BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

NOVEMBER 12, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

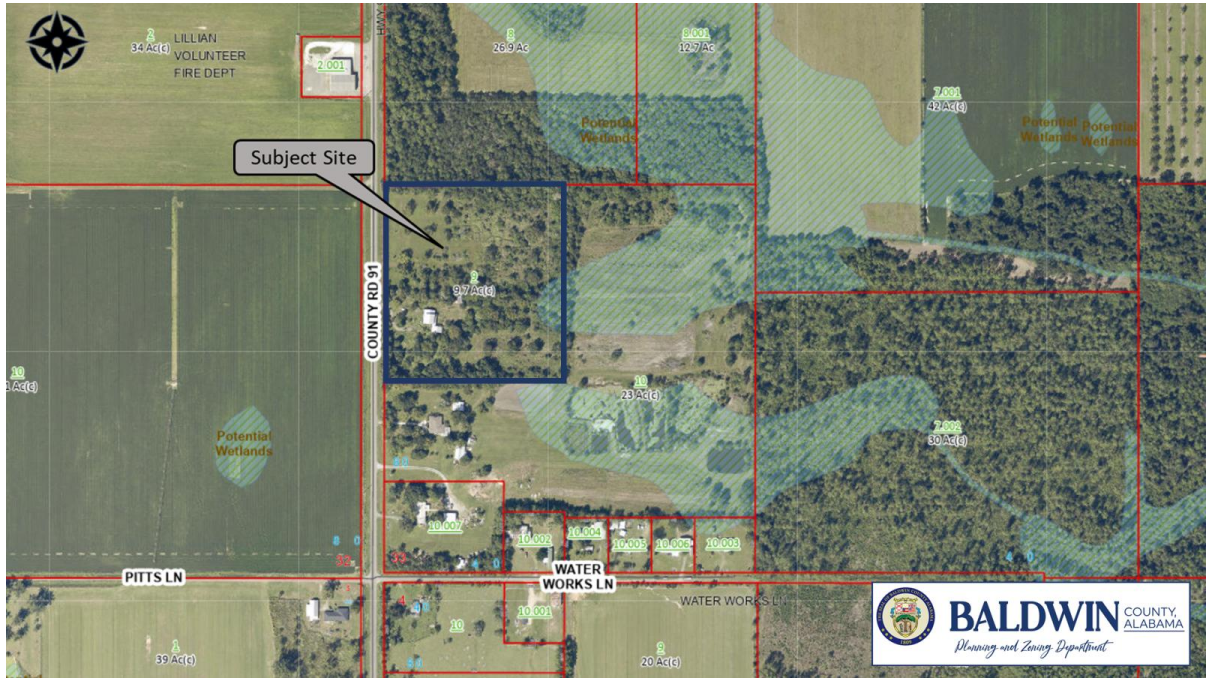
FOLEY, AL

ZVA26-29 Kuklish Property

Variance Request

Lead Staff: Calla Mckenzie, Planning Technician II

- **Planning District:** 33
- **Zoned:** RA, Rural Agricultural
- **Location:** The subject property is located east of County Rd 91 in the Lillian area.
- **PID:** 05-52-08-33-0-000-009.000
- **PPIN:** 4592
- **Acreage:** 9 +/- acre
- **Physical Address:** 11134 County Rd 91
- **Applicant:** Clayton Moore – Engineering Design Group
- **Owner:** Kathryn and Thomas Kuklish



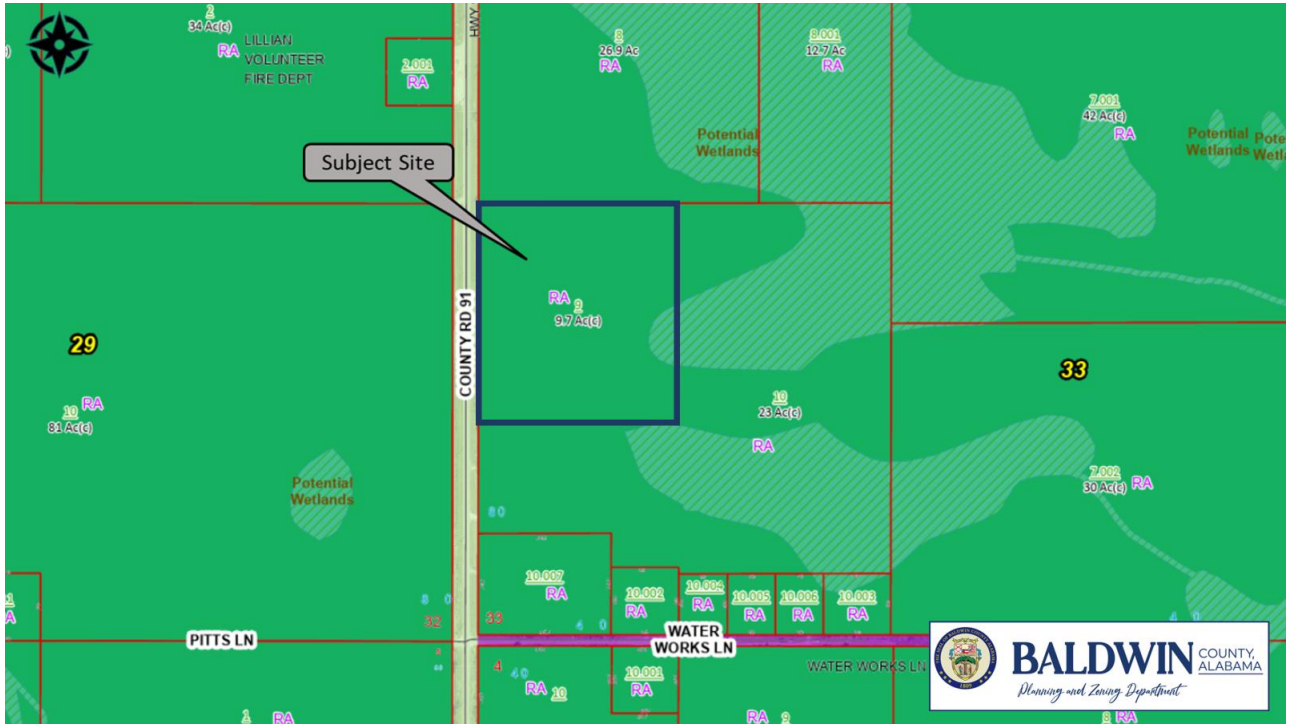
ZVA26-29 Kuklish Property

Variance Request Summary and Recommendation

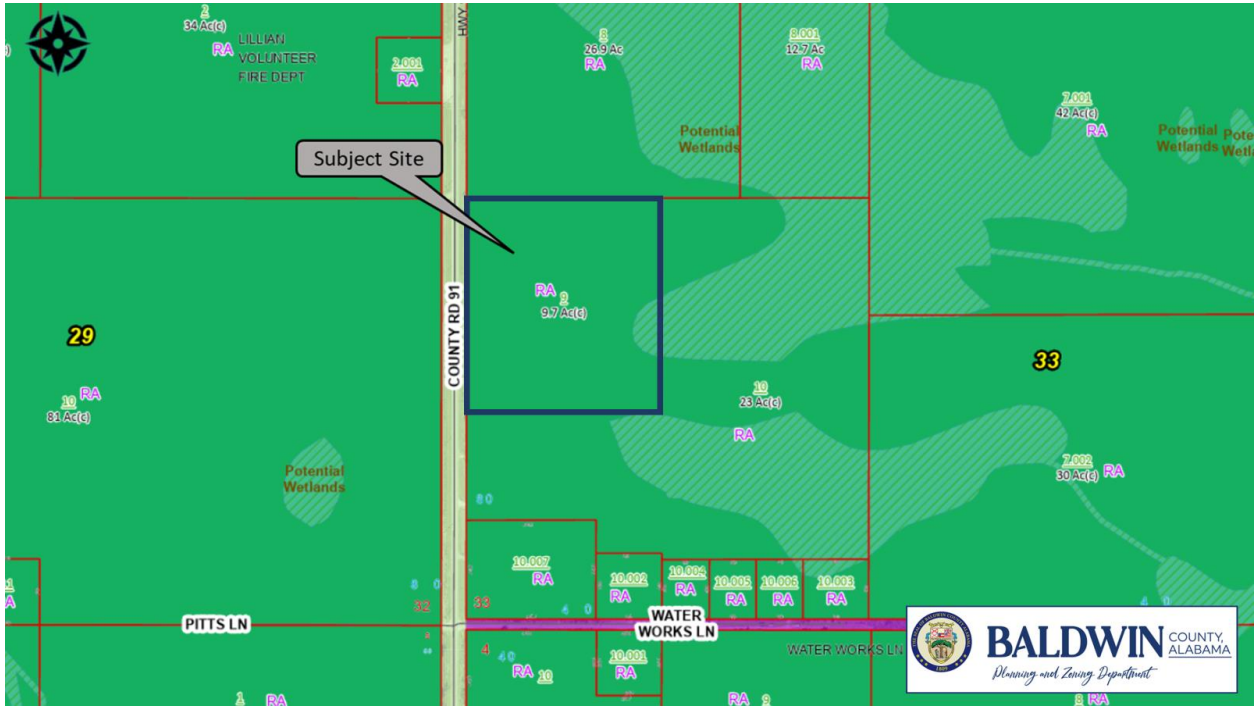
Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 17.2(a) of the Baldwin County Zoning Ordinance regarding the required landscaping, as well as from Section 17.3.1, Buffers of Unlike Uses: Purpose and Intent, and Section 17.3.2(c), Buffer Requirements, to permit the establishment of a convalescent home.

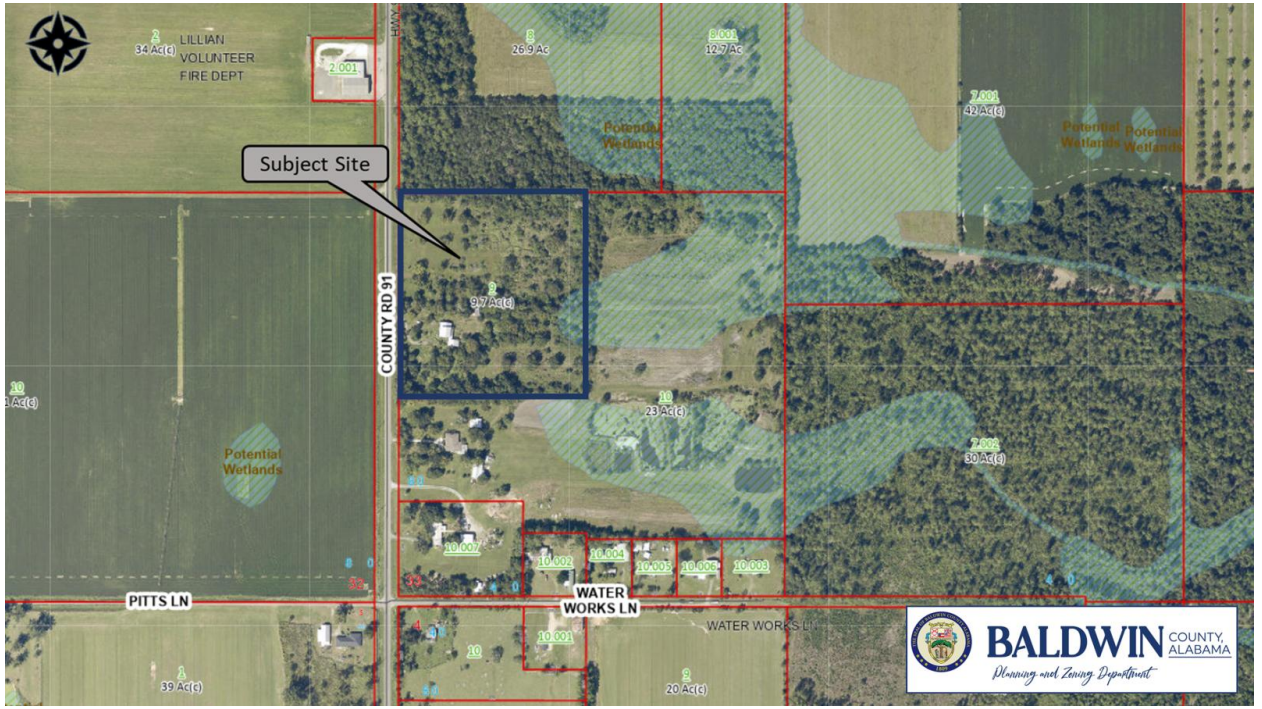
Staff cannot establish a hardship on the subject property and therefore recommends that case ZVA26-29 be **DENIED** unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map

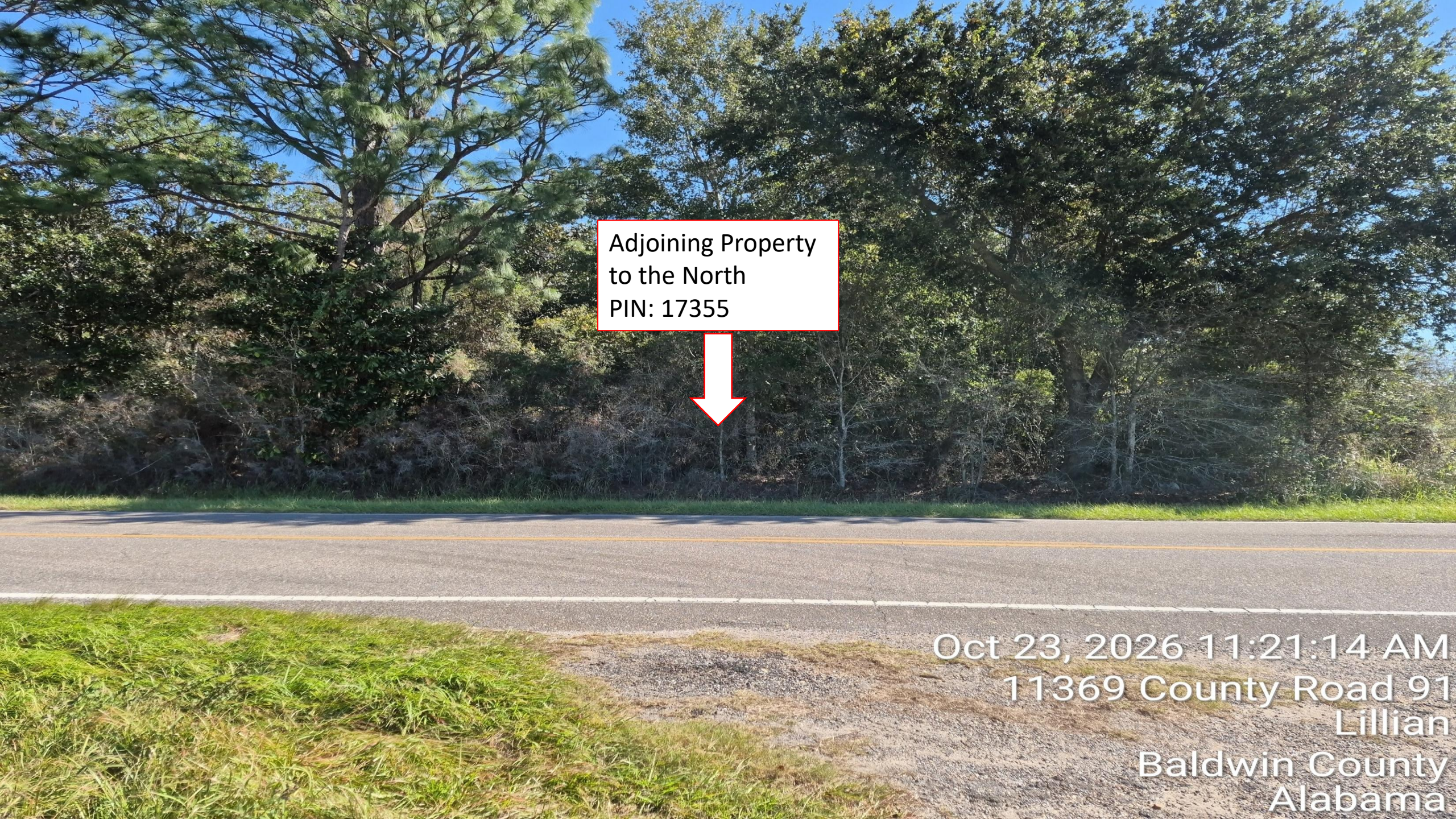


	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural	Vacant
South	RA, Rural Agricultural	Residential
East	RA, Rural Agricultural	Residential
West	RA, Rural Agricultural	Agricultural


