



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

JANUARY 20, 2026

BALDWIN COUNTY CENTRAL ANNEX

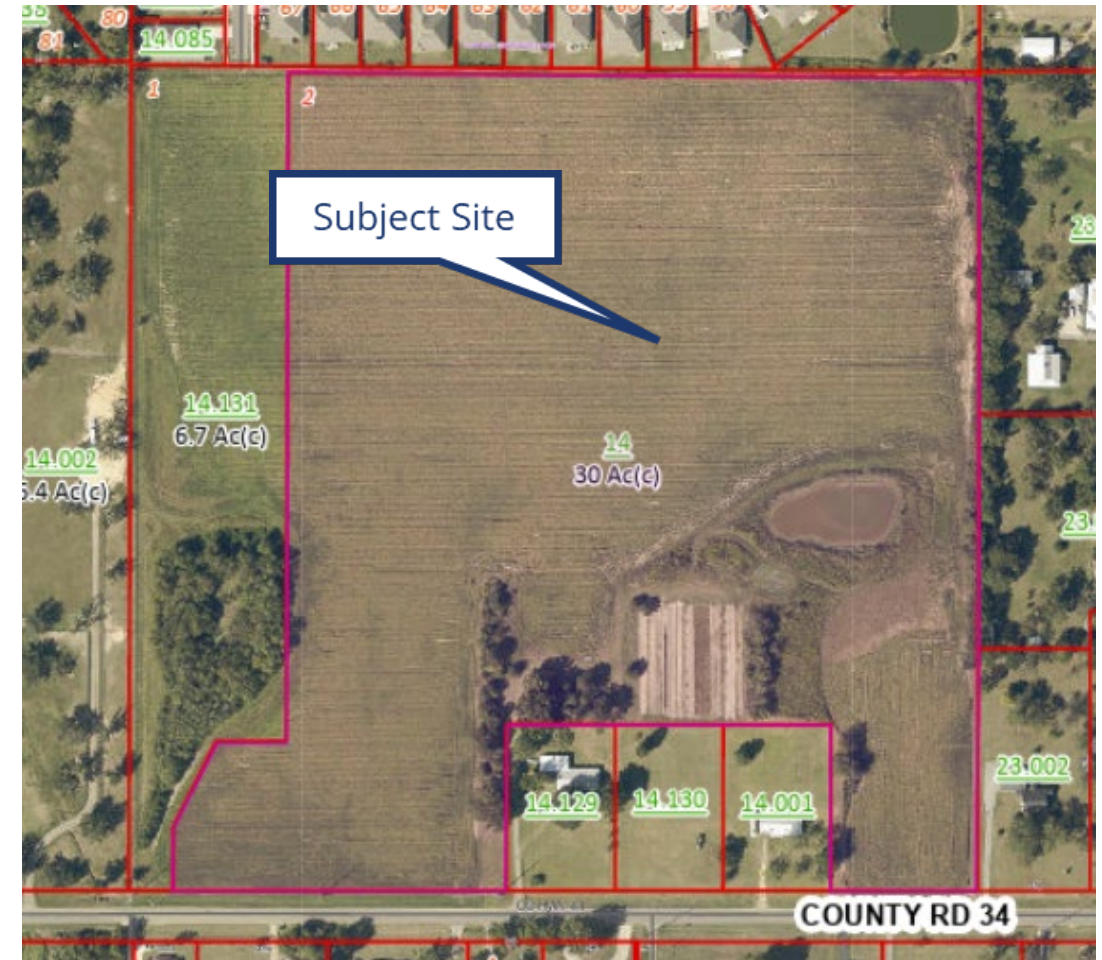
ROBERTSDALE, AL

ZVA25-71 BURMEISTER PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 8
- **Zoned:** RSF-1, Residential Single-Family District
- **Location:** The subject property is located on the north side of County Road 34
- **PID:** 05-46-08-28-000-014.000
- **PPIN:** 5736
- **Acreage:** 30 ac
- **Physical Address:** County Road 34
- **Applicant:** Lieb Engineering LLC
- **Owner:** BURMEISTER, WILLIAM H OR BONNIE M BURMEISTER OR KATRINA B SCHONEMANN TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE BURMEISTER



ZVA25-71 BURMEISTER PROPERTY

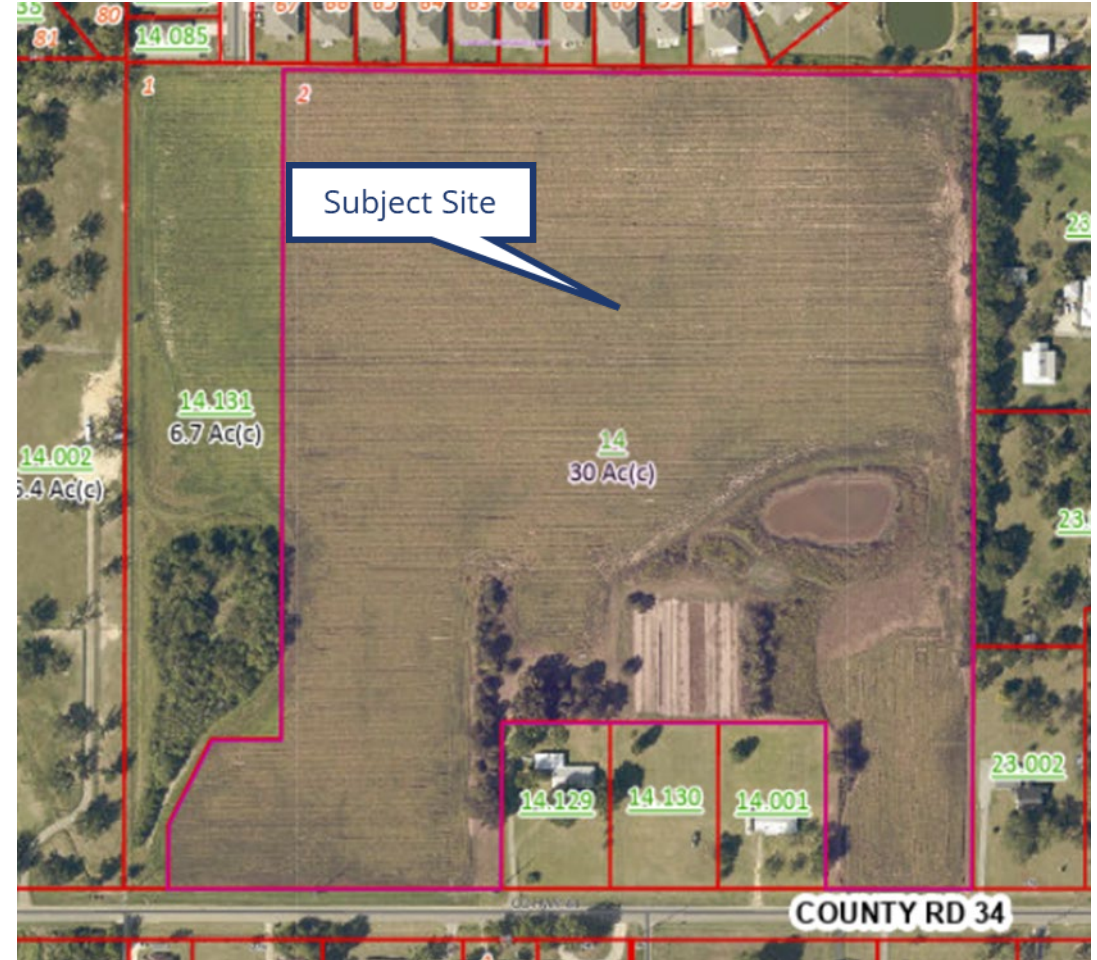
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 17.3.2 (i) Landscaping Buffers requirements of the Baldwin County Zoning Ordinance as it pertains to installing landscape buffers for subdivisions and Section 17.3.1 Purpose and Intent of the Landscaping Buffer in order to allow for a different design of landscaping.

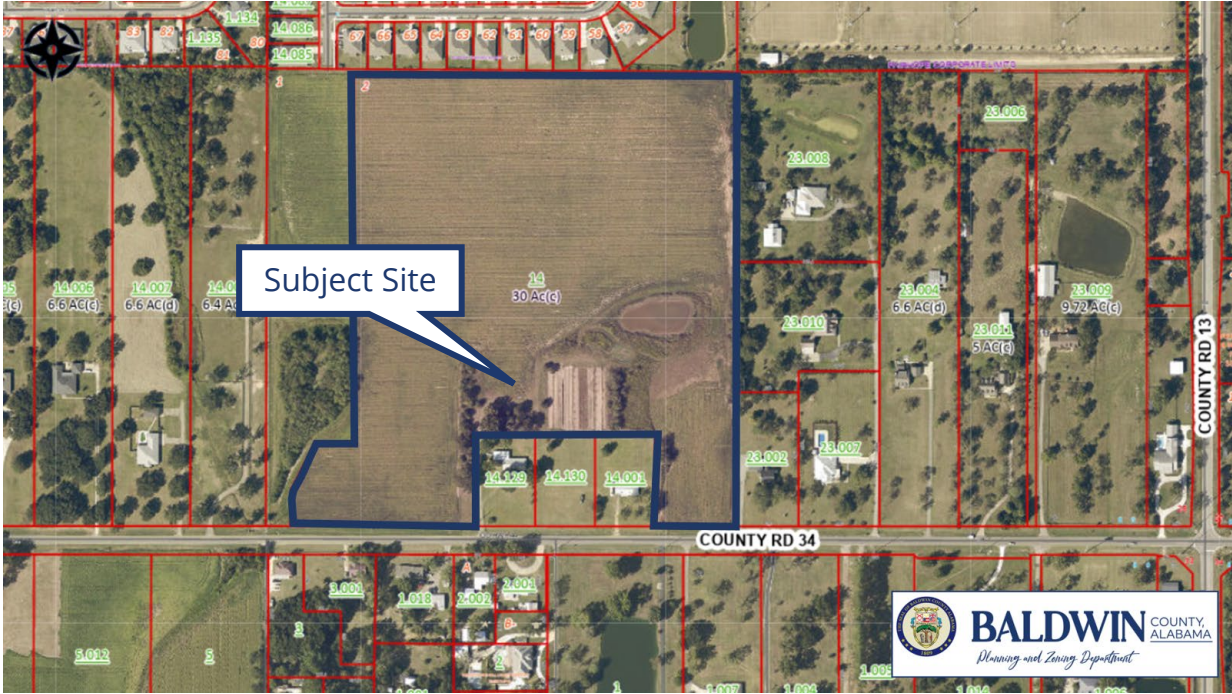
The applicant requests that landscaping not be installed according to our original design. The design in the zoning ordinance reads that the buffer area should be constructed with the width specified below and planted with canopy trees, understory trees, and shrubs that are sufficiently dense and of appropriate height. As an alternative, the applicant proposes using oak trees exclusively on the west side and Leyland cypress along the east and north sides. They also would like a variance from the east and west side from the 20' in width of the buffers.

Staff perceives no hardship on the subject property and recommends that case ZVA25-71 be **DENIED** unless information to the contrary is revealed at the public hearing.



Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	B2, Neighborhood Business District	Commercial
South	RSF-1, Residential Single Family 1	Residential
East	RA, Rural Agriculture	Vacant
West	B2, Neighborhood Business District	Vacant

Subject Property
PIN: 5735



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000071
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655 / (251) 990-4623
(251) 972-8523

Dec 29, 2025 3:04:25 PM
8600 County Road 34
Fairhope
Baldwin County
Alabama

Adjoining Property
to the North
PIN: 364109



Dec 29, 2025 3:18:05 PM
254 Silo Loop
Fairhope
Baldwin County
Alabama

Property to
the South
PIN: 634489




Dec 29, 2025 3:04:35 PM
8600 County Road 34
Fairhope
Baldwin County
Alabama



Adjoining Property
to the East
PIN: 49091

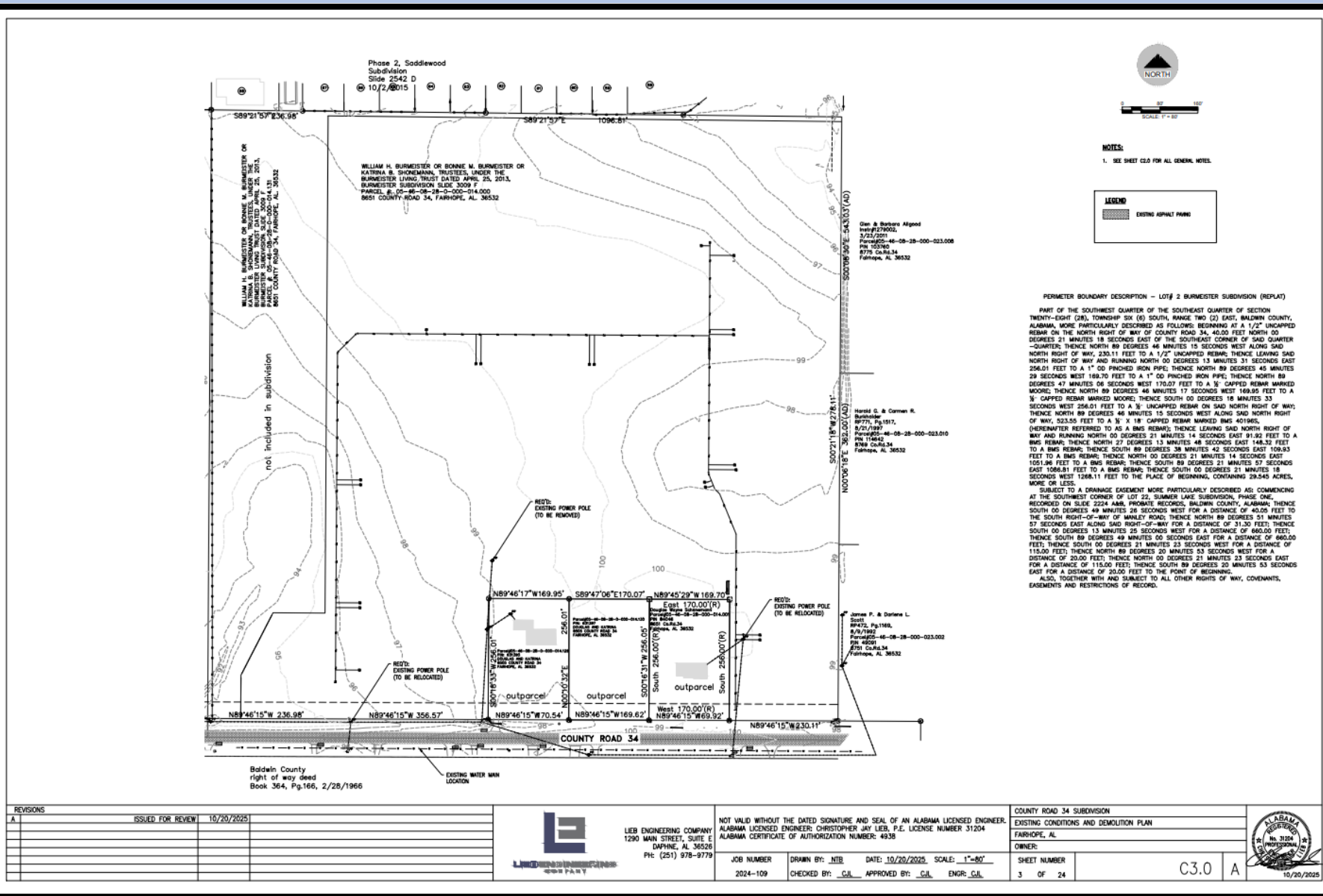
Dec 29, 2025 3:11:38 PM
8809 County Road 34
Fairhope
Baldwin County
Alabama



Property to
the West
PIN: 106169

Dec 29, 2025 3:06:52 PM
8461 County Road 34
Fairhope
Baldwin County
Alabama

Site Plan



Site Plan

PERIMETER BOUNDARY DESCRIPTION - LOT# 2 BURMEISTER SUBDIVISION (REPLAT)

PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP SIX (6) SOUTH, RANGE TWO (2) EAST, BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" UNCAPPED REBAR ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 34, 40.00 FEET NORTH 00 DEGREES 21 MINUTES 18 SECONDS EAST OF THE SOUTHEAST CORNER OF SAID QUARTER -QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 15 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY, 230.11 FEET TO A 1/2" UNCAPPED REBAR; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING NORTH 00 DEGREES 13 MINUTES 31 SECONDS EAST 254.01 FEET TO A 1" OD PINCHED IRON PIPE; THENCE NORTH 89 DEGREES 46 MINUTES 29 SECONDS WEST 169.70 FEET TO A 1" OD PINCHED IRON PIPE; THENCE NORTH 89 DEGREES 47 MINUTES 06 SECONDS WEST 170.07 FEET TO A 1/2" CAPPED REBAR MARKED MOORE; THENCE NORTH 89 DEGREES 46 MINUTES 17 SECONDS WEST 149.95 FEET TO A 1/2" CAPPED REBAR MARKED MOORE; THENCE SOUTH 00 DEGREES 18 MINUTES 33 SECONDS WEST 254.01 FEET TO A 1/2" UNCAPPED REBAR ON SAID NORTH RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 46 MINUTES 15 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY, 523.55 FEET TO A 3/8" X 18" CAPPED REBAR MARKED BMS 401985, (HEREINAFTER REFERRED TO AS A BMS REBAR); THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING NORTH 00 DEGREES 21 MINUTES 14 SECONDS EAST 81.92 FEET TO A BMS REBAR; THENCE NORTH 27 DEGREES 13 MINUTES 48 SECONDS EAST 148.32 FEET TO A BMS REBAR; THENCE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS EAST 108.83 FEET TO A BMS REBAR; THENCE NORTH 00 DEGREES 21 MINUTES 14 SECONDS EAST 101.06 FEET TO A BMS REBAR; THENCE SOUTH 89 DEGREES 21 MINUTES 57 SECONDS EAST 108.81 FEET TO A BMS REBAR; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS WEST 1268.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 29.545 ACRES, MORE OR LESS.

SUBJECT TO A DRAINAGE EASEMENT MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 25, SUMNER LAKE SUBDIVISION, PHASE ONE, RECORDED ON SLIDE 2224 AAR, PRIVATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 49 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY OF MAINLY ROAD; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 31.30 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 660.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 115.00 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 115.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH AND SUBJECT TO ALL OTHER RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

WILLIAM H. BURMEISTER OR BONNIE M. BURMEISTER OR KATHARINE B. BURMEISTER, TRUSTEES, UNDER THE BURMEISTER LIVING TRUST DATED APRIL 25, 2013, BURMEISTER SUBDIVISION SLIDE 3008 F, PARCEL: R. 05-46-08-28-0-000-014-000, 8651 COUNTY ROAD 34, FAIRHOPE, AL. 36532

Phase 2, Saddlewood Subdivision
Slide 2542 D
10/2/2015



NOTES:

- SEE SHEET C4.0 FOR GENERAL NOTES.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE 10 FEET ON EXTERIOR REAR AND SIDE BOUNDARY LOT LINES AND 7.5 FEET ON INTERIOR REAR AND SIDE LOT LINES.
- NO CURB AND GUTTER WILL BE INSTALLED FOR THIS DEVELOPMENT.
- NO SIDEWALK WILL BE INSTALLED FOR THIS DEVELOPMENT.
- THE INTERIOR RIGHT-OF-WAY WILL BE OWNED BY BALDWIN COUNTY.

Don & Barbara Hines
P/E 1279002,
5/23/2011
Permit#05-46-08-28-000-023.000
PH 154624
8778 GA.Rd.34
Fairhope, AL 36532

PROJECT CONTACT INFORMATION:

OWNER:

THE BURMEISTER'S
8651 COUNTY ROAD 34
FAIRHOPE, AL

ENGINEER:

LIEB ENGINEERING COMPANY, LLC
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
(251) 978-9778
CONTACT: CHRIS LIEB, PE

SURVEYOR:

BETOND MEASURE SURVEYING
1608 BUXTONWOOD DR.
FOLEY, AL 36535
(251) 752-7017
CONTACT: REESE HARPEL

SITE PLAN DATA:

UNIT SIZE: 29.55 AC.
PARCEL ID: 05-46-08-28-0-000-014-000
USE: SUBDIVISION
SUBJECT LOT SIZE: 0.69 AC.
PROPOSED NUMBER OF LOTS: 21
LINEAR FEET OF PRIVATE ROADS: 2,753 L.F.
DENSITY: 21 UNITS/29.55 ACES=0.71
COUNTY: BALDWIN
CITY & STATE: FAIRHOPE, AL
STREET: COUNTY ROAD 34
ZONING: CURRENT R2Z - APPLIED FOR RSP-1
PLANNING DISTRICT: B
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 10'

UTILITY PROVIDERS

WATER: WELL
POWER: BALDWIN EMC
SEWER: BALDWIN COUNTY SEWER SERVICE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S021°18'W	120.65	L24	S89°38'42"E	251.38	L47	S89°46'15"E	170.11
L2	S021°18'W	120.00	L25	S89°38'42"E	251.38	L48	S89°46'15"E	170.51
L3	S021°18'W	120.00	L26	S89°38'42"E	251.38	L49	S89°46'15"E	170.90
L4	S021°18'W	120.00	L27	S89°40'33"E	251.38	L50	S89°46'15"E	226.23
L5	S021°18'W	178.03	L28	N021°18'E	120.04	L51	S89°46'15"E	230.07
L6	S89°38'42"E	51.38	L29	N021°18'E	120.00	L52	S89°46'15"E	230.07
L7	S89°38'42"E	120.00	L30	N021°18'E	120.00	L53	S89°46'38"E	230.07
L8	S89°38'42"E	120.00	L31	N021°18'E	120.00	L54	S89°46'15"E	236.14
L9	S89°38'42"E	120.00	L32	S89°38'42"E	120.00	L55	S89°38'42"E	161.28
L10	S89°38'42"E	228.33	L33	S89°38'42"E	120.00	L56	S89°38'42"E	219.27
L11	S021°18'W	123.00	L34	N021°18'E	108.87	L57	S021°14'W	487.00
L12	S021°18'W	61.07	L35	S89°38'42"E	577.44	L58	S89°21'57"E	577.44
L13	N34°22'59"W	9.41	L36	S89°38'42"E	212.27	L59	S021°18'W	137.00
L14	N89°38'42"W	294.38	L37	S021°18'W	130.00	L60	S021°18'W	166.80
L15	S89°38'42"E	248.25	L38	S021°18'W	53.14	L61	S021°18'W	150.38
L16	S89°38'42"E	235.33	L39	S021°18'W	114.86	L62	N021°18'E	143.04
L17	N021°18'E	130.00	L40	S021°18'W	143.00	L63	N021°18'E	142.96
L18	N021°18'E	128.03	L41	S021°18'W	143.00	L64	N021°18'E	143.00
L19	N021°18'E	258.03	L42	S021°18'W	112.87	L65	N021°18'E	143.00
L20	N021°18'E	258.03	L43	N34°22'59"W	9.41	L66	N021°18'E	183.60
L21	S89°38'42"E	131.38	L44	N01°33'31"E	34.90	L67	N021°18'E	175.90
L22	S89°38'42"E	120.00	L45	N01°33'31"E	175.90	L68	N021°18'E	176.20
L23	S89°38'42"E	251.38	L46	N01°33'31"E	176.20			

CURVE #	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA
C1	80.00	120.65	54921°18'W	113.14	90°00'00"
C2	7.00	11.00	N49°38'42"W	8.90	90°00'00"
C3	180.00	68.81	S19°33'31"E	68.19	219°00'00"
C4	180.00	40.79	S27°38'30"E	40.70	129°00'00"
C5	130.00	68.85	N17°42'49"W	68.80	350°00'00"
C6	180.00	108.87	N07°04'15"W	103.22	344°00'00"
C7	130.00	31.24	S19°10'33"E	31.22	109°00'00"
C8	130.00	30.48	S09°54'54"E	30.37	143°00'00"
C9	7.00	11.00	N49°21'18"E	8.90	90°00'00"
C10	7.00	10.80	N49°48'42"W	8.70	89°00'00"
C11	68.00	144.47	S02°07'07"E	144.38	137°00'00"
C12	68.00	28.00	N11°46'10"E	28.77	281°00'00"

Baldwin County
right of way deed
Book 364, Pg.166, 2/28/1966

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/2025	ISSUED FOR REVIEW



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

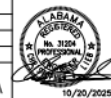
JOB NUMBER: 2024-109
DRAWN BY: NTL
CHECKED BY: CUL
DATE: 10/20/2025
APPROVED BY: CUL
SCALE: 1"=80'
ENGR: CUL

COUNTY ROAD 34 SUBDIVISION

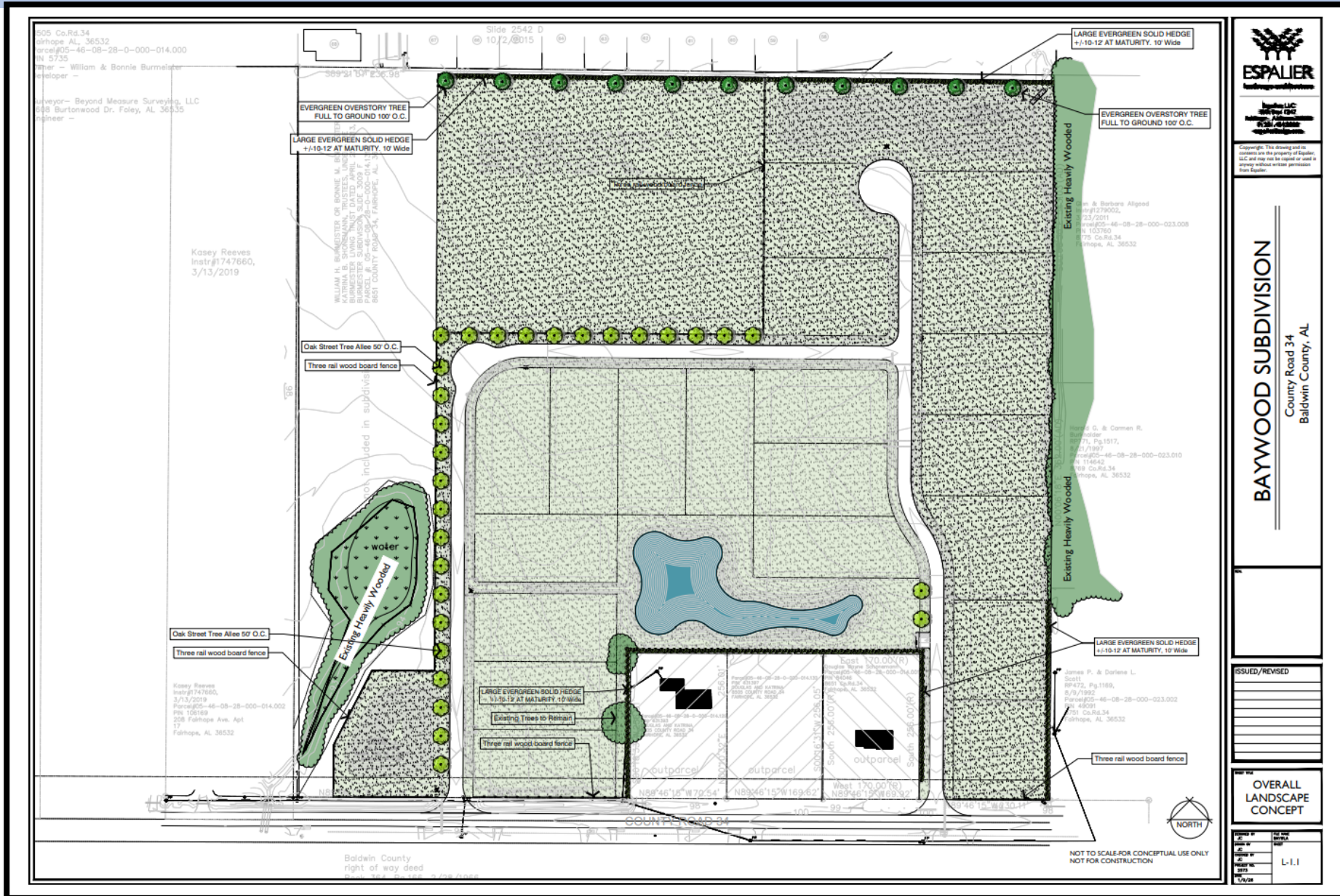
OVERALL SITE PLAN
FAIRHOPE, AL
OWNER:

SHEET NUMBER
4 OF 24

C4.0 A



Proposed Site Plan



Zoning Requirements

Section 17.2 Landscaping Plan

A landscaping plan is required for all major projects. Such plan shall be 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 removed 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 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 6 inches in diameter removed, unless the property already has a tree density that 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 unlikely 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 along the entire width of the property which abuts said freeway/expressway or collector except where curb cuts provide ingress and egress. Landscaping shall be planted with trees, shrubs and grass or other ground cover so that an attractive appearance is presented as detailed in the required landscaping plan.

(b) A minimum of five (5) feet side and rear landscaping may be required in the landscape plan depending on the topography and arrangement of existing landscape facilities. If required, such areas shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the monotony of the contiguous parking areas and to present an attractive appearance as determined by the Zoning Administrator. Adjacent property owners shall agree on the establishment of a common landscaped area between the properties that meets the requirement of this Section; provide written agreement and the planting and maintenance of the common landscaped area shall be binding upon both parties and their successors, interests and assigns.

(c) Junk yards shall be buffered with vegetation so as to achieve a visual screen of the yard and its ancillary operations.

Section 17.3 Buffers of Unlike Land Uses and Zoning Designations

17.3.1 Purpose and intent. Where unlike land uses or zoning designations are adjacent, a buffer shall be required along the entire length of all such common boundary. The buffer shall be of the width specified below and shall be planted with canopy trees and shrubs of sufficient density and of sufficient height

less than 8-feet high at the time of planting for canopy trees and of planting for understory trees) to afford adequate screening. All screen planting shall be maintained in a clear and healthy condition.

17.3.2 Buffer Requirements. Landscaped buffers shall be required for any building site for any given use, and shall not be less than the minimum of-way. The required buffer widths are listed below in Appendix B:

(a) Multiple Family uses (RMF-6) when adjacent to Residential Single Family Estate District (RSF-1, RSF-2, RSF-3, RSF-4) shall require a buffer of **25-feet**.

(b) Multiple Family uses (RMF-6) when adjacent to Professional Business District (RTF-6) or Professional Business District shall require a buffer of **10-feet**.

(c) Institutional uses, Professional Business District (B-2), General Business District (B-3), Marine Recreation (MR) uses when adjacent to Residential Single Family Estate District (RSF-1, RSF-2, RSF-3, RSF-4) shall require a buffer of **25-feet**.

(d) Institutional uses, Professional Business District (B-2), General Business District (B-3), Marine Recreation (MR) uses when adjacent to Residential Single Family Estate District (RSF-1, RSF-2, RSF-3, RSF-4) shall require a buffer of **10-feet**.

(e) Manufactured Housing Parks (RMH) adjacent to Family Estate District (RSF-E) or Single Family District (B-1, B-2, B-3, RSF-4 and RSF-6) shall require a buffer of **10-feet**.

(f) Manufactured Housing Park (RMH) adjacent to Residential Single Family Estate District (B-1) shall require a minimum buffer of **10-feet**.

(g) Light Industrial uses (M-1), General Business District (B-2), Communication and Utility uses when adjacent to any Business District (B-1, B-2, B-3 and B-4) shall require a minimum buffer of **75-feet**.

(h) Light Industrial uses (M-1), General Industrial uses (M-2) and Transportation, Communication and Utility uses when adjacent to any Business District (B-1, B-2, B-3 and B-4) shall require a minimum buffer of **50-feet**.

(i) **Landscape Buffers for Subdivisions Adjacent to Rural Zonings, Agricultural Uses, and Lower Intensity Residential Zonings.** The following minimum buffers shall be required prior to Final Plat approval for any subdivision that meets the definition of a Major Project:

	Ag Use*	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6
Ag Use*	0	0	0	0	0	0	40	40	40	40	40	40
RR	0	0	0	0	0	0	20	20	20	20	20	20
RA	0	0	0	0	0	0	20	20	20	20	20	20
CR	0	0	0	0	0	0	20	20	20	20	20	20
BCZ	0	0	0	0	0	0	20	20	20	20	20	20
RSF-E	0	0	0	0	0	0	20	20	20	20	20	20
RSF-1	40	20	20	20	20	20	0	10	15	20	20	20
RSF-2	40	20	20	20	20	20	10	0	10	15	20	20
RSF-3	40	20	20	20	20	20	15	10	0	10	15	20
RSF-4	40	20	20	20	20	20	20	15	10	0	10	15
RTF-4	40	20	20	20	20	20	20	20	15	10	0	10
RSF-6	40	20	20	20	20	20	20	20	20	15	10	0

The Zoning Administrator shall have discretion to reduce the minimum size requirements of plantings under this subsection (i) given the potential volume of plants required to meet the requirements of this provision.

*Ag Use. Agricultural Use as defined in Article 22.

17.3.3 Landscaped buffer design and materials.

(a) **Existing native plant material.** The use of existing native species of plant material is strongly encouraged in landscaped buffers. Existing natural ground cover should be retained where possible by avoiding scraping, grading and sodding within the landscaped buffer. Where the planting requirements of Section 17.3.2 require additional trees or shrubs to be installed in an existing natural area, it should be done in a manner which minimizes disturbances to native species.

(b) **Mixed-use development.** Where a building site is used for a single mixed-use development, landscaped buffers shall not be required between the various constituent uses. Landscaped buffers required at the perimeter of the

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 8 came into effect on July 19, 2022. The lot of record is approximately 30 acres. The minimum lot size requirement for RSF-1, Residential Single-Family District, is 30,000 sq. ft. with a minimum lot width at the building line of 100'. Therefore, staff believes there isn't exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: 30, 000sf Actual lot size: 30 acres Minimum Lot width: 100', Actual Lot Width: 500', 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 presently zoned RSF-1, Residential Single-Family District, which aims to support a low-density residential setting with single-family homes on spacious lots. While the applicant has requested a landscaping variance to accommodate a future, larger lot subdivision and has proposed a landscape buffer with a design that differs from the ordinance, staff recognizes the opportunity to consider this request thoughtfully. It is believed that, at this stage, the request may not be deemed essential for the preservation of property rights. 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: Baldwin County Commission

From: Katrina Schonemann

Katrina Schonemann, the sole executor of the Burmeister Trust is confirming that the Parcel ID: 46-08-28-0-000-014.000 with PIN: 5735 does not have any active association to this parcel.

Thank you,

Katrina Schonemann

Signed: 

ZVA25-71 BURMEISTER PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 17.3.2 (i) Landscaping Buffers requirements of the Baldwin County Zoning Ordinance as it pertains to installing landscape buffer for subdivisions and Section 17.3.1 Purpose and Intent of the Landscaping Buffers in order to allow for a different design of landscaping.

The applicant requests that landscaping not be installed according to our original design. The design in the zoning ordinance reads that the buffer area should be constructed with the width specified below and planted with canopy trees, understory trees, and shrubs that are sufficiently dense and of appropriate height. As an alternative, the applicant proposes using oak trees exclusively on the west side and Leyland cypress along the east and north sides. They also would like a variance from the east and west side from the 20' in width of the buffers.

Staff perceives no hardship on the subject property and recommends that case ZVA25-71 be **DENIED** unless information to the contrary is revealed at the public hearing.

ZVA25-71 BURMEISTER 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 #1

NEXT REGULAR MEETING

FEBRUARY 24, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL