



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

OCTOBER 9, 2025 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

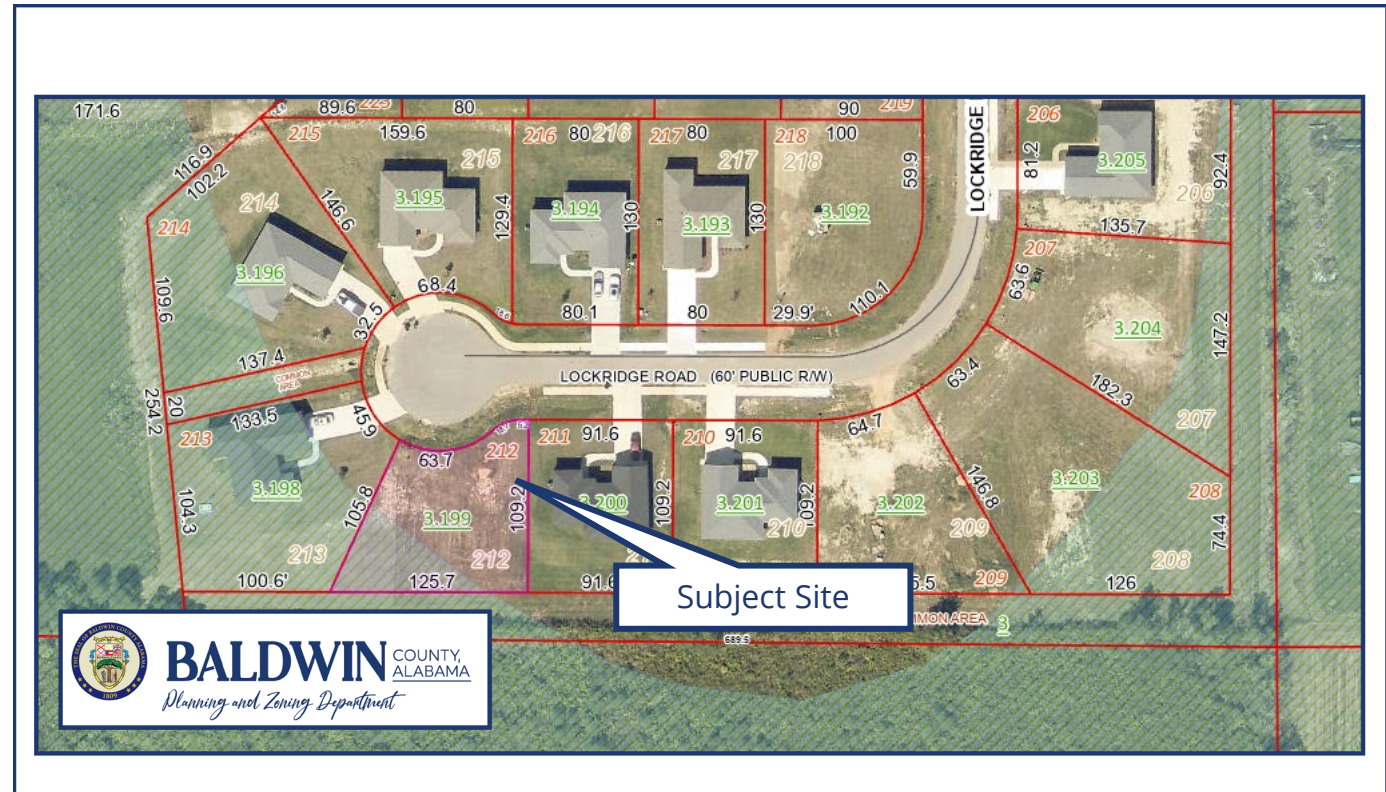
FOLEY, AL

ZVA25-49 SOUTH ALABAMA INVESTMENTS GROUP

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

- **Planning District:** 21 **Zoned:** RSF-3
- **Location:** Subject property is located south of Lockridge Rd in the Hawthorn Unit 6 Subdivision lot 212.
- **PID:** 05-60-05-15-0-000-003.199
- **PPIN:** 384825
- **Acreage:** +/-0.23 acres
- **Physical Address:** 8618 Lockridge Rd
- **Applicant:** Mike Thomas
- **Owner:** South Alabama Investments Group



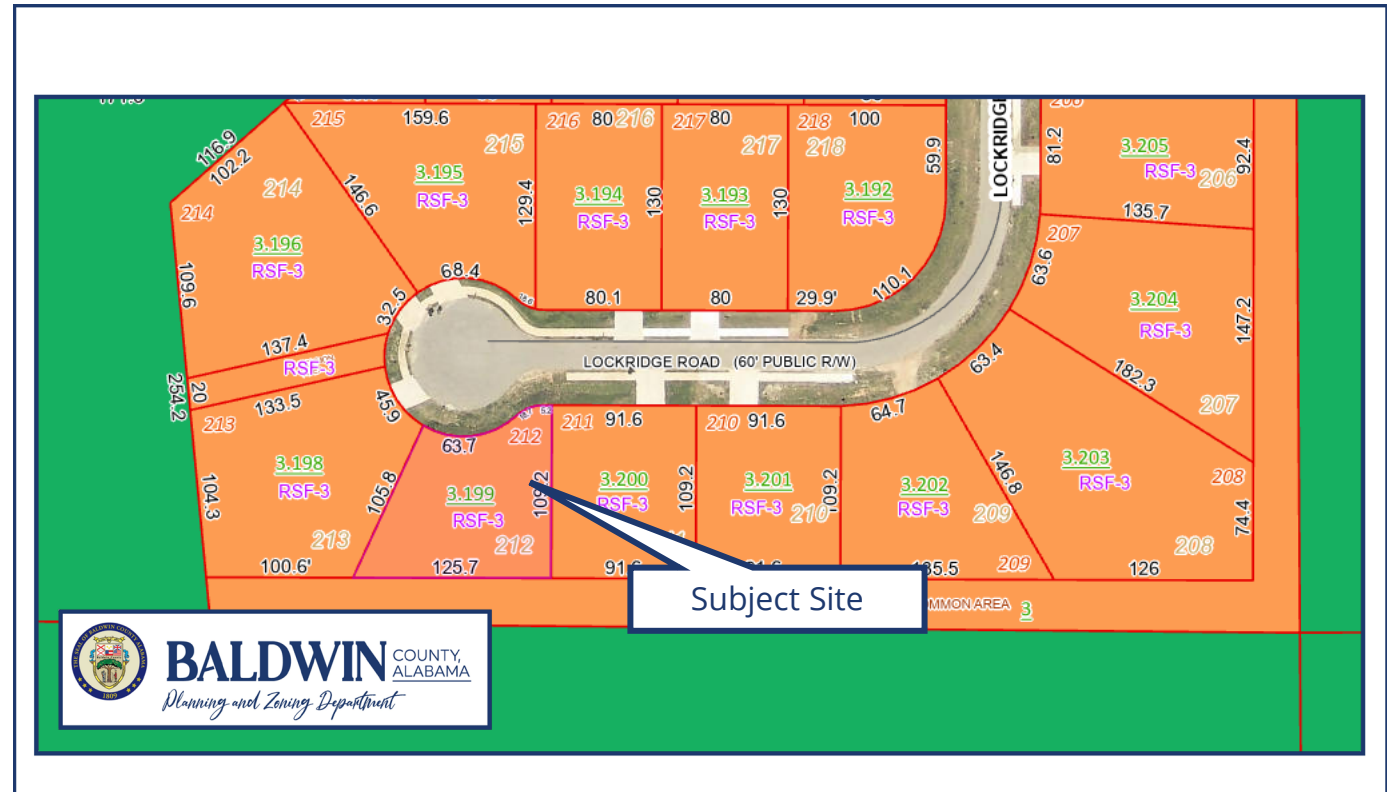
ZVA25-49 SOUTH ALABAMA INVESTMENTS GROUP

VARIANCE REQUEST

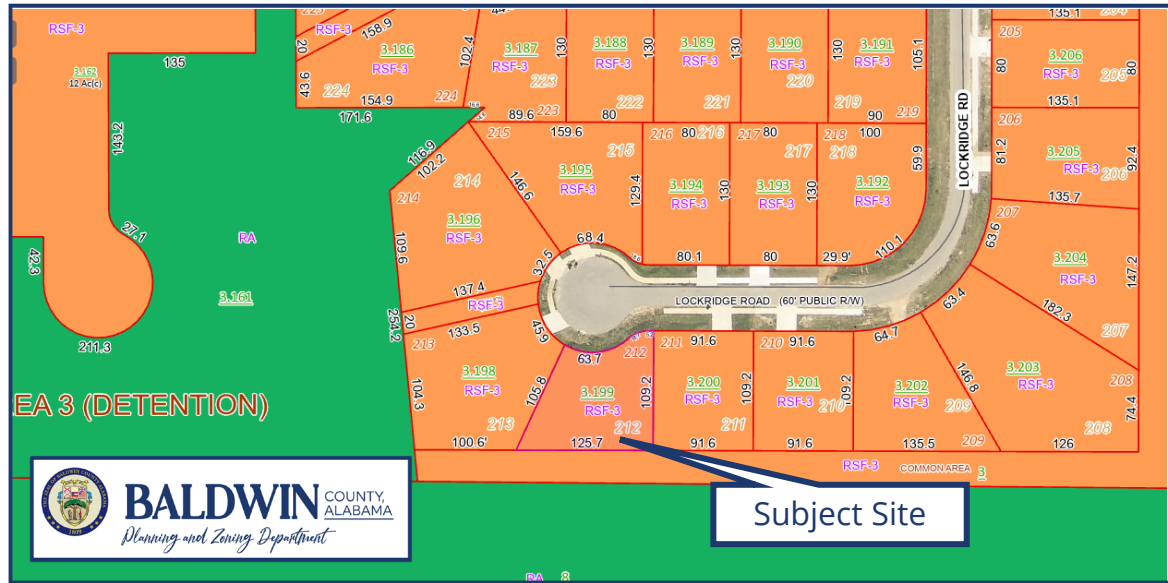
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The applicant is requesting a variance from Section 4.4.5 Area & Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to construct a single-family dwelling.

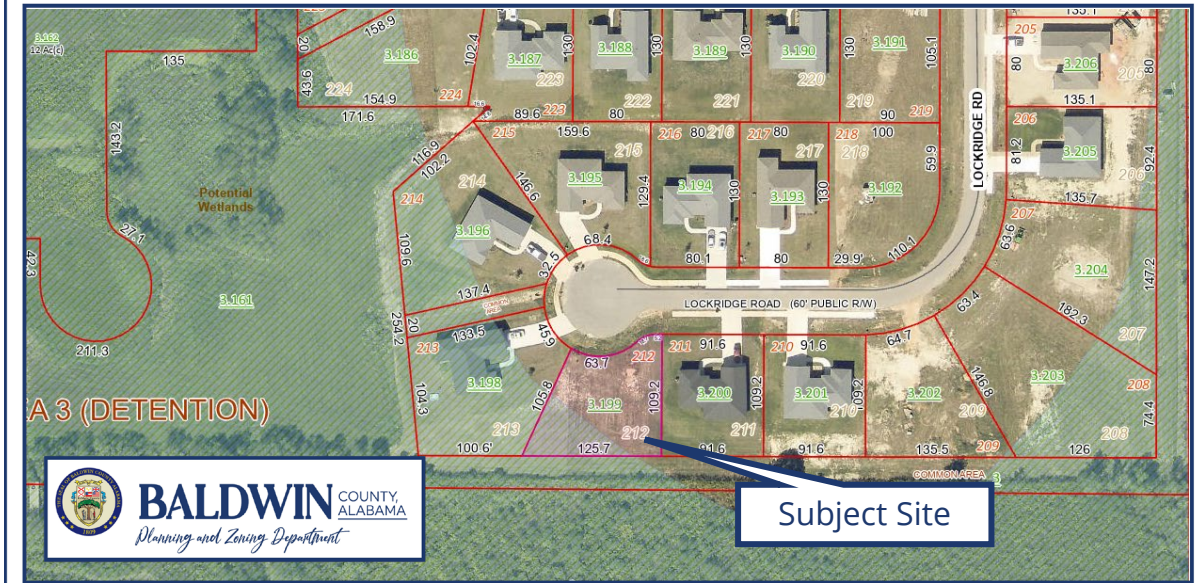
Staff cannot establish a hardship on the subject property and recommends that case ZVA25-39 be **DENIED** unless information to the contrary is revealed at the public hearing.



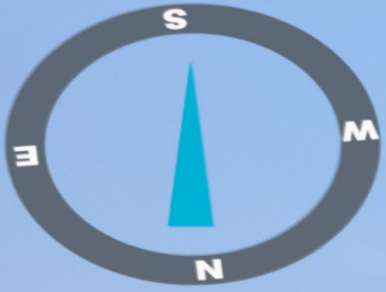
Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-3, Residential Single Family	Residential
South	RSF-3, Residential Single Family	Vacant – Common Area
East	RSF-3, Residential Single Family	Residential
West	RSF-3, Residential Single Family	Residential

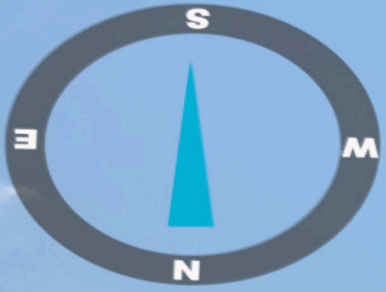


Subject Property
PIN: 384825



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000049
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

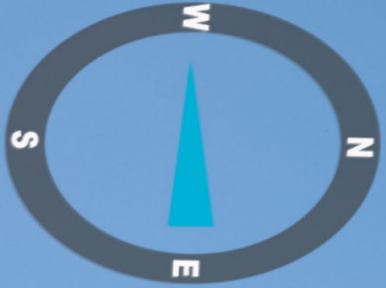
Sep 19, 2025 11:47:17 AM
186° S



Adjoining Property
to The East
PIN: 384826



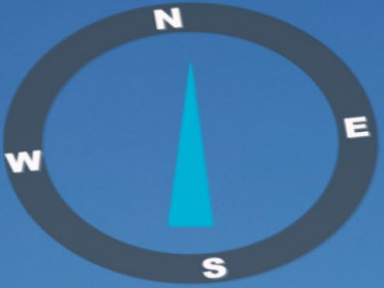
Sep 19, 2025 11:48:08 AM
179° S



Adjoining Property
to the West
PIN: 384824



Sep 19, 2025 11:47:36 AM
267° W



Property to
the North
PIN: 384821



Sep 19, 2025 11:48:39 AM
8° N



Property to
the South
PIN: 41304

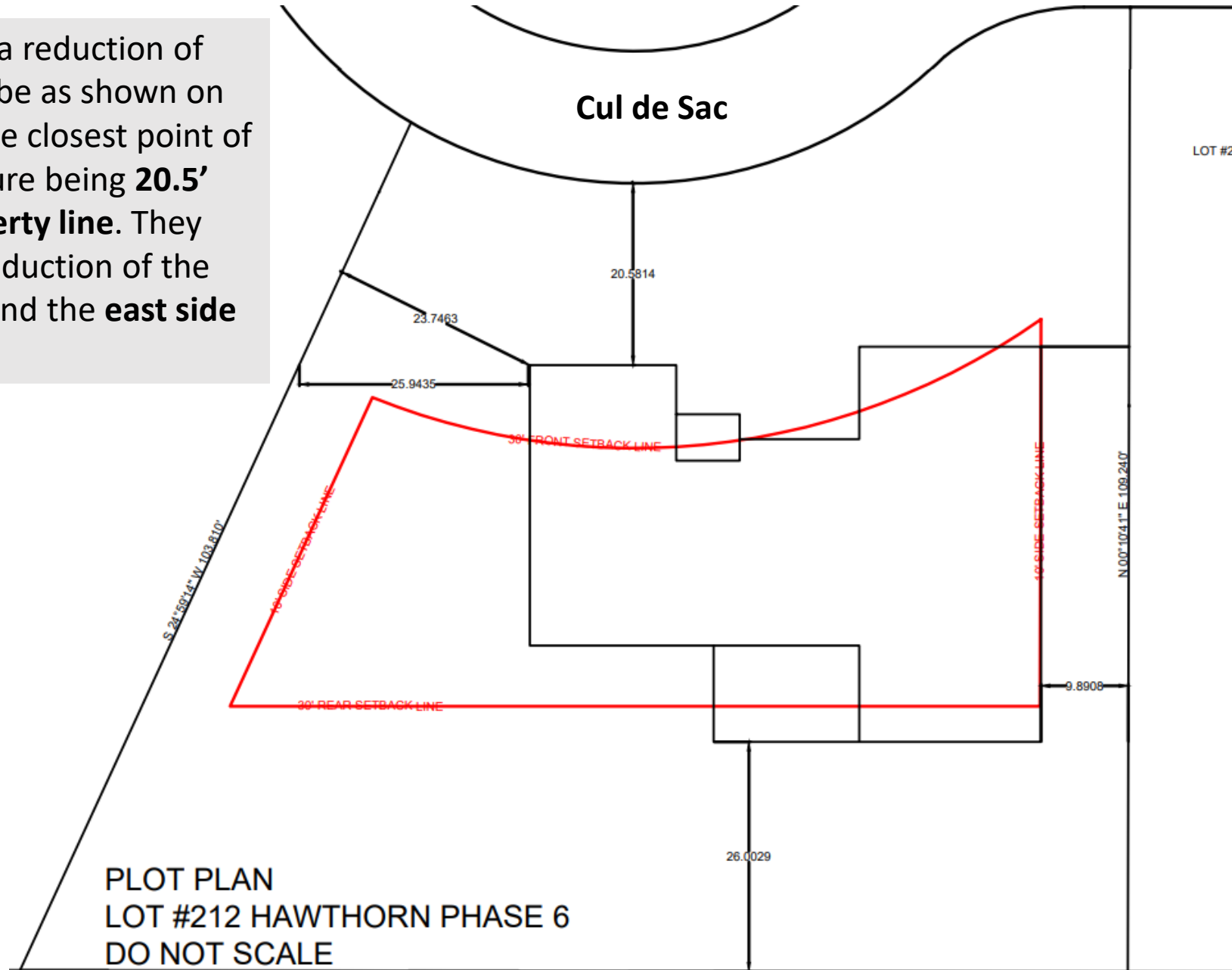


Sep 19, 2025 11:54:07 AM
87° E

Site Plan

Enlarged Site Plan

They are requesting a reduction of the front setback to be as shown on the site plan, with the closest point of the proposed structure being **20.5'** from the front property line. They also would need a reduction of the rear setback to **26'** and the east side setback to **9.8'**.



Zoning Requirements

Section 4.4 RSF-3, Single Family District

4.4.1 Generally. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

4.4.2 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.

4.4.3 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*).

4.4.4 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*

4.4.5 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	10,000 Square Feet
Minimum Lot Width at Building Line	70-Feet
Maximum Ground Coverage Ratio	.35

HOA Letter

South Alabama Investment LLC
PO BOX 326
Orange Beach, AL 36561

August 16, 2025

Baldwin County Planning and Zoning
Variance Board

RE: Lot 212/ 8618 Lockridge Road

To Whom it May Concern:

This letter is to confirm that there is not a neighborhood association for this property. As the owner of the lots on either side of this property as well as others nearby, we agree with the drawings submitted for this home and do not see that it would affect any of the neighboring properties in a negative manner.

Thank you,

Laura Thomas
South Alabama Investment LLC

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 within Planning District 21 was adopted by the County Commission on June 2, 2009. This subdivision was created in 2020, and was reviewed by Baldwin County Planning and Zoning, meaning all the lots would have had to meet the minimum zoning requirements at that time. The parcel is 10,005 square feet (0.23 acres). The required minimum lot size for RSF-3 is 10,000 square feet with a 70' minimum lot width at the building line. The property meets the minimum lot requirements; therefore, staff does not perceive any exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

RSF-3 Required minimum lot size: **10,000 sf**

Actual size: **10,005 sf**

Lot size hardship: **NONE**

RSF-3 Required minimum width at street line: **70'**

Actual lot width: **223'**

Lot width hardship: **NONE**

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

Staff does not perceive an exceptional topographic condition or other extraordinary situation, or condition contained on the subject property, which would justify 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 zoned RSF-3, which allows for residential uses. However, staff does not believe that the requested variance is necessary for the preservation of a property right, as there is buildable area on this lot that could be used for the construction of a dwelling.

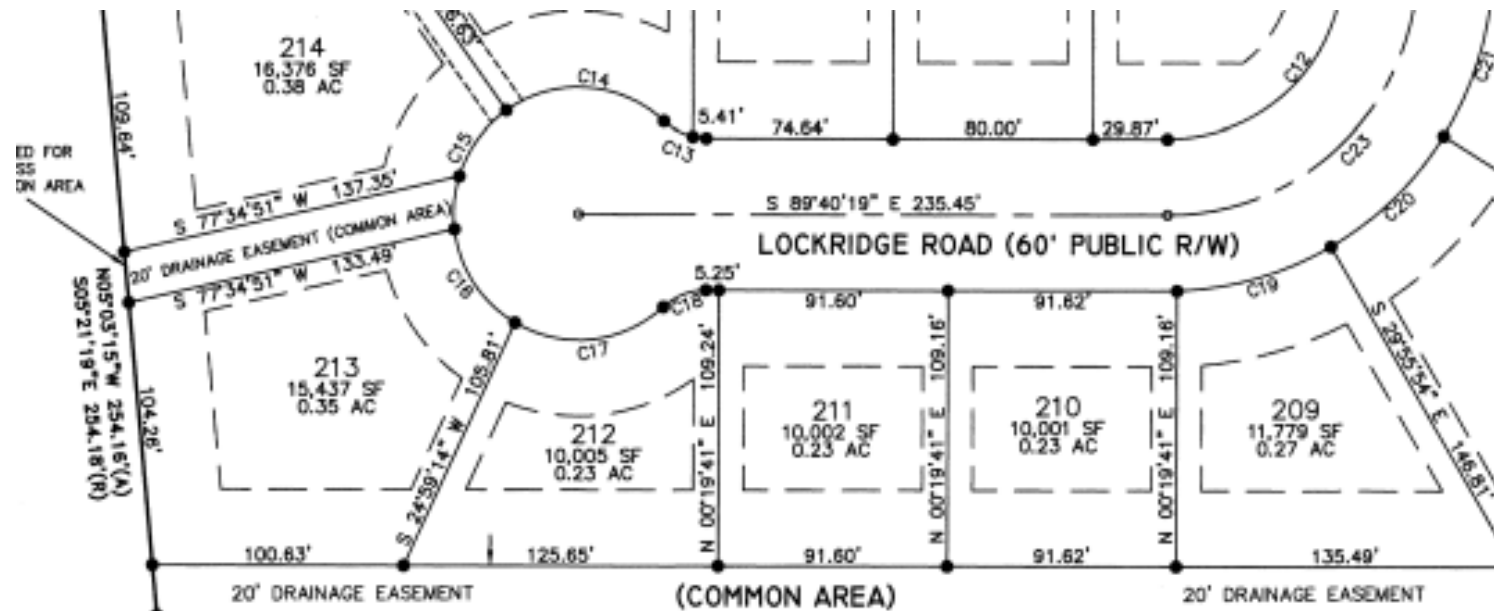
4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within 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 in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. *However, staff is unable to determine if the approved requested variance will unreasonably diminish or impair established property values within the surrounding areas because it is not feasible to gather sufficient data to make that determination for presentation at the public hearing.*

Staff Analysis and Findings

5.) Other matters which may be appropriate.

