



**BOARD OF ADJUSTMENT NUMBER 1
AGENDA**

August 20, 2024

Regular Meeting

4:00 p.m.

Central Annex Auditorium

22251 Palmer Street

Robertsdale, Alabama

Email-planning@baldwincountyal.gov

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes July 16, 2024
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA24-35 Green Property, 13040 Groves Rd

Request: Approval of a Variance from Local Provisions Section 3.4.5 (a) Area and dimensional regulations of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to allow for a Single-family dwelling.

Location: The subject property is located at 0 Margaret Dr in Fairhope, AL in Planning District 14.

b.) Case No. ZVA24-42 Cory Swindle Custom Homes LLC Property, 11524 County Road 1

Request: Approval of a Variance from Section 2.3.26.3 (b) Local Provisions for Planning District 26 ordinance of the Baldwin County Zoning Ordinance as it pertains to the minimum building separation.

Location: The subject property is located at 11527 County Road 1 in Fairhope, Al in Planning District 26.

c.) Case No. ZVA24-47 Brahana Property, 6588 N Winding Brooke Dr

Request: Approval of a Variance from Section 13.1.2 (b) Rural and residential districts requirements of the Baldwin County Zoning Ordinance as it pertains to the accessory structure requirement in order to allow for a garage to be located in the required front yard.

Location: The subject property is located at 6588 N Winding Brook Dr in Planning District 16.

d.) Case No. ZVA24- 48 Breland Property, Scenic Hwy 98/Nelson Rd/Heard Rd

Request: Approval of a Variance from Section 10.4.4 Permit requirements of the Baldwin County Zoning Ordinance as it pertains to the amount fill allowed in Planning District 26 in order to allow for the parcel to be filled.

Location: The subject property is located at 0 Scenic Hwy 98 in Planning District 8

Attachments: Within Report:

6. Old Business
7. New Business
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>