



BALDWIN COUNTY COMMISSION

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

November 17, 2021

Fort Morgan Advisory Committee

Re: Case No. ZVA21-000014: Finea Spaces LLC Property

General Location: Property is located at 2295 State Highway 180, in Planning District 25.

Parcel Identification Number: 05-69-08-02-0-005-084.001

Requested Action and Purpose: The applicant is requesting a variance from the wetland setback requirement to allow for the construction of a single-family dwelling.

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, December 1, 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
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.: ZVA21-000014 Received By: _____ Date: 11/12/2021
Application Fee: \$250.00 Receipt No: _____ Date of Meeting: December 9, 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: Finea Spaces, LLC - Manley Seale Date: _____

Mailing Address: 900 Riverside Drive

City: Nashville State: TN Zip code: 37206

Telephone: (615) 708 - 5646 Fax: (____) ____ - _____ e-mail: sealeml@gmail.com

Site Information

Location of Property: 2295 State Highway 180

Parcel ID Number: 05-6 9 - 0 8 - 0 2 - 0 - 0 0 5 - 0 8 4 . 0 0 1

Legal Description: lot 25 Gulf Beach Subdivision A

Flood Zone: AE Planning District: 25 Zoning: RSF-1

The purpose of this Variance is to allow:
a variance from the wetland setback requirement to allow for the construction of a single family dwelling

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

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 of Applicant (Owner of Property or Official Representative of Owner) Date



PLANNING & ZONING BOARD OF ADJUSTMENT NUMBER 2

NOTICE OF PUBLIC HEARING

Case No. ZVA21-000014 Finea Spaces LLC Property

Notice is hereby given that the Planning & Zoning Board of Adjustment Number 2 will hold a public hearing on Thursday, December 9, 2021 beginning at 03:30 PM at the Baldwin County Foley Courthouse Large Meeting Room at 201 East Section Avenue, Foley, AL 36535.

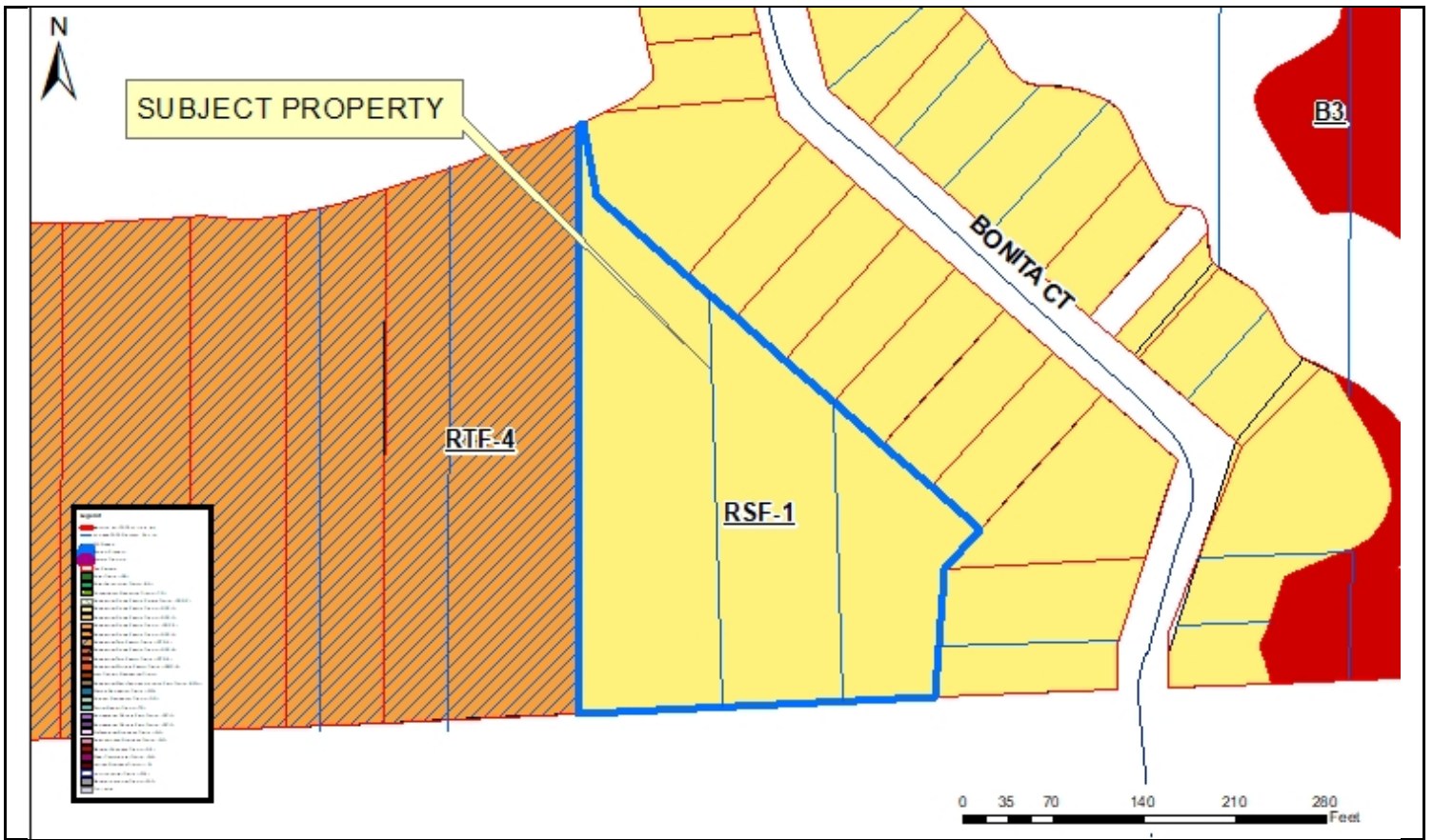
The Board will consider a variance application submitted by Finea Spaces LLC for property located at 2295 State Highway 180 (lot 25) in Planning District 25. The applicant is requesting a variance from the wetland setback requirement to allow for the construction of a single-family dwelling. The Parcel I.D. number is 05-69-08-02-0-005-084.001. 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 Robertsedale, AL and Foley Satellite Courthouse, 201 East Section Avenue in Foley, AL, during normal business hours.

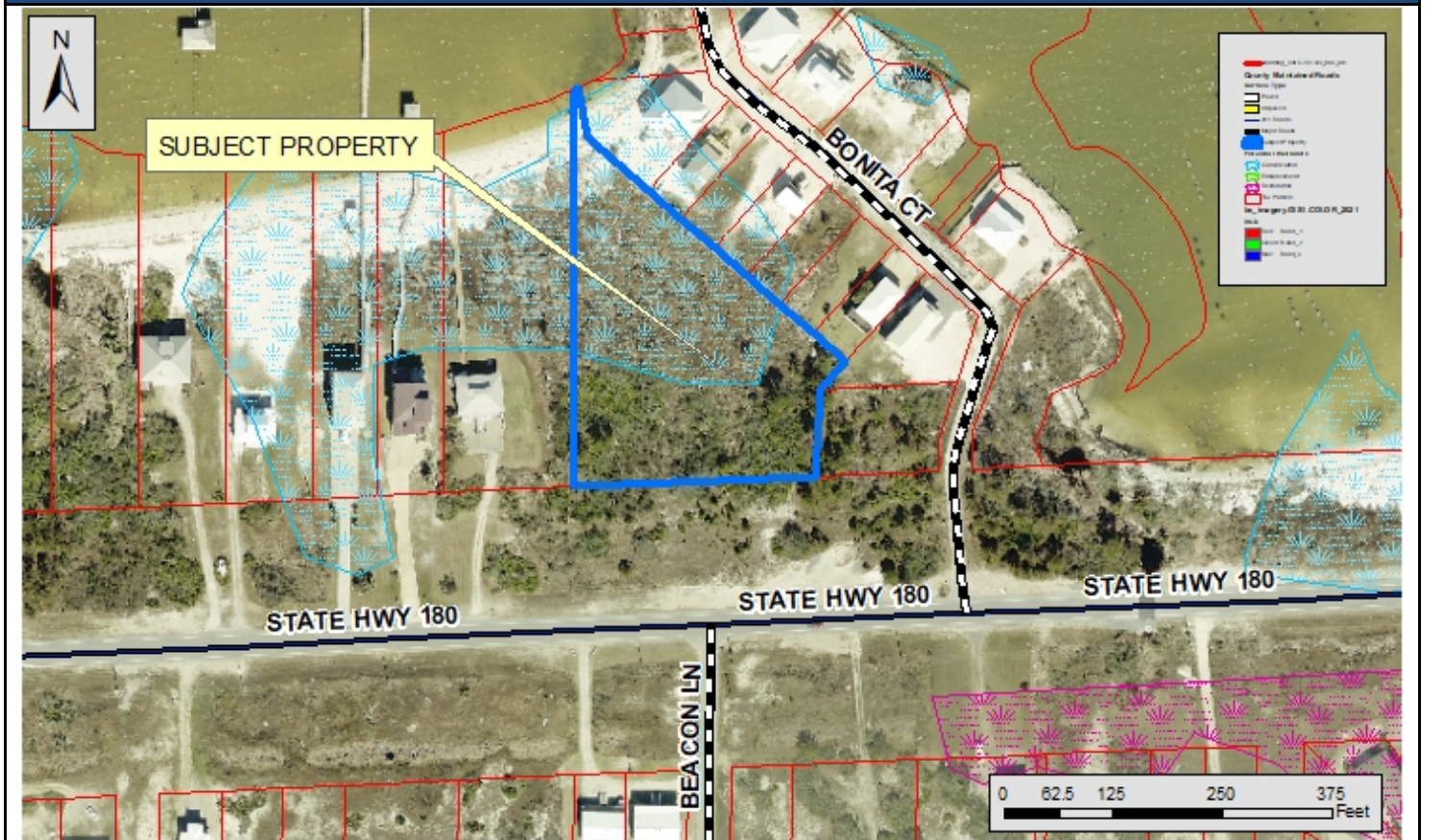
Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department 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 send an email to: Planning@baldwincountyal.gov. If you wish to comment in person, please attend the meeting on the day and time provided above.

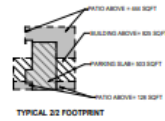
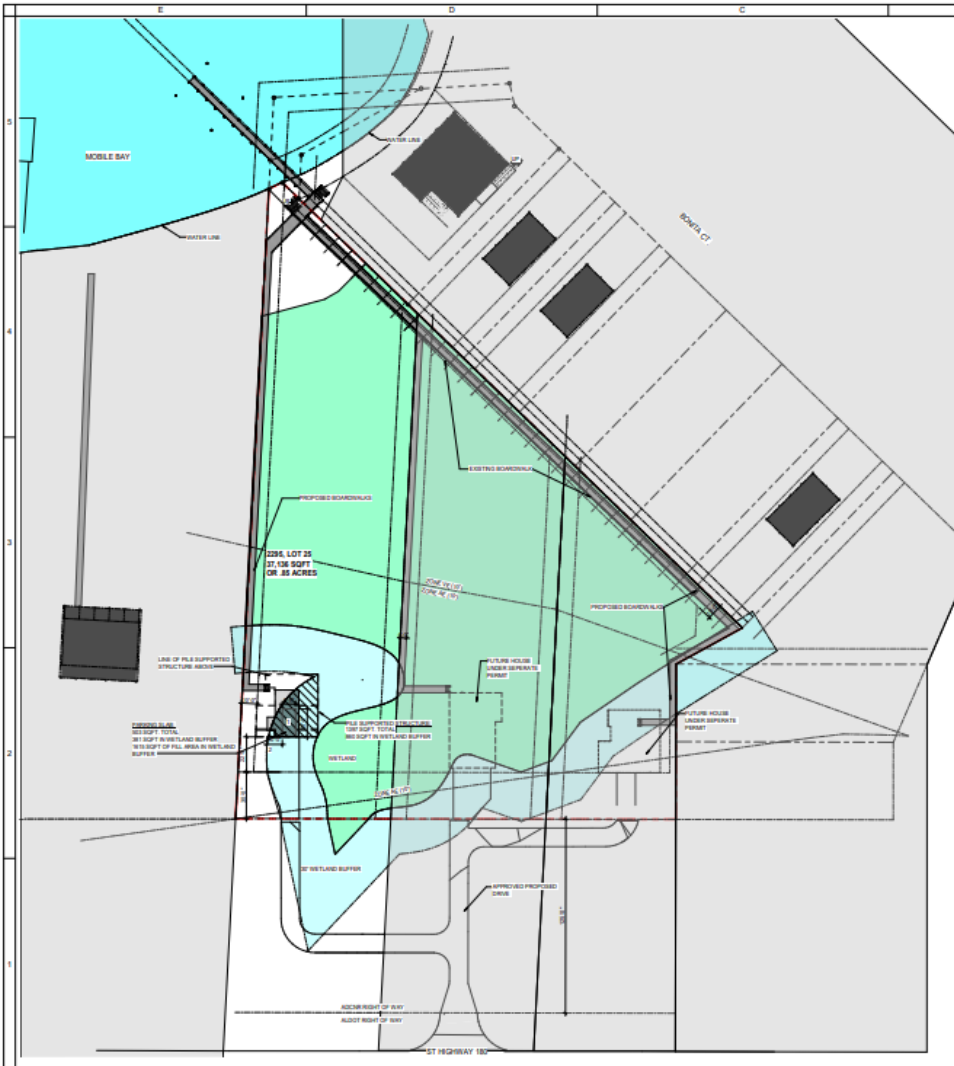
If you would like to be notified of other information on zoning and development in your area and throughout Baldwin County, please sign up to receive our "Get Notified" e-mails. Once subscribed, you will receive via e-mail our quarterly newsletter, agendas for upcoming meetings, action reports and other 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.



Site Map - 2020 Aerial Photography



Proposed Site Plan



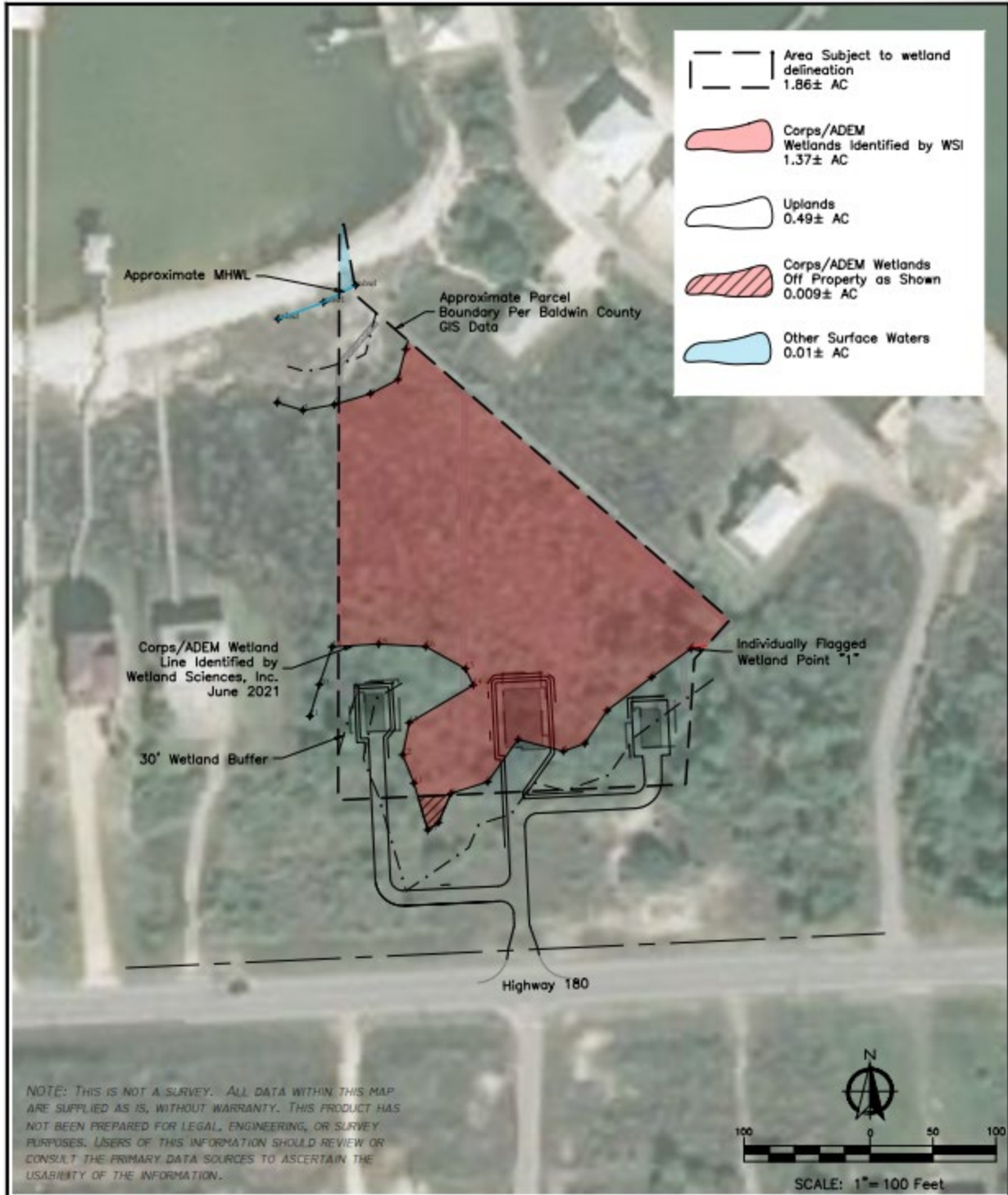
TYPICAL 32 FOOTPRINT

FLOODING DATA:

ZONING: RSP 1
 32 TRACKS
 8' WIDE BUFFERS - 1 1/2'
 PARKING SLAB- 80 SQFT
 1:10 TO ABOVE- 128 SQFT
 FLOOD ZONE -
 NORTH W/1/2 IS ZONE VE
 SOUTH W/1/2 IS ZONE AD (SEE V1)
 BUILDING PERMITTED IN ZONE AD
 BUILDING HEIGHTS:
 105' W/1/2 IS REGULATED FROM THE TOP OF FIRST FINISHED FLOOR TO TOP OF ROOF
 MAX STORED - 12 TO 20 TONS
 50% OVERLAP COVERAGE - 35
 PROPOSED OVERLAP COVERAGE - 30%
 PARKING:
 2 SPACES PER BUILDING UP TO 6 BARRACKS
 2 SPACES ARE PROVIDED
WETLAND BUFFER DATA:
 LOT 25:
 30' SQFT OF PARKING SLAB IN BUFFER
 1610 SQFT OF FULL AREA IN BUFFER
 1288 SQFT OF FULL SUPPORTED STRUCTURE IN BUFFER

○ SITE PLAN NOTES LOT 25
7-1-2017

① ARCHITECTURAL SITE PLAN LOTS 25
7-1-2017



NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.

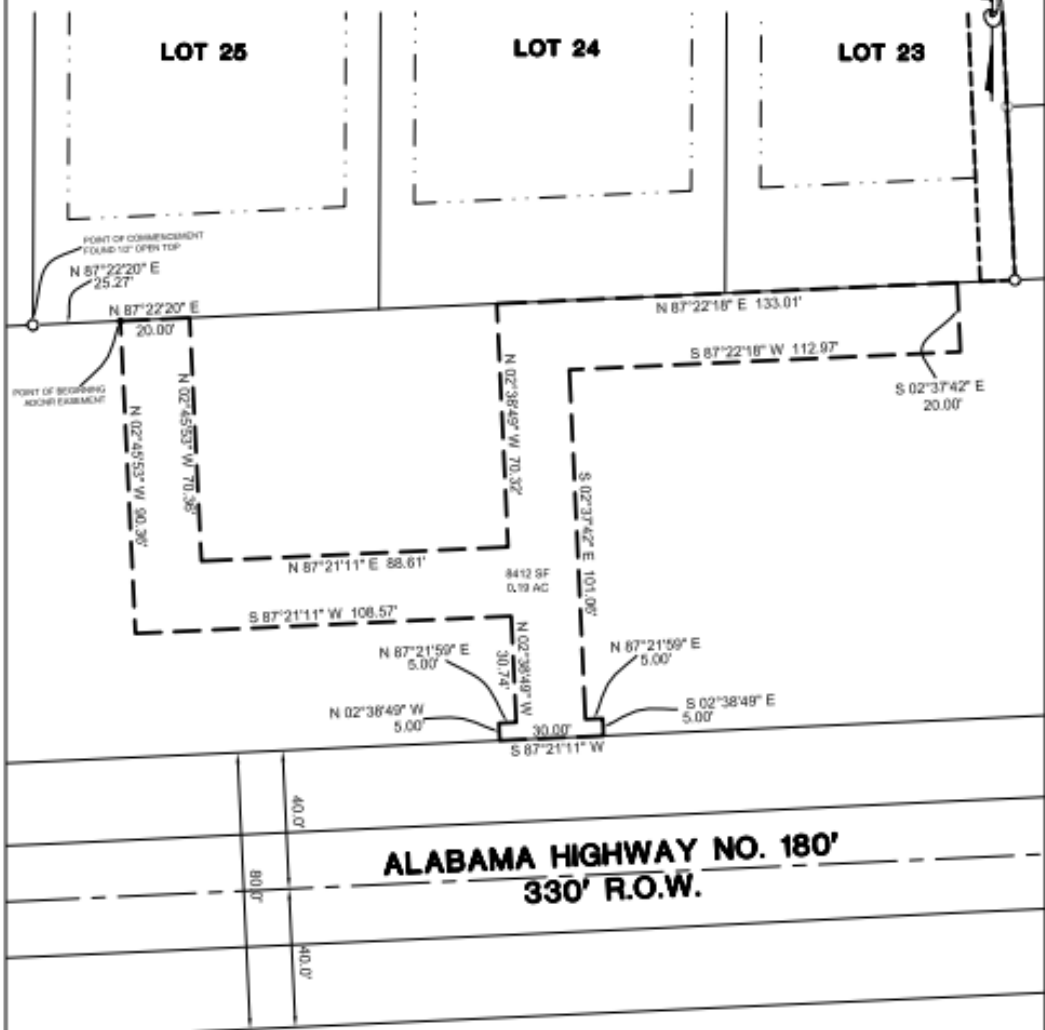


ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 CRAIG@WETLANDSCIENCES.COM

PROJECT NAME: Seale Highway 180	
Sketch of Wetland Resources	
PROJECT NO.: 2021-426	
DRAWN BY: AJN	DATE: 10/04/2021
SHEET: 1	

EXHIBIT ADCNR EASEMENT
GULF RE-SUBDIVISION "A"
SLIDE 73-B
BALDWIN COUNTY, ALABAMA



ALABAMA HIGHWAY NO. 180'
330' R.O.W.

DESCRIPTION: PROPOSED ADCNR ACCESS EASEMENT

COMMENCE at the Southwest corner of Lot 25 according to the plat of Gulf Re-Subdivision A, as recorded on Slide 73-B, in the Probate office of Baldwin County, Alabama; Thence run North 87°22'20" East along the south line of Lot 25, a distance of 25.27 feet to the POB of the ADCNR Easement; Thence continue along said south line North 87°22'20" East a distance of 20.00 feet; Thence leaving said south line, run South 02°45'53" East a distance of 70.36 feet to a point; Thence run North 87°21'11" East a distance of 88.61 feet to a point; Thence run North 02°38'49" West a distance of 70.32 feet to a point on the South line of Lot 24 of Gulf Re-Subdivision A; Thence along said South line Lot 24 and Lot 23, run North 87°22'18" East a distance of 133.01 feet to a point; Thence leaving said South line, run South 02°37'42" East a distance of 20.00 feet to a point; Thence run South 87°22'18" West a distance of 112.97 feet to a point; Thence run South 02°37'42" East a distance of 101.06 feet to a point; Thence run North 87°21'59" East a distance of 5.00 feet to a point; Thence run South 02°38'49" East a distance of 5.00 feet to a point on the North Right of Way Line of State Highway 180; Thence along said North Right of Way, run South 87°21'11" West a distance of 30.00 feet to a point; Thence leaving said Right of Way, run North 02°38'49" West a distance of 5.00 feet to a point; Thence run North 87°21'59" East a distance of 5.00 feet to a point; Thence run North 02°38'49" West a distance of 30.74 feet to a point; Thence run South 87°21'11" West a distance of 108.57 feet to a point; Thence run North 02°45'53" West a distance of 90.36 feet to the POINT OF BEGINNING.

Said tract of land containing 0.19 Acres or 8412 SQ.FT. more or less.

SCALE: 1"=40'



21106 HWY 98
 FOLEY, AL 36535