- We received no documentation in support or against this proposal.
- Due to the shape and placement of the cul-de-sac in this subdivision, the depth of buildable area of this lot is less than that of many of the adjacent properties. However, this subdivision was intentionally designed this way, and it is clearly indicated on the subdivision plat that the developers were aware of this reduction in buildable area at the time the subdivision was approved. The lot complies with all zoning requirements and could be built on if a different house shape and/or size were proposed.



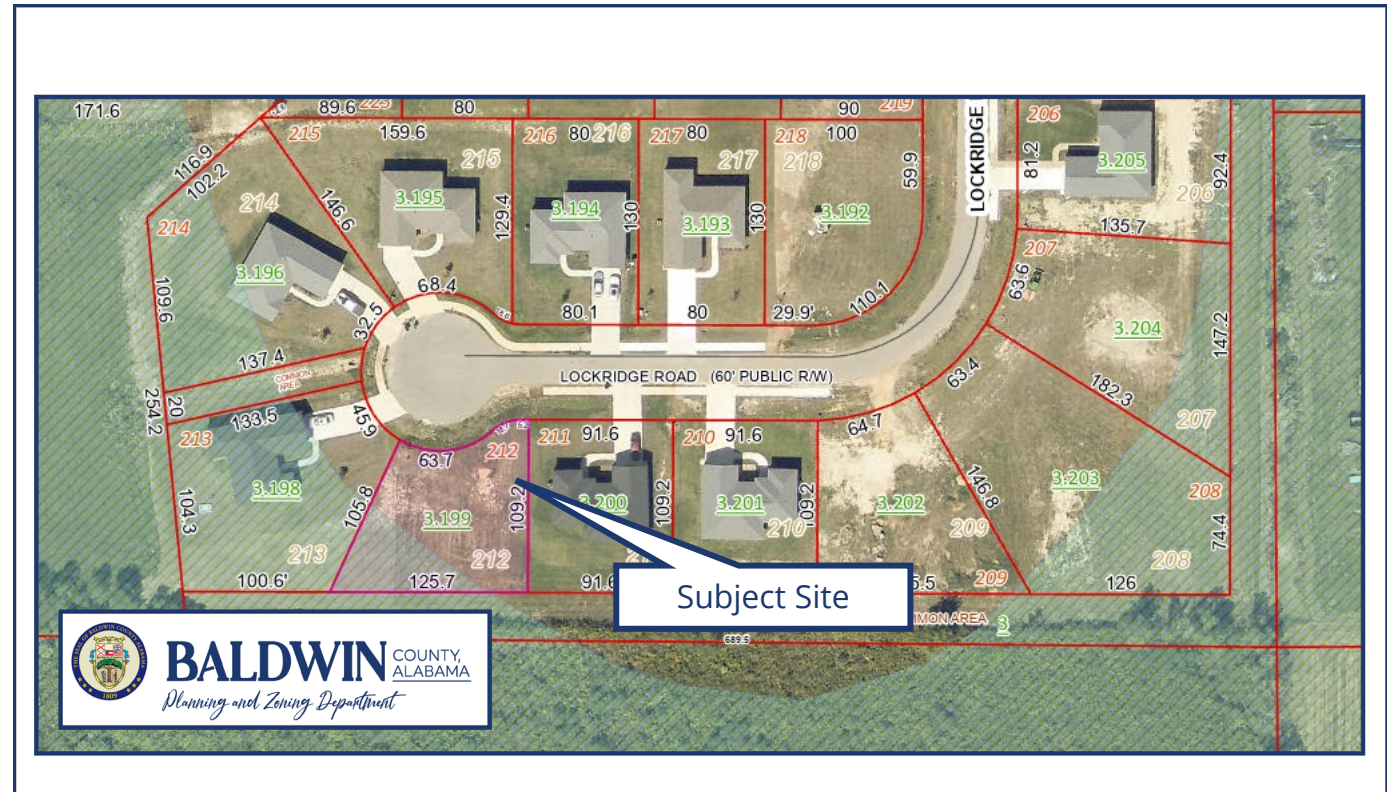
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GENERAL NOTES {By-laws}

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 #2

NEXT REGULAR MEETING

NOVEMBER 13, 2025 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL