



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

JANUARY 15, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

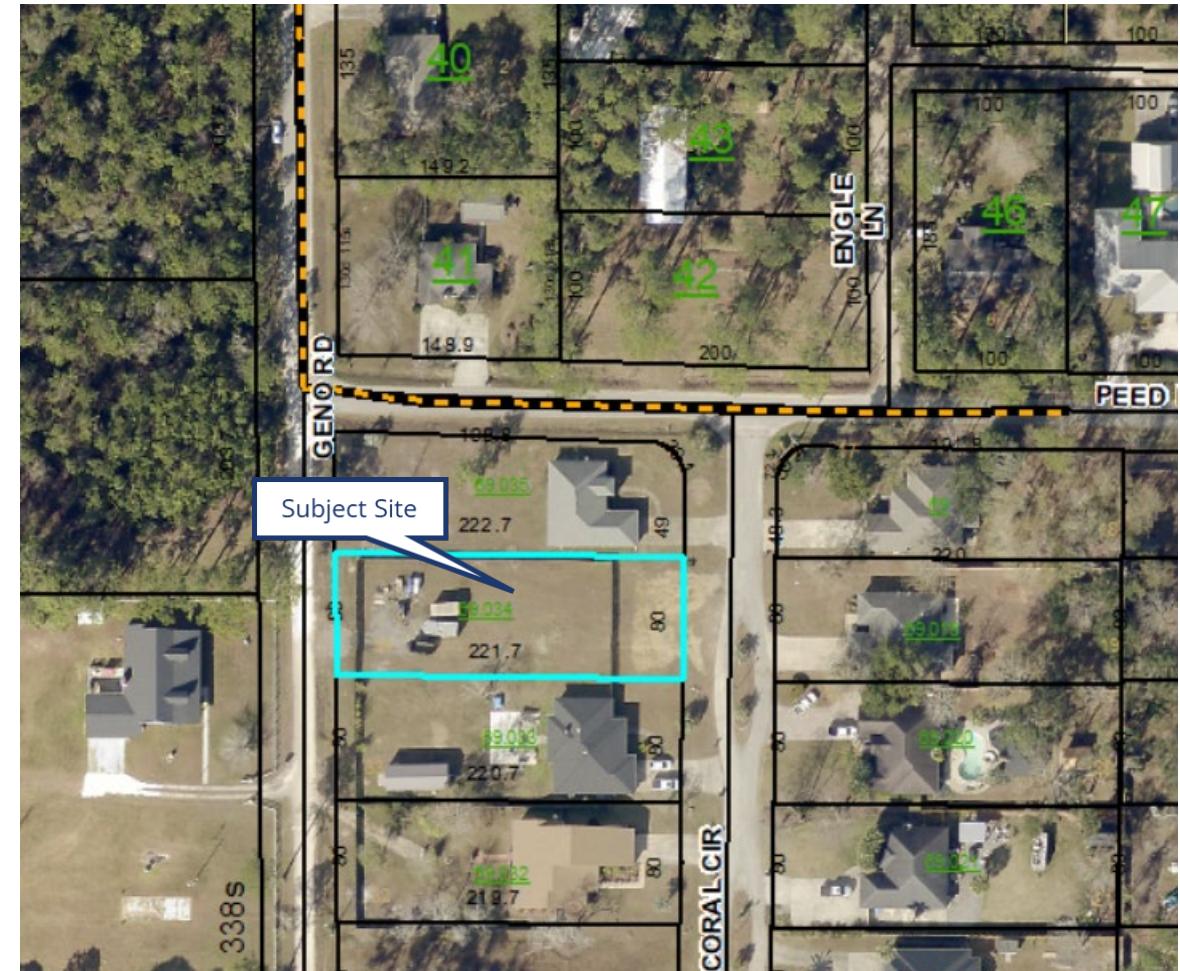
FOLEY, AL

ZVA25-65 HARNEY PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 30
- **Zoned:** RSF-2, Residential Single Family
- **Location:** The subject property is located on the west side of Coral Cir and the east side of Geno Rd
- **PID:** 05-66-01-02-2-001-069.034
- **PPIN:** 219846
- **Physical Address:** 4595 Coral Cir
- **Applicant:** Dan Harney
- **Owner:** HARNEY, DAN ETAL HARNEY, AYAKO SHIVA; HA AND RNEY, JESSICA (1/2 INT) ETAL HARNEY, DAN AND IEL ACE ETAL HARNEY, HEATHER ELIZABETH



ZVA25-65 HARNEY PROPERTY

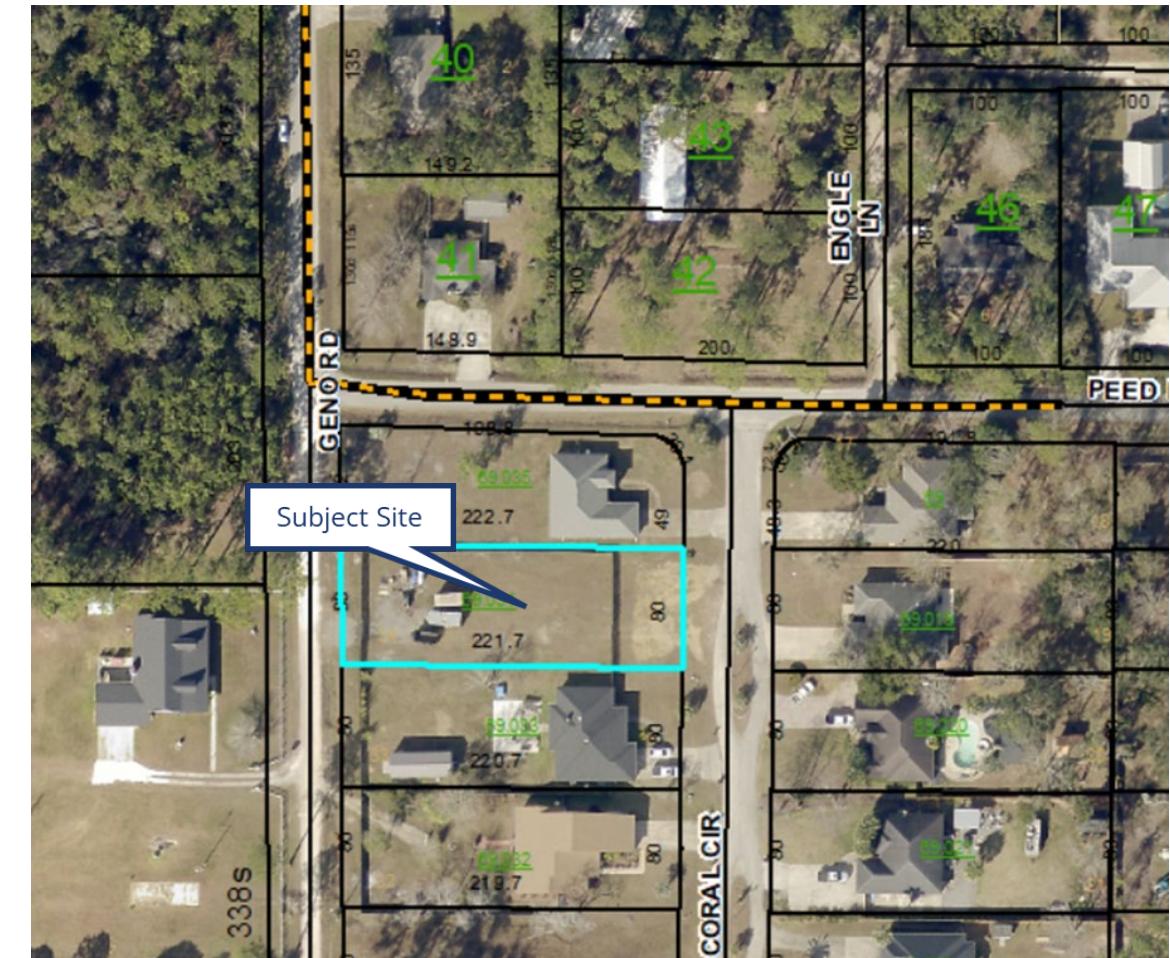
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

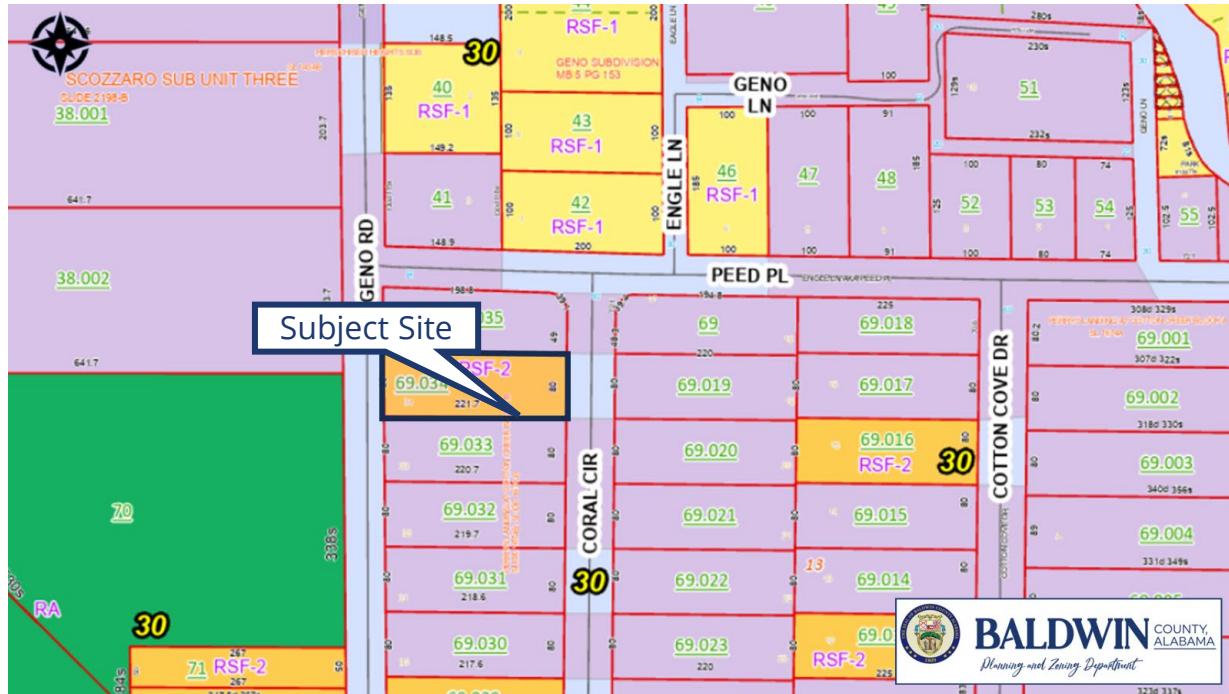
The applicant is requesting a variance from Section 13.1.2 (d) of the Baldwin County Zoning Ordinance, Rural and Residential districts, as it pertains to an accessory structure being located on a residential lot by itself.

The applicant is proposing to install an open pole barn for personal storage on the vacant parcel that does not currently have a primary dwelling.

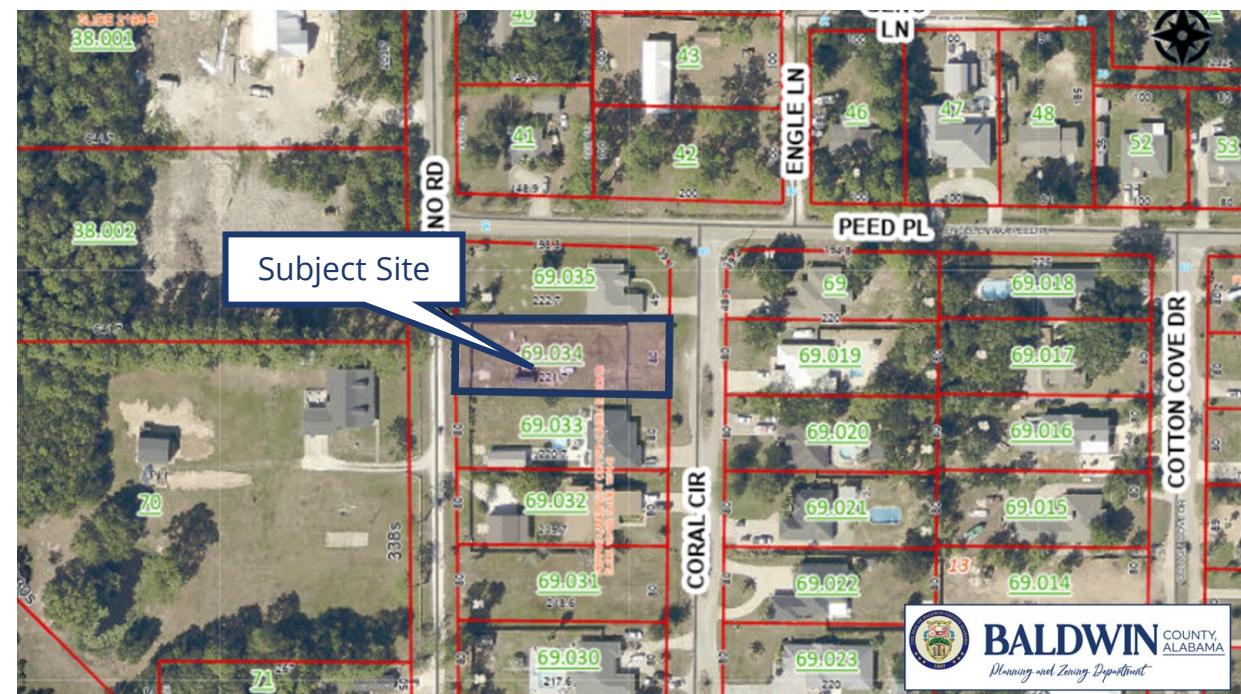
Staff perceives no hardship on the subject property and recommends that case ZVA25-65 be **DENIED**



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	R1-4 Medium Density Single Family Residential	Residential
South	R1-4 Medium Density Single Family Residential	Residential
East	R1-4 Medium Density Single Family Residential	Residential
West	RA, Rural Agriculture	Residential

SLIDE 2199-B
38.001



38.002

Subject Site

GENO RD

40

45

46

47

48

49

50

51

52

53

41

42

43

46

47

48

50

51

52

53

46

47

48

PEED PL

ENGLEWOOD DR

69.035

69.034

69.033

69.032

69.031

69.030

69

69.019

69.020

69.021

69.022

69.023

69.018

69.017

69.016

69.015

69.014

COTTON COVE DR

CORAL CIR

3385

71



BALDWIN COUNTY,
ALABAMA
Planning and Zoning Department



SCOZZARO SUB UNIT THREE

SDUE 2198-5
38.001

641.7

38.002

641.7

70

HERCULES HEIGHTS SUB

148.5
30

40
RSF-1

149.2
100
41

148.9
100
42

200
RSF-1

200
RSF-1

GENO SUBDIVISION
MB 5 PG 153

100
43
RSF-1

100
100
44

100
RSF-1

200
RSF-1

GENO LN

100
100
45

100
RSF-1

100
100
46

100
RSF-1

200
RSF-1

GENO LN

100
100
47

100
RSF-1

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48

200
RSF-1

GENO LN

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RSF-1

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RSF-1

GENO LN

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RSF-1

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54

200
RSF-1

GENO LN

100
100
55

100
RSF-1

GENO RD

ENGLE LN

PEED PL

CORAL CIR

30

COTTON COVE DR

Subject Site

69.034
RSF-2

221.7
69.034

69.033
220.7

69.032
219.7

69.031
218.6

69.030
217.6

69.029
216.5

69
69.018

69.019
220

69.020
220

69.021
220

69.022
220

69.023
220

69.024
220

69.017

69.016
RSF-2

69.015
220

69.014
220

69.013
220

69.012
220

69.011
220



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

323d 337s



Subject Property
PIN: 219846



VARIANCE PROPOSED FOR THIS PROPERTY

CASE NUMBER

ZVA25-000065

*For Information Contact
Baldwin County Planning &
Zoning Department*

(251)580-1655 / (251)972-8523

(251)990-4623

Scan → 
for meeting details
and upcoming
hearings (when
available).

BALDWIN

Dec 22, 2025 11:46:21 AM
30°17'31.27024"N 87°38'40.61897"W

276° W

Baldwin County Code Enforcement



Adjoining
Property to
the South
PIN: 219845



Dec 22, 2025 11:47:53 AM
30°17'30.13391"N 87°38'40.33489"W
301° NW

Baldwin County Code Enforcement



Adjoining
Property to
the North
PIN: 219847



Dec 22, 2025 11:48:08 AM
30°17'31.92486"N 87°38'40.35772"W
291° W

Baldwin County Code Enforcement



Property to The
West
PIN: 270328

Dec 22, 2025 11:48:43 AM
30°17'32.70736"N 87°38'43.30421"W
257° W

Baldwin County Code Enforcement



Property to The
East
PIN: 219831

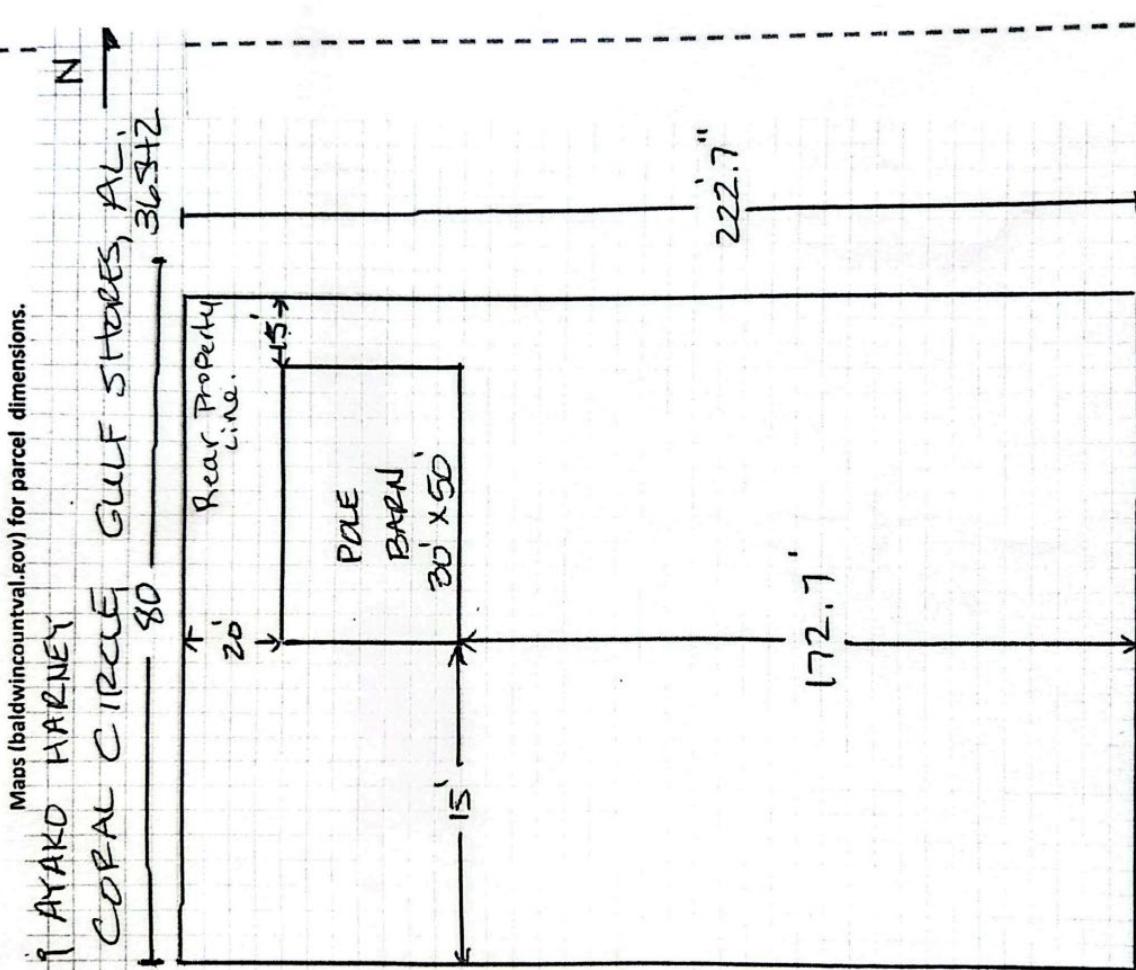


Dec 22, 2025 11:46:32 AM
30°17'31.29457"N 87°38'40.61857"W
98° E

Baldwin County Code Enforcement

Site Plan

Draw your site plan showing the area of land disturbance along with any wetlands or stream, and wet-land and stream setbacks. You can use the County's revenue map viewer at [Maps \(baldwincountyal.gov\)](http://baldwincountyal.gov) for parcel dimensions.



PPIN:
219846

2
Coral Circle ↑ BALDWIN COUNTY, ALABAMA
Planning and Zoning Department
Front Street Side

Zoning Requirements

13.1.2 Rural and Residential districts. In rural and residential districts an accessory use or structure will conform to the following requirements:

- (a) An accessory structure may be located in a rear or side yard but shall not be closer than 5-feet to any lot line.
- (b) Except in rural districts, an accessory structure may not be located in the front yard of a lot, except that on waterfront lots accessory structures may be located between the principal building and the waterfront property line but not within the required front yard setback.
- (c) An accessory structure may not exceed the height limit for the district in which it is located and may not occupy more than 30% of the rear yard.
- (d) Except in rural districts, no accessory structure, other than a pier and boathouse, may be located on a lot by itself.
- (e) Agricultural uses, on RSF-1 and RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-1 zoned parcel where no primary dwelling currently exists.

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 30 came into effect on July 20, 1993. The lot of record is 80' x 222.7' and is approximately 17,816 sq. ft. and described as lot 34 in Perrys Landing at Cotton Creek Subdivision. The minimum lot size requirement, RSF-2, Residential Single-Family District, is 15,000 sq. ft. with a minimum lot width at the building line of 80'. Therefore, staff believes there isn't exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: 15, 000sf Actual lot size:17,816+sf, Minimum Lot width: 80', Actual Lot Width: 80', Hardship: NO

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

The subject property doesn't contain jurisdictional wetlands, and the property is relatively flat. 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 District zoning designation that allows a moderate-density residential environment consisting of single-family homes. The applicant has proposed adding an accessory storage structure on a vacant lot that does not currently have a primary dwelling. It may be possible to achieve this by combining the lots and submitting a replat for review in our Dept. Staff believes that the granting of the application isn't necessary for the preservation of a property right and merely serves as a convenience to the applicant or based solely upon economic loss. Staff believes the requested variance is a "for convenience" request that does not qualify as a hardship per the Baldwin County Zoning Ordinance.

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.

Subdivision Plat

1768B

NOTE LOTS 18, 26, 27, 28, 29, 30, 31, 32,
33, 34, & 35 ARE RESTRICTED BY
COVENANTS FOR INGRESS-EGRESS
BY CORAL CIRCLE

BUILDING SETBACKS

FRONT	30'	TOTAL LOTS	18
REAR	30'	ACREAGE	8.36± ACRES
SIDE	10'	SMALLEST LOT	15865 SQ FT

THIS PROPERTY IS IN ZONES B & C,
AS SCALED PER THE MAP BY THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY, COMMUNITY NO 015000,
PANEL NO 0658, SUFFIX H, MAP
REVISED SEPTEMBER 3, 1992

LEGEND

EMC	- ELECTRIC MEMBERSHIP CORPORATION
P O B	- POINT OF BEGINNING
P O C	- POINT OF COMMENCEMENT
REC	- RECORD
R/W	- RIGHT OF WAY
O	- DENOTES CAPPED REBAR SET (UNLESS OTHERWISE NOTED)
G	- CENTERLINE
APF	- "ALLEN PIN" FOUND
N.S.	- NOT SET

OWNERS' ACCEPTANCE
CHARLES OGLETHORPE, AGENT
THE UNDERSIGNED, BRAMBLE HILLS PROPERTY DEVELOPMENT CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT DOES HEREBY ACCEPT AND APPROVE THIS PLAT AND SUBDIVISION DATED THIS THE 25th DAY OF OCTOBER, 1997.

ST. FRANCIS L. JAFFE - PRESIDENT
JAFFE DEVELOPMENT CORPORATION
CHARLES
DELETRÉ,
ABEST
STATE OF ALABAMA
COUNTY OF BIRMINGHAM

STATE OF CALIFORNIA
BILHEAT, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT
BRUCE L. JAFFE, AS PRESIDENT OF JAFFE DEVELOPMENT
CORPORATION, WHOSE NAME IS SIGNED TO THE
FORGOING INSTRUMENT, AND WHO IS KNOWN TO ME,

ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING
INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE
LOCATED THE SAME VOLUNTARILY AND WITH FULL
AUTHORITY
GIVEN UNDER MY HAND, THIS 21st DAY OF October
1997
James M. Billhardt 6-19-2000
NOTARY PUBLIC AX COMMERCIAL EXCHANGES

—
—
—

CERTIFICATION
I, H. MITCHELL WRIGHT, A REGISTERED LAND SURVEYOR IN THE
STATE OF ALABAMA, HEREBY STATE THAT THIS IS A TRUE AND
FURTHER STATE, THAT THIS PLAT DOES NOT REFLECT IF THERE
ARE ANY RECORDS OR UNRECORDED PLATS WHICH CONFLICT
WITH THIS PLAT; THAT THIS PLAT IS LOCATED IN THE STATE OF
ALABAMA; THAT THIS PLAT CONFORMS TO THE REQUIREMENTS
OF THE ALABAMA PLAT FILING ACT; AND THAT THIS IS A PLAT OF
LAND SURVEYING IN THE STATE OF ALABAMA.
THIS PLAT SURVEY WAS PERFORMED THRU AUG 22, 1997.
H. MITCHELL WRIGHT, P.L.S.
LIC. NO. 15924

GRAPHIC SCALE	
 (1/4 MILE)	
PERRY'S LANDING AT COTTON CREEK BLOCK B	
SCALE:	1" = .007
DATE:	1987
COTTON CREEK, ALABAMA	
21000 DOUGLAS RIVER RD. - FOLEY, ALABAMA 36535 (300) 942-7222	
SECTION 2, T-15, R-14, BALDWIN COUNTY, ALABAMA	DRAWING BY EMB/WH
129627	

POA Statement

To whom it may concern:

THE HOA IN PERRYS LANDING
ISN'T ACTIVE, IT HASN'T BEEN FOR
YEARS. I HAVE SPOKEN WITH
~~SEVEN~~ NEIGHBOORS, AND THEY HAVE
NO ISSUES WITH ME BUILDING
Pole BARN, AS MANY HAVE
ALREADY DONE SO!!

THANKS

DAN HARNEY



11-26-2025

ZVA25-65 HARNEY PROPERTY

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ZVA25-65 HARNEY PROPERTY

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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 #2

NEXT REGULAR MEETING

FEBRUARY 12, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL