



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

JANUARY 20, 2026

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

ZVA25-68 VALLEE PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2, Residential Single-Family District
- **Location:** The subject property is located on the west side of County Road 1
- **PID:** 05-56-04-19-0-000-089.000
- **PPIN:** 24921
- **Acreage: Physical Address:** 13095 County Road 1
- **Applicant:** Joseph & Patricia Valle'e
- **Owner:** Joseph & Patricia Valle'e



ZVA25-68 VALLE'E PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 13.1.2 (a) of the Baldwin County Zoning Ordinance concerning accessory structure setbacks.

The applicant would like to be 2 feet from the side property line, rather than the standard 5 feet, in order to accommodate a new carport.

Staff perceives no hardship on the subject property and recommends that case ZVA25-68 be **DENIED**.



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RSF-1, Residential Single Family	Vacant
West	Mobile Bay	Water Body

Subject Property
PIN: 24921



VARIANCE PROPOSED
FOR THIS PROPERTY
CASE NUMBER

ZVA25-000068

For Information Contact
Baldwin County Planning &
Zoning Department

**(251)580-1655 / (251)972-8523
(251)990-4623**



Dec 23, 2025 11:12:18 AM

30°24'55.37322"N 87°54'28.2267"W
274° W

Baldwin County Code Enforcement

W
N
S
E

Adjoining Property
to the North
PIN: 35528



Dec 23, 2025 11:12:30 AM

30°24'55.70305"N 87°54'28.27476"W
285° W

Baldwin County Code Enforcement



Adjoining Property
to the South
PIN: 18971



Dec 23, 2025 11:09:17 AM

30°24'54.9522"N 87°54'28.10855"W

243° SW

Baldwin County Code Enforcement

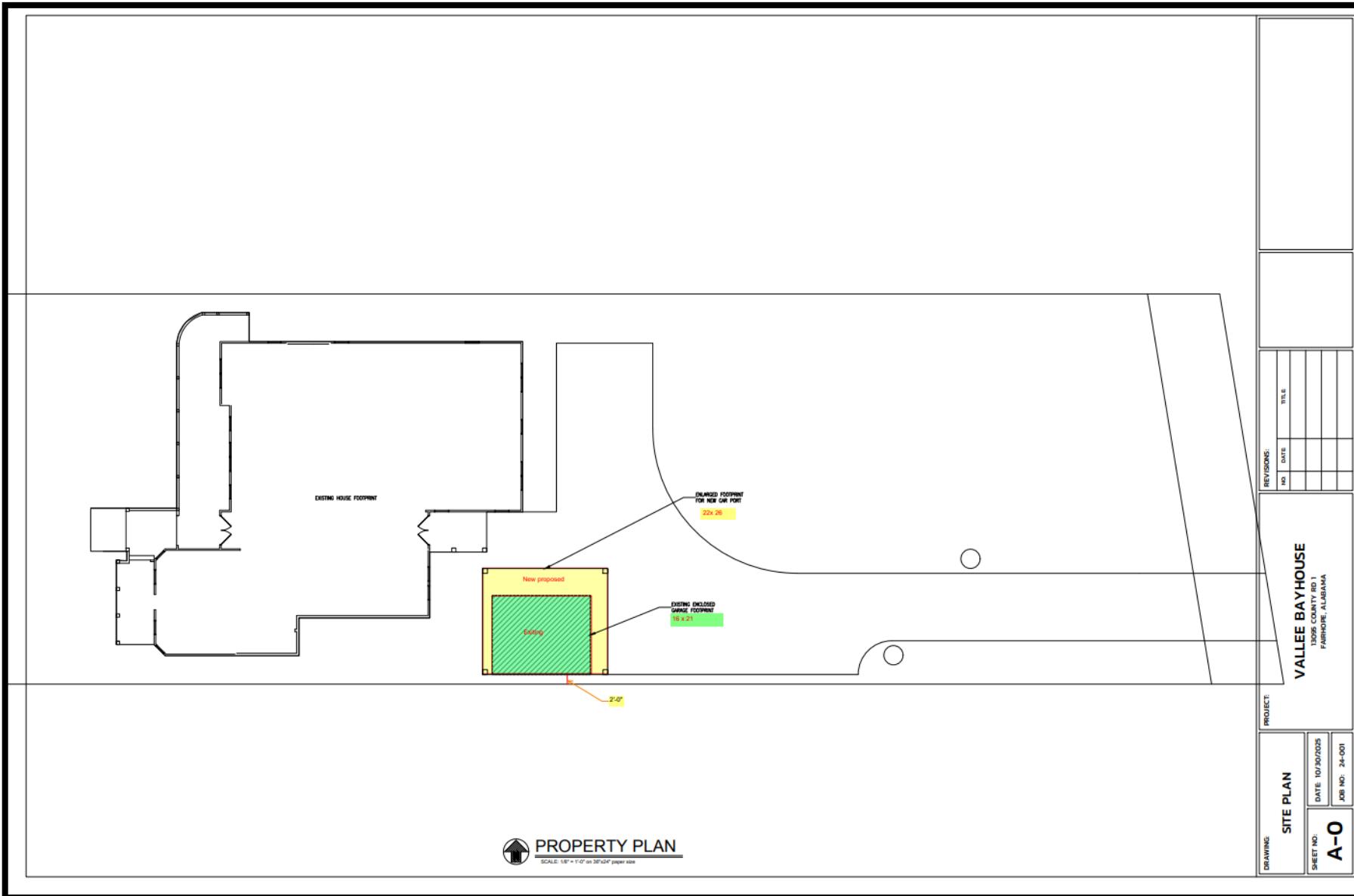


Property to
the East
PIN: 24877

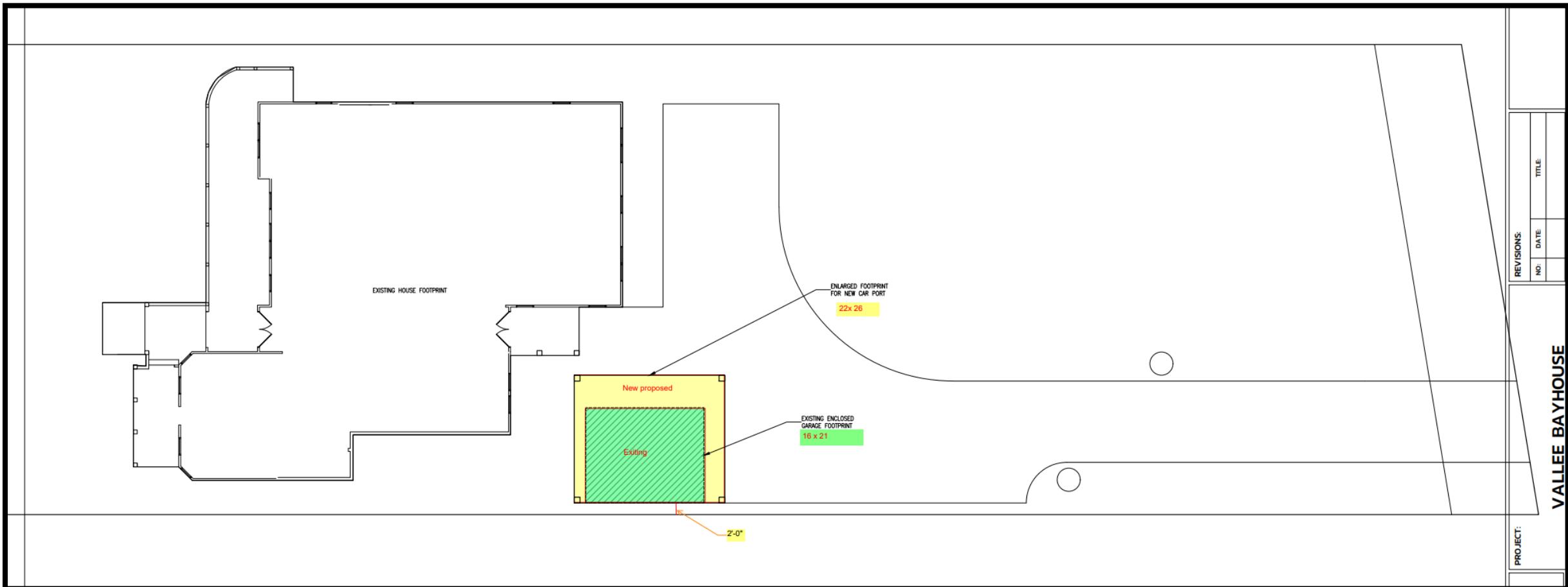
Dec 23, 2025 11:08:16 AM
30°24'55.04072"N 87°54'28.09505"W
78° E

Baldwin County Code Enforcement

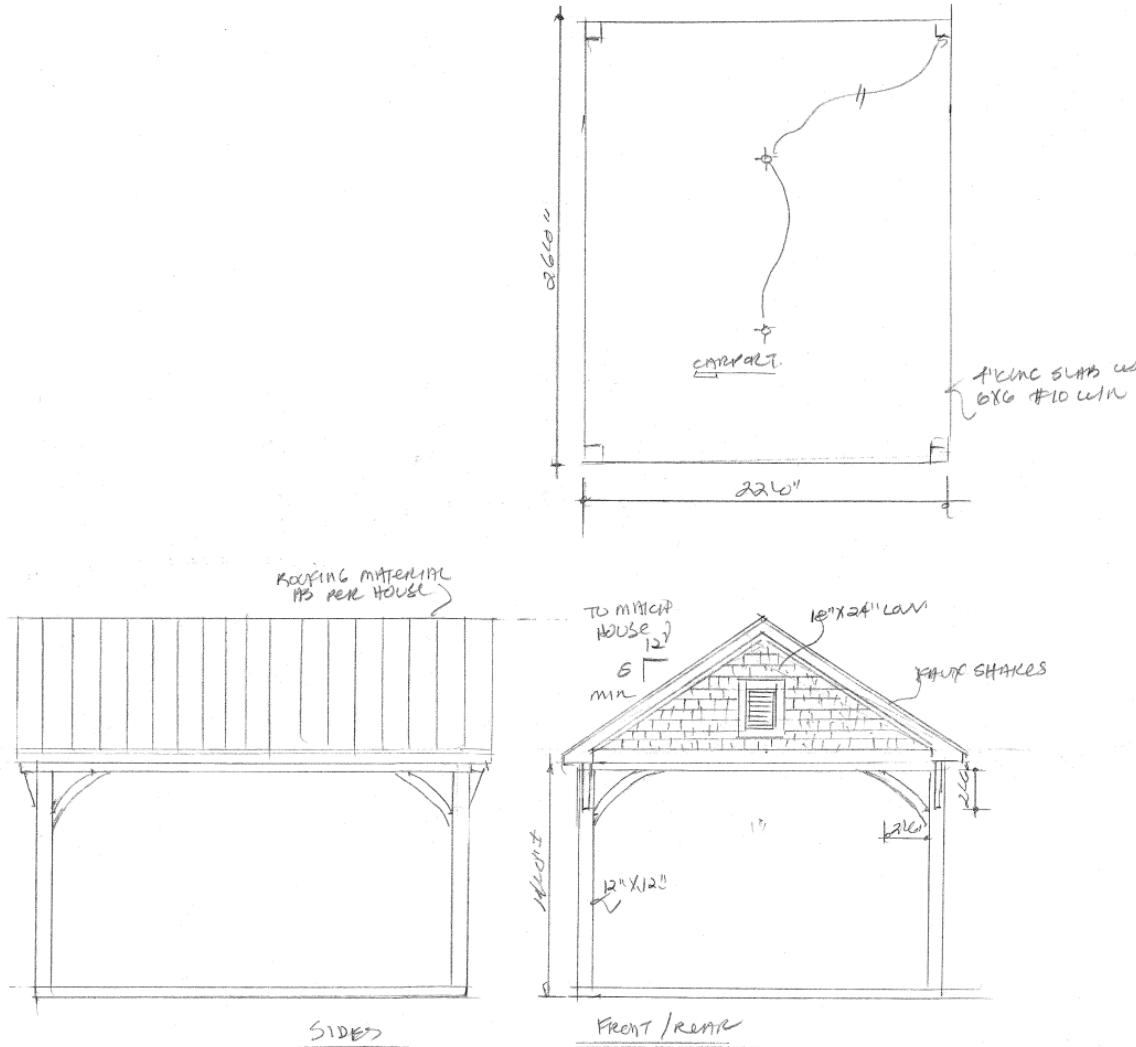
Site Plan



Site Plan



Elevations



Zoning Requirements

Article 13 Design Standards

Section 13.1 Accessory Uses and Structures

13.1.1 Generally. Any use may be established as an accessory use to any permitted principal use in any district provided that such accessory use:

- (a) Is customarily incidental to and is maintained and operated as a part of the principal use.
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated.
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or pollutants, in a greater amount than customarily created by principal use.
- (d) Is not located in a required yard.

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.
- (c) An accessory structure may not exceed the height limit for the district in which it is located and may not occupy more than 30% of the rear yard.
- (d) Except in rural districts, no accessory structure, other than a pier and boathouse, may be located on a lot by itself.
- (e) Agricultural uses, on RSF-1 and RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under 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.

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 26 came into effect on June 9, 2025. The lot of record is 100 x 270. The minimum lot size requirement for the RSF-2 zoning designation is 15,000 sq. ft. with a minimum lot width at the building line of 80'. Therefore, staff believes there isn't exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: 15, 000sf Actual lot size: 27,000+sf, Minimum Lot width: 80', Actual Lot Width: 100', Hardship: NO

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

The subject property doesn't contain jurisdictional wetlands, and the property is relatively flat. **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 subject property is currently zoned RSF-2, Residential Single Family District zoning designation. The applicant is seeking to expand the existing enclosed garage by knocking out the enclosure and attaching a new, larger open carport, which would involve extending on the non-conforming side of the current structure. Staff believes the requested variance is a “for convenience” request that does not qualify as a hardship per the Baldwin County Zoning Ordinance.

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.

POA Statement

To: 13109 Co Rd 1 Neighbors

Attn: Donna Anthony

13109 County Rd 1 Owners, Joe and Patricia Vallee, are proposing a plan to the city for a new car port located in the same spot as the existing enclosed garage. Due to the close proximity to the property line, the city and owners need your written approval to be granted a building permit. The existing enclosed garage is to be demolished, and the new proposed car port is to be located in the same location as the existing garage. The existing garage is ~15'6"x20'5" and the new car port will be 22'x26'. See attached plan for more information.

I am aware and approve of the proposed new car port:

Neighbor Name (Print): Donna Anthony

Neighbor Signature: Donna Anthony

Neighbor Address: 13083 County Road 1, Fairhope, AL 36532

Todays Date: 12-8-25

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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 #1

NEXT REGULAR MEETING

FEBRUARY 24, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL