



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

AUGUST 14, 2025

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL

VARIANCE REQUEST

- **Planning District:** 25
- **Zoned:** RSF-1 Single-Family District
- **Location:** The subject property is located on west side Choctaw Rd
- **PID:** 05-69-08-02-0-005-024.000
- **PPIN:** 20408
- **Acreage:** 0.15
- **Physical Address:** Choctaw Rd
- **Applicant:** Dustin Blount - Heron Plume Construction LLC
- **Owner:** Jacqueline Holder



ZVA25-29 HOLDER PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

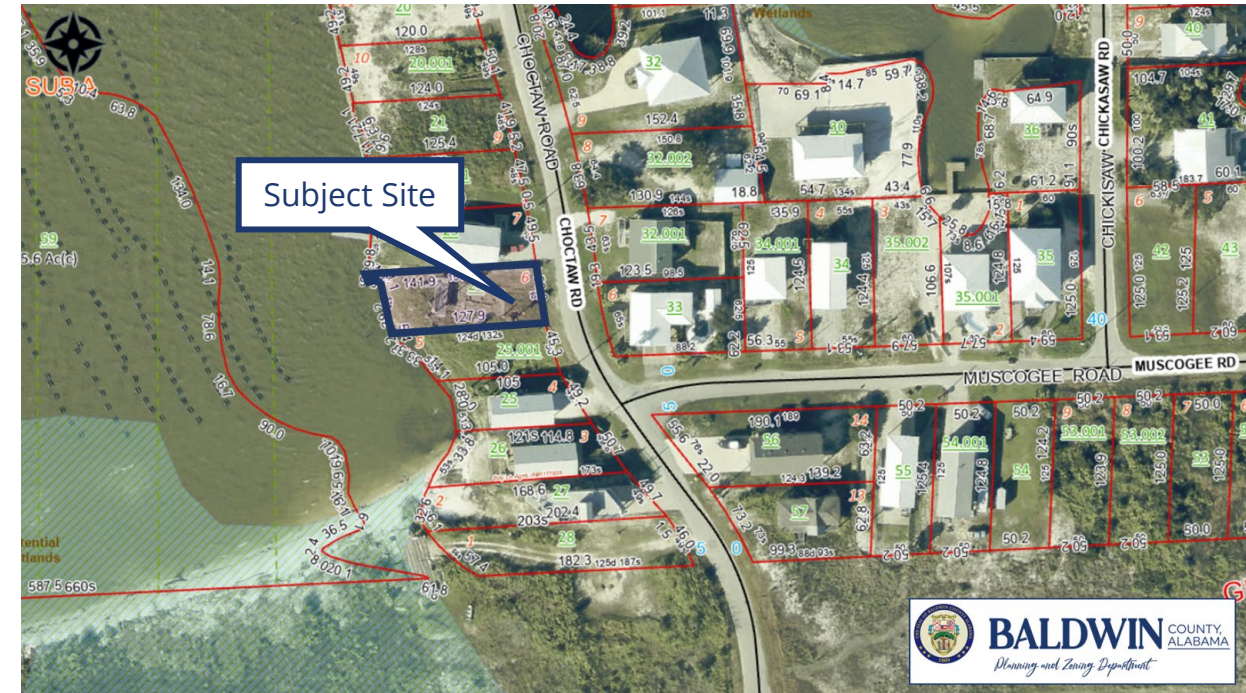
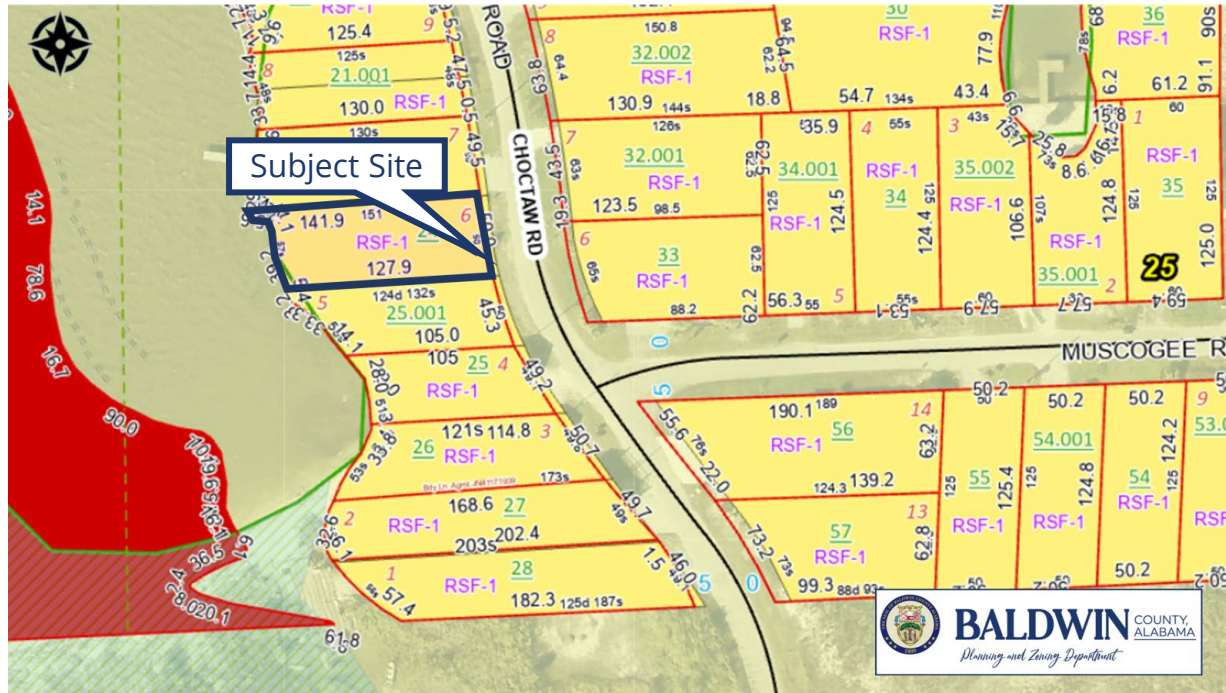
The applicant is seeking a variance from Section 12.5.2 (f) as it pertains to the VE 50' setback from the reach of the mean high tide line in order to build a new single-family dwelling.

Staff recommends that ZVA25-29 be Approved.



Locator Map

Site Map



Adjacent Zoning

Adjacent Land Use

North

RSF-1, Residential Single Family

Residential

South

RSF-1, Residential Single Family

Vacant

East

RSF-1, Residential Single Family

Residential

West

Bon Secour Bay

water body



Subject Site



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



Subject Site

CHOCTAW RD

MUSCOGEE RD



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



Subject Property
PIN: 20408



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000029
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Scan 
For more information
and zoning details
visit www.baldwincountyga.gov

Jul 22, 2025 10:29:31 AM
30°13'58.22767"N 87°58'40.98958"W
279° W
Baldwin County Code Enforcement



Adjoining Property
to The South
PIN: 216463



Jul 22, 2025 10:29:49 AM
30°13'58.07413"N 87°58'41.09815"W
254° W

Baldwin County Code Enforcement



Adjoining Property
to The North
PIN: 11633



Jul 22, 2025 10:30:16 AM
30°13'58.78938"N 87°58'41.05214"W
282° W

Baldwin County Code Enforcement



Property to The
West
PIN: 111775



Jul 22, 2025 10:31:20 AM
30°13'58.92884"N 87°58'40.91909"W
110° E

Baldwin County Code Enforcement

Site Plan

STATE OF ALABAMA
BALDWIN COUNTY

Property Boundary Survey # Site Plan

I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 6, Block B, FORT MORGAN PINES, as recorded in Slide 274-A, in the Office of the Judge of Probate, Baldwin County, Alabama; and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of 6/16/2025. Survey invalid if not sealed in red.

Order No.: 11502

Client:

Address: 2405 Choctaw Road

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 10
Gulf Shores, AL 36542
Phone: (251)-975-7555

**WEYGAND
WILSON**
SURVEYORS



Note:

- (a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or way and/or restrictions whether or not of record.
(b) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.
(c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

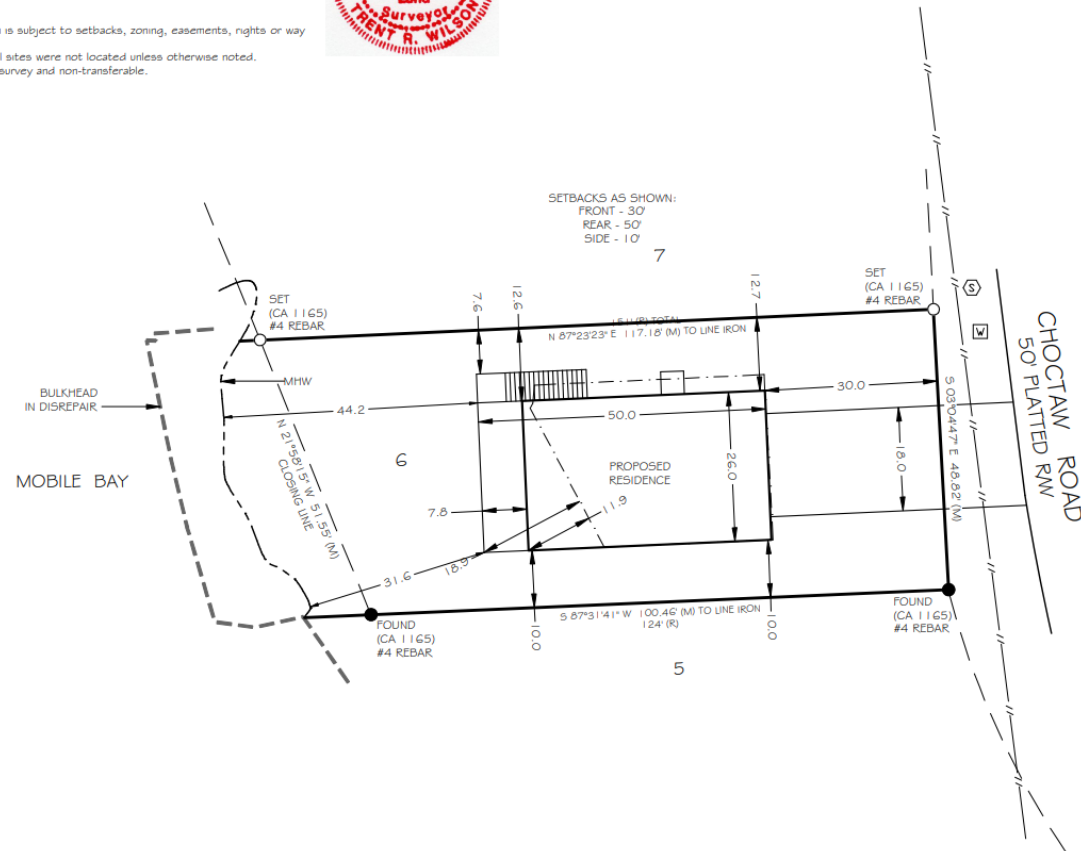
NOTES:

1. BEARINGS BASED ON ASTRONOMIC NORTH
AS OBTAINED BY GPS OBSERVATION.

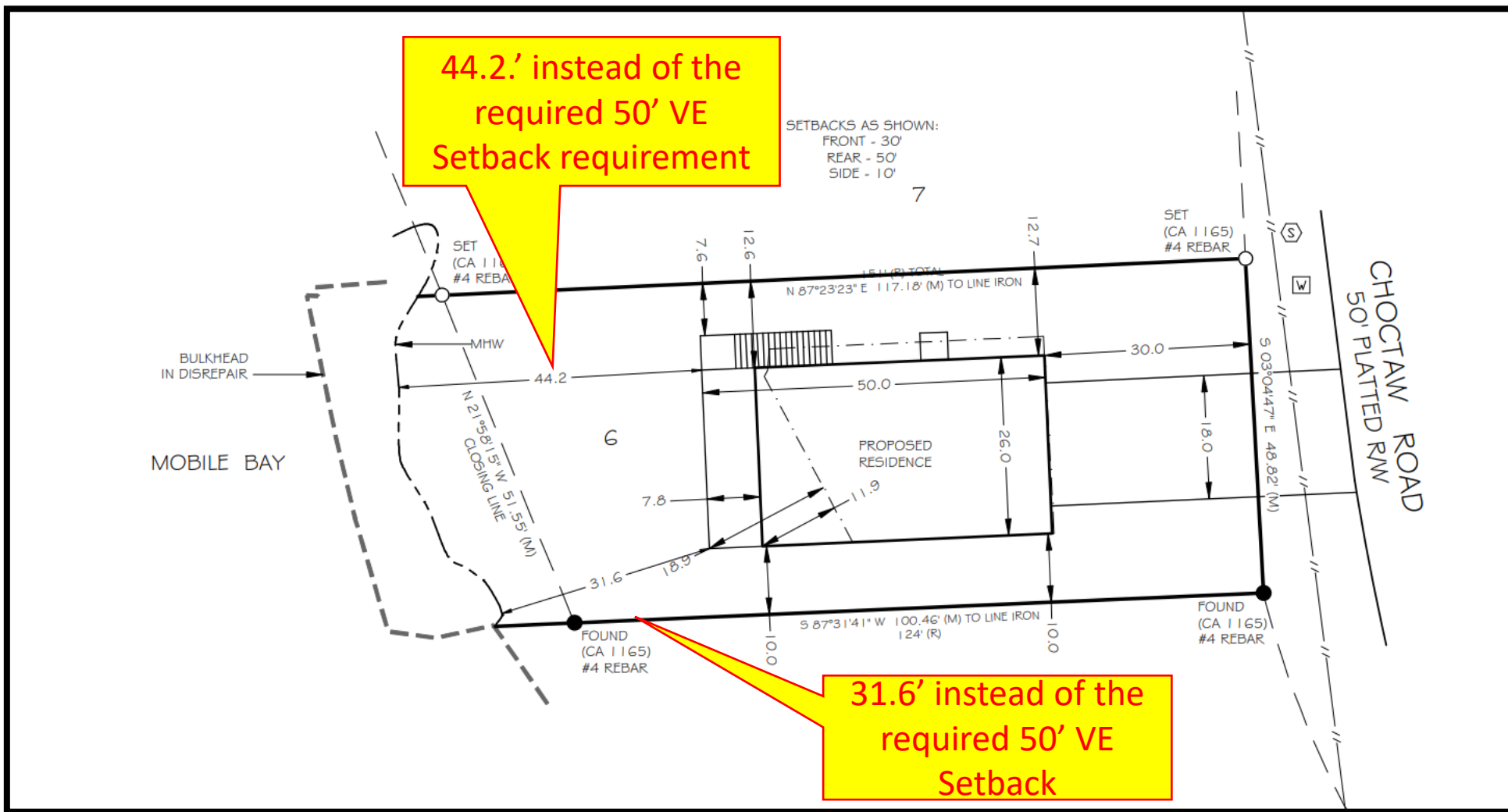
LEGEND

BLDG	BUILDING
CALC	CALCULATED
CH	CHORD
D	DELTA
MANH	MANHOLE
R	RADIUS
RW	RIGHT OF WAY
S.F.	SQUARE FEET
AC	AIR CONDITIONER
UP	UTILITY POLE
A	ANCHOR
W	WALL
CONC	CONCRETE
WM	WATER METER
SB	SEWER BOX
ICB	IRRIGATION CONTROL BOX
WV	WATER VALVE
FH	FIRE HYDRANT
CB	COMMUNICATION BOX
EB	ELECTRIC BOX
FOB	FIBER OPTIC BOX
LP	LIGHT POLE
SP	STAKING POINT
M	MEASURED
R	RECORDED
CM	CONCRETE MONUMENT
P	FENCE
OU	OVERHEAD UTILITIES

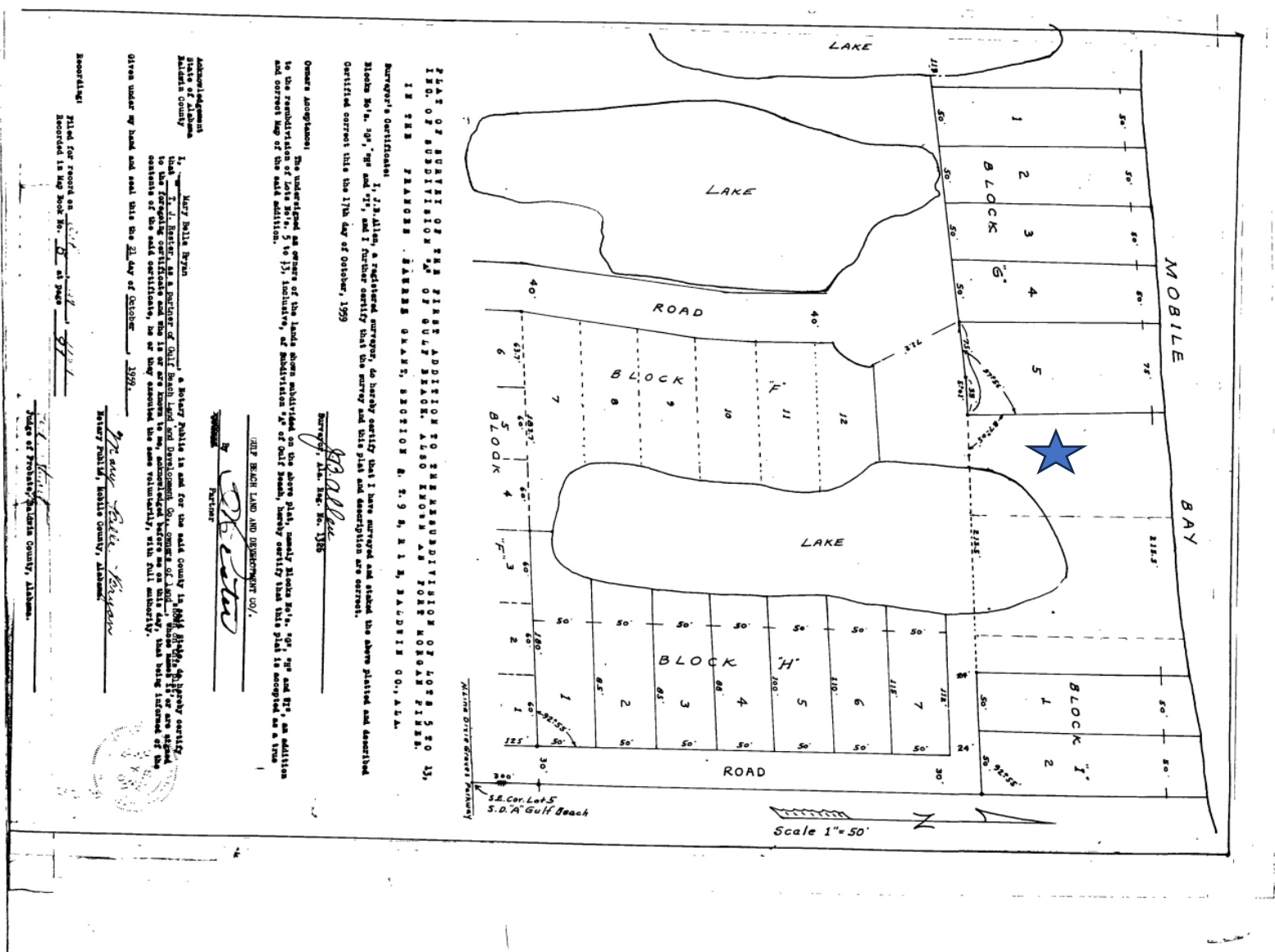
SCALE: 1"=20'



Site Plan



SUBDIVISION PLAT



Zoning Requirements

Section 12.5 Yard Requirements

12.5.1 Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than 2-feet beyond the yard area requirements. (For additional provisions see *Section 22.2, Definitions "Accessory Structure" and "Structure"*)

12.5.2 Yard requirements shall be modified subject to the following conditions:

- (a) Through lots shall provide the required front yard on each street.
- (b) Decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.
- (c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.
- (d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.
- (e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply.
- (f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.

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 November 16, 1993. The lot described is 50' x 151' IRR ft Lot 6 Fort Morgan Pines. It is 0.15 acres. The minimum lot size requirement for RSF-1, Residential Single-Family District, is 30,000 sf with a Minimum Lot Width at the Building Line of 100'.

Minimum lot size: **30, 000sf** Actual lot size: **7,550 +/- sf**, Minimum Lot width: **100'**, Actual Lot Width: **50'**, Hardship: YES

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

The subject property does not contain any jurisdictional wetlands. Therefore, staff could 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-1, a Residential single-family zone that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home.

Staff believes that 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.

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 Statement

6/30/25, 12:11 PM

Llama Cove Properties Mail - Fwd: [EXTERNAL] 2405 Choctaw Rd - PPIN 20408



Dustin Blount <d@llamacove.net>

Fwd: [EXTERNAL] 2405 Choctaw Rd - PPIN 20408

1 message

Michelle Garmon <pjmrg7800@gmail.com>
To: Dustin Blount <d@llamacove.net>

Mon, Jun 30, 2025 at 12:04 PM

Here you go!

----- Forwarded message -----

From: **Lentz, Erin A** <erin_lentz@fws.gov>
Date: Mon, Jun 30, 2025, 11:57 AM
Subject: Re: [EXTERNAL] 2405 Choctaw Rd - PPIN 20408
To: Michelle Garmon <pjmrg7800@gmail.com>, Lynn, William (Bill) <william_lynn@fws.gov>

Hi Michelle,

We have reviewed the property at [2405 Choctaw Rd](#) and determined it is outside the Alabama Beach Mouse habitat. Therefore, an Incidental Take Permit is not required.

Thank you,
Erin

Erin Lentz
Wildlife Biologist
U.S. Fish and Wildlife Service
Alabama Ecological Services Field Office
[1208 Main Street](#)
[Daphne, AL 36526](#)
(251) 298-3853

From: Michelle Garmon <pjmrg7800@gmail.com>
Sent: Monday, June 30, 2025 10:05 AM
To: Lentz, Erin A <erin_lentz@fws.gov>; Lynn, William (Bill) <william_lynn@fws.gov>
Subject: [EXTERNAL] 2405 Choctaw Rd - PPIN 20408

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

Bill and Erin,

Llama Cove needs a letter/email for this lot stating no ITP needed for county building permit.

Thanks!
Michelle

POA Statement

To Whom it may concern,

There is no HOA or community organizations for the lot located at 2405 Choctaw Rd Gulf Shores, AL.

Signed

Jacqueline Holder
Jacqueline Holder (Jun 30, 2025 15:16 CDT)

Jaqueline Holder

ZVA25-29 HOLDER PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 12.5.2 (f) as it pertains to the VE 50' setback from the reach of the mean high tide line in order to build a new single-family dwelling.

Staff recommends that ZVA25-29 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.

ZVA25-29 HOLDER 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

SEPTEMBER 11, 2025 @ 4:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL