

BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

AUGUST 19, 2025

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA25-33 COUMANIS PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2 Single-Family District
- **Location:** The subject property is located on the west side of County Road 1
- **PID:** 05-56-08-33-0-000-047.001
- **PPIN:** 629380
- **Acreage:** 0.15
- **Physical Address:** 11539 County Road 1
- **Applicant:** Claremount Property Company- Diana Espinoza
- **Owner:** Michael Coumanis



ZVA25-33 COUMANIS PROPERTY

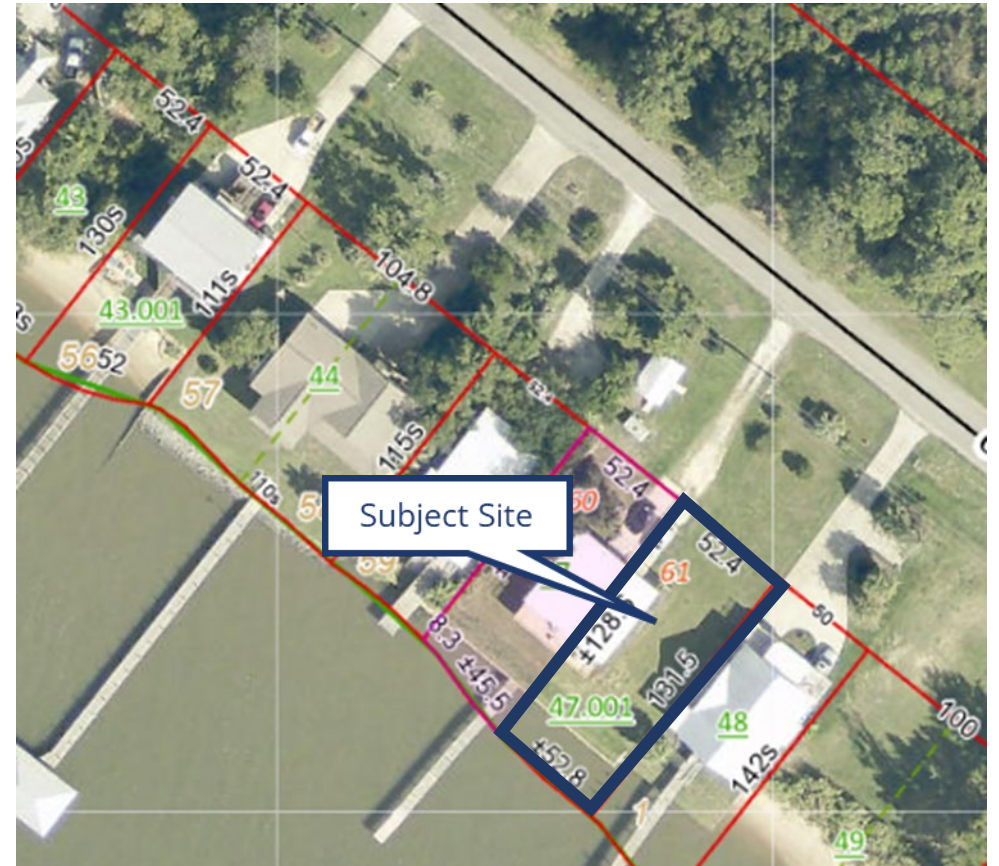
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 12.5 (c) Yard Requirements of the Baldwin County Zoning Ordinance concerning the uncovered stairs located in the rear yard, to allow for the construction of a new single-family dwelling.

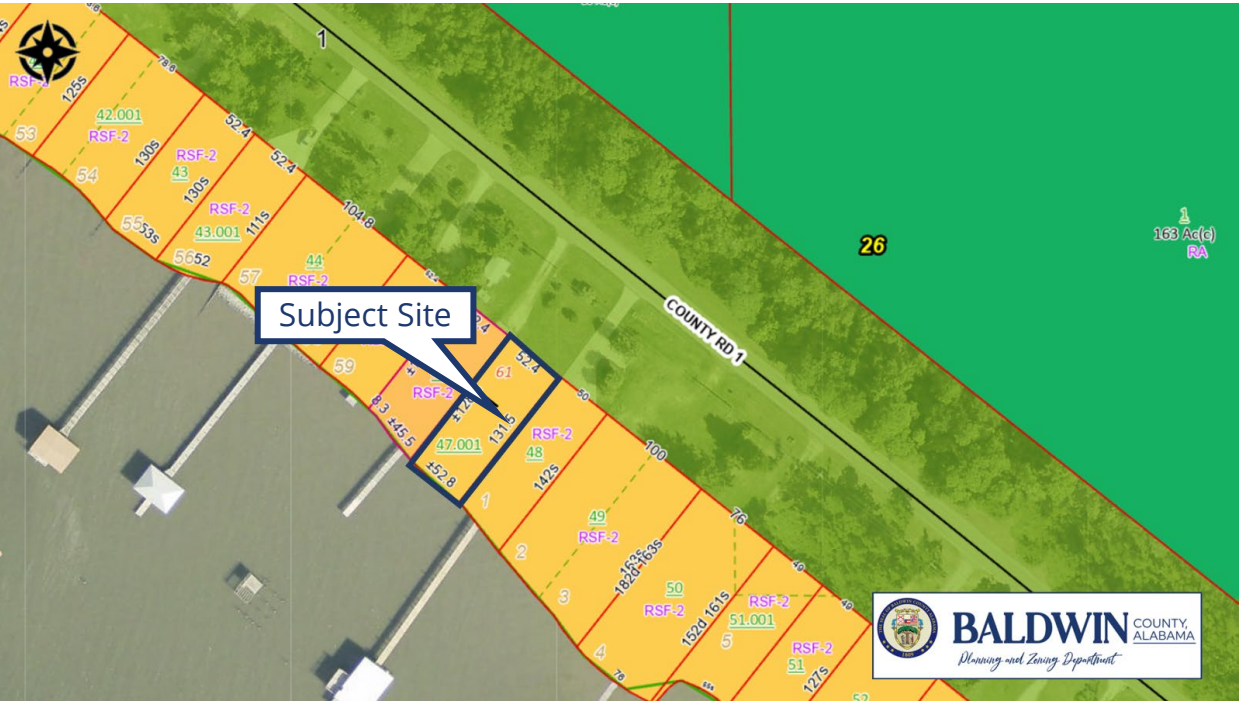
The applicant requests to have the stairs situated 6' 4 1/2" from the rear property line, rather than the standard requirement of 20'. It is also noted that the previous variance granted for the rear setback covered a 20' distance to the rear property line but did not include any stairs extending beyond the rear setback line.

Staff recommends that ZVA25-33 be Approved.



Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RA, Rural Agriculture	Vacant
West	Water Body	Mobile Bay



Subject Site



Subject Property
PIN: 629380

VARIANCE PROPOSED FOR THIS PROPERTY

CASE NUMBER

ZVA25 -000033



*For Information Contact
Baldwin County Planning &
Zoning Department*

**(251)580-1655 / (251)972-8523
(251)990-4623**

Jul 31, 2025 11:36:58 AM
30°23'34.67177"N 87°52'41.45056"W
220° SW

Baldwin County Code Enforcement



Adjoining Property
to The North
PIN: 47725



Jul 31, 2025 11:38:02 AM
30°23'34.88316"N 87°52'41.80555"W
222° SW

Baldwin County Code Enforcement



Adjoining Property
to The South
PIN: 17432



Jul 31, 2025 11:37:20 AM
30°23'34.55844"N 87°52'41.29414"W
214° SW

Baldwin County Code Enforcement



Property to The
East
PIN: 7815



Jul 31, 2025 11:39:02 AM
30°23'35.12058"N 87°52'41.56334"W
9° N

Baldwin County Code Enforcement

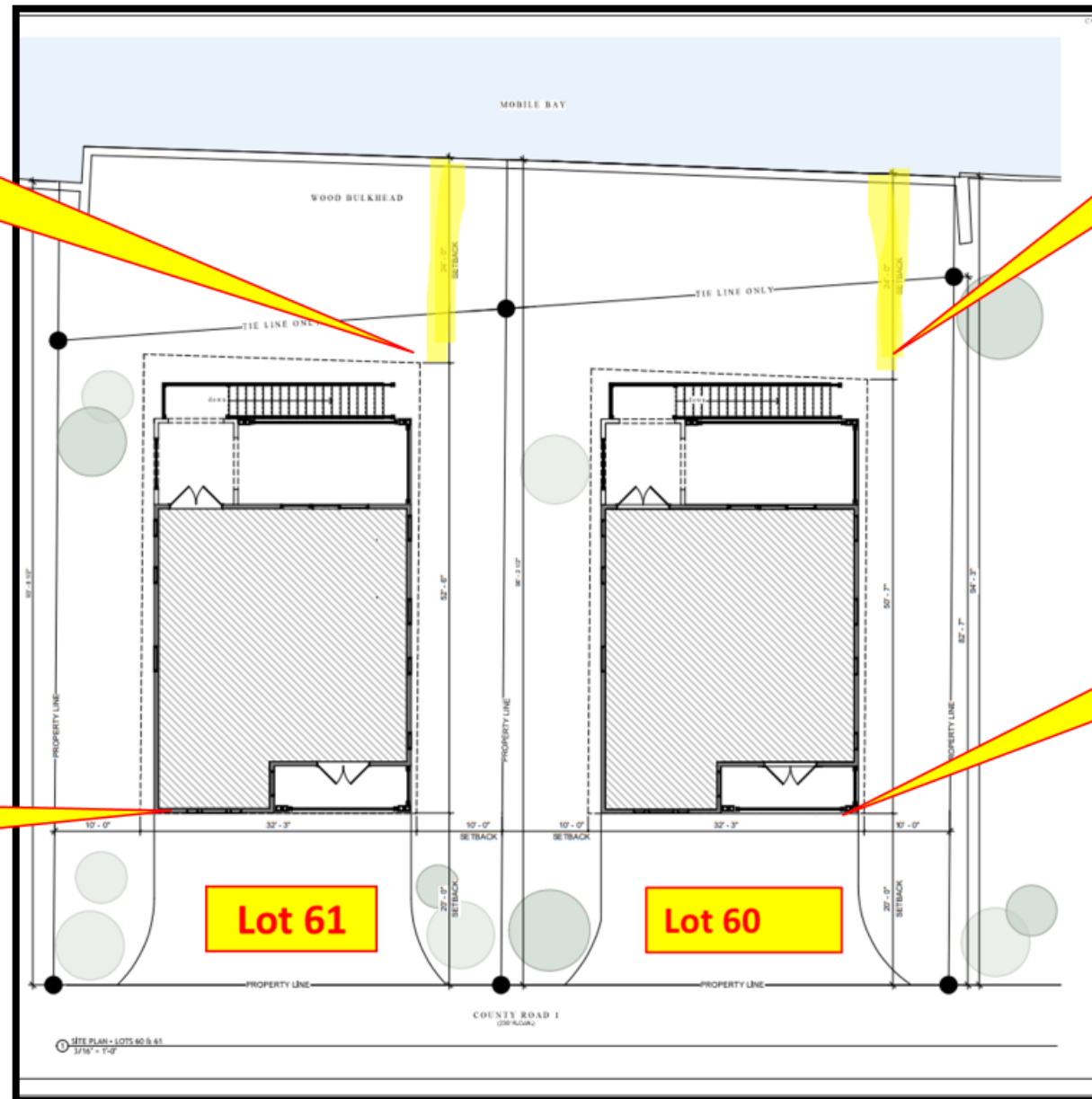
Previous variance approved

Both homes are requested to be placed 24' landward from the front bulkhead reach of the high tide line in lieu of the required 50'

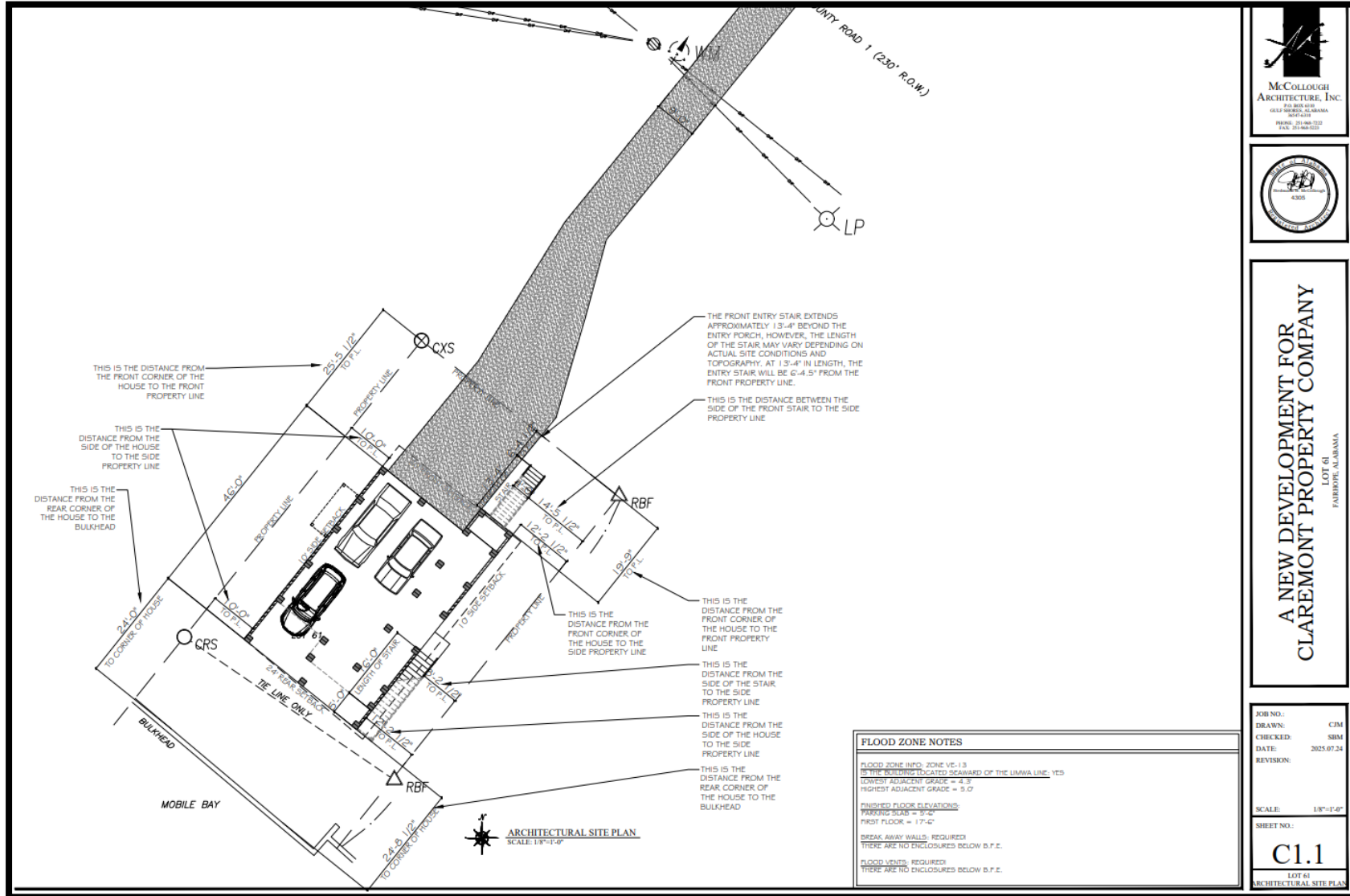
Both homes are requested to be placed 24' landward from the front bulkhead reach of the high tide line in lieu of the required 50'

Both homes are requested to be placed 20' from the rear building setback line in lieu of the required 30'

Both homes are requested to be placed 20' from the rear building setback line in lieu of the required 30'



Site Plan



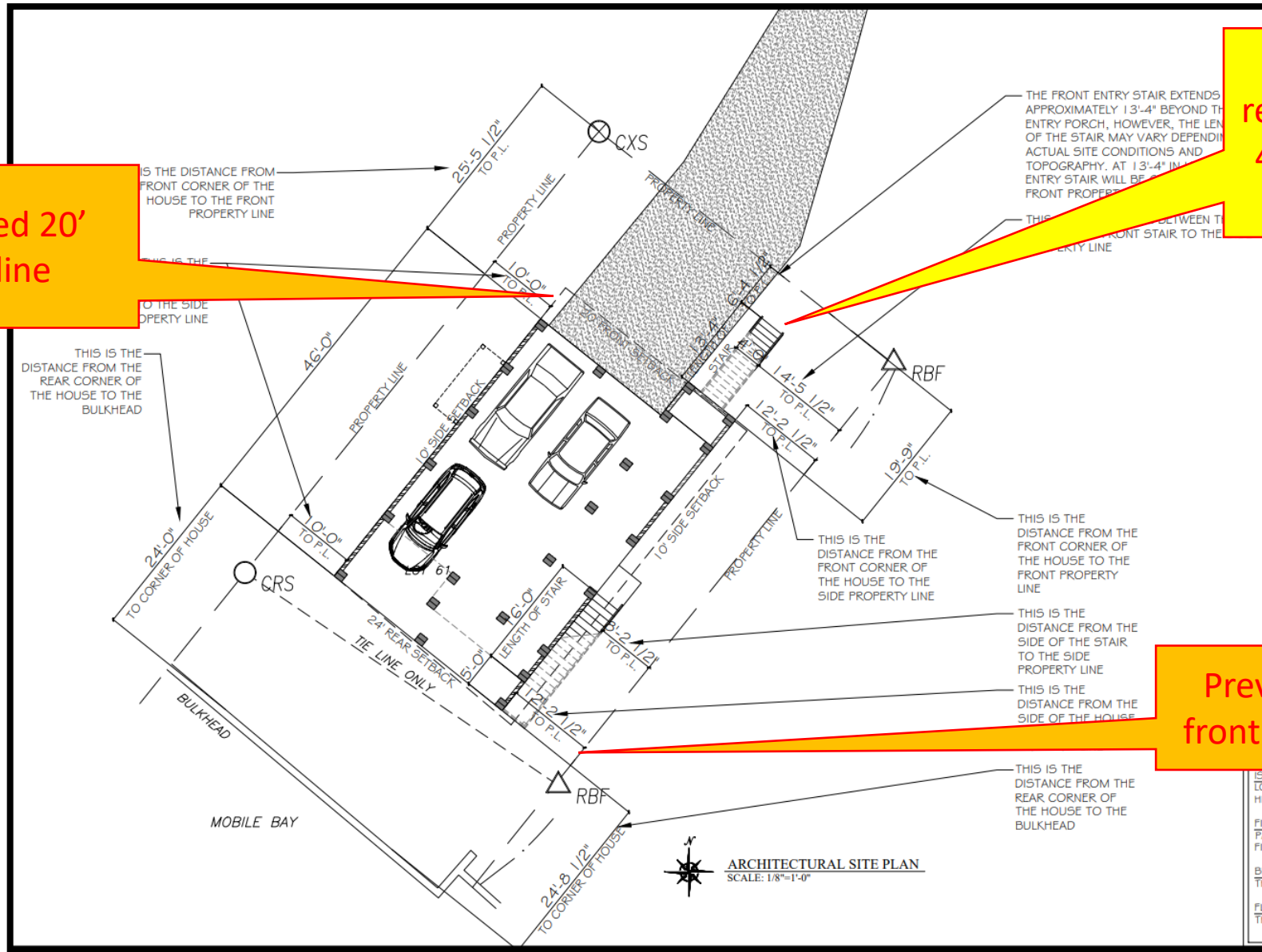
Site Plan

Lot 61

Previously granted 20' rear property line

Stairs 13'-4 into the
required 20' setback 6'-
4 1/2 to rear property
line with stairs

Previous granted
front setback of 24'



Zoning Requirements

Section 4.3 RSF-2, Single Family District

4.3.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *Permitted uses*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources on or under land.

(b) The following tr (public or private).

(c) The following ag

(d) Single family dv

(e) Accessory struc

(f) The following ins

(g) Agricultural use area and dimen 3.2.5 herein, ag minimum front y feet when const currently exists.

4.3.2 *Conditional Use Cor 2.3: Establishment of Zon* designed for such uses m

(a) Outdoor recreat

(b) The following in private).

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (*Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

Section 12.5 Yard Requirements

12.5.1 Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than 2-feet beyond the yard area requirements. (For additional provisions see *Section 22.2, Definitions "Accessory Structure" and "Structure"*)

12.5.2 Yard requirements shall be modified subject to the following conditions:

(a) Through lots shall provide the required front yard on each street.

(b) Decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.

(c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.

(d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.

(e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply.

(f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.

Staff Analysis and Findings

1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.

Zoning in Planning District 26 came into effect on September 21, 1993. The applicant has obtained a permit to demolish the existing home that was constructed across the common lot line between the two lots, and the original parcel has been split into two individual parcels. The lot of record is 50 x 116 +/- roughly and under 10,000 sq. ft. The minimum lot size requirement for RSF-2, residential Single Family District zoning is 15,000 sq. ft. with a minimum lot width at the building line of 80 '. Therefore, staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **5,800 +/- sf**, Minimum Lot width: **80'**, Actual Lot Width: **50'**, Hardship: YES

2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

The subject property does not contain any jurisdictional wetlands. Therefore, staff could not establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require a variance.

Staff Analysis and Findings

3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.

The subject property is currently zoned RSF-2, a Residential single-family zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home.

Staff believes that the granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.

4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. **However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County because the effect of the variance cannot be quantified at the time of consideration.**

Staff Analysis and Findings

5.) Other matters which may be appropriate.

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

POA Statement

The property I own 11539 CO RD 1, Fairhope, AL. is not a part of an active neighborhood.

Michael Coumanis -  - Owner

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Staff recommends that ZVA25-33 be Approved with conditions,

1. If approved, the variance is limited to the site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.

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GENERAL NOTES {By-laws}

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

SEPTEMBER 16, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL