, 79:21, 81:14, 81:17</p> <p>five-bedroom [1] - 46:4</p> <p>five-point-three-five [1] - 13:6</p> <p>five-point-three-six [1] - 13:8</p> <p>flood [5] - 38:25, 81:21, 81:22, 81:24, 81:28</p> <p>flooding [2] - 33:15, 34:23</p> <p>floor [2] - 37:17, 81:25</p> <p>following [1] - 1:13</p> <p>foot [38] - 13:5, 13:7, 13:8, 13:9, 13:12, 13:13, 22:1, 32:16, 33:23, 33:24, 37:15, 37:26, 37:27, 38:11, 38:12, 38:14, 38:16, 38:22, 39:11, 39:14, 39:16, 39:17, 39:19, 39:20, 40:1, 40:7, 40:9, 53:18, 53:19, 53:22, 72:5, 74:17, 74:28, 75:7, 75:9, 75:16, 81:13</p> <p>footage [4] - 37:18, 68:5, 68:13, 74:1</p> <p>footprint [4] - 13:13, 21:10, 21:12, 62:4</p> <p>forced [1] - 46:19</p> <p>foregoing [3] - 85:6, 85:9, 86:5</p> <p>forgot [1] - 19:3</p> <p>form [1] - 51:10</p> <p>forty [10] - 27:19, 27:22, 36:28, 37:1, 38:14, 38:22, 41:25, 52:13, 68:3, 73:16</p> <p>forty-nine [6] - 27:19, 27:22, 38:14, 38:22, 68:3, 73:16</p> <p>forty-two [2] - 36:28, 37:1</p> <p>foundation [1] - 81:14</p> <p>four [11] - 32:17, 36:7, 38:9, 45:4, 45:27, 67:18, 74:27, 74:28, 75:7, 75:9, 80:1</p> <p>four-story [1] - 80:1</p> <p>fractional [1] - 36:6</p>	<p>front [11] - 15:13, 15:27, 16:12, 27:17, 32:23, 36:6, 38:22, 42:13, 47:26, 49:27, 73:24</p> <p>full [3] - 21:11, 49:8, 61:23</p> <p>full-sized [1] - 49:8</p> <p>full-time [1] - 61:23</p> <p>fun [2] - 53:15, 61:24</p> <p>furthermore [1] - 43:1</p> <p>future [2] - 45:10, 55:16</p>	<p>Greek [1] - 52:9</p> <p>green [1] - 39:5</p> <p>grew [2] - 54:20, 71:1</p> <p>ground [6] - 54:10, 55:10, 60:24, 81:24, 81:25, 81:28</p> <p>grow [1] - 78:10</p> <p>grown [2] - 53:10, 71:2</p> <p>guess [6] - 22:19, 63:18, 63:22, 64:18, 71:6, 79:28</p> <p>Gully [4] - 13:19, 36:5, 56:14, 67:23</p> <p>Gurley [6] - 56:4, 56:22, 56:26, 57:11, 80:9, 80:12</p> <p>GURLEY [4] - 56:8, 56:27, 57:4, 80:10</p> <p>guy [3] - 41:22, 49:18, 62:16</p> <p>guys [3] - 71:4, 79:26, 80:3</p>	<p>9:8</p> <p>hazard [1] - 70:21</p> <p>Healy [7] - 53:4, 53:6, 69:10, 75:20, 77:2, 79:18, 79:19</p> <p>HEALY [2] - 53:5, 79:19</p> <p>Healy's [3] - 42:7, 47:10, 81:6</p> <p>hear [3] - 11:27, 34:26, 39:21</p> <p>hearing [4] - 11:12, 35:2, 57:23, 83:4</p> <p>heart [1] - 77:21</p> <p>heartbroken [1] - 46:16</p> <p>height [1] - 81:26</p> <p>HELD [1] - 1:3</p> <p>held [1] - 1:13</p> <p>hello [1] - 34:5</p> <p>help [4] - 14:8, 41:23, 45:5, 78:12</p> <p>helping [1] - 47:3</p> <p>hereby [3] - 85:6, 86:4, 86:10</p> <p>hi [2] - 44:27, 78:4</p> <p>high [3] - 33:7, 39:2, 42:17</p> <p>high-quality [1] - 39:2</p> <p>higher [3] - 24:27, 25:2, 52:14</p> <p>highly [1] - 33:1</p> <p>Historic [8] - 32:24, 32:26, 32:28, 33:1, 33:16, 33:18, 46:17, 48:11</p> <p>Historical [1] - 39:7</p> <p>hit [1] - 51:22</p> <p>home [22] - 13:17, 13:18, 14:19, 16:6, 16:8, 18:6, 20:1, 36:23, 39:2, 43:4, 46:1, 46:4, 46:11, 46:13, 55:20, 58:10, 59:16, 60:23, 64:20, 64:23, 65:1, 81:16</p> <p>homeowners [1] - 46:19</p> <p>homes [16] - 15:11, 16:9, 16:22, 17:21, 17:25, 18:1, 18:10, 39:5, 45:14, 45:17, 60:10, 61:7, 61:13, 61:23, 62:2, 62:4</p> <p>honor [1] - 37:2</p> <p>HOPE [19] - 4:11, 4:25, 5:8, 11:19, 11:28, 12:5, 14:1, 15:22, 15:26, 16:2, 34:1, 59:13, 65:11,</p>
		<p>G</p> <p>Galloney [1] - 59:22</p> <p>GALLONEY [3] - 59:23, 59:26, 60:18</p> <p>general [1] - 37:11</p> <p>generally [1] - 44:1</p> <p>gentlemen [1] - 17:24</p> <p>George [4] - 51:21, 52:1, 79:3, 79:9</p> <p>GEORGE [6] - 51:23, 51:28, 52:6, 52:9, 79:5, 79:9</p> <p>GEX [6] - 3:9, 5:28, 6:4, 6:7, 6:8</p> <p>Ginger [3] - 18:24, 72:19, 72:23</p> <p>GINGER [5] - 18:25, 18:28, 19:3, 19:6, 72:20</p> <p>girder [1] - 81:23</p> <p>given [2] - 17:18, 85:10</p> <p>glad [1] - 22:20</p> <p>Glenda [1] - 17:2</p> <p>GLENDIA [5] - 17:3, 18:22, 74:9, 81:2, 81:20</p> <p>grand [1] - 78:15</p> <p>grandchildren [1] - 46:12</p> <p>grant [2] - 24:15, 79:23</p> <p>granted [5] - 20:22, 22:2, 46:8, 46:20, 69:24</p> <p>granting [5] - 20:19, 21:3, 21:5, 21:22, 22:18</p> <p>gray [2] - 25:22, 25:27</p> <p>great [10] - 10:27, 46:26, 47:5, 49:10, 55:13, 77:2, 82:4, 82:10, 82:13</p> <p>greater [1] - 37:19</p>	<p>H</p> <p>half [10] - 9:7, 19:11, 19:20, 45:22, 49:8, 56:15, 64:3, 64:5, 67:22</p> <p>half-acre [2] - 45:22, 56:15</p> <p>hand [3] - 15:23, 47:11, 69:15</p> <p>happy [2] - 10:27, 58:16</p> <p>hard [3] - 26:25, 57:22, 66:14</p> <p>hardship [23] - 20:21, 21:3, 21:4, 22:27, 23:2, 23:23, 23:26, 24:14, 24:23, 25:19, 27:1, 27:26, 27:27, 38:1, 38:2, 39:13, 41:5, 43:1, 45:17, 46:18, 48:21, 73:18, 73:20</p> <p>hardships [2] - 25:23, 38:3</p> <p>Hardy [3] - 44:26, 44:28, 78:5</p> <p>HARDY [12] - 44:27, 47:19, 48:2, 48:5, 48:10, 48:23, 48:26, 49:7, 49:21, 50:8, 50:11, 78:4</p> <p>hart [1] - 6:2</p> <p>Hart [1] - 2:10</p> <p>HART [3] - 6:6, 8:6,</p>	

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

65:19, 65:28, 66:5, 72:12, 82:18, 82:23 hope [2] - 40:11, 78:7 Hope [7] - 2:7, 4:10, 4:22, 5:21, 12:4, 65:26, 82:22 hopefully [1] - 75:25 hopes [1] - 6:20 hoping [1] - 47:15 house [101] - 13:5, 15:5, 15:8, 15:27, 15:28, 16:3, 16:15, 16:19, 17:10, 22:2, 22:3, 22:4, 22:5, 22:8, 22:9, 22:14, 23:1, 23:19, 24:18, 27:12, 29:7, 29:9, 29:13, 30:25, 30:26, 31:2, 31:9, 32:17, 32:21, 33:5, 33:23, 34:27, 37:15, 37:20, 37:27, 38:12, 39:13, 39:15, 39:17, 39:26, 39:27, 40:4, 40:8, 40:28, 41:20, 42:9, 42:20, 43:20, 44:4, 47:25, 47:26, 48:8, 48:12, 49:11, 49:24, 52:14, 52:19, 52:26, 53:7, 53:11, 53:19, 53:22, 53:25, 53:26, 54:7, 54:12, 54:17, 54:19, 54:23, 55:5, 55:6, 55:12, 55:13, 60:1, 60:28, 64:1, 69:9, 69:27, 70:22, 71:14, 71:19, 71:23, 73:7, 73:23, 73:25, 73:28, 74:23, 75:10, 75:11, 75:20, 76:16, 76:22, 76:23, 77:2, 77:4, 79:20, 79:24, 81:9, 81:13 houses [43] - 15:6, 17:10, 19:24, 21:10, 23:10, 23:15, 24:2, 24:6, 24:7, 32:5, 32:19, 33:19, 33:22, 34:10, 34:18, 36:3, 37:18, 42:14, 43:11, 43:26, 44:12, 47:9, 49:1, 53:14, 54:1, 54:2, 54:7, 54:25, 55:3, 55:4, 55:8, 55:19, 55:22, 58:8, 61:10, 61:22, 62:23, 63:22, 68:21, 75:28, 76:14, 76:20, 78:8 housing [1] - 18:11 human [1] - 24:1	hundred [23] - 23:13, 23:14, 27:15, 27:16, 32:18, 32:22, 36:8, 36:14, 38:9, 39:17, 39:18, 39:28, 40:8, 45:24, 45:27, 46:2, 46:3, 46:5, 49:12, 53:18, 53:24, 68:5 hurricane [2] - 52:20, 54:24 husband [1] - 45:1 I idea [1] - 10:24 illusion [1] - 38:27 images [1] - 34:10 impact [1] - 59:16 impair [1] - 33:10 impinge [1] - 52:22 implication [1] - 43:8 implications [1] - 36:27 importance [1] - 35:9 important [14] - 35:11, 36:10, 45:9, 54:15, 54:18, 54:19, 54:20, 55:17, 55:25, 58:4, 58:6, 72:3 impossible [1] - 43:5 impractical [1] - 80:2 inches [16] - 19:11, 60:8, 60:10, 69:16, 69:20, 69:22, 69:27, 70:2, 70:20, 71:13, 71:19, 71:20, 71:22, 71:24, 75:14, 75:16 include [1] - 18:10 includes [1] - 18:9 including [2] - 42:14 increase [1] - 33:12 increased [1] - 21:18 incur [1] - 21:18 indicated [1] - 11:23 indicates [2] - 72:13, 79:7 info [2] - 35:15, 35:19 information [6] - 21:1, 21:6, 28:9, 40:18, 59:10, 82:6 informed [1] - 75:23 infringing [1] - 54:6 inspector [1] - 64:6 instead [3] - 14:21, 14:24, 75:8 insulting [1] - 17:28 insurance [1] - 24:27 intend [1] - 43:3 intended [2] - 21:24,	21:25 intent [2] - 18:10, 77:23 intents [1] - 82:11 interested [1] - 85:13 interesting [1] - 31:10 introduce [1] - 5:21 investment [2] - 45:7, 47:1 Investments [5] - 3:12, 3:14, 12:22, 13:21, 68:25 INVESTMENTS [2] - 12:16, 67:7 involved [1] - 42:16 involves [1] - 6:21 irregular [3] - 73:17, 73:20, 74:4 irregular-shaped [1] - 74:4 irrelevant [1] - 38:26 issue [6] - 33:13, 39:1, 59:28, 60:12, 61:16, 67:15 it'll [3] - 14:8, 31:10, 43:5 J January [1] - 6:19 job [2] - 82:10, 82:13 John [13] - 14:11, 14:13, 19:22, 49:19, 62:15, 72:23, 72:25, 72:27, 73:4, 80:13, 80:16 JOHN [9] - 14:13, 16:1, 16:4, 16:16, 16:21, 16:28, 62:16, 73:4, 80:14 John's [2] - 71:9, 71:27 Jr [2] - 53:4, 53:6 JR [1] - 53:5 JULY [1] - 5:1 July [4] - 3:5, 19:11, 45:22, 47:10 justifiable [1] - 15:3 justify [1] - 27:12 K Katrina [3] - 17:11, 55:7, 61:3 Katrina's [1] - 61:3 keep [13] - 8:26, 14:5, 34:6, 39:4, 39:5, 39:6, 44:16, 46:27,	50:12, 61:17, 61:27, 62:25, 66:20 kept [1] - 49:8 kid [3] - 53:10, 54:21 kidding [1] - 76:10 kids [9] - 54:17, 71:2, 71:8, 71:10, 78:10, 78:14, 78:15 kin [1] - 85:13 kind [10] - 7:11, 9:21, 23:10, 23:28, 25:10, 25:12, 25:22, 26:14, 56:17, 76:13 knowledge [1] - 37:13 known [1] - 36:5 knows [2] - 43:13, 59:8 KOBY [20] - 32:4, 32:10, 32:15, 34:5, 34:17, 39:24, 39:28, 40:4, 40:17, 40:26, 63:9, 74:15, 74:22, 75:15, 75:19, 75:26, 76:3, 76:9, 80:18, 80:23 Koby [13] - 20:15, 21:28, 32:3, 32:4, 33:26, 34:4, 35:6, 63:8, 74:14, 74:15, 80:17, 80:23 Koby's [2] - 22:9, 22:14 L laid [1] - 7:27 land [4] - 23:16, 23:24, 37:28, 54:24 landowner [1] - 20:24 lanes [1] - 60:21 languished [1] - 45:19 larger [3] - 24:14, 40:5, 43:12 laser [1] - 15:11 last [17] - 5:4, 14:16, 14:27, 15:15, 19:6, 19:22, 20:27, 33:15, 34:26, 35:2, 36:3, 54:9, 61:19, 66:20, 72:24, 75:27, 79:4 lastly [2] - 36:22, 38:7 lasts [1] - 61:19 law [7] - 21:21, 25:28, 26:8, 30:3, 31:5, 41:25, 62:24 layout [1] - 7:15 leading [1] - 36:3 least [2] - 37:3, 40:19 leave [4] - 37:9, 61:20,	65:14, 77:25 Lee [1] - 2:9 LEE [39] - 4:10, 4:12, 4:15, 4:18, 4:22, 4:26, 5:19, 6:1, 10:18, 11:1, 12:4, 12:6, 12:9, 12:12, 41:9, 52:4, 60:15, 63:17, 65:23, 66:2, 66:6, 66:9, 66:12, 66:22, 66:26, 67:12, 70:10, 72:25, 81:18, 81:21, 82:22, 82:24, 82:27, 83:2, 83:6, 83:10, 83:21, 83:26, 84:3 leeway [1] - 10:19 legal [1] - 26:22 less [5] - 17:20, 36:7, 41:26, 72:4, 72:6 letter [2] - 51:9 letting [3] - 14:14, 19:19, 20:14 liable [1] - 42:1 License [1] - 86:8 licensed [1] - 42:21 life [1] - 71:3 lifetime [1] - 45:7 Linda [14] - 2:9, 4:9, 5:18, 14:5, 50:16, 50:19, 51:8, 63:16, 65:22, 69:1, 70:9, 78:24, 78:25, 79:3 LINDA [48] - 4:10, 4:12, 4:15, 4:18, 4:22, 4:26, 5:19, 6:1, 10:18, 11:1, 12:4, 12:6, 12:9, 12:12, 41:9, 50:17, 50:20, 50:23, 50:26, 51:2, 51:5, 51:8, 52:4, 60:15, 63:17, 65:23, 66:2, 66:6, 66:9, 66:12, 66:22, 66:26, 67:12, 70:10, 72:25, 78:26, 79:1, 81:18, 81:21, 82:22, 82:24, 82:27, 83:2, 83:6, 83:10, 83:21, 83:26, 84:3 line [32] - 13:6, 13:7, 13:9, 13:10, 15:5, 15:7, 16:6, 16:9, 60:7, 60:9, 64:9, 67:18, 67:19, 68:8, 69:12, 69:14, 69:16, 69:21, 69:22, 69:28, 70:13, 70:14, 70:20, 70:22, 73:25, 74:23, 75:7, 75:8, 75:11,
--	---	---	---	--

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

<p>76:23, 79:22, 81:8 lined [1] - 68:22 lines [3] - 11:5, 38:3, 60:21 listened [1] - 82:13 literally [2] - 55:6, 60:1 live [9] - 35:6, 39:17, 41:16, 45:1, 52:2, 52:12, 70:25, 71:3, 77:14 lives [1] - 36:21 living [1] - 37:16 LLC [6] - 3:10, 5:28, 6:4, 6:7, 6:9, 68:25 located [4] - 6:13, 8:19, 12:25, 67:21 location [7] - 6:17, 7:23, 31:2, 45:8, 58:4, 58:5 locator [2] - 6:14, 67:24 logically [1] - 52:24 look [14] - 23:12, 26:23, 26:24, 33:19, 41:2, 46:6, 47:26, 48:7, 53:9, 63:21, 70:6, 73:9, 74:3 looked [2] - 15:9, 47:23 looking [8] - 15:9, 15:14, 16:18, 53:12, 57:6, 58:8, 71:12, 73:27 looks [1] - 32:17 loose [1] - 61:6 lose [1] - 18:4 loss [1] - 21:21 love [9] - 46:21, 52:10, 56:10, 56:11, 70:25, 78:10, 78:16, 78:18, 79:11 lovely [2] - 46:13, 48:11 low [1] - 42:19 lower [1] - 59:14 lowest [1] - 81:23 LOXLEY [1] - 5:28 Loxley [4] - 3:9, 6:4, 6:7, 6:9 LPD [3] - 3:12, 12:16, 13:21 LTD [1] - 67:7 Ltd [1] - 3:14 luck [1] - 20:11</p>	<p>Main [1] - 1:15 maintain [2] - 62:21, 63:1 malice [1] - 77:20 man [1] - 52:24 manufactured [2] - 64:23, 64:28 map [5] - 6:15, 63:19, 67:24, 68:18 March [1] - 45:27 mark [1] - 42:17 marked [1] - 33:7 market [3] - 29:25, 45:19, 45:21 mary [1] - 2:7 Mary [2] - 4:10, 5:21 MARY [19] - 4:11, 4:25, 5:8, 11:19, 11:28, 12:5, 14:1, 15:22, 15:26, 16:2, 34:1, 59:13, 65:11, 65:19, 65:28, 66:5, 72:12, 82:18, 82:23 match [1] - 29:23 material [1] - 8:25 math [1] - 37:12 matter [1] - 53:27 McCrory [1] - 19:23 mean [15] - 8:28, 9:23, 33:7, 39:16, 43:2, 43:25, 46:21, 47:27, 49:8, 59:3, 59:14, 76:12, 76:17, 81:8, 81:25 means [2] - 36:15, 85:8 meant [1] - 61:23 measure [1] - 81:28 measured [2] - 81:23, 81:24 measurements [1] - 7:16 meat [1] - 22:15 meet [6] - 11:2, 17:23, 21:14, 56:16, 63:25, 64:24 Meeting [2] - 3:5, 86:6 meeting [8] - 4:5, 5:4, 5:7, 19:6, 54:14, 84:2, 85:10, 85:11 MEETING [1] - 5:1 meets [1] - 64:26 MEMBER [119] - 4:11, 4:13, 4:25, 5:5, 5:8, 8:4, 9:5, 9:10, 10:2, 10:6, 10:9, 10:14, 10:23, 11:9, 11:17, 11:19, 11:20, 11:28, 12:5, 12:7, 13:25, 14:1, 15:22, 15:26,</p>	<p>16:2, 16:11, 16:17, 18:20, 22:24, 23:6, 24:5, 24:9, 24:13, 24:17, 24:20, 24:24, 25:1, 25:4, 25:8, 25:14, 25:17, 25:21, 25:25, 26:1, 26:6, 26:9, 26:12, 26:16, 26:19, 26:28, 27:21, 27:25, 28:1, 28:5, 28:13, 28:17, 28:21, 28:24, 29:3, 29:6, 29:10, 29:14, 29:19, 30:1, 30:7, 30:12, 30:19, 30:22, 31:7, 31:14, 31:18, 31:22, 31:14, 31:18, 31:22, 33:27, 34:15, 39:22, 39:25, 40:2, 43:19, 43:24, 47:22, 48:3, 48:6, 48:17, 48:24, 49:5, 49:14, 49:22, 50:3, 51:6, 57:20, 57:24, 58:19, 58:22, 58:26, 59:1, 59:7, 65:6, 65:17, 66:7, 66:13, 69:2, 72:10, 72:28, 77:9, 80:6, 80:26, 82:3, 82:16, 82:3, 82:23, 82:25 member [1] - 5:22 MEMBERS [1] - 2:3 Members [1] - 5:12 members [2] - 17:27, 18:13 mention [1] - 77:22 mentioned [4] - 23:12, 42:5, 43:25, 47:24 mic [7] - 4:23, 8:10, 50:28, 57:2, 60:17, 75:2, 80:22 Michael [5] - 2:6, 4:12, 34:8, 39:10, 65:5 MICHAEL [100] - 4:13, 5:5, 8:4, 9:5, 9:10, 10:2, 10:6, 10:9, 10:14, 10:23, 11:9, 11:17, 11:20, 12:7, 13:25, 16:11, 16:17, 18:20, 22:24, 23:6, 24:5, 24:9, 24:13, 24:17, 24:20, 24:24, 25:1, 25:4, 25:8, 25:14, 25:17, 25:21, 25:25, 26:1, 26:6, 26:9, 26:12, 26:16, 26:19, 26:28, 27:21, 27:25, 28:1, 28:5,</p>	<p>28:13, 28:17, 28:21, 28:24, 29:3, 29:6, 29:10, 29:14, 29:19, 30:1, 30:7, 30:12, 30:19, 30:22, 31:7, 31:14, 31:18, 31:22, 33:27, 34:15, 39:22, 39:25, 40:2, 43:19, 43:24, 47:22, 48:3, 48:6, 48:17, 48:24, 49:5, 49:14, 49:22, 50:3, 51:6, 57:20, 57:24, 58:19, 58:22, 58:26, 59:1, 59:7, 65:6, 65:17, 66:7, 66:13, 69:2, 72:10, 72:28, 77:9, 80:6, 80:26, 82:3, 82:16, 82:25 microphone [1] - 60:15 middle [2] - 11:6, 49:11 might [6] - 18:5, 21:18, 21:25, 57:6, 59:8, 59:9 mile [1] - 9:7 mine [3] - 17:16, 42:7, 54:26 minimal [1] - 37:13 minimum [3] - 14:5, 66:21, 68:7 minus [3] - 11:24, 27:22, 38:15 minute [2] - 30:21, 66:18 MINUTES [1] - 5:1 Minutes [1] - 3:5 minutes [5] - 5:3, 5:6, 5:14, 86:5, 86:7 misfortunes [1] - 18:1 misleading [3] - 38:8, 38:21, 38:27 mispronunciation [2] - 51:1, 51:4 mix [2] - 8:16, 8:17 mixing [2] - 8:16, 8:18 modest [1] - 18:9 modify [1] - 14:18 modular [1] - 18:10 money [1] - 31:3 Monica [3] - 63:8, 80:17, 80:23 MONICA [3] - 63:9, 80:18, 80:23 Monthly [1] - 86:6 months [2] - 17:3, 19:23 MONTIEL [7] - 12:16, 17:3, 18:22, 67:7,</p>	<p>74:9, 81:2, 81:20 Montiel [13] - 3:11, 3:13, 12:19, 12:22, 13:20, 17:2, 21:8, 34:27, 36:16, 64:18, 67:11, 68:25, 81:1 Montrose [5] - 39:6, 46:17, 48:11, 48:20, 61:14 morning [1] - 19:12 most [9] - 7:8, 27:10, 36:2, 39:7, 51:9, 62:23, 82:12 mostly [1] - 7:4 motion [20] - 5:6, 10:20, 11:21, 12:12, 12:14, 65:14, 65:15, 65:18, 65:20, 65:24, 65:25, 65:26, 66:1, 66:3, 66:12, 82:9, 82:15, 82:17, 83:2 move [13] - 9:22, 9:24, 9:25, 14:8, 21:9, 31:1, 31:25, 31:27, 41:12, 42:26, 44:15, 50:7, 67:10 moving [5] - 31:8, 44:16, 53:4, 79:18 MR [117] - 8:11, 8:15, 9:9, 9:13, 9:20, 10:5, 10:8, 10:11, 10:17, 10:26, 11:3, 11:14, 11:25, 14:13, 16:1, 16:4, 16:16, 16:21, 16:28, 19:19, 20:11, 20:14, 23:5, 24:3, 24:7, 24:12, 24:16, 24:19, 24:22, 24:28, 25:3, 25:7, 25:13, 25:16, 25:20, 25:24, 25:27, 26:3, 26:8, 26:11, 26:14, 26:18, 26:27, 27:19, 27:24, 27:28, 28:12, 28:15, 28:19, 28:23, 29:2, 29:5, 29:8, 29:12, 29:18, 29:28, 30:6, 30:10, 30:14, 30:21, 30:24, 31:10, 31:16, 31:28, 32:4, 32:10, 32:15, 34:5, 34:17, 39:24, 39:28, 40:4, 40:17, 40:26, 41:15, 43:22, 44:5, 44:17, 44:23, 51:23, 51:28, 52:6, 52:9, 53:5, 56:8, 57:16, 57:22, 57:27, 58:2, 58:21, 58:24, 58:28, 59:6, 59:10, 59:15, 62:16,</p>
M				
<p>ma'am [2] - 16:4, 59:16</p>				

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

69:7, 70:17, 72:16, 73:4, 74:15, 74:22, 74:24, 74:27, 75:3, 75:6, 75:15, 75:18, 75:19, 75:26, 76:3, 76:9, 77:13, 79:5, 79:9, 79:19, 80:14 MS [83] - 4:10, 4:12, 4:15, 4:18, 4:22, 4:26, 5:19, 6:1, 6:6, 8:6, 9:8, 10:18, 11:1, 12:4, 12:6, 12:9, 12:12, 12:21, 17:3, 18:22, 18:25, 18:28, 19:3, 19:6, 41:9, 44:27, 47:19, 48:2, 48:5, 48:10, 48:23, 48:26, 49:7, 49:21, 50:8, 50:11, 50:17, 50:20, 50:23, 50:26, 51:2, 51:5, 51:8, 52:4, 56:27, 57:4, 59:23, 59:26, 60:15, 60:18, 63:9, 63:17, 65:23, 66:2, 66:6, 66:9, 66:12, 66:22, 66:26, 67:12, 70:10, 72:20, 72:25, 74:9, 78:4, 78:26, 79:1, 80:10, 80:18, 80:23, 81:2, 81:18, 81:20, 81:21, 82:22, 82:24, 82:27, 83:2, 83:6, 83:10, 83:21, 83:26, 84:3 multiple [1] - 34:19 Murphy [6] - 19:18, 68:17, 69:6, 69:8, 72:9, 74:16 MURPHY [9] - 19:19, 69:7, 70:17, 72:16, 74:24, 74:27, 75:3, 75:6, 75:18 Murray [1] - 73:10 must [4] - 20:19, 38:27, 68:12, 83:13	49:7, 49:21, 50:8, 50:11, 78:4 narrow [6] - 27:18, 51:14, 52:3, 60:13, 63:23, 64:26 narrower [1] - 38:4 narrowness [1] - 68:23 near [1] - 9:6 nearly [1] - 43:5 necessary [1] - 33:8 need [15] - 8:26, 10:3, 10:15, 43:28, 52:15, 53:24, 54:14, 55:15, 61:20, 64:18, 65:24, 66:22, 79:5, 79:12, 83:6 needed [2] - 5:20, 69:26 needs [2] - 45:8, 52:4 negative [3] - 36:27, 43:3, 43:8 negatively [5] - 39:6, 43:6, 59:16, 72:13, 79:8 neighbor [3] - 16:5, 19:8 neighbor's [3] - 16:3, 52:22, 73:24 neighborhood [27] - 17:26, 19:25, 20:2, 36:11, 43:2, 43:26, 44:1, 44:2, 45:13, 46:14, 47:5, 48:13, 48:15, 48:19, 52:25, 55:13, 56:10, 60:12, 61:28, 62:22, 70:25, 71:4, 71:9, 73:6, 77:20, 78:18, 81:5 neighboring [2] - 44:12, 61:4 neighbors [24] - 14:20, 15:2, 15:4, 17:23, 17:24, 20:1, 20:16, 35:25, 35:28, 36:4, 36:15, 36:22, 36:28, 37:1, 41:21, 42:19, 46:17, 46:22, 47:6, 56:11, 61:18, 77:16, 77:18 neighbors' [1] - 18:1 never [5] - 27:13, 36:17, 36:25, 49:3, 62:7 New [2] - 3:16, 51:13 new [10] - 5:21, 22:8, 37:18, 41:21, 42:10, 45:25, 48:21, 67:13, 83:5, 83:25 NEW [1] - 83:23	next [16] - 15:5, 15:6, 19:12, 23:20, 29:22, 29:26, 31:9, 35:6, 37:7, 47:25, 47:28, 48:8, 54:11, 54:25, 73:9 nice [5] - 17:25, 18:6, 43:4, 60:20, 61:28 nine [10] - 13:12, 27:19, 27:22, 38:14, 38:22, 45:28, 53:7, 62:17, 68:3, 73:16 ninety [1] - 45:28 ninety-nine [1] - 45:28 NO [3] - 5:28, 12:16, 67:7 nobody [1] - 43:13 nonconforming [3] - 17:7, 17:19, 68:9 none [3] - 77:10, 80:7, 80:27 normally [1] - 64:12 north [21] - 16:5, 34:28, 36:22, 45:22, 53:7, 56:14, 60:2, 63:21, 64:2, 64:5, 67:15, 67:17, 67:22, 68:1, 69:10, 69:13, 69:21, 74:16, 75:8, 75:11, 79:20 North [2] - 36:1, 55:18 northeast [1] - 13:7 northwest [1] - 13:5 noted [1] - 15:11 notes [1] - 14:16 nothing [2] - 11:4 notice [1] - 33:6 Number [4] - 1:17, 6:4, 12:19, 45:15 number [5] - 14:7, 31:21, 41:13, 43:13, 66:19	10:6, 10:9, 10:14, 10:23, 11:7, 11:9, 11:11, 11:15, 11:17, 11:19, 11:20, 11:26, 11:28, 12:2, 12:5, 12:7, 12:10, 12:13, 12:18, 13:23, 13:25, 13:27, 14:1, 14:2, 15:20, 15:22, 15:24, 15:26, 16:2, 16:11, 16:17, 16:23, 16:26, 17:1, 18:17, 18:20, 18:23, 18:26, 19:1, 19:4, 19:16, 20:4, 20:8, 20:12, 22:22, 22:24, 23:6, 24:5, 24:9, 24:13, 24:17, 24:20, 24:24, 25:1, 25:4, 25:8, 25:14, 25:17, 25:21, 25:25, 26:1, 26:6, 26:9, 26:12, 26:16, 26:19, 26:28, 27:21, 27:25, 28:1, 28:3, 28:5, 28:13, 28:17, 28:21, 28:24, 29:3, 29:6, 29:10, 29:14, 29:19, 30:1, 30:7, 30:12, 30:19, 30:22, 31:7, 31:14, 31:18, 31:20, 31:22, 31:24, 32:1, 33:25, 33:27, 34:1, 34:2, 34:15, 39:22, 39:25, 40:2, 40:20, 40:24, 41:6, 41:10, 43:17, 43:19, 43:24, 44:14, 44:18, 44:21, 44:24, 47:17, 47:20, 47:22, 48:3, 48:6, 48:17, 48:24, 49:5, 49:14, 49:22, 50:1, 50:3, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:6, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 57:20, 57:24, 57:28, 58:17, 58:19, 58:22, 58:26, 59:1, 59:7, 59:13, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:6, 65:8, 65:11, 65:12, 65:17, 65:19, 65:21, 65:28, 66:5, 66:7, 66:10, 66:13, 66:15, 66:24, 67:4, 67:9, 68:28, 69:2,	69:4, 70:8, 72:8, 72:10, 72:12, 72:14, 72:17, 72:21, 72:26, 72:28, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:9, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:6, 80:8, 80:11, 80:15, 80:20, 80:24, 80:26, 80:28, 82:1, 82:3, 82:5, 82:16, 82:18, 82:20, 82:23, 82:25, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1, 85:3 office [1] - 7:6 Office [2] - 67:2, 83:14 OLD [1] - 83:18 old [7] - 24:7, 52:15, 54:11, 62:16, 62:18, 79:11, 83:20 Old [1] - 3:15 once [2] - 41:22, 61:10 one [51] - 8:9, 9:25, 10:1, 14:11, 19:3, 22:2, 22:10, 24:10, 29:7, 38:15, 39:7, 39:9, 41:3, 42:3, 42:5, 42:14, 45:6, 45:8, 46:18, 47:28, 48:13, 49:9, 49:11, 51:10, 51:12, 52:25, 53:25, 54:7, 54:11, 54:25, 54:26, 55:4, 56:17, 56:19, 59:22, 60:13, 64:18, 64:25, 65:16, 66:20, 66:22, 69:8, 73:22, 74:1, 75:27, 77:17, 77:22, 80:13, 81:6, 82:12 one-of-a-kind [1] - 56:17 open [6] - 8:8, 14:4, 14:10, 41:21, 65:3, 69:5 opening [1] - 61:11 operated [1] - 6:17 opinion [11] - 27:2, 27:27, 28:8, 28:9, 28:10, 28:11, 28:14, 37:6, 39:14, 57:19, 58:25 opinions [3] - 22:16, 28:15, 35:10 opportunity [1] - 17:23
N				
name [14] - 14:13, 32:4, 35:5, 41:16, 44:28, 51:7, 51:22, 52:1, 52:5, 53:5, 69:7, 73:4, 77:13, 79:4 Nancy [4] - 44:26, 44:28, 78:3, 78:4 NANCY [12] - 44:27, 47:19, 48:2, 48:5, 48:10, 48:23, 48:26,	obviously [4] - 38:11, 58:6, 76:11, 81:16 occupation [1] - 61:24 occur [1] - 60:3 occurred [2] - 48:9, 48:22 OF [270] - 1:5, 2:3, 4:4, 4:8, 4:11, 4:13, 4:16, 4:20, 4:25, 5:1, 5:2, 5:5, 5:8, 5:10, 5:13, 5:16, 5:17, 5:26, 6:3, 8:2, 8:4, 8:7, 8:12, 9:2, 9:5, 9:10, 9:15, 9:18, 9:28, 10:2,	O		

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

<p>oppose [7] - 41:19, 43:16, 45:2, 51:11, 51:16, 52:17, 79:12</p> <p>opposed [15] - 33:21, 35:25, 35:27, 36:24, 36:28, 41:26, 56:20, 62:9, 63:10, 75:27, 75:28, 76:28, 77:6, 78:6, 80:23</p> <p>ORDER [1] - 4:3</p> <p>order [3] - 4:5, 20:18, 20:26</p> <p>Order..... [1] - 3:3</p> <p>Ordinance [1] - 13:2</p> <p>origin [1] - 52:10</p> <p>original [2] - 23:24, 40:12</p> <p>originally [2] - 56:14, 61:22</p> <p>Orleans [1] - 51:13</p> <p>ought [1] - 30:8</p> <p>ourselves [1] - 46:16</p> <p>overcomable [1] - 42:24</p> <p>overhang [1] - 70:14</p> <p>overly [1] - 37:27</p> <p>own [3] - 39:27, 60:1, 79:4</p> <p>owned [2] - 17:11, 53:6</p> <p>owner [5] - 18:8, 21:8, 36:21, 37:24, 77:24</p> <p>owners [1] - 17:14</p> <p>ownership [1] - 36:6</p>	<p>64:8</p> <p>parties [2] - 85:11, 85:13</p> <p>parts [1] - 14:22</p> <p>party [1] - 47:10</p> <p>Pass [1] - 80:12</p> <p>pass [9] - 18:27, 47:27, 48:7, 65:25, 78:26, 78:28, 80:10, 80:12, 80:14</p> <p>passed [1] - 38:24</p> <p>passes [1] - 79:3</p> <p>passing [2] - 47:24, 80:16</p> <p>past [1] - 61:3</p> <p>Pat [2] - 69:8, 73:5</p> <p>pat [1] - 19:18</p> <p>PAT [9] - 19:19, 69:7, 70:17, 72:16, 74:24, 74:27, 75:3, 75:6, 75:18</p> <p>Paula [1] - 35:15</p> <p>paved [2] - 60:19, 60:20</p> <p>paying [2] - 23:13, 24:27</p> <p>people [21] - 14:8, 23:26, 28:7, 34:12, 35:10, 35:28, 37:5, 37:23, 41:13, 45:6, 50:6, 54:1, 55:5, 55:23, 57:16, 59:27, 62:3, 62:8, 62:27, 64:15, 66:19</p> <p>People [1] - 51:28</p> <p>per [1] - 69:18</p> <p>percent [8] - 9:23, 36:15, 58:14, 58:20, 59:5, 59:8, 59:9, 59:12</p> <p>permit [1] - 42:20</p> <p>person [4] - 30:28, 35:18, 36:10, 52:25</p> <p>personal [1] - 37:6</p> <p>personally [1] - 38:7</p> <p>perspective [2] - 70:21, 77:17</p> <p>pertains [1] - 13:2</p> <p>petition [9] - 35:11, 35:13, 35:24, 36:14, 36:26, 37:3, 37:4, 37:5, 40:13</p> <p>PETITIONS [1] - 40:15</p> <p>Petitions..... [1] - 3:23</p> <p>photographed [1] - 19:13</p> <p>photographs [1] - 21:1</p> <p>PHOTOGRAPHS [1] -</p>	<p>32:13</p> <p>Photographs..... [1] - 3:22</p> <p>photography [1] - 67:27</p> <p>physical [4] - 27:6, 27:7, 27:27</p> <p>pictures [4] - 7:2, 13:15, 32:10, 33:15</p> <p>piece [5] - 44:9, 49:9, 54:24, 70:7, 72:3</p> <p>pieces [1] - 44:10</p> <p>pier [1] - 54:25</p> <p>Pierce [9] - 2:4, 4:15, 12:9, 22:9, 66:9, 82:27, 86:3, 86:10, 86:14</p> <p>pierce [1] - 22:8</p> <p>PIERCE [145] - 4:5, 4:9, 4:17, 4:21, 5:3, 5:11, 5:14, 5:18, 6:4, 8:3, 8:8, 8:13, 9:3, 9:16, 9:19, 10:1, 11:8, 11:12, 11:16, 11:27, 12:3, 12:11, 12:14, 12:19, 13:24, 13:28, 14:3, 15:21, 15:25, 16:24, 16:27, 17:2, 18:18, 18:24, 18:27, 19:2, 19:5, 19:17, 20:5, 20:9, 20:13, 22:23, 28:4, 31:21, 31:25, 32:2, 33:26, 34:3, 40:21, 40:25, 41:7, 41:11, 43:18, 44:15, 44:19, 44:22, 44:25, 47:18, 47:21, 50:2, 50:6, 50:10, 50:14, 50:19, 50:22, 50:25, 50:28, 51:4, 51:18, 51:21, 51:25, 53:1, 53:4, 55:28, 56:3, 56:22, 56:25, 57:2, 57:10, 57:14, 58:18, 59:18, 59:21, 59:25, 60:17, 62:11, 62:14, 63:4, 63:7, 63:13, 65:3, 65:9, 65:13, 65:22, 66:11, 66:16, 66:25, 67:5, 67:10, 69:1, 69:5, 70:9, 72:9, 72:15, 72:18, 72:22, 72:27, 73:3, 74:8, 74:12, 74:20, 74:26, 75:2, 75:5, 75:23, 76:2, 76:5, 76:8, 77:8, 77:12, 77:27, 78:2, 78:20, 78:24, 78:28, 79:3, 79:14,</p>	<p>79:18, 80:5, 80:9, 80:12, 80:16, 80:21, 80:25, 81:1, 82:2, 82:6, 82:21, 83:1, 83:4, 83:9, 83:16, 83:20, 83:25, 84:2</p> <p>piers [1] - 61:6</p> <p>pit [1] - 7:16</p> <p>place [8] - 6:26, 19:5, 39:4, 39:5, 61:17, 62:26, 72:7, 76:12</p> <p>PLAN [1] - 32:8</p> <p>plan [14] - 7:11, 7:24, 7:27, 10:19, 13:17, 19:24, 33:7, 33:8, 40:26, 41:2, 64:2, 68:14, 68:15, 74:22</p> <p>Plan..... [1] - 3:21</p> <p>planned [2] - 46:11, 46:13</p> <p>Planner [1] - 2:9</p> <p>planning [2] - 23:8, 46:15</p> <p>PLANNING [2] - 1:5, 2:8</p> <p>Planning [16] - 2:4, 2:6, 2:7, 2:9, 2:10, 2:12, 6:14, 12:26, 35:16, 35:20, 67:1, 67:22, 83:13</p> <p>plans [3] - 33:24, 46:9, 73:7</p> <p>plat [5] - 13:16, 23:24, 31:19, 31:23, 81:5</p> <p>plats [3] - 21:1, 23:4, 26:23</p> <p>platted [4] - 24:1, 48:18, 48:19, 81:8</p> <p>play [1] - 78:11</p> <p>pleasant [1] - 47:12</p> <p>plenty [2] - 19:28, 53:25</p> <p>plot [3] - 32:5, 32:20, 69:15</p> <p>plus [4] - 11:24, 27:22, 37:27, 38:15</p> <p>point [19] - 13:5, 13:6, 13:8, 13:12, 17:22, 26:17, 29:20, 31:1, 31:27, 44:10, 44:12, 46:1, 46:5, 49:9, 49:26, 63:14, 71:28, 76:15, 81:11</p> <p>point-seven-six [2] - 46:5, 49:9</p> <p>point-six-five [1] - 46:1</p> <p>pointed [1] - 31:11</p> <p>points [2] - 31:26,</p>	<p>40:12</p> <p>pond [1] - 78:13</p> <p>porch [2] - 69:14, 70:19</p> <p>porches [1] - 75:17</p> <p>portion [2] - 63:21, 82:7</p> <p>positive [1] - 66:4</p> <p>possibility [2] - 45:10, 64:14</p> <p>possible [3] - 8:27, 10:7, 81:26</p> <p>possibly [2] - 58:13, 62:25</p> <p>potential [1] - 18:3</p> <p>pre [1] - 68:10</p> <p>pre-1992 [1] - 69:25</p> <p>pre-existing [1] - 68:10</p> <p>precedence [1] - 61:11</p> <p>precedent [2] - 56:8, 69:24</p> <p>prepared [2] - 35:4, 86:7</p> <p>prescription [1] - 73:3</p> <p>present [2] - 21:6, 77:23</p> <p>PRESENT [2] - 2:3, 2:8</p> <p>presented [2] - 20:28, 66:17</p> <p>presenting [1] - 82:10</p> <p>preservation [1] - 17:14</p> <p>pretty [6] - 8:24, 9:12, 10:3, 59:23, 60:10, 62:20</p> <p>PREVIOUS [1] - 5:1</p> <p>Previous [1] - 3:5</p> <p>previous [1] - 5:7</p> <p>previously [1] - 34:25</p> <p>price [4] - 43:11, 45:21, 46:14, 49:13</p> <p>prime [2] - 61:15, 62:7</p> <p>printed [1] - 35:19</p> <p>private [1] - 39:5</p> <p>problem [6] - 27:6, 27:9, 42:6, 52:12, 52:19</p> <p>problems [2] - 42:2, 44:3</p> <p>procedure [1] - 38:18</p> <p>PROCEEDINGS [1] - 1:3</p> <p>proceedings [3] - 1:13, 85:8, 85:14</p> <p>process [2] - 30:4, 37:5</p> <p>professional [7] -</p>
P				
<p>p.m [1] - 84:7</p> <p>packet [1] - 35:19</p> <p>pad [1] - 41:28</p> <p>paid [3] - 33:24, 45:27, 46:3</p> <p>Palmer [1] - 1:15</p> <p>Pandora's [1] - 61:12</p> <p>parcel [4] - 6:24, 7:1, 36:5, 68:23</p> <p>parceled [2] - 17:9, 81:5</p> <p>parcels [1] - 15:17</p> <p>pardon [1] - 74:20</p> <p>parent's [1] - 39:27</p> <p>parking [1] - 7:13</p> <p>part [3] - 11:12, 62:23, 63:15</p> <p>participate [1] - 36:16</p> <p>participation [1] - 36:14</p> <p>particular [2] - 6:28,</p>				

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

<p>17:4, 22:16, 30:16, 37:9, 40:27, 41:2, 41:3</p> <p>prohibited [1] - 21:16</p> <p>pronounce [2] - 52:1, 59:22</p> <p>properties [9] - 13:15, 38:5, 43:7, 43:9, 43:10, 43:11, 43:12, 43:28, 67:25</p> <p>Properties [3] - 3:10, 6:7, 6:9</p> <p>PROPERTIES [2] - 5:28</p> <p>Properties..... .. [1] - 3:10</p> <p>Property [3] - 6:4, 13:21, 67:11</p> <p>PROPERTY [2] - 12:17, 67:8</p> <p>property [110] - 6:5, 6:12, 6:13, 6:15, 6:18, 6:19, 7:3, 7:4, 7:7, 7:8, 9:26, 11:5, 11:6, 12:25, 12:26, 13:6, 13:7, 13:9, 13:10, 17:6, 17:14, 17:20, 18:8, 19:8, 19:12, 19:13, 20:24, 20:25, 21:8, 21:9, 21:23, 22:13, 23:27, 24:11, 27:7, 28:27, 29:22, 29:26, 31:8, 32:6, 32:11, 32:23, 32:24, 33:2, 33:11, 34:25, 34:28, 35:6, 35:23, 36:8, 36:12, 36:17, 36:19, 36:20, 37:8, 37:25, 38:12, 41:17, 41:18, 42:6, 42:12, 45:9, 45:19, 48:27, 52:21, 57:6, 57:8, 58:12, 58:13, 60:7, 60:9, 61:4, 61:5, 64:9, 67:18, 67:19, 67:21, 67:24, 67:28, 68:1, 68:2, 68:7, 68:10, 68:25, 69:10, 69:11, 69:13, 69:16, 69:18, 69:21, 69:22, 69:28, 70:7, 70:20, 70:22, 71:23, 74:23, 75:8, 75:11, 76:23, 77:25, 79:11, 79:21, 81:8</p> <p>Property..... [2] - 3:12, 3:14</p> <p>proposal [1] - 73:23</p> <p>propose [2] - 32:20, 73:5</p>	<p>proposed [10] - 7:11, 7:12, 7:15, 13:18, 22:2, 45:2, 63:24, 67:16, 68:16</p> <p>Proposed [1] - 3:21</p> <p>PROPOSED [1] - 32:8</p> <p>proposing [2] - 42:15, 64:9</p> <p>protected [3] - 47:1, 48:12, 55:15</p> <p>proud [1] - 20:2</p> <p>provided [1] - 37:14</p> <p>provides [1] - 17:13</p> <p>public [8] - 6:26, 8:9, 11:12, 14:4, 14:10, 63:15, 69:5, 82:7</p> <p>puff [1] - 30:5</p> <p>pull [3] - 8:22, 52:21, 70:6</p> <p>pulling [1] - 78:8</p> <p>purchase [2] - 15:18, 45:11</p> <p>purchased [2] - 6:20</p> <p>purpose [3] - 21:24, 21:25, 24:1</p> <p>purposes [1] - 20:24</p> <p>pursue [1] - 17:15</p> <p>push [1] - 4:23</p> <p>pushed [1] - 37:22</p> <p>pushing [1] - 46:27</p> <p>put [21] - 7:20, 8:24, 14:18, 14:24, 16:20, 33:8, 46:25, 51:13, 52:14, 52:21, 53:26, 60:4, 60:14, 60:18, 62:4, 64:14, 64:25, 64:27, 72:4, 77:24, 80:1</p> <p>putting [1] - 23:28</p>	<p>79:15, 79:18, 80:5, 80:25</p> <p>quick [1] - 54:10</p> <p>quickly [2] - 60:3, 60:4</p> <p>quiet [1] - 56:9</p> <p>quite [4] - 42:28, 59:27, 60:24, 62:1</p> <p>quorum [1] - 4:19</p>	<p>7:18, 22:20</p> <p>recommendations [1] - 18:14</p> <p>recommended [1] - 7:17</p> <p>recommends [3] - 7:18, 13:20, 68:24</p> <p>reconsider [1] - 78:17</p> <p>record [7] - 17:9, 52:5, 63:18, 65:24, 66:23, 68:10, 72:4</p> <p>Red [4] - 13:19, 36:5, 56:13, 67:23</p> <p>reduce [1] - 43:21</p> <p>refer [1] - 38:20</p> <p>reflect [2] - 21:7, 23:9</p> <p>regarding [1] - 35:11</p> <p>regardless [1] - 38:20</p> <p>regulations [1] - 38:18</p> <p>reinforced [1] - 77:15</p> <p>reinforces [1] - 76:27</p> <p>reiterate [5] - 59:27, 61:9, 70:4, 70:24, 73:13</p> <p>relevant [1] - 36:13</p> <p>remember [6] - 14:27, 53:13, 54:2, 54:3, 54:8, 55:24</p> <p>remembers [1] - 49:23</p> <p>remind [1] - 11:1</p> <p>repeat [3] - 77:14, 79:12</p> <p>report [1] - 7:20</p> <p>reporter [1] - 51:7</p> <p>Reporter [3] - 1:17, 85:25, 86:8</p> <p>REPORTER [3] - 51:26, 52:8, 79:7</p> <p>represent [2] - 20:15, 22:17</p> <p>representing [2] - 34:6, 79:20</p> <p>represents [1] - 85:9</p> <p>Republic [1] - 35:10</p> <p>reputation [1] - 45:5</p> <p>request [8] - 13:11, 17:5, 19:7, 36:28, 37:1, 51:11, 51:16, 68:24</p> <p>requested [2] - 18:14, 35:14</p> <p>requesting [5] - 12:28, 13:4, 36:8, 36:20, 67:12</p> <p>REQUESTS [1] - 5:26</p> <p>Requests.... [1] - 3:8</p> <p>require [3] - 7:25, 64:12, 64:13</p> <p>required [1] - 75:12</p> <p>requirement [1] -</p>	<p>67:15</p> <p>requirements [4] - 11:2, 37:11, 64:24, 68:12</p> <p>requires [1] - 21:14</p> <p>Residential [2] - 12:27, 17:16</p> <p>residential [3] - 7:10, 20:25, 42:21</p> <p>residents [1] - 56:9</p> <p>resides [1] - 32:24</p> <p>respect [2] - 18:11, 57:18</p> <p>respectfully [1] - 22:17</p> <p>respectively [2] - 34:8, 34:20</p> <p>response [17] - 9:17, 16:25, 20:7, 40:23, 44:20, 51:19, 53:2, 56:1, 56:23, 57:12, 59:19, 62:12, 63:5, 76:6, 77:28, 78:22, 79:16</p> <p>rest [3] - 43:2, 46:19, 56:5</p> <p>restricted [1] - 17:19</p> <p>result [2] - 68:8, 85:14</p> <p>results [2] - 35:26, 36:26</p> <p>retail [2] - 6:24, 6:26</p> <p>rethink [1] - 46:9</p> <p>retirement [1] - 46:11</p> <p>reverse [1] - 22:19</p> <p>review [1] - 17:4</p> <p>rights [1] - 17:14</p> <p>risk [1] - 33:12</p> <p>river [1] - 42:9</p> <p>road [4] - 38:5, 38:16, 60:13, 63:22</p> <p>Road [2] - 6:13, 9:6</p> <p>roadside [1] - 68:3</p> <p>Robert [1] - 49:19</p> <p>Robertsdale [3] - 1:15, 67:2, 83:14</p> <p>Robine [1] - 59:22</p> <p>ROBINE [3] - 59:23, 59:26, 60:18</p> <p>Roger [6] - 20:15, 20:28, 21:5, 32:4, 74:14, 74:15</p> <p>ROGER [9] - 32:4, 32:10, 32:15, 74:15, 74:22, 75:15, 75:19, 75:26, 76:3</p> <p>Roger's [1] - 54:12</p> <p>ROLL [1] - 4:7</p> <p>Roll [1] - 3:4</p> <p>rollcall [4] - 4:9, 12:3, 65:22, 82:21</p>
	<p>R</p>			
	<p>RA [1] - 6:16</p> <p>rain [2] - 19:11, 33:13</p> <p>rainy [1] - 8:23</p> <p>raised [1] - 35:8</p> <p>raising [1] - 15:22</p> <p>rare [1] - 38:5</p> <p>rarity [1] - 34:13</p> <p>rate [1] - 36:14</p> <p>rates [1] - 24:27</p> <p>rather [1] - 23:18</p> <p>re [4] - 6:16, 6:18, 14:17, 72:2</p> <p>re-cover [1] - 14:17</p> <p>re-talk [1] - 72:2</p> <p>re-zoned [1] - 6:18</p> <p>re-zoning [1] - 6:16</p> <p>read [5] - 18:16, 35:4, 72:23, 74:22, 76:9</p> <p>ready [1] - 4:23</p> <p>real [12] - 21:17, 22:15, 23:15, 23:26, 26:21, 26:22, 30:27, 38:19, 42:1, 45:3, 45:4, 58:4</p> <p>really [21] - 6:8, 23:2, 26:25, 27:23, 29:24, 41:26, 42:1, 46:9, 46:13, 46:15, 48:14, 48:15, 50:23, 53:13, 58:27, 60:21, 65:7, 66:16, 71:4, 76:27, 78:7</p> <p>realtor [6] - 23:18, 30:2, 30:4, 30:8, 57:17</p> <p>realtors [2] - 19:13, 57:18</p> <p>reason [9] - 13:11, 36:4, 37:28, 38:23, 45:20, 76:13, 76:16, 76:19, 77:6</p> <p>reasonable [6] - 17:6, 17:15, 27:2, 27:14, 39:21, 68:24</p> <p>reasons [2] - 62:27, 63:10</p> <p>received [1] - 35:18</p> <p>recommendation [2] -</p>			
	<p>Q</p>			
	<p>quality [2] - 39:2, 46:14</p> <p>questions [48] - 8:1, 8:3, 9:3, 9:16, 11:8, 13:22, 13:24, 13:28, 14:18, 15:21, 16:24, 18:19, 20:6, 22:21, 22:23, 28:4, 30:9, 33:26, 35:22, 40:22, 41:9, 41:11, 43:18, 44:19, 47:21, 51:18, 53:1, 55:28, 56:22, 57:11, 58:15, 58:18, 59:18, 62:11, 63:4, 68:26, 69:1, 72:9, 73:23, 74:8, 76:5, 77:8, 77:27, 78:21,</p>			

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

roof [6] - 69:12, 69:14, 70:13, 70:14, 70:21, 81:25 roofs [1] - 33:14 room [5] - 8:21, 19:28, 52:18, 55:2, 55:3 roughly [1] - 74:1 RR [3] - 6:15, 6:18, 6:27 RSF-2 [2] - 67:25, 68:7 rude [2] - 50:2, 50:6 rules [5] - 30:17, 42:22, 61:17, 77:1, 77:5 runoff [1] - 33:13 runs [1] - 42:7 Russell [1] - 8:10 RUSSELL [13] - 8:11, 8:15, 9:9, 9:13, 9:20, 10:5, 10:8, 10:11, 10:17, 10:26, 11:3, 11:14, 11:25 RVs [1] - 64:23	11:27, 11:28, 12:1, 18:16, 65:20, 82:18 Section [1] - 13:1 See [1] - 59:3 see [21] - 7:12, 14:12, 16:7, 28:6, 28:7, 31:10, 37:5, 40:18, 41:4, 49:15, 51:22, 52:24, 55:19, 55:24, 60:3, 68:21, 70:6, 75:13, 77:19, 78:16, 78:24 seek [1] - 17:25 sees [1] - 52:24 selection [2] - 35:26, 36:4 sell [4] - 18:5, 45:6, 49:11, 54:24 selling [1] - 44:8 send [1] - 60:25 sense [2] - 29:8, 30:24 separate [1] - 15:16 serve [1] - 5:24 served [1] - 41:25 set [1] - 8:28 setback [18] - 12:23, 20:3, 22:1, 22:3, 32:16, 32:26, 37:15, 64:24, 70:12, 70:14, 71:12, 71:16, 72:6, 74:17, 74:18, 75:7, 76:26 setback-conforming [1] - 37:15 setbacks [14] - 13:2, 21:27, 33:6, 33:17, 37:11, 39:4, 43:21, 56:16, 67:16, 69:12, 69:23, 76:12, 76:13 setting [2] - 30:15, 38:19 seven [9] - 13:9, 14:24, 15:3, 27:15, 27:16, 45:24, 46:5, 49:9, 68:5 seventeen [1] - 22:5 seventy [2] - 27:15, 27:16 seventy-seven [2] - 27:15, 27:16 shake [1] - 50:15 shall [2] - 32:27, 33:17 shape [3] - 38:6, 73:17, 73:20 shaped [1] - 74:4 shares [2] - 36:9, 36:11 shed [1] - 8:25 shifting [1] - 10:12 shoot [1] - 69:19	shooting [1] - 69:18 Shore [11] - 12:25, 36:1, 36:23, 41:17, 45:1, 49:18, 52:2, 63:20, 67:21, 77:14, 79:10 short [3] - 20:17, 35:5, 47:4 shot [1] - 70:18 shots [1] - 15:11 show [3] - 21:2, 60:4, 63:19 showed [1] - 68:18 showing [3] - 13:16, 13:18, 33:15 shows [7] - 16:19, 31:17, 32:26, 35:1, 68:16, 68:19 sic [3] - 18:7, 42:25, 53:25 side [32] - 12:23, 13:2, 13:5, 13:8, 14:24, 14:26, 16:12, 16:14, 19:28, 24:11, 27:23, 32:16, 36:1, 38:20, 42:17, 43:21, 52:19, 53:7, 55:4, 55:5, 55:6, 63:26, 67:16, 68:4, 69:21, 71:2, 71:24, 71:25, 71:27, 73:28, 74:17 side-to-side [1] - 16:14 sides [1] - 66:16 sign [3] - 36:25, 37:4, 73:1 signature [1] - 86:10 signed [4] - 14:8, 66:19, 66:20, 74:12 signs [1] - 35:21 silos [5] - 6:12, 7:12, 7:15, 8:19, 9:25 similar [1] - 22:25 simple [1] - 42:19 simply [3] - 21:24, 38:25, 38:28 single [2] - 12:24, 67:14 Single [3] - 12:27, 17:16, 67:25 single-family [2] - 12:24, 67:14 Single-Family [3] - 12:27, 17:16, 67:25 sit [5] - 9:24, 54:13, 70:19, 71:21, 75:10 SITE [1] - 32:8 site [12] - 7:11, 7:24, 7:26, 7:27, 10:10, 10:18, 13:17, 19:24,	64:2, 68:12, 68:14, 68:15 Site [1] - 3:21 sited [1] - 11:4 sits [5] - 23:20, 69:9, 69:13, 69:27, 71:19 sitting [1] - 22:10 situation [3] - 47:2, 53:12, 71:7 six [16] - 7:1, 13:5, 13:8, 14:25, 19:11, 46:1, 46:5, 49:9, 67:17, 69:21, 70:1, 71:2, 71:10, 71:19, 75:10 six-point-sixteen [1] - 13:5 sixteen [5] - 13:5, 68:5, 71:21, 71:22, 75:13 sixty [5] - 13:13, 33:23, 60:8, 60:9, 62:18 sixty-five [1] - 13:13 size [5] - 20:20, 22:28, 23:1, 38:19, 40:8 sized [2] - 37:27, 49:8 sizing [1] - 18:3 sketch [1] - 40:28 slab [1] - 9:24 slightly [3] - 39:18, 40:4, 40:5 slope [1] - 42:17 small [4] - 15:1, 43:10, 44:2, 62:4 smaller [10] - 18:8, 24:10, 43:11, 43:26, 44:7, 44:9, 44:10, 55:12, 55:13, 62:2 Smith [1] - 36:24 sold [5] - 29:24, 45:23, 49:3, 49:9, 56:19 solely [1] - 38:8 solution [1] - 47:14 someone [4] - 18:5, 18:7, 37:10, 81:12 sometimes [1] - 50:15 somewhere [1] - 58:13 sorry [5] - 7:19, 47:4, 57:23, 74:12, 74:20 sort [2] - 14:7, 61:7 sought [2] - 33:1, 39:7 sounds [1] - 37:27 south [14] - 13:17, 15:8, 16:5, 16:15, 21:28, 36:1, 36:24, 56:15, 64:5, 64:8, 67:16, 67:19, 68:1, 71:27	South [2] - 36:2, 36:21 southeast [2] - 13:8, 70:1 southwest [5] - 13:9, 69:16, 69:20, 69:28, 71:14 speakers [1] - 31:21 speaking [3] - 17:27, 18:15, 80:16 speaks [1] - 77:23 special [4] - 6:10, 6:28, 7:21, 10:18 specific [1] - 10:19 specifically [1] - 34:22 specifics [1] - 37:8 speck [1] - 18:9 spell [4] - 51:26, 51:27, 52:4, 79:5 spiel [1] - 78:5 split [2] - 15:18, 56:12 spread [1] - 62:23 square [16] - 37:17, 37:18, 37:27, 39:14, 39:20, 40:5, 41:1, 53:19, 53:22, 53:25, 68:4, 68:6, 68:13, 73:8, 73:9, 74:1 Sr [1] - 49:19 staff [5] - 7:17, 7:20, 13:20, 22:20, 68:23 stage [1] - 22:6 stand [3] - 62:6, 62:9, 70:4 standing [2] - 38:19, 47:4 start [6] - 23:28, 25:22, 29:20, 34:5, 61:10, 73:26 starting [1] - 73:22 starts [3] - 57:21, 57:25, 58:2 STATE [1] - 85:3 state [3] - 37:2, 38:21, 65:23 statement [6] - 35:4, 64:19, 66:23, 80:19, 83:7, 83:9 states [3] - 35:14, 38:8, 64:7 stellar [1] - 45:5 stenotype [1] - 85:7 stick [3] - 30:25, 55:14, 61:16 still [3] - 41:13, 60:5, 81:14 stipulations [1] - 21:15 storage [2] - 6:11, 8:17 store [1] - 8:19
---	---	--	---	---

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

stories [1] - 37:22 storm [1] - 42:2 storms [1] - 46:27 story [4] - 80:1, 81:12, 81:16, 81:27 straight [2] - 38:3, 75:7 straightened [1] - 60:26 straightforward [1] - 35:13 Street [1] - 1:15 street [9] - 34:11, 34:19, 36:1, 36:19, 37:18, 55:20, 61:4, 73:13, 74:2 streets [1] - 60:2 stresses [1] - 38:23 strictly [1] - 6:24 structural [1] - 18:11 structure [3] - 68:15, 70:12, 71:11 structures [2] - 64:7, 68:16 student [2] - 37:9, 37:12 stuff [3] - 25:10, 42:28, 61:19 subdivide [1] - 56:18 subdivided [5] - 49:3, 49:4, 54:2, 56:14, 81:4 subdivision [5] - 13:16, 23:7, 24:1, 48:27, 67:23 subject [7] - 12:25, 12:26, 32:11, 32:23, 67:21, 67:28 subjective [2] - 28:15, 58:24 submitted [6] - 7:24, 7:27, 64:2, 67:1, 68:2, 68:14 submitting [1] - 73:7 sufficient [1] - 21:4 suggest [1] - 36:18 summer [1] - 61:23 summers [1] - 49:2 sun [1] - 55:19 suppliers [1] - 7:5 support [1] - 46:14 supporting [3] - 17:15, 76:18, 81:23 supports [1] - 28:10 supposed [1] - 49:2 surrounding [5] - 32:27, 33:11, 33:18, 43:7, 67:25 survey [9] - 11:23, 13:16, 13:18, 16:18,	19:23, 35:1, 37:14, 47:23, 68:2 surveyed [5] - 35:28, 36:10, 36:17, 36:20, 36:23 surveyors [1] - 69:19 SUSAN [1] - 85:24 Susan [2] - 1:16, 86:7 swinging [1] - 54:20 system [1] - 60:13 T tall [1] - 81:14 taller [1] - 60:8 taper [3] - 38:4, 38:17, 38:22 technical [1] - 74:20 technicality [1] - 37:10 Technician [3] - 2:10, 2:12, 35:16 ten [28] - 10:26, 11:22, 13:3, 14:21, 22:1, 32:16, 41:26, 41:27, 42:27, 55:1, 55:18, 58:20, 59:5, 59:11, 62:24, 62:25, 63:1, 63:25, 64:7, 69:12, 69:23, 70:22, 71:12, 71:16, 71:21, 72:5, 75:8, 75:12 territory [2] - 61:15, 62:7 testified [1] - 28:20 that'll [1] - 34:6 THE [5] - 1:3, 5:16, 51:26, 52:8, 79:7 therefore [1] - 21:17 they've [1] - 7:12 thin [2] - 27:8, 27:11 thinking [3] - 27:5, 48:20 third [1] - 37:17 thirteen [3] - 22:3, 22:7, 81:13 thirty [10] - 26:20, 27:17, 38:9, 38:12, 38:16, 51:12, 68:3, 73:16, 81:14, 81:17 thirty-five [9] - 26:20, 27:17, 38:9, 38:12, 38:16, 68:3, 73:16, 81:14, 81:17 thirty-one [1] - 51:12 thoughtful [1] - 15:4 thousand [16] - 23:13, 23:14, 37:17, 37:26, 39:14, 39:19, 40:5,	41:1, 45:24, 45:28, 46:4, 49:12, 53:18, 53:19, 53:22, 68:5 threaten [1] - 77:24 three [32] - 9:23, 13:6, 13:8, 14:21, 14:24, 14:28, 17:3, 23:14, 27:15, 27:16, 29:15, 29:16, 37:16, 37:22, 37:26, 39:14, 39:19, 40:5, 40:28, 45:22, 45:24, 53:18, 53:21, 58:3, 59:9, 65:24, 68:5, 71:9, 81:12, 81:16, 81:27 three-story [3] - 81:12, 81:16, 81:27 tide [1] - 33:7 tight [1] - 77:20 time's [1] - 56:4 timers [1] - 79:11 tiny [1] - 61:23 TO [2] - 4:3, 5:16 toby [1] - 56:4 TOBY [1] - 56:8 today [8] - 17:28, 20:16, 32:5, 57:19, 71:18, 79:25, 82:10, 83:4 toes [1] - 47:4 together [10] - 29:24, 54:27, 55:3, 55:14, 55:23, 60:11, 61:10, 75:28, 77:19, 80:2 took [1] - 26:14 top [1] - 47:12 topic [1] - 37:7 torn [1] - 55:21 total [1] - 13:13 towards [2] - 21:11, 47:8 toys [1] - 78:12 trailer [1] - 64:27 trailers [2] - 64:21, 77:24 transcribed [1] - 85:8 transcript [3] - 85:7, 85:10, 86:5 transcription [2] - 85:9, 86:7 transcripts [1] - 34:21 tremendous [2] - 42:24, 60:5 tried [1] - 22:6 trouble [1] - 34:7 truck [2] - 52:18, 52:21 true [5] - 35:1, 38:13, 38:28, 85:9, 86:6 truly [1] - 45:17	try [6] - 14:5, 41:12, 50:14, 62:24, 63:1 trying [8] - 15:18, 26:4, 41:20, 43:20, 43:21, 44:3, 60:22, 73:5 turning [1] - 66:18 twenty [9] - 13:12, 29:17, 32:15, 33:23, 37:15, 45:4, 45:24, 56:10, 64:11 twenty-five [2] - 33:23, 37:15 twenty-four [1] - 45:4 twenty-nine-point-fifty [1] - 13:12 twenty-seven [1] - 45:24 two [29] - 9:22, 10:22, 15:16, 16:22, 23:13, 24:10, 32:5, 32:19, 32:21, 36:22, 36:28, 37:1, 45:14, 46:19, 48:28, 53:7, 53:14, 54:2, 55:4, 55:8, 56:12, 56:19, 60:21, 63:22, 63:23, 65:16, 68:16, 70:14, 78:7 type [3] - 8:21, 52:23, 58:7 U ultimately [1] - 45:6 un-buildable [1] - 38:25 unanimous [1] - 35:26 unattractive [1] - 61:11 under [5] - 21:21, 31:5, 37:20, 42:10, 64:1 unfair [1] - 30:15 unfortunately [1] - 71:6 uniform [1] - 73:27 uniforms [1] - 73:26 unique [1] - 74:5 unison [1] - 5:12 unless [4] - 20:21, 33:8, 52:22, 74:12 unnecessary [1] - 20:21 unopposed [2] - 35:26, 36:18 unreasonably [1] - 33:10 unsafe [1] - 45:16 unsightly [1] - 45:15	untrue [1] - 35:3 unusual [1] - 20:20 up [67] - 4:21, 8:10, 14:4, 14:8, 14:10, 14:12, 15:18, 18:3, 18:28, 19:2, 19:5, 19:26, 21:19, 22:6, 23:4, 23:19, 28:25, 30:2, 30:4, 30:8, 30:16, 32:3, 37:23, 40:9, 42:4, 43:10, 44:9, 46:25, 46:27, 47:14, 50:22, 50:28, 53:10, 54:20, 55:6, 55:18, 55:19, 55:21, 56:5, 57:2, 59:4, 60:4, 62:6, 63:22, 65:4, 65:14, 66:19, 66:20, 68:22, 69:5, 69:6, 70:4, 70:5, 70:6, 71:1, 71:11, 71:28, 72:1, 72:19, 74:12, 74:13, 75:24, 76:8, 78:10, 80:1, 82:12 utilize [1] - 20:24 V V-190020 [5] - 3:11, 12:16, 12:19, 12:21, 13:20 V-190032 [3] - 3:13, 67:7, 68:25 valid [2] - 21:21, 42:25 validity [1] - 62:28 valleys [1] - 48:12 value [17] - 22:13, 28:8, 28:9, 28:26, 29:13, 30:26, 45:11, 45:13, 54:18, 55:16, 57:7, 58:1, 58:12, 58:13, 59:3, 59:14, 59:16 valued [1] - 57:18 values [9] - 23:19, 29:21, 33:11, 43:27, 45:9, 46:6, 53:8, 53:24, 54:18 VARIANCE [1] - 40:15 variance [44] - 9:23, 11:23, 12:23, 13:1, 13:11, 14:15, 14:23, 19:7, 20:19, 20:21, 20:25, 21:5, 21:22, 22:1, 22:19, 31:6, 36:9, 36:20, 37:1, 37:24, 38:8, 38:24, 38:26, 38:28, 40:13, 45:12, 45:18, 51:11,
---	---	---	---	---

BALDWIN COUNTY DISTRICT 2 PLANNING AND ZONING DISTRICT BOARD OF ADJUSTMENT 08/12/2019

<p>51:16, 52:17, 54:14, 60:7, 65:18, 67:13, 67:18, 67:20, 69:24, 74:28, 75:9, 76:18, 79:23, 81:15, 81:16, 82:17</p> <p>Variance [1] - 3:23</p> <p>variances [18] - 17:6, 18:4, 18:15, 22:25, 24:15, 35:7, 35:12, 35:14, 35:21, 35:23, 36:27, 39:3, 45:2, 46:8, 46:20, 69:11, 69:26, 76:20</p> <p>VE [19] - 17:19, 21:13, 24:22, 24:26, 25:10, 34:9, 34:11, 34:18, 37:22, 38:23, 38:24, 42:13, 42:15, 42:23, 46:24, 52:12, 73:19, 78:9, 81:22</p> <p>vehicle [1] - 8:22</p> <p>Vice [3] - 2:4, 86:3, 86:14</p> <p>VICE [145] - 4:4, 4:8, 4:16, 4:20, 5:2, 5:10, 5:13, 5:17, 6:3, 8:2, 8:7, 8:12, 9:2, 9:15, 9:18, 9:28, 11:7, 11:15, 11:11, 11:15, 11:26, 12:2, 12:10, 12:13, 12:18, 13:23, 13:27, 14:2, 15:20, 15:24, 16:23, 16:26, 17:1, 18:17, 18:23, 18:26, 19:1, 19:4, 19:16, 20:4, 20:8, 20:12, 22:22, 28:3, 31:20, 31:24, 32:1, 33:25, 34:2, 40:20, 40:24, 41:6, 41:10, 43:17, 44:21, 44:24, 47:17, 47:20, 50:1, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 58:17, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:8, 65:12, 65:21, 66:10, 66:15, 66:24, 67:4, 67:9, 68:28, 69:4, 70:8, 72:8, 72:14, 72:17, 72:21, 72:26, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:11, 77:26, 78:1, 78:19, 78:27, 79:2, 79:13, 79:17, 80:4, 80:8, 80:11, 80:15, 80:20, 80:24, 80:28, 82:1, 82:5, 82:20, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1</p> <p>Vice-Chairman [3] - 2:4, 86:3, 86:14</p> <p>VICE-CHAIRMAN [145] - 4:4, 4:8, 4:16, 4:20, 5:2, 5:10, 5:13, 5:17, 6:3, 8:2, 8:7, 8:12, 9:2, 9:15, 9:18, 9:28, 11:7, 11:11, 11:15, 11:26, 12:2, 12:10, 12:13, 12:18, 13:23, 13:27, 14:2, 15:20, 15:24, 16:23, 16:26, 17:1, 18:17, 18:23, 18:26, 19:1, 19:4, 19:16, 20:4, 20:8, 20:12, 22:22, 28:3, 31:20, 31:24, 32:1, 33:25, 34:2, 40:20, 40:24, 41:6, 41:10, 43:17, 44:14, 44:18, 44:21, 44:24, 47:17, 47:20, 50:1, 50:5, 50:9, 50:13, 50:18, 50:21, 50:24, 50:27, 51:3, 51:17, 51:20, 51:24, 52:28, 53:3, 55:27, 56:2, 56:21, 56:24, 57:1, 57:9, 57:13, 58:17, 59:17, 59:20, 59:24, 60:16, 62:10, 62:13, 63:3, 63:6, 63:12, 65:2, 65:8, 65:12, 65:21, 66:10, 66:15, 66:24, 67:4, 67:9, 68:28, 69:4, 70:8, 72:8, 72:14, 72:17, 72:21, 72:26, 73:2, 74:7, 74:11, 74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:8, 80:11, 80:15, 80:20, 80:24, 80:28, 82:1, 82:5, 82:20, 82:28, 83:3, 83:8,</p>	<p>74:19, 74:25, 75:1, 75:4, 75:22, 76:1, 76:4, 76:7, 77:7, 77:11, 77:26, 78:1, 78:19, 78:23, 78:27, 79:2, 79:13, 79:17, 80:4, 80:8, 80:11, 80:15, 80:20, 80:24, 80:28, 82:1, 82:5, 82:20, 82:28, 83:3, 83:8, 83:15, 83:19, 83:24, 84:1</p> <p>view [3] - 7:2, 12:28, 71:12</p> <p>violation [1] - 45:14</p> <p>visual [1] - 60:6</p> <p>visualization [1] - 15:12</p> <p>visualize [1] - 22:12</p> <p>voice [1] - 36:12</p> <p>volumes [2] - 36:26, 77:23</p> <p>vote [5] - 12:3, 65:22, 66:4, 72:2, 82:21</p> <p>votes [1] - 65:24</p>	<p>Williams [1] - 19:23</p> <p>willingness [1] - 5:23</p> <p>WILLIS [31] - 23:5, 24:7, 24:12, 24:16, 24:19, 24:22, 24:28, 25:3, 25:7, 25:16, 25:20, 25:24, 25:27, 26:8, 26:11, 26:18, 26:27, 27:19, 28:12, 28:19, 28:23, 29:2, 29:5, 29:12, 29:18, 29:28, 30:6, 30:14, 30:21, 30:24, 31:16</p> <p>Wills [4] - 20:10, 28:4, 33:5, 58:11</p> <p>WILLS [13] - 20:11, 20:14, 24:3, 25:13, 26:3, 26:14, 27:24, 27:28, 28:15, 29:8, 30:10, 31:10, 31:28</p> <p>Winding [4] - 36:2, 55:18, 56:15</p> <p>window [2] - 15:10, 48:7</p> <p>wish [1] - 71:7</p> <p>wondering [1] - 15:8</p> <p>wood [2] - 54:9, 54:11</p> <p>wooden [1] - 60:28</p> <p>world [1] - 41:20</p> <p>worried [4] - 15:14, 53:23, 53:24, 79:27</p> <p>worth [1] - 39:13</p> <p>writes [1] - 23:21</p> <p>wrote [1] - 21:27</p>	<p>42:13, 42:15, 42:23, 46:24, 52:12, 78:9, 81:21, 81:22, 81:24, 81:28</p> <p>zoned [10] - 6:15, 6:18, 7:9, 12:27, 17:16, 17:17, 53:28, 64:22, 67:25, 68:7</p> <p>ZONING [2] - 1:5, 2:8</p> <p>zoning [20] - 6:16, 6:27, 11:2, 17:19, 23:3, 23:25, 45:12, 48:21, 49:15, 63:27, 64:12, 67:15, 68:11, 68:12, 69:26, 70:13, 70:16, 75:21, 76:24, 81:9</p> <p>Zoning [8] - 2:9, 2:10, 2:13, 13:2, 35:17, 35:20, 67:1, 83:13</p>
W			
<p>waiting [1] - 57:17</p> <p>walks [1] - 28:25</p> <p>wall [3] - 22:8, 64:15, 80:1</p> <p>warrant [2] - 20:18, 22:18</p> <p>watch [2] - 61:14, 78:12</p> <p>watched [1] - 62:19</p> <p>water [15] - 16:13, 16:14, 19:14, 21:11, 31:9, 42:17, 46:25, 52:11, 53:21, 54:28, 55:24, 68:4, 78:8, 78:11</p> <p>waterfront [7] - 27:23, 38:14, 38:20, 45:23, 46:2, 46:5, 53:25</p> <p>weather [1] - 8:23</p> <p>welcome [3] - 41:21, 47:6, 61:26</p> <p>west [4] - 7:8, 21:10, 71:23, 71:24</p> <p>western [1] - 71:2</p> <p>wetland [5] - 19:8, 19:10, 34:22, 34:25</p> <p>wetlands [1] - 34:24</p> <p>whereby [1] - 21:11</p> <p>whole [4] - 42:8, 43:28, 76:13, 78:5</p> <p>wide [11] - 13:12, 33:23, 37:16, 38:12, 39:11, 40:1, 52:13, 54:15, 60:21, 68:4</p> <p>width [3] - 23:8, 68:7, 68:13</p> <p>wife [2] - 56:9, 71:8</p> <p>William [4] - 53:4, 53:6, 79:18, 79:19</p> <p>WILLIAM [2] - 53:5, 79:19</p>			
Y			
<p>y'all [12] - 14:14, 46:22, 49:10, 53:8, 54:13, 57:16, 66:14, 74:24, 78:7, 82:13</p> <p>y'all's [2] - 70:26, 70:27</p> <p>yard [2] - 12:23, 13:2</p> <p>year [2] - 6:19, 45:20</p> <p>years [14] - 6:16, 24:8, 26:20, 41:25, 45:4, 49:20, 51:12, 56:10, 60:23, 61:20, 62:17, 62:18, 79:24, 81:3</p> <p>yourself [1] - 47:2</p>			
Z			
<p>zone [23] - 21:13, 21:15, 21:17, 21:19, 24:22, 24:26, 34:9, 34:12, 34:18, 37:22, 38:23, 38:24, 38:25,</p>			

BAYSHORE DRIVE
29' R/W

S16°15'00"E
35.00'

S16°15'00"E
35.00'

FLOOD ZONE AE - EL 10
FLOOD ZONE AE - EL 12

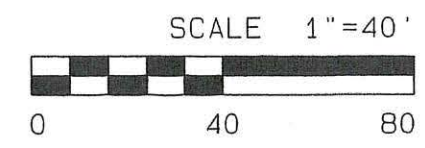
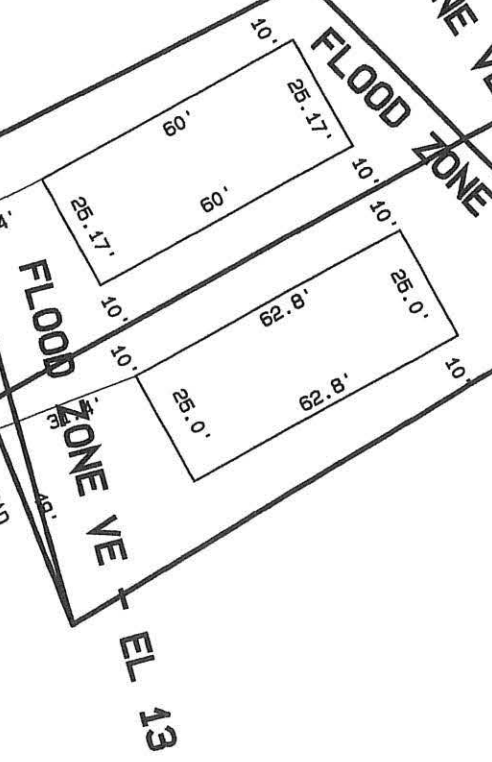
394.50'
N63°15'00"E

389.00'
N61°09'37"E

387.90'
N59°00'00"E

FLOOD ZONE AE - EL 12
FLOOD ZONE VE - EL 12
FLOOD ZONE VE - EL 13

MOBILE BAY
FLOOD ZONE VE - EL 14
PROPOSED BULKHEAD



ATTACHMENT NO.
1

ATTACHMENT NO.

2



Baldwin 2.00' North of Sight









400' North of Sight



South
side

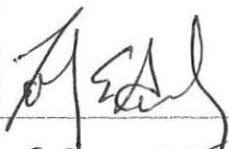
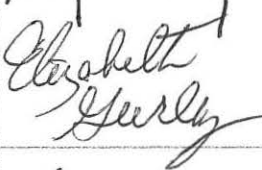

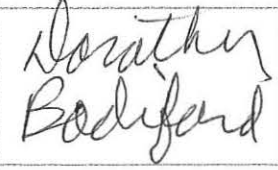
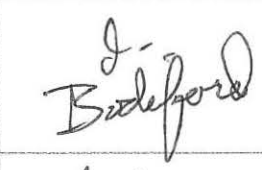

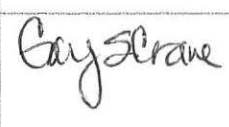
Variance Petitions

Background








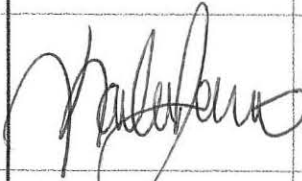


This petition refers to the proposed variances: case number "V-190020" and "V-190032" in Baldwin County by the *Baldwin County Planning and Zoning Department*. Properties are located on Bay Shore Drive.











Reason for petition




To express opinion for the proposed variances. Some neighbors could not make the meeting because of personal obligations, so this is their platform to communicate with the committee.

Printed Name	Signature	Address	Opposed	Unopposed
Toby Gurley		6602 N. WINDYBROOK MONTROSE	X	
Elizabeth Gurley		6602 N. WINDYBROOK MONTROSE, AL	✓	
GEORGE SARKIS NILES		24255 BAY SHORE DRIVE	✓	
Joselyn Bodiford		24279 Bayshore	✓	
James Bodiford		24279 Bay Shore	✓	
John Crane John Crane		24311 Lake Dr	✓	
Gays Crane		24311 Lake Dr	X	

Printed Name	Signature	Address	Opposed	Unopposed
Ryan Hase	Ryan A Hase	24279 Lake Dr	X	
Jerry Hartley	Jerry F Hartley	6650 N Winding Brook	X	
Harriet Hartley	Harriet Hartley	6650 N Winding Brook	+	
Mason Hartley	Mason Hartley	6650 N Winding Brook	X	
Stephanie Hartley	Stephanie Hartley	6650 N Winding Brook	X	
PAUL HARTLEY	Jeffrey Paul Hartley	6650 N Winding Brook	X	
John SWALSH	John B Walsh	6671 N WINDING DR	X	
Robin Galtoney	Robin R Galtoney	6688 N Winding Brook	X	
Emmi Detmann	Emmi	6792 N. Winding Brook Dr	X	
DIKE FLAN	DIKE FLAN	6855 S WINDING BROOK DR	X	

Printed Name	Signature	Address	Opposed	Unopposed
CHRIS FOX		6790 S. WINDING BROOK DR.	✓	
Thomas Davis		6805 S Winding brook Dr	✓	
Jon McMURRAY		24276 BLAKE LN.	✓	
Brian Wittendorfer		24242 Blake Ln, Fairhope, AL 36532	✓	
Meg Perkins Wittendorfer		24242 Blake Lane Fairhope, AL	✓	
Stuart Wagner		24263 Blake Lane	✓	
Suzanne Schmitt		828-275- 4337	✓	
Karlee Jensen		6790 S Winding Brook Drive	✓	
Jeremy Jensen		6780 S Winding Brook	✓	
DAVID SKINNER		6775 N Winding Brook	✓	

Printed Name	Signature	Address	Opposed	Unopposed
Guy C. Miller		24201 Bayshore	✓	
Carmen Kearley		24201 Bayshore	✓	
Chris Delaporte		24280 Bayshore	✓	
		24143 Bayshore	✓	
NANCY HARRY		24211 BAYSHORE DRIVE	✓	
Erin Delaporte		24280 Bay Shore Dr.	✓	
Barbara Vann			✓	
Sam Koby		24167 Bayshore Dr	✓	
Monica Koby		24167 Bayshore Dr	✓	

Printed Name	Signature	Address	Opposed	Unopposed
Rager Kirby		24167 Bay Shore Dr.	X	
Thudoz Kenley		24209 Bay Shore	X	
Mike Woods		24168 BAY Shore Dr	X	

Additional Comments
(please include name)

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- ☒ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☐ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☐ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16

☒ d.) Other CR #64 FAIRHOPE BALDWIN CO ALABAMA
Russell B Campbell RUSSELL B Campbell
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Glenda Montiel, owner
PRINT NAME CLEARLY

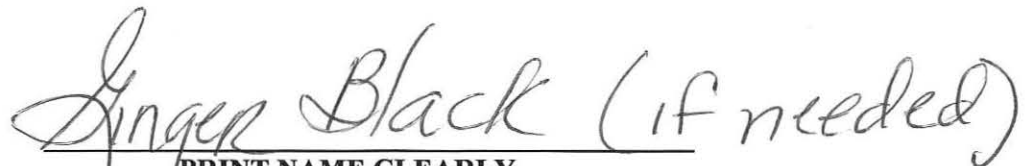
**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other


PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- X _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- M _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ~~_____~~ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Roger S. Koby
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
-  _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Sam Koby

PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other




PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
-  _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Nancy Hardy Baldwin
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ee _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Linda E. Badinger
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
-  _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
-  _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

GEORGE SAKELLAKIS
PRINT NAME CLEARLY

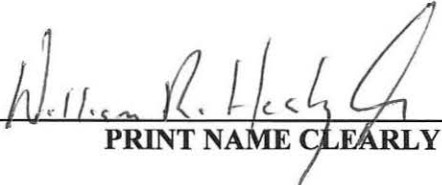
**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- X b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- X c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Elizabeth Gurley
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- ☐ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64, Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive, Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive, Planning District 16
- ☐ d.) Other


PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ✓ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

John Crane

PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to 5 minutes. For groups of individuals that wish to address the BOA on the same topic, they will be limited to 3 minutes per speaker. In cases where there are multiple speakers on the same topic, speakers are encouraged not to repeat the same information presented by previous speakers.
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- ☐ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☐ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- ☐ d.) Other



PRINT NAME CLEARLY

Monica Koby

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- X c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Ginger Black (if needed)
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Bob Wills

PRINT NAME CLEARLY

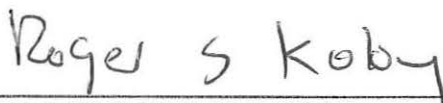
**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION #2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Sam Koby

PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- X c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other




PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
-  b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
-  c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

Linda E. Badinger
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other

GEORGE SAKELAKIDIS
PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- X c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

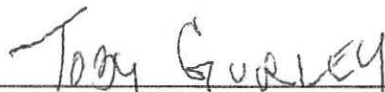
**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ✓ _____ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to **5 minutes.** For groups of individuals that wish to address the BOA on the same topic, they will be limited to **3 minutes** per speaker. In cases where there are multiple speakers on the same topic, **speakers are encouraged not to repeat the same information presented by previous speakers.**
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- _____ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- _____ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- _____ d.) Other



PRINT NAME CLEARLY

Monica Kaby

**REGISTRATION TO ADDRESS THE
BALDWIN COUNTY COMMISSION # 2
PLANNING & ZONING
BOARD OF ADJUSTMENT
Monday, August 12, 2019, 4:00 p.m.
Central Annex Auditorium
Robertsdale, Alabama**

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Board of Adjustment must fill out a speaking request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to 5 minutes. For groups of individuals that wish to address the BOA on the same topic, they will be limited to 3 minutes per speaker. In cases where there are multiple speakers on the same topic, speakers are encouraged not to repeat the same information presented by previous speakers.
4. All comments must be directed to the Chairman.
5. Under no circumstances will personal attacks on Elected Officials, Appointed Officials, employees or other individuals be allowed or tolerated.

I/We would like to address the Board of Adjustment on the following topic:

- ☐ a.) SE-19003 GEX Loxley Properties LLC Property, 13045 County Road 64,
Planning District 15
- ☒ b.) V-190020 Montiel Family Investments LTD Property, 24179 Bay Shore Drive,
Planning District 16
- ☒ c.) V-190032 Montiel Family Investments LTD Property, 24181 Bay Shore Drive,
Planning District 16
- ☐ d.) Other


PRINT NAME CLEARLY