



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

**BALDWIN COUNTY BOARD OF ADJUSTMENT #2**

**REGULAR MEETING**

**MAY 8, 2025 @ 3:00PM**

**BALDWIN COUNTY SATELLITE COURTHOUSE**

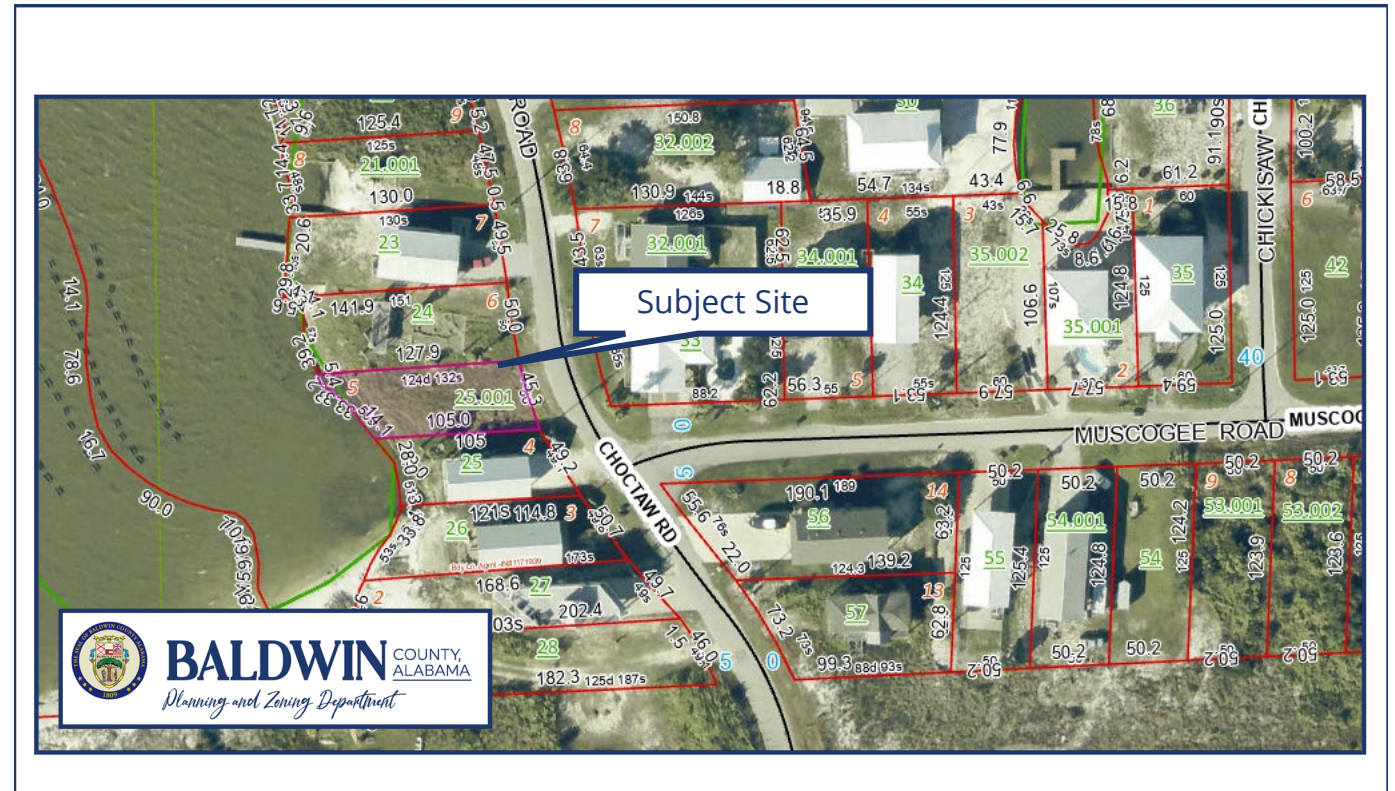
**FOLEY, AL**

# ZVA25-20 DUNN PROPERTY

## VARIANCE REQUEST

Lead Staff: Calla McKenzie, Planning Technician II

- **Planning District:** 25
- **Zoned:** RSF-1, Single Family District
- **Location:** The subject property is located north of State Highway 180 and west of Choctaw Rd.
- **PID:** 05-69-08-02-0-005-025.001
- **PPIN:** 216463
- **Acreage:** +/- 0.14 acres
- **Physical Address:** 2403 Choctaw Rd
- **Applicant:** Heron Plume Construction LLC – Dustin Blount
- **Owner:** Dwight Dunn, Wayne Session and Mike Rainer



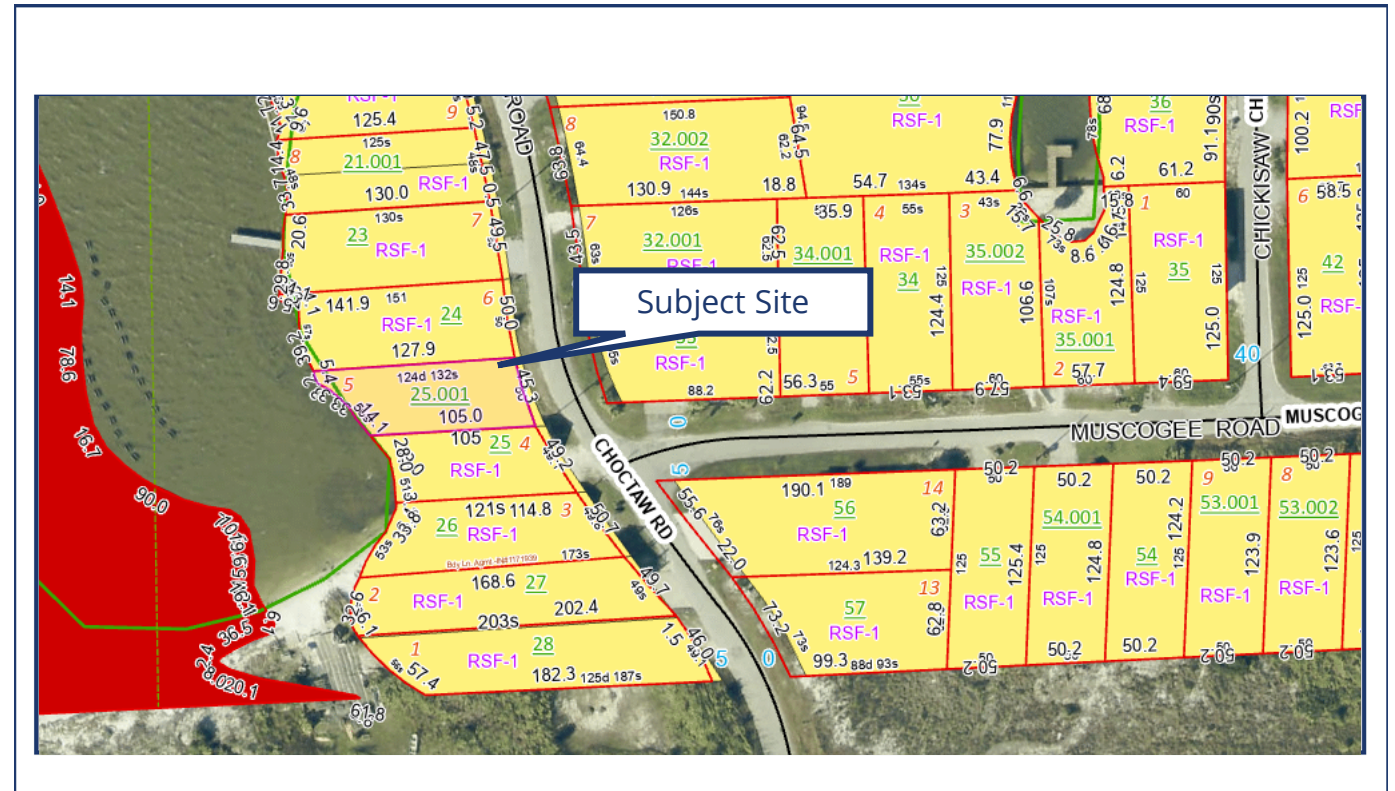
# ZVA25-20 DUNN PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Calla McKenzie, Planning Technician II

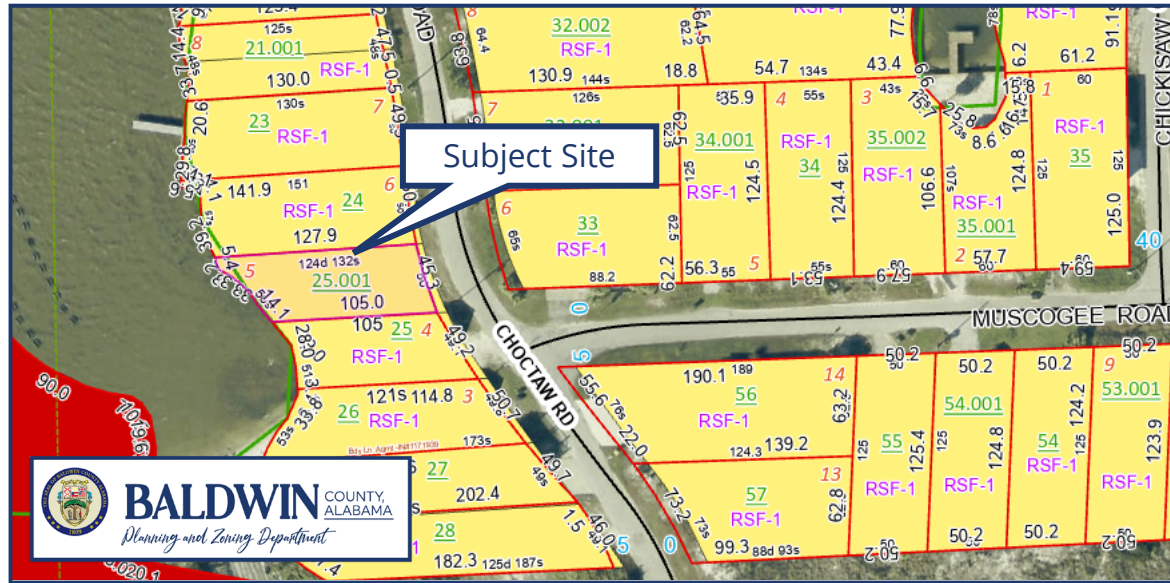
The applicant is requesting a variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to building setbacks.

Staff recommends ZVA25-20 be **APPROVED** with conditions unless information to the contrary is revealed at the public hearing.

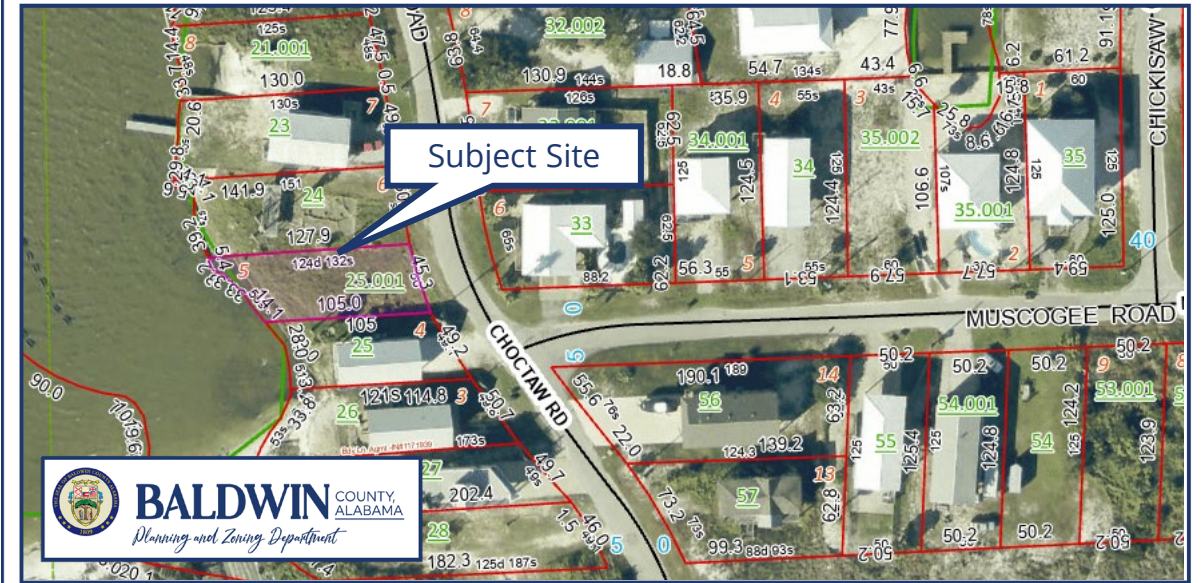




# Locator Map



# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-1, Residential Single Family	Residential
South	RSF-1, Residential Single Family	Residential
East	RSF-1, Residential Single Family	Residential
West	N/A	Water Body





Subject Property  
PIN: 216463



**VARIANCE**  
**PROPOSED**  
**FOR THIS PROPERTY**  
Case Number  
**ZVA25 -000020**

For information Contact  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**

Scan   
for meeting details  
and documents  
available online  
BALDWIN.COM

Apr 23, 2025 11:25:23 AM  
30°13'58.09282"N 87°58'41.02334"W  
288° W

Baldwin County Code Enforcement





Adjoining Property  
to The North  
PIN: 20408



Apr 23, 2025 11:25:39 AM  
30°13'58.50484"N 87°58'41.08465"W  
266° W

Baldwin County Code Enforcement





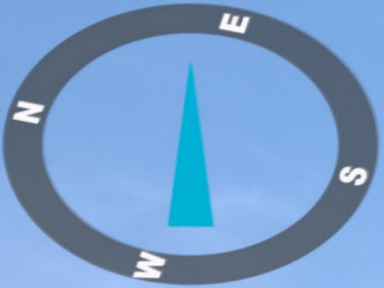
Adjoining Property  
to The South  
PIN: 20016



Apr 23, 2025 11:26:03 AM  
30°13'57.96062"N 87°58'40.98364"W  
198° S

Baldwin County Code Enforcement





Property to The  
East  
PIN: 88



Apr 23, 2025 11:25:28 AM  
30°13'58.13512"N 87°58'41.01031"W  
109° E

Baldwin County Code Enforcement

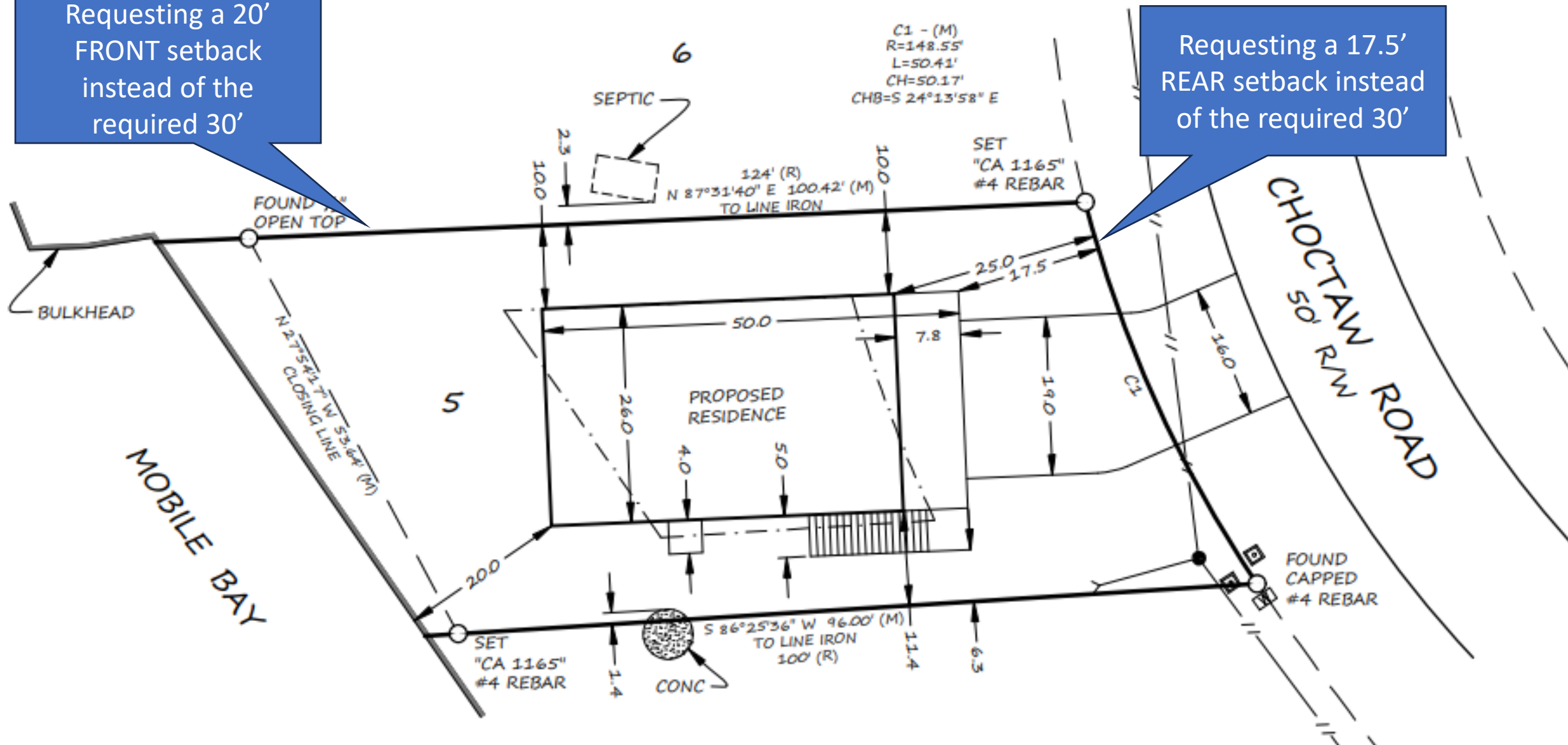


# Site Plan

SETBACKS AS SHOWN:  
FRONT - 30'  
REAR - 30'  
SIDE - 10'

Requesting a 20' FRONT setback instead of the required 30'

Requesting a 17.5' REAR setback instead of the required 30'





# Zoning Requirements

## Section 4.2 RSF-1, Single Family District

*4.2.5 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	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet



# 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 25 came into effect on November 16, 1993. Per Revenue Commission records the property is approximately 0.14 acres, roughly a 50' x 124' lot. The required minimum lot size for RSF-1 is 30,000 square feet with a 100' minimum lot width at the building line. The subject property does not meet the minimum lot requirements, so staff believes that the size of the property is a hardship.

Minimum lot size: **30,000 sf** Actual lot size: **6,098 sf** Minimum Lot width: **100'** Actual Lot Width: **50'**

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

Staff does not perceive any exceptional topographic conditions or other extraordinary situations, or conditions contained on the subject property which may qualify for 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 zoned RSF-1, Single Family District which allows for residential and accessory uses. The request is to allow for a single-family dwelling to be constructed. Therefore, staff believes granting of the application is a necessity for the preservation of a property right.

**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 property owner has provided documentation stating that there is no POA/HOA.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

To Whom it may concern,

There is not HOA or community organizations for the lot located at 2403 Choctaw Rd Gulf Shores, AL.

Signed

 (Dwight Dunn 24, 2025 11:21 CDT)

Dwight Dunn



# ZVA25-20 DUNN PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Calla McKenzie, Planning Technician II

The applicant is requesting a variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to building setbacks.

Staff recommends ZVA25-20 be **APPROVED** with conditions unless information to the contrary is revealed at the public hearing.

1. If approved, the variance is limited to the request as shown on the site plan provided herein.
2. This variance relieves subject property of no 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.



# **ZVA25-20 DUNN PROPERTY**

## **GENERAL NOTES**

Lead Staff: Calla McKenzie, Planning Technician II

### **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*

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**NEXT REGULAR MEETING**

**MAY 8, 2025 @ 3:00PM**

**BALDWIN COUNTY SATELLITE COURTHOUSE**

**FOLEY, AL**