

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

JUNE 16, 2026

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA26-13 CLAREMONT PROPERTY COMPANY INC

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 Lot 11
- **PID:** 05-56-09-32-0-000-005.005
- **PPIN:** 628016
- **Physical Address:** County Road 1
- **Applicant:** Claremont Property Company –
- **Owner:** Claremont Property Company –



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 Property
PIN: 628016



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA26-000013
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655



Jun 2, 2026 10:56:16 AM
12019 County Road 1
Fairhope
Baldwin County
Alabama

A photograph of a wooded area with a text overlay and an arrow pointing to the ground. The text overlay is a white box with a red border containing the text "Adjoining Property to The West PIN: 251889". A red arrow points downwards from the bottom center of this box to the ground. The background consists of dense green trees and foliage under a clear blue sky.


Adjoining Property
to The West
PIN: 251889

Jun 2, 2026 10:53:29 AM
12019 County Road 1
Fairhope
Baldwin County
Alabama

Adjoining Property
to The East
PIN: 273948



Jun 2, 2026 10:52:42 AM
11923 County Road 1
Fairhope
Baldwin County
Alabama



Property to The
North
PIN: 37824

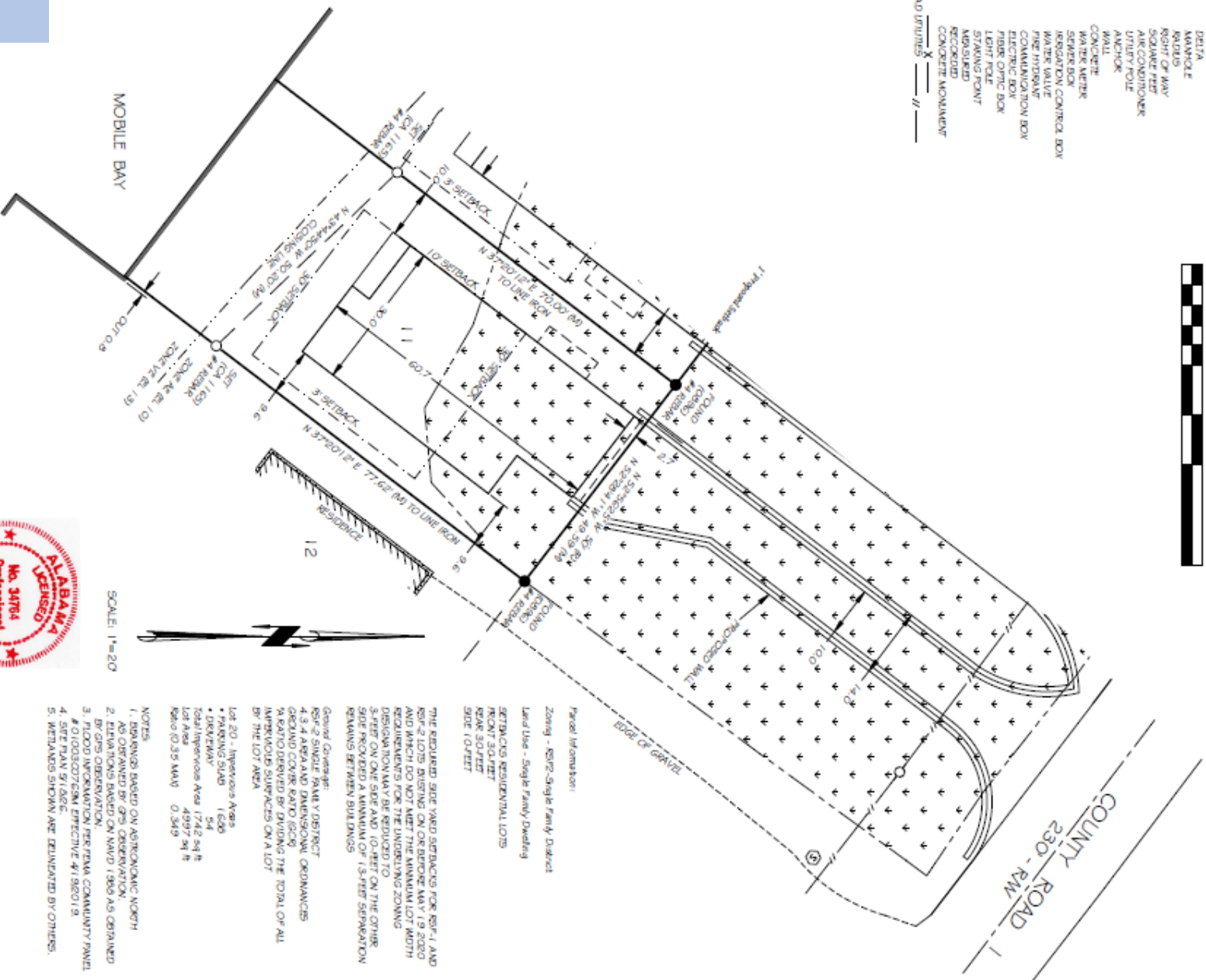
Jun 2, 2026 10:52:11 AM
12019 County Road 1
Fairhope
Baldwin County
Alabama

Site Plan

Lot 11

LEGEND

BUILDING	BUILDING
CALC	CALCULATED
CH	CHORD
D	DELTA
K	MANHOLE
R	RADIUS
RT	RIGHT OF WAY
S	SCALE FEET
SM	SEWER MANHOLE
U	UTILITY POLE
ANCHOR	ANCHOR
WALL	WALL
CONC	CONCRETE
WM	WATER METER
SB	SEWER BOX
PCB	PERGATION CONTROL BOX
WV	WATER VALVE
PH	PINE HYDRANT
CB	COMMUNICATION BOX
EB	ELECTRIC BOX
FO	FIBER OPTIC BOX
LP	LIGHT POLE
SP	STAKING POINT
MS	MEASURED
REC	RECORDED
CM	CONCRETE MONUMENT
FINC	FINISHED
OU	OVERHEAD UTILITIES



Site Plan

I, Robert H. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 11, Block C, Jubilee Point, as recorded in Site 204-D, in the Office of the Judge of Probate, Blount County, Alabama, and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief according to my survey of 5/1/2024. Survey made if not sealed in red.

Order No.: 12729
Client:
Address: County Road 1

Robert H. Wilson

Robert H. Wilson
No. 34764
Wilson Surveyors LLC
224 E. 20th St.
Gulf Shores, AL 36542
Phone (251) 975-7955



NOTES:
 (a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or any other restrictions whether or not of record.
 (b) Underground portions of foundations, footings, and/or other underground structures, utilities, conduits or lines shown hereon are not shown unless otherwise noted.
 (c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

SCALE: 1"=20'



- NOTES:**
1. DIMENSIONS BASED ON ASTRONOMIC NORTH
 2. 20' SETBACKS FROM ALL CORNERS
 3. DIMENSIONS BASED ON 1"=20' AS OBTAINED BY GPS OBSERVATION.
 4. FLOOD INFORMATION: THE FEMA COMMUNITY PANEL # 010030732N1 EFFECTIVE 4/19/2019.
 5. SETBACKS SHOWN ARE DETERMINED BY OTHERS.
- Lot 20 - Inevious Area**
- AREA: 1620
 - PERIMETER: 141
 - DISTANCE: 1742 sq ft
 - AREA: 4997 sq ft
 - PERIMETER: 0.349
- Parcel Information:**
- Zoning - RFR Single Family District
 Land Use - Single Family Dwelling
 SETBACKS RESIDENTIAL LOTS
 FRONT 30 FEET
 REAR 30 FEET
 SIDE 10 FEET
- The required side yard setbacks for SF-1 AND SF-2 LOTS, DISTING ON OR BEFORE MAY 19 2020 AND WHICH DO NOT MEET THE MINIMUM LOT WIDTH REQUIREMENTS FOR THE UNDERLYING ZONING DISPOSITION MAY BE REDUCED TO 3 FEET ON ONE SIDE AND 10 FEET ON THE OTHER SIDE PROVIDED A MINIMUM OF 1.5 FEET SEPARATION REMAINS BETWEEN BUILDINGS
- Ground Coverage:**
- SF-2 SINGLE FAMILY DISTRICT
 - 4.3 A AREA AND DIMENSIONAL ORDINANCES
 - GROUND COVER RATIO (GCR)
 - 9.6% (GCR DERIVED BY DIVIDING THE TOTAL OF ALL IMPROVED SURFACES ON A LOT BY THE LOT AREA)

Site Plan

Lot 11



Rear property line 2.7'



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 transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 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-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.

- (d) The following local commercial use: bed and breakfast or tourist home (see *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

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 lot of record is 50 x 142.6 and roughly 7,130sq. 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'. This parcel is along the area of the exceptionally large right-of-way. Therefore, the 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: **7,130 +/- 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 contains jurisdictional wetlands and has obtained permits from the Corps to fill a maximum of one-tenth of an acre, as permitted by the local provisions for Planning District 26. Therefore, staff could consider 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. The applicant received a land disturbance ZLD25-64 for the bulkhead and backfill.

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

Claremont Property Co is the owner of this parcel. There is no active neighborhood association, HOA and/or POA for this parcel.



Juliet Garcia

Claremont Property Co.

ZVA26-13 CLAREMONT PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line to allow for the construction of a new single-family dwelling.

The applicant is requesting to build up to 2.7 feet to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-13 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.

ZVA26-13 CLAREMONT PROPERTY

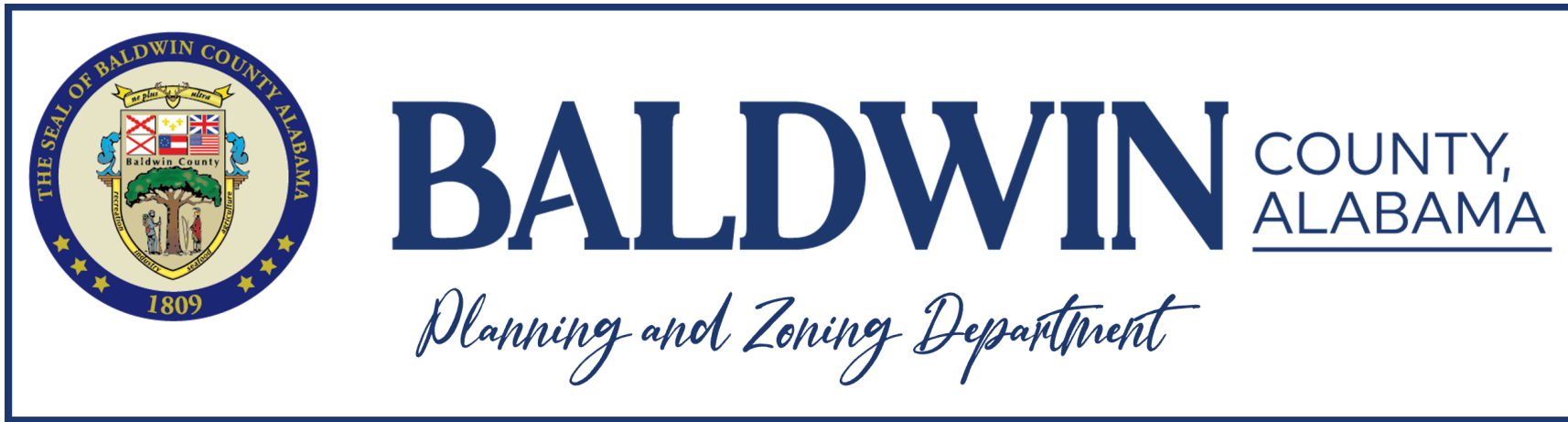
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, 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 BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

JULY , 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL