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Fairhope Board of Adjustment Agenda

August 17, 2026 – 5:00 PM

MEMBERS

Anil Vira, Chairman	Andrew Belcher	Ryan Baker
Frank Lamia, Vice Chairman	Janine Saykes, Secretary	Donna Cook
Cathy Slagle		

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- July 20, 2026

3. OLD/NEW BUSINESS

OLD BUSINESS

None

NEW BUSINESS

- A. BOA 26.09** Public hearing to consider the request of the Owner, David Johnson MD, for a Special Exception for a Clinic on property zoned PUD, Planned Unit Development. The property is located at 880 Holcomb Boulevard, Suite 2B and is 0.45± acres. **PPIN#: 343646**

4. ADJOURN

Fairhope Board of Adjustment Minutes

July 20, 2026 – 5:00 PM

ADMINISTRATIVE

The Board of Adjustment met on Tuesday, July 20, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present:

X	Anil Vira, Chairman	X	Ryan Baker
X	Frank Lamia, Vice Chairman	X	Donna Cook
X	Andrew Belcher		Cathy Slagle
X	Janine Saykes, Secretary		

Staff: Hunter Simmons, Planning and Zoning Director; Michelle Melton-Null, City Planner; Chris Williams, City Attorney; and Janine Saykes, Planning Clerk

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

APPROVAL OF MINUTES

- Approval of the Minutes – May 18, 2026

Ryan Baker made a motion to approve minutes from the May 18, 2026, meeting.

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

AYE: Anil Vira, Frank Lamia, Andrew Belcher, Donna Cook, and Ryan Baker

NAY: None

ABSTAIN: None

OLD BUSINESS

None

NEW BUSINESS

- A. BOA 26.07** Public hearing to consider the request of the Owner, Virginia Oglesby Littlepage for a 15-foot Front Yard Setback Variance on property zoned R-2, Medium Density Single-Family District. The property is located south of Dogwood Avenue on the west side of Wisteria Street and is 0.14± acres. **PPIN#: 364724**

Michelle Melton-Null, City Planner, presented the above request made by the Applicant. Ms. Melton-Null shared the aerial and zoning maps. There have been no other Board of Adjustment applications associated with this site. Ms. Melton-Null shared photos of the property and the existing conditions of the natural drainage way. Ms. Melton-Null stated that Richard Johnson, P.E., City Engineer, conducted a site visit on the property and provided a letter supporting the request, adding a 25-foot drainage easement. Mr. Johnson specified that no structures, fill, grade

modifications, piping, or other land disturbances that impede or obstruct the natural flow of drainage shall be permitted within the easement.

Staff recommends conditional Approval of BOA 26.07 – Lot 76 of Fairfield Heights for a 15-foot Front Yard Setback Variance with the following conditions:

1. Applicant shall supply a legal description for the 25' drainage easement provided by a licensed surveyor in the State of Alabama;
2. The recorded drainage easement shall include the following language, verbatim: "A nonexclusive drainage easement as shown on the attached exhibit for the collection and conveyance of stormwater runoff across the burdened property. No structures, fill, grade modifications, piping, or other land disturbances that impede or obstruct the natural flow of drainage shall be permitted within the easement. Landscaping, hardscaping, fences, bridges, and similar improvements are permitted provided they are designed, constructed, and maintained so as not to restrict or interfere with the free flow of stormwater"; and
3. Variance and drainage easement shall be recorded together within 365 days of a decision in Baldwin County Probate Court prior to application of any City of Fairhope permits.

Chairman Vira asked the Applicant if she would like to speak. Virginia Littlepage – 53 De Ferriet Ct., stated that she would like the Variance granted without additional conditions requiring drainage mitigation beyond any requirements otherwise imposed through the normal building or permitting process. Ms. Littlepage stated the water flows violently in the back and would like a pipe to be allowed in the back. Ms. Littlepage stated, if there are stipulations with the Variance, her hands are tied.

Chairman Vira asked Ryan Baker what his thoughts were about the pipe. Mr. Baker stated that the Applicant needs to hire a Civil Engineer to design what is needed for the drainage. The City Engineer was not hired to design a solution. There was extensive discussion between the BOA members, Ms. Littlepage, and Staff regarding drainage, an easement, engineering, and how to address the drainage issue. Hunter Simmons stated that we are here only to discuss a Variance; we are not engineers. Mr. Simmons stated that hiring an engineer was suggested to the Applicant before asking for a Variance, but she chose to move forward with the Variance request.

Chairman Vira opened the public hearing at 5:24pm.

Tracy Peters – 410 Wisteria St., stated she is south of the subject lot. Mrs. Peters stated they fenced off the drainage problem area in their yard. Mrs. Peters stated that the Applicant contacted her regarding combining efforts to fix the problem. Mrs. Peters stated they do not want to spend money on it. Mrs. Peters also stated they are in support of building if it is done right.

Brian and Mimi Snyder – 407 Wisteria St., stated they are across the street from the subject property. Mr. Snyder stated that he is for the Variance but he has a problem with the pipe being installed in the back. Mr. Snyder stated if there is a pipe installed along with the Variance being granted it is equivalent to having your cake and eating it too. The pipe would negate the reason for the Variance. Mr. Snyder stated he does not know if a 24-inch pipe would be efficient or cause a problem downstream. Mr. Snyder stated another neighbor filled in the gully and had to put in a 48-inch drainage pipe and had to raise their land up. Mimi Snyder stated she has lived on Wisteria St. for 35 years and she does not think this pipe will work.

The public hearing was closed at 5:30pm.

Donna Cook made a motion to approve BOA 26.07 for a 15-foot Front Yard Setback Variance with Staff recommendations.

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

AYE: Anil Vira, Frank Lamia, Andrew Belcher, Donna Cook, and Ryan Baker

NAY: None

ABSTAIN: None

- B. BOA 26.08** Public hearing to consider the request of the Owners, Frances McGowin, and Cary Bathrick, for an Administrative Appeal to allow an Accessory Structure on property zoned R-3, High Density Single-Family District. The property is located at 13 Echo Lane and is 0.29± acres. **PPIN#: 74444**

Hunter Simmons, Planning and Zoning Director, presented the above request made by the Applicants. Mr. Simmons shared the aerial and zoning maps. Mr. Simmons explained the duties and powers of the Board of Adjustment when hearing and deciding on an Administrative Appeal where it is alleged there is an error in any order, requirement, decision, or determination, made by the Director of Planning and Zoning, or other administrative official.

Mr. Simmons stated the Applicants are seeking an Administrative Review/Appeal to two (2) Zoning Ordinance interpretations made by Planning Staff. Staff's interpretations are as follows:

1. That Article III, Section C, Table 3-3: *Dimension Table – Residential Accessory Structures*, as written, requires a 5-foot rear setback for all accessory structures and limits the maximum lot coverage by all accessory structures to a total of 25% of the required rear yard in an R-3 district; and
2. That, following the issuance of a Building Permit for a “treehouse or kids fort” based on a suboptimal—though procedurally sufficient (at the time)—set of sketch plans, Staff revoked said permit after discovering that the structure was being constructed across the Owner's property line onto City-owned property (Tatumville Gully), within a platted 15-foot utility easement, and inside the required 5-foot rear setback. The permit had been issued subject to conditions expressly prohibiting construction within any easements or required setbacks. The revocation was authorized under the building permit review procedures set forth in Article II, Section C.4.e, of the Fairhope Zoning Ordinance.

Mr. Simmons shared multiple plans provided by the Applicants, as well as a site plan with hand drawn buildings within the property lines. Mr. Simmons pointed out that the Applicants did have the “tree fort” dimensions listed on one of the drawings. Mr. Simmons stated that he believes the Appeal should focus on the 25% backyard coverage. Mr. Simmons stated the Planning Department did permit the Accessory Structure in that backyard. However, the permit stipulated that the structure could not be built in any easement or the setbacks. Mr. Simmons stated that property owners are responsible for knowing what encumbrances are on their property. It is not the responsibility of the Planning and Zoning Department.

Ryan Baker asked for clarification on what the requirements of the Appeal are. Hunter Simmons stated there are three (3) requirements to consider: did Staff make an error or omission in

permitting an accessory structure which exceeded 25% maximum lot coverage; allowing a structure within an easement; and allowing a structure in the setback.

Staff recommends Denial of BOA 26.08 – 13 Echo Lane for an Administrative Appeal to allow an Accessory Structure.

Chairman Vira asked the Applicants if they would like to speak.

Cary Bathrick and Francis McGowin - 13 Echo Ln. - Mr. Bathrick stated he went to the Building Department and asked for help with the Accessory Structure. He was told to make a drawing and if more information was needed the other departments would reach out to him. Mr. Bathrick stated he received notification that his permit was approved with conditions. Ms. McGowin stated that the drawing was not professional but the measurements of the structure, how far it was from other structures, and how far it was from the gully, are correct. Ms. McGowin stated when the structure was being inspected for roofing straps she was told that they built 7 feet over an easement and they were going to need to move the building back 7 feet. Ms. McGowin stated they decided to pay and have the structure moved 7 feet back so they would not need a Variance. After that, Payton Rogers went to look at the property and told Ms. McGowin their garage was already over the 25% maximum lot coverage. Ms. McGowin stated they never heard about the maximum coverage or setbacks and were never asked those questions. Mr. Bathrick stated that since the structure permit was approved he assumed everything was ok. Mr. Bathrick also stated that they are willing to move the structure back and find a solution. Ms. McGowin stated if they knew the setbacks, the easement, and coverage allowed, they would have put the structure in a different place.

Ryan Baker asked if they knew that they built the structure over their own property line. Mr. Bathrick stated he does now and that is why they stated they would move it back toward their garage. Frank Lamia stated even if they move the structure 7 feet back it is still in the utility easement, which is not permissible. Mr. Simmons stated that is correct and the Planning and Zoning Department does not have the authority to allow a structure in a utility easement. Mr. Lamia asked Ms. McGowin if they considered moving the structure to a different area of the yard. Ms. McGowin stated it is not possible because they have a small yard and the neighbors have a swimming pool next door. Ms. McGowin also stated that it would have to be rebuilt, they cannot move it that far. Andrew Belcher stated that from the beginning it was made clear that a structure could not be in an easement or the setbacks. Mr. Baker also stated that the property owner has a responsibility to follow the conditions on the permit.

Chairman Vira opened the public hearing at 6:34pm.

Frederick Ingraham - 9 Echo Ln., Fairhope, stated this process has been a complete failure. The garage is already at the 5-foot setback line and nothing could be built behind that. He feels that someone should have pointed that out. Mr. Ingraham stated his wife sent in photos of the structure in the gully. It shows all the erosion in the gully. In the last 23 years the erosion has been devastating. Mr. Ingraham stated this should never have been approved.

The public hearing was closed at 6:38pm.

Ryan Baker made a motion determining that Staff erred in part and provided the following administrative appeal determination:

1. Planning Staff made an error or omission in permitting the accessory structure which exceeded the 25% maximum rear lot coverage for an accessory structure. The Applicants may relocate the accessory structure to another compliant area of the rear yard.
2. Planning Staff did not make an error or omission in the setback calculation or the utility easement therefore;
 - a. The accessory structure must be moved out of the 5-foot backyard setback
 - b. The accessory structure must be moved out of the utility easement

Donna Cook seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Frank Lamia, Andrew Belcher, Donna Cook, and Ryan Baker

NAY: None

ABSTAIN: None

ADJOURNMENT

Chairman Vira made a motion to adjourn.

Ryan Baker seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Frank Lamia, Andrew Belcher, Donna Cook, and Ryan Baker

NAY: None

ABSTAIN: None

Adjourned at 6:50 pm.

Anil Vira, Chairman

Janine Saykes, Secretary

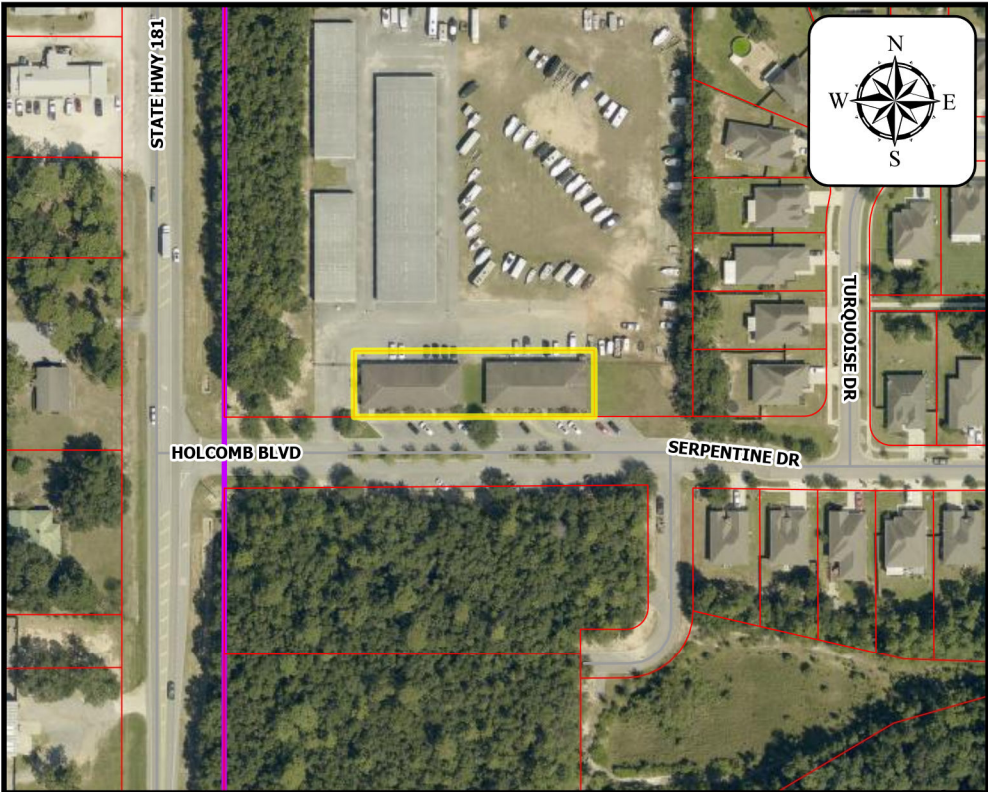
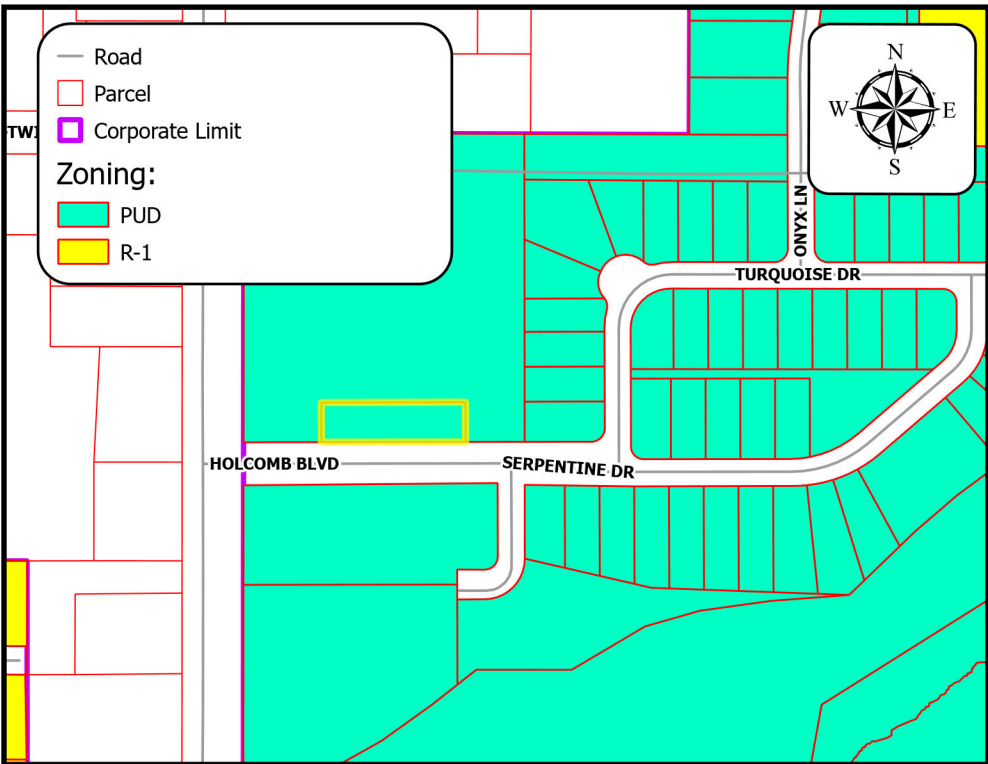
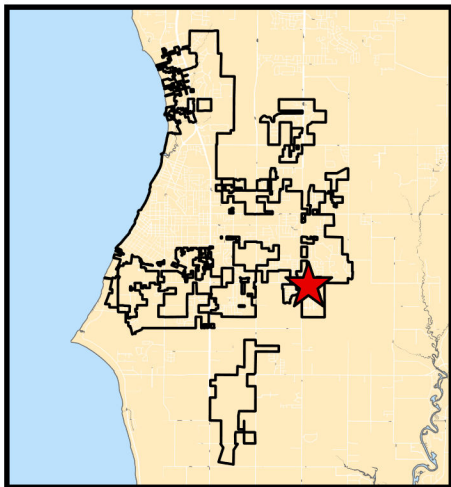
City of Fairhope

Board of Adjustments

August 17, 2026



BOA 26.09 - 880 Holcomb Blvd



<u>Project Name:</u>
880 Holcomb Blvd
<u>Site Data:</u>
0.45 acres
<u>Project Type:</u>
Special exception for clinic on property zoned PUD
<u>Jurisdiction:</u>
Fairhope Planning Jurisdiction
<u>Zoning District:</u>
Planned Unit Development
<u>PPIN Number:</u>
343646
<u>General Location:</u>
Northeast of the intersection of State Highway 181 and Holcomb Blvd
<u>Surveyor of Record:</u>
N/A
<u>Engineer of Record:</u>
N/A
<u>Owner / Developer:</u>
David Johnson, MD
<u>School District:</u>
Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>
Payton Rogers

SUMMARY OF REQUEST

Public hearing to consider the request of the Owner, David Johnson MD, for a Special Exception for a Clinic on property zoned PUD, Planned Unit Development. The property is located at 880 Holcomb Boulevard, Suite 2B and is 0.45± acres.

SITE HISTORY

The subject site is included in the North Village at Stone Creek Planned Unit Development (PUD) which was recommended for approval by the Planning Commission and subsequently approved by the City Council in 2006.

There are no known Board of Adjustments cases affiliated with this site.

STAFF COMMENTS

The applicant has requested Special Exception approval to allow a direct primary care clinic practicing family medicine within a PUD District. The North Village at Stone Creek PUD was approved by City Council in 2006 and permits all commercial properties within to be utilized for any use allowable under B-1, B-2, B-3, or B-4 zoning districts. The Zoning Ordinance permits Clinics to be located within B-1, B-2, and B-3a districts with Special Exception approval, hence this application.

The complete application, including the applicant's narrative/description, can be found included within the agenda packet.

The subject site currently has an two (2) existing structures (see exhibits), with no changes to the footprint or exterior of the building being proposed at this time. Any future signage will be required to fully comply with the City of Fairhope Sign Ordinance and receive issuance of a sign permit prior to installation.

The Zoning Ordinance defines Clinics as follows:

Clinic: a place used for the care, diagnosis and treatment of ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board.

The applicant is proposing to open a family medicine direct primary care clinic operating primarily via tele-health appointments. The applicant has stated that the site may see minimal foot traffic by appointment only.

The proposed clinic will be located in unit 2b within the existing structure. The applicant has stated that this unit is 770± square feet. As per the Zoning Ordinance a total of four (4) parking spaces would be required by this use which is already accounted for by the existing parking lots on site.

Citizen Comments

During the public comment period staff received a letter co-signed by numerous property owners within the Stone Creek Villas neighborhood. The full letter may be viewed attached to the review packet.

SPECIAL EXCEPTION CONSIDERATIONS

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

- 1) Compliance with the Comprehensive Plan;
- 2) Compliance with any other approved planning document;
- 3) Compliance with the standards, goals, and intent of this ordinance;
- 4) The character of the surrounding property, including any pending development activity;
- 5) Adequacy of public infrastructure to support the proposed development;
- 6) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- 7) Compliance with other laws and regulations of the City;
- 8) Compliance with other applicable laws and regulations of other jurisdictions;
- 9) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
- 10) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.
- 11) Overall benefit to the community;
- 12) Compliance with sound planning principles;
- 13) Compliance with the terms and conditions of any zoning approval; and
- 14) Any other matter relating to the health, safety, and welfare of the community.

Recommendation:

Based on the preceding, Staff recommends **APPROVAL** of BOA 26.09 – 880 Holcomb Blvd Special Exception.

EXHIBITS

BOA 26.09 – 880 Holcomb Blvd

August 17, 2026

Excerpt from Table 3-1 Use Table

Zoning Districts	R-A	R-1 (a, b, c)	R-2	R-3 TH	R-3 PGH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2
Use Categories / Specific Uses																
Retail (cont.)																
Automobile Service Station										○	○				○	○
Outdoor Sales Limited											○				○	○
Outdoor Sales Lot											○				○	○
Garden Center											○	○			○	○
Service																
Convalescent or Nursing Home	○	○	○			○	○	○		○	○	○		○	○	○
Clinic	○	○	○			○	○	○		○	○	○			○	○
Outdoor Recreation Facility	○	○	○			○	○	○			○	○	●	○	○	○
Day Care	○	○	○			○	○	○		○	○	○		○	○	○

● Allowed By-Right per Zoning Ordinance standards & conditions	⊗ Subject to special conditions as detailed in Zoning Ordinance	○ On appeal & subject to special conditions as detailed in Zoning Ordinance
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EXHIBITS

BOA 26.09 – 880 Holcomb Blvd

August 17, 2026

Locator Map





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: 98 Holding LLC Phone Number: 251-928-8044
 Street Address: 18880 Hwy 181
 City: Fairhope State: AL Zip: 36532

Applicant / Agent Information

If different from above.

Name: David Johnson Phone Number: 251-278-9944
 Street Address: 16311 Wood Acres Road South
 City: Fairhope State: AL Zip: 36532

Current Zoning of Property: Commercial PUD
 Proposed Zoning/Use of the Property: Medical
 Property Address: 880 Holcomb Blvd Suite 2B Fairhope, AL 36532
 Parcel Number: _____
 Property Legal Description: _____
 Reason for Zoning Change: providing community family medicine direct primary care services

Property Map Attached YES NO
 Metes and Bounds Description Attached YES NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. YES NO

Character of Improvements to the Property and Approximate Construction Date: _____

Zoning Fee Calculation:

Reference: Ordinance 1269

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.

Lindsey Harding - Manager
 Property Owner/Leaseholder Printed Name

Lindsey Harding
 Signature

Date

6-22-26

Fairhope Single Tax Corp. (If Applicable)

Cypress Bay Direct Care

David A. Johnson, MD

880 Holcomb Blvd Suite 2B Fairhope, AL 36532

251-278-9944 info@cypressbaydirectcare.com www.cypressbaydirectcare.com

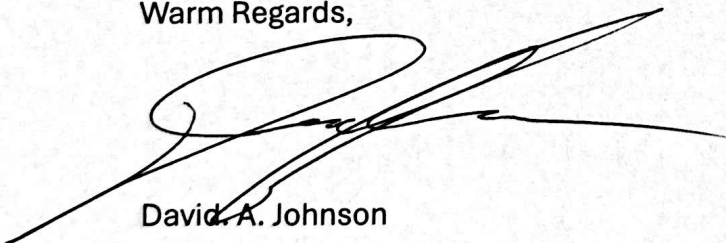
6/19/2026

To zoning and planning,

I will be opening a primary care clinic in Fairhope starting September 1st, 2026. I have been in practice in the community since 2015 providing primary care services with family medicine. I have resigned from my corporate position with the Infirmary and will be opening a direct primary care practice to help the growing need of primary care in our area. I remain with consulting privileges at Thomas Hospital and currently chair the credentials committee and attend as a member with the Executive Medical Staff Committee for Thomas Hospital.

The building I have found on 880 Holcomb Blvd is a perfect fit for location, size, and convenience for the community. We are requesting an approval for the districting zone to be able to reach that address for a medical practice.

Warm Regards,

A handwritten signature in black ink, appearing to read 'David A. Johnson', with a long horizontal flourish extending to the right.

David A. Johnson

Founder and Physician

Cypress Bay Direct Care, LLC

Re: Board of Adjustment Special Exception Request; BOA 26.09

From David Johnson <info@cypressbaydirectcare.com>

Date Fri 8/7/26 12:07 PM

To Payton Rogers <payton.rogers@fairhopeal.gov>

Good Morning Payton!

1. I will be doing family care from ages 2 to oldest adult
2. Right now I have less than 100 enrolled but could grow to 400-500. My appointments are one hour long given the small nature of the practice. So at most I would have one patient vehicle in the parking lot PER HOUR. I park in the back. So that doesn't provide any real traffic congestion.
3. I have one part time employee physically in the office with me that also parks in the back. I have one part time remote employee working from home with back office work such as records, referrals, paper work. I am the only full time person in the building. The majority of my practice will shift to doing telemedicine for my patients unless they have a condition that genuinely needs to be cared for in person. That is the beauty of direct primary care and the convenience. So the typical non contact visits will be done over the phone
4. Gross square feet I am told is roughly 770sq ft.

If you have any other questions do not hesitate. I want this transparent. I have already had folks from the local neighborhood call and ask all kinds of questions from my employers at the Infirmary. There seems to be a lot of confusion on this matter and they all plan to attend the meeting Monday night as well. I wasn't aware of any of that.

Thank you!

-Dr. Johnson

On Aug 7, 2026, at 11:53 AM, Payton Rogers <payton.rogers@fairhopeal.gov> wrote:

Good morning Dr. Johnson,

I am in the process of preparing the staff report for your case to go before the Board of Adjustment on the 17th and had a couple questions that I would like for you to respond to. These answers will allow me to complete my report and will be provided to the Board of Adjustment prior to the meeting. Please see below and let me know if you have any questions or concerns.

1. Is there a specific type of primary care that is being provided (i.e. adult, pediatric, family, etc.)?
2. How many patients do you anticipate seeing at this practice?
3. How many employees will you have?
4. What is the gross floor area in square feet of the clinic?

Please respond back as soon as you are able with your responses. I am on a deadline to post my report by no later than next tuesday.

Payton Rogers, CAPZO

Planning & Zoning Manager

Phone: 251-928-8003

Email: payton.rogers@fairhopeal.gov

www.fairhopeal.gov

<image.png>

!! BEWARE OF FRAUDULENT/SUSPICIOUS EMAILS !!

[Click to learn more](#)

The City of Fairhope, AL
Planning and Zoning
451 Pecan Ave.
Fairhope, AL 36532

August 4, 2026

RE: Applicant, David Johnson, M.D.
for a special exception for a clinic on property zoned PUD (Planned Unit Development)

Dear Planning and Zoning Department:

It is with great concern that property owners in the Stone Creek Villas subdivision are addressing the applicant's request for a variance which is three hundred, or less feet from some property owners.

One primary concern is traffic. There is not a traffic light located at the entrance of Stone Creek Villas. There is cleaning company right across the entrance to our subdivision, as well as a restaurant. There is a traffic turn signal, painted on the road, that is butted up against one another turning onto the right side of the road (Holcomb) and the left side. This poses a hazard in itself. The medians at the area of small businesses does not allow for vehicles to turn around; therefore, school busses and other vehicles could be backed up.

With a clinic coming in more traffic will be turning in and out of our subdivision. The clinic's operation hours' is another factor. Would the hours of operation be in normal working hours, or other? We have school busses entering, as well. We feel that our area is not equipped to handle this flow of traffic.

We also would like to note that the "Fairhope Overlay District is a special zoning designation centered around Thomas Hospital designed to streamline healthcare facility growth, ease property conversions, and manage surrounding commercial-residential transitions. It permits healthcare practices and medically related businesses to expand or locate within the zone with fewer traditional zoning hurdles." (<https://www.al.com>). Why is this not an option for Dr. Johnson's clinic?

Sincerely,

Concerned property owners of Stone Creek Villas

Mary Elbert Darnell Jack W. Steele
Lynne Darnell BJ Walborn
Patricia Darnell Molly M. Tate
Jim Stapleton
Dana K. Burton
Suzanne K. Underwood
Camille Brecht
Tom Brecht



THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

July 31, 2026

Sherry Sullivan
Mayor

RE: BOA 26.09
Address: 880 Holcomb Blvd. Suite 2B
PPIN #: 343648
Description: Applicant, David Johnson MD, for a Special Exception for a Clinic on property zoned PUD, Planned Unit Development.

Council Members

Andrea F. Booth
Jack Burrell, ACO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Dear Fairhope Resident,

State law requires all property owners within 300' of property to be considered for a variance request to be notified by mail. The Baldwin County Revenue Office provided your information as a current property owner within 300' of the variance request detailed above.

The City of Fairhope Board of Adjustments will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on August 17, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on August 7, 2026, to ensure adequate time for review and distribution to the Board members prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet but may be submitted for the record at the public hearing.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

Should you have any questions or concerns, please contact the Planning Department.

Cordially,

Janine Saykes
Janine Saykes
Planning Clerk