

**PLANNING AND ZONING
BOARD OF ADJUSTMENT NUMBER 2**

AGENDA

July 14, 2022

Regular Meeting 3:30 p.m.

Baldwin County Satellite Courthouse

Large Meeting Hall

201 East Section Avenue

Foley, Alabama

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes (May 12, 2022)
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA22-42, F Development Group, LLC Property

Request: approval of a variance from the required number of parking spaces, the landscaped buffer requirements, and the off-street loading/unloading space requirement

Location: The subject property is located at 5160, 5180, and 5200 State Highway 180 in Planning District 25

Attachments: Within Report and Attached

b.) Case No. ZVA22-46, Allison Property

Request: approval of a variance from section 12.5.2(d) of the Baldwin County Zoning Ordinance as it pertains to the setback for a side street to allow for the construction of a single-family dwelling.

Location: The subject property is located at 2517 Muscogee Road in Planning District 25

Attachments: Within Report and Attached

c.) Case No. ZVA22-48, Faison Property

Request: approval of a variance from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the setback from a wetland to allow for the construction of a single-family dwelling.

Location: The subject property is located at 487 Buchanan Court in Planning District 25

Attachments: Within Report and Attached

d.) Case No. ZVA22-49, Klein Property

Request: approval of a variance from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the setback from a wetland to allow for the construction of a single-family dwelling.

Location: The subject property is located at 6773 Kiva Way in Planning District 25

Attachments: *Within Report and Attached*

e.) Case No. ZVA22-50, Hill Property

Request: approval of a variance from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the setback from a wetland to allow for the construction of a single-family dwelling.

Location: The subject property is located at 9353 State Highway 180 in Planning District 25

Attachments: *Within Report and Attached*

f.) Case No. ZVA22-53, Peters Property

Request: approval of a variance from section 13.1.4 and 2.3.25.3(b) of the Baldwin County Zoning Ordinance as it pertains to the addition of a tower to a single-family dwelling.

Location: The subject property is located at 7473 Kiva Way in Planning District 25

Attachments: *Within Report and Attached*

g.) Case No. ZVA22-54, Bonita Court AL LLC Property

Request: approval of a variance from section 12.5.2(f) of the Baldwin County Zoning Ordinance as it pertains to the setback for coastal high hazard areas (V-zones) to allow for the construction of a single-family dwelling.

Location: The subject property is located at 694 Bonita Court in Planning District 25

Attachments: *Within Report and Attached*

h.) Case No. ZVA22-57, Harrison Property

Request: approval of a variance from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the setback from a wetland to allow for a single-family dwelling to be moved onto the parcel.

Location: The subject property is located at 9931 Baecher Lane in Planning District 30

Attachments: *Within Report and Attached*

i.) Case No. ZVA22-58, McInnis Property

Request: approval of a variance from section 4.3.5 and section 20.2.1 of the Baldwin County Zoning Ordinance as it pertains to the side yard setback and nonconforming structures to allow for alterations to an existing single-family dwelling.

Location: The subject property is located at 33398 River Road in Planning District 24

Attachments: *Within Report and Attached*

6. Old Business

7. New Business

8. Adjournment

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To view maps/plats in higher resolution please visit the ‘Upcoming Items’ Planning and Zoning webpage”

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>