

Planning & Zoning Board of Adjustment Number 2
September 8, 2022
Regular Meeting Minutes
Foley Satellite Courthouse, Large Meeting Room

The Board of Adjustment Number 2 met in a regular session on September 8, 2022, at 3:30 p.m., in the Baldwin County Foley Satellite Courthouse Large Meeting Room. Vice-Chairman John Slaats called the meeting to order at 3:35p.m. with a prayer and the pledge of allegiance. Members present included Samuel Mitchell, James Koeppen, Robert Broseus, Noreen Kendle, Michael Swansburg, Harold Stephens, Vickie Matranga, and Vice-Chairman John Slaats. Members absent were David Brown and Lawrence Kern. Staff members present were Buford King, Crystal Bates, Fabia Waters, Paula Bonner, Robert Brown, Rebecca Peacock, and Ben Guerrero.

Approval of Previous Meeting Minutes

The next order of business was approval of the minutes from the August 11, 2022, meeting. Mr. Mitchell made a motion to approve the meeting minutes. The motion received a second from Mr. Stephens and carried unanimously.

ZVA22-52 LaGrasse Property

In the absence of Celena Boykin, Mrs. Bonner presented the applicant's request for approval of a variance from section 2.3.21.3(f) of the Baldwin County Zoning Ordinance as it pertains to the construction of a dune walkover. This application was tabled from the August 11, 2022, meeting. Staff recommended that the variance request be denied.

Mr. Lee Tillman spoke in favor of the variance request.

After discussion, Mr. Mitchell made a motion to approve the variance request. The motion received a second from Mr. Koeppen. Ms. Kendle voted nay, Mr. Broseus abstained, and all other members voted aye. Motion to approve variance ZVA22-52 carried.

ZVA22-56 Bluff of Orange Beach LLC Property

Mrs. Waters presented the applicant's request for approval of a variance from section 4.6.5 of the Baldwin County Zoning Ordinance as it pertains to the rear (street) yard setbacks to allow for the construction of a single-family dwelling. Staff recommended that the variance request be approved with a condition.

Jim Brown spoke in favor of the variance request and answered questions from the board.

Following a short discussion, Mr. Mitchell made a motion to approve the variance request. The motion received a second from Mr. Broseus and carried unanimously.

ZVA22-68 Onyenwenyi Property

Mrs. Bates presented the applicant's request for approval of a variance from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the setback requirement from a wetland to allow for the construction of a single-family dwelling. Staff recommended that the variance request be approved.

There was no one present to speak in favor of opposition of the request.

Following a short discussion, Mr. Mitchell made a motion to approve the variance request. The motion received a second from Ms. Matranga and carried unanimously.

ZVA22-69 Parker Property

Mrs. Bonner presented the applicant's request for approval of a variance from section 4.2.5 and section 12.5.2 of the Baldwin County Zoning Ordinance as it pertains to the side setback and V-zone setback to allow for the construction of a single-family dwelling. Staff recommended that the variance request be approved of variance from the V-zone setback, but recommended denial of the side yard setback.

Lee Tillman was present to represent the applicant and answer questions.

Mr. Mitchell made a motion to approve both variance requests. The motion received a second from Mr. Stephens and carried unanimously.

Old Business

There was no old business.

New Business

There was no new business.

Adjournment

There being no further business to come before the board the meeting was adjourned at 4:32 p.m.

Respectfully Submitted,

Paula S. Bonner, Planning Technician

I hereby certify that the above minutes are true, correct and approved this 13 day of
October, 2022.



David P. Brown, Chairman