



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

June 29, 2020

Fort Morgan Advisory Committee

Re: Case No. V-200022: Harris Property

General Location: Property is located at 659 Cherokee Road, in Planning District 25.

Parcel Identification Number: 05-69-08-02-0-005-046.000

Requested Action and Purpose: The applicant is requesting a variance from section 12.5.2 (f) of the Baldwin County Zoning Ordinance as it pertains to the VE flood zone setback requirement to allow for a single-family dwelling that has already been placed on the lot

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, August 5, 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.: V-200022 Received By: Brenda Brock Date: 6-24-2020
Application Fee: 250⁰⁰ Receipt No: 12582 Date of Meeting: 8-13-2020

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: Jeff Davis Date: _____

Mailing Address: Po Box 544

City: Orange Beach State: Al Zip code: 36561

Telephone: (251) 538-7998 Fax: (251) 256-0013 e-mail: jdavisbuilds@gmail.com

Site Information

Location of Property: 659 Cherokee Rd. Gulf Shores, AL - 36542

Parcel ID Number: 05-69-08-02-0-005-046.000

Legal Description: Lot 2 Fort Morgan Pines Subdivision

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

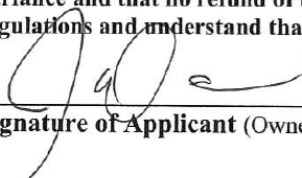
The purpose of this Variance is to allow:

a structure to be placed on the property,
Residential Single family Home. to be placed directly
in the center of the lot.

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

LOT Size is too small for a structure due to
new zoning setbacks

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)

6/22/20
Date

BALDWIN COUNTY COMMISSION DISTRICT # 4

Planning & Zoning Board of Adjustment

NOTICE OF PUBLIC HEARING

Case No. V-200022

Harris 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, August 13, 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 Jeff Davis for property located at 659 Cherokee Road in Planning District 25. The applicant is requesting a variance from section 12.5.2 (f) of the Baldwin County Zoning Ordinance as it pertains to the VE flood zone setback requirement to allow for a single-family dwelling placed on the lot. The Parcel I.D. number is 05-69-08-02-0-005-046.000. 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 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.

Proposed Site Plan

A NEW RESIDENCE ON LOT 2, BLOCK H FORT MORGAN PINES GULF SHORES, ALABAMA


**Larry M. Oliver
Enterprises, Inc.**
CERTIFICATE OF REGISTRATION
AS A
STRUCTURAL ENGINEER
NO. 12744-08
ISSUED 04-2020


04-2020

**RESIDENCE
FOR
LOT 2, BLOCK H FORT MORGAN PINES
GULF SHORES,
ALABAMA**

JOB NO. _____
DRAWN: LMO
CHECKED: LMO
DATE: 4/28/2025
REVISION: _____

SCALE: _____
SHEET NO.:
T-1

- ### GENERAL NOTES
1. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESPECTIVE ORDINANCES, AND INDUSTRY STANDARDS FOR CONSTRUCTION, ELECTRICAL, PLUMBING, AND MECHANICAL.
 2. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURE INDICATED HEREIN. DEVIATIONS FROM THESE DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
 3. IT IS RECOMMENDED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
 4. DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF STUD OR UNLESS OTHERWISE NOTED.
 5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ENGINEER OF ANY VARIATIONS PRIOR TO THE PURCHASE OF MATERIALS, FABRICATION, OR BEGINNING CONSTRUCTION.
 6. PROVIDE SUFFICIENT SETTING BASINS, PAVEMENT, AND OTHER METHODS AS APPROPRIATE TO FILTER WATER AT ALL AREAS WHERE STORM WATER LEAVES THE PROJECT. CLEAN ALL SOIL WHICH FLOWS OFF SITE.
 7. ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
 8. PROVIDE CHEMICAL BARRIERS TO BUILDING FROM SUBSTRATE/TERRACE ATTACK.
 9. NO DRAINING DEVICES OR DEVICES TO HANDS OR NOTES ARE ALLOWED.
 10. ALL WORK RELATED TO THIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROMPTLY.
 11. THE CONTRACTOR SHALL LEAVE ALL AREAS READY FOR GRADE IN A CLEAN AND ACCEPTABLE CONDITION AT THE PROJECT COMPLETION.
 12. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE FULLY COORDINATED WITH THE ENGINEERING DOCUMENTS.
 13. ALL PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION. ALL WORK SHALL COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL PLUMBING AND GAS CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2009 INTERNATIONAL FIRE CODE, AND 2009 NATIONAL ELECTRICAL CODE.
 14. PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION. ALL WORK SHALL COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL PLUMBING AND GAS CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2009 INTERNATIONAL FIRE CODE, AND 2009 NATIONAL ELECTRICAL CODE.
 15. DIMENSIONAL DIMENSIONS IF DIMENSIONS OR MEASUREMENTS TAKE PRECEDENT OVER NOTED DIMENSIONS.
 16. ALL CONTRACTORS AND SUB-CRONTACTORS SHALL COMPLY WITH OSHA REQUIREMENTS.
 17. ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-16 AND IBC WIND BARRING.
 18. ALL PRODUCTS, MATERIALS, AND CONSTRUCTION SHALL BE PROVIDED AND/OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, GUIDELINES, AND/OR INDUSTRY STANDARDS.

PROJECT SUMMARY

IN GENERAL, THE WORK CONSISTS OF MOVING AN EXISTING HOUSE OF APPROXIMATELY 848 SQUARE FEET TO THE LOCATION. THE WORK WILL REQUIRE POURING NEW PILES AND BRACINGS TO SUPPORT THE HOUSE WITH THE EXISTING FOUNDATION BEING 12 FEET ABOVE EXISTING GRADE. UNDERNEATH THE HOUSE AT GRADE LEVEL WILL BE A CONCRETE SLAB WITH A FINISH GRADE TO CONCRETE SLAB.

ON THE EXTERIOR OF THE HOUSE 2 INCHES BELOW FLOOR LEVEL WILL BE INSTALLED FENCES FINISH TWO SIDES OF THE HOUSE. A FINISH WILL BE CONSTRUCTED LEADING FROM THE PORCH LEVEL TO THE GRADE LEVEL CONCRETE SLAB.

ON THE INTERIOR OF THE HOUSE WILL BE DEMOLITION OF OLD WALLS, CONSTRUCTION OF NEW WALLS, EXTERIOR FINISHES, JOISTS AND FLOORING TO ACCOMMODATE THE NEW SUB-FLOOR LAYOUT. NEW DOORS AND WINDOWS WILL BE INSTALLED ACCORDING TO THE PLANS.

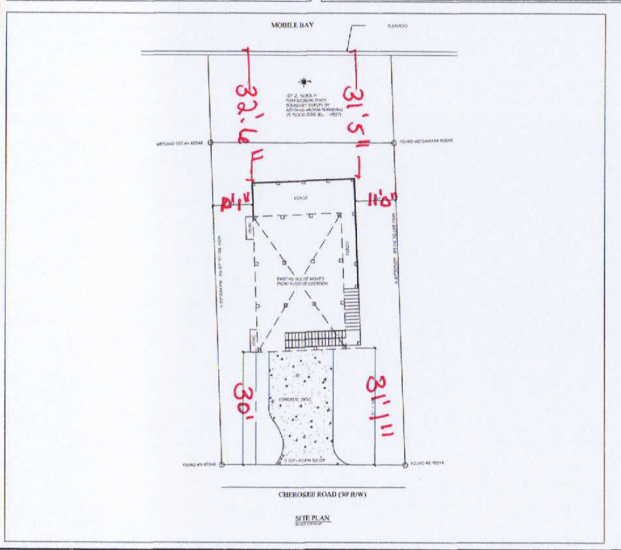
CONTACT INFORMATION

STRUCTURAL ENGINEER
LARRY M. OLIVER ENTERPRISES, INC.
CONTACT: LARRY OLIVER
228-338-8121
MOBILE, ALABAMA 36609
PHONE: 251-374-6961

SHEET INDEX

TITLE
T-1 - TITLE SHEET AND GENERAL NOTES

STRUCTURAL
S1.0 - FLOOR LAYOUT PLAN, JOIST AND STAIR PLAN AND BRACING DETAILS
S1.2 - EXTERIOR PLAN, CONCRETE, SLAB LAYOUT PLAN, HANDRAIL DETAILS AND FENCE FINISH DETAIL
S1.8 - COVERED PORCH LAYOUT AND ELEVATIONS
S4.0 - GENERAL NOTES



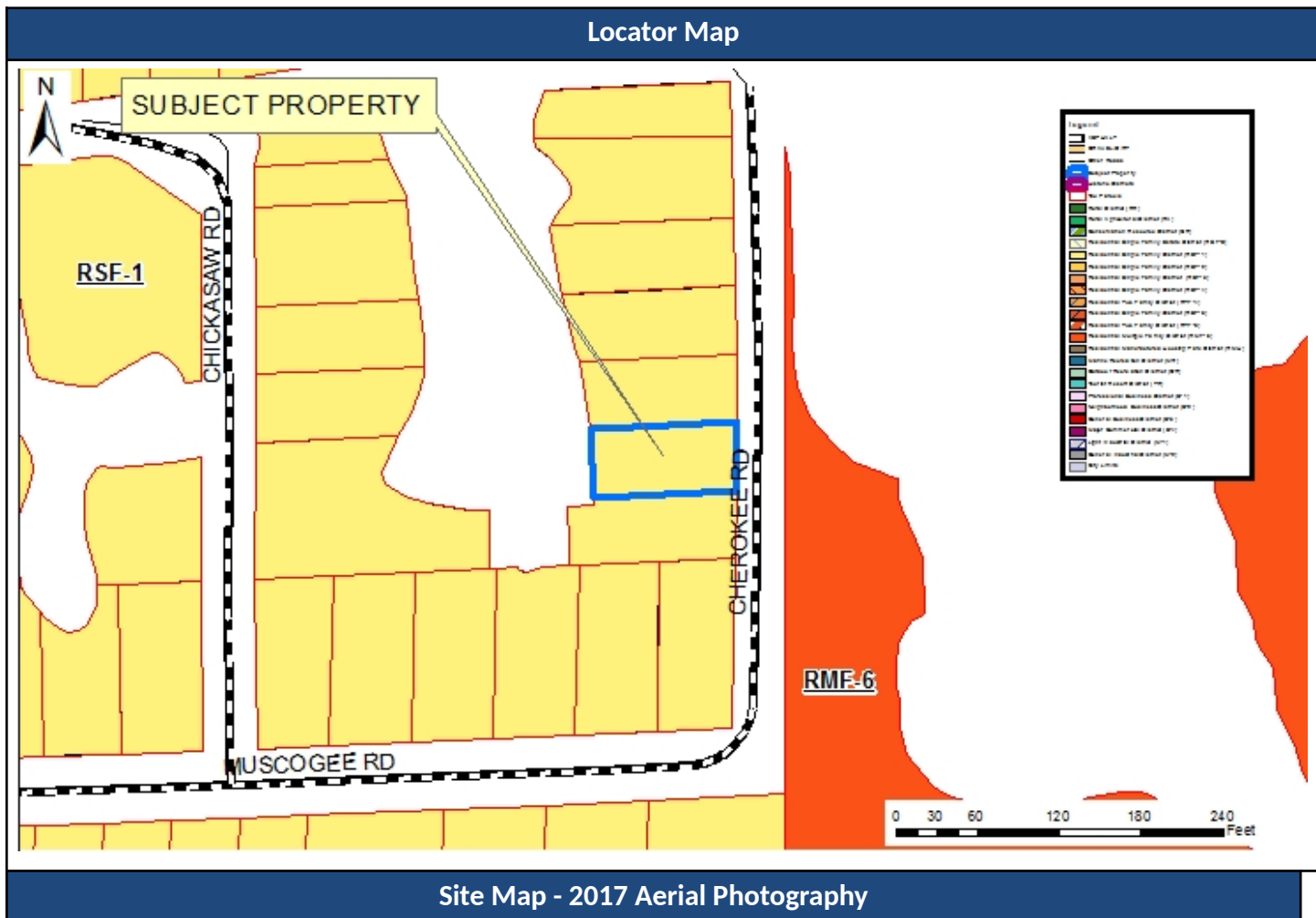
(b) Decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.

(c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.

(d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.

(e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply.

(f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.





From: [Lynn, William](#)
To: [Linda Lee](#)
Subject: Re: [EXTERNAL] Cherokee Road
Date: Wednesday, June 24, 2020 2:43:21 PM

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Nope. for parcel ID [05-69-08-02-0-005-046.000](#)

Thanks,

Bill

Bill Lynn
Certified Wildlife Biologist
Alabama ES Field Office
1208B Main Street
Daphne, AL 36526
251-441-5868 Office
251-441-6222 Fax
<http://www.fws.gov/daphne/>

OUR VISION: "Together, we will connect lands and waters to sustain fish, wildlife and plants by being visionary leaders, bold innovators and trusted partners, working with and for people."

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

From: Linda Lee <LLee@baldwincountyal.gov>
Sent: Wednesday, June 24, 2020 2:00 PM
To: Lynn, William <william_lynn@fws.gov>
Subject: [EXTERNAL] Cherokee Road

Bill,

Is an ITP required for property on Cherokee Road? The parcel ID # is 05-69-08-02-0-005-046.000.

Thank you,