



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

JULY 16, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

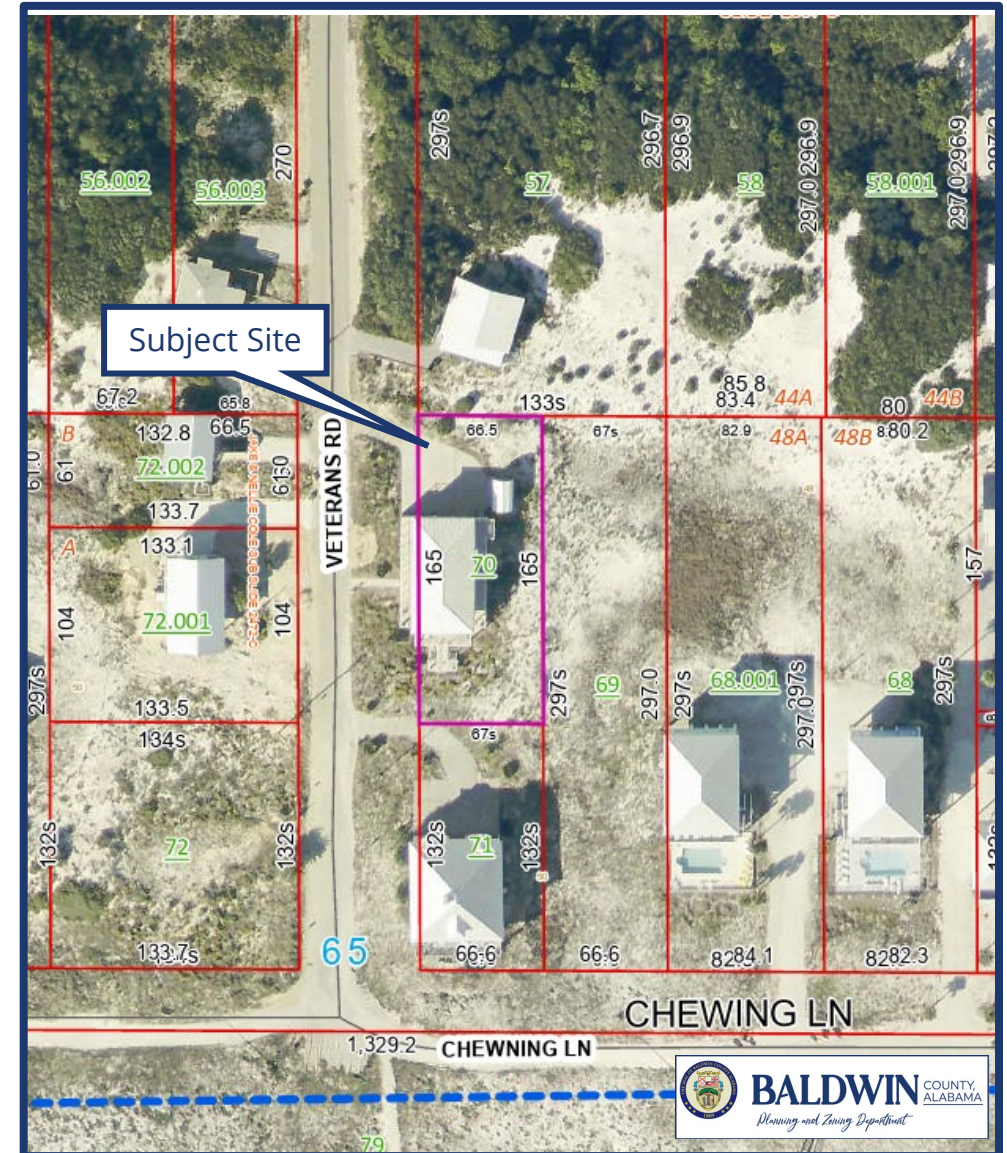
FOLEY, AL

ZVA26-18 RAGUCCI PROPERTY

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

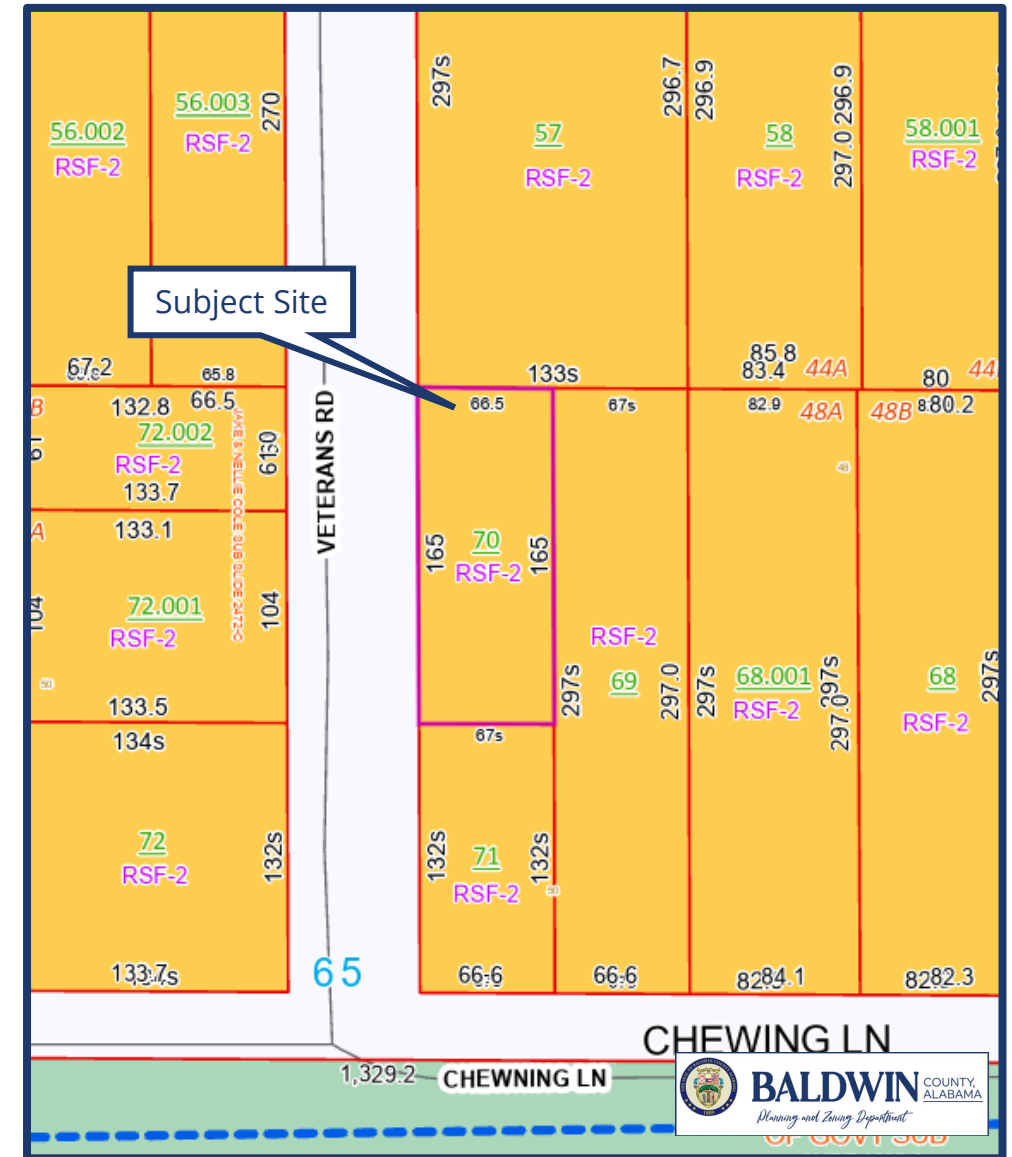
- **Planning District:** 25
- **Zoned:** RSF-2, Residential Single Family
- **Location:** The subject property is located on the east side of Veterans Rd.
- **PID:** 05-68-08-27-0-000-070.000
- **PPIN:** 11094
- **Acreage:** +/- 0.25 acre
- **Physical Address:** 418 Veterans Rd
- **Applicant:** Tim Ryan
- **Owner:** Patrick and Donna Ragucci



VARIANCE REQUEST SUMMARY AND RECOMMENDATION

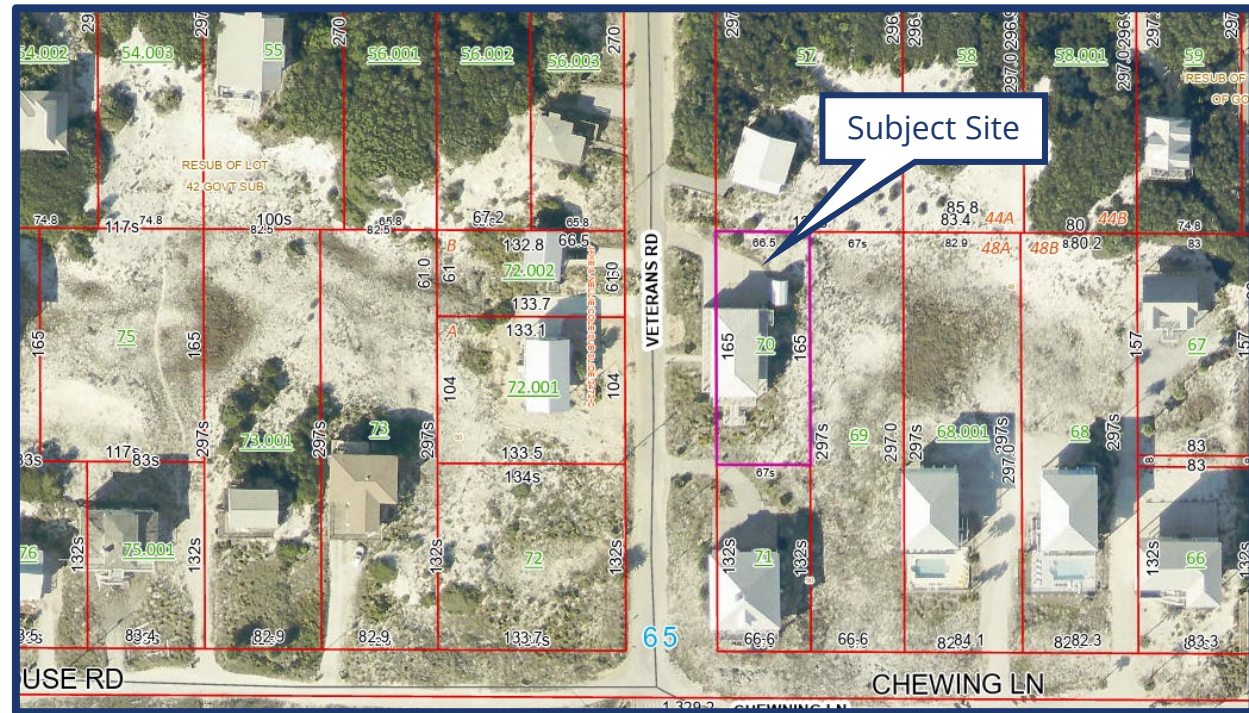
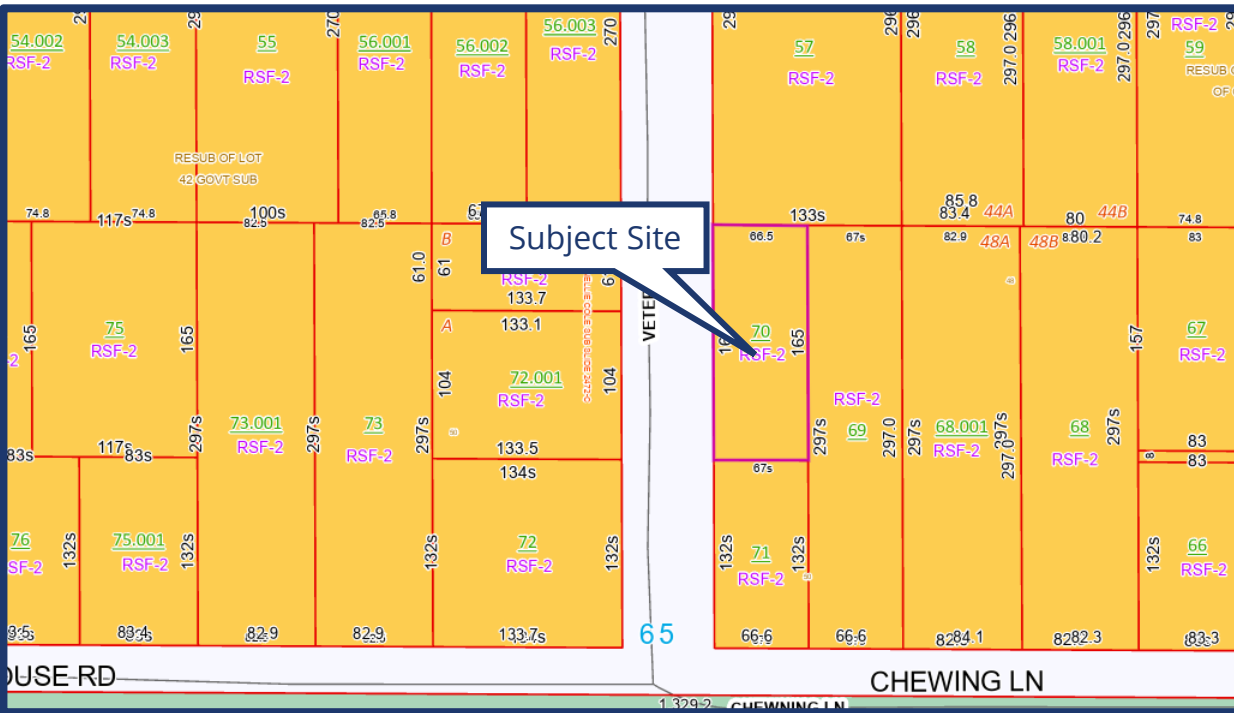
A variance from Baldwin County Zoning Ordinance Section 4.3.4 Area and Dimensional Ordinance as it pertains to the building setbacks in order to allow for addition to a single-family dwelling.

Staff believes there is a hardship on the subject property and recommends that case ZVA26-18 be **APPROVED** unless information to the contrary is revealed at the public hearing.



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-2, Residential Single Family	Vacant
West	RSF-2, Residential Single Family	Residential

Subject Property
PIN: 11094



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA26-000018

For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Scan 

Jul 1, 2026 10:04:27 AM
419 Veterans Road
Gulf Shores
Baldwin County
Alabama

Adjoining Property
to The North
PIN: 35679



Jul 1, 2026 10:04:58 AM
418 Veterans Road
Gulf Shores
Baldwin County
Alabama

Adjoining Property
to The South
PIN: 32791



NO PARKING
ANY
TIME

Jul 1, 2026 10:04:36 AM
419 Veterans Road
Gulf Shores
Baldwin County
Alabama



Adjoining Property
to The East
PIN: 22740

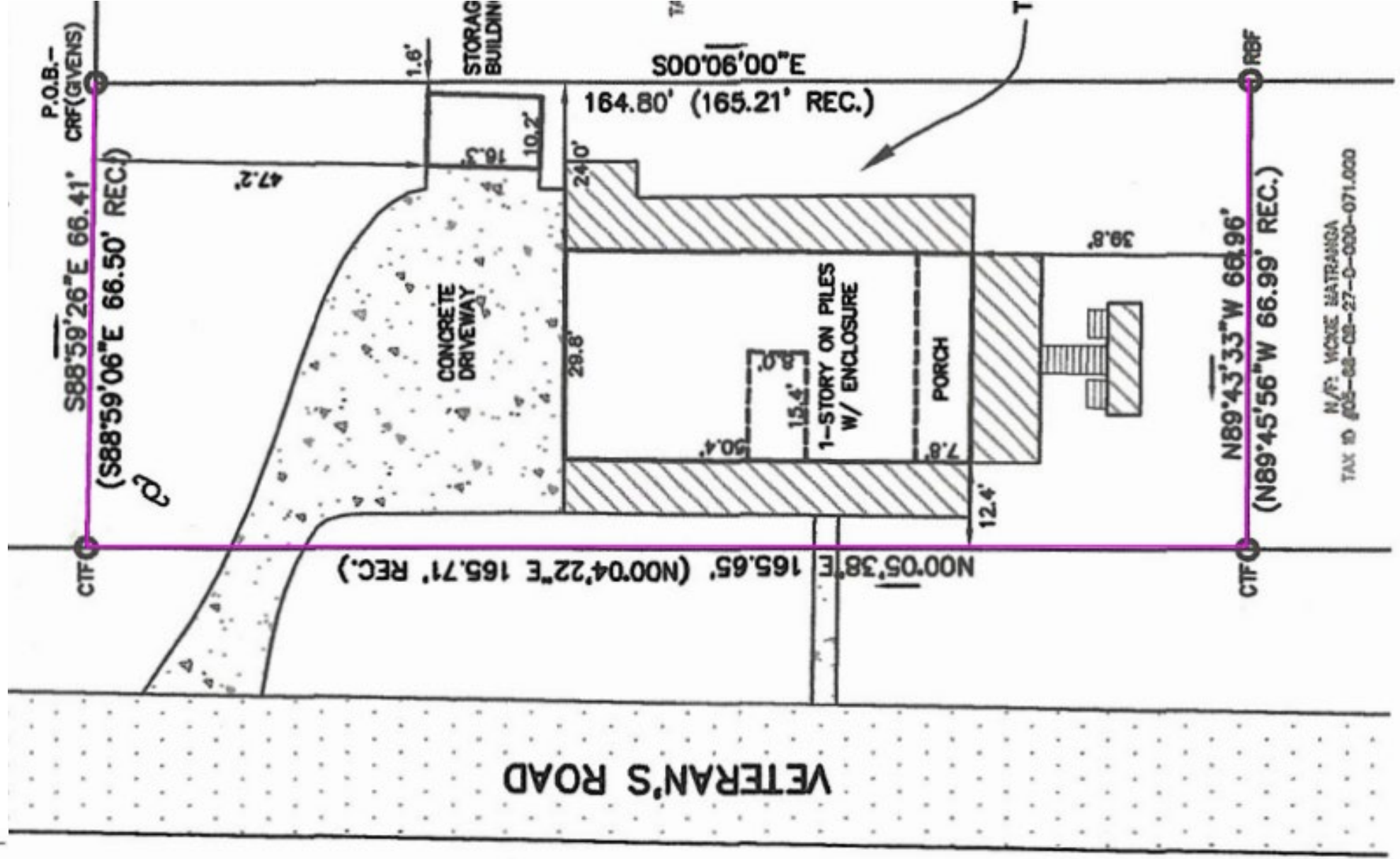
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393 Veterans Road
Gulf Shores
Baldwin County
Alabama

Property to The
West
PIN: 48519



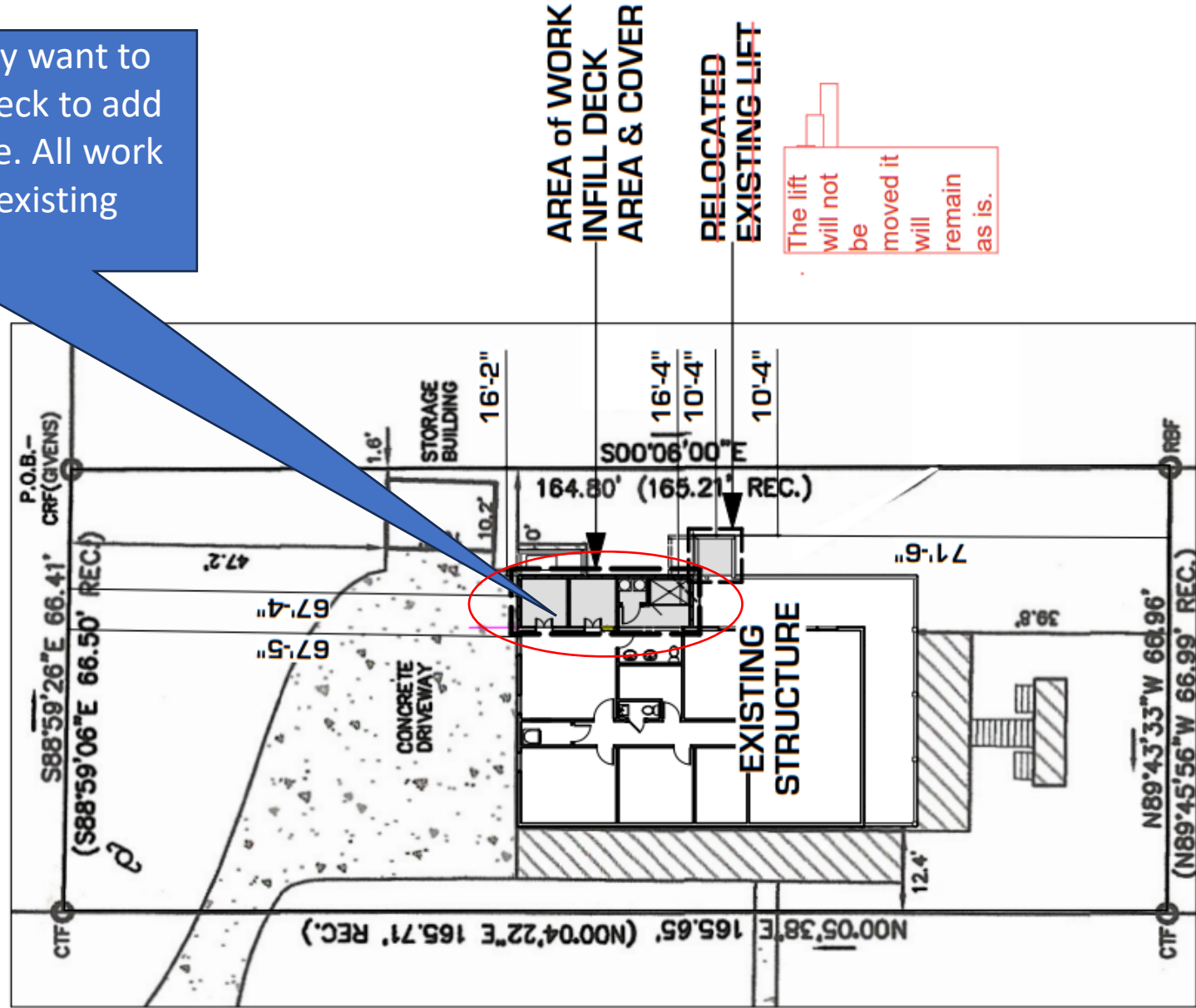
415
JUL 1, 2026 10:04:48 AM
419 Veterans Road
Gulf Shores
Baldwin County
Alabama

Existing Site Plan



Proposed Site Plan

Only change is that they want to enclosing the existing deck to add more space to the home. All work would be within the existing footprint.



Zoning Requirements

Section 4.3 RSF-2, Single Family District

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

4.3.2 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-2 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-2 zoned parcel where no primary dwelling currently exists.

4.3.4 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	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Maximum Ground Coverage Ratio	.35

Lot line, front. On an interior lot, the lot line abutting a street; on a corner lot, the shorter lot line abutting a street; on a through lot, the lot line abutting the street providing the primary means of access to the lot; on a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained; or on a waterfront lot, the lot line abutting the water.

Zoning Requirements

Article 20 Nonconformities

Section 20.1 Intent

In the County, there exists uses, structures and combinations of such which were lawful before the adoption of these ordinances or amendments thereto, but which would be prohibited, regulated or restricted under the terms of these ordinances or amendments thereto. It is the intent of this section to permit them to continue with restrictions until they are removed or destroyed, but not to encourage their survival. It is further the intent of these ordinances that such nonconformities shall not be enlarged, expanded or intensified, nor shall they be used as grounds for adding other structures. Changes in nonconformities other than their discontinuance shall be discouraged. Article 20 is modified as provided in *Section 10.6* for structures, lots, and uses within the Family Heritage Overlay District. The Family Heritage Overlay District currently exists only in District 19.

Section 20.2 Rules Applicable to Nonconformities

20.2.1 Incompatibility and enlargement. Nonconforming uses are declared by these ordinances to be incompatible with permitted uses within the districts involved. A nonconforming use of a structure or a nonconforming use of a structure and land or water in combination, shall not be extended, enlarged or intensified except in conformance with these ordinances. No nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendments of the zoning ordinances. Replacement of nonconforming structures shall be prohibited.

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 of record is approximately 0.25 acres. The minimum lot size requirement for RSF-2, Residential Single Family, is 15,000 sf with a minimum lot width at the building line of 80'. The property does not meet these minimum lot size and therefore, staff believes there is exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

RSF-1 Required minimum lot size: 15,000 sf	Actual size: 11,055 sf	Lot size hardship: YES
RSF-1 Required minimum width at Building line: 80'	Actual lot width: 165'	Lot width hardship: No

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-2, which allows for residential uses. This property does have an existing residential structure that is habitable. This addition is not necessary to preserve the right as the property can function as a residence with or without this addition.

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 structure is a Nonconforming structure that was **properly permitted when built**. The applicants are proposing the addition to occur within the existing footprint (part of the open deck). The distances from the home to the property lines would not change at all.
- The District 25 Planning Advisory Committee made the following recommendation:
 - If the property is as it appears on the survey (behind the set back line), and the environmental study shows no negative impact to the area, and there are no negative comments from surrounding property owners, the majority are in agreement that the request be granted.
- 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.

ZVA26-18 RAGUCCI PROPERTY

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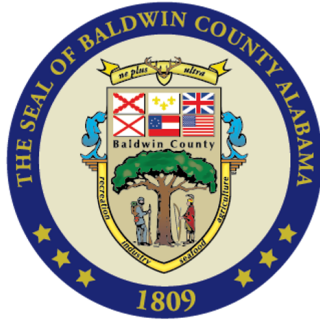
BOA BY LAWS

Lead Staff: Calla Mckenzie, 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

AUGUST 13, 2026

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL