



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

AUGUST 13, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

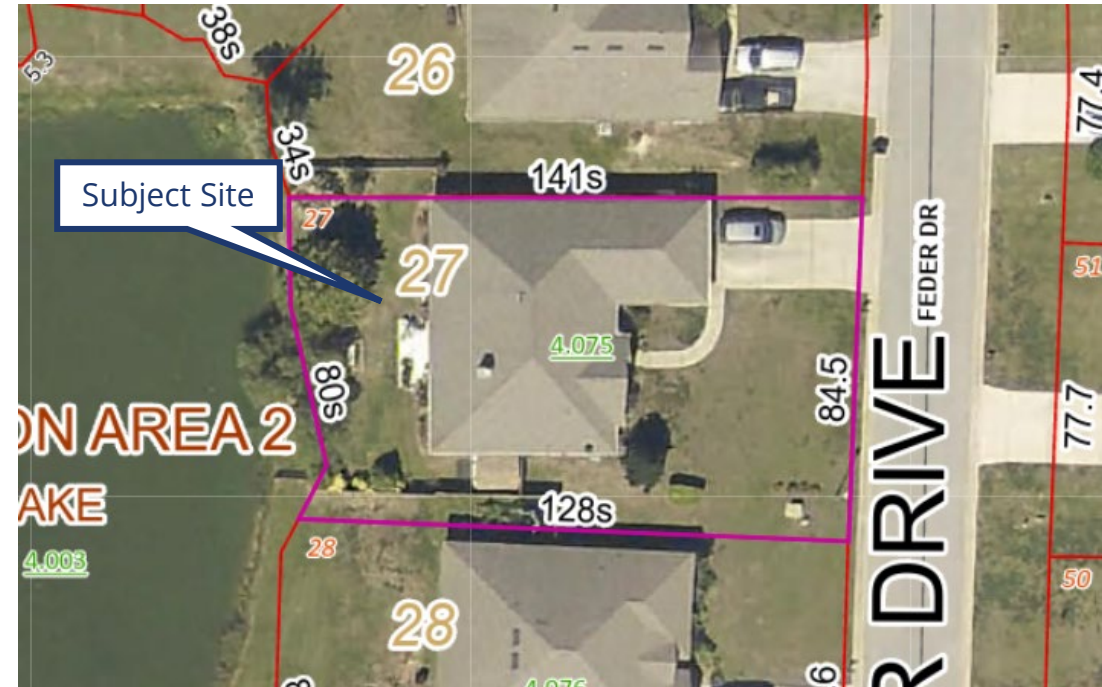
FOLEY, AL

ZVA26-19 CORTRIGHT PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 21
- **Zoned:** RSF-2, Residential Single Family
- **Location:** The subject property is located west of Feder Dr in Wellborn Lake Estates
- **PID:** 05-60-06-13-0-000-004.075
- **PPIN:** 285303
- **Acreage:** 0.25 +/- acre
- **Physical Address:** 1702 Feder Dr
- **Applicant:** Fred Cortright
- **Owner:** CORTRIGHT, FREDERICK R ETUX NANCY S (LIF AND E ESTATE)



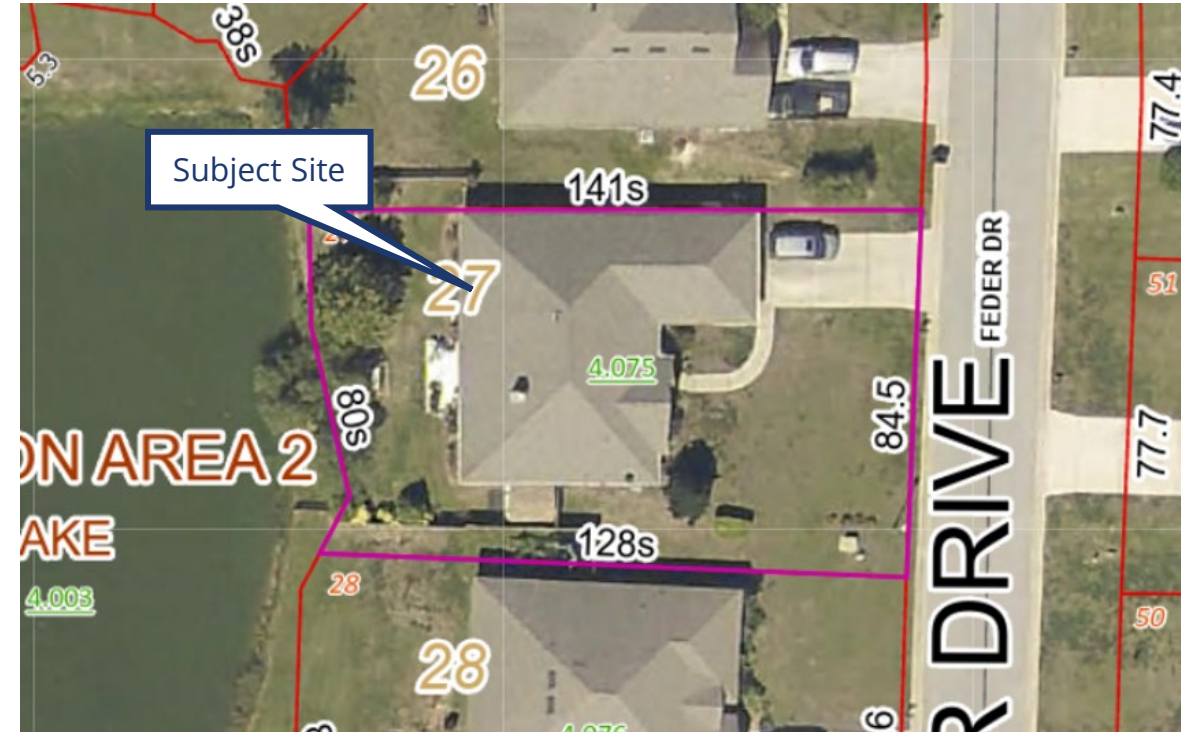
ZVA26-19 CORTRIGHT PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

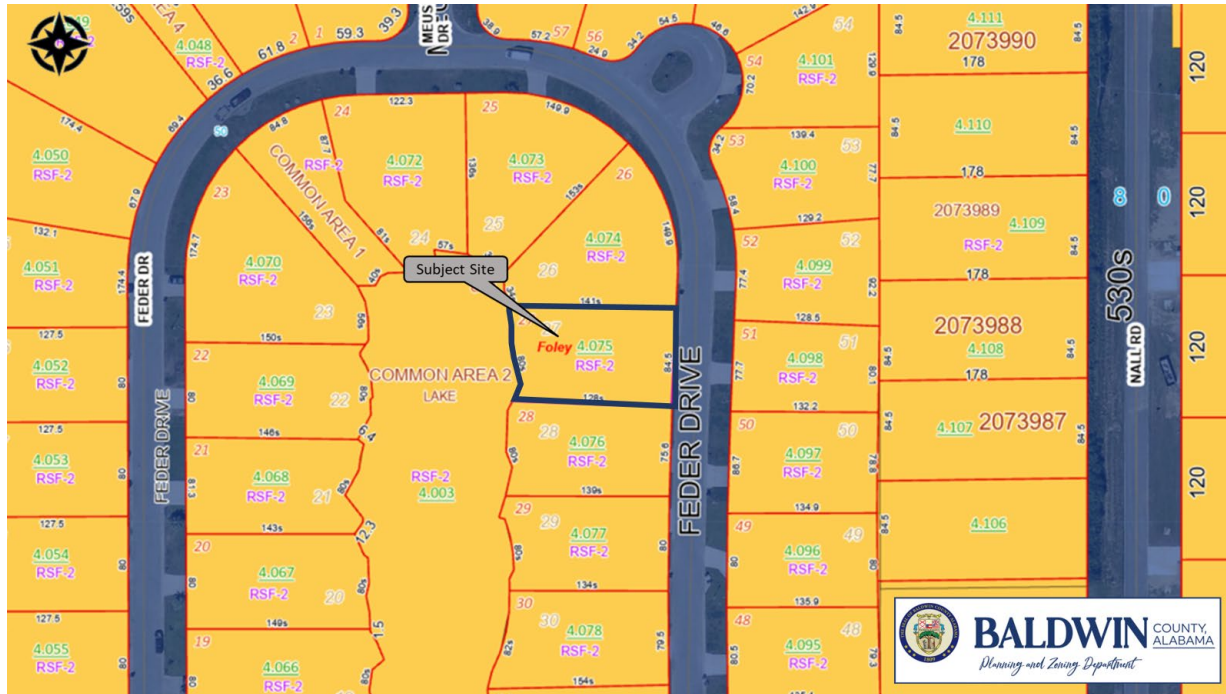
Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4, Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, as it pertains to the building setbacks, in order to allow for a porch addition to a single-family dwelling.

