



## BALDWIN COUNTY COMMISSION

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### PLANNING AND ZONING DEPARTMENT

**Foley Office**  
201 East Section Avenue  
Foley, Al. 36535  
251-972-8523  
Fax 251-972-8520

**Robertsdale Office**  
22070 State Highway 59  
Robertsdale, Al. 36567  
251-580-1655  
Fax 251-580-1656

[www.planning.baldwincountyal.gov](http://www.planning.baldwincountyal.gov)

June 18, 2021

Fort Morgan Advisory Committee

**Re: Case No. V-210008: Cumani Property Management LLC Properties**

**General Location: Property is located at Ponce De Leon Court, in Planning District 25.**

**Parcel Identification Number: 05-69-08-01-0-004-043.000 and 05-69-08-01-0-004-044.000**

**Requested Action and Purpose: The applicant is requesting a variance from the rear setback requirements to allow for the construction of a single-family dwelling on each parcel.**

The BCC Planning & Zoning Board of Adjustment Number 2 has received a request for a variance as described above. We request that you review the application enclosed and provide any comments you may have.

All comments are due on or before noon **Wednesday, July 7, 2021** and should be addressed as follows:

Linda Lee, Planner  
Baldwin County Planning & Zoning Department  
201 E Section Avenue  
Foley, AL 36535  
[llee@baldwincountyal.gov](mailto:llee@baldwincountyal.gov)  
251-972-8523 ext. 2833  
Fax: 251-972-8520

We sincerely appreciate your time and look forward to hearing from you soon.

Sincerely,

Linda Lee, Planner

Office Use Only

Case No.: V-210008 Received By: Brenda Brock Date: 4-21-2021  
Application Fee: 250.00 Receipt No: 12816 Date of Meeting: 5-13-2021

## Baldwin County Zoning Variance Application

Mailing Address  
201 East Section Avenue  
Foley, AL 36532  
Phone: (251) 972-8523 Fax: (251) 972-8520

### Applicant

Are you the property owner?  yes  no  
(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: ANDREW LEWIS Date: 4-9-2021

Mailing Address: 221 FAIRHOPE AVE

City: FAIRHOPE State: AL Zip code: 36532

Telephone: (713) 294 - 5518 Fax: ( ) - - e-mail: ANDREWLEWISREALTOR@GMAIL.COM

### Site Information

Location of Property: PONCE DE LEON CT, GULF SHORES, AL 36542

Parcel ID Number: 05-69-08-01-0-004-043-000 # 05-69-06-01-0-004-044-000

Legal Description: 50' x 380' LAINE COURT LOT 1 PB4 PG222 GR SEC 1-T9S-R1E(WD)

Flood Zone: VE Planning District: 25 Zoning: RTF-4

The purpose of this Variance is to allow:

We wish to receive a 20' rear setback as opposed to the 30' front setback.  
This will allow a larger footprint to build a larger single family residence.

What are the conditions which prevent you from using this property in accordance with its current zoning classification?

The 30' front setback in addition w/ the ADEM construction Coastal Line (CCL) setback impacts the buildable size of the lot. A restriction on 3 story buildings also impacts the overall size, thus the additional 10' variance increases per building size.

I, the undersigned applicant, understands that payment of these fees does not entitle me to approval of this variance and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

[Signature] 4-9-2021  
Signature of Applicant (Owner of Property or Official Representative of Owner) Date

# **PLANNING & ZONING BOARD OF ADJUSTMENT NUMBER 2**

## **NOTICE OF PUBLIC HEARING**

**Case No. V-210008**

### **Cumani Property Management, LLC Property**

Notice is hereby given that the Planning & Zoning Board of Adjustment Number 2 will hold a public hearing on Thursday, July 15, 2021 beginning at 03:30 PM at the Baldwin County Foley Courthouse at 201 East Section Avenue, Foley, AL 36535.

The Board will consider a variance application submitted by Andrew Lewis for property located at Ponce De Leon Court in Planning District 25. The applicant is requesting a variance from the rear setback requirement to allow for the construction of a single-family dwelling. The Parcel I.D. numbers are 05-69-08-01-0-004-043.000, 05-69-08-01-0-004-044.000. You are receiving this notice because records of the Revenue Commission Office indicate that you are an adjacent property owner.

The said application will be considered by The Planning & Zoning Board of Adjustment pursuant to Alabama Code 45-2-261.10 and copies thereof are available for public review at the offices of the Baldwin County Planning & Zoning Department, 22251 Palmer Street in Robertsdale, AL and Foley Satellite Courthouse, 201 East Section Avenue in Foley, AL, during normal business hours.

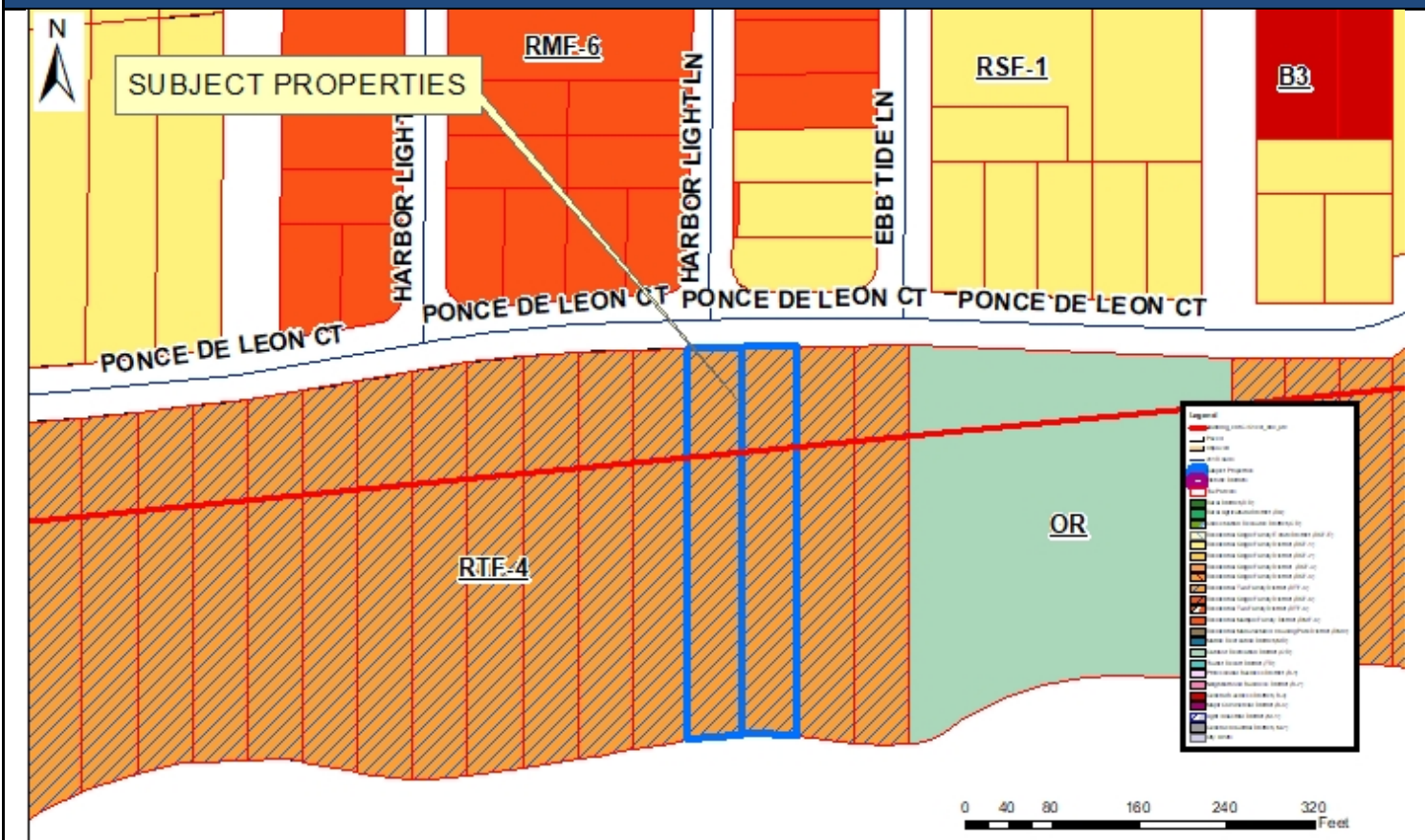
Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department at 251-972-8523.

Should you wish to comment on the variance, you may address comments to the Baldwin County Planning & Zoning Department, 201 East Section Avenue, Foley, Alabama 36535 or you may fax them to 251.972.8520. If you wish to comment in person, please attend the meeting on the day and time provided above.

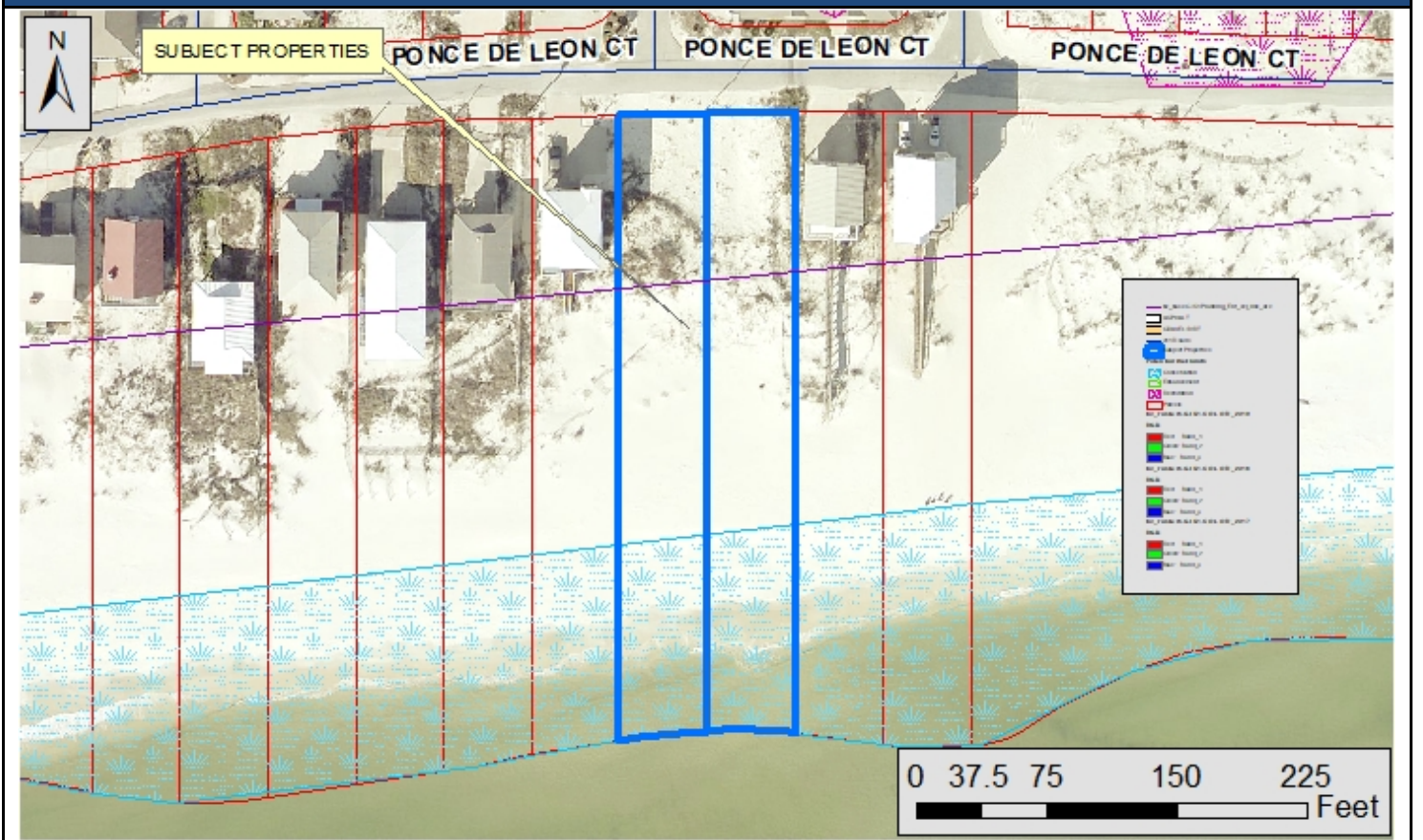
If you would like to be notified of other information on zoning and development in your area and throughout Baldwin County, please sign up to receive our "Get Notified" e-mails. Once subscribed, you will receive via e-mail our quarterly newsletter, agendas for upcoming meetings, action reports and other news and information. To subscribe, visit <https://open.baldwincountyal.gov/pandzsubscribe>. The service is free and users will be able to subscribe or unsubscribe to the list at will.



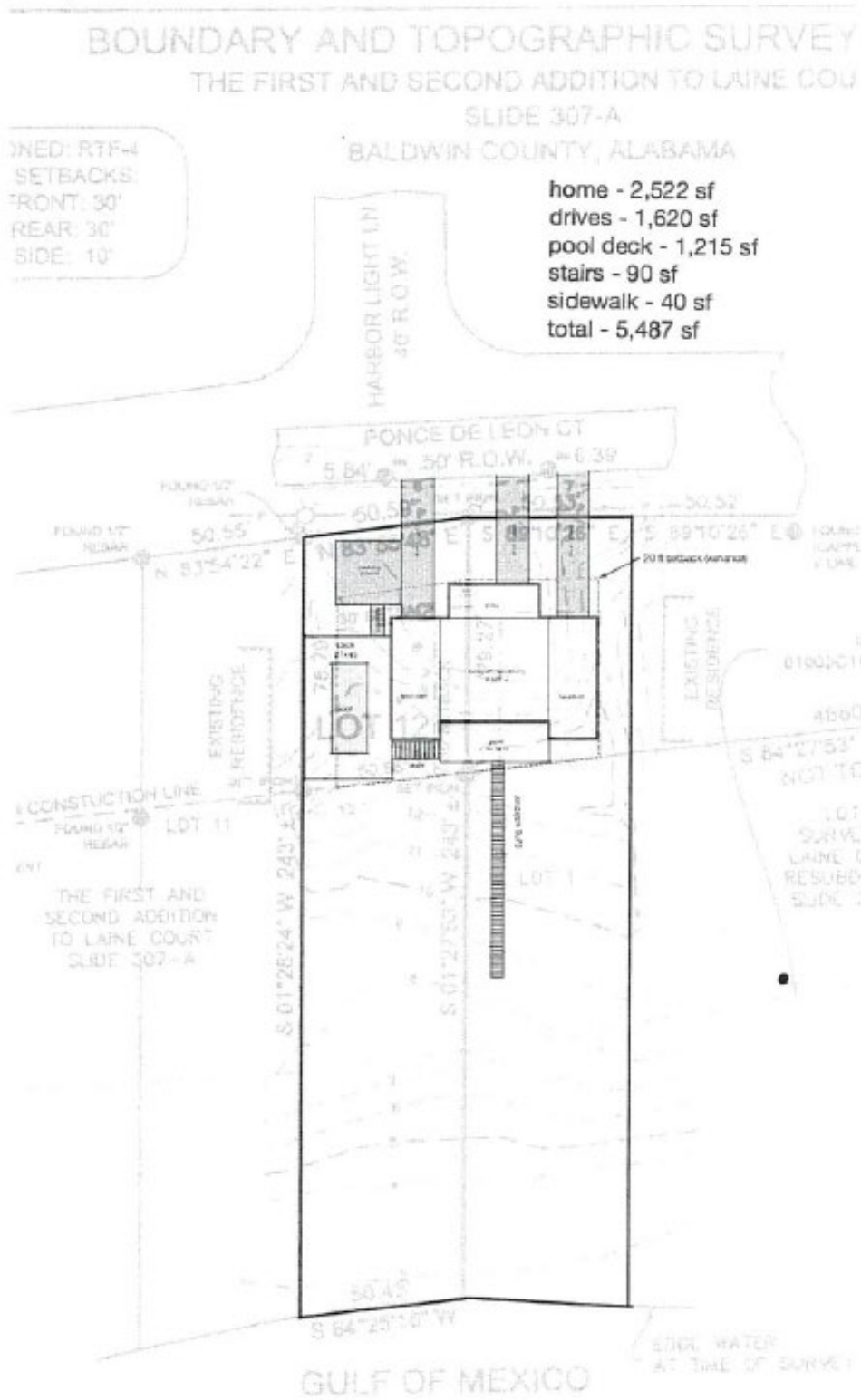
### Locator Map



### Site Map - 2017 Aerial Photography



# Proposed Site Plans





## Picture of Property



## US FWS Confirmation of Application Submitted

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

From: King, Ronald S <[ronald\\_king@fws.gov](mailto:ronald_king@fws.gov)>

Date: Fri, Jun 11, 2021 at 12:51 PM

Subject: Re: Permits scanned in

To: [andrewlewisrealtor@gmail.com](mailto:andrewlewisrealtor@gmail.com) <[andrewlewisrealtor@gmail.com](mailto:andrewlewisrealtor@gmail.com)>

Mr. Lewis,

We have received your application for both lots with checks it will be processed in the order it was received. I apologize for any inconvenience. For any more information please contact a Mr. Bill Lynn at [william\\_lynn@fws.gov](mailto:william_lynn@fws.gov) or at tel. 251-331-2920.

V/R

Ronald King

Administrative Assistant

US Fish & Wildlife Service

Alabama Ecological Services Field Office

1208-B Main Street, Daphne, AL 36526

Office (251)441-5184

## USCOE Confirmation of Application Submitted

### **Acknowledgement of Receipt – SAM-2021-00665; Andrew Lewis - Lot 12 in Fort Morgan Ponce De Leon Court (Gulf Mexico)**

1 message

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Riley, Anthony W CIV CESAM CESAD (USA) <Anthony.W.Riley@usace.army.mil>

Tue, Jun 8, 2021 at 10:16 AM

To: Andrew Lewis <andrewlewisrealtor@gmail.com>

Cc: "Coastal@adem.alabama.gov" <Coastal@adem.alabama.gov>

The U.S. Army Corps of Engineers (USACE), Mobile District is in receipt of your recent request. This request has been assigned the following file number, which should be referred to in all future correspondence with this office concerning this project:

File Numbers: SAM-2021-00665

**Following an initial review of your request a project manager will contact you if any additional information is required.**