BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

NOVEMBER 12, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

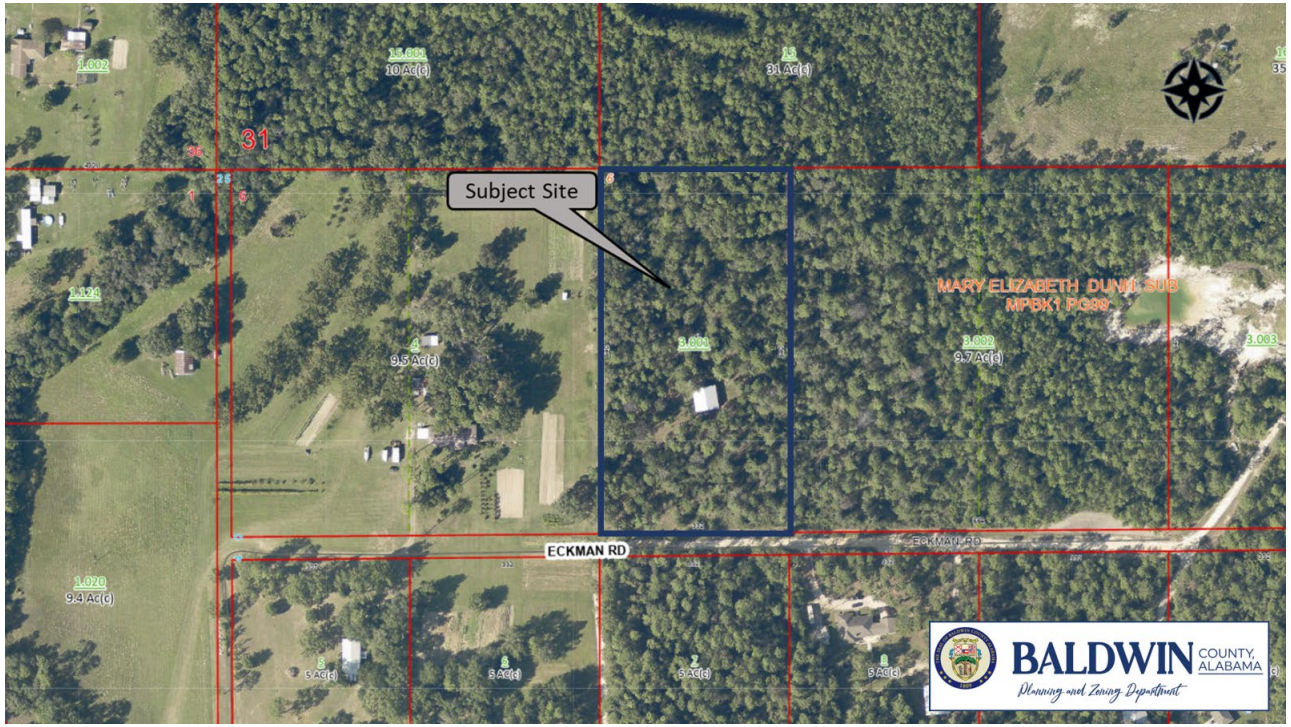
FOLEY, AL

ZVA26-33 Szokoly Property

Variance Request

Lead Staff: Calla Mckenzie, Planning Technician II

- **Planning District:** 22
- **Zoned:** RSF-E, Residential Single-Family Estate
- **Location:** The subject property is located north of Eckman Rd in the Elberta area.
- **PID:** 05-62-03-06-0-001-003.001
- **PPIN:** 366130
- **Acreage:** 5 +/- acre
- **Physical Address:** 24141 Eckman Rd
- **Applicant & Owner:** George and Jennifer Szokoly



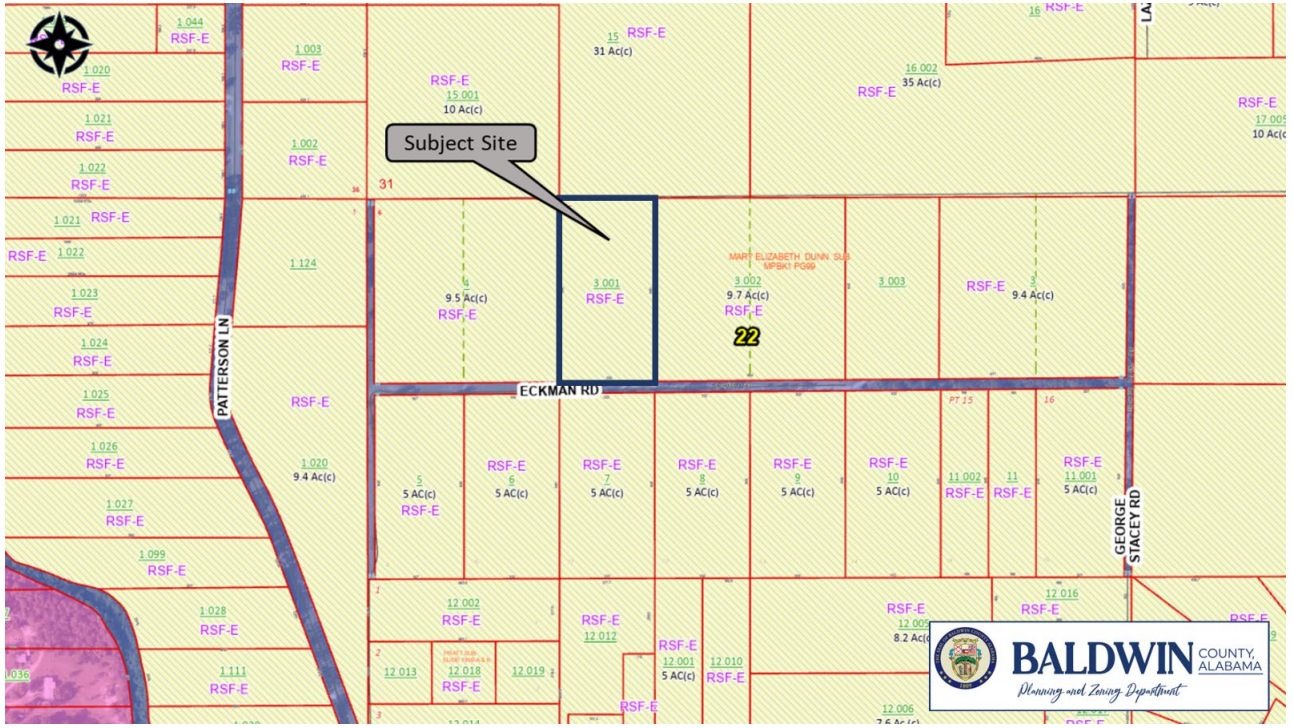
ZVA26-33 Szokoly Property

Variance Request Summary and Recommendation

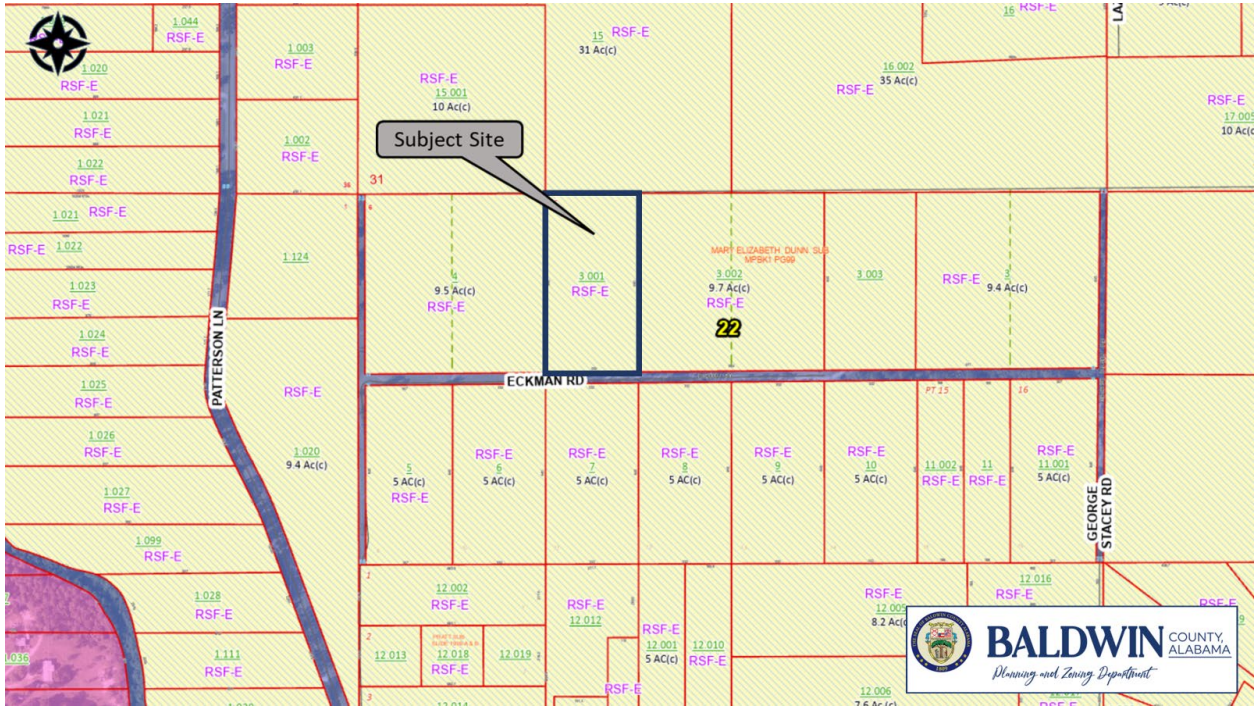
Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 13.1.2 (b) of the Baldwin County Zoning Ordinance as it pertains to the accessory structures being located within the front yard.

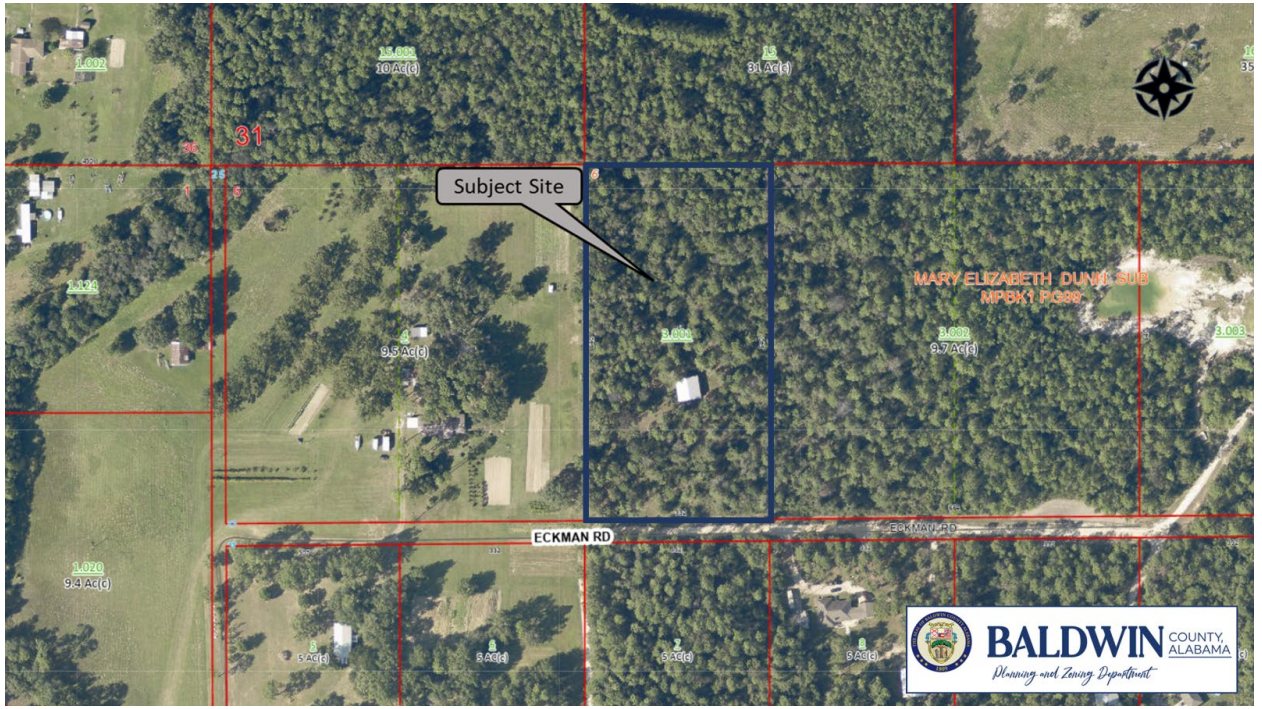
Staff recommends that case ZVA26-33 be **DENIED** unless information to the contrary is revealed at the public hearing.



Locator Map



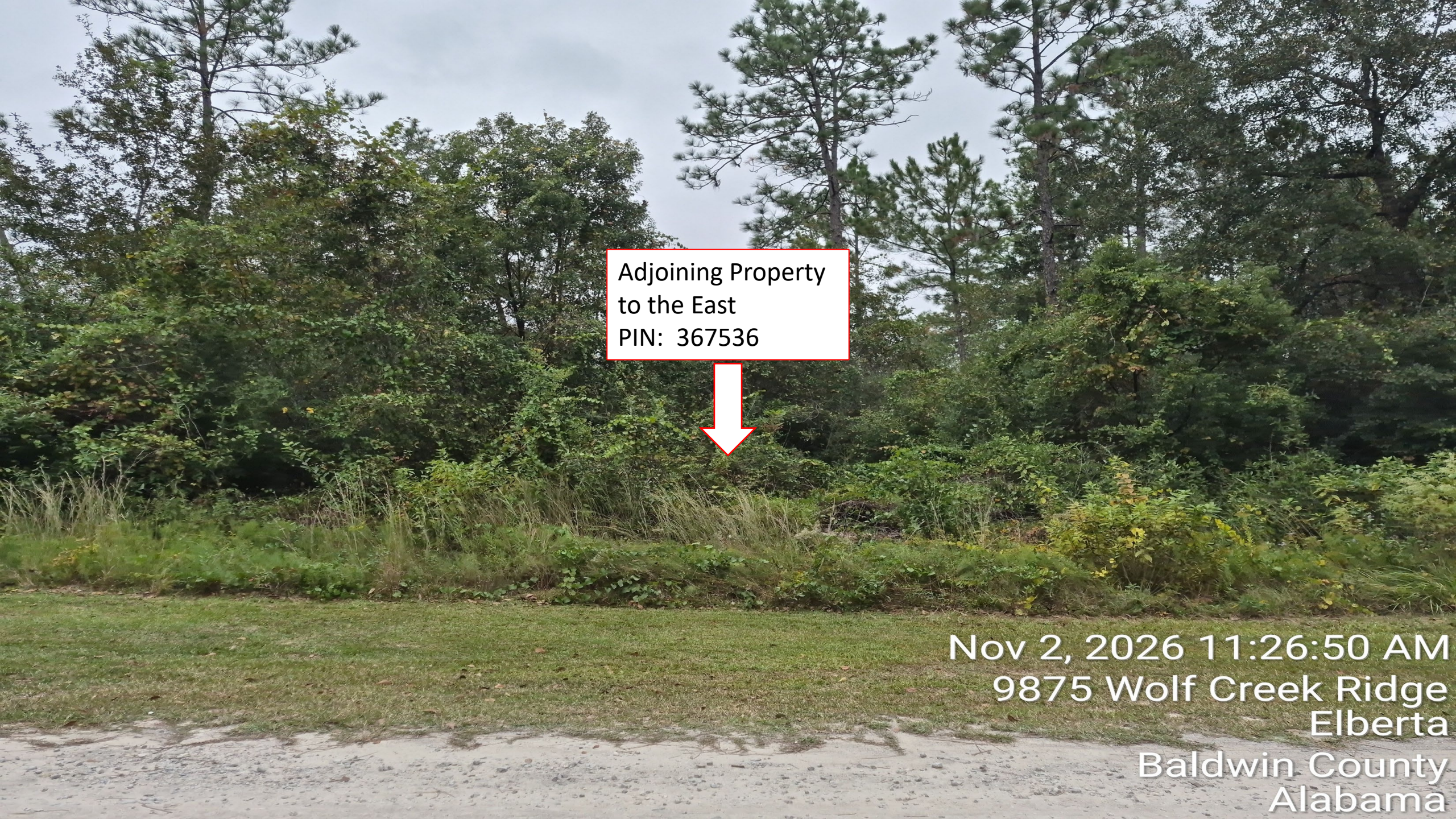
Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-E, Residential Single-Family Estate	Vacant
South	RSF-E, Residential Single-Family Estate	Vacant
East	RSF-E, Residential Single-Family Estate	Vacant
West	RSF-E, Residential Single-Family Estate	Residential


Subject Property
PIN: 366130
VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA26-000033
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655
Nov 2, 2026 11:22:36 AM
10915 Patterson Lane
Elberta
Baldwin County
Alabama


Subject Property
PIN: 366130
Nov 2, 2026 11:23:37 AM
24141 Eckman Road
Elberta
Baldwin County
Alabama


Adjoining Property
to the East
PIN: 367536
Nov 2, 2026 11:26:50 AM
9875 Wolf Creek Ridge
Elberta
Baldwin County
Alabama


Adjoining Property
to the West
PIN: 11984
Nov 2, 2026 11:30:08 AM
24077 Eckman Road
Elberta
Baldwin County
Alabama


Property to
the South
PIN: 16104
Nov 2, 2026 11:27:50 AM
24141 Eckman Road
Elberta
Baldwin County
Alabama

Site Plan


331'-6"
NW Corner
NE Corner
183'-11 9/16"
163'-6 3/8"
170'-7 7/8"
79'-7 7/8"
172'-10 1/8"
72'-7 3/16"
New Proposed Home
641'-3 1/4"
641'-0"
Existing Structure
413'-4 13/16"
331'-6"

Zoning Requirements

Article 4 Residential Districts

Section 4.1 RSF-E, Residential Single Family Estate District

4.1.1 Generally. This zoning district is provided to afford the opportunity for the choice of a very low density residential environment consisting of single family homes on estate size lots.

4.1.2 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) Agricultural uses.

(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.

4.1.5 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	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Maximum Ground Coverage Ratio	.35

13.1.2 Rural and Residential districts. In rural and residential districts an accessory use or structure will conform to the following requirements:

(a) An accessory structure may be located in a rear or side yard but shall not be closer than 5-feet to any lot line.

(b) Except in rural districts, an accessory structure may not be located in the front yard of a lot, except that on waterfront lots accessory structures may be located between the principal building and the waterfront property line but not within the required front yard setback.

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 22 came into effect on November 19, 2001. The lot of record is approximately 5 acres. The minimum lot size requirement for RSF-E, Residential Single Family Estate, is 80,000 sf with a minimum lot width at the building line of 165'. 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: **80,000sf**	Actual size: **5 acres**	Lot size hardship: **No**
Required Minimum Lot Width: **165'**	Actual lot width: **332'**	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 allow a home to be built behind the existing accessory structures. However, there appears to be buildable area in front of the existing structures where a home could be placed while still meeting the required setbacks for the Zoning. 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.

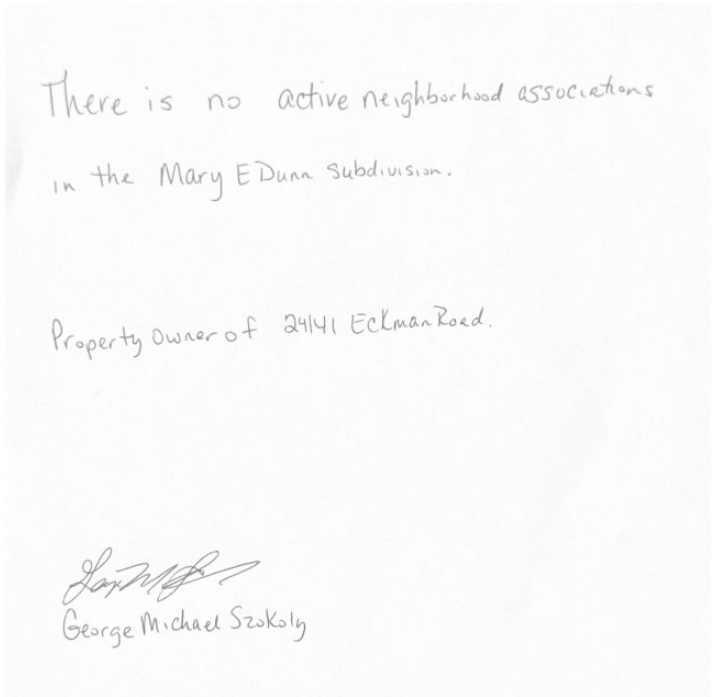
Staff Analysis and Findings

5.) Other matters which may be appropriate.

- The existing structures were permitted through our department by a previous owner under LU-160518. Staff has allowed accessory structures to be permitted on RSF-E zoned properties without a primary structure.

- The applicant has submitted a written statement from the active homeowner association for the subject property.

- The applicant provided signed statements from adjacent property owners who are in support of the variance request.



There is no active neighborhood associations in the Mary E Dunn Subdivision.

Property Owner of 24141 Eckman Road.

George Michael Szoboly

LU-160158

Office Use Only

Case No. LU - 160158 Accepted By: CBates Date: 3-21-16

Application Fee: 25.00 ☑ Paid Check # 139 Receipt # 8031

Baldwin County
Land Use Certificate Application

Main Office (Mailing)
22251 Palmer Street
Robertsdale, AL 36567
Phone: (251) 580-1655
Fax: (251) 580-1656

Main Office (Physical)
22070 Highway 59
Robertsdale, AL 36567
Phone: (251) 580-1655
Fax: (251) 580-1656

Foley Office
201 East Section Avenue
Foley, AL 36535
Phone: (251) 972-8523
Fax: (251) 972-8520

AN APPROVED LAND USE CERTIFICATE DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT

Applicant

Are you the property owner? ☑ YES ☐ NO
(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: TIMOTHY W. BUTLER Date: FEB 18, 2016
Mailing Address: 3685 ASHTON CT.
City: GULF SHORES State: AL Zip code 36542
Telephone: (251) 951-1947 Fax: ( ) e-mail: hdth90@bellsouth.net

Site Information

Parcel ID Number: 05-62-03-06-0-001-003.000 Part of
Physical Address (E-911): 24141 ECKMAN RD ELBERTA, AL 36530
Subdivision/Lot/Unit No: MARY ELIZABETH DUNN LOT #6
Lot Size (acres or square feet): 4.8 ACRES Lot Dimensions: 640 x 332
Are there existing structures on the property? ☐ YES ☑ NO
If yes, please describe:

Water and Sewer Information
(Check Appropriate Box)

☐ Septic Tank System ☑ Well
☐ Sewer System ☐ Water System
Name of System: Name of System:

(Over, Please Continue to Reverse Side)

LU

Project Description

Use: (Check One)
☐ Single Family ☐ Two-Family ☐ Multi- Family ☐ Commercial
☐ Industrial ☐ Alterations/Repairs ☐ Piers/Boathouse ☑ Accessory Structure
☐ Other (specify) 40'X 40' STORAGE

Description of work and the proposed use: 10X20 PORTABLE BUILDING & 20X20 PORTABLE CARPORT

****

This certificate is valid for a six (6) month period after date of issuance. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this permit and any worked performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new Land Use Certificate.

Applicant Signature: Timothy W. Butler Date: 18 FEB 2016

Erosion Control Plan Submitted: ☐ YES ☑ NO
Proposed Installation Date: License No. :
Comments: 4.8 ACRES
Preparer Signature: Timothy W. Butler Date: 18 FEB 2016

After application has been reviewed:
☐ I will pick up the approved application after I have been contacted.
☑ I would like the approved application to be forward to the appropriate Building Inspection office.

Office Use Only

Zoning Classification: RSF E Planning District: 22 Flood Zone: X
☑ Culvert Permit ☐ Sewer Release ☐ Water Release ☑ Site Plan ☑ Construction Plans ☐ Agent Authorization
☐ State Lands Permit Confirmation # ☐ U.S. Army Corp. Permit ☐ U.S. Fish & Wildlife Permit
Potential Wetlands ☑ YES ☐ NO ARB ☐ YES ☐ NO Study Area: FLU District:

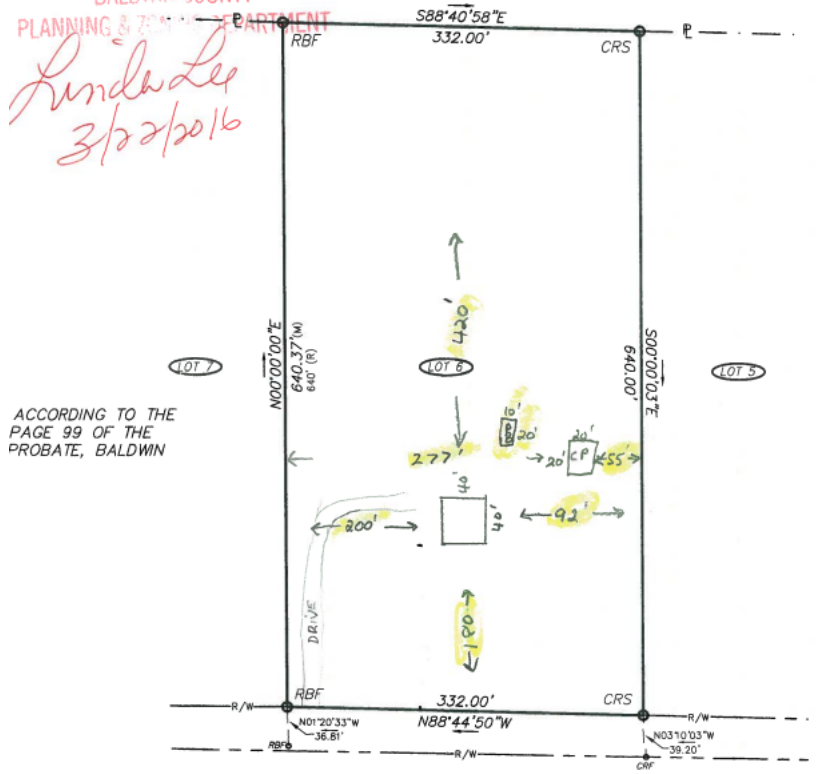
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Decision: ☒ APPROVED ☐ DENIED
Comments: Building heights must not exceed 35 feet

Zoning Administrator (or designee) Signature: Linda Lee Date: 3/22/2016

LU

APPROVED PLANS
AS REVIEWED BY THE
BALDWIN COUNTY
PLANNING & ZONING DEPARTMENT
Linda Lee
3/22/2016



ACCORDING TO THE
PAGE 99 OF THE
PROBATE, BALDWIN

Adjacent Owners Signed Statement

To Whom It May Concern:

By signing this document, I have no concerns or problems with existing structures being in front of a new construction dwelling at 24141 Eckman Road, Elberta, AL 36530.

Property owners printed name: Francis Wayne Reddith

Signature:

Date: 10-16-2026

Property Address: 24320 Eckman Rd.
Elberta, AL 36530

To Whom It May Concern:

By signing this document, I have no concerns or problems with existing structures being in front of a new construction dwelling at 24141 Eckman Road, Elberta, AL 36530.

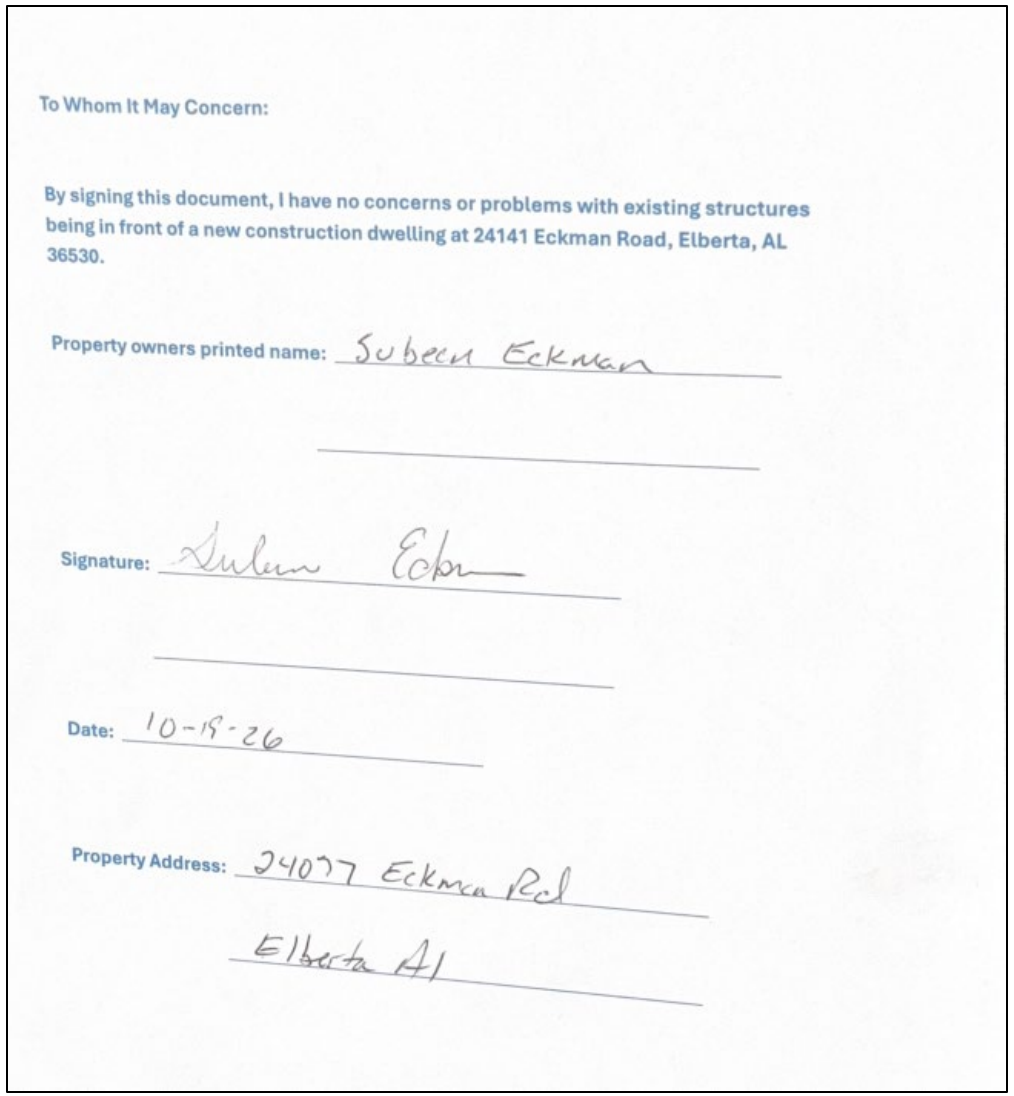
Property owners printed name: JEFFREY MCWILLIAMS

Signature:

Date: 10-18-26

Property Address: 24321 ECKMAN RD
ELBERTA, AL 36530

Adjacent Owners Signed Statement



To Whom It May Concern:

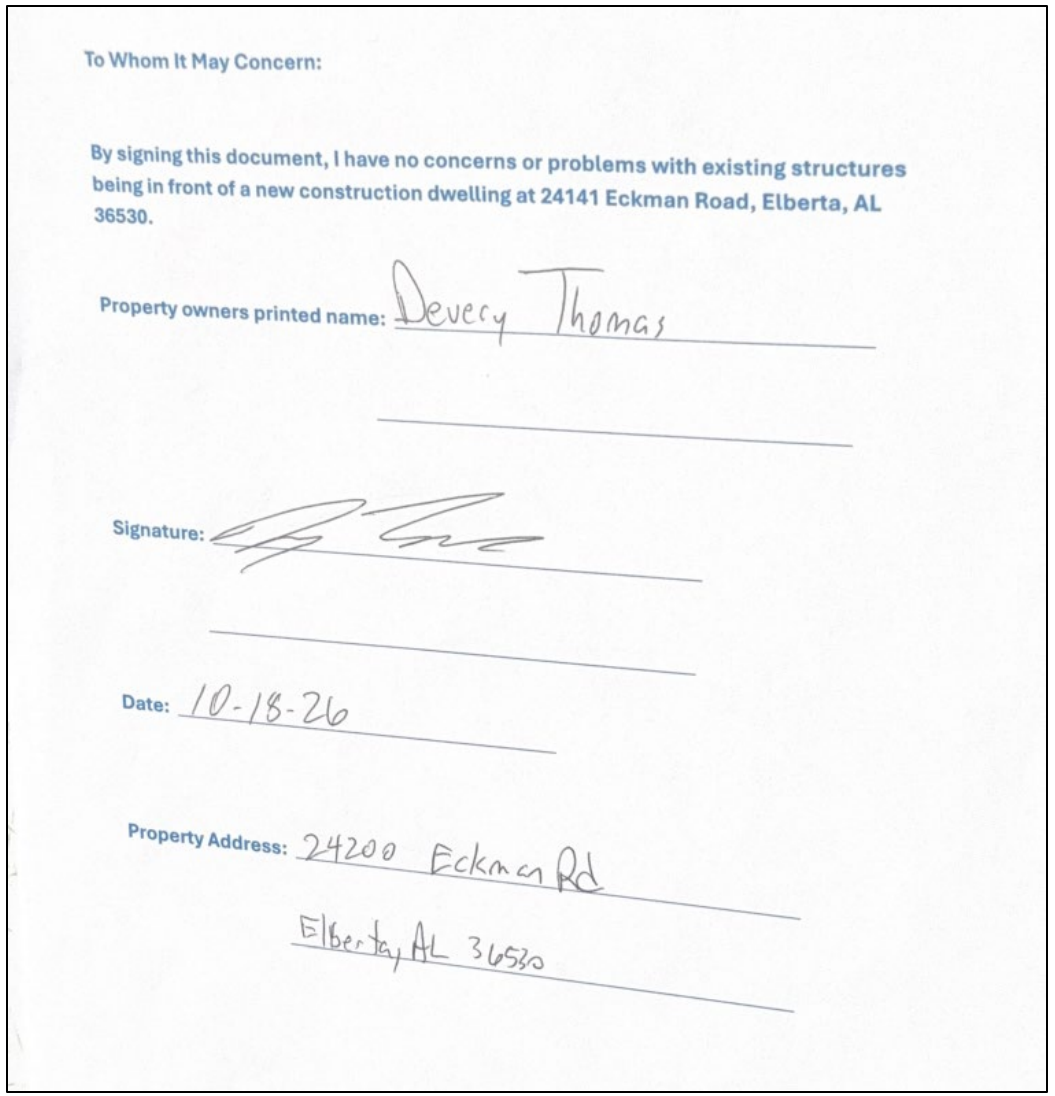
By signing this document, I have no concerns or problems with existing structures being in front of a new construction dwelling at 24141 Eckman Road, Elberta, AL 36530.

Property owners printed name: Subeen Eckman

Signature: Subeen Eckman

Date: 10-15-26

Property Address: 24077 Eckman Rd
Elberta Al



To Whom It May Concern:

By signing this document, I have no concerns or problems with existing structures being in front of a new construction dwelling at 24141 Eckman Road, Elberta, AL 36530.

Property owners printed name: Devery Thomas

Signature:

Date: 10-18-26

Property Address: 24200 Eckman Rd
Elberta AL 36530

ZVA26-33 Szokoly Property

Variance Request Summary and Recommendation

Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 13.1.2 (b) of the Baldwin County Zoning Ordinance as it pertains to the accessory structures being located within the front yard.

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

ZVA26-33 Szokoly 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