

BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

DECEMBER 11, 2025

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL

ZVA25-61 R & R REAL ESTATE HOLDINGS LLC PROPERTY

VARIANCE REQUEST

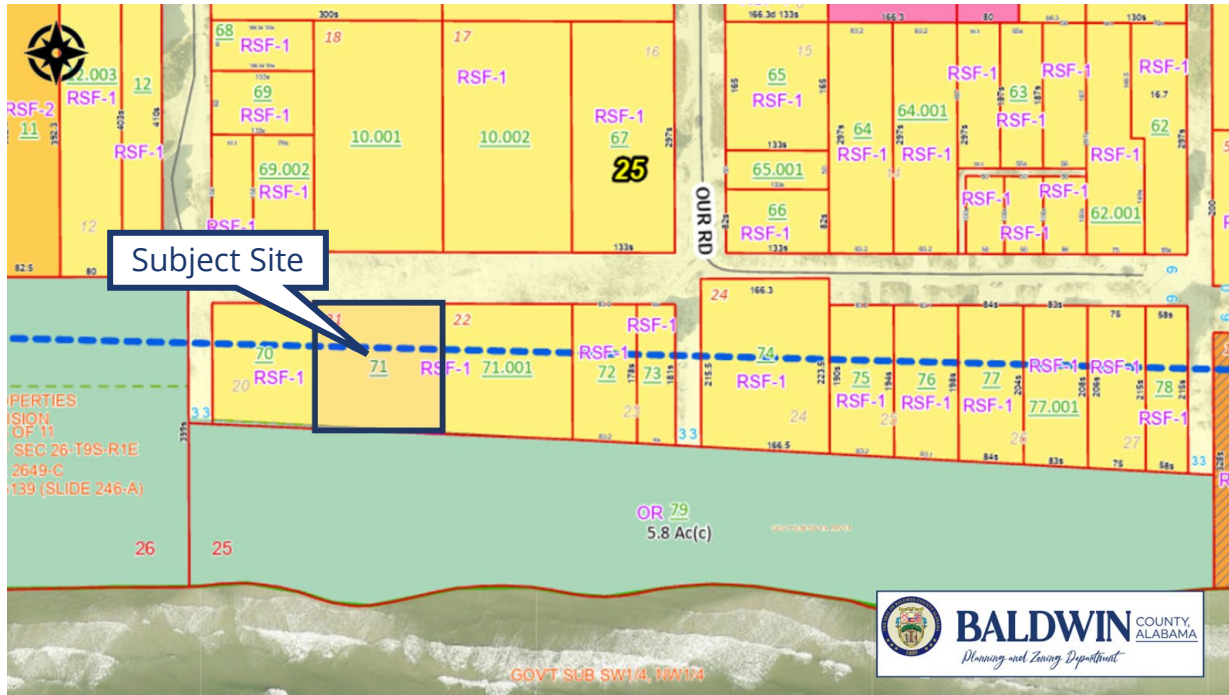
Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 25
- **Zoned:** RSF-1
- **Location:** The subject property is located on the south side of Our Road
- **PID:** 05-69-07-25-0-000-071.000
- **Physical Address:** 0 Our Road
- **Applicant:** Engineering Design Group-Colin Davis
- **Owner:** R & R Real Estate Holdings LLC





Locator Map



Site Map



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



OHANA LN

OUR RD

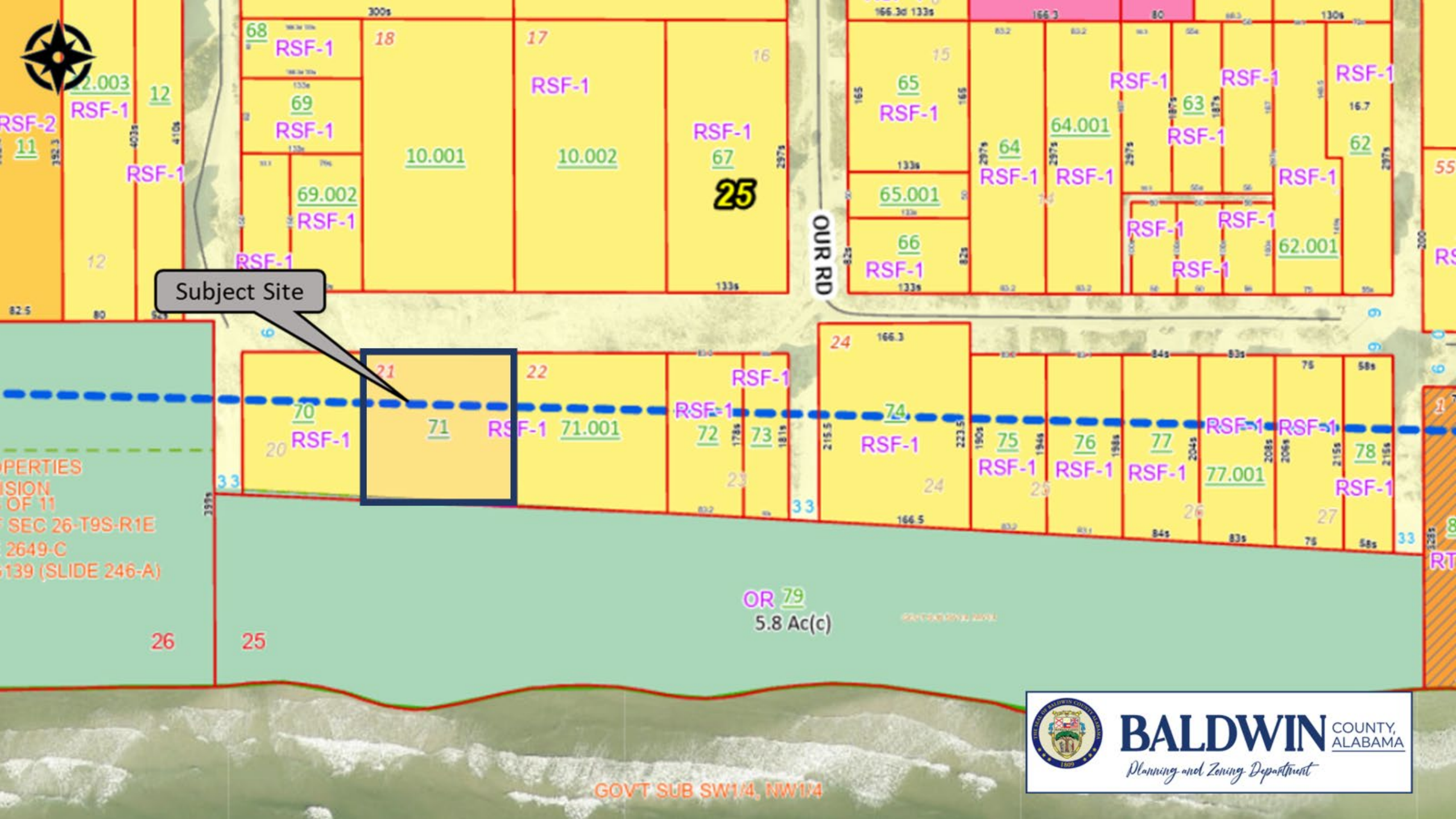
Subject Site

PROPERTIES
DIVISION
SUB OF 11
OF SEC 26-T9S-R1E
IDE 2649-C
PG139 (SLIDE 246-A)

79
5.8 Ac(c)



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department




Subject Site

PROPERTIES
SECTION
OF 11
SEC 26-T9S-R1E
2649-C
139 (SLIDE 246-A)

OR 79
5.8 Ac(c)

GOVT SUB SW1/4, NW1/4



BALDWIN

COUNTY,
ALABAMA

Planning and Zoning Department



Subject Property
PIN: 625499



**VARIANCE
PROPOSED
FOR THIS PROPERTY**
Case Number
ZVA25-000060
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

**VARIANCE PROPOSED
FOR THIS PROPERTY**
CASE NUMBER
ZVA25-000061
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655 / (251) 972-8523
(251) 990-4623



Adjoining Property
to the West
PIN: 60413



Nov 20, 2025 11:43:44 AM
182° S



Adjoining Property
to the East
PIN: 3887



Nov 20, 2025 11:42:33 AM
185° S

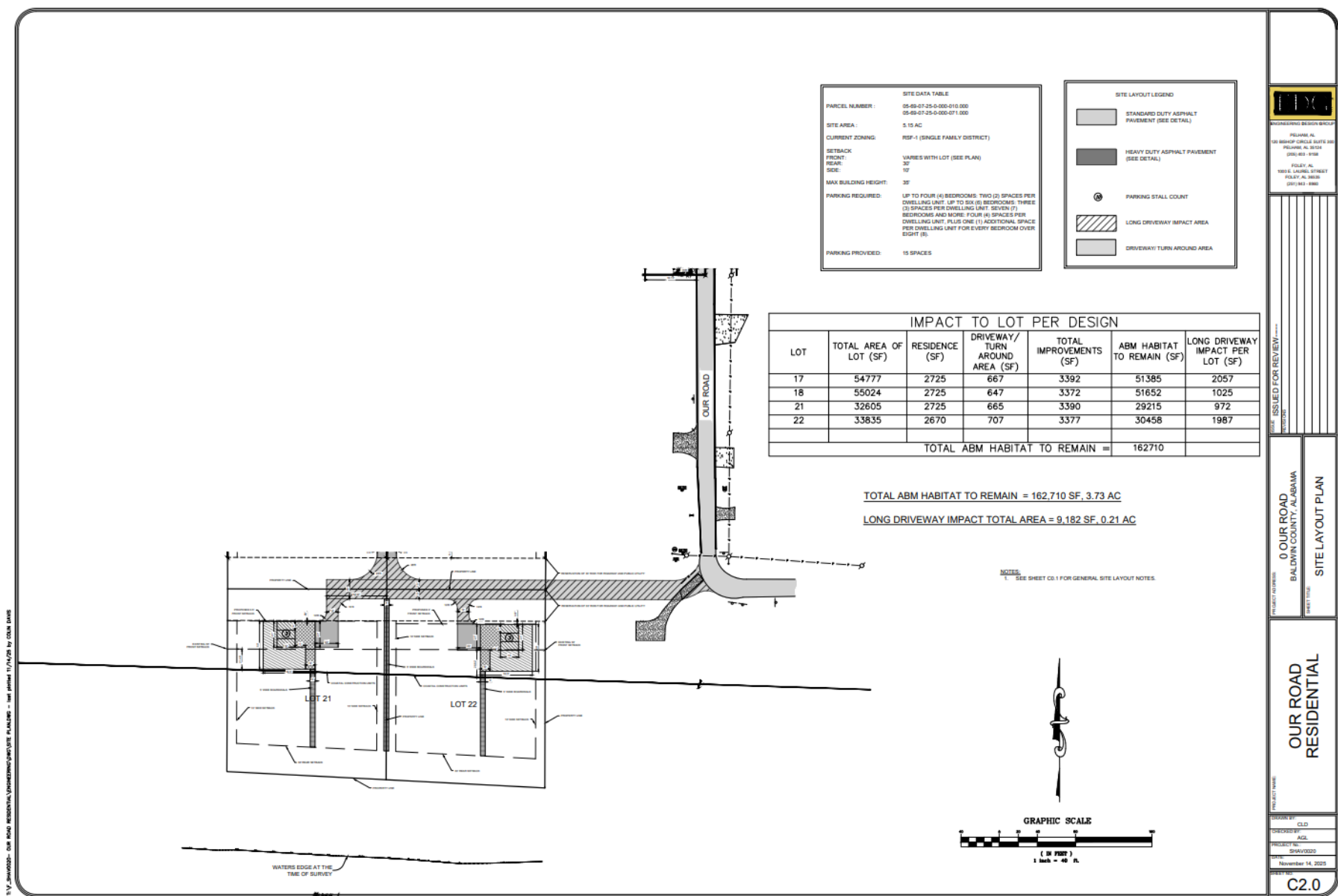


Property to
the North
PIN: 625838

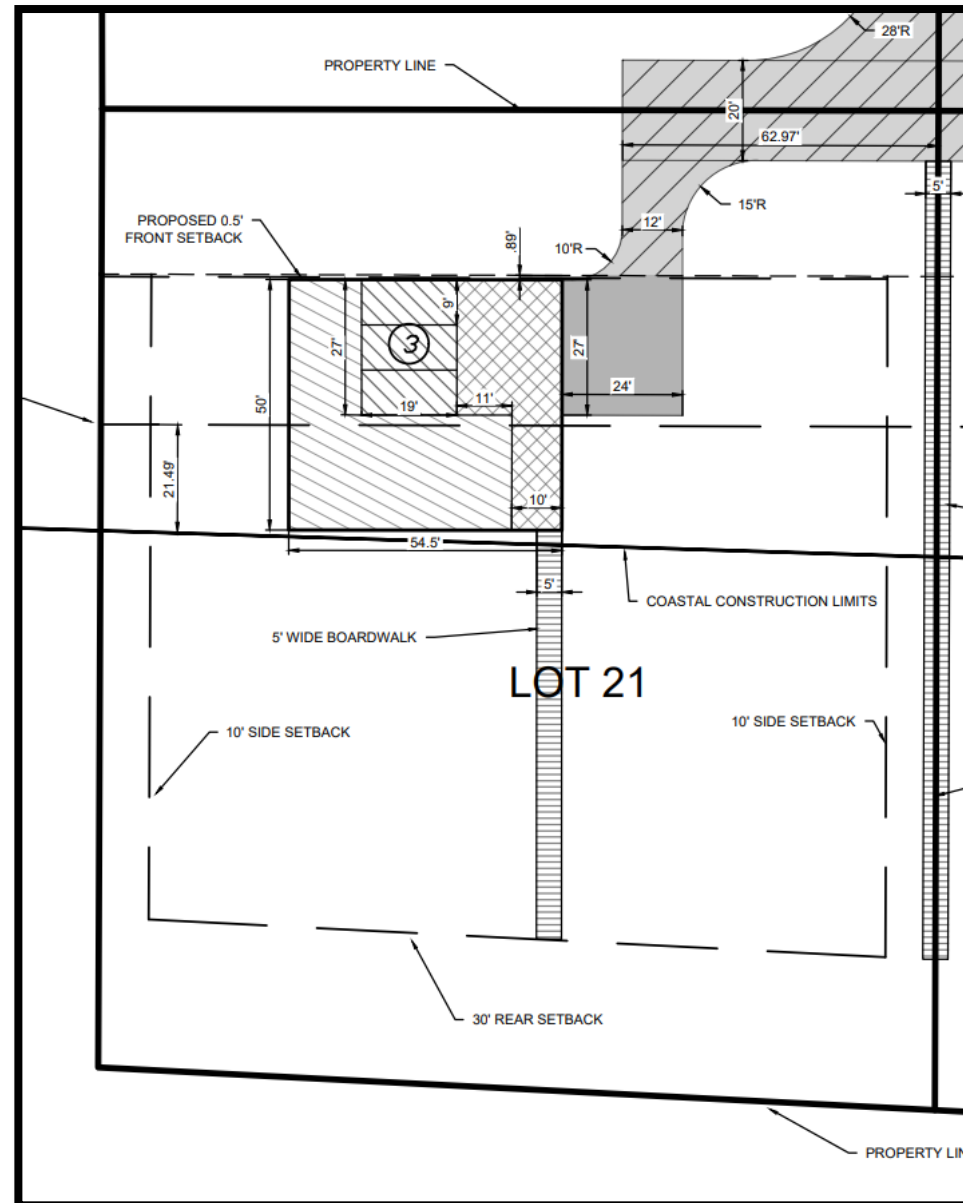


Nov 20, 2025 11:44:34 AM
10° N

Site Plan



Enlarged Site Plan



Zoning Requirements

Section 4.2 RSF-1, Single Family District

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

4.2.2 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-1 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-1 zoned parcel where no primary dwelling currently exists.

4.2.3 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*).

4.2.4 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

4.2.5 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

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 June 19, 1992. The lot described is 166'.3 x 160'.9 approximately 26,757 sf. Located within Government Sub Lot 21. The minimum lot size requirement for RSF-1, Residential Single-Family District, is 30,000sf, with a Minimum Lot Width at the Building Line of 100'.

Minimum lot size: **30,000sf**, Actual lot size: **26,757**, Minimum Lot width at building line: **100'**, Actual Lot Width: **166.3'**, Hardship: **YES**

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

The property is relatively flat and doesn't contain any jurisdictional wetlands. Therefore, staff could not establish exceptional topographical conditions or other extraordinary situations or conditions contained on the property that would require 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 has expressed a preference to be positioned nearer to the front property line to avoid constructing across the CCL line, which we are unable to approve.

Staff believes that the granting of the application is necessary for the preservation of a property right and merely 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.
- * US Fish & Wildlife has indicated that they are agreeable to the site plan as presented.
- * Comment from Baldwin County Building Department, Janie Joiner: She indicated that there are no issues or concerns, provided that the structure is located outside of the CCL line

US Fish & Wildlife Statement/POA Statement



October 21, 2025

Baldwin County Board of Adjustments
22251 Palmer St.
Robertsdale, AL 36567

Attn: Board of Adjustments

Re: Variance Application (Our Road)

Dear Board of Adjustments,

The required state and federal permit applications have not been completed at this time, as their preparation and submittal are contingent upon the outcome of the variance request. The U.S. Fish and Wildlife Service permit for the Alabama Beach Mouse is determined based on the total square footage of site impact. Should the variance be denied, it will be necessary to reevaluate the proposed site layout and its associated impacts on Alabama Beach Mouse habitat. Accordingly, the permit applications will be finalized and submitted upon issuance of a formal determination regarding the variance.

Should you have any questions please don't hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Colin Davis".

Colin Davis, Project Engineer
Engineering Design Group

R&R Real Estate Holdings LLC

650 Sexton Rd
Harrodsburg, KY 40330

To whom it may concern,

The property located on Our Road in Gulf Shores Alabama does not have an active neighborhood association.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen Elliott".

Stephen Elliott, member
R&R Real Estate Holdings LLC

Statement from Bill Lynn US Fish and Wildlife

From: [Lynn William \(Bill\)](#)
To: [Crystal N. Bates](#)
Cc: [Shelby L. Coulson](#)
Subject: Re: [EXTERNAL] Our Road Fort Morgan
Date: Tuesday, November 18, 2025 10:12:10 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Outlook-ul1ddmt.png](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Crystal,

This is the site plan we plan to permit.

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

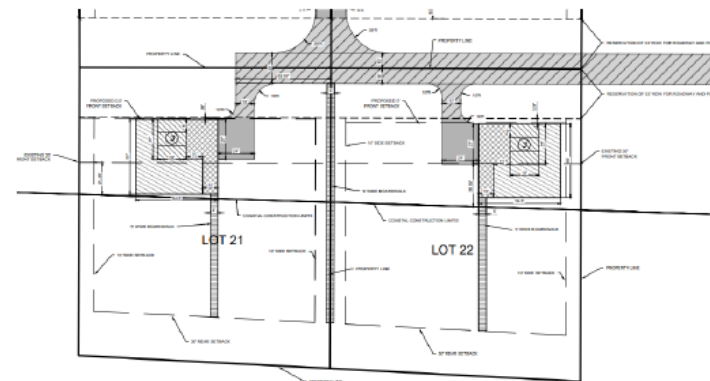
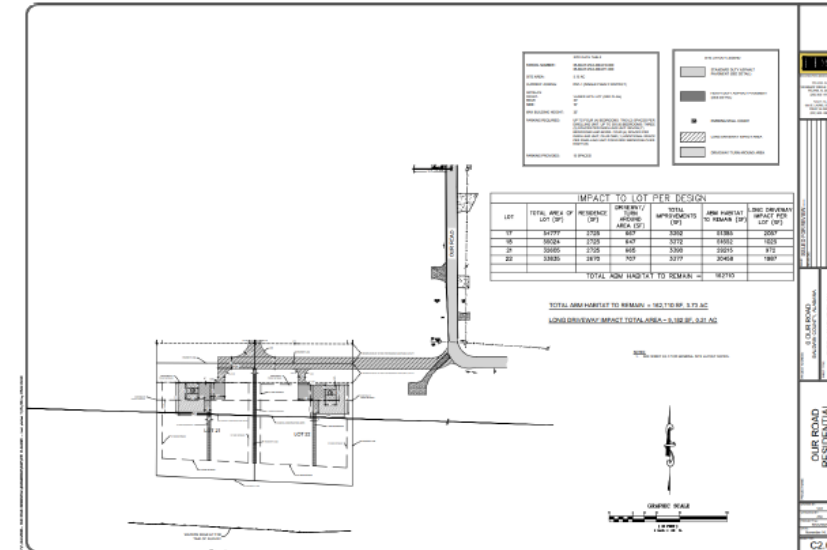


From: Crystal N. Bates <CBATES@baldwincountyal.gov>
Sent: Tuesday, November 18, 2025 10:09 AM
To: Lynn, William (Bill) <william_lynn@fws.gov>
Cc: Shelby L. Coulson <Shelby.Coulson@baldwincountyal.gov>
Subject: [EXTERNAL] Our Road Port Morgan

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good morning, Mr. Lynn

We received these zoning variances last month and are currently awaiting your approval or verbal confirmation to proceed to the Board of Adjustment for a setback variance to move off the call line. Could you please let us know if you agree with this site plan and if you are comfortable with the area?



ZVA25-61 R & R REAL ESTATE HOLDING LLC

PROPERTY

Lead Staff: Crystal Bates, Planning Technician II

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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 30' front setback requirements in order to construct a single-family dwelling.

The applicant cannot build a dwelling across the CCL line; therefore, the applicant is requesting a front-yard setback variance to construct a dwelling.

Staff recommends that ZVA25-61 be APPROVED with the following conditions.

1. If approved, the variance is limited site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.

ZVA25-61 R & R REAL ESTATE HOLDING LLC PROPERTY

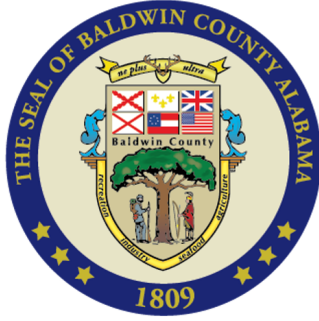
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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

JANUARY 20, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL