



## 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.co.baldwin.al.us](http://www.planning.co.baldwin.al.us)

February 20, 2020

Fort Morgan Advisory Committee

**Re: Case No. V-200008: Sekeres Property**

**General Location: Property is located at 660 Veterans Road, in Planning District 25.**

**Parcel Identification Number: 05-68-08-27-0-000-035.001**

**Requested Action and Purpose: The applicant is requesting a variance from jurisdictional wetlands requirements to allow for the construction of a single-family dwelling**

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 **Thursday, March 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](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-200008 Received By: Brenda Brock Date: 2-19-2020  
Application Fee: 250.00 Receipt No: 12408 Date of Meeting: 3-12-2020  
cK #105

# 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: Diane C. Sekeres, GreenDoor Properties LLC Date: 2/10/2020

Mailing Address: 5605 Inverness Place

City: Northport State: AL Zip code: 35473

Telephone: (205) 393-7330 Fax: ( ) - - e-mail: dcssekeres@gmail.com

### Site Information

Location of Property: 1660 Veterans Rd

Parcel ID Number: 05-68-08-27-0-000-035-001

Legal Description: lot 31-2, of J.M. Land Subdivision, according to that certain map or plat thereof as recorded as slide 1681A in the office of the Judge of Probate of Baldwin County, Alabama

Flood Zone: AE(1+) Planning District: 25 Zoning: RSF-2

The purpose of this Variance is to allow:

allow the building structure to encroach into wetlands setbacks by 7' to provide room for a front porch

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

there are only 32' available between building & wetlands setbacks, without adequate room for driveway behind the home and a front porch

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.

Diane C. Sekeres  
Signature of Applicant (Owner of Property or Official Representative of Owner)

2/10/2020  
Date



# **BALDWIN COUNTY COMMISSION DISTRICT # 4**

## **Planning & Zoning Board of Adjustment**

### **NOTICE OF PUBLIC HEARING**

**Case No. V-200008**

**Sekeres 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, March 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 Diane C Sekeres for property located at 660 Veterans Rd in Planning District 25. The applicant is requesting a variance from jurisdictional wetlands setback requirements to allow for the construction of a new single-family dwelling. The Parcel I.D. number is 05-68-08-27-0-000-035.001. You are receiving this notice because records of the Revenue Commission Office indicate that you are an adjacent property owner.

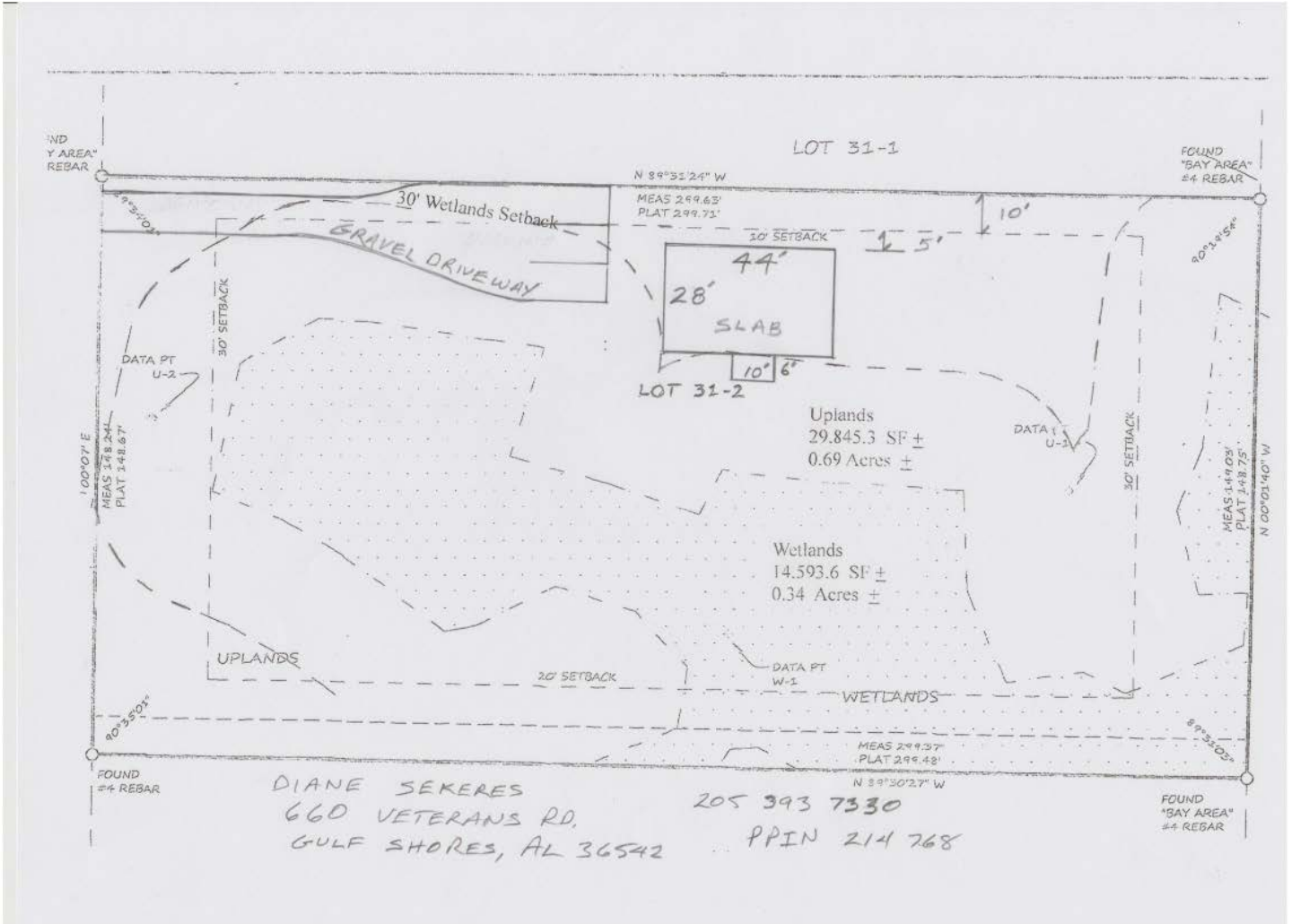
The said application will be considered by the Baldwin County Zoning Board of Adjustment pursuant to Alabama Code 45-2-261.10 and copies thereof are available for public review at the offices of the Baldwin County Planning & Zoning Department, 22070 Hwy 59 in Robertsdale, AL and Foley Satellite Courthouse, 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.

# Proposed Site Plan





### Locator Map



### Site Map - 2017 Aerial Photography

