



BALDWIN COUNTY COMMISSION

PLANNING AND ZONING DEPARTMENT

Foley Office
201 East Section Avenue
Foley, Al. 36535
251-972-8523
Fax 251-972-8520

Robertsdale Office
22251 Palmer Street
Robertsdale, Al. 36567
251-580-1655
Fax 251-580-1656

www.planning.baldwincountyal.gov

January 20, 2022

Fort Morgan Advisory Committee

Re: Case No. ZVA22-000006: McAleer Property

General Location: Property is located at 9815 State Highway 180, in Planning District 25.

Parcel Identification Number: 05-68-05-22-0-000-008.000

Requested Action and Purpose: The applicant is requesting a variance from the minimum lot width at building line to allow for the property to be divided into two lots. The applicant is stating that the road side (rear) setback is there building line width, however the correct minimum lot width would be on the water side (front) building setback line as on waterfrontage the water side is the front for zoning purposes. I have emailed the applicant this information but didn't want to delay sending this request to you all.

The BCC Planning & Zoning Board of Adjustment Number 2 has received a request for a variance as described above. We request that you review the application enclosed and provide any comments you may have.

All comments are due on or before noon **Wednesday, February 2, 2022**, and should be addressed as follows:

Linda Lee, Planner
Baldwin County Planning & Zoning Department
201 E Section Avenue
Foley, AL 36535
llee@baldwincountyal.gov
251-972-8523 ext. 2833
Fax: 251-972-8520

We sincerely appreciate your time and look forward to hearing from you soon.

Sincerely,

Linda Lee, Planner

Office Use Only

Case No.: ZVA22-000006 Received By: _____ Date: January 19, 2022

Application Fee: 250.00 Receipt No: _____ Date of Meeting: February 10, 2022

Baldwin County Zoning Variance Application

Mailing Address

201 East Section Avenue

Foley, AL 36532

Phone: (251) 972-8523 Fax: (251) 972-8520

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: McAleer Appraisal Service Inc. Date: January 17, 2022

Mailing Address: 3748 Sheeps Lane

City: Mobile State: AL Zip code: 36608

Telephone: (251) 402 - 2642 Fax: (_____) _____ - _____ e-mail: mcaleerappraidal@bellsouth.net

Site Information

Location of Property: 9815 State Highway 180

Parcel ID Number: 05-68-05-22-0-000-008-000

Legal Description: _____

Flood Zone: AE Planning District: 25 Zoning: RSF-1

The purpose of this Variance is to allow:

a variance from the minimum lot width at building line to allow for the property to be divided into two lots

What are the conditions which prevent you from using this property in accordance with its current zoning classification?

current parcel is 174.86' at the street 170' at the front (water side)

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this variance and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Signature of Applicant (Owner of Property or Official Representative of Owner) Date



PLANNING & ZONING BOARD OF ADJUSTMENT NUMBER 2

NOTICE OF PUBLIC HEARING

Case No. ZVA22-000006

McAler Property

Notice is hereby given that the Planning & Zoning Board of Adjustment Number 2 will hold a public hearing on **Thursday, February 10, 2022**, beginning at 03:30 PM at the Baldwin County Foley Courthouse Large Meeting Room at 201 East Section Avenue, Foley, AL 36535.

The Board will consider a variance application submitted by McAler Appraisal Service Inc., for property located at 9815 State Highway 180 in Planning District 25. The applicant is requesting a variance from the minimum lot width at building line to allow for the property to be divided into two lots. The Parcel I.D. number is 05-68-05-22-0-000-008.000. You are receiving this notice because records of the Revenue Commission Office indicate that you are an adjacent property owner.

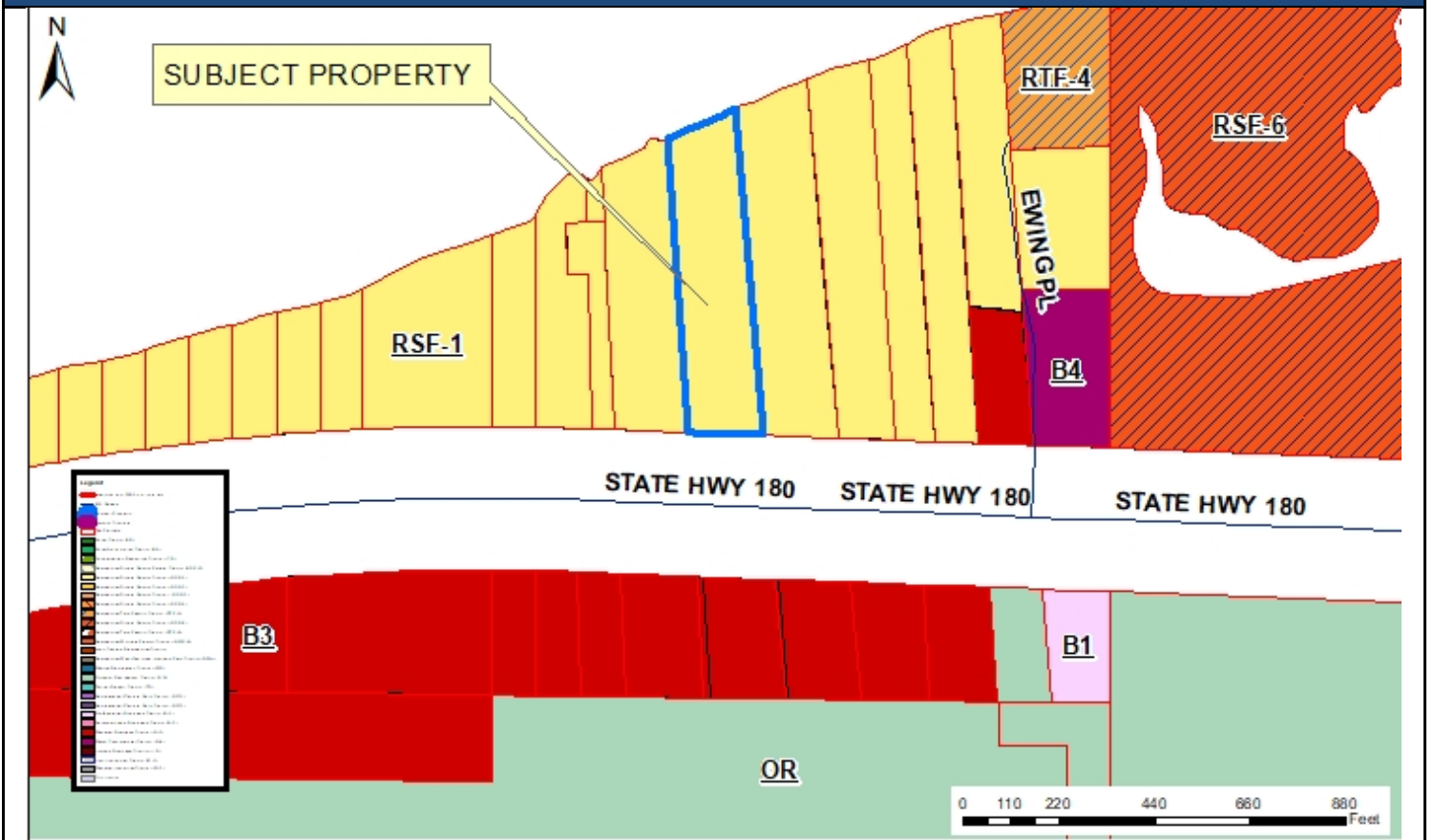
The said application will be considered by The Planning & Zoning Board of Adjustment pursuant to Alabama Code 45-2-261.10 and copies thereof are available for public review at the offices of the Baldwin County Planning & Zoning Department, 22251 Palmer Street in Robertsdale, AL and Foley Satellite Courthouse, 201 East Section Avenue in Foley, AL, during normal business hours.

Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department at 251-972-8523.

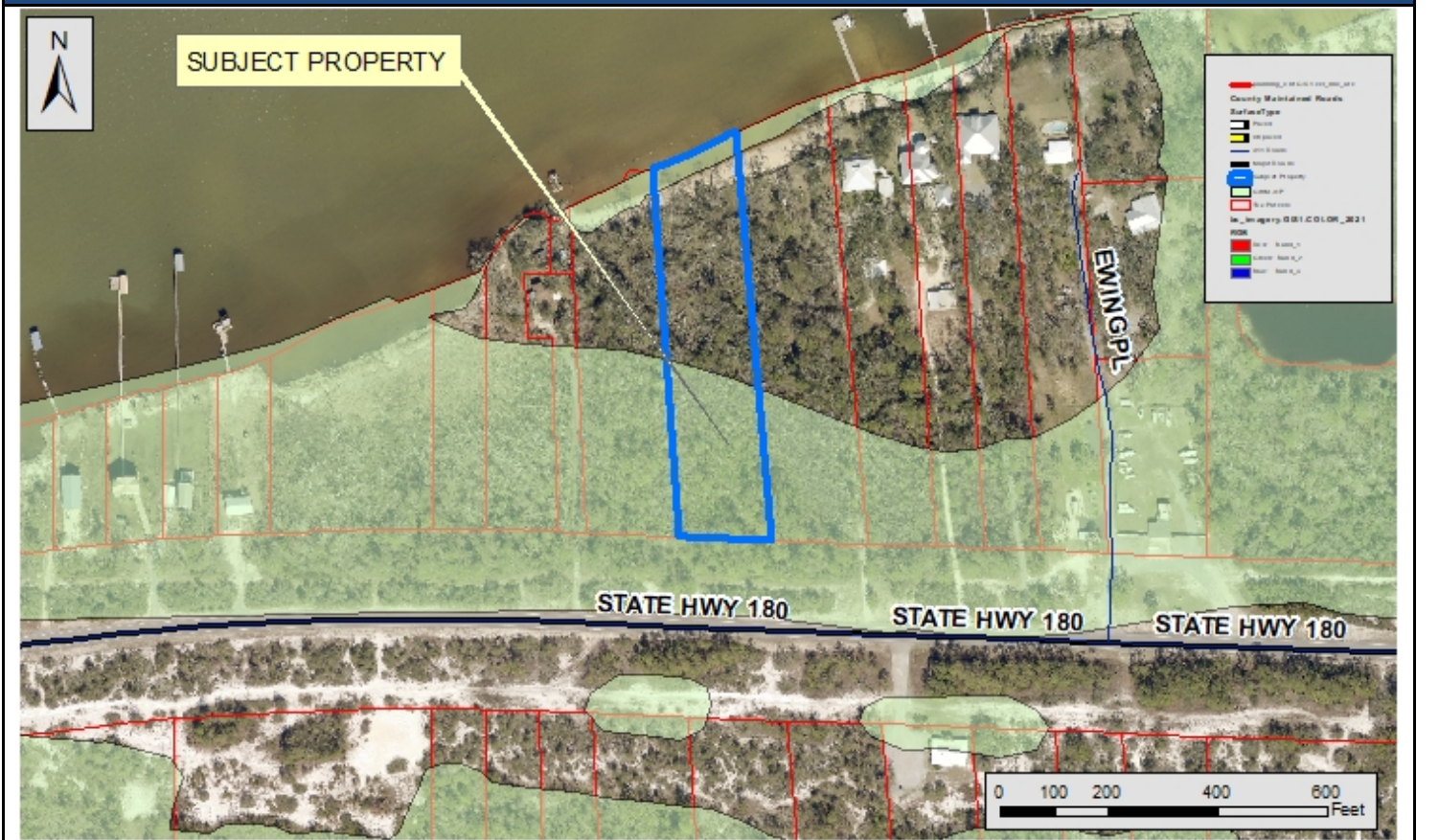
Should you wish to comment on the variance, you may address comments to the Baldwin County Planning & Zoning Department, 201 East Section Avenue, Foley, Alabama 36535 or you may fax them to 251.972.8520. If you wish to comment in person, please attend the meeting on the day and time provided above.

If you would like to be notified of other information on zoning and development in your area and throughout Baldwin County, please sign up to receive our "Get Notified" e-mails. Once subscribed, you will receive via e-mail our quarterly newsletter, agendas for upcoming meetings, action reports and other news and information. To subscribe, visit <https://open.baldwincountyal.gov/pandzsubscribe>. The service is free and users will be able to subscribe or unsubscribe to the list at will.

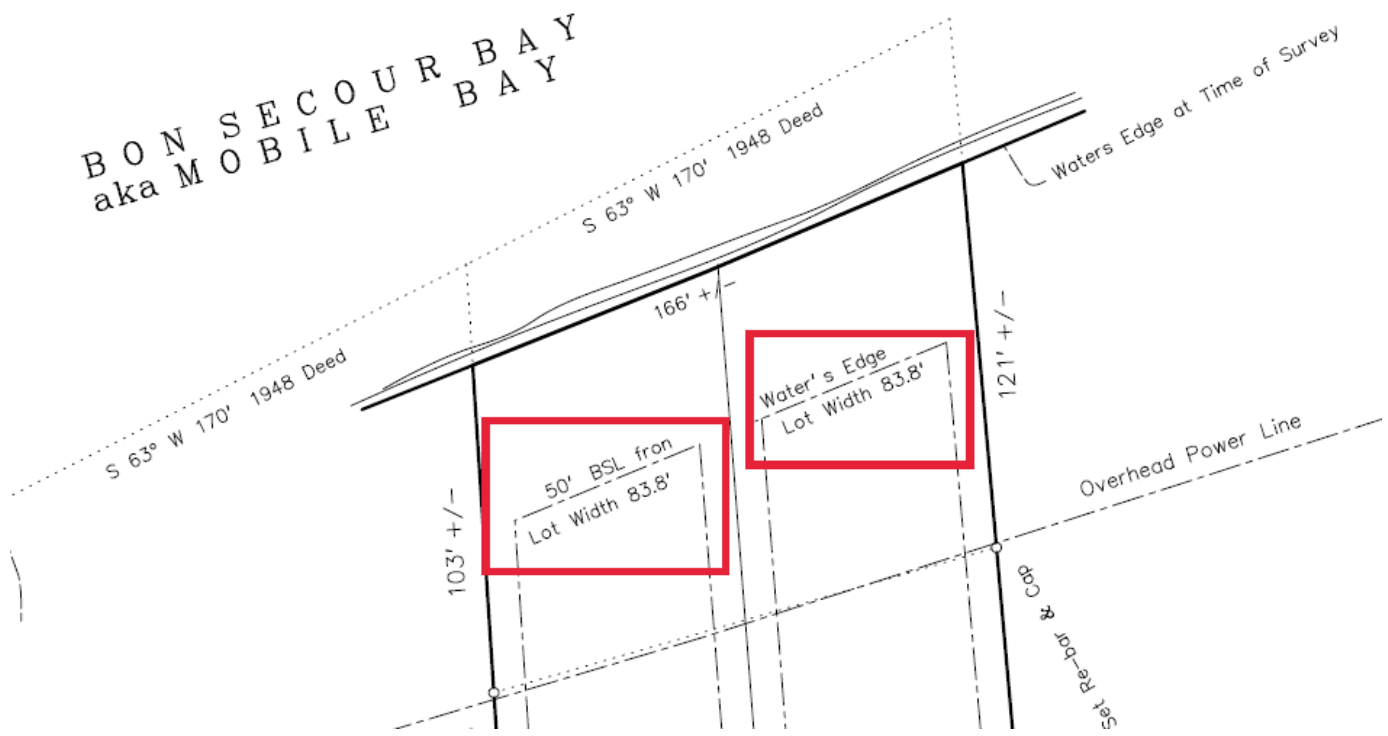
Locator Map



Site Map - 2021 Aerial Photography



Minimum Lot Width at Building Line is the Water Side



I have not been issued an address for the property.

I counted approximately 381 RSF-1 waterfront lots on the north side of Highway 180 in planning District 25.

After the lot is split each lot will have 54,232 square feet. Of the 381 lots both of the split lots will be larger in square feet than 310 lots. This equals 81.36%

After the lot is split each lot will have 87.43' Front feet along Highway 180. Of the 381 lots both of the split lots will be larger in front feet than 231 of the 381 lots. This equals 60.6%.

The Baldwin County planning commission recently approved a variance for the following:
ZVA21-000013 Finca Spaces, LLC Property. This property is also located on the north side of Highway 180 in planning District 25. This property has a total acreage of 1.858 and is divided into three parcels. Approval was giving for a single-family home to be built on lot 23 which is 17,073 square feet which is below the 30,000 square-foot minimum required. This lot also does not appear to meet the minimum lot width at building line of 100 feet and does not meet the wetlands setback requirement. A variance was also approved for lot 25 because it did not meet the wetlands setback requirement.

I have included a copy of the Wetland Assessment Report which shows the amount of uplands on the property. Each lot after being split should have approximately 30,000 +/- square feet of uplands.

EMAIL ADDRESS: mcalearappraisal@bellsouth.net