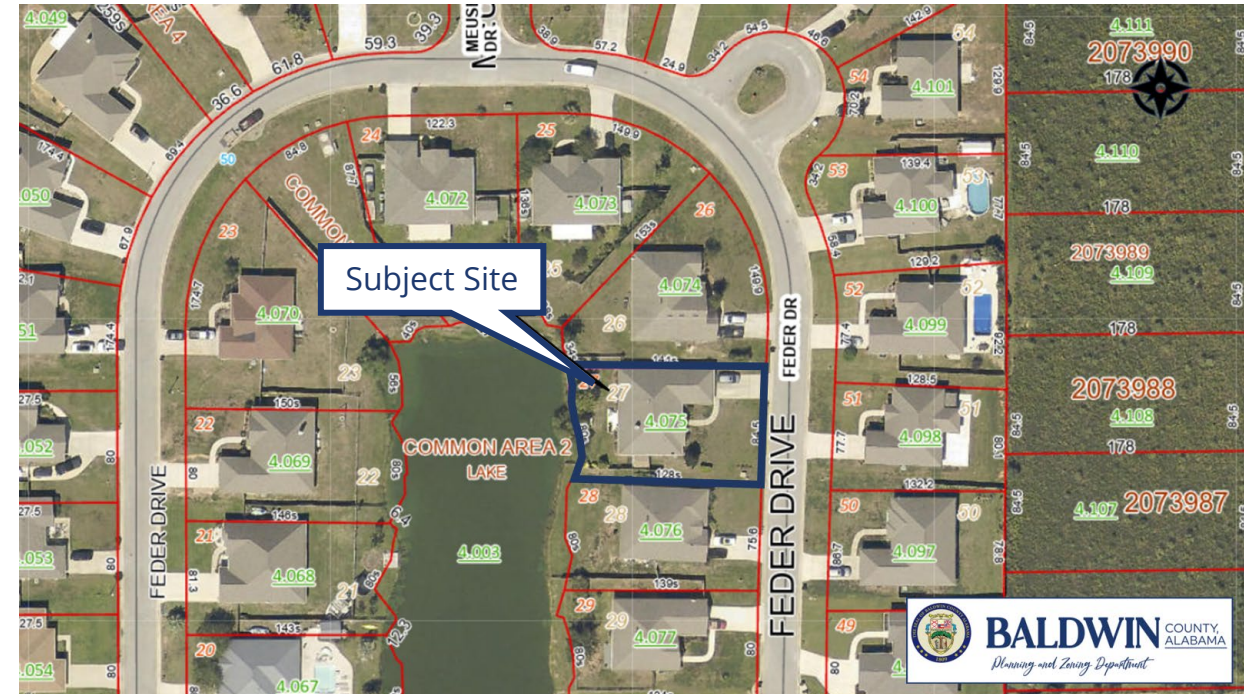
Staff recommends that case ZVA26-19 be **denied** unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map



Adjacent Zoning

Adjacent Land Use

North

RSF-2, Residential Single Family

Residential

South

RSF-2, Residential Single Family

Residential

East

RSF-2, Residential Single Family

Residential

West

RSF-2, Residential Single Family

Residential

Subject Property
PIN: 285303



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA26-000019
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Jul 31, 2026 1:38:55 PM
17063 Feder Drive
Foley
Baldwin County
Alabama

Adjoining Property
to The North
PIN: 285302



Jul 28, 2026 10:50:27 AM

17072 Feder Drive

Foley

Baldwin County

Alabama

Adjoining Property
to The South
PIN: 285304



Jul 28, 2026 10:50:05 AM
17063 Feder Drive
Foley
Baldwin County
Alabama

Property to The
East
PIN: 285326



Jul 28, 2026 10:50:31 AM
17072 Feder Drive
Foley
Baldwin County
Alabama

Property to The
West
PIN: 285298

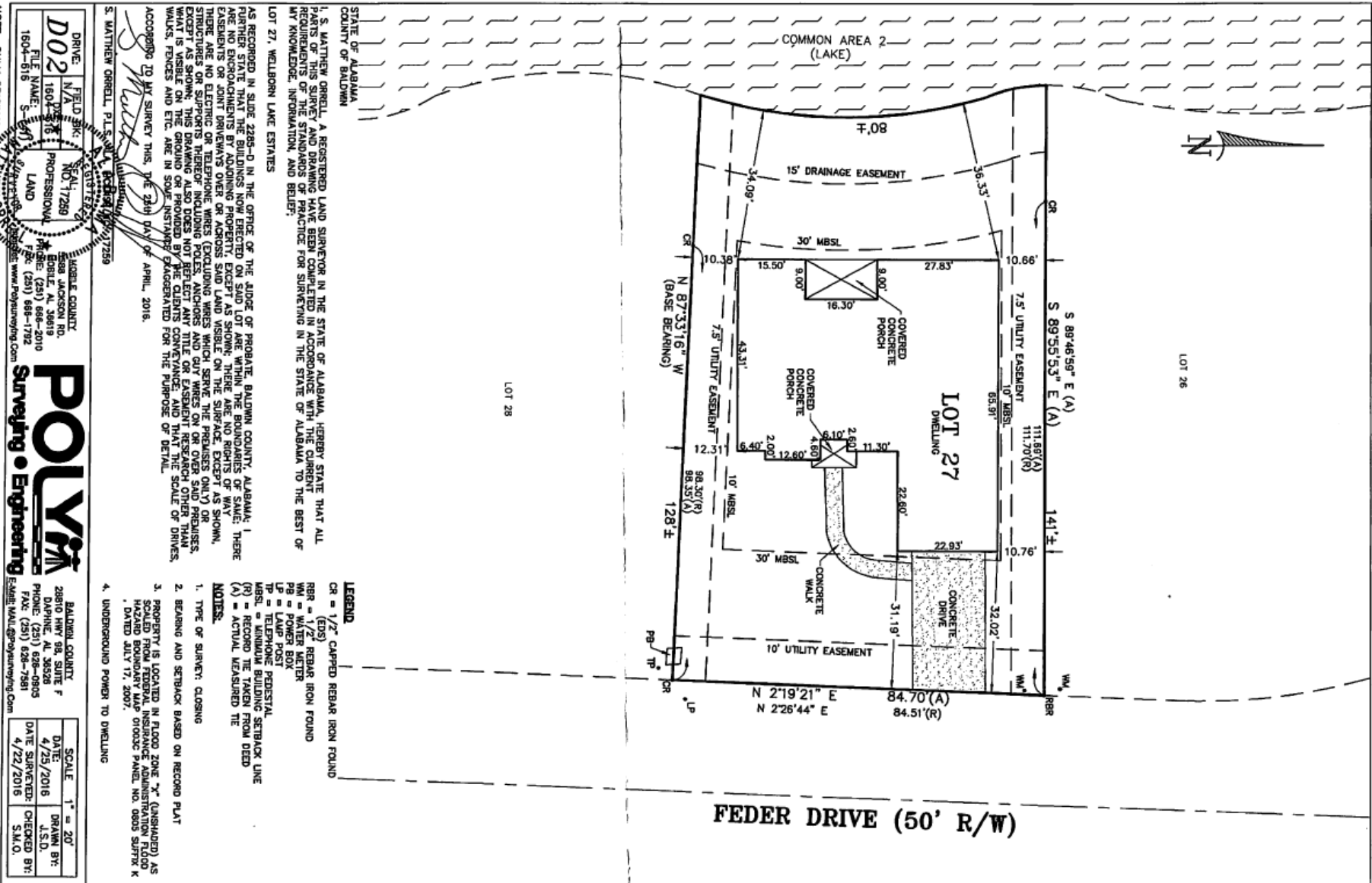


Jul 28, 2026 10:52:25 AM
17029 Feder Drive
Foley
Baldwin County
Alabama

Site Plan



Survey



Wellborn Estates Subdivision Plat

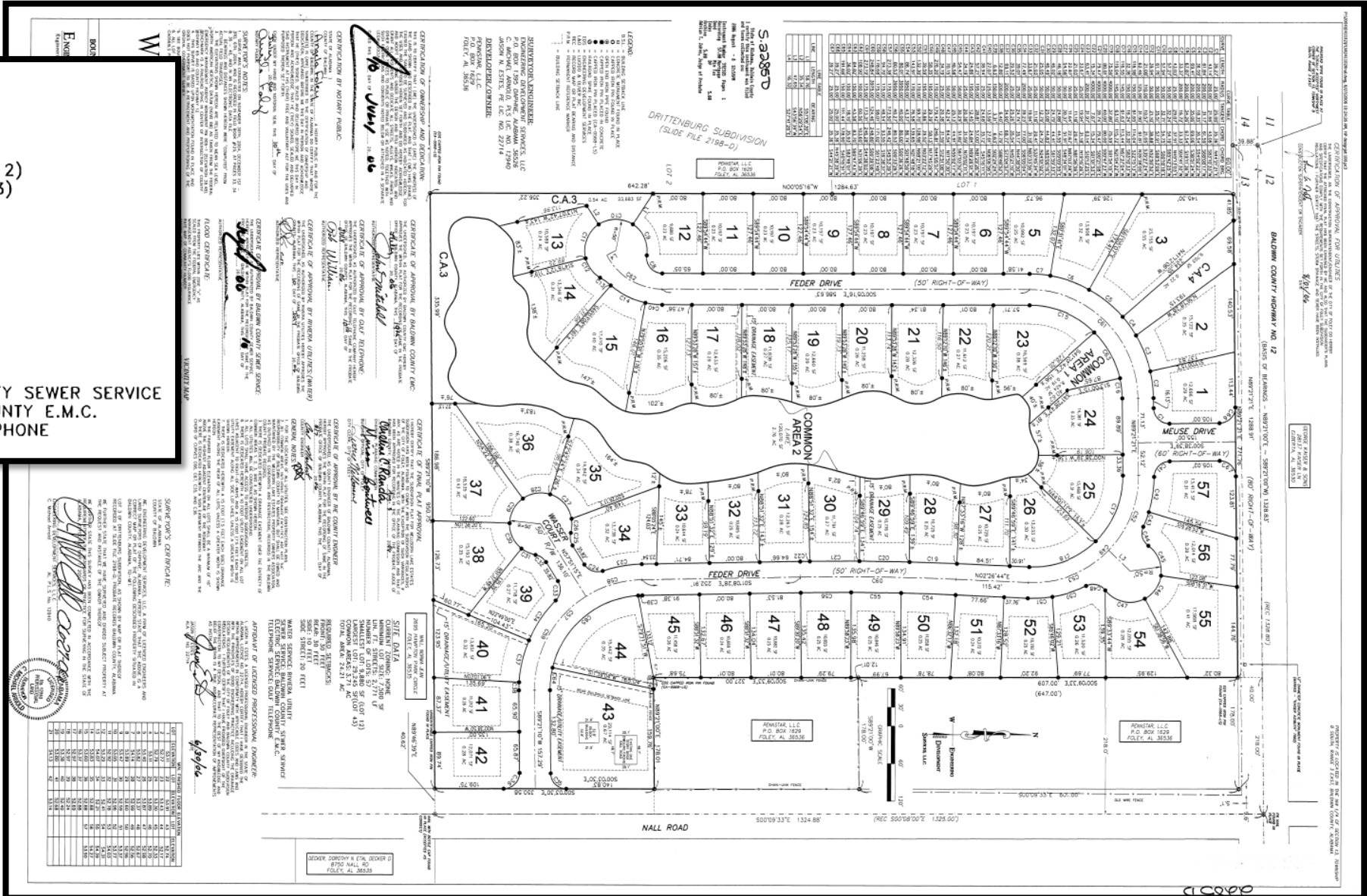
SITE DATA

CURRENT ZONING: NONE
 MINIMUM LOT SIZE: 7,500 SF
 LIN. FT. STREETS: 2,771 LF
 NUMBER OF LOTS: 57
 SMALLEST LOT: 9,880 SF (LOT 12)
 LARGEST LOT: 29,245 SF (LOT 43)
 COMMON AREAS: 3.71 AC
 TOTAL AREA: 24.21 AC

REQUIRED SETBACKS:

FRONT: 30 FEET
 REAR: 30 FEET
 SIDE: 10 FEET
 SIDE STREET: 20 FEET

WATER SERVICE: RIVIERA UTILITY
 SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
 ELECTRIC SERVICE: BALDWIN COUNTY E.M.C.
 TELEPHONE SERVICE: GULF TELEPHONE



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 3.2.6 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-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 18.5: *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
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 21 came into effect on June 2, 2009. The lot of record is approximately 0.25 acres. The minimum lot size requirement for RSF-2, Residential Single Family, is 15,000 sf with a minimum lot width at the building line of 80'. The property does not meet the minimum requirements; however, staff does not consider this a hardship for a porch addition. Therefore, staff believes there is no exceptional narrowness, shallowness, or distinctive shape of the subject property that would necessitate a variance.

RSF-1 Required minimum lot size: 15,000 sf	Actual size: 10,816 sf	Lot size hardship: YES
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RSF-2 Required minimum width at Building line: 80'	Actual lot width: 80'	Lot width hardship: NO
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2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

Staff does not perceive an exceptional topographic condition or other extraordinary situation, or condition contained on the subject property, which would justify 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 preservation of a property right was established with the existing dwelling, which meets setback requirements. Staff believes the proposed porch addition serves a convenience for the property owner and is not necessary to preserve 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 applicant has submitted a written statement from the active homeowner association for the subject property. (see next slide)
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

Letter from the Association

July 3, 2026

Wellborn Lakes Homeowners Association
P.O. Box 21
Bon Secour, AL 3651

RE: Architectural Approval for Screened Porch Construction
Property Owner: Frederick Cortright
Property Address: 17072 Feder Drive, Foley, AL 36535

To Whom It May Concern:

This letter serves as formal confirmation that the Wellborn Lakes Homeowners Association (HOA) has reviewed the proposed screened porch addition for the residence of Mr. Frederick Cortright, located at 17072 Feder Drive, Foley, Alabama 36535.

As President of the Wellborn Lakes HOA, I have determined that the proposed screened porch to be constructed on the rear of Mr. Cortright's home complies with the applicable Wellborn Lakes HOA Covenants, Conditions, and Restrictions. The proposed improvement is consistent with the architectural standards and community requirements established for our neighborhood.

Accordingly, the Wellborn Lakes HOA hereby grants approval for Mr. Frederick Cortright to proceed with the construction of the screened porch on the back of his home. This approval is granted with the understanding that all applicable Baldwin County permitting requirements, building codes, inspections, and regulations will be satisfied by the homeowner.

The Wellborn Lakes HOA has no objection to this project and considers it an acceptable improvement within the Wellborn Lakes community.

Should Baldwin County require any additional information regarding this approval, please contact the Wellborn Lakes HOA or the undersigned.

Sincerely,



Charlie Krueger
President, Wellborn Lakes Homeowners Association
17011 Feder Drive
Foley, AL 36535
Phone: (251) 979-9905

Wellborn Lakes Homeowners Association
P.O. Box 21
Bon Secour, AL 36511

ZVA26-19 CORTRIGHT PROPERTY

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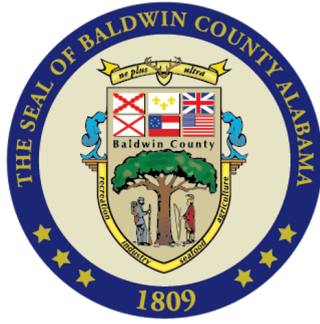
BOA BY LAWS

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 #2

NEXT REGULAR MEETING

SEPTEMBER 10, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL