



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

JULY 21, 2026

BALDWIN COUNTY CENTRAL ANNEX

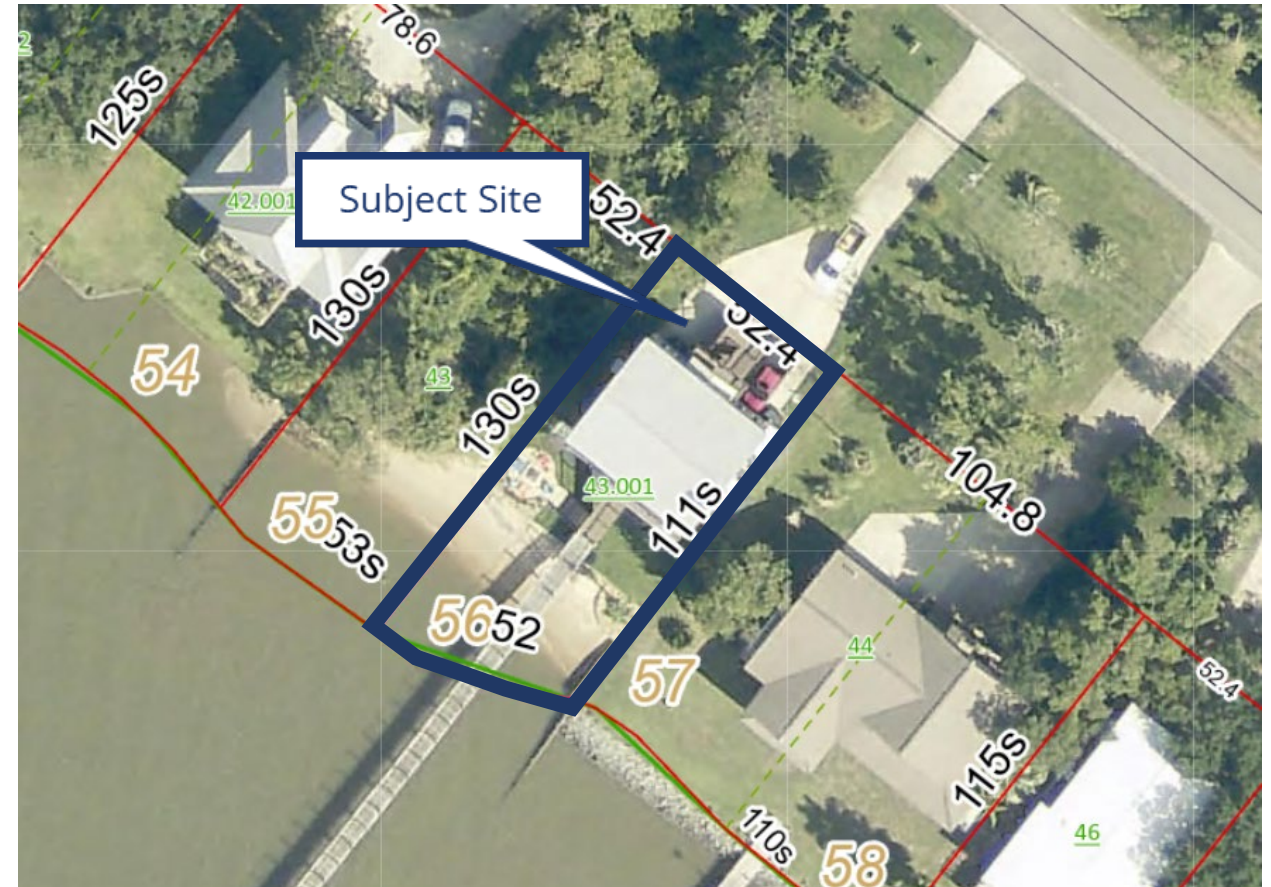
ROBERTSDALE, AL

ZVA26-17 CETRON 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 **Lot 56**
- **PID:** 05-56-08-33-0-000-043.001
- **PPIN:** 251871
- **Physical Address:** 11536 County Road 1
- **Applicant:** Edward Cetron
- **Owner:** CETRON, EDWARD J ETAL CETRON, KATHY H



ZVA26-17 CETRON PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

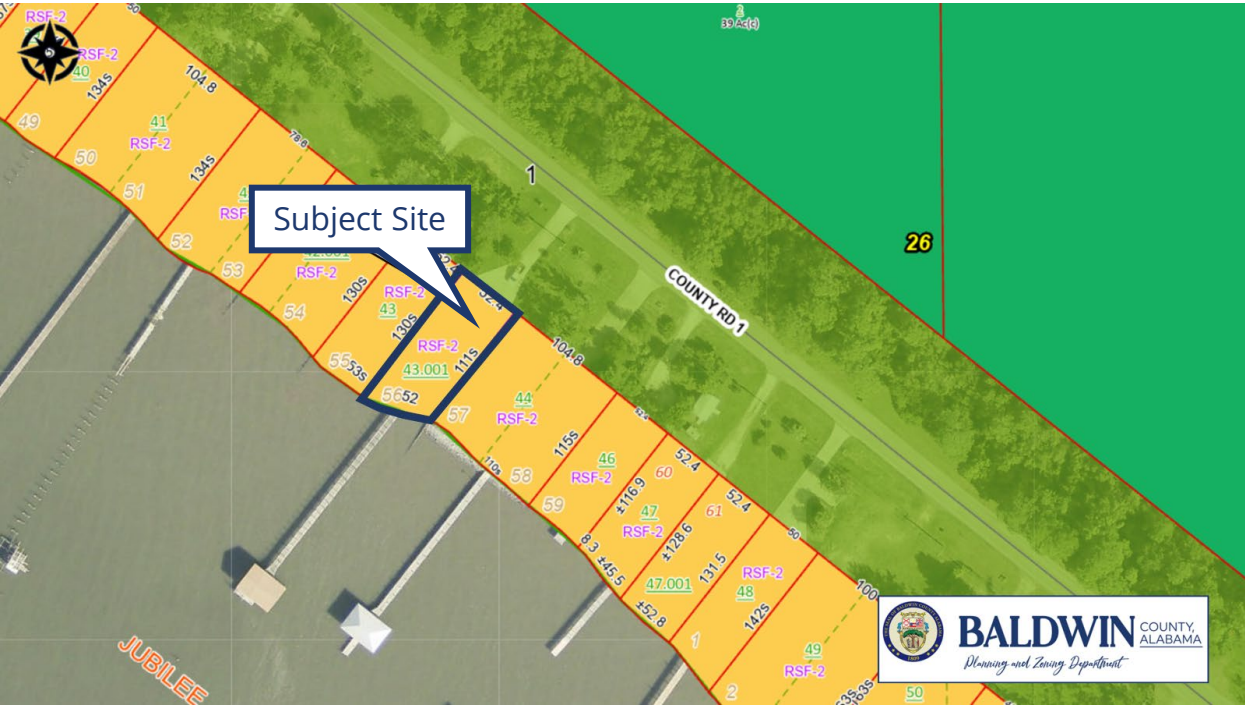
The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line setback to allow for an addition of a new single-family dwelling.

The applicant is requesting to build up to 0' to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-17 be Approved.



Locator Map



Site Map



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

Subject Property
PIN: 251871



**PROPOSED
FOR THIS PROPERTY**
Case Number

ZVA 26-000017

For information Contact
Baldwin County Planning &
Zoning Department

(251) 580-1655



Jun 30, 2026 11:43:32 AM
11547 County Road 1
Fairhope
Baldwin County
Alabama



Adjoining Property
to The West
PIN: 2919

Jun 30, 2026 11:38:50 AM
11551 County Road 1
Fairhope
Baldwin County
Alabama

Adjoining Property
to The East
PIN: 1940



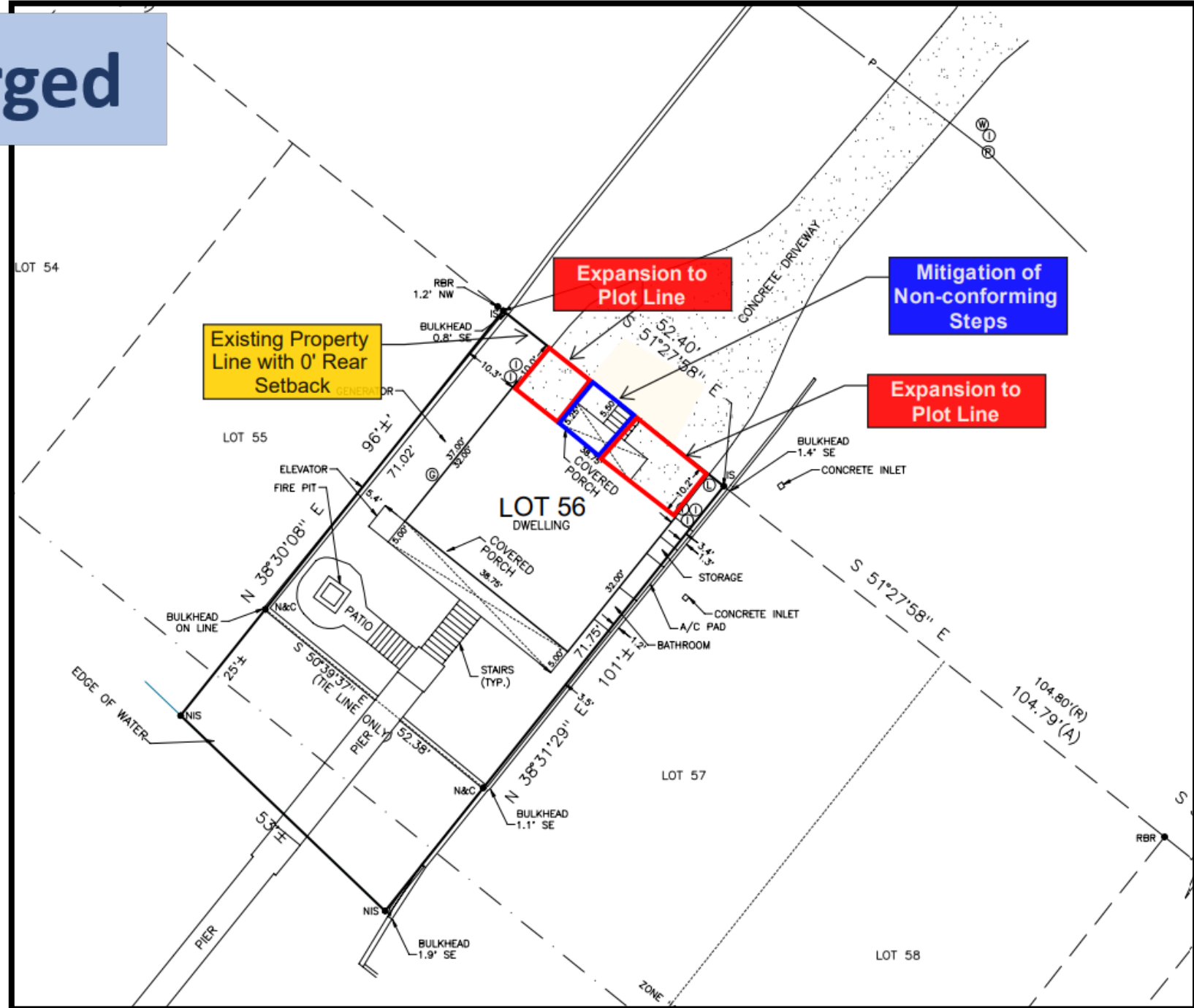
Jun 30, 2026 11:44:06 AM
11563 County Road 1
Fairhope
Baldwin County
Alabama



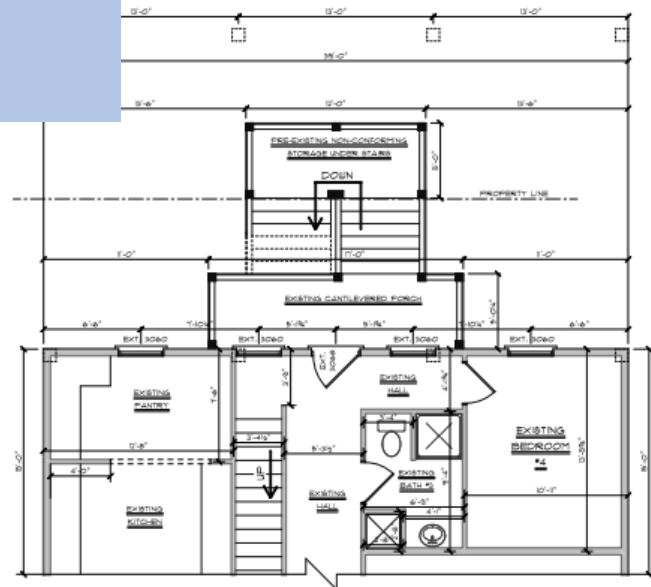
Property to The
North
PIN: 7815

Jun 30, 2026 11:38:59 AM
11551 County Road 1
Fairhope
Baldwin County
Alabama

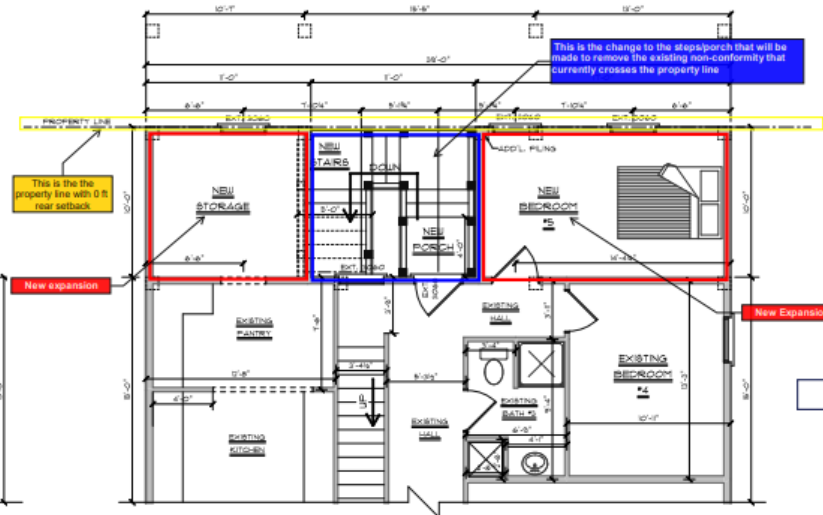
Site Plan Enlarged



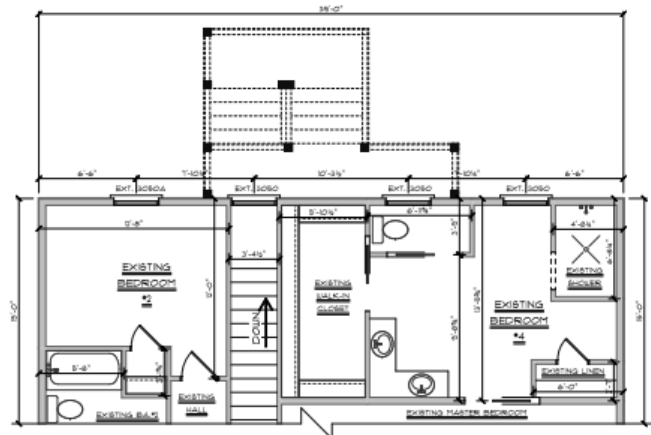
Floor Plan



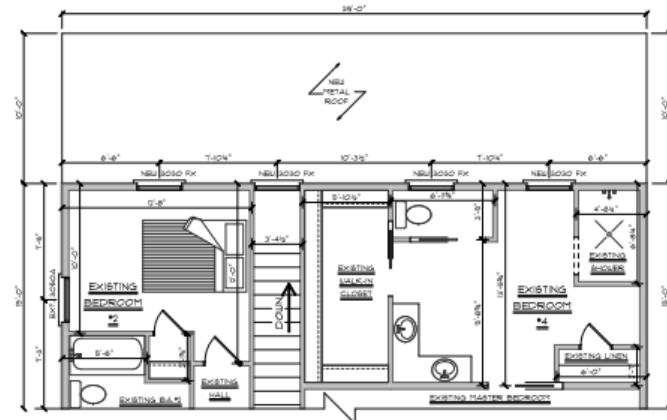
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTE:**
This plan is the property of the home owner/builder and R. Clark Home Design for a single use on this site, and may not be used or copied without their written permission. R. Clark Home Design assumes no liability for any home constructed from this plan. It is the sole responsibility of the purchaser of this plan to perform the following before construction begins.
1. Builder and/or Contractor must verify all dimensions before proceeding with construction.
 2. Contractor must comply with all building codes that are applicable to the area of construction.
 3. THIS PLAN IS FOR DIMENSIONAL AND LOCATION PURPOSES. ENGINEERING ASPECTS ARE DEPENDANT UPON CONSTRUCTION SITE CONDITIONS AND MUST BE OBTAINED BY A LICENSED ENGINEERING PROFESSIONAL.
 4. It is recommended that you consult a local engineer of your choice and check with your local building officials prior to start of actual construction. These drawings are not to be copied or reproduced without written permission from R. CLARK HOME DESIGN.
- NOTE:**
Lot clearing, site grading and foundation preparations shall be done in accordance with code requirements and subdivision restrictions. Bearing soil and site fill shall be free of all organic material and fill shall be compacted to a firm standard prior to construction. Owner/Contractor/Builder shall verify site conditions and adequacy of proposed foundation design for the site in which it is to be constructed prior to commencement of construction. Soil boring tests may be needed or required to establish actual site conditions. No on site supervision, inspections, or testing is provided by designer. Owner/Contractor/Builder should consult with a licensed engineer to verify all above mentioned prior to commencement of construction.
- NOTE:**
Contractor shall verify the accuracy of all dimensions, ceiling heights, beam and joist designations, complying with all code requirements, and the provisions for duct layout, heating and air conditioning systems and proposed exterior plumbing layout prior to commencement of construction.
- NOTE:**
ALL FLASHING AROUND WINDOWS & DOORS SHALL BE INSTALLED AS PER CODE TO PREVENT MOISTURE PENETRATION.
- NOTE:**
ALL ROOF FLASHING, SIDEWALL FLASHING, BAY & OTHER REQUIRED FLASHING SYSTEMS SHALL BE INSTALLED AS PER CODE REQUIREMENT & SHALL PREVENT MOISTURE PENETRATION.
- NOTE:**
ALL WINDOW & DOOR OPENINGS SHALL HAVE UWP 1874 24 STRAP FROM TOP PLATE THROUGH HEADER TO KING STUD.
- NOTE:**
CONSTRUCTION DETAILS TO PROVIDE WIND RATING TO 130 MPH MIN.
- NOTE:**
UNDERLAYS DEBRIS PROTECTION TO BE PROVIDED BY APPROVED UNDERGREEN PL 1875 WOOD-N-NAME OR EQUIVALENT.
- NOTE:**
BUILDER SHALL INSTALL APPROPRIATE ATTIC VENTILATION.
- NOTE:**
ALL WINDOWS 18" OR LESS ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS AS PER "RC" SECTION R308.4.
- NOTE:**
ALL WINDOWS ABOVE GROUND FLOOR THAT ARE 34" OR LESS ABOVE FINISHED FLOOR SHALL HAVE EXCESS BARRIER.
- NOTE:**
WINDOW DESIGNATION 3080 54 x 3'-0" x 5'-0" SINGLE HUNG VERIFY WITH MANUFACTURER FOR SIZE & ROUGH OPENINGS.
- NOTE:**
DOOR DESIGNATION 3080 54 x 3'-0" x 6'-8". VERIFY WITH MANUFACTURER FOR SIZE & ROUGH OPENINGS.
- NOTE:**
FOUNDATION ANCHOR BOLTS SHALL COMPLY WITH "RC" SECTION R308.4 SPACED WITHIN 12" OF PLATE ENDS AND AT 34" O.C. MAX.
- NOTE:**
ALL FILL MATERIAL TO BE CONCRETE SAND FOR MAXIMUM COMPRESSION.
- NOTE:**
PGT CASEMENT WINDOW DESIGN PRESSURE TESTED TO +10-80 PSF.

- NOTE:**
CONTRACTOR TO MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE WITH OWNER APPROVAL.
- NOTE:**
EXISTING DIMENSIONS, SPECIFICATIONS, AND MATERIALS SHOULD BE VERIFIED.
- NOTE:**
IF PERIMETER INSULATION IS USED BAYE AND ATTIC VENTILATION ARE NOT REQUIRED.

ED & KATHY CETRON
11563 COUNTY ROAD #1
FAIRHOPE, ALABAMA

PRELIMINARY: 10-06-25

R. CLARK HOME DESIGN		
FAIRHOPE, ALABAMA		(205) 361-6044
CETRON RESIDENCE		
Plan Sheet: EXISTING & NEW FLOOR PLANS "B"		
Date: 10-06-25	Drawn By: RAY CLARK	Sheet Number: 2
Scale:	Plan Number:	

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.

Planning District 26 came into effect on September 21, 1993. The lot of record is 52.4' x 130' and 6,812 sq. ft. The minimum lot size requirement for RSF-2, Residential Single-Family District, 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, 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: **6,812 +/- sf**, Minimum Lot width: **80'**, Actual Lot Width: **52.4**, 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 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 involves redesigning the roadside porch stairs, which currently extend beyond the property line and create a nonconformity. The proposed new design will be contained within the property boundaries. 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

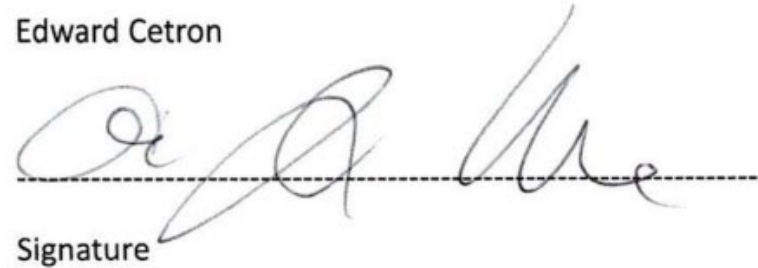
5.) Other matters which may be appropriate.

- 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

This property does not have any active Homeowner's Association.

Edward Cetron

_____

Signature

7/6/2026

Date

ZVA26-17 CETRON 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 setback to allow for an addition of a new single-family dwelling.

The applicant is requesting to build up to 0' to the rear property line, instead of maintaining the required 30-foot rear setback.

Staff recommends that ZVA26-17 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.

ZVA26-17 CETRON 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,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

AUGUST 18, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL