

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

**AGENDA**

**December 8, 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 (November 10, 2022)
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

**ITEMS:**

**a.) Case No. ZVA22-86, Hutchison Property**

*Request:* Approval of a variance from Section 13.1.2(b) of the Baldwin County Zoning Ordinance as it pertains to the front yard setback and Section 10.4.4 as it pertains to the 30' non-disturbed jurisdictional stream setback to allow for the construction of a pool. This item was tabled from the November 10, 2022, meeting to advertise for the 30' non-disturbed jurisdictional stream setback.

*Location:* The subject property is located at 30358 Ono Boulevard in Planning District 24.

*Attachments:* Within Report and Attached

**b.) Case No. ZVA22-92, Carpentier Property**

*Request:* Approval of a variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the 30' non-disturbed wetland setback to allow for the construction of a single-family dwelling. This item was tabled from the November 10, 2022, meeting for the applicant to submit a revised site plan to move the proposed structure to the south and to show and label the 30' non-disturbed buffer on the plan and detail how the wetland will be protected from heavy equipment and other activities during construction.

*Location:* The subject property is located at 5515 Morgantown Boulevard in Planning District 25.

*Attachments:* Within Report and Attached

**c.) Case No. ZVA22-93, Moret Property**

*Request:* Approval of a variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the 30’ non-disturbed wetland setback to allow for the construction of a single-family dwelling.

*Location:* The subject property is located at 5515 Pizarro Avenue in Planning District 25.

*Attachments:* *Within Report and Attached*

**d.) Case No. ZVA22-95, CL Investments, LLC Property**

*Request:* Approval of a variance from Section 13.1.2(b) of the Baldwin County Zoning Ordinance as it pertains to the location of an accessory structure to allow for a pool to be built in the front yard.

*Location:* The subject property is located at 3721 Ponce de Leon Court in Planning District 25.

*Attachments:* *Within Report and Attached*

**e.) Case No. ZVA22-96, Butts Property**

*Request:* Approval of a variance from Section 13.1.2(b) of the Baldwin County Zoning Ordinance as it pertains to the front yard setback and Section 10.4.4 as it pertains to the 30’ non-disturbed jurisdictional stream setback to allow for the construction of a pool.

*Location:* The subject property is located at 32426 Sandpiper Drive in Planning District 24.

*Attachments:* *Within Report and Attached*

6. Old Business

7. New Business

**ITEMS**

**a) Master Plan**

*Discussion Only:* Update on Master Plan

**b) Our Vision Website**

*Discussion Only:* Review of Our Vision Website

8. Adjournment

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

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