



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

WORK SESSION AGENDA

December 14, 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 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

December 14, 2023

Regular Meeting 3:00 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. Approval of Previous Meeting Minutes (November 9, 2023 Work Session and Regular Meeting Minutes)
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA23-58 Napp Property

Request: A variance from Section 4.2.5 and Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to minimum front yard setback requirements and encroachment into the 30' non-disturbed wetland buffer setback to allow for the construction of a single-family dwelling.

Location: The subject property is located at 8453 Zeanah Road in Planning District 25.

Attachments: Within Report and Attached

b.) Case No. AAD23-06 Lewis Property Appeal

Request: Approval of an Appeal from administrative decision of the Baldwin County Zoning Administrator regarding an accessory structure in the front yard, per Section 13.1.2(b) of the Baldwin County Zoning Ordinance.

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

Attachments: Within Report and Attached

c.) Case No. ZVA23-70 Long Property

Request: A variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the non-disturbed 30' wetland setback buffer to allow for the construction of a single-family dwelling.

Location: The subject property is located at 1323 State Highway 180 in Planning District 25.

Attachments: Within Report and Attached

d.) Case No. ZVA23-71 Green Property

Request: A variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to reducing the rear building setback requirements to allow for the construction of a single-family dwelling.

Location: The subject property is located at 539 Our Road in Planning District 25.

Attachments: Within Report and Attached

e.) Case No. ZVA23-72 Mitchell Property

Request: A variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the non-disturbed 30' wetland setback buffer to allow for the construction of a single-family dwelling.

Location: The subject property is located at 8908 Neumann Drive in Planning District 32.

Attachments: Within Report and Attached

f.) Case No. ZVA23-73 Vail Property

Request: A variance from Section 13.1.2(b) of the Baldwin County Zoning Ordinance as it pertains to placement of an accessory structure in the front yard.

Location: The subject property is located at 15861 Bishop Trace in Planning District 22.

Attachments: Within Report and Attached

g.) Case No. ZVA23-77 Limitless Homes, LLC Property

Request: A variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the non-disturbed 30' wetland setback buffer to allow for the construction of a single-family dwelling.

Location: The subject property is located at 30449 River Road in Planning District 24.

Attachments: Within Report and Attached

h.) Case No. ZVA23-80 Coumanis Property

Request: A variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the non-disturbed 30' wetland setback buffer to allow for the construction of a single-family dwelling.

Location: The subject property is located at 28405 Ono Boulevard in Planning District 24.

Attachments: Within Report and Attached

i.) Case No. ZVA23-81 Armar Properties, LLC Property

Request: A variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the non-disturbed 30' wetland setback buffer to allow for the construction of a single-family dwelling.

Location: The subject property is located at 6993 Palmetto Drive in Planning District 25.

Attachments: Within Report and Attached

j.) Case No. ZVA23-84 Guevara Property

Request: A variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to reducing the rear building setback requirements to allow for the placement of a single-family dwelling.

Location: The subject property is located at 19201 Cool Springs Drive in Planning District 35.

Attachments: Within Report and Attached

6. Old Business
7. New Business
8. Adjournment

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