Subject Property
PIN: 4592
VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA26-000029
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655
Oct 23, 2026 11:16:27 AM
11134 County Road 91
Lillian
Baldwin County
Alabama


Subject Property
PIN: 4592
Oct 23, 2026 11:16:57 AM
11134 County Road 91
Lillian
Baldwin County
Alabama

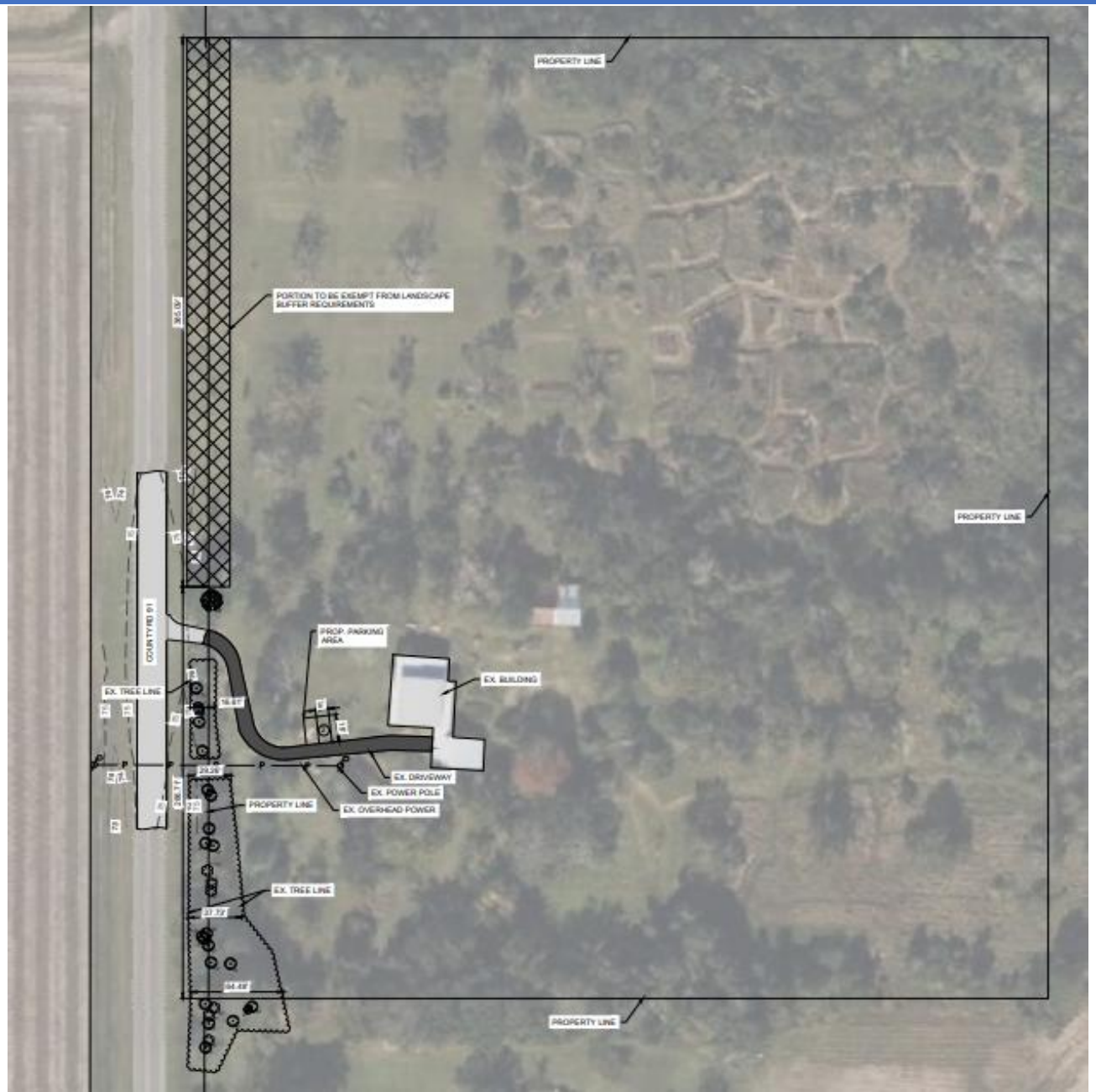

Subject Property
PIN: 4592
Oct 23, 2026 11:18:15 AM
11134 County Road 91
Lillian
Baldwin County
Alabama


Adjoining Property
to the North
PIN: 17355
Oct 23, 2026 11:21:14 AM
11369 County Road 91
Lillian
Baldwin County
Alabama


Adjoining Property to the South and East
PIN: 2816
Oct 23, 2026 11:22:38 AM
11060 County Road 91
Lillian
Baldwin County
Alabama


Property to
the West
PIN: 6838
Oct 23, 2026 11:19:55 AM
11134 County Road 91
Lillian
Baldwin County
Alabama

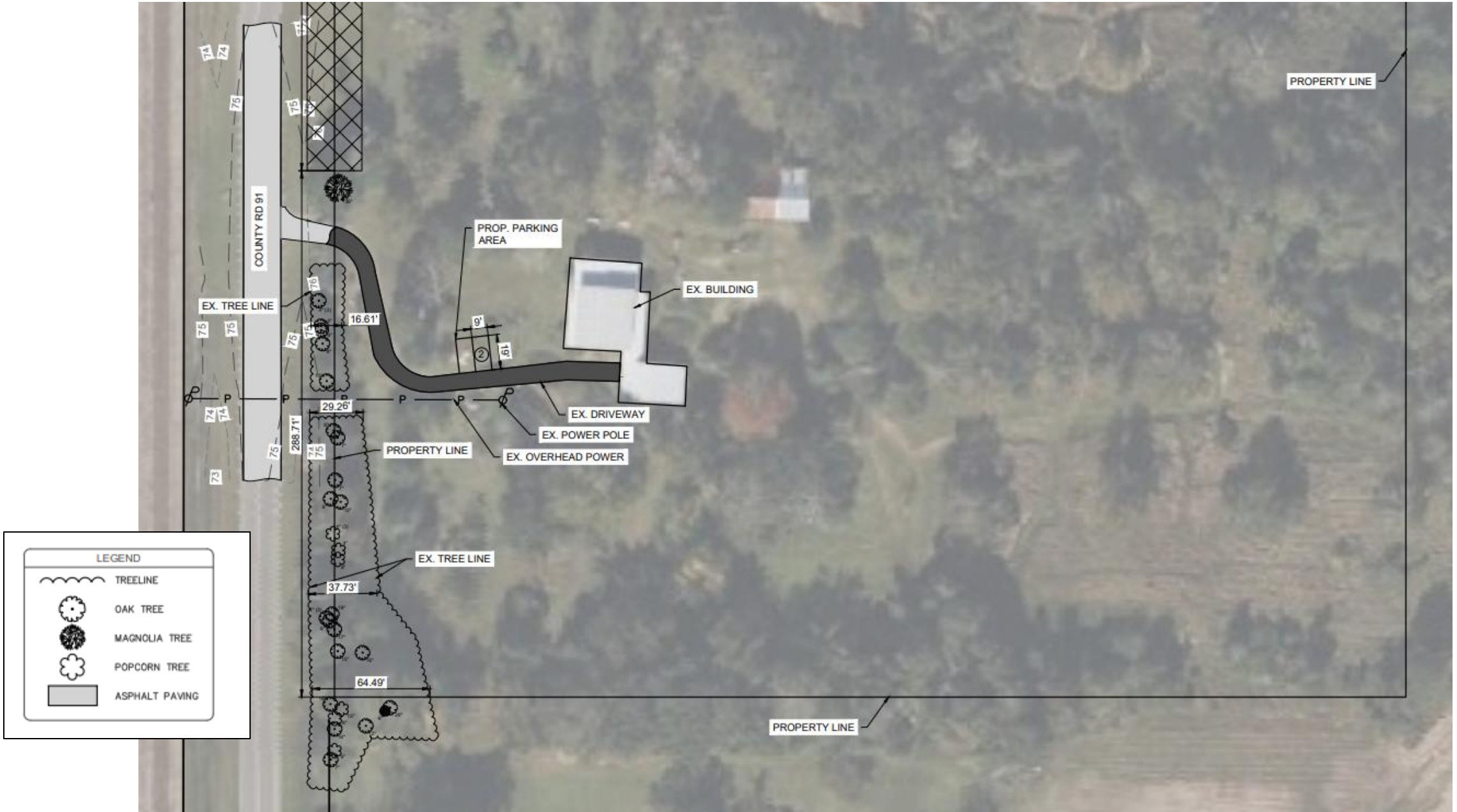
Site Plan


PROPERTY LINE
PORTION TO BE EXEMPT FROM LANDSCAPE BUFFER REQUIREMENTS
PROPERTY LINE
COUNTY RD 61
PROP. PARKING AREA
EX. BUILDING
EX. TREE LINE
EX. DRIVEWAY
EX. POWER POLE
EX. OVERHEAD POWER
PROPERTY LINE
EX. TREE LINE
PROPERTY LINE

Enlarged Site Plan



Enlarged Site Plan



Zoning Requirements

Major project.

(a) Any multifamily residential use, manufactured housing park, institutional use, professional service and office use, local commercial use, general commercial use, outdoor recreation use, marine recreation use, transportation, communication and utility use, light industrial use, or general industrial use, or

(b) Any site with an area of land disturbance greater than one acre.

Section 17.2 Landscaping Plan

A landscaping plan is required for all major projects. Such plan shall be submitted in conjunction with an application for a site plan approval as herein provided. The plan shall clearly show what existing trees, shrubbery, and other vegetation will be retained, and what trees, shrubbery, and other vegetation will be added to complete the landscaping of the property. The developers shall attempt to retain as many trees as possible on the property unless the trees are a safety hazard to pedestrians, property, or vehicular traffic, or that their removal is necessary to construct the proposed improvements. In such case, the landscape plan shall indicate replacement trees at least 6 feet tall and one inch in diameter for each indigenous tree of at least three (3) inches in diameter removed, unless the property already has a tree density which does not allow adequate space or light for additional trees. The landscape plan shall show the locations of the proper number of replacement trees. Replacement trees and other vegetation to be installed shall be native species or noninvasive exotics which are not likely to out-compete native vegetation and do not require excessive pesticides, fertilizer, or water to maintain growth.

(a) A major project which abuts a freeway/expressway, arterial or collector shall maintain a minimum of ten (10) feet of the required setback as a buffer along the entire width of the property which abuts said freeway/expressway, arterial or collector except where curb cuts provide ingress and egress. Said buffer shall be planted with trees, shrubs and grass or other ground cover so that an attractive appearance is presented as detailed in the required landscape plan.

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 33 came into effect on December 18, 2001. The lot of record is approximately 9 acres. The minimum lot size requirement for RA, Rural Agricultural, is 3 acres with a minimum lot width at the building line of 210'. The property meets the minimum requirements so staff believes there is no exceptional narrowness, shallowness, or distinctive shape of the subject property that would necessitate a variance.

Required Minimum Lot Size: **3 acres**	Actual size: **9 acres**	Lot size hardship: **No**
Required Minimum Lot Width: **210'**	Actual lot width: **673.8'**	Lot width hardship: **No**

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 applicant's request is to eliminate the required landscaping buffer along County Road 91. The required buffer does not impact the ability to use the property as they intend to (a convalescent home). Therefore, staff believes that the proposed Variance 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 that 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.

33224 E Carrier Drive
Lillian, AL 36549
27 Sep 2026

Mr Clay Moore
Engineering Design Group, LLC
1000 East Laurel Ave
Foley, AL 36549

Dear Mr Moore,

The purpose of this letter is to provide through you a letter stating that our property at 11134 County Road 91, Lillian, AL 36549 is not in an Home Owners Association (HOA). This 9+ acre property is owned by us in its entirety, is zoned Rural Agricultural and has no other home, residential community, subdivision or condominium building on the acreage.

Thank you.

Thomas Kuklish

Thomas Kuklish

Kathryn Kuklish

Kathryn Kuklish

ZVA26-29 Kuklish Property

Variance Request Summary and Recommendation

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Staff recommends that case ZVA26-29 be **DENIED** unless information to the contrary is revealed at the public hearing.

ZVA26-29 Kuklish Property

BOA By Laws

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

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

NEXT REGULAR MEETING

DECEMBER 10, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL