

CITY OF DAPHNE  
BOARD OF ZONING ADJUSTMENT MINUTES  
REGULAR MEETING OF DECEMBER 2, 2021 - 6:00 P.M.  
JUBILEE CONFERENCE ROOM, CITY HALL

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Chairman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called thereafter and the number of members present constituted a quorum.

Members Present:

Clay Covert  
Derek Wolstenholme  
Carolyn Courson, Vice Chair  
Billy Mayhand  
Willie Robison, Chairman

Members Absent:

Herb Cole

Staff Present:

Adrienne D. Jones, Director of Community Development  
Pat Johnson, Recording Secretary  
Tyler Thule, Attorney

Staff Absent:

Shawn Alves, BZA Attorney

Chairman called for the **Approval of Minutes** of the October 7, 2021 meeting. There were no corrections, additions or deletions.

**The Minutes were approved unanimously.**

Chairman called the item under new business on the agenda, **Appeal #2021-06, Joscelyn Steiner**, a request for a Variance to the Daphne Land Use & Development Ordinance filed with the City of Daphne Board of Zoning Adjustment. The property is PPIN #98903, a vacant lot, which is zoned R-1, Low Density Single Family Residential. The request, if granted, proposes to allow up to a 10' encroachment into the 40.0' front yard setback, and up to a 20' encroachment into the 40.0' rear yard setback in order to construct a residential dwelling.

Ms. Jones stated that this appeal and the drawings presented were a modification from the last meeting reducing the requested encroachment to 10' for the front yard setback and 20' for the rear yard setback for the R-1, Low Density Single Family property which has a minimum 40' front and rear setback. She cited once again the property has an irregular shape, existing topographic challenges, and a gully to the south, and noted that three of the four basic criteria necessary to grant a variance was met with this application, and that it would not cause any detriment to the surrounding area, and she recommended approval.

The Chairman asked the Board for further discussion and being none, he opened the floor for public participation.

The agent, Bill Johnson stated he had the property under contract and once again he was requesting the new change to the setbacks on behalf of the owner, Joscelin Steiner, and with the new request he would be able to build a nice house on the lot.

The Board discussed the rendering and the fact that the encroachment could not be over what was being requested.

The Chairman closed public participation for those in favor of the appeal and called for those in opposition, being none, he closed public participation and asked for an affirmative motion.

A **Motion** was made by **Ms. Courson** and Seconded by **Mr. Mayhand** to approve **Appeal #2021-06, Joscelin Steiner, request for a Variance to the Daphne Land Use & Development Ordinance** filed with the City of Daphne Board of Zoning Adjustment. The property is PPIN #98903, a vacant lot, which is zoned R-1, Low Density Single Family Residential, the request is to allow up to a 10'encroachment into the 40.0' front yard setback, and up to a 20'encroachment into the 40.0' rear yard setback in order to construct a residential dwelling.

Upon roll call vote, **the Motion carried unanimously.**

<b>Mr. Covert</b>	<b>Aye</b>
<b>Ms. Courson</b>	<b>Aye</b>
<b>Mr. Wolstenholme</b>	<b>Aye</b>
<b>Mr. Mayhand</b>	<b>Aye</b>
<b>Mr. Robison</b>	<b>Aye</b>

The Chairman stated the motion is approved, you may go by Community Development after 9:00 a.m. in the morning to pick up your paperwork.

There being no other business Chairman called for a **Motion to Adjourn.**

A **Motion** was made by **Mr. Mayhand** and **Seconded** by **Mr. Wolstenholme** to **adjourn. There was no discussion of the motion.**

**The Motion carried unanimously.**

The meeting adjourned at 6:10 p.m.

**Respectfully submitted by:**



Pat Johnson, Recording Secretary

**APPROVED:** April 7, 2022



Willie Robison, Chairman