



## 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**  
22251 Palmer Street  
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-210019: Gulf Shores Yacht Club & Marina Property**

**General Location: Property is located at 1577 State Highway 180, in Planning District 25.**

**Parcel Identification Number: 05-69-08-02-0-006-004.001**

**Requested Action and Purpose: The applicant is requesting a variance from the number of parking spaces required and a variance from the building height requirement.**

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-210019 Received By: Brenda Buckle Date: 6-10-2021  
 Application Fee: 250.00 Receipt No: CC Date of Meeting: 7-8-2021

## 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: Joseph I. Harper III, Gulfwide Engineering LLC Date: June 8, 2021  
 Mailing Address: PO Box 57  
 City: Montrose State: AL Zip code: 36559  
 Telephone: ( 251 ) 209 - 1040 Fax: (      )      -      e-mail: hja62016@aol.com

### Site Information

Location of Property: 1577 Highway 180, Gulf Shores, AL 36542  
 Parcel ID Number: 05- 8 9 - 0 8 - 0 2 - 0 - 0 0 6 - 0 0 4 . 0 0 1  
 Legal Description: Lots 63 and 64 of Re-Subdivision A of Gulf Shores, as recorded in Map Book 1, Page 142, in the Probate Records of Baldwin County, Alabama  
 Flood Zone: AE VE Planning District: 25 Zoning: B4

**The purpose of this Variance is to allow:**  
 1. Increase building height from 40' to 50' which was height of original storage building destroyed by hurricane Sally.  
 2. Waive additional parking as the replacement storage building is smaller than original and no parking evaluation or increase is needed.

**What are the conditions which prevent you from using this property in accordance with its current zoning classification?**  
 1. Building height is needed to provide clearance for tiered boat rack storage  
 2. No property is available to provide additional parking and was adequate pre-storm.

**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.**

Joseph I. Harper III (representative) *Joseph I. Harper III* July 8, 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-210019**

### **Gulf Shores Yacht Club & Marina 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 Joseph Harper III for property located at 1577 State Highway 180 in Planning District 25. The applicant is requesting a variance from the number of parking spaces required and a variance from the building height requirement. The Parcel I.D. number is 05-69-08-02-0-006-004.001. You are receiving this notice because records of the Revenue Commission Office indicate that you are an adjacent property owner.

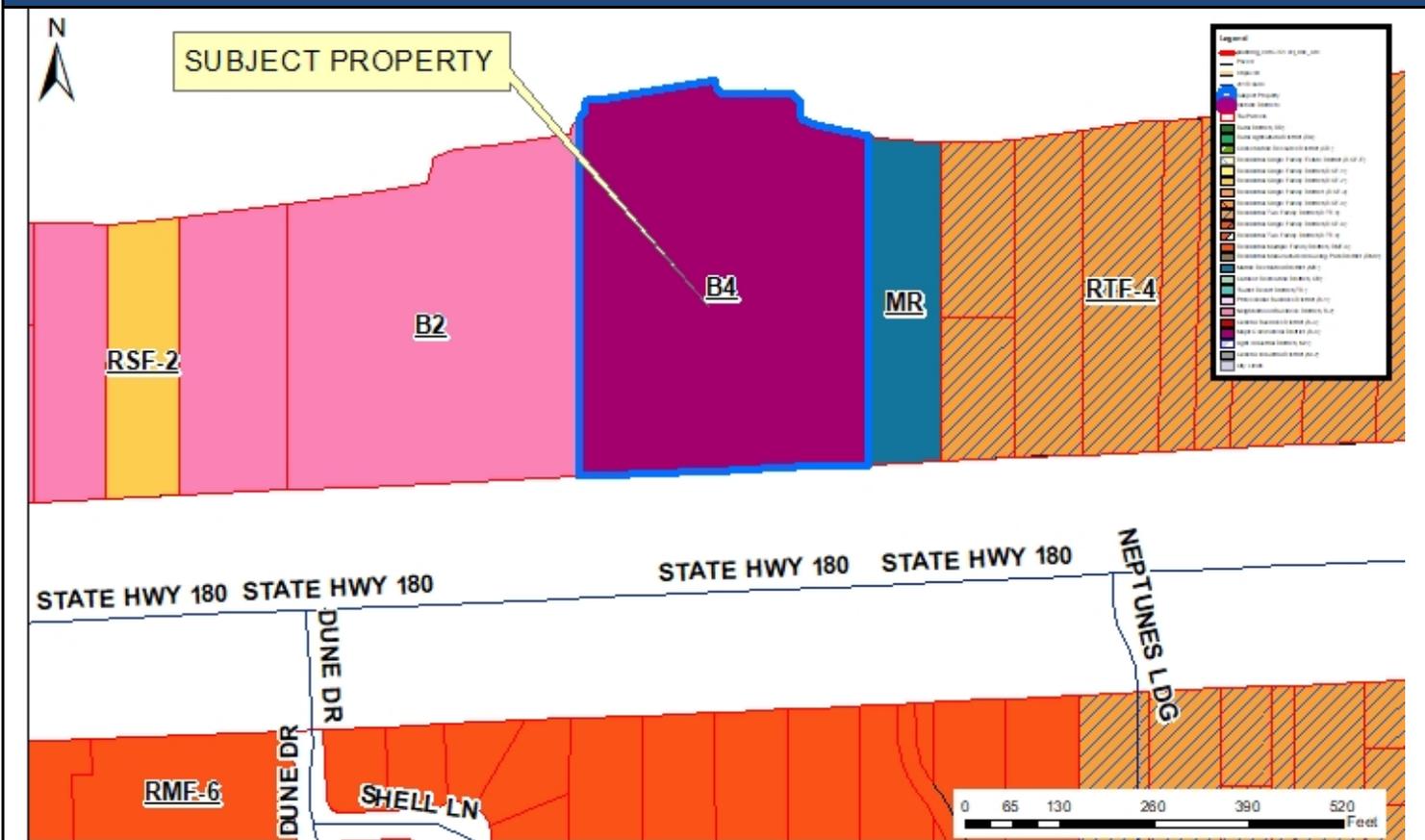
The said application will be considered by The Planning & Zoning Board of Adjustment pursuant to Alabama Code 45-2-261.10 and copies thereof are available for public review at the offices of the Baldwin County Planning & Zoning Department, 22251 Palmer Street in Robertsdale, AL and Foley Satellite Courthouse,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

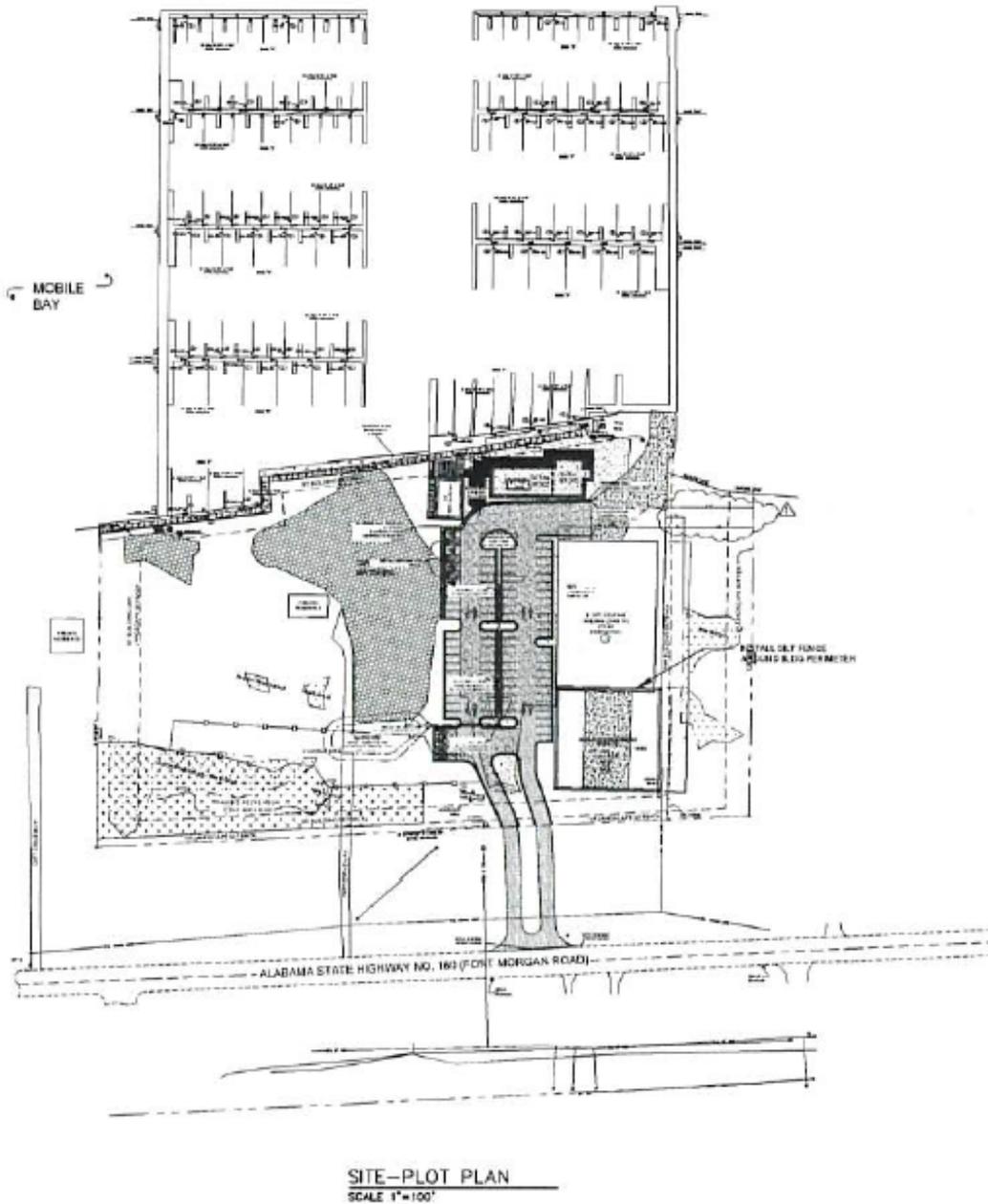
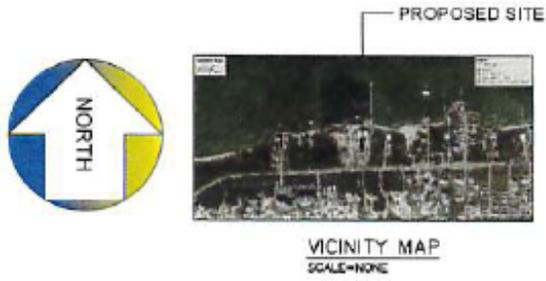
### Locator Map

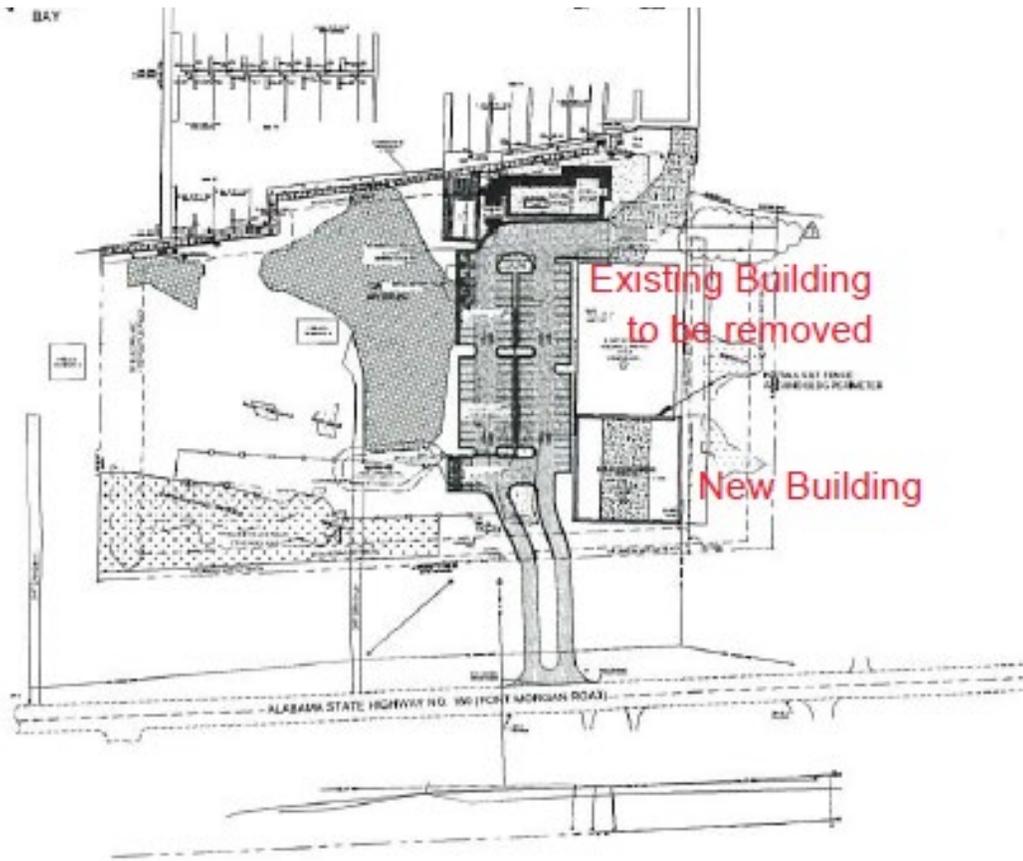


### Site Map - 2017 Aerial Photography

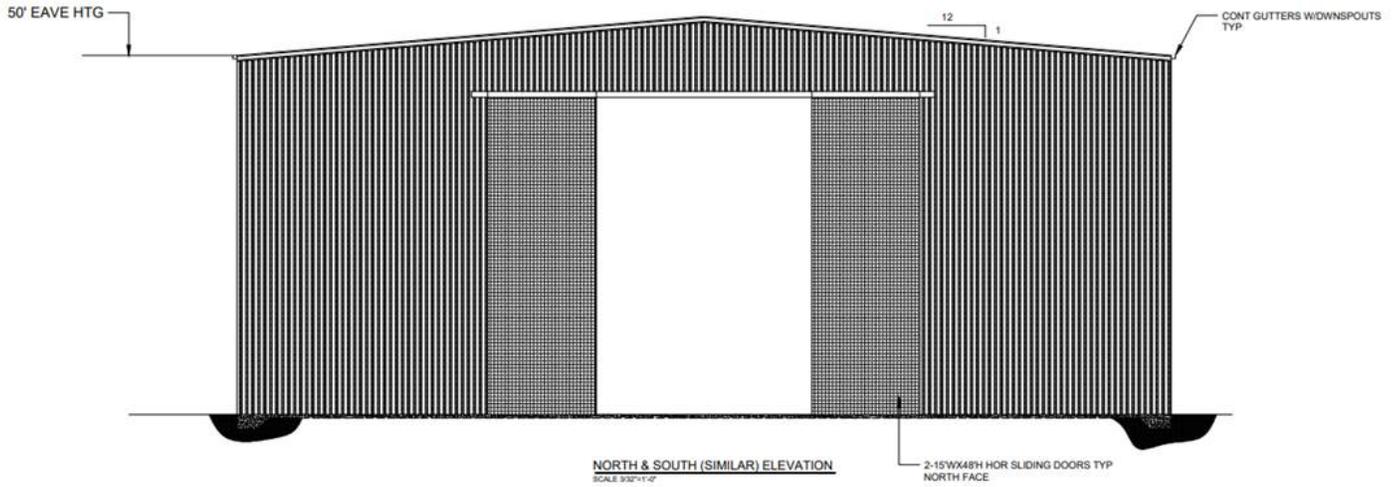


# Proposed Site Plans



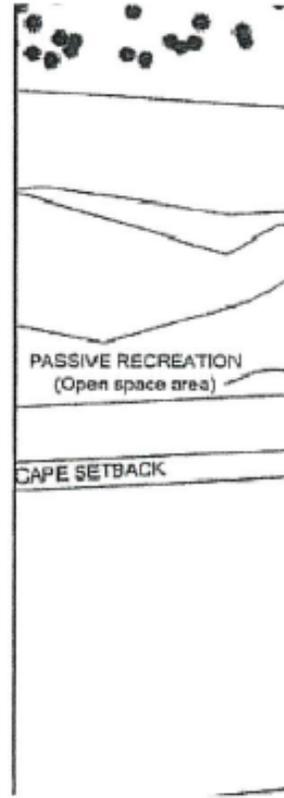


SITE-PLOT PLAN  
SCALE 1"=100'



**Information Submitted by Applicant**

| <b>PARKING TABULATION</b>                       |             |             |
|---|-------------|-------------|
| A - First Floor Bar - 1,417 sf/100 sf Gross     | 15          | CARS        |
| - Second Floor Restaurant - 1,777 sf /100 Gross | 18          | CARS        |
| Second Floor Outdoor Dining - 1,747 sf/100      | 18          | CARS        |
| Third Floor Outdoor Dining - 594 sf/100         | 6           | CARS        |
|   |             |             |
| B - Retail Building                             |             |             |
| Second Floor - 5,957 sf/200 Gross               | 30          | CARS        |
| Third Floor - 5,957 sf/200 Gross                | 30          | CARS        |
|   |             |             |
| C - New Bait Shop - 408 sf/ 200                 | 3           | CARS        |
| 16900   | 34          |             |
| D - Dry Storage Building - 22,200 sf/500        | 45          | CARS        |
|   | 45          |             |
| * E - Wet Slips - 48 - 1 space per slip         | -8          | CARS        |
|   | 204         |             |
| <b>Total Cars Required =</b>                    | <b>-189</b> | <b>CARS</b> |
| <b>Total on Site =</b>                          | <b>85</b>   | <b>CARS</b> |



| <b>FORT MORGAN MARINA AREAS:</b> |                |
|----------------------------------|----------------|
| FIRST FLOOR BAR H&C              | 1,417 Sq. Ft.  |
| FIRST FLOOR OUTDOOR DINE         | 2,201 Sq. Ft.  |
| SECOND FLOOR RESTAURANT          | 1,777 Sq. Ft.  |
| SECOND FLOOR OUTDOOR DINE        | 1,747 Sq. Ft.  |
| THIRD FLOOR OUTDOOR DINE         | 594 Sq. Ft.    |
| SECOND FLOOR RETAIL & DOG STORE  | 5,957 Sq. Ft.  |
| THIRD FLOOR RETAIL BUILDING      | 5,957 Sq. Ft.  |
| DRY STORAGE BUILDING             | 22,200 Sq. Ft. |
| NEW BAIT SHOPS                   | 408 Sq. Ft.    |

\* PRESENTLY THERE ARE 29 PDAF SLIPS

C.1.2 CORRECTED TABLE

6-3-21