

The City of Foley Board of Adjustment & Appeals held a meeting on January 12, 2026 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present: Gary Hellmich, Gregg Knight, Luanne McCarley, Keith Jiskra and Steve Bailey. Absent member was Tyler Higginbotham. Staff present were: Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Keith Jiskra called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the minutes for the December 5, 2025 meeting minutes.

Gregg Knight made a motion to approve the December 5, 2025 meeting minutes. Luanne McCarley seconded the motion. All members voted aye.

Motion to approve the December 5, 2025 meeting minutes passes.

NEW BUSINESS & PUBLIC HEARINGS:

1. George Smith- Variance

The City of Foley Board of Adjustments and Appeals has received a request for a variance for Article 8.1.2 A, accessory structures shall be at least 5' from all lot lines. Property is located at 8761 Primland Blvd. Applicant is George Smith.

Mr. George Smith explained he is installing a lean-to structure on the side of his existing shed. He stated he researched information regarding regulations and mistakenly went by the Baldwin County regulations which differ from the City of Foley's. He explained the requested side is the best location due to the slope of his property and for his intended purpose.

Chairman Jiskra stated in the photographs the property looks pretty level.

Mr. Smith stated the location of the shed is the flattest portion of the yard. