



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

www.planning.co.baldwin.al.us

October 5, 2020

Fort Morgan Advisory Committee

Re: Case No. V-200029: Fort Morgan Marina, LLC 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 front setback requirement (VE Flood Zone) to allow for a new bait house to remain.

The BCC District 4 Board of Adjustment 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 **Wednesday, November 4, 2020** 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.: 200029 Received By: Brenda Brock Date: 9-30-2020
Application Fee: 250.00 Receipt No: 12709 Date of Meeting: 11-12-2020

CK #001349

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: FORT MORGAN MARINA, LLC Date: 9-29-20

Mailing Address: 1577 HWY 180

City: GULF SHORE State: AL Zip code: 36542

Telephone: (251) 609 1555 Fax: () - e-mail: tom@fortmorganmarina.al.com

Site Information

Location of Property: 1577 HWY 180

Parcel ID Number: 05-69-08-02-0-006-004-001

Legal Description: MARINA

Flood Zone: AE/VE Planning District: 25 Zoning: B4

The purpose of this Variance is to allow:

TO ALLOW BATHHOUSE TO BE INSIDE 50' OFF MEAN TIDE LINE

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

REPLACING BUILDING IN LOCATION (SAME FOR 18 YEARS)

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]
Signature of Applicant (Owner of Property or Official Representative of Owner)

9-29-20
Date



BALDWIN COUNTY COMMISSION DISTRICT # 4

Planning & Zoning Board of Adjustment

NOTICE OF PUBLIC HEARING

Case No. V-200029

Gulf Shores Yacht Club & Marina Property

Notice is hereby given that the Baldwin County Commission District #4, Planning and Zoning Board of Adjustment will hold a public hearing on Thursday, November 12, 2020 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 Fort Morgan Marina, LLC for property located at 1577 State Highway 180 in Planning District 25. The applicant is requesting a variance from the front setback requirement as it pertains to the VE flood zone to allow for a new bait house to remain. 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 Baldwin County 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, 22070 Hwy 59 in Robertsedale, AL and Foley Satellite Courthouse, 201 East Section Avenue in Foley, AL, during normal business hours.

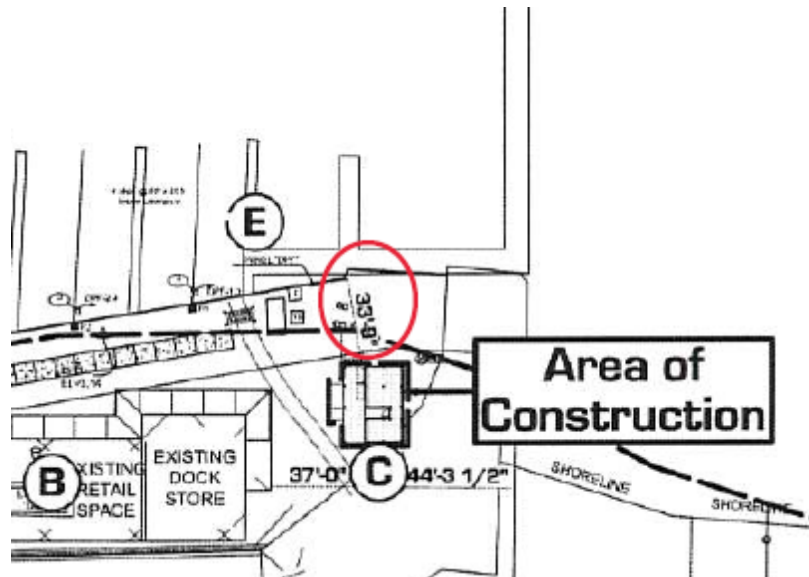
Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department 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 fax them to 251.972.8520. If you wish to comment in person, please attend the meeting on the day and time provided above.

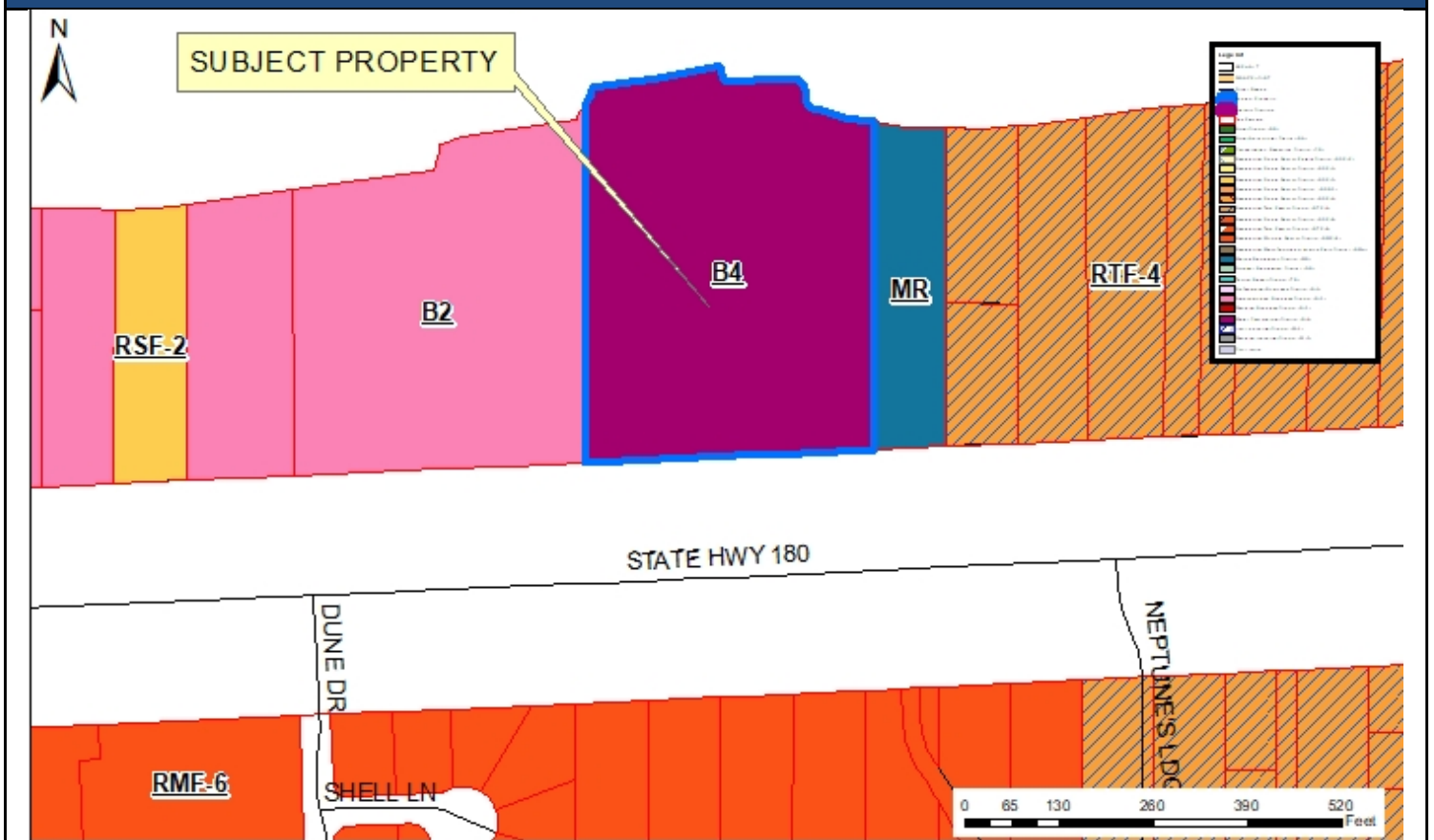
If you would like to be notified of other information on zoning and development in your area and throughout Baldwin County, please sign up to receive our "Get Notified" e-mails. Once subscribed, you will receive via e-mail our quarterly newsletter, agendas for upcoming meetings, action reports and other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

[illegible]

Site Plan



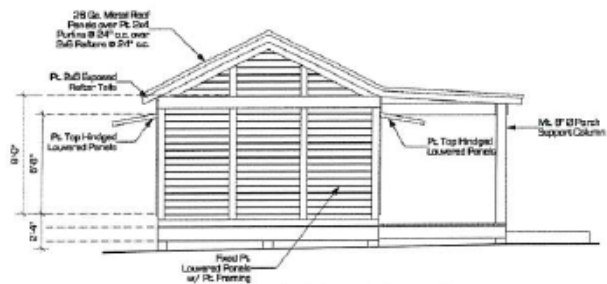
Locator Map



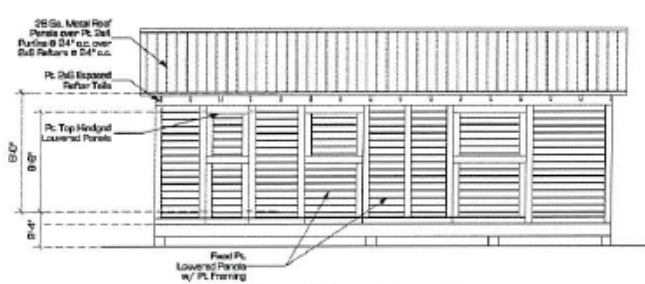
Site Map - 2017 Aerial Photography



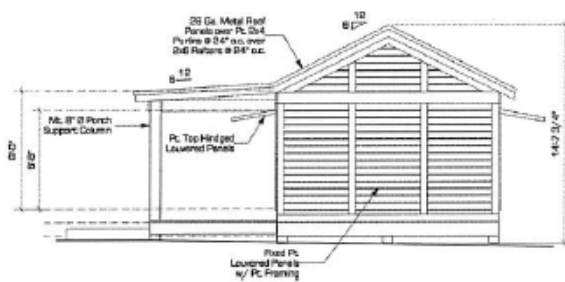
Elevations and Floor Plan



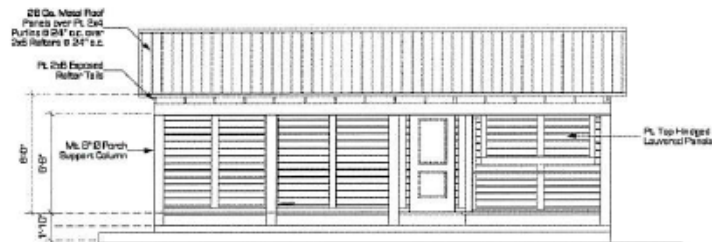
North View Elevation
Scale: 1/4" = 1'-0"



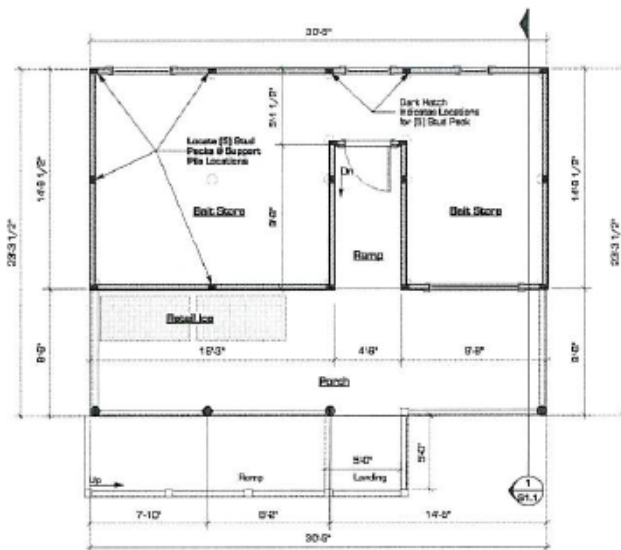
East View Elevation
Scale: 1/4" = 1'-0"



South View Elevation
Scale: 1/4" = 1'-0"



West View Elevation
Scale: 1/4" = 1'-0"



Floor Plan
Scale: 1/4" = 1'-0"