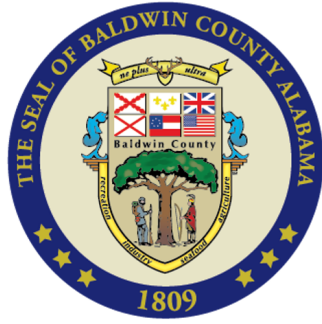




BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

OCTOBER 22, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

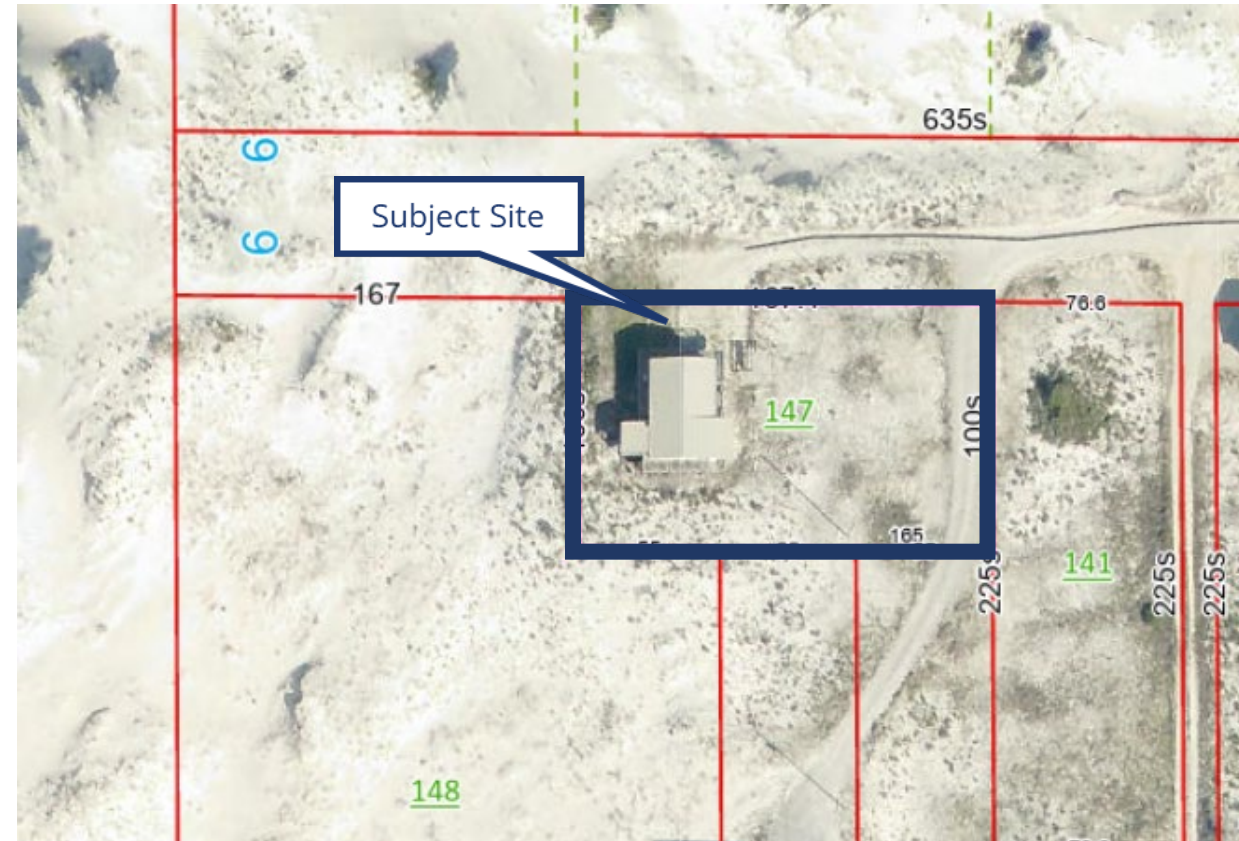
FOLEY, AL

ZVA26-25 STILLWATER CAPITAL ASSETS LLC PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Associate Planner

- **Planning District:** 25
- **Zoned:** RSF-1
- **Location:** The subject property is located at Mobile St W
- **PID:** 05-68-07-25-0-000-147.000
- **Physical Address:** Mobile St W
- **Applicant:** Stillwater Capital Assets LLC
- **Owner:** Stillwater Capital Assets LLC



ZVA26-25 STILLWATER CAPITAL ASSETS LLC PROPERTY

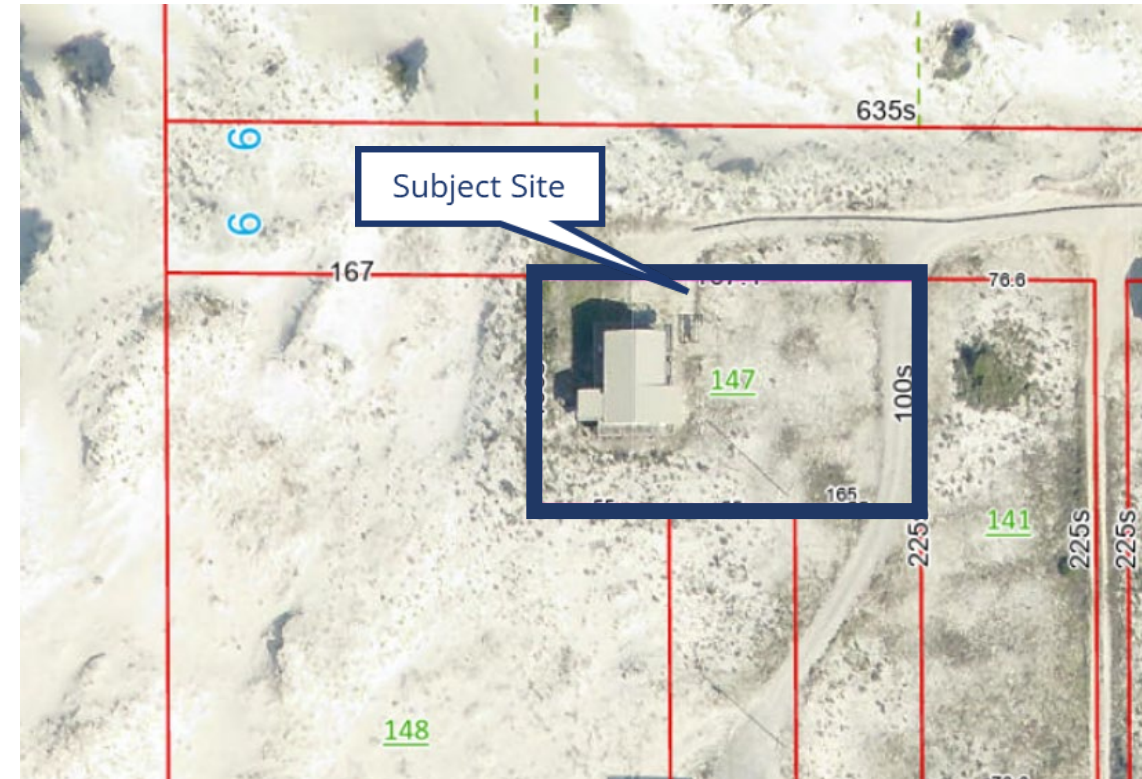
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Associate Planner

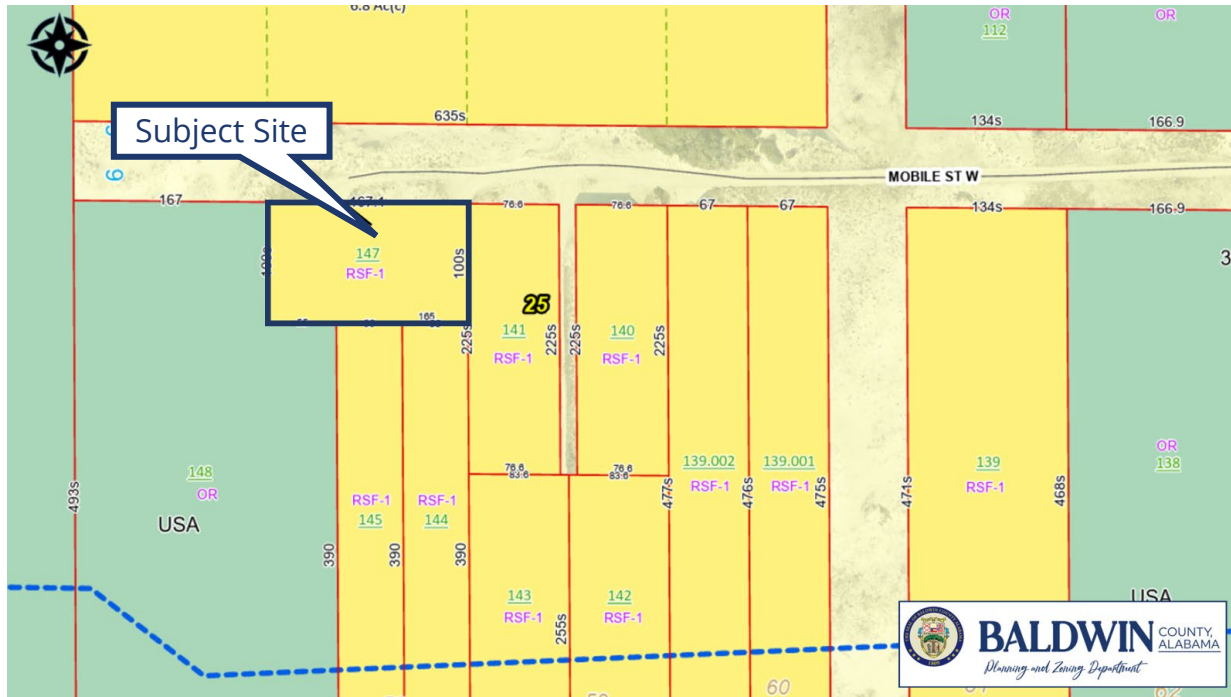
The applicant is seeking a variance from Section 4.2.5 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, as it pertains to the front setback requirements in order to construct a single-family dwelling.

The applicant is proposing to construct a single-family dwelling. The dwelling will be 20' from the front property line instead of the required 30'

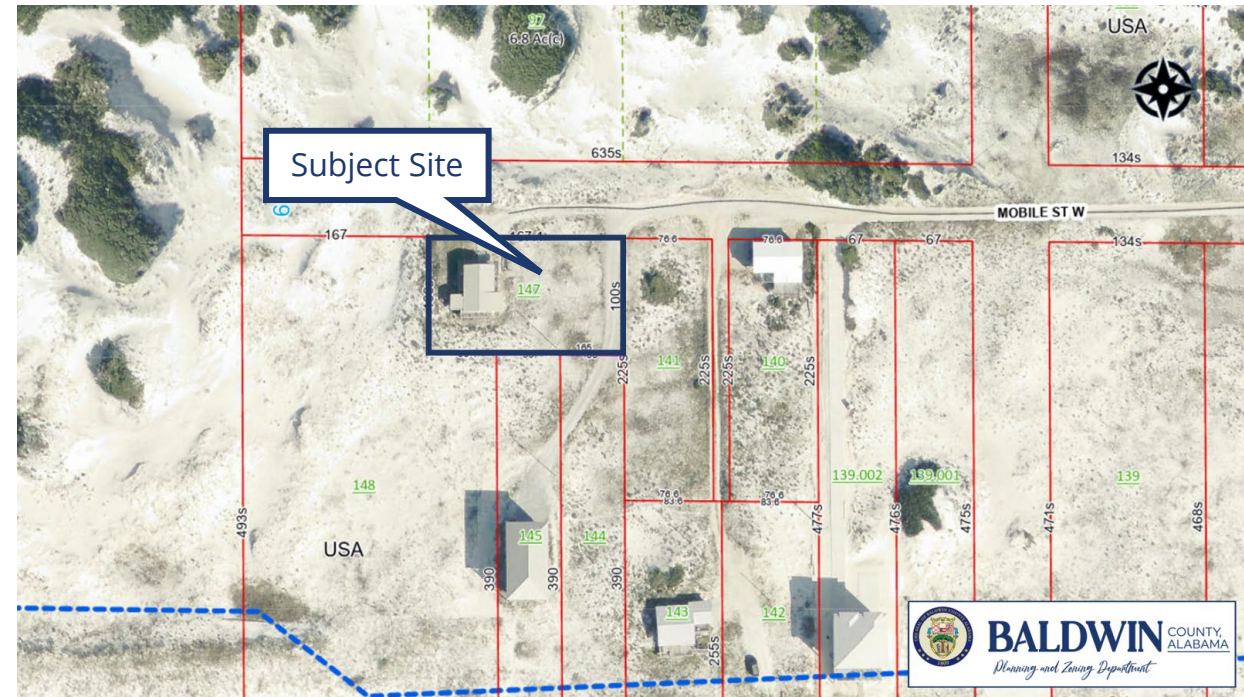
Staff recommends that case ZVA26-25 be approved.



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-1, Residential Single Family	Vacant
South	RSF-1, Residential Single Family	Residential/Vacant
East	RSF-1, Residential Single Family	Vacant
West	RSF-1, Residential Single Family	Vacant

Subject Property
PIN: 46045



**VARIANCE
PROPOSED
FOR THIS PROPERTY**
Case Number
ZVA26-000025
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Sep 21, 2026 11:51:56 AM
349 Breland Lane
Gulf Shores
Baldwin County
Alabama

Subject Property
PIN: 46045



**VARIANCE
PROPOSED
FOR THIS PROPERTY**
ZVA26-000025
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Sep 21, 2026 11:51:56 AM
349 Breland Lane
Gulf Shores
Baldwin County
Alabama



Sep 21, 2026 11:52:30 AM
11068 Mobile Street West
Gulf Shores
Baldwin County
Alabama



Sep 21, 2026 11:53:34 AM



Adjoining Property
to the East
PIN: 23453

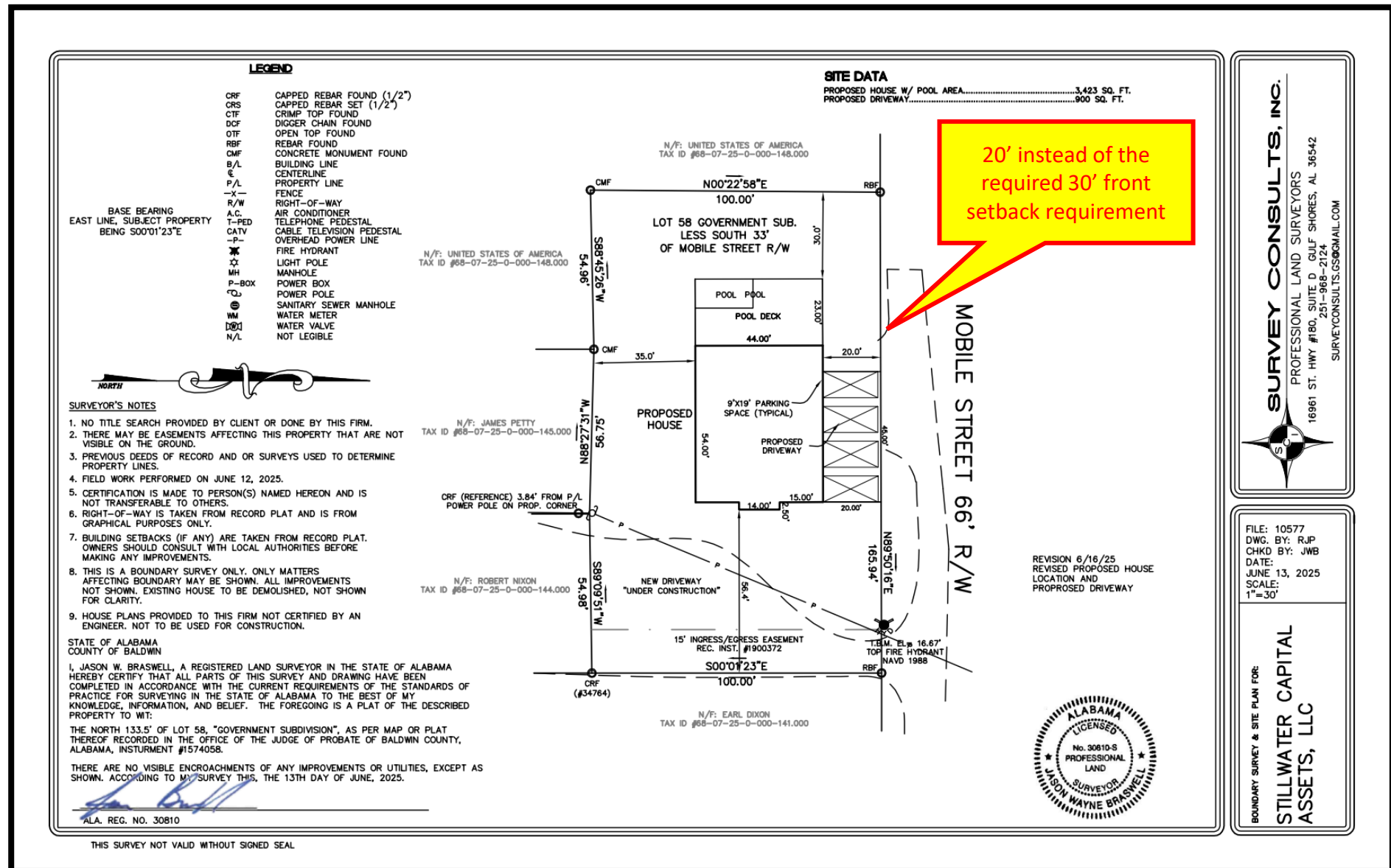
Sep 21, 2026 11:55:50 AM
349 Breland Lane
Gulf Shores
Baldwin County
Alabama



Property to
the West
PIN: 46660

Sep 21, 2026 11:54:09 AM
11068 Mobile Street West
Gulf Shores
Baldwin County
Alabama

Site Plan



Zoning Requirements

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 18.5: 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	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Maximum Ground Coverage Ratio	.35

US Fish & Wildlife Permit

From: "Lynn, William (Bill)" <william_lynn@fws.gov>
Date: September 15, 2026 at 10:45:36 AM CDT
To: Caleb Hastings <calebwhastings@gmail.com>
Subject: Re: [EXTERNAL] 11068 Mobile St

Caleb,

I would support you requesting a variance keeping the site plan as permitted. Changing it would increase your impacts which we do not want. Forward this to Planning and Zoning and let's see what they say. Did you get your septic tank issue solved?

Thanks,

Bill Lynn, Wildlife Biologist
U.S. Fish and Wildlife Service
Alabama Ecological Services Field Office
1208 Main Street
Daphne, AL 36526
Office: 251-538-2065
Cell: 251-331-2920
email: william_lynn@fws.gov



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. The lot described is 167.05 x 100 feet and is approximately 16,705 square feet. The minimum lot size requirement for RSF-1, Residential Single-Family District, is 30,000 sf, with a Minimum Lot Width at the Building Line of 100'. Although the lot size is smaller, a dwelling up to 5,880 square feet can be constructed within the current footprint.

Minimum lot size: **30,000 sf**, Actual lot size: **16, 705 sf**, Minimum Lot width at building line: **100'**, Actual Lot Width: **100'**, Hardship: **No**

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

The property does not contain jurisdictional wetlands. Therefore, staff could not identify exceptional topographic conditions or other unique situations or circumstances on the property that might necessitate 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 zoning district is designated for low-density residential uses. The applicant has applied for a setback variance in accordance with Baldwin County zoning regulations. The parcel is located within a designated beach mouse habitat area, and modifying the driveway could potentially increase impacts that the U.S. Fish and Wildlife Service has indicated should be minimized. Staff believes that the granting of the application is necessary for the preservation of a property right and not 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.

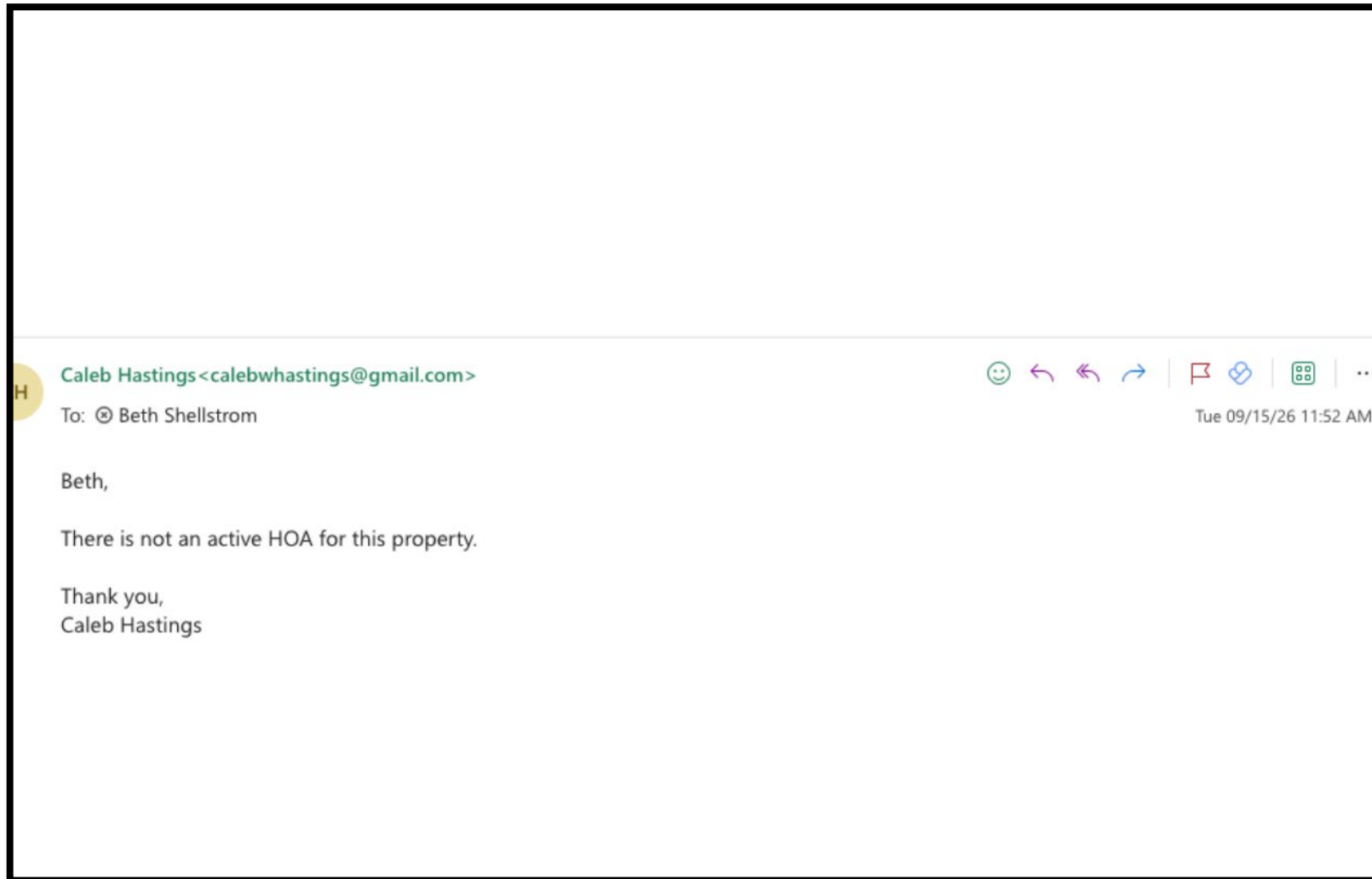
Staff Analysis and Findings

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.

Fort Morgan Advisory Committee Comments: PENDING

POA Statement



ZVA26-25 STILLWATER CAPITAL ASSETS LLC PROPERTY VARIANCE REQUEST

SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Associate Planner

The applicant is seeking a variance from Section 4.2.5 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, as it pertains to the front setback requirements in order to construct a single-family dwelling.

The applicant is proposing to construct a single-family dwelling. The dwelling will be 20' from the front property line instead of the required 30'

Staff recommends that case ZVA26-25 be approved.

ZVA26-25 STILLWATER CAPITAL ASSETS LLC PROPERTY PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Associate Planner

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

NOVEMBER 12, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL