



BOARD OF ADJUSTMENT NUMBER 1

AGENDA

August 19, 2025

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 15, 2025
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA25-32 Coumanis Property, 11541 County Road 1

Request: Approval of a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the 30' rear property line and 12.5 (c) yard requirements as it pertains to uncovered stairs in the rear yard to construct a single-family dwelling.

Location: The subject property is located at 11541 County Road 1 Fairhope, AL, in Planning District 26.

b.) Case No. ZVA25-33 Coumanis Property, 11541 County Road 1

Request: Approval of variance from Section 12.5 (c) Yard Requirements as it pertains to uncover stairs in the rear yard in order to construct a single-family dwelling.

Location: The subject property is located at 11539 County Road 1 Fairhope, AL, Planning District 26.

c.) Case No. ZVA25-35 Cuenca Property, 23110 Forland Rd

Request: Approval of a variance from 2.3.12.3 (d) Accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal residence in order to allow for a mobile home

Location: The subject property is located at 23110 Forland Rd Silverhill AL, in Planning District 12.

d) Case No. ZVA25-37 Flowers Property, 20958 Yosemite Blvd

Request: Approval of a variance from Section 4.4.5 Area and Dimensional Ordinance in the Baldwin County Zoning Ordinance as it pertains to the 30' minimum front yard setback.

Location: The subject property is located at 20958 Yosemite Blvd Fairhope, AL 36532, in Planning District 37.

Attachments: Within Report:

e) Old Business

f) New Business

g) 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>