



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

WORK SESSION AGENDA

Thursday, June 13, 2024

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. Discussion of items related to the upcoming agenda and any other necessary items related to Board of Adjustment Number 2.
3. Questions and Concerns.
4. 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

**Thursday, June 13, 2024
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 (May 9th, 2024 Work Session and Regular Meeting Minutes)
4. Announcements/Registration to Address the Board of Adjustment
5. Election of Officers for 2024
6. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA24-4: Clays 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 30484 Magnolia Street, Elberta, AL 36530.

Attachments: *Within Report and Attached*

b.) Case No. ZVA24-18: Bruckman Property

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

Location: The subject property is located at 29875 Saint John Drive, Orange Beach, AL 36561.

Attachments: Within Report and Attached

c.) Case No. ZVA24-20: Pannell 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 and Section 4.3.5 as it pertains to the minimum front yard setback requirements to allow for the construction of a swimming pool.

Location: The subject property is located at 6430 East Quarry Drive, Elberta, AL 36531.

Attachments: Within Report and Attached

d.) Case No. ZVA24-23: Laubach Property

Request: A variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to encroaching on the required 30-foot rear yard setback to build a second story addition to an existing non-conforming single-family residence.

Location: The subject property is located at 2382 Chocktaw Road, Gulf Shores, AL 36542.

Attachments: Within Report and Attached

e.) Case No. ZVA24-24: Vaughan Property

Request: A variance from Section 15.2.4(a) of the Baldwin County Zoning Ordinance as it pertains to the parking schedule for commercial establishments to allow for a reduced number of parking spaces to be built.

Location: The subject property is located on the South-East corner of County Road 87 and County Road 32 in Elberta (address not yet assigned).

Attachments: Within Report and Attached

f.) Case No. ZVA24-25: Cooper Property

Request: A variance from Section 13.1.2(a) of the Baldwin County Zoning Ordinance as it pertains to encroaching on the 5-foot side yard setback for the existing shed to remain and be rebuilt, and Section 4.2.5 as it pertains to the required 10-foot side yard setback to allow the attached deck to remain and be rebuilt.

Location: The subject property is located at 36240 Boykin Boulevard, Lillian, AL 36549.

Attachments: Within Report and Attached

7. Old Business
8. New Business
9. Adjournment

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