



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

WORK SESSION AGENDA

August 10, 2023

Work Session 2:00 p.m.

Baldwin County Satellite Courthouse

Large Meeting Hall

201 East Section Avenue

Foley, Alabama

Email - planning@baldwincountyal.gov

1. Call to Order.
2. Roll Call.
3. Training.
4. Discussion of items related to the upcoming agenda and any other necessary items related to the Board of Adjustment Number 2.
5. Questions and Concerns.
6. 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>



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

AGENDA

August 10, 2023

Regular Meeting 3:00 p.m.

Baldwin County Satellite Courthouse

Large Meeting Hall

201 East Section Avenue

Foley, Alabama

[Email - planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes (July 13, 2023)
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA23-41 Trademark Properties & Investment LLC 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 buffer and from Section 4.2.5 as pertains to the rear yard setback requirements to allow for construction of a single-family home

Location: The subject property is located at 9449 State Highway 180 in Planning District 25.

Attachments: *Within Report and Attached*

b.) Case No. ZVA23-46 Childress 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 buffer to allow for construction of a single-family home

Location: The subject property is located at 1711 State Highway 180 in Planning District 25.

Attachments: *Within Report and Attached*

c.) Case No. ZVA23-51 Bertolla Property

Request: Approval of a variance from Section 13.1.2(d) of the Baldwin County Zoning Ordinance as it pertains to accessory structures in rural and residential districts to allow for an accessory structure to remain on a lot with no principal structure.

Location: The subject property is located at 8896 Neumann Drive in Planning District 32.

Attachments: *Within Report and Attached*

d.) Case No. ZVA23-52 Patterson 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 buffer to allow for construction of a single-family home

Location: The subject property is located at 35308 Boykin Boulevard in Planning District 22.

Attachments: *Within Report and Attached*

e.) Case No. ZVA23-53 Finlay & Company, LLC 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 buffer to allow for construction of a single-family home

Location: The subject property is located at 6078 South Breeze Drive in Planning District 25.

Attachments: *Within Report and Attached*

6. Old Business
7. New Business
8. Adjournment

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