



Sherry Sullivan  
Mayor

Council Members

Kevin G. Boone  
Jack Burrell, ACOMO  
Jimmy Conyers  
Corey Martin  
Jay Robinson

Lisa A. Hanks, MMC  
City Clerk

Kimberly Creech  
City Treasurer

# Fairhope Board of Adjustments Agenda

October 20, 2025 – 5:00 PM

## 1. CALL TO ORDER

---

Anil Vira, Chairman  
Cathy Slagle, Vice Chairman  
Frank Lamia  
Donna Cook

Ryan Baker  
David Martin, Alternate I  
Bryan Flowers, Alternate II  
Cindy Beaudreau, Secretary

## 2. APPROVAL OF MINUTES

---

- July 21, 2025

## 3. OLD/NEW BUSINESS

---

### OLD BUSINESS

None

### NEW BUSINESS

- Election of Officers
- Approval of 2026 Meeting Schedule

**A. BOA 25.10** Public hearing to consider the request of the Applicant, Jorge Torres, on behalf of the Owner, Rajendra Patel, for a Special Exception to display cars for outside sales on property located at 9960 Fairhope Avenue. The property is approximately 0.50 acres. **PPIN#: 202636**

**B. BOA 25.12** Public hearing to consider the request of the Applicant, Walcott Adams Verneuille Architects, on behalf of the Owner, Trinity Presbyterian Church, for a Special Exception to allow for a new chapel to be built on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 545 S Mobile Street and is approximately 0.84 acres. **PPIN#: 69949**



*Sherry Sullivan*  
*Mayor*

*Council Members*

*Kevin G. Boone*  
*Jack Burrell, ACOM*  
*Jimmy Conyers*  
*Corey Martin*  
*Jay Robinson*

*Lisa A. Hanks, MMC*  
*City Clerk*

*Kimberly Creech*  
*City Treasurer*

**C. BOA 25.13** Public hearing to consider the request of the Owner, FST and Patrick Seals, for a 1' 11" side yard setback variance and a 5' 11" structure separation variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 304 Liberty Street and is approximately 0.84 acres. **PPIN#: 15169**

**D. BOA 25.14** Public hearing to consider the request of the Owner, Chris Pixley, for a Special Exception – to operate a Med Spa, d/b/a You Again Medical, on property zoned B-2 – General Business District. The property is approximately 1.78 acres and is located at 19682 Greeno Road. **PPIN#: 21517**

#### **4. ADJOURN**

---

The Board of Adjustments met Monday, July 21, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Frank Lamia; Donna Cook; Ryan Baker; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Michelle Melton, City Planner and Cindy Beaudreau, Planning Clerk.

Absent: None

Chairman Vira called the meeting to order at 5:00 PM.

**Approval of Minutes**

Cathy Slagle made a motion to approve the minutes from the June 16, 2025, meeting.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia and Donna Cook

Abstain: Ryan Baker

Nay: None.

**BOA 25.06** Public hearing to consider the request of the Applicant, Phillip Owens, on behalf of the Owner, Casa Azul Fairhope LLC, for a Special Exception to operate a restaurant on property zoned B-1, Local Shopping District. The property is approximately 2.82 acres and is located at 18348 Greeno Road. **PPIN #: 59279**

Michelle Melton, City Planner, presented the request of the Applicant, Phillip Owens, on behalf of the Owner, Casa Azul Fairhope LLC, for a Special Exception to operate a restaurant on property zoned B-1, Local Shopping District. Ms. Melton shared the aerial and zoning maps.

Staff recommends approval of BOA 25.06, with the following condition:

1. Vehicular access shall be restricted to Greeno Road.

Chairman Vira asked why the entrance on Southland could not be used as access. Ms. Melton stated that it is a residential street.

Ryan Baker asked if ALDOT declines a Greeno Road entrance, would the city approve the Southland entrance. Ms. Melton stated that the city would have to check with the Right-of-Way staff.

Mr. Baker asked if there are plans to subdivide the property. Ms. Melton stated that no plans have been provided and that the applicant does not have any plan now to subdivide.

Donna Cook asked if conditions could be added for buffering. Mike Jeffries stated that buffering would be addressed during the subdivision application process.

Philip Owens, Coast Architects, explained that the owner needs a larger water service for a restaurant, so they must annex in. The owner has no plans to subdivide the property. Mr. Owens continued that ALDOT is difficult to change things outside of their guidelines and they are not allowing continued access of the current entrance road to the house on the property. The owner has proposed redesigning the Southland entrance road to commercial standards, planting trees and adding sidewalks. Mr. Owens gave the history of the owner with the city and restaurant ownership and that the owner is willing to work with the HOA to keep them happy.

Cathy Slagle asked how close the Southland entrance is to the property. Mr. Owens replied 20'-30'.

Mr. Baker asked if Southland needed to approve the drive into the restaurant. Mr. Jeffries replied that the road was built primarily for the residents but was accepted by the city, who maintains it now.

Mr. Owens requested approval for the restaurant with access from Southland Place.

Mr. Jeffries suggested allowing the applicant more time to work with the Public Works staff to work on an entrance.

Chairman Vira opened the public hearing at 5:34pm

Bruce Margreiter, 100 Kemper Lane, the Vice-President of the HOA, stated that there is no left turn into Southland Place which would force someone to drive down Manley, then Kemper to get into the restaurant. Mr. Margreiter added that the HOA has discussed this proposal, and it would be a traffic nightmare. Mr. Margreiter stated that the HOA maintains the island at the entrance.

Victor Watley, 120 Vivian Loop, requested that approval be contingent upon access from Greeno Road. Mr. Whatley shared 14 reasons against having a restaurant on that site.

Jennifer Renia, 112 Vivian Loop, shared that school traffic causes congestion on Manley and they are unable to utilize the road to go south during school hours.

Mr. Owens stated that he believes that traffic would be worse with an entrance off Greeno and would like to meet with the city again to discuss options off Southland Place. Mr. Owens requested approval for the restaurant with the entrance off Southland Place.

Mr. Jeffries explained that the applicant would need to table the item to make time to meet with staff.

The public hearing was closed at 5:55pm.

**Motion:**

Ryan Baker made a motion to approve BOA 25.06 with staff recommendations.

Cathy Slagle seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Cathy Slagle, Frank Lamia, Ryan Baker and Donna Cook

Nay: None

**BOA 25.08** Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Fairhope Church of Christ, for a Special Exception to allow for a church on property zoned R-1 Low Density Single-Family Residential District. The property is located at 860 Greeno Road and is approximately 11.20 acres. **PPIN#: 23734**

Mike Jeffries, Development Services Manager, presented the request of the Applicant, Lieb Engineering, on behalf of the Owner, Fairhope Church of Christ, for a Special Exception to allow for a church on property zoned R-1 Low Density Single-Family Residential District. Mr. Jeffries shared the aerial and zoning maps.

Staff recommends approval of BOA 25.08.

Cathy Slagle asked for progress on an ALDOT entrance. Chris Lieb, Lieb Engineering, stated that they are far enough away from existing drives and have received preliminary approval from ALDOT on the proposed entrance.

Chairman Vira opened the public hearing at 6:05pm, having no one to speak, the public hearing was closed at 6:05pm.

**Motion:**

Donna Cook made a motion to approve BOA 25.08.

Frank Lamia seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Cathy Slagle, Frank Lamia, Ryan Baker and Donna Cook

Nay: None.

**Old/New Business**

None

**Adjournment**

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia, Ryan Baker and Donna Cook

Nay: None.

Adjourned at 6:05p.m.

---

Anil Vira, Chairman

---

Cindy Beaudreau, Secretary

# **BOARD OF ADJUSTMENTS AND APPEALS DEADLINES 2026**

***AGENDA IS SUBJECT TO CHANGE BY THE BOARD***

## **Meeting Date, 5:00 PM**

## **Submittal Deadline, 3:00 PM**

Thursday, January 22, 2026  
\*Moved due to MLK Holiday

Monday, December 8, 2025

Thursday, February 19, 2026  
\*Moved due to Mardi Gras Parade

Monday, January 12, 2026

Monday, March 16, 2026

Monday, February 9, 2026

Monday, April 20, 2026

Monday, March 9, 2026

Monday, May 18, 2026

Monday, April 13, 2026

Monday, June 15, 2026

Monday, May 11, 2026

Monday, July 20, 2026

Monday, June 8, 2026

Monday, August 17, 2026

Monday, July 13, 2026

Monday, September 21, 2026

Monday, August 10, 2026

Monday, October 19, 2026

Tuesday, September 14, 2026

Monday, November 16, 2026

Monday, October 5, 2026

Monday, December 21, 2026

Monday, November 9, 2026

Thursday, January 21, 2027  
\*Moved due to MLK Holiday

Monday, December 7, 2026

**BOARD OF ADJUSTMENTS AND APPEALS MEETINGS ARE HELD IN THE COUNCIL CHAMBERS,  
FAIRHOPE MUNICIPAL COMPLEX AT 161 N. SECTION STREET.**

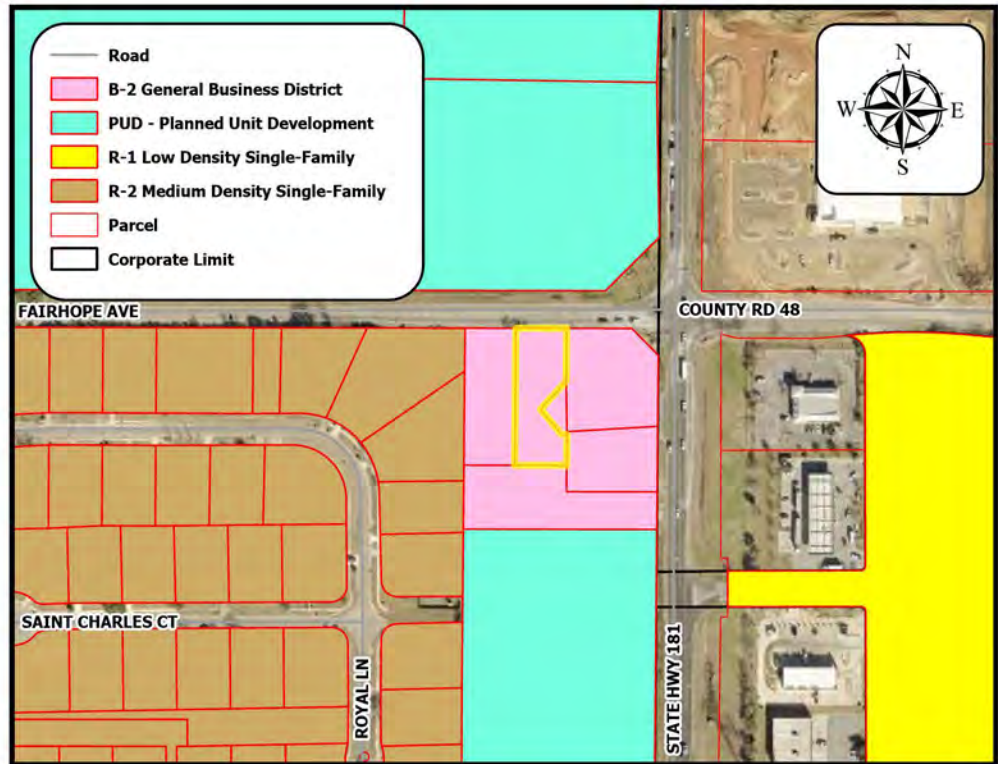
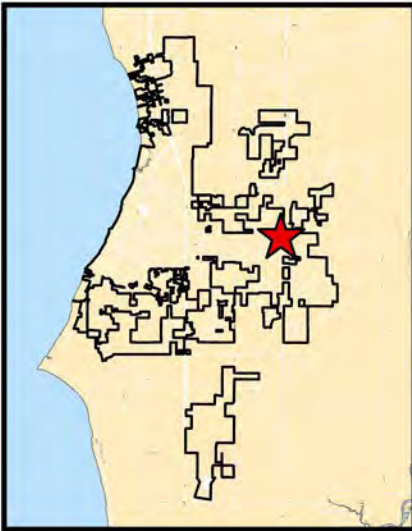
**IT IS THE RESPONSIBILITY OF THE APPLICANT TO SEE THAT ALL SUBMITTALS ARE MADE IN A  
COMPLETE AND TIMELY SEQUENCE, AND TO HAVE THE CASE PRESENTED BEFORE THE BOARD  
AT SCHEDULED MEETINGS.**

**\*\*INCOMPLETE SUBMITTALS WILL NOT BE PLACED ON THE AGENDA.\*\***

# City of Fairhope Board of Adjustments October 20, 2025



## BOA 25.10 - 9960 Fairhope Avenue



<b><u>Project Name:</u></b>	9960 Fairhope Avenue
<b><u>Site Data:</u></b>	0.50 acres
<b><u>Project Type:</u></b>	Special exception to display cars for outside sales
<b><u>Jurisdiction:</u></b>	Fairhope Planning Jurisdiction
<b><u>Zoning District:</u></b>	B-2 General Business District
<b><u>PPIN Number:</u></b>	202636
<b><u>General Location:</u></b>	Southwest corner of the intersection of County Road 48 and State Highway 181
<b><u>Surveyor of Record:</u></b>	N/A
<b><u>Engineer of Record:</u></b>	N/A
<b><u>Owner / Developer:</u></b>	Rajendra Patel
<b><u>School District:</u></b>	Fairhope Elementary School Fairhope Middle and High Schools
<b><u>Recommendation:</u></b>	Approved w/ Conditions
<b><u>Prepared by:</u></b>	Michelle Melton

## SUMMARY OF REQUEST

---

Public hearing to consider the request of the Applicant, Jorge Torres, on behalf of the Owner, Rajendra Patel, for a Special Exception to display cars for outside sales on property located at 9960 Fairhope Avenue. The property is approximately 0.50 acres.

## SITE HISTORY

---

The subject property was included as Lot 2 of the Tillman's Corner Subdivision recorded in 1995 while under Baldwin County jurisdiction.

There have been no City of Fairhope Planning Commission or Board of Adjustment applications associated with this site.

## STAFF COMMENTS

---

As previously mentioned, the subject property is currently zoned B-2, General Business District. Article III Section B, Table 3-1 of the City of Fairhope Zoning Ordinance does allow an Outdoor Sales Lot within B-2 districts but, only on appeal and subject to special conditions by the Board of Adjustment (see *Excerpt from Table 3-1: Use Table* attached as an exhibit). Hence this application.

The proposed site plan has been attached as an exhibit to this report and may be viewed within the attached agenda packet as well.

The subject site is comprised of two (2) properties, Lot 2 of the Tillman's Corner Subdivision as well as a triangular remnant parcel leftover from a previous subdivision of the property located East at the southwest corner of the intersection of State Highway 181 and Fairhope Avenue.

It's important to note that the Applicant also owns the property directly abutting the subject site to the West, known as Lot 1 of Tillman's Corner Subdivision. Lot 1 is currently developed with an automotive outdoor sales lot, developed prior to annexation into city limits. The Applicant is now requesting the same automotive outdoor sales lot use to be allowed on the subject property which is developed with an existing car wash structure. The Applicant intends to use the existing carwash structure for performing automotive detail work on the used vehicles being sold. The Applicant further states that the automotive detailing portion of the business will not be open to the public, and that the detailing structure will not house any permanent employees.

The Applicant submitted a landscape inventory letter, which can be viewed within the attached agenda packet. Redevelopment of the subject site to incorporate the new uses may necessitate improving the existing tree and landscaping on site. If approved, the Applicant should coordinate with Planning and City Horticultural staff to bring the site into compliance with the City of Fairhope Tree and Landscape Ordinance, as may be necessary.

There is a storm water retention / detention pond located at the entrance of the subject site which does not appear to have been maintained and whose effectiveness at infiltrating storm water is unclear at this time. No details on the storm water system have been provided. If approved, the existing pond should be revitalized so as to return it to an appropriate level of effectiveness for the proposed uses / redevelopment.

With regard to the proposed automotive outdoor sales lot use, the Board may find it appropriate to limit where vehicles may be displayed on site so as to mitigate any potential overcrowding of the lot or damage to required landscaping. As proposed, the site plan illustrates a total of 16 on-site parking spaces. As the remainder of the site is taken up by either required landscaping, vehicle maneuvering area, or the existing structure staff would recommend limiting the areas vehicles can be displayed to these 16 parking spaces.

It should be noted that the previous use as a carwash did not provide any parking spaces on site. The proposed use of an outdoor sales lot does not require parking spaces by itself, only if any office space is provided does the Zoning Ordinance require designated parking to accommodate the needs of staff and customers. However, the secondary use being proposed for automotive detailing is classified as an “Automobile Service Station” by the Zoning Ordinance specifically for the purposes of calculating parking, and as such, requires a minimum of two (2) off-street parking spaces with an additional one (1) off-street parking space for each wash bay to be provided. As the proposed structure has two (2) bay entrances the site would be required to provide a minimum of four (4) parking spaces, but no more than five (5), with at least one (1) of the required spaces being a compact car space. The proposed site plan illustrates a compliant number of parking spaces, however, it should be revised to label the northernmost parking space on site (labeled with the number one (1) on the site plan) as a compact car space.

Lastly, if approved, an administrative re-plat will be required to combine the triangular remnant parcel with Lot 2 of Tillman’s Corner Subdivision into a single legal lot of record.

## VARIANCE CONSIDERATIONS

---

### Standards of Review:

Article II Section C.3.e(2) of the City of Fairhope Zoning Ordinance states that any Administrative Appeal or Special Exception application shall be reviewed by the Board of Adjustments under the following criteria:

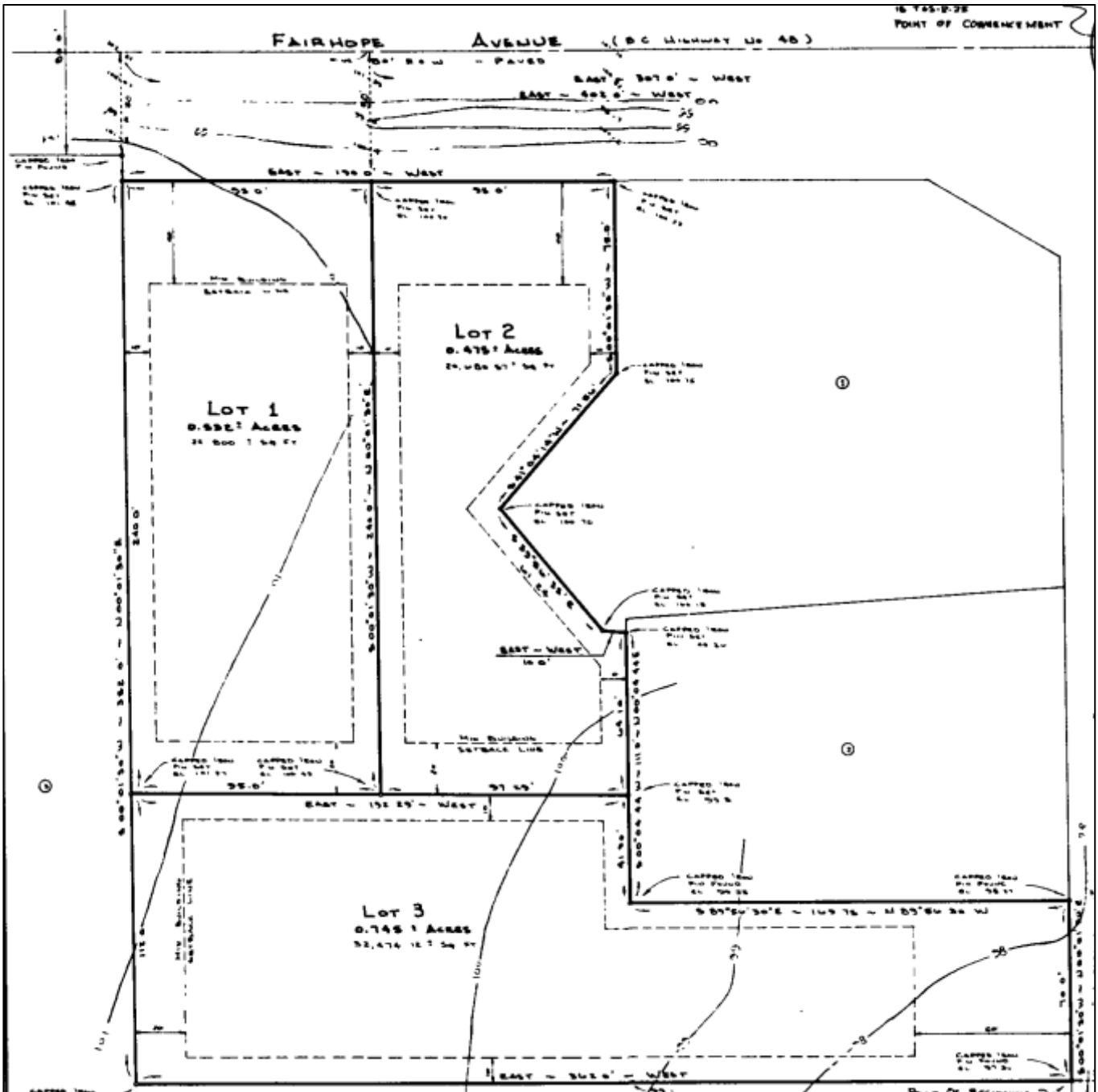
- a) Compliance with the Comprehensive Plan;
- b) Compliance with any other approved planning document;
- c) Compliance with the standards, goals, and intent of this ordinance;
- d) The character of the surrounding property, including any pending development activity;
- e) Adequacy of public infrastructure to support the proposed development;
- f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- g) Compliance with other laws and regulations of the City;
- h) Compliance with other applicable laws and regulations of other jurisdictions;
- i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;
- j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values;
- k) Overall benefit to the community;
- l) Compliance with sound planning principles;
- m) Compliance with the terms and conditions of any zoning approval; and
- n) Any other matter relating to the health, safety, and welfare of the community.

### Recommendation:

Staff recommends **APPROVAL** of BOA 25.10 Special Exception for Outdoor Sales located at 9960 Fairhope Avenue with the following conditions:

- 1) Coordinate with Planning and City Horticultural Staff to bring the subject site into compliance with the City of Fairhope Tree and Landscape Ordinance, as may be necessary;
- 2) Coordinate with Planning Staff to revitalize the existing retention/detention pond so as to return it to an appropriate level of effectiveness for the proposed uses/redevelopment;
- 3) Revision of the Site Plan to label the parking space located furthest North on the site as a “Compact Car Space”;
- 4) Any vehicles associated with the Outdoor Sales Lot use shall be stored and displayed on the subject site only within the proposed area delineated by the fifteen (15) parking spaces illustrated on the final Site Plan approved by staff;
- 5) Completion of an Administrative Re-plat to combine the triangular remnant parcel with Lot 2 of Tillman’s Corner Subdivision into a single legal lot of record; and
- 6) Provision of a revised final Site Plan addressing all aforementioned conditions prior to issuance of any associated development permits and/or the issuance or renewal of any associated business license.

1995 Tillman's Corner Subdivision

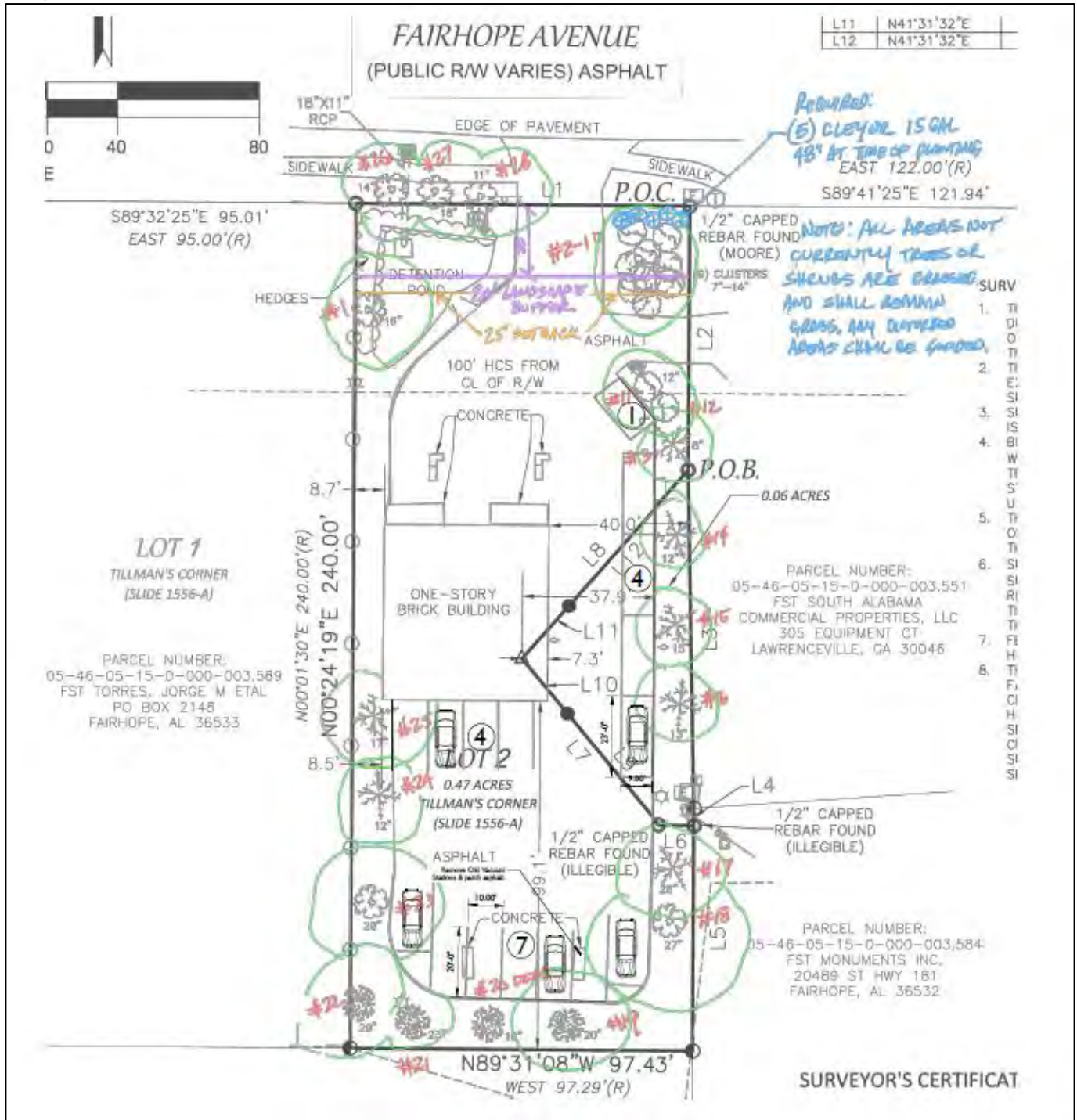


**Excerpt from Table 3-1: Use Table**

<b>Zoning Districts</b>	<b>B-2</b>
<b>Use Categories / Specific Uses</b>	
<b>Retail</b>	
Grocery	●
Convenience Store	⊖
General Merchandise	●
Shopping Center	●
Automobile Service Station	○
Outdoor Sales Limited	○
Outdoor Sales Lot	○
Garden Center	○

● = Allowed By-Right
⊖ = Special Conditions
○ = On Appeal

Proposed Site Plan





### APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type:  Administrative Appeal  Special Exception  Variance

**Property Owner / Leaseholder Information**  
 Name: RAJENDRA Patel Phone Number: 847-912-1258  
 Street Address: 9960 fairhope AVE  
 City: fairhope State: Al Zip: 36532

**Applicant / Agent Information**  
If different from above, Notarized letter from property owner is required if an agent is used for representation.  
 Name: Jorge Lowes Phone Number: 251-581-5391  
 Street Address: 9940 Fairhope AVE  
 City: fairhope State: Al Zip: 36532

LosTacosObolSouth.net  
 Site Plan with Existing Conditions Attached:  YES  NO  
 Site Plan with Proposed Conditions Attached:  YES  NO  
 Variance Request Information Complete:  YES  NO  
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached:  YES  NO

**Applications for Administrative Appeal or Special Exception:**  
 Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

RAJENDRA PATEL  
Property Owner/Leaseholder Printed Name

Date

RJP Patel  
Signature

[Signature]  
Fairhope Single Tax Corp. (If Applicable)

Reuben E David Sam, II  
FSTC Secretary



**VARIANCE REQUEST INFORMATION**

What characteristics of the property prevent / preclude its development?:

- Too Narrow
- Too Small
- Too Shallow
- Elevation
- Slope
- Shape
- Soil
- Subsurface
- Other (specify)

Describe the indicated conditions: PRE EXISTING CAR WASH USE  
PARKING LOT TO SOLID CAR & DETAIL CARS

How do the above indicated characteristics preclude reasonable use of your land?  
PROPER ZONE "B"Z OUT DOOR SALES LOT  
IS PERMITTED ONLY ON APPEAL

What type of variance are you requesting (be as specific as possible)?  
OUT DOOR SALES LOT

Hardship (taken from Code of Alabama 1975 Section 11-52-80):  
 "To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
<b>TOTAL:</b>	<b>\$</b>	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

RAJENDRA PATEL  
 Property Owner/Leaseholder Printed Name

Raj Patel  
 Signature

Date

Fairhope Single Tax Corp. (If Applicable)  
Ruben E. Davidson, III

Mr. Rajendra Patel  
9960 Fairhope Avenue  
Fairhope, AL 36532

Date: 04/24/2025

City of Fairhope Planning and Zoning Department  
161 N Section Street  
Fairhope, AL 36532

Subject: Authorization for Representation – Variance Request for 9960 Fairhope Ave.

To Whom It May Concern,

I, Mr. Rajendra Patel, the legal owner of the property located at 9960 Fairhope Avenue, Fairhope, AL 36532, do hereby authorize Mr. Jorge Torres to act as my official representative in all matters pertaining to the variance application for the aforementioned property.

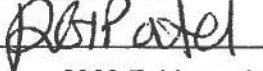
This authorization includes, but is not limited to, submitting documents, attending meetings or hearings, speaking on my behalf, and taking any necessary actions required to facilitate the processing and potential approval of the requested variance.

Should you have any questions regarding this authorization, I may be reached at 847-912-1258

Thank you for your attention and cooperation in this matter.

Sincerely,

Mr. Rajendra Patel



Owner – 9960 Fairhope Avenue

847-912-1258

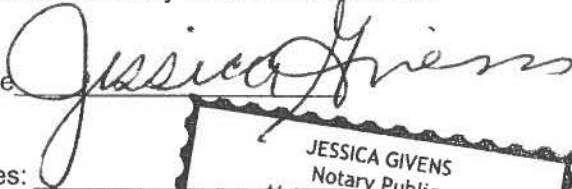
STATE OF ALABAMA

COUNTY OF Mobile

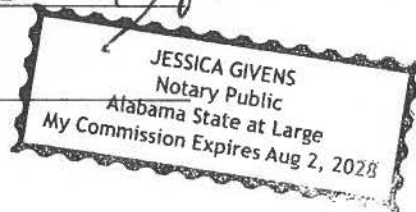
On this the 24<sup>th</sup> day of April, 2025, before me, the undersigned Notary Public, personally appeared Mr. [First Name] Patel, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Signature



My Commission Expires:



(Notary Seal)





# ESPALIER

landscape architecture

June 30, 2025

City of Fairhope  
45 Pecan Ave., STE 200  
Fairhope, AL 36532  
Attn: Mr. Hunter Simmons

RE: Jorge Torres, 9960 Fairhope Ave. Landscape Evaluation

Mr. Simmons,

We have inspected the existing plantings at the above referenced site for compliance with the City of Fairhope landscape ordinance. Please find below and attached the landscape calculations and site survey showing the existing plantings.

We are requesting your review and comment. As you will see there are three live oaks existing along the frontage. However, they are slightly outside the property line. Would they be allowed to count these as frontage trees since it appears it was the original intent to plant three frontage trees here? As you will see in the photos the canopies are very full and covering most of the frontage. If more overstory trees were planted they would be too close to each other. We could remove some of the crape myrtles on the East side of drive in order to plant overstory trees, however this large cluster is making a nice screen already. Removing them would actually open up the view into the sight dramatically. You will also see that tree #1 is slightly beyond the 25' setback. Could it be applied to the frontage trees? The storm pond is screened by a 48" hedge of cleyera. In our opinion this site meets the intent of the ordinance.

Frontage Feet =  $95' / 30' = 3$  Frontage Trees  
Perimeter Feet =  $577.43 / 30' = 19$  Perimeter Trees  
Parking Trees =  $(1 \text{ Tree} / 12 \text{ Spaces}) = 0 \text{ Spaces} / 12 = 0$  Trees  
Existing Tree Credits = 33 (See Table)

Continued next page.....



# ESPALIER

landscape architecture

## Existing Tree Credits:

- #1- 16" Live Oak /8 = 2
- #2- (3) 3" Canes /8 = 1
- #3- (3) 3" Canes /8 = 1
- #4- (3) 3" Canes /8 = 1
- #5- (3) 3" Canes /8 = 1
- #6- (3) 3" Canes /8 = 1
- #7- (3) 3" Canes /8 = 1
- #8- (3) 3" Canes /8 = 1
- #9- (3) 3" Canes /8 = 1
- #10- (3) 3" Canes /8 = 1
- #11- (3) 3" Canes /8 = 1
- #12- (3) 3" Canes /8 = 1
- #13- 8" B. Cypress /8 = 1
- #14- 12" B. Cypress /8 = 1
- #15- 15" B. Cypress /8 = 1
- #16- 13" B. Cypress /8 = 1
- #17- 26" B. Cypress /8 = 1
- #18- 27" Live Oak /8 = 3
- #19- (3) 6" Canes 18" River Birch /8 = 2
- #20- Dead, to be removed
- #21- (3) 6" Canes 18" River Birch /8 = 2
- #22- (3) 6" Canes 18" River Birch /8 = 2
- #23- 29" Live Oak /8 = 3
- #24- 12" B. Cypress /8 = 1
- #25- 17" B. Cypress /8 = 2

**Total Tree Credits = 33**

## Frontage Trees: Slightly outside the property line

- #26- 14" Live Oak /8 = 1
- #27- 18" Live Oak /8 = 2
- #28- 11" Live Oak /8 = 1

Continued next page.....



# ESPALIER

landscape architecture

If you could review this and provide comments that would be appreciated. Feel free to call me to discuss as well. Since this was an existing property with quite a number of trees we weren't exactly sure how to approach getting it approved. Hopefully we have provided enough information to allow you to review. Below are a few site photos.

Thanks!

Joe

Best Regards,

**Joe Comer IV, ASLA**

Espalier, LLC

[joe@espalierdesign.com](mailto:joe@espalierdesign.com)

(251) 454-3500

[www.espalierdesign.com](http://www.espalierdesign.com)



# ESPALIER

landscape architecture



Looking NW across detention pond. Oak #1 and #26, 27, &28



Looking N, NE at NE property corner Cluster of crapes #2-10.



# ESPALIER

landscape architecture



Looking E, SE along East prop line at side drive entry to Southward



Looking along Southern half of East propline Looking at SW prop corner along West line.

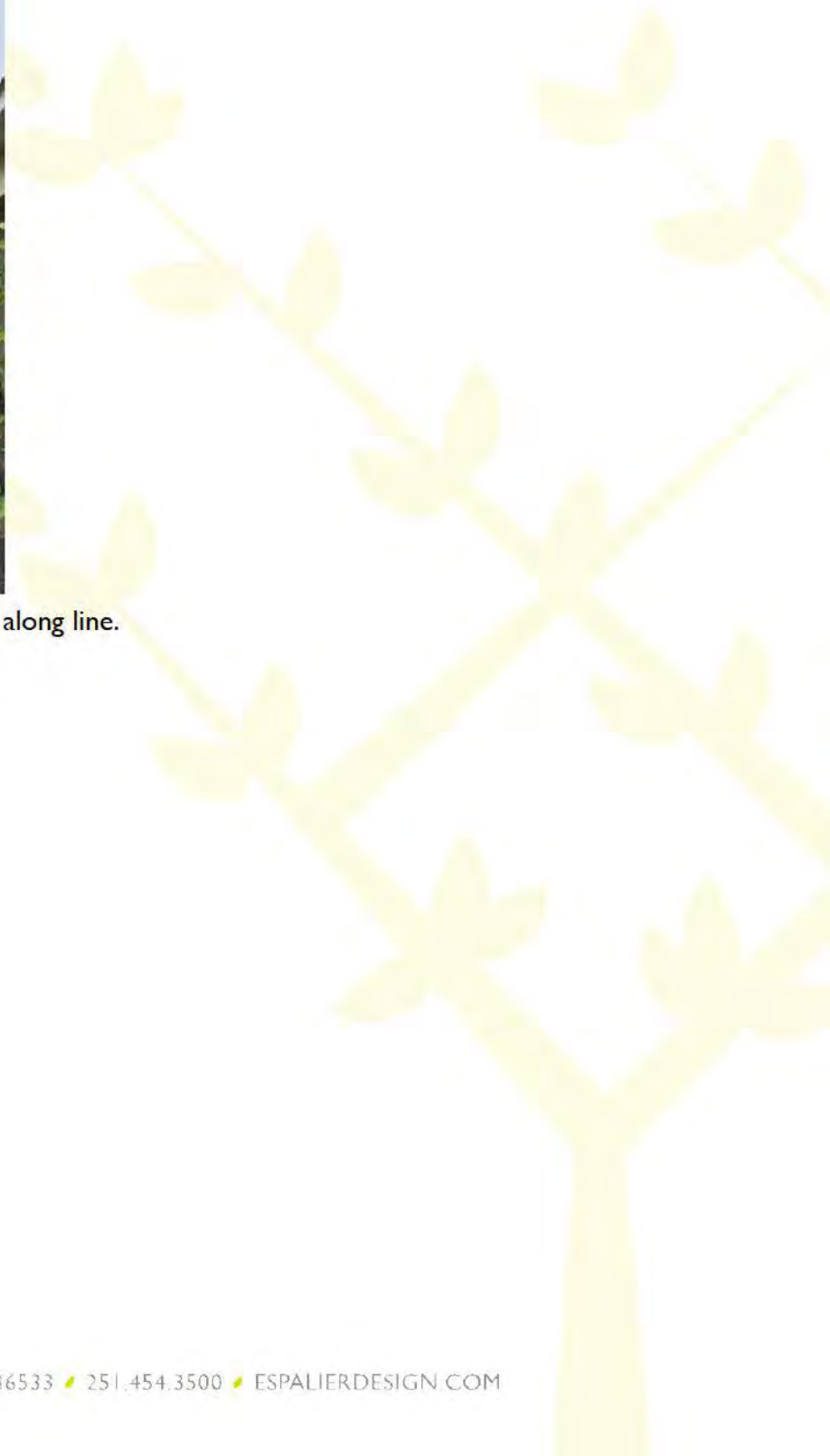


# ESPALIER

landscape architecture



Looking West from bldg., corner southward along line.

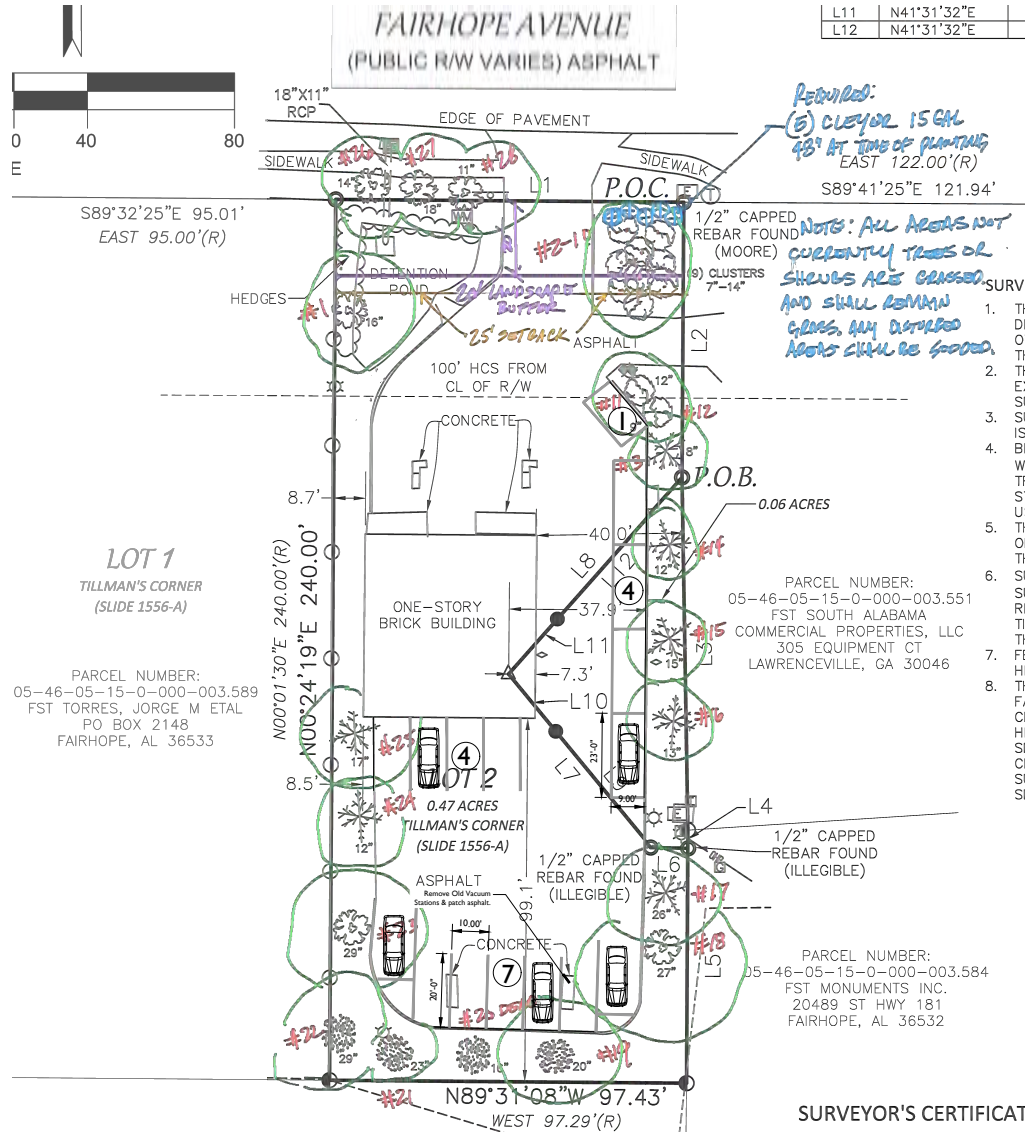




ISSUED/REVISED
Permitting 6/30/25
Permitting 8/15/25

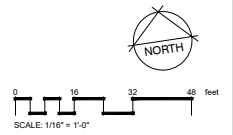
**LANDSCAPE PLAN**

DESIGNED BY	FILE NAME
JTC	BALDWINA
DRAWN BY	SHEET
JTC	L-1.2
PROJECT NO.	DATE
2546	8/24/25



**NOTES:**

- BASE SURVEY PROVIDED BY SE CIVIL ENGINEERING.
- LOCATION OF STRUCTURE, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
- VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
- PLANT COUNTS ARE FOR CONVENIENCE ONLY; FIELD VERIFY ACCORDINGLY.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
- NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
- REFER TO ARCH / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE & HARDSCAPE.



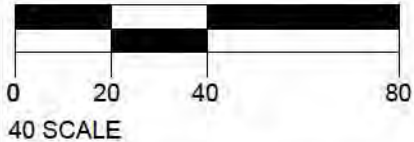
**SURVEYOR'S CERTIFICATE**



EDGE OF PAVEMENT

**FAIRHOPE AVENUE**  
(PUBLIC R/W VARIES) ASPHALT

LINE	BEARING	DISTANCE	BEARING(R)	DISTANCE(R)
L1	S89°32'25"E	95.00'	EAST	95.00'
L2	S00°22'42"W	74.98'	S00°01'30"W	75.00'
L3	S00°57'39"E	96.12'	S01°22'48"E	95.93'
L4	S00°19'01"W	4.95'	S00°04'44"W	5.00'
L5	S00°19'00"W	64.00'	S00°04'44"W	64.10'
L6	N88°49'10"W	10.10'	WEST	10.00'
L7	N39°27'55"W	61.24'	N39°56'35"W	61.24'
L8	N41°31'32"E	71.56'	N41°04'14"E	71.56'
L9	N39°27'55"W	41.05'	N39°56'35"W	---
L10	N39°27'55"W	20.19'	N39°56'35"W	20.19'
L11	N41°31'32"E	20.02'	N41°04'14"E	---
L12	N41°31'32"E	51.54'	N41°04'14"E	---



S89°32'25"E 95.01'  
EAST 95.00'(R)

EAST 122.00'(R)  
S89°41'25"E 121.94'

**LOT 1**  
TILLMAN'S CORNER  
(SLIDE 1556-A)

PARCEL NUMBER:  
05-46-05-15-0-000-003.589  
FST TORRES, JORGE M. ETAL  
PO BOX 2148  
FAIRHOPE, AL 36533

**LOT 2**  
0.47 ACRES  
TILLMAN'S CORNER  
(SLIDE 1556-A)

PARCEL NUMBER:  
05-46-05-15-0-000-003.551  
FST SOUTH ALABAMA  
COMMERCIAL PROPERTIES, LLC  
305 EQUIPMENT CT  
LAWRENCEVILLE, GA 30046

**LOT 3**  
TILLMAN'S CORNER  
(SLIDE 1556-A)

PARCEL NUMBER:  
05-46-05-15-0-000-003.590  
FST FIVE O'S OF FAIRHOPE, LLC  
320 ARROWHEAD LN  
FAIRHOPE, AL 36532

**LEGEND:**

- (R) = RECORD BEARING/DISTANCE
- R/W = RIGHT-OF-WAY
- HCS = HIGHWAY CONSTRUCTION SETBACK
- CL = CENTERLINE
- RCP = RE-INFORCED CONCRETE PIPE
- = 1/2" CAPPED REBAR FOUND (FAIRHOPE) UNLESS OTHERWISE NOTED HEREON
- = 1/2" REBAR SET REFERENCE (SEE CIVIL CA-1167)
- ⊙ = 1/2" REBAR FOUND
- △ = CALCULATED POINT
- ⊠ = GRINDER PUMP
- ⊕ = UNDERGROUND TELEPHONE BOX
- ⊞ = WATER METER
- ◆ = POST
- ▣ = GRATE INLET
- ◇ = CLEANOUT
- ☆ = LIGHT POLE
- ⊞ = ELECTRIC BOX
- ⊞ = TELEPHONE PEDESTAL
- = FENCE
- OP— = OVERHEAD POWER
- ⊙ = CREPE MYRTLE
- ⊙ = OAK TREE
- ⊙ = BIRCH TREE
- ⊙ = CYPRESS TREE

**SURVEYOR'S NOTES:**

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON APRIL 2025, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON NAD83 STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
4. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
5. SURVEY PERFORMED USING TILLMAN'S CORNER SUBDIVISION (SLIDE 1556-A), PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
6. FENCE IS ON-LINE IF IT IS NOT DIMENSIONED HEREON.
7. THE HIGHWAY CONSTRUCTION SETBACK FOR FAIRHOPE AVENUE IS 100 FEET FROM CENTERLINE OF RIGHT-OF-WAY AND IS SHOWN HEREON. THE HIGHWAY CONSTRUCTION SETBACK IS GREATER THAN THE CURRENT CITY OF FAIRHOPE ZONING SETBACK AND SUPERSEDES THE CURRENT ZONING FRONT SETBACK.

**FLOOD STATEMENT:**

PROPERTY LIES IN FLOOD ZONE "X" (UN-SHADED) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0663M, COMMUNITY NUMBERS 015000 AND 010006, PANEL 0663, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

**SURVEYOR'S CERTIFICATE:**

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT 2, TILLMAN'S CORNER, BEING A MAP OR PLAT THEREOF, AS RECORDED ON SLIDE 1556-A, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

**TOGETHER WITH:**

COMMENCING AT A ONE-HALF INCH CAPPED REBAR FOUND (MOORE), BEING THE NORTHEAST CORNER OF LOT 2, TILLMAN'S CORNER, BEING A MAP OR PLAT THEREOF, AS RECORDED ON SLIDE 1556-A, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF FAIRHOPE AVENUE; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 22 MINUTES 42 SECONDS WEST, A DISTANCE OF 74.98 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (FAIRHOPE), FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 57 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.12 FEET, TO A ONE-HALF INCH REBAR FOUND; THENCE RUN SOUTH 00 DEGREES 19 MINUTES 01 SECONDS WEST, A DISTANCE OF 4.95 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN NORTH 88 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.10 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN NORTH 39 DEGREES 27 MINUTES 55 SECONDS WEST, A DISTANCE OF 61.24 FEET, TO A POINT; THENCE RUN NORTH 41 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 71.56 FEET, TO THE POINT OF BEGINNING, SAID DESCRIBED PARCEL CONTAINING 0.06 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)



*[Signature]*  
06-24-2025

S.E. CIVIL, LLC  
DAVID E. DIEHL  
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

**OWNER INFORMATION:**

PARCEL NUMBERS:  
05-46-05-15-0-000-003.588  
05-46-05-15-0-000-003.982

PINS: 202636 AND 307992

OWNER:  
FST PATEL RAJENDRA  
7283 SAYBROOK BLVD  
MOBILE, AL 36619

**ZONING INFORMATION:**

CURRENT CITY OF FAIRHOPE ZONING:  
ZONED B-2 (GENERAL BUSINESS DISTRICT)

SETBACKS:  
FRONT = 20 FEET  
REAR = NONE  
SIDE = NONE

**PROPERTY BOUNDARY SURVEY**

**JORGE TORRES**

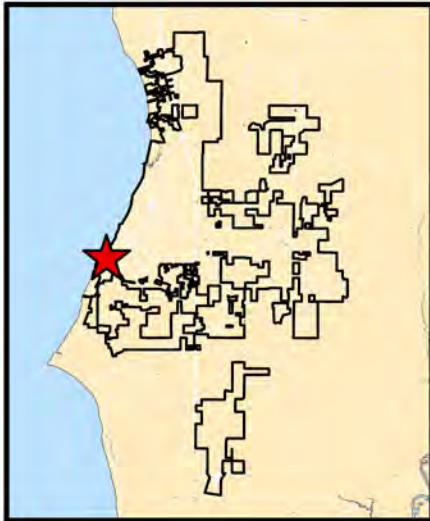
**S.E. Civil Engineering & Surveying**  
9969 WINDMILL RD  
FAIRHOPE, AL 36532  
(251) 990-6566  
CA-1167

DRAWN	JDG
CHKD.	JAF
PROJ MGR	DED
SCALE	1" = 40'
PROJECT	20251542
FILE	TORRES BOUNDARY
SHEET	1 OF 1

# City of Fairhope Board of Adjustments October 20, 2025



## BOA 25.12 - Trinity Presbyterian Church



**Project Name:**

Trinity Presbyterian Church

**Site Data:**

0.84 acres

**Project Type:**

Allow for new chapel on property zoned R-2

**Jurisdiction:**

Fairhope Planning Jurisdiction

**Zoning District:**

R-2 Medium Density Single-Family Residential District

**PPIN Number:**

69949

**General Location:**

Fig Avenue between Satsuma Street and Bay Breeze Lane

**Surveyor of Record:**

Walcott Adams Verneuille Architects

**Engineer of Record:**

Walcott Adams Verneuille Architects

**Owner / Developer:**

Trinity Presbyterian Church

**School District:**

Fairhope Elementary School  
Fairhope Middle and High Schools

**Recommendation:**

Approved w/ Conditions

**Prepared by:**

Payton Rogers

## SUMMARY OF REQUEST

---

Public hearing to consider the request of the Applicant, Walcott Adams Verneuille Architects, on behalf of the Owner, Trinity Presbyterian Church, for a Special Exception to allow for a new chapel to be built on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 545 S Mobile Street and is approximately 0.84 acres.

## SITE HISTORY

---

A Special Exception to allow construction of Trinity Presbyterian Church on property adjacent to the subject site was approved by the Board of Adjustment in 1968. At its meeting on July 21, 2014 the Board of Adjustment approved a Special Exception to allow for a columbarium to be constructed on the main Trinity Church lot.

There have been no other Planning Commission or Board of Adjustment applications associated with this site.

## STAFF COMMENTS

---

Currently, a church or *Place of Worship*, as defined by the City of Fairhope Zoning Ordinance, is not addressed by the Use Table in Article III Table 3-1. The use is not allowed by right nor is it allowed on appeal and subject to special conditions by the Board of Adjustment. Consequently, and in accordance with historical precedent, the proposed use is being brought to the Board as a *Use Not Provided For*.

The subject site is located on its own Lot separate from the existing Fellowship Hall and Church properties to the West (see attached exhibit).

Pedestrian connectivity is illustrated on the site plan connecting the chapel to the adjacent Fellowship Hall parking lot as well as to Fig Avenue.

A preliminary site plan was submitted with the application to illustrate the layout and proposes a 700 square foot memory chapel. Per Article IV Table 4-3 of the Zoning Ordinance the structure requires a minimum of four (4) on-site parking spaces. As illustrated, no on-site parking is being provided, however, it appears the Applicant's intent is to utilize the existing parking provided for the Fellowship Hall on the neighboring lot abutting to the West. As such, if approved, the Applicant should provide a parking layout plan to staff illustrating a compliant number of parking spaces for both the proposed Memory Chapel and the existing Fellowship Hall in accordance with Article IV Section E of the Zoning Ordinance.

Additionally, an Administrative Re-plat will be required to combine the subject site with the adjacent Fellowship Hall lots to create a single legal lot of record in order to allow the shared parking between structures. The re-plat must be addressed prior to issuance of any associated development permits.

Though not required by this application, it may benefit the Applicant to combine all properties owned by the Church on either side of the subject site into a single property so as to not further complicate any future development plans the Church may have planned for the surrounding sites. Doing so would establish a firm boundary between the Civic use of the church facilities and the neighboring residential uses across Satsuma Street and Fig Avenue.

During the public comment period staff received comments from a number of citizens concerned about traffic caused by the expansion of the Church's facilities.

## VARIANCE CONSIDERATIONS

---

### Standards of Review:

Article II Section C.3.e(2) of the City of Fairhope Zoning Ordinance states that any Administrative Appeal or Special Exception application shall be reviewed by the Board of Adjustments under the following criteria:

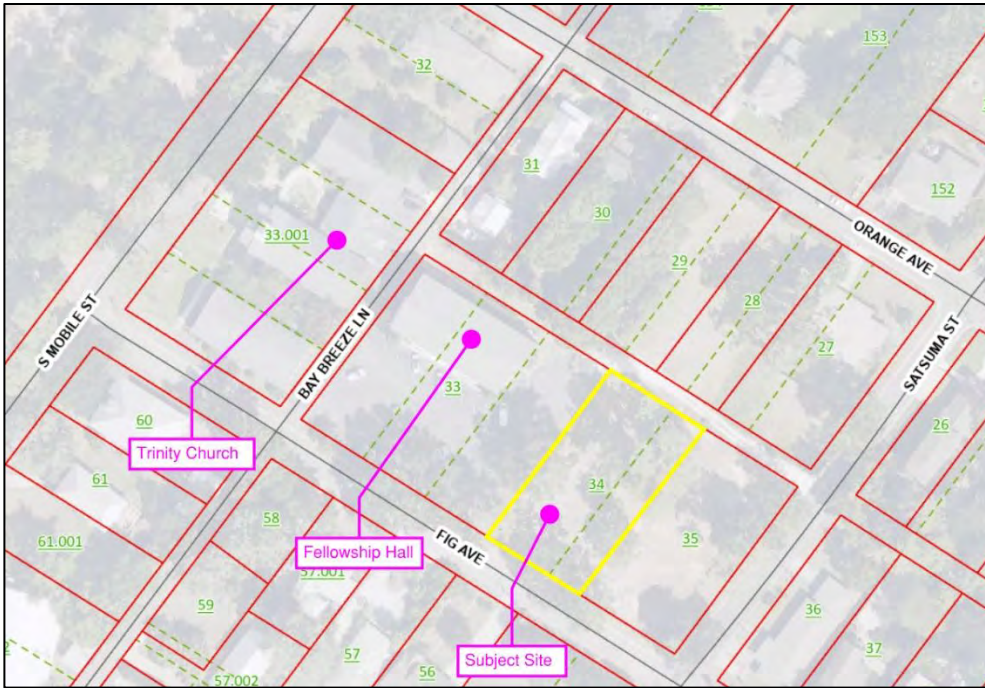
- a) Compliance with the Comprehensive Plan;
- b) Compliance with any other approved planning document;
- c) Compliance with the standards, goals, and intent of this ordinance;
- d) The character of the surrounding property, including any pending development activity;
- e) Adequacy of public infrastructure to support the proposed development;
- f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- g) Compliance with other laws and regulations of the City;
- h) Compliance with other applicable laws and regulations of other jurisdictions;
- i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;
- j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values;
- k) Overall benefit to the community;
- l) Compliance with sound planning principles;
- m) Compliance with the terms and conditions of any zoning approval; and
- n) Any other matter relating to the health, safety, and welfare of the community.

### Recommendation:

Staff recommends **APPROVAL** of BOA 25.12 Trinity Presbyterian Church to allow a new chapel to be built on property zoned R-2 Medium Density Single-Family Residential District with the following conditions:

- 1) Provision of a parking layout plan to Planning Staff illustrating a compliant number of parking spaces for both the Memory Chapel and the existing Fellowship Hall in accordance with Article IV Section E of the Zoning Ordinance, prior to issuance of any associated development permits;
- 2) Completion of an Administrative Re-plat to combine the subject site with the adjacent Fellowship Hall lot(s), prior to issuance of any associated development permits;

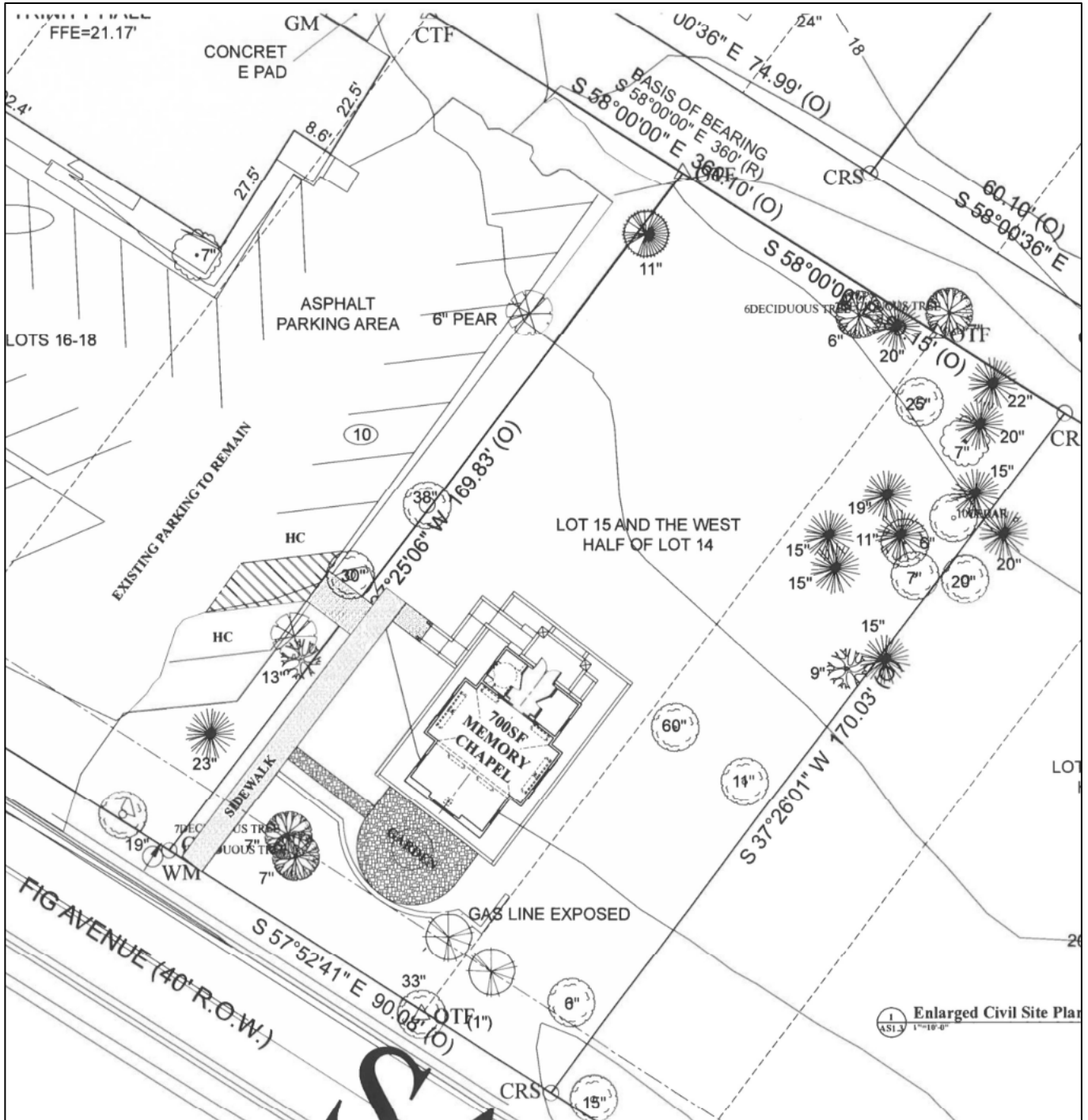
**Surrounding Properties**



**Aerial Site Map**



Proposed Site Plan





**APPLICATION FOR BOARD OF ADJUSTMENTS**

**Application Type:**       Administrative Appeal       Special Exception       Variance

Property Owner / Leaseholder Information		
Name: <u>Trinity Presbyterian Church</u>	Phone Number: <u>251-928-2524</u>	
Street Address: <u>545 South Mobile Street</u>		
City: <u>Fairhope</u>	State: <u>Alabama</u>	Zip: <u>36532</u>

Applicant / Agent Information	
<small>If different from above. Notarized letter from property owner is required if an agent is used for representation.</small>	
Name: <u>Elizabeth Carder   Walcott Adams Verneuille Architects</u>	Phone Number: <u>251-928-6041</u>
Street Address: <u>One South School Street</u>	
City: <u>Fairhope</u>	State: <u>Alabama</u> Zip: <u>36532</u>

Site Plan with Existing Conditions Attached:       YES       NO

Site Plan with Proposed Conditions Attached:       YES       NO

Variance Request Information Complete:       YES       NO

Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached:      YES      NO

Applications for Administrative Appeal or Special Exception:
Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Elizabeth Carder, Authorized Agent      Elizabeth Carder  
Property Owner/Leaseholder Printed Name      Signature

8/26/2025  
Date

\_\_\_\_\_  
Fairhope Single Tax Corp. (If Applicable)



**VARIANCE REQUEST INFORMATION**

What characteristics of the property prevent / preclude its development?:

- |                                      |                                    |   |
|--------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Too Narrow  | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil                       |
| <input type="checkbox"/> Too Small   | <input type="checkbox"/> Slope     | <input type="checkbox"/> Subsurface                 |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape     | <input checked="" type="checkbox"/> Other (specify) |

Describe the indicated conditions: Building a new chapel on the church property. Places of Worship are not allowed outright in any district in the city so anything that has to do with a church has to go through the Board of Adjustments for a Use Not Provided For for approval.

How do the above indicated characteristics preclude reasonable use of your land?  
See above.

What type of variance are you requesting (be as specific as possible)?  
See above.

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		Residential	Commercial
Filing Fee:	\$100		\$500
Publication:	\$20		\$20
<b>TOTAL:</b>	<b>\$520.00</b>		

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Elizabeth Carder, Authorized Agent      Elizabeth Carder  
 Property Owner/Leaseholder Printed Name      Signature

8/20/2025  
 Date

Fairhope Single Tax Corp. (If Applicable)



**Authorization Letter**

To Whom it May Concern:


I, Matthew S McCallum, hereby authorize  
*Owner of Record*

Elizabeth Carder of Walcott Adams Verneuille Architects  
*Authorized Agent* *Company*

to represent me and to act on my behalf in regard to the application for

Trinity Presbyterian Church | Zoning Variance  
*Name of Development/Application*

Sincerely,

, 8/26/2025  
*Owner of Record* *Date*



**Location Plan**  
1"=30'-0"

Date	August 11, 2023
Revised	
Revised	
Revised	
Drawn	
Checked	Copyright 2023 Walcott Adams Verneville Architects, Inc.

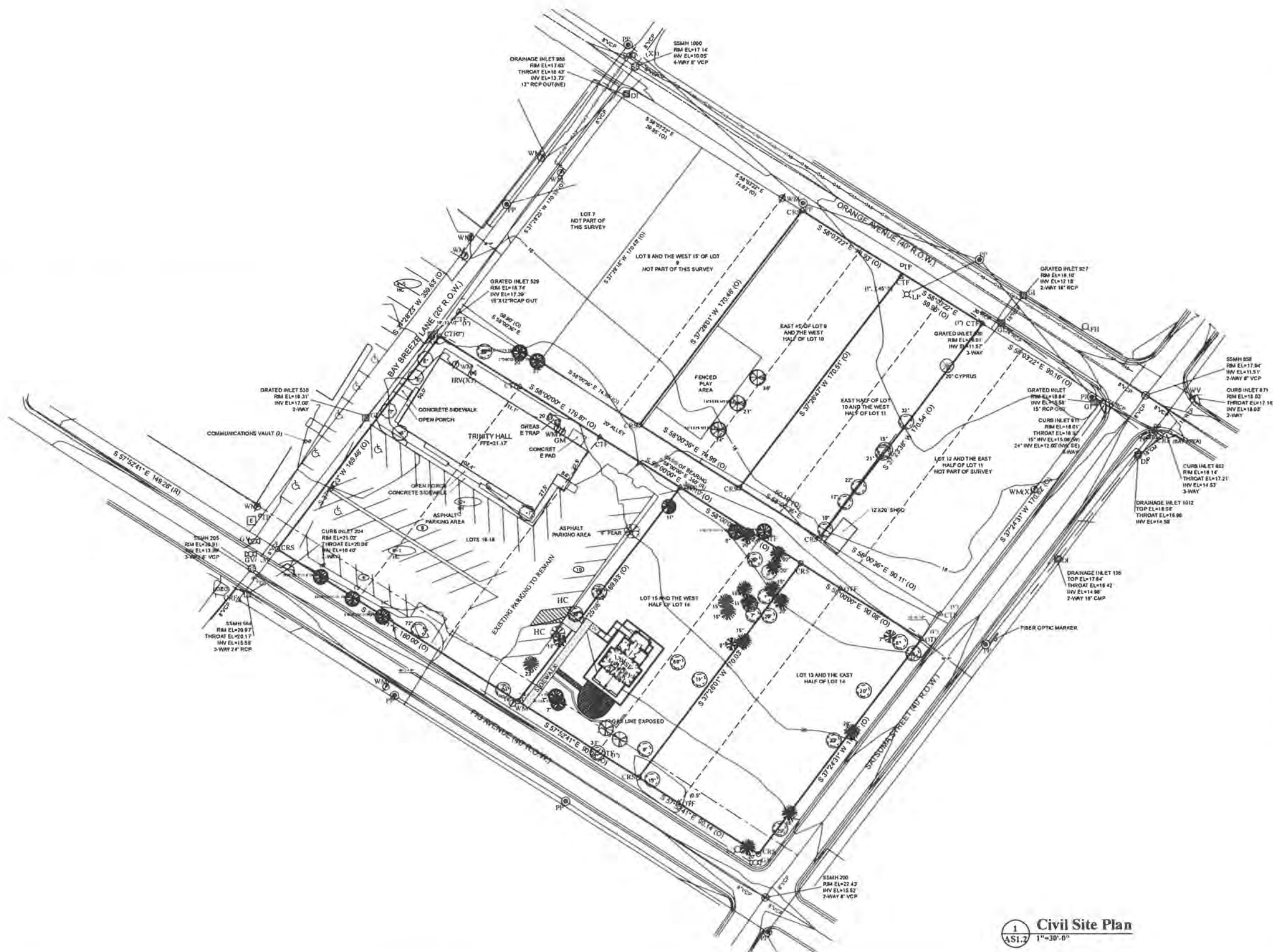
**AS1.1**  
Location Plan



*Trinity Presbyterian  
Meditation Chapel*  
Fairhope, Alabama

**W**  
**WALCOTT  
ADAMS  
VERNEVILLE**  
ARCHITECTURE/INTERIORS  
1 SOUTH MEADOW STREET  
FAIRHOPE, AL 36532  
(251) 924-8041

This drawing and all information contained herein are the property of Walcott Adams Verneville Architects, Inc. The drawings are copyright material of Walcott Adams Verneville Architects, Inc. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Walcott Adams Verneville Architects, Inc. This drawing is subject to change at the discretion of Walcott Adams Verneville Architects, Inc. The drawing is provided for informational purposes only. It is not intended to be used as a legal document.



**Trinity Presbyterian  
Meditation Chapel**  
 Fairhope, Alabama

Date	August 11, 2025
Revised	
Revised	
Revised	
Checked	
Copyright	Copyright 2025 Walcott Adams Verneuille Architecture, Inc.

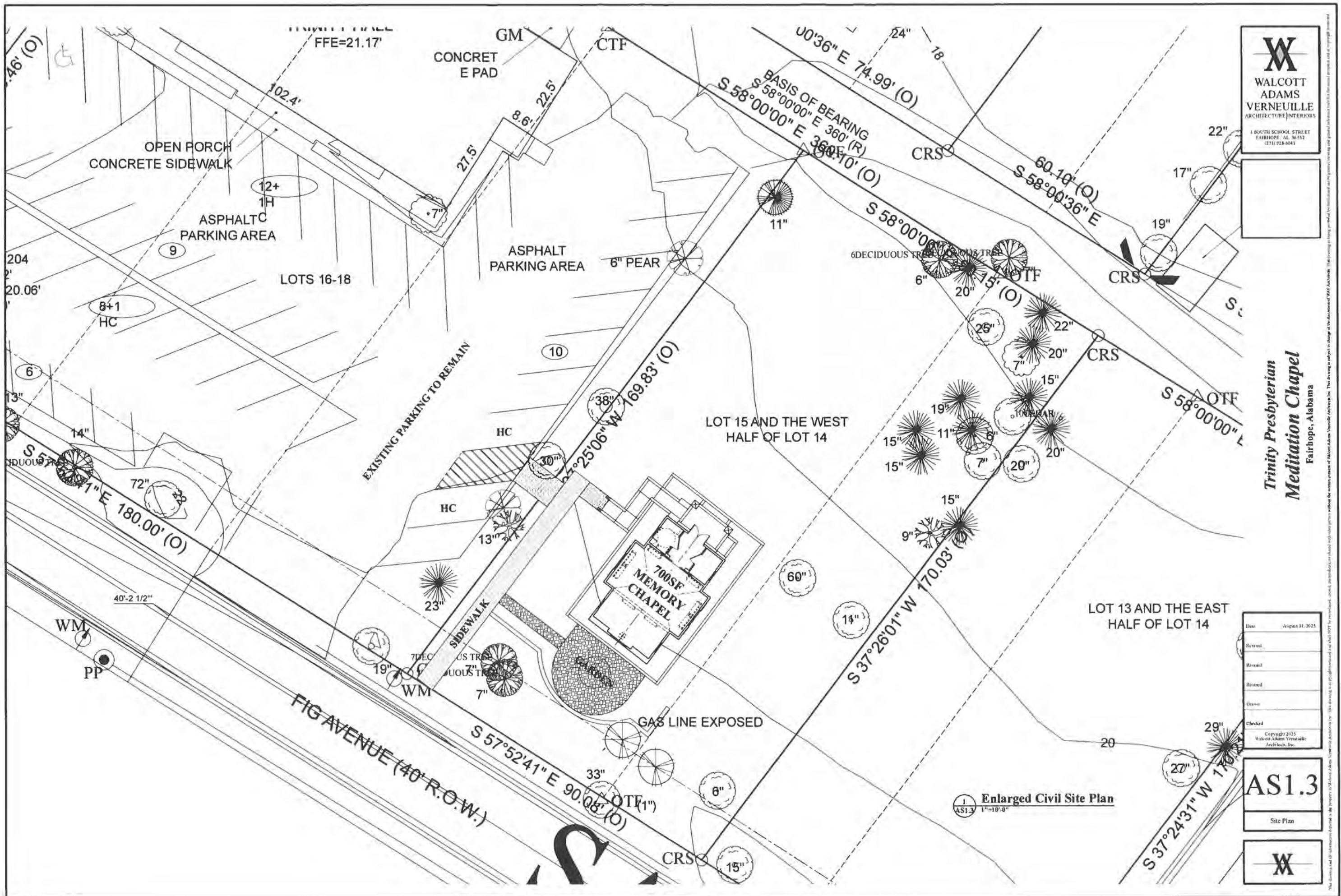
**AS1.2**

Site Plan




**Civil Site Plan**  
 1"=30'-0"

The drawing and all information appearing on it are the property of Walcott Adams Verneuille Architecture, Inc. The drawing is copyright protected and shall not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Walcott Adams Verneuille Architecture, Inc.




  
**WALCOTT  
ADAMS  
VERNEUILLE**  
 ARCHITECTURE INTERIORS  
 1600 SOUTH SCHOOL STREET  
 FAIRHOPE, AL 36532  
 (251) 928-6041

**Trinity Presbyterian  
Meditation Chapel**  
 Fairhope, Alabama

Date	August 31, 2025
Revised	
Revised	
Revised	
Checked	
Copyright 2025	Walcott Adams Verneulle Architects, Inc.

**AS1.3**  
 Site Plan  


 **Enlarged Civil Site Plan**  
 1"=10'-0"

This drawing is a preliminary site plan and is not to be used for construction without the written consent of Walcott Adams Verneulle Architects, Inc. The drawing is subject to change at the discretion of Walcott Adams Verneulle Architects, Inc. The drawing is not to be used for any other purpose without the written consent of Walcott Adams Verneulle Architects, Inc.

**From:** [Victoria Burleson](#)  
**To:** [planning](#)  
**Subject:** Trinity Presbyterian Church  
**Date:** Thursday, October 9, 2025 5:26:42 PM

---



I'm sending my email again because I did not previously include my home address. I live at 104 Orange Avenue in Fairhope. Thank you.

Hello,

I'm writing in response to the letter I received regarding the request by Trinity Presbyterian Church. I am not in favor for a request for a special exception in order to build a new chapel. The land that Trinity has now is completely used for parking every Sunday and other times as well. The property fills up and the remaining members have to park on the street. Building on this land will take away their parking and our neighborhood streets will be congested with 100 or more vehicles. We do not have sidewalks in our neighborhood so the enjoyment of walking, running or bike riding through the neighborhood would be dangerous. It would also be dangerous for other drivers on the road, weaving in and out of the parked cars on the streets. Additional buildings for business purposes in our residential neighborhood will create more noise and light pollution as well. Thank you for your consideration in this matter.

Dr. Victoria Burleson  
Burleson Chiropractic , PC  
23800 Hwy 98 A2  
Fairhope , AL 36532  
(251)406-1170

**From:** [Michael Burleson](#)  
**To:** [planning](#)  
**Subject:** Special Exemption request from Trinity Church  
**Date:** Thursday, October 9, 2025 9:30:09 PM

---



Hello,

My name is Michael Burleson, living at 104 Orange Ave. My Family has lived here for the past 19 years and have enjoyed the peaceful beauty of our area in Fairhope.

I firmly believe the change in zoning/exemption would negatively affect our residential way of life. We are already having to deal with Trinity Church leasing their buildings to a school, which is causing significant traffic issues due to ever growing car pickup lines on Fig and Satsuma, parking in the road and safety issues with children walking/running in traffic. I believe the new addition will also become a leased building/chapel to the school and not only cause further traffic issues in a residential area but continue removing the already compromised green space.

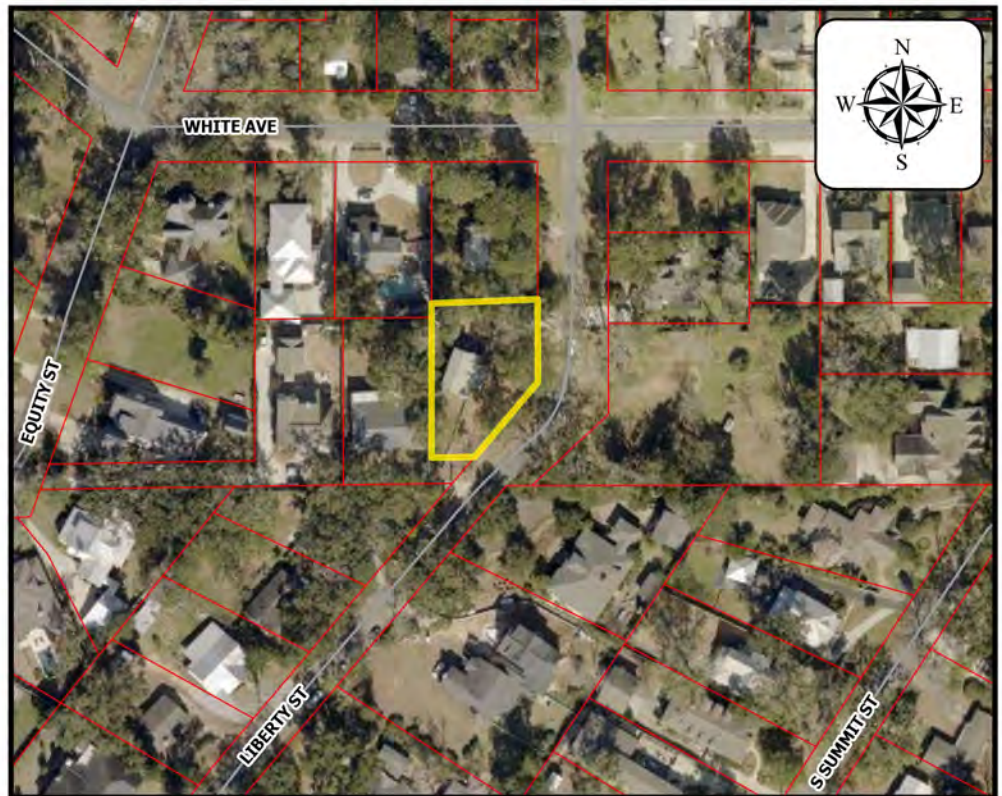
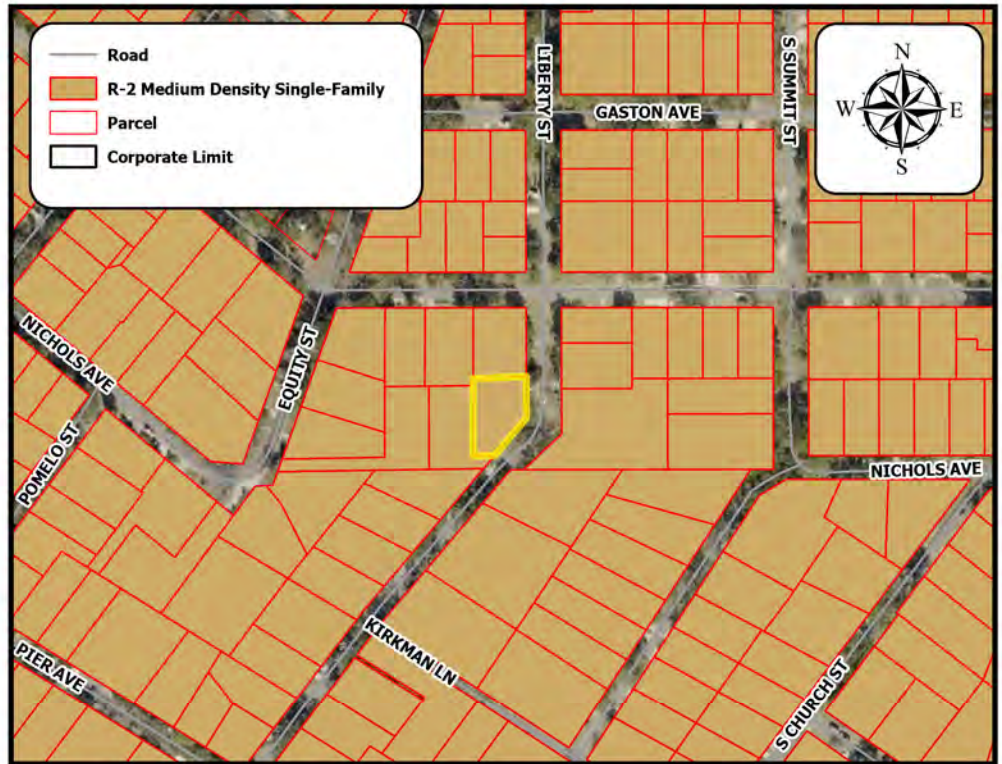
Thank you for your consideration,

Michael Burleson  
104 Orange Ave  
Fairhope, AL 36532

# City of Fairhope Board of Adjustments October 20, 2025



## BOA 25.13 - 304 Liberty Street



<b><u>Project Name:</u></b>	304 Liberty Street
<b><u>Site Data:</u></b>	0.84 acres
<b><u>Project Type:</u></b>	Allow for side yard setback variance and structure separation variance
<b><u>Jurisdiction:</u></b>	Fairhope Planning Jurisdiction
<b><u>Zoning District:</u></b>	R-2 Medium Density Single-Family Residential District
<b><u>PPIN Number:</u></b>	15169
<b><u>General Location:</u></b>	South of the intersection of White Avenue and Liberty Street
<b><u>Surveyor of Record:</u></b>	N/A
<b><u>Engineer of Record:</u></b>	N/A
<b><u>Owner / Developer:</u></b>	Patrick Seals
<b><u>School District:</u></b>	Fairhope Elementary School Fairhope Middle and High Schools
<b><u>Recommendation:</u></b>	Approved w/ Conditions
<b><u>Prepared by:</u></b>	Hunter Simmons



## STAFF COMMENTS

The current request is for two Variances so that the Applicant can build a garage as shown below in Figure 1. For clarification purposes, we will discuss each of the two Variances individually. The first Variance request of a 1' 11" Side Yard Setback Variance would result in the garage being 3'1" from the Side Lot Line. The Zoning Ordinance requires Accessory Structures, i.e. the garage, to be a minimum of five (5) feet from the side lot line. The second Variance request of a 5' 11" Structure separation Variance that would result in the garage being 4'1" from the house (the Principle Structure). The Zoning Ordinance requires ten (10) feet separation between the house (Principle Structure) and the garage (Accessory Structure).

It's also important to note that the garage can be no closer to the road than the Principle Structure. Size, shape, and topography of a lot are considerations when evaluating Variances, and the subject property is certainly an irregular shape. While the irregular lot can potentially be reason for a Variance, Staff assumes the location of the house was a choice based on the fact current regulations would allow a 20' side street setback and the house sits farther than 35' from the street property line. If that were the case, we could not recommend a Variance because the hardship limiting the location of the garage would be self-imposed.

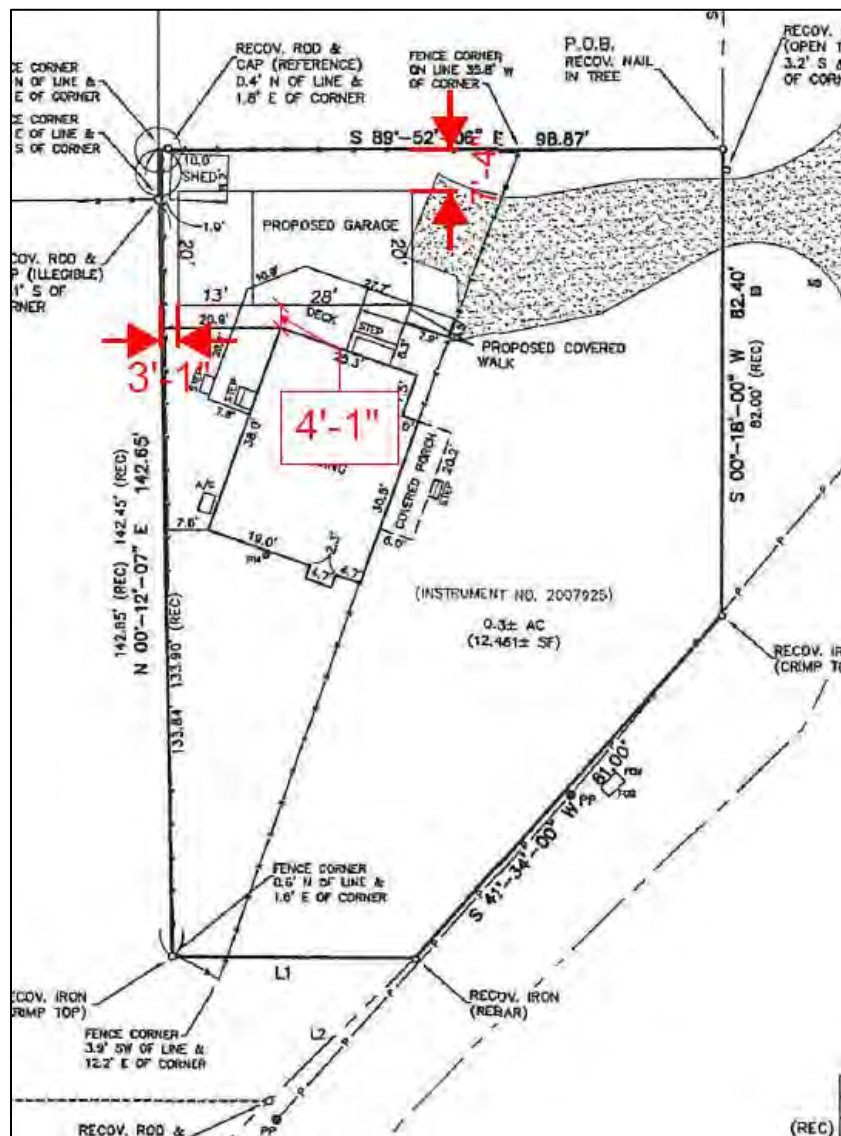


Figure 1: Proposed Garage with Measurements

Staff also would like to bring to the Board's attention the historic evolution of the subject property. The lot in question is a portion of two lots originally plated in 1911, namely portions of lots 1 and 2 in Block of said Plat. Figure 2 below approximates the current lot overlaid on top of the original Plat (the current lot is yellow).

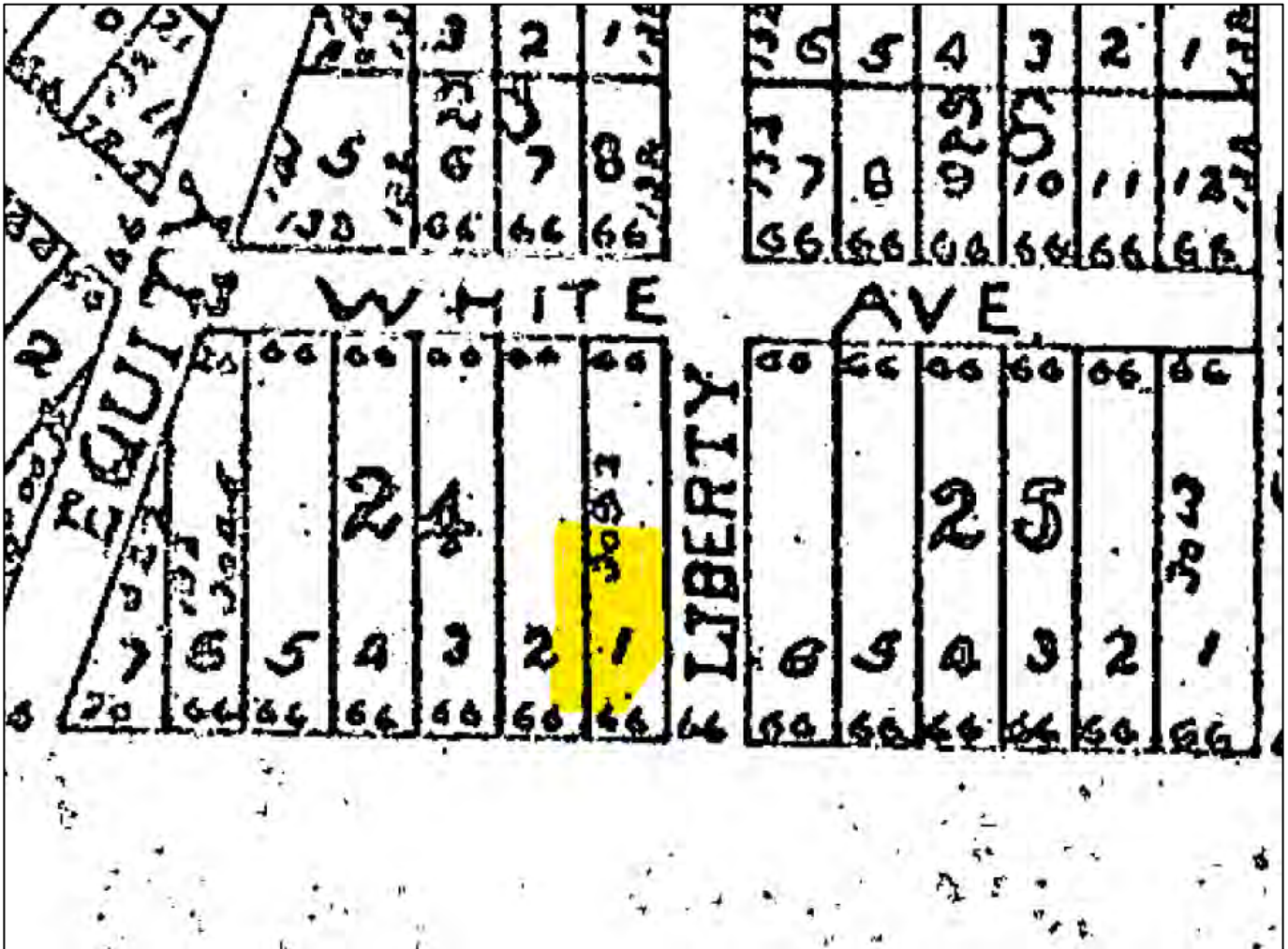


Figure 2: Current lot over 1911 Plat.

The original Plat showed Liberty St as a north/south Right-of-Way. Portions of Lot 1 were dedicated as Right-of-Way that provided for today's street configuration. This resulted in the current irregular lot shape. Note that the Plat does not include setbacks, in which case setbacks are determined by the Zoning Ordinance in place at the time of construction, which has evolved over 72 years.

Staff cannot verify exact dimensions/location of the house that existed on the subject property lot prior to 1986, but there are records of building permits in 1969. It is possible the location of the house exists because of the vacation of the right-of-way and determination of setbacks prior to construction. If we could confirm this to be true, Staff would feel the irregular shape of the lot dictated the location of the house, which puts an undue burden on the property owner, thereby inhibiting their enjoyment of their property like nearby property owners. In this case, that is the explicit request to have a 20' wide garage.

More recently (March 19, 2025), the Applicant applied for and received a permit to construct a garage. The approved plans are shown in Figure 3 below. Note: After several iterations the plan in Figure 3 was approved by the Planning Department on April 17, 2025, and the building separation does not meet the minimum ten (10) foot separation requirement between the house and garage.

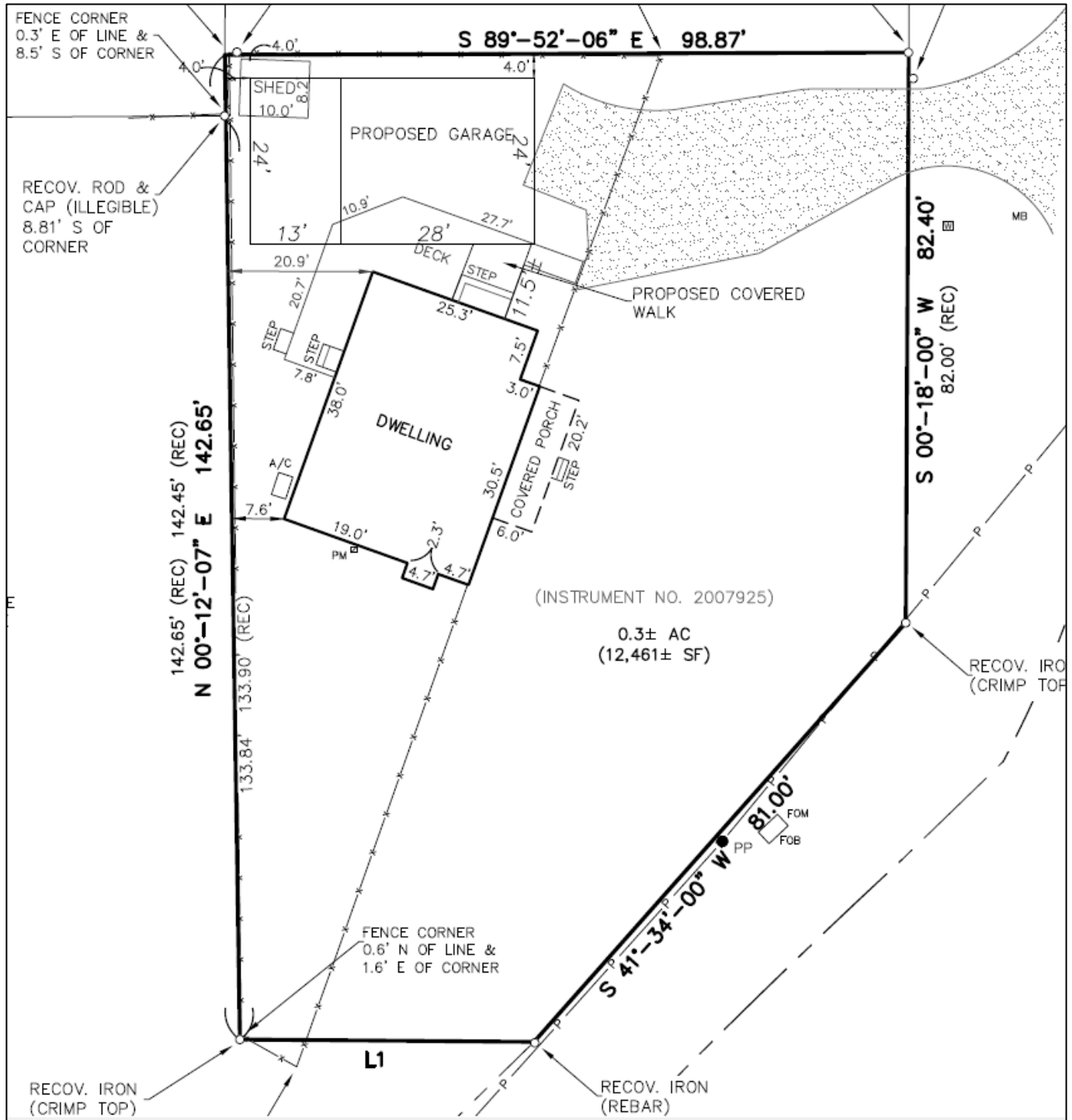


Figure 3: April 17, 2025 plans with covered walkway

A foundation inspection/survey is required of all buildings prior to pouring slabs and beginning vertical construction. On June 5, 2025 the Building Department performed an inspection and reviewed the As-built foundation survey shown in Figure 4 below. The inspector noted that the as-builts do not meet the Planning and Zoning Requirements and no concrete can be poured until resolved.

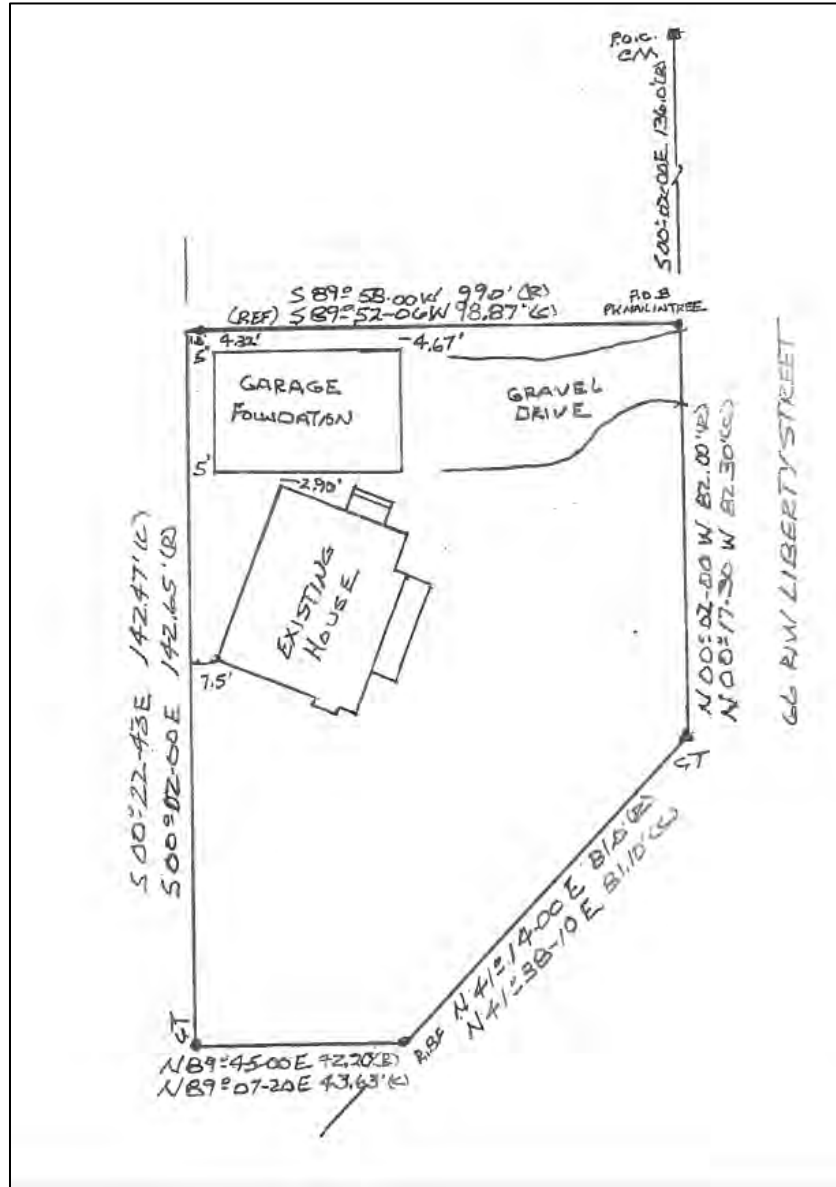


Figure 4: As-built foundation survey uploaded June 4, 2025.

Note that the as-built plans above show the garage foundation five (5) feet from the west property line.

After speaking with the Applicant and Owner, we determined any solution that would allow a minimum 20' garage would result in one or more conflicts with the requirements of the Zoning Ordinance. Hence, the current request.

It is also important to note that there are existing property lines not shown on the survey, which will have to be removed by a re-plat.

## VARIANCE CONSIDERATIONS

---

### Standards of Review:

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes extraordinary and exceptional conditions and unnecessary hardship is a matter to be determined from the facts and circumstances of each application.

Article II Section C.3.e(1) of the City of Fairhope Zoning Ordinance states that the Board of Adjustments may grant a Variance if:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- (b) The application of the ordinance to this particular piece of property would create an unnecessary hardship. Personal financial hardship is not a justification for a variance;
- (c) Such conditions are peculiar to the particular piece of property involved; and
- (d) Relief, if granted, would not cause substantial detriment to the public good and impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

## CONCLUSION AND RECOMMENDATION

---

Staff feels the request is reasonable and acknowledges both the shape of the lot is irregular; and the separation requirements should have been caught in the initial plan review, as opposed to the foundation inspection. Consequently, we would recommend approval of the 5' 11" Structure separation Variance, especially since there would be no impacts on adjacent property owners.

We do not understand the reason needed for the side setback variance. As the signed as-built survey illustrates, the proposed garage would be 5' from the side lot line, which is following the Zoning Ordinance requirements. Moving the proposed garage 1'11" eastward would otherwise be compliance with the dimensional requirements. Therefore, we do not support this variance. The Board may want to consider another course of action upon further clarification during the meeting.

### Recommendation:

Staff recommends **APPROVAL** of the 5' 11" Structure Separation Variance with the following conditions:

- 1) A re-plat, that removes historic lot lines is approved and recorded in the Baldwin County Probate.

Staff recommends **DENIAL** of the 1' 11" Side Yard Setback Variance.



**APPLICATION FOR BOARD OF ADJUSTMENTS**

Application Type:  Administrative Appeal  Special Exception  Variance

**Property Owner / Leaseholder Information**

Name: Patrick Seals Phone Number: \_\_\_\_\_  
 Street Address: 304 Liberty St  
 City: Fairhope State: Al Zip: 36527

**Applicant / Agent Information**

If different from above.  
 Notarized letter from property owner is required if an agent is used for representation.

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Site Plan with Existing Conditions Attached: YES NO  
 Site Plan with Proposed Conditions Attached: YES NO  
 Variance Request Information Complete: YES NO  
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: YES NO

**Applications for Administrative Appeal or Special Exception:**

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. *This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.*

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp, an authorized Single Tax representative shall sign this application.

Patrick Seals  
 Property Owner/Leaseholder Printed Name  
 \_\_\_\_\_  
8/21/25  
 Date

Patrick Seals  
 Signature  
 \_\_\_\_\_  
 Fairhope Single Tax Corp. (If Applicable)



**VARIANCE REQUEST INFORMATION**

What characteristics of the property prevent / preclude its development?:

- Too Narrow
- Too Small
- Too Shallow
- Elevation
- Slope
- Shape
- Soil
- Subsurface
- Other (specify)

Describe the indicated conditions: approved permit @ 24ft wide

How do the above indicated characteristics preclude reasonable use of your land?

We were approved for a 24 ft wide carport then told it was to big after meeting all requirements by city we want to be able to move forward w/ this build.

What type of variance are you requesting (be as specific as possible)?

To be able to move forward w/ approved site plan and building permit w/out changes, or 26 ft wide Build, site plan attached

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
<b>TOTAL:</b>	<b>\$</b>	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp an authorized Single Tax representative shall sign this application.

Patrick's Seals  
Property Owner/Leaseholder Printed Name

Patrick Seals  
Signature

8/21/25  
Date

\_\_\_\_\_  
Fairhope Single Tax Corp. (If Applicable)



**CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST**  
As Required by the City of Fairhope

---

Hearings on Board of Adjustments & Appeals applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Patrick Seals, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Board of Adjustments & Appeals.

Patrick Seals  
Signature of Applicant or Authorized Agent

8/21/25  
Date of Application



# FAIRHOPE PERMIT

Inspections can be requested online at [www.citizenserve.com/fairhope](http://www.citizenserve.com/fairhope) or by calling:

Building Inspections: (251) 990-0153

Gas Inspections: (251) 928-8003

**Permit #:** RES25-000372

**Project Type:** Residential Project - Shed/Accessory Building

**Builder:** Hill Home Improvements nathan leonard

**Address:** 304 LIBERTY ST

**Subdivision:** \_\_\_\_\_

**Lot:** \_\_\_\_\_

1.4

1.5

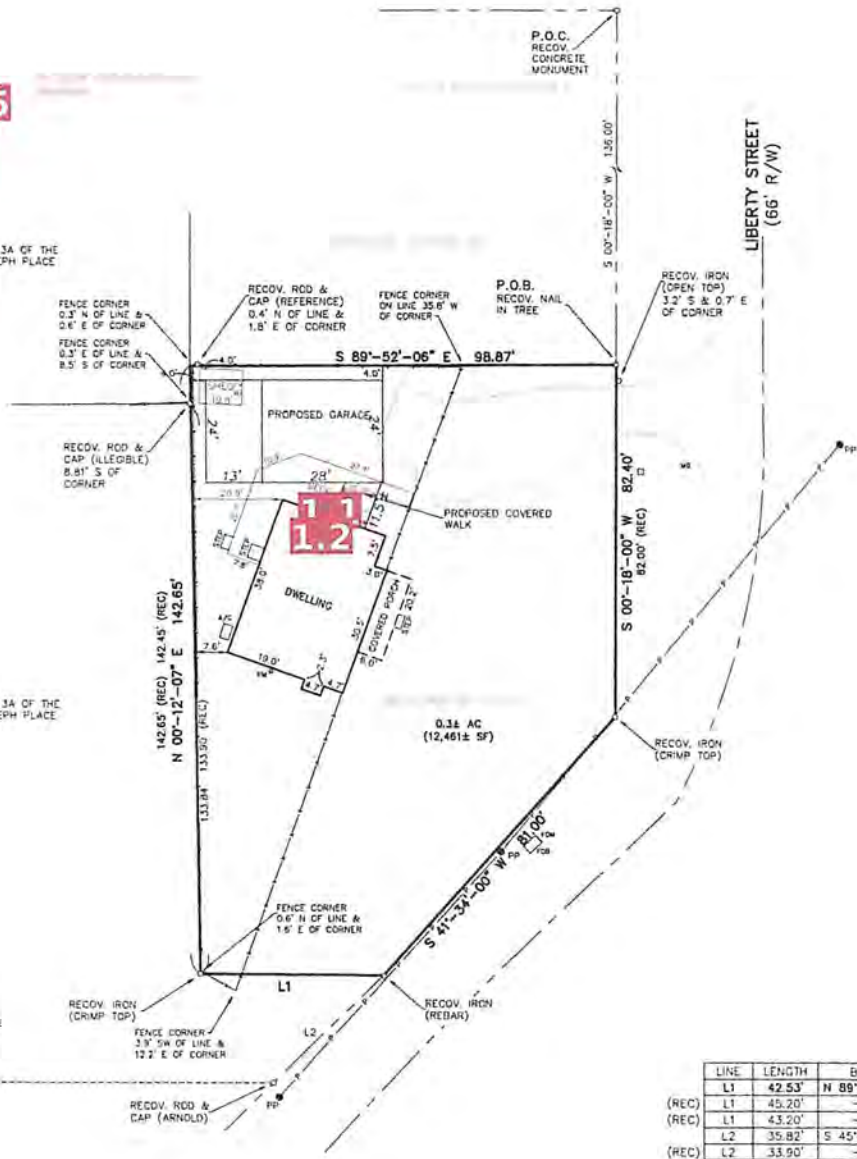
1.3

WHITE AVENUE

LIBERTY STREET  
(66' R/W)

LOT 1B  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE

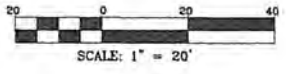
LOT 2A  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE



LINE	LENGTH	BEARING
L1	42.53'	N 89°-55'-00" W
(REC) L1	45.20'	
(REC) L1	43.20'	
(REC) L2	35.82'	S 45°-33'-52" W
(REC) L2	33.90'	

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- (REC) RECORD
- RIGHT-OF-WAY-LINE
- - - CENTER LINE
- FORESHORTENED LINE
- - - FENCE LINE (AS NOTED)
- - - OVERHEAD POWER LINE
- PP POWER POLE
- FOB FIBER OPTIC BOX
- FBM FIBER OPTIC MARKER
- WM WATER METER
- PMW POWER METER
- A/C AIR CONDITIONING UNIT
- MB MAILBOX
- GRAVEL DRIVE



NOTES:

- 1.) Type of Survey: Site Plan Sketch
- 2.) Field Date(s): December 10, 2024.
- 3.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- 4.) All corners are as noted.
- 5.) Setback lines shown on this plat (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- 6.) This drawing does not reflect on easement or title search by the surveyor. Easements or Claims of easements may exist.
- 7.) Property Address: 304 Liberty Street, Forehope, AL 36552

LEGAL DESCRIPTION

STATE OF ALABAMA  
COUNTY OF BALDWIN

Commencing at a recovered concrete monument marking the Northeast corner of Lot 1, Block 24, Division 2, Plan of Subdivision of Land of the Fairhope Single Tax Corporation, as recorded in Miscellaneous Book 1, Pages 320-321, Probate Court Records, Baldwin County, Alabama, run South 00°-18'-00" West and along the West right-of-way line of Liberty Street (66 foot right-of-way), a distance of 136.00 feet to a recovered nail in tree and the Point of Beginning of the property herein described; thence continue South 00°-18'-00" West and along said West right-of-way line, 82.40 feet to a recovered rod one cop (iron top); thence South 41°-34'-00" West and along said West right-of-way line, 81.00 feet to a recovered iron (rebar), said point being on the North line of a private access drainage and utility easement, thence North 89°-55'-00" West and along said North line, 42.53 feet to a recovered iron (iron top), said point being on the East line of Lot 2A, A Re-Plat of Lots 1B, 2A and 3A, of the Re-Subdivision of Saint Joseph Place, as recorded on Slide 2503-C, said Probate Records; thence North 00°-12'-07" East and along the East line of said Lot 2A, a distance of 142.65 feet; thence South 89°-52'-08" East and along the South line of said Lot 1, Block 24, Division 2, a distance of 98.87 feet to the Point of Beginning. Said property being the same as property conveyed by Instrument No. 2007225, said Probate Records.

REVISIONS:	SITE PLAN		
	<b>ROWE</b>		
	ENGINEERING & SURVEYING CONSULTING ENGINEERS		
	3502 LAUREL DR • SUITE B • MOBILE, AL 36693 PHONE 251-666-2766 • FAX 251-660-1040		
	DRAWING: 53311-BL.dwg	JOB: 53311	PLAT DATE: 12/1/2024
DRAWN BY: BWL	FB: 2025/75-76	SCALE: 1" = 20'	
	TAX: 48-03-37-0-011-001 01	CHECKED BY: CJH	

© COPYRIGHT 2024  
ALL RIGHTS RESERVED  
ROWE ENGINEERING & SURVEYING

Place all Fairhope Building Approvals in this column.  
Refer to the remarks and instructions below.

Updated with 2018 Code Requirements City of Fairhope Code Supplements  
Requirements will apply. <http://www.fairhopeal.gov/home/showdocument?id=21905>

All spray foam must be installed per code an approved ICC-ES Report is required for the  
specific foam used and the required intumescent coating.

Per Requirements of the Alabama Energy Code, all Projects permitted after October 1,  
2016, will require Blower Door Test Prior to CO.

All Electric Per 2017 NEC and City Supplements.

Provide As-Built Survey to Top of Block or Form Board to Verify Setback And FFE.

*Compaction tests are required for footings and slabs in fill. Must meet 95%  
unless otherwise specific by engineer.*

2018 International Swimming Pool and Spa  
Code

**Reviewed**

Greg Waite

Place all Fairhope Planning and Zoning Approvals in this  
column. Refer to the remarks and instructions below.

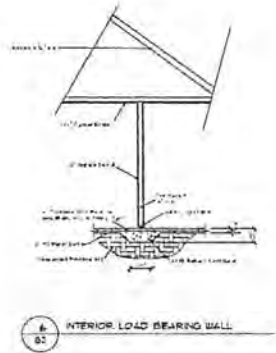
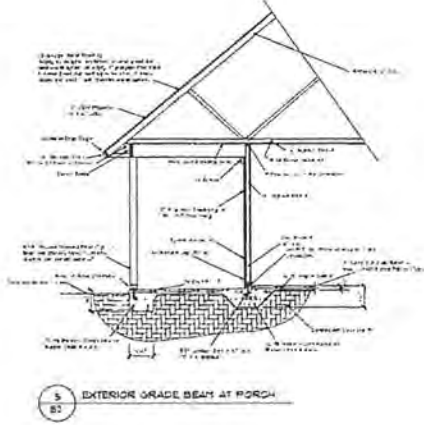
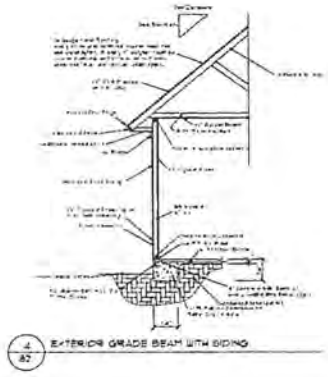
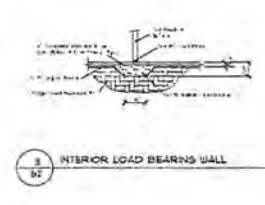
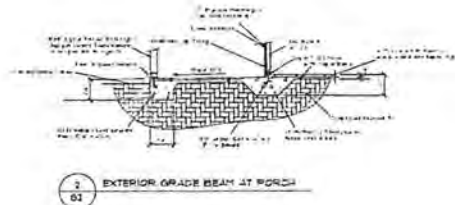
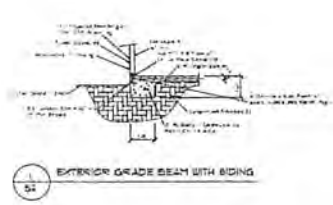






**NOTES:**

GREAT CARE & EFFORT HAVE GONE INTO THE DESIGN AND PREPARATION OF THESE DRAWINGS. HOWEVER, BECAUSE WE ARE NOT ABLE TO PROVIDE ANY PERSONAL OR ON-SITE CONSULTATION AND SUPERVISION OVER THE ACTUAL CONSTRUCTION, THE DESIGNER ASSUMES NO RESPONSIBILITY OVER ANY PHASE OF THE CONSTRUCTION OR FOR ANY DAMAGES DUE TO ANY DIFFERENCES, OMISSIONS OR ERRORS IN THE DESIGN.



**TABLE 6.2.1**

**STRAPPING REQUIREMENTS**

Truss / Rafter to Top Plate Connection: HQA, HT600, or T2 Simpson brace (See 62.3)  
 Rafter used in lieu of column: LST43 ridge knee connector (see 11a) after together  
 Top Plate to Stud Connection: 1/2" every stud or 5/8" x 3" o.c.  
 Stud to Sill Plate Connection: 1/2" every stud or 5/8" x 3" o.c.  
 Sill to Foundation Connection: 5/8" x 6" T1 embedment (solid) anchor bolts x 3" o.c.  
 Rafter to Header Connection: HT500  
 Header to Jack Stud Connection: 2EA x LST43  
 Header to Window Sill Connection: A13  
 Window Door Jack Stud to Sill Plate Connection: See Door x Window Detail  
 Garage Header to Jack Stud Connection: 2EA x C58  
 Garage Jack Stud to Sill Plate Connection: SHD10  
 Gable End Outlooker to Top Plate Connection: 2EA x H254  
 Gable End Purlin to Top Plate Connection: 2EA x LTR5  
 Gable End Stud to Rafter Connection: 2EA x H254 x 3" o.c.  
 Gable End Top Plate to Stud Connection: 5/8" x 3" o.c.  
 Outlooker to Rafter Connection: FAB441 or A34 Clip Angle  
 Diaphragm to Wall Connection: 2EA x ABC per rafter bay  
 Out of Plane Wall Connection: 2EA x ABC x 36" o.c.  
 Mason Solum to Header Connection: 2EA x MST416 L&R; MST618 or See Bolting Detail  
 Column to Post Base: 42U-85

**TABLE 6.2.2**

**Wall Openings - Headers in Loadbearing Wall**

Header Span (ft.)	Min. Header Size
2	2 x 2x4
3	2 x 2x4
4	2 x 2x4
5	2 x 2x6
6	2 x 2x8
7	2 x 2x10
8	3 x 2x10
9	4 x 2x10
10	4 x 2x12
15	2 x 12" x 16" LVL

**TABLE 6.2.3**

Optional Attachments Using Simpson Braces

Rafter/Truss to top plate (in lieu of HQA): T2 SDUCS460 per rafter/truss  
 Top Plate to Stud (in lieu of HQS): H1 SDUCS460 x 16" o.c. (Each Stud)  
 Boston Plate to Stud (in lieu of H2S): H1 SDUCS460 x 16" o.c. (Each Stud)

Refer to Manufacturer's Specifications for Proper Installation



28-13 Ambata Lane  
 Daphne, AL 36526  
 Phone: 251-833-6221  
 E-mail: CoastalDesign@ymail.com

A NEW CONSTRUCTION PROJECT FOR  
 MR. PATRICK SEALLS  
 304 LIBERTY STREET  
 FAIRHOPE, ALABAMA

REVISION	DATE
2/28/2024	
REVIEW PRELIMINARY DRAWINGS FOR OWNER REVIEW	
ORIGINAL	

STRUCTURAL DETAILS



JOB NO: 05-29  
 DRAWN BY: RLS  
 CHECKED BY: RLS  
 DATE: 06/20/23  
 SCALE: 1/4" = 1'

SHEET NO:  
**62**



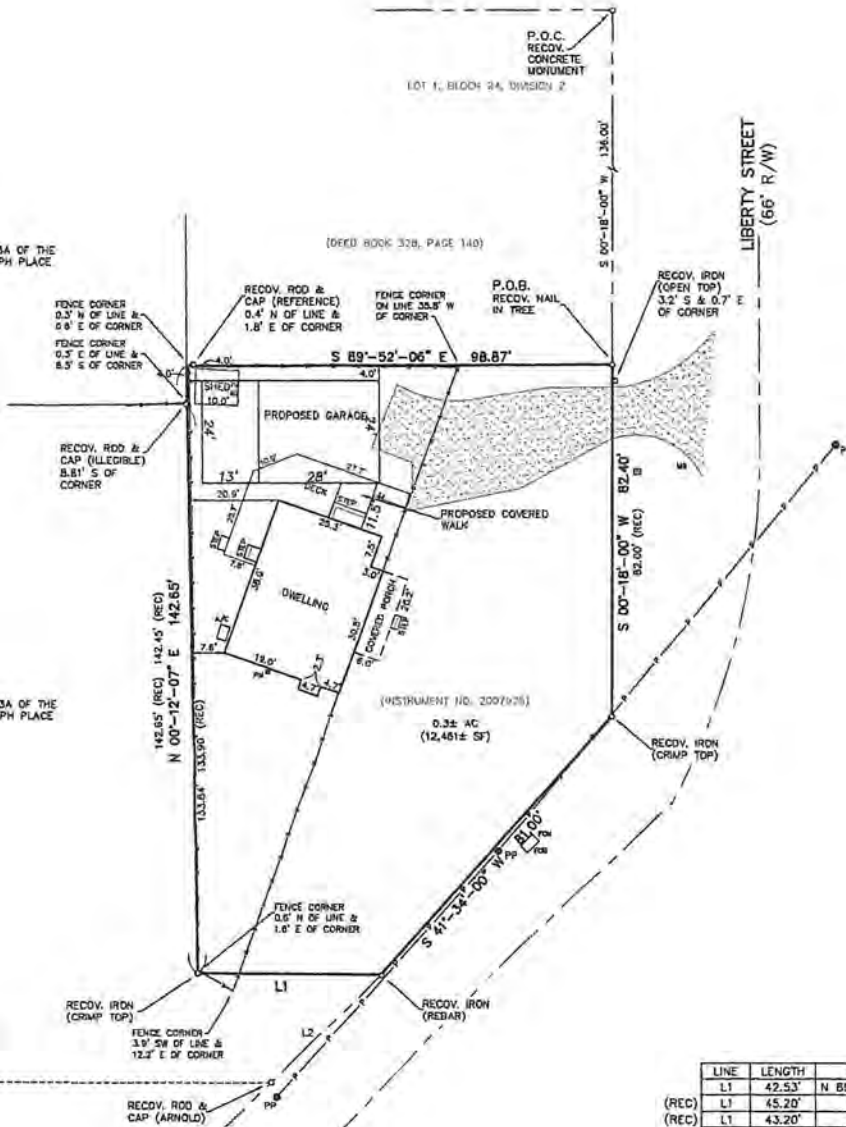
WHITE AVENUE

P.O.C. RECOV. CONCRETE MONUMENT  
LOT 1, BLOCK 24, DIVISION 2

(DEED BOOK 328, PAGE 148)

LIBERTY STREET  
(66' R/W)

LOT 1B  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)



LOT 2A  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)

(INSTRUMENT NO. 2007925)

0.33 AC  
(12,461± SF)

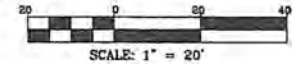
PRIVATE ACCESS, DRAINAGE  
& UTILITY EASEMENT

LINE	LENGTH	BEARING
L1	42.53'	N 89°-55'-00" W
(REC) L1	45.20'	---
(REC) L1	43.20'	---
L2	35.82'	S 45°-33'-52" W
(REC) L2	33.90'	---

After cutting 4ft  
off for sq. ft

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- (REC) RECORD
- RIGHT-OF-WAY-LINE
- CENTER LINE
- /- FORESHORTENED LINE
- x- FENCE LINE (AS NOTED)
- p- OVERHEAD POWER LINE
- ⦿ POWER POLE
- FOB FIBER OPTIC BOX
- FOM FIBER OPTIC MARKER
- ⊕ WATER METER
- ⊖ WATER METER
- A/C AIR CONDITIONING UNIT
- MB MAILBOX
- Gravel Drive



NOTES:

- Type of Survey: Site Plan Sketch
- Field Date(s): December 10, 2024.
- Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- All corners are as noted.
- Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- This drawing does not reflect an assessment or title search by the surveyor. Comments or claims of assessments may exist.
- Property Address: 304 Liberty Street  
Falmouth, AL 36532

LEGAL DESCRIPTION  
STATE OF ALABAMA  
COUNTY OF BALDWIN

Commencing at a recovered concrete monument marking the Northeast corner of Lot 1, Block 24, Division 2, Plan of Subdivision of Land of The Falmouth Single Tax Corporation, as recorded in Miscellaneous Book 1, Pages 320-321, Probate Court Records, Baldwin County, Alabama, run South 00°-18'-00" West and along the West right-of-way line of Liberty Street (66 foot right-of-way), a distance of 136.00 feet to a recovered rod in tree and the Point of Beginning of the property herein described; thence continue South 00°-18'-00" West and along said West right-of-way line, 82.40 feet to a recovered rod and cap (crimp top); thence South 41°-34'-00" West and along said West right-of-way line, 81.00 feet to a recovered iron (rebar), said point being on the North line of a private access drainage and utility easement; thence North 89°-55'-00" West and along said North line, 42.53 feet to a recovered iron (crimp top); said point being on the East line of Lot 2A, A Re-Plat of Lots 1B, 2A and 3A, of the Re-Subdivision of Saint Joseph Place, as recorded on Slide 2503-C, add Probate Records; thence North 00°-12'-07" East and along the East line of said Lot 2A, a distance of 142.65 feet thence South 89°-52'-06" East and along the South line of said Lot 1, Block 24, Division 2, a distance of 98.87 feet to the Point of Beginning. Said property being the same as property conveyed by Instrument No. 2007925, said Probate Records.

uploaded 4/17  
Revised site

KEYWORDS:	SITE PLAN		
	<p><b>ROWE</b> ENGINEERING &amp; SURVEYING CONSULTING ENGINEERS</p> <p>3502 LAUGHLIN DR. • SUITE B • MOBILE, AL 36688 PHONE 251-665-2708 • FAX 251-680-1840</p>		
DRAWING: 53311-BL.dwg DRAWN BY: DZE	JOB: 53311 FD: 2025/05-05 TAG: 48-03-57-0-011-091.051	PLAT DATE: 12/1/2024 SCALE: 1" = 20'	CHECKED BY: CTR

© COPYRIGHT 2024  
ALL RIGHTS RESERVED  
BY ROWE ENGINEERING & SURVEYING

WHITE AVENUE

P.O.C. RECOV. CONCRETE MONUMENT  
LOT 1, BLOCK 24, DIVISION 2

(DEED BOOK 328, PAGE 140)

LOT 1B  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)

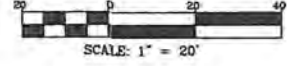
LOT 2A  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)

(INSTRUMENT NO. 2007925)  
0.3± AC  
(12.461± SF)

LIBERTY STREET  
(66' R/W)

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- (REC) RECORD
- RIGHT-OF-WAY-LINE
- CENTER LINE
- FORESHORTENED LINE
- - - FENCE LINE (AS NOTED)
- - - OVERHEAD POWER LINE
- PP POWER POLE
- FOB FIBER OPTIC BOX
- FOM FIBER OPTIC MARKER
- WM WATER METER
- PMR POWER METER
- A/C AIR CONDITIONING UNIT
- MB MAILBOX
- GD GRAVEL DRIVE



NOTES:

- 1.) Type of Survey: Site plan sketch
- 2.) Field Date(s): December 10, 2024.
- 3.) Bearing Book: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RIK GPS utilizing ALDOT Net as a continuously operating reference station.
- 5.) All corners are as noted.
- 6.) Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinance or restrictive covenants are not shown.
- 7.) This drawing does not reflect an assessment or title search by the surveyor. Easements or claims of easements may exist.
- 8.) Property Address: 204 Liberty Street, Fairhope, AL 36532

LEGAL DESCRIPTION

STATE OF ALABAMA  
COUNTY OF BALDWIN

Commencing at a recovered concrete monument marking the Northeast corner of Lot 1, Block 24, Division 2, Plan of Subdivision of Land of The Fairhope Single Tax Corporation, as recorded in Miscellaneous Book 1, Pages 320-321, Probate Court Records, Baldwin County, Alabama, run South 00°-18'-00" West and along the West right-of-way line of Liberty Street (88 foot right-of-way), a distance of 136.00 feet to a recovered nail in tree and the Point of Beginning of the property herein described; thence continue South 00°-18'-00" West and along said West right-of-way line, 82.40 feet to a recovered rod and cap (CRMP TOP); thence South 41°-34'-00" West and along said West right-of-way line, 81.00 feet to a recovered iron (rebar), said point being on the North line of a private access drainage and utility easement; thence North 89°-52'-06" West and along said North line, 42.53 feet to a recovered iron (trim top); said point being on the East line of Lot 2A, A Re-Plat of Lots 1B, 2A and 3A, of the Re-Subdivision of Saint Joseph Place, as recorded in Slide 2503-C, said Probate Records; thence North 00°-12'-07" East and along the East line of said Lot 2A, a distance of 142.65 feet; thence South 89°-52'-06" East and along the South line of said Lot 1, Block 24, Division 2, a distance of 98.87 feet to the Point of Beginning. Said property being the same as property conveyed by instrument No. 2007925, said Probate Records.

LINE	LENGTH	BEARING
L1	42.53'	N 89°-52'-06" W
(REC) L1	45.20'	---
(REC) L1	43.20'	---
(REC) L2	35.82'	S 45°-33'-52" W
(REC) L2	33.90'	---

*revised  
Proposed  
for variance*

**SITE PLAN**

**ROWE**  
ENGINEERING & SURVEYING  
CONSULTING ENGINEERS

3542 LAUGHLIN DR • SUITE B • MOBILE, AL 36688  
PHONE 251-698-2708 • FAX 251-800-1040

DRAWING: 63311-RL.dwg  
DRAWN BY: BWL

JOB: 63311  
JOB: 2024/7/6-7/6  
FAX: 48-03-97-5-011-001-001

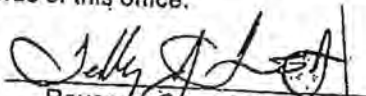
PLAT DATE: 12/1/2024  
SCALE: 1" = 20'

CHECKED BY: CTX

COPYRIGHT 2024  
ALL RIGHTS RESERVED  
THIS DRAWING IS THE PROPERTY OF ROWE ENGINEERING & SURVEYING

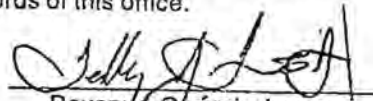
Parcel Number	Pin	Owner Name
05-46-03-37-0-011-001.508	247742	FST AND JONES, CHRISTOPHER H ET
05-46-03-37-0-011-001.506	78861	FST AND TAYLOR, ELLEN P
05-46-03-37-0-014-062.000	13910	CULLEN, CHRISTOPHER DONALD ET.
05-46-03-37-0-011-001.503	14624	FST AND CROSS, KEVIN M ETAL CRC
05-46-03-37-0-011-001.504	109169	FST AND MCALOON, BRENDAN B ET
05-46-03-37-0-011-001.502	14906	FST AND MCCONNELL, KAREN R
05-46-03-37-0-014-063.001	251624	BAIRD, ROBERT C JR
05-46-03-37-0-009-036.504	15521	FST AND RABIN, PAUL ALAN ETUX A
05-46-03-37-0-009-036.503	14324	FST AND LPT PROPERTIES L L C
05-46-03-37-0-009-035.509	15414	FST AND TURNER, JUDITH RAY
05-46-03-37-0-011-001.505	14336	FST AND DIXON, BRIAN K ETAL DIXC
05-46-03-37-0-009-036.505	15288	FST AND MCLAUGHLIN, RAY HARVE
05-46-03-37-0-011-008.003	37823	BABINGTON KRISTIN AND BABINGT
05-46-03-37-0-009-035.511	15183	FST AND WALDRIP, MICHAEL A & A
05-46-03-37-0-011-001.507	106754	FST HARTY CHARLES H III AND HART
05-46-03-37-0-011-001.509	314433	FST AND INGRAM, STEVEN R ETAL I
05-46-03-37-0-014-063.000	39000	BODELL, COLIN IAN ETUX ROSEMAF
05-46-03-37-0-011-001.501	15169	FST AND SEALS, PATRICK CURRY ET.
05-46-03-37-0-009-035.508	15385	FST AND WEEKS, LESLIE G
05-46-03-37-0-009-034.506	14556	FST AND MCELDERRY, MAURICE D I
05-46-03-37-0-009-036.509	341697	FST RALPH KENT CAMPBELL AS TRU

STATE OF ALABAMA  
BALDWIN COUNTY  
I, TEDDY J. FAUST, JR., Revenue Commissioner  
in and for said State and County, do hereby  
certify that this is a true and correct copy of the  
records of this office.

  
Revenue Commissioner

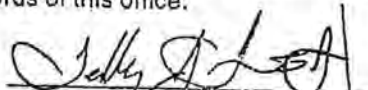
Address	City	State
15 EQUITY ST	FAIRHOPE	AL
06 B LIBERTY ST	FAIRHOPE	AL
52 S SUMMIT ST	FAIRHOPE	AL
56 WHITE AVE	FAIRHOPE	AL
50 WHITE AVE	FAIRHOPE	AL
02 LIBERTY ST	FAIRHOPE	AL
35 LIBERTY ST	FAIRHOPE	AL
03 LIBERTY	FAIRHOPE	AL
0 BOX 1031	FAIRHOPE	AL
57 WHITE AVE	FAIRHOPE	AL
07 EQUITY ST	FAIRHOPE	AL
51 PROSPECT AVE	FAIRHOPE	AL
06 LIBERTY ST	FAIRHOPE	AL
52 CHURCH ST S	FAIRHOPE	AL
51 FALLING WATER BLVD	FAIRHOPE	AL
54 WHITE AVE	FAIRHOPE	AL
45 LIBERTY ST	FAIRHOPE	AL
04 LIBERTY ST	FAIRHOPE	AL
7759 ORCHARD LN	FAIRHOPE	AL
53 WHITE AVE	FAIRHOPE	AL
5631 RAVENWOOD CIR	DAPHNE	AL

STATE OF ALABAMA  
BALDWIN COUNTY  
I, TEDDY J. FAUST, JR., Revenue Commissioner  
in and for said State and County, do hereby  
certify that this is a true and correct copy of the  
records of this office.

  
Revenue Commissioner

Zip	Property Street Name	Subdivision Name
36532	EQUITY ST	SAINT JOSEPH PLACE RESUB
36532	LIBERTY ST	SAINT JOSEPH PLACE RESUB
36532	SUMMIT ST S	
36532	WHITE AVE	SAINT JOSEPH PLACE RESUB
36532	WHITE AVE	FAIRHOPE SINGLE TAX - 02
36532	LIBERTY ST	
36532	LIBERTY ST	
36532	LIBERTY ST	FAIRHOPE SINGLE TAX - 02
36533	WHITE AVE	FAIRHOPE SINGLE TAX - 02
36532	WHITE AVE	
36532	EQUITY ST	FAIRHOPE SINGLE TAX - 02
36532	LIBERTY ST	FAIRHOPE SINGLE TAX - 02
36532	LIBERTY ST	LIBERTY HEIGHTS PLAT BOOK MB11
36532	LIBERTY ST	
36532	EQUITY ST	FAIRHOPE SINGLE TAX - 02
36532	WHITE AVE	SAINT JOSEPH PLACE RESUB
36532	LIBERTY ST	
36532	LIBERTY ST	FAIRHOPE SINGLE TAX - 02
36532	WHITE AVE	FAIRHOPE SINGLE TAX - 02
36532	WHITE AVE	
36526	WHITE AVE	FAIRHOPE SINGLE TAX - 02

STATE OF ALABAMA  
BALDWIN COUNTY  
I, TEDDY J. FAUST, JR., Revenue Commissioner  
in and for said State and County, do hereby  
certify that this is a true and correct copy of the  
records of this office.

  
Revenue Commissioner

I We authorize and permit Kristy Marti to act as my/our representative and agent in any manner regarding the issuance of this application which relates to property described as the tax parcel ID # listed below.

Patrick Seals Authorized Agent Property  
Owner Printed Name: Patrick Seals Mailing Address: 304 Liberty St Telephone Number:  
832-520-7953 Email: [patrick.seals@gmail.com](mailto:patrick.seals@gmail.com)

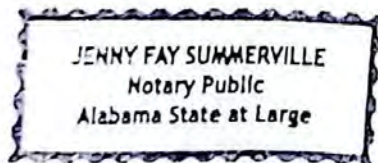
Signature and Date:

Notary:

Jenny Fay Summerville

16<sup>th</sup> day of September, 2025

Commission Expires - August 5, 2026

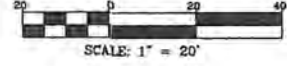


My Commission Expires  
August 5, 2026

WHITE AVENUE

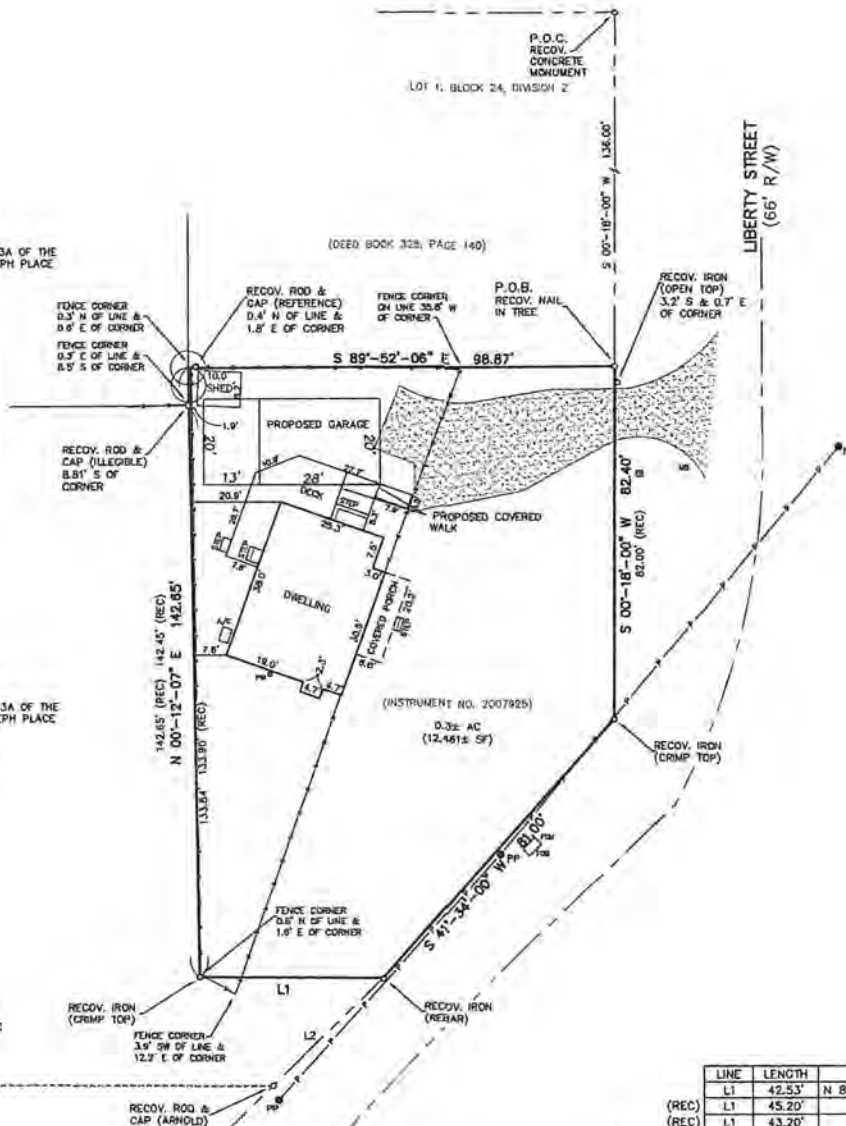
LEGEND

P.O.C.	POINT OF COMMENCEMENT	FOB	FIBER OPTIC BOX
P.O.B.	POINT OF BEGINNING	FBM	FIBER OPTIC MARKER
R/W	RIGHT-OF-WAY	WM	WATER METER
(REC)	RECORD	PMR	POWER METER
---	RIGHT-OF-WAY-LINE	A/C	AIR CONDITIONING UNIT
---	CENTER LINE	MB	MAILBOX
---	FORESHORTENED LINE	DD	GRAVEL DRIVE
-x-	FENCE LINE (AS NOTED)		
-P-	OVERHEAD POWER LINE		
PP	POWER POLE		



LOT 1B  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)

(DEED BOOK 328, PAGE 140)



NOTES:

- 1.) Type of Survey/Site plan sketch
- 2.) Field Date(s): December 10, 2024.
- 3.) Bearing/Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ADOPT Net as a continuously operating reference station.
- 5.) All corners are as noted.
- 6.) Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinance or restrictive covenants are not shown.
- 7.) This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.
- 8.) Property Address: 304 Liberty Street, Fairhope, AL 36532

LEGAL DESCRIPTION

STATE OF ALABAMA  
COUNTY OF BALDWIN

Commencing at a recovered concrete monument marking the Northeast corner of Lot 1, Block 2A, Division 2, Plan of Subdivision of Land of The Fairhope Single Tax Corporation, as recorded in Miscellaneous Book 1, Pages 320-321, Probate Court Records, Baldwin County, Alabama, run South 00°-18'-00" West and along the West right-of-way line of Liberty Street (66 foot right-of-way), a distance of 136.00 feet to a recovered nail in tree and the Point of Beginning of the property herein described, thence continue South 00°-18'-00" West and along said West right-of-way line, 82.40 feet to a recovered red and oak (cypress top), thence South 41°-34'-00" West and along said West right-of-way line, 81.00 feet to a recovered iron (rebar), said pole being on the fourth line of a private access drainage and utility easement, thence North 89°-52'-06" West and along said North line, 42.53 feet to a recovered iron (cypress top); said pole being on the East line of Lot 2A, A Re-Plat of Lots 1B, 2A and 3A, of the Re-Subdivision of Saint Joseph Place, as recorded on Slide 2503-C, said Private Records, thence North 00°-12'-07" East and along the East line of said Lot 2A, a distance of 142.85 feet; thence South 89°-52'-06" East and along the South line of said Lot 1, Block 2A, Division 2, a distance of 98.87 feet to the Point of Beginning. Said property being the same as property conveyed by Instrument No. 2007925, said Probate Records.

LINE	LENGTH	BEARING
L1	42.53'	N 89°-52'-06" W
(REC) L1	45.20'	---
(REC) L1	43.20'	---
L2	35.82'	S 45°-33'-52" W
(REC) L2	33.90'	---

revised  
Proposed  
for variance

<p>REVISIONS:</p> <p>8/14/2025</p> <p>Adjust width of garage</p>	<p>SITE PLAN</p> <p><b>ROWE</b></p> <p>ENGINEERING &amp; SURVEYING</p> <p>CONSULTING ENGINEERS</p> <p>3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36684</p> <p>PHONE 251-666-9766 • FAX 251-660-1040</p>
	<p>DRAWING: 63311-BL.dwg</p> <p>DRAWN BY: BRL</p>
<p>JOB: 63311</p> <p>FD: 2024/7/8-YE</p> <p>PLAT DATE: 12/1/2024</p> <p>SCALE: 1" = 20'</p>	<p>CHECKED BY: CTR</p>

Copyright 2024  
All Rights Reserved  
R/S - P/CS - B/LS  
FOR MORE INFORMATION & SERVICES

WHITE AVENUE

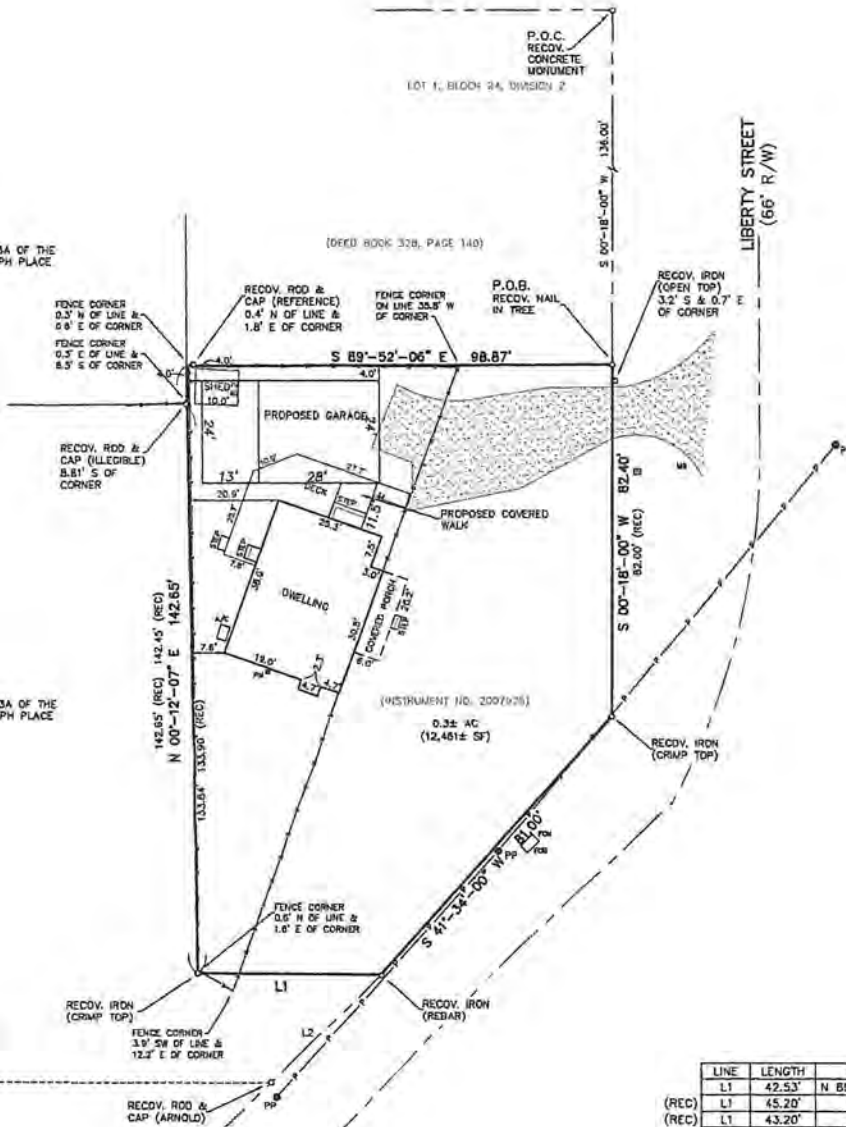
P.O.C.  
RECOV.  
CONCRETE  
MONUMENT

LOT 1, BLOCK 24, DIVISION 2

(DEED BOOK 328, PAGE 148)

LIBERTY STREET  
(66' R/W)

LOT 1B  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)



LOT 2A  
RE-PLAT OF LOTS 1B, 2A AND 3A OF THE  
RE-SUBDIVISION OF SAINT JOSEPH PLACE  
(SLIDE 2503-C)

(INSTRUMENT NO. 2007925)

0.33 AC  
(12,461± SF)

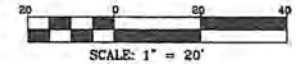
PRIVATE ACCESS, DRAINAGE  
& UTILITY EASEMENT

LINE	LENGTH	BEARING
L1	42.53'	N 89°-55'-00" W
(REC) L1	45.20'	---
(REC) L1	43.20'	---
L2	35.82'	S 45°-33'-52" W
(REC) L2	33.90'	---

After cutting 4ft  
off for sq. ft

LEGEND

- |        |                       |     |                       |
|--------|-----------------------|-----|-----------------------|
| P.O.C. | POINT OF COMMENCEMENT | FOB | FIBER OPTIC BOX       |
| P.O.B. | POINT OF BEGINNING    | FOM | FIBER OPTIC MARKER    |
| R/W    | RIGHT-OF-WAY          | WM  | WATER METER           |
| (REC)  | RECORD                | PM  | POWER METER           |
| ---    | RIGHT-OF-WAY-LINE     | A/C | AIR CONDITIONING UNIT |
| ---    | CENTER LINE           | MB  | MAILBOX               |
| ---    | FORESHORTENED LINE    | GD  | GRAVEL DRIVE          |
| ---    | FENCE LINE (AS NOTED) |     |                       |
| ---    | OVERHEAD POWER LINE   |     |                       |
| PP     | POWER POLE            |     |                       |



NOTES:

- 1.) Type of Survey: Site Plan Sketch
- 2.) Field Date(s): December 10, 2024.
- 3.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- 4.) All corners are as noted.
- 5.) Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- 6.) This drawing does not reflect an assessment or title search by the surveyor. Comments or claims of assessments may exist.
- 7.) Property Address: 304 Liberty Street Fairhope, AL 36532

LEGAL DESCRIPTION  
STATE OF ALABAMA  
COUNTY OF BALDWIN

Commencing at a recovered concrete monument marking the Northeast corner of Lot 1, Block 24, Division 2, Plan of Subdivision of Land of The Fairhope Single Tax Corporation, as recorded in Miscellaneous Book 1, Pages 320-321, Probate Court Records, Baldwin County, Alabama, run South 00°-18'-00" West and along the West right-of-way line of Liberty Street (66 foot right-of-way), a distance of 136.00 feet to a recovered rod in tree and the Point of Beginning of the property herein described; thence continue South 00°-18'-00" West and along said West right-of-way line, 82.40 feet to a recovered rod and cap (corner top); thence South 41°-34'-00" West and along said West right-of-way line, 81.00 feet to a recovered iron (rebar), said point being on the North line of a private access drainage and utility easement; thence North 89°-55'-00" West and along said North line, 42.53 feet to a recovered iron (corner top); said point being on the East line of Lot 2A, A Re-Plat of Lots 1B, 2A and 3A, of the Re-Subdivision of Saint Joseph Place, as recorded on Slide 2503-C, add Probate Records; thence North 00°-12'-07" East and along the East line of said Lot 2A, a distance of 142.65 feet thence South 89°-52'-06" East and along the South line of said Lot 1, Block 24, Division 2, a distance of 98.87 feet to the Point of Beginning. Said property being the same as property conveyed by Instrument No. 2007925, said Probate Records.

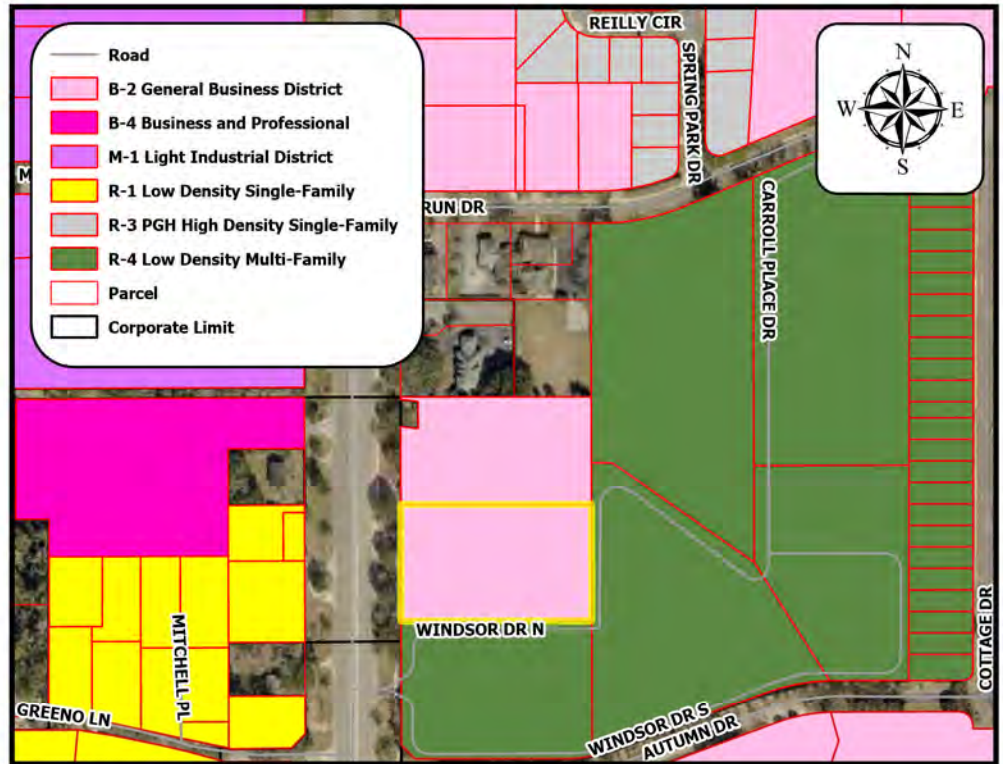
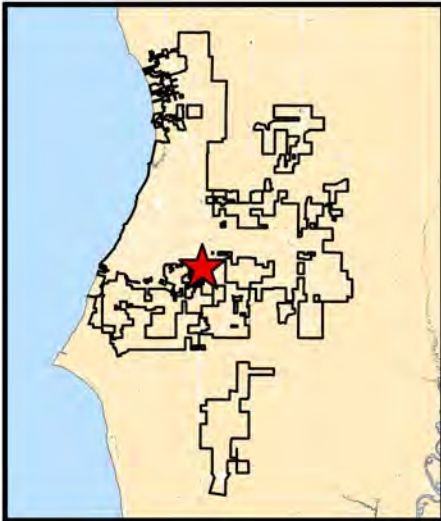
uploaded 4/17  
Revised site

KEYWORDS:	SITE PLAN		
	 <p><b>ROWE</b> ENGINEERING &amp; SURVEYING CONSULTING ENGINEERS</p> <p>3502 LAUGHLIN DR. • SUITE B • MOBILE, AL 36688 PHONE 251-665-2708 • FAX 251-680-1040</p>		
DRAWING: 53311-BL.dwg DRAWN BY: BZL	JOB: 53311 FD: 2025/05-05 TAG: 48-03-57-0-011-091.051	PLAT DATE: 12/1/2024 SCALE: 1" = 20'	CHECKED BY: CTR

# City of Fairhope Board of Adjustments October 20, 2025



## BOA 25.14 - You Again Medical



<b><u>Project Name:</u></b>	You Again Medical
<b><u>Site Data:</u></b>	1.78 acres
<b><u>Project Type:</u></b>	Special exception to operate a medical spa
<b><u>Jurisdiction:</u></b>	Fairhope Planning Jurisdiction
<b><u>Zoning District:</u></b>	B-2 General Business District
<b><u>PPIN Number:</u></b>	21517
<b><u>General Location:</u></b>	Northeast of the intersection of Greeno Road and Windsor Drive
<b><u>Surveyor of Record:</u></b>	N/A
<b><u>Engineer of Record:</u></b>	N/A
<b><u>Owner / Developer:</u></b>	Chris Pixley
<b><u>School District:</u></b>	Fairhope Elementary School Fairhope Middle and High Schools
<b><u>Recommendation:</u></b>	Approval
<b><u>Prepared by:</u></b>	Mike Jeffries



## SUMMARY OF REQUEST

---

Public hearing to consider the request of the Owner, Chris Pixley, for a Special Exception – to operate a Med Spa, d/b/a You Again Medical, on property zoned B-2 – General Business District. The property is approximately 1.78 acres and is located at 19682 Greeno Road. The requested clinic use is permitted only on appeal and subject to special conditions.

## SITE HISTORY

---

The subject property received a 5-Unit Multiple Occupancy Project approval at the November 2023 Planning Commission meeting.

## STAFF COMMENTS

---

The proposed use will fill the last vacant unit in the building.



Parking is compliant with the current uses. Two restaurants, two retail uses, and the proposed med spa (clinic).

The site utilizes an existing drainage system. The proposed use will provide a benefit to the community in that it will provide a medical clinic service.

The City of Fairhope Zoning Ordinance defines a Special Exception as follows:

**Special Exception:** Permission granted by the Board of Adjustment for a use indicated in this ordinance as a use limited to a special exception procedure, subject to conditions specified in this ordinance and any conditions the Board deems necessary to ensure that community interests are furthered by permission of the use.

## VARIANCE CONSIDERATIONS

---

### Standards of Review:

Article II Section C.3.e(2) of the City of Fairhope Zoning Ordinance states that any Administrative Appeal or Special Exception application shall be reviewed by the Board of Adjustments under the following criteria:

- a) Compliance with the Comprehensive Plan;
- b) Compliance with any other approved planning document;
- c) Compliance with the standards, goals, and intent of this ordinance;
- d) The character of the surrounding property, including any pending development activity;
- e) Adequacy of public infrastructure to support the proposed development;
- f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- g) Compliance with other laws and regulations of the City;
- h) Compliance with other applicable laws and regulations of other jurisdictions;
- i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;
- j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values;
- k) Overall benefit to the community;
- l) Compliance with sound planning principles;
- m) Compliance with the terms and conditions of any zoning approval; and
- n) Any other matter relating to the health, safety, and welfare of the community.

### Recommendation:

Staff recommends **APPROVAL** of BOA 25.14 – You Again Medical to allow a clinic in a B-2, General Business District.



**APPLICATION FOR BOARD OF ADJUSTMENTS**

Application Type:  Administrative Appeal  Special Exception  Variance

**Property Owner / Leaseholder Information**

Name: Chris Pixley Phone Number: 225-572-5519  
 Street Address: 18760 Scenic Hwy 98  
 City: Fairhope State: AL Zip: 36532

**Applicant / Agent Information**

If different from above.  
Notarized letter from property owner is required if an agent is used for representation.

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Site Plan with Existing Conditions Attached: YES  NO

Site Plan with Proposed Conditions Attached:  YES NO

Variance Request Information Complete:  YES NO

Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached:  YES NO

**Applications for Administrative Appeal or Special Exception:**

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner (~~leaseholder~~) of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Chris Pixley  
 Property Owner/Leaseholder Printed Name  
9/12/2025  
 Date

Chris Pixley  
 Signature  
 Fairhope Single Tax Corp. (If Applicable)



### VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- |                                      |                                    |  |
|--------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Too Narrow  | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil            |
| <input type="checkbox"/> Too Small   | <input type="checkbox"/> Slope     | <input type="checkbox"/> Subsurface      |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape     | <input type="checkbox"/> Other (specify) |

Describe the indicated conditions: This suite is empty & needs build-out. Proposed layout attached

How do the above indicated characteristics preclude reasonable use of your land?  
N/A, none of the above prevent/preclude the use of this land or space

What type of variance are you requesting (be as specific as possible)?  
To operate a medical spa in B-2 zoning

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
<b>TOTAL: \$</b>		

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Chris Pixley  
 Property Owner/Leaseholder Printed Name

Chris Pixley  
 Signature

9/12/2025  
 Date

Fairhope Single Tax Corp. (If Applicable)



**CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST**  
As Required by the City of Fairhope

---

Hearings on Board of Adjustments & Appeals applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Chris Pixley, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Board of Adjustments & Appeals.

Chris Pixley

Signature of Applicant or Authorized Agent

9/12/2026

Date of Application

09/12/2025

To: Fairhope Planning and Zoning

From: You Again Medical, LLC

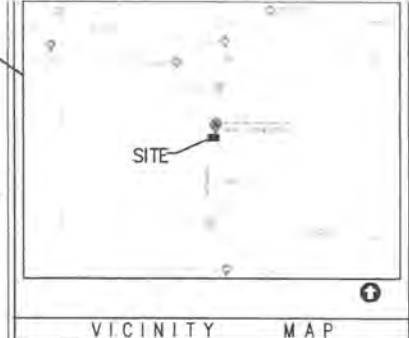
You Again Medical is an upcoming anti-aging clinic that specializes in medically monitored hormone replacement therapy and weight management. Offering a wide variety of services that treat both men and women, You Again Medical focuses on patient symptoms and needs in order to increase vitality and longevity.

Respectfully,

Chris Pixley | Owner



**Element<sup>3</sup>**  
engineering  
3938 GOVERNMENT BLVD  
SUITE 104  
MOBILE, AL.  
36693



POINT OF BEGINNING

**DESCRIPTION OF EASEMENT**  
An easement for Drainage being more particularly described as follows:  
Commencing at a 1/2" CAPPED REBAR "HMR" AT THE NORTHEAST CORNER OF LOT 20 GREENO PARK SUBDIVISION AS RECORDED IN MAP BOOK 10 PAGE 127 in the Probate Records of Baldwin County, AL; thence N00°07'44"E, a distance of 216.33 feet to a 1/2" REBAR; thence N89°57'36"W, a distance of 10.00 feet to the POINT OF BEGINNING; thence continue Westerly along said bearing a distance of 15.08 feet; thence N05°57'59"E, a distance of 68.44 feet; thence S84°28'05"E, a distance of 15.00 feet; thence S05°57'59"W, a distance of 67.00 feet to the POINT OF BEGINNING, said easement containing 1.015 sq. ft. or 0.02 acres.

**SITE DATA:**

ZONING: B-2  
NEW BUILDING SIZE: 8,430 sq ft USE  
BUILDING HEIGHT: 33'-2"  
RETAIL SETBACKS:  
FRONT = 20'-0"  
SIDE = 10'-0"  
REAR = 20'-0"  
COMPACT SPACES PROVIDED: 16  
ADA PARKING SPACES PROVIDED: 4  
TOTAL PARKING SPACES PROVIDED: 54  
TOTAL SPACES REQUIRED: 51

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	77,195 SF = 1.77 ACRES	
BUILDING AREA	9,430 SF = .216 ACRES	12.21%
ASPHALT PARKING AREA	25,830 SF = .59 ACRES	33.33%
CONCRETE PAD/ SIDEWALK	3,550 SF = .081 ACRES	4.59%
BRICK PAVERS	4,963 SF = .11 ACRES	6.21%
LIMESTONE AREA	7,591 SF = .17 ACRES	10.17%
GRASSED/LANDSCAPED AREA	25,831 SF = .593 ACRES	33.53%
32.7% OF PARKING AREA TO BE PERVIOUS MATERIAL		

**UTILITY NOTE:**  
SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

**TRAFFIC CONTROL NOTE:**  
CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART V, REV. 3, SECTION 6F. DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO INDUSTRIAL PARKWAY/A.S. HWY 98

**WORK IN R/W NOTE:**  
ALL MATERIALS AND WORKMANSHIP PROPOSED WITHIN ALDOT R.O.W. SHALL CONFORM TO THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.

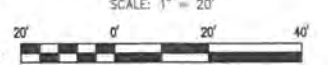
**FEMA FLOOD NOTE:**  
I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0644M, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 644, APRIL 19, 2019

**LEGAL DESCRIPTION**

Beginning at a 1/2" CAPPED REBAR (HMR) AT THE NORTHEAST CORNER OF LOT 20, OF GREENO PARK SUBDIVISION AS SHOWN IN MAP BOOK 10, ON PAGE 127, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR BALDWIN COUNTY, AL, said point being the POINT OF BEGINNING, thence N89°57'03"W, ALONG THE NORTH LINE OF SAID LOT, a distance of 356.90 feet to a 1/2" CAPPED REBAR (MOORE) AT THE INTERSECTION OF SAID LOT LINE AND THE EAST R-0-W LINE OF GREENO RD; thence N00°08'46"E, ALONG SAID R-0-W AND LEAVING SAID LOT LINE, a distance of 216.28 feet to a 1/2" CAPPED REBAR (ILLEGIBLE) ON SAID R-0-W; thence S89°57'36"E, LEAVING SAID R-0-W, a distance of 356.84 feet to a 1/2" REBAR; thence S00°07'44"W, a distance of 216.33 feet to the POINT OF BEGINNING. Said parcel containing 1.77 acres, more or less.

Parcel Number:  
05-46-05-21-0-000-012.002  
PIN: 218178  
Owner Name: WOLFE INVESTMENTS L L C  
Address: 19698 GREENO RD  
City: FAIRHOPE  
State: AL  
Zip: 36532

**SITE PLAN**



19690 Greeno Road  
Fairhope, AL 36532

NOTE: ALL SIGNS SHALL CONFORM TO CITY OF FAIRHOPE SIGN ORDINANCE

LOT 20  
Parcel Number:  
05-46-05-21-0-000-010.017  
PIN: 65306  
Owner Name: BRADLEY, BEVERLEY S  
Address: 3609 SMITH BARRY RD STE 100  
City: ARLINGTON  
State: TX  
Zip: 76015

**SEQUENCE OF EVENTS:**  
PHASE I: EXCAVATION, FILLING AND GRADING FOR PROJECT  
PHASE II: CONSTRUCTION OF ASPHALT PARKING LOT WITH ASSOCIATED DRIVEWAY, CONSTRUCTION IMPROVED ACCESS ROADWAY, MODIFICATION OF EXISTING DETENTION POND  
PHASE III: CONSTRUCTION BUILDING SLAB AND 9,430 sq ft BUILDING FOR RETAIL USE

- LEGEND AND SYMBOLS**
- ☉ LIGHT POLE
  - ⊙ RECORD BEARING/DISTANCE
  - ⊙ OVERHEAD ELECTRIC
  - SET IRON PIN
  - FOUND IRON PIN
  - △ PIN NOT SET
  - ⊙ POINT OF COMMENCEMENT
  - ⊙ POINT OF BEGINNING
  - ↔ NOT TO SCALE
  - FENCE
  - ⊙ FENCE CORNER POST
  - ⊙ CONCRETE MONUMENT
  - ⊙ GAS METER
  - ⊙ WATER METER

REVISIONS	Date	Description	Approved
	1/14	REVISED AS PER CITY OF FAIRHOPE	SJF
	1/27	REVISED FREEZER SIZE	SJF
	2/24	REVISED AS PER CITY OF FAIRHOPE	SJF
	4/11	ADDED DRAINAGE EASEMENT	SJF
	4/20	REMOVED DRIVE THRU AND ADDITIONAL LANE	SJF
	5/25	REVISED SITE LAYOUT	SJF

CLIENT:  
**KEN KLEBAN**

PROJECT:  
**GREENO ROAD DEVELOPMENT**



6/2/2022

JOB NO. 21-093  
DATE: 2/15/2022  
DRAWN BY: SJF  
SCALE: SHOWN  
SHEET NO.

**C2.0**

\* Polo Crossing  
 19690 Greens Road  
 Fairhope, AL 36532  
 Suite 2

GENERAL NOTES

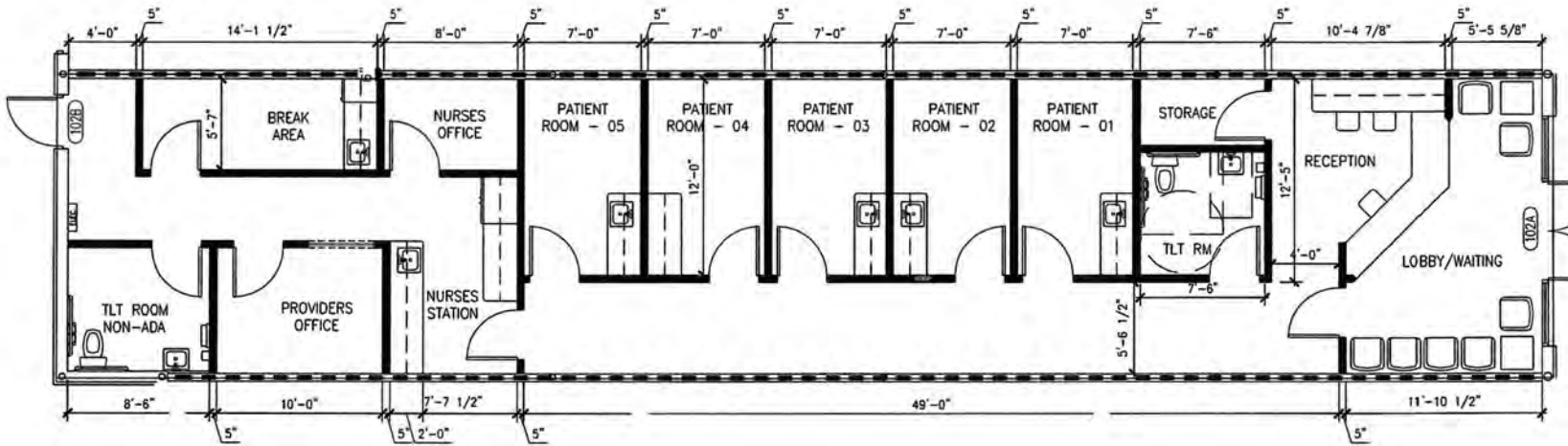
NOTE TO OWNER: PLUMB, MECHANICAL, ELECTRICAL AND  
 HVAC SHALL BE AS SHOWN, EXCEPT WHERE SHOWN  
 OTHERWISE IN THIS AND THE SCHEDULE TO ACCOMPANY  
 ALL EQUIPMENT TO BE INSTALLED FOR CORRECT OPERATION, INSTALL-1  
 ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S DRAWING OF  
 ALL EQUIPMENT AND MATERIALS TO BE APPROVED BY OWNER, ENGINEER  
 OR ARCHITECT.

GENERAL: FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL,  
 MECHANICAL, AND HVAC SHALL BE INSTALLED PER THE MANUFACTURER'S  
 DRAWING OF ALL EQUIPMENT AND MATERIALS TO BE APPROVED BY OWNER,  
 ENGINEER OR ARCHITECT.

MECHANICAL: MECHANICAL SHALL BE AS SHOWN, EXCEPT WHERE  
 OTHERWISE SHOWN IN THIS AND THE SCHEDULE TO ACCOMPANY  
 ALL EQUIPMENT TO BE INSTALLED FOR CORRECT OPERATION, INSTALL-1  
 ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S DRAWING OF  
 ALL EQUIPMENT AND MATERIALS TO BE APPROVED BY OWNER, ENGINEER  
 OR ARCHITECT.

ELECTRICAL: ELECTRICAL SHALL BE AS SHOWN, EXCEPT WHERE  
 OTHERWISE SHOWN IN THIS AND THE SCHEDULE TO ACCOMPANY  
 ALL EQUIPMENT TO BE INSTALLED FOR CORRECT OPERATION, INSTALL-1  
 ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S DRAWING OF  
 ALL EQUIPMENT AND MATERIALS TO BE APPROVED BY OWNER, ENGINEER  
 OR ARCHITECT.

THE PLAN IS PROVIDED FOR GENERAL INFORMATION AND DOES NOT  
 CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE SCHEDULE TO  
 ACCOMPANY THIS PLAN AND THE AGREEMENT BETWEEN THE OWNER  
 AND THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR  
 THE ACCURACY OF THE PLAN AND THE SCHEDULE TO ACCOMPANY  
 THIS PLAN.



LABELED PLAN  
 SCALE: 1/8" = 1'-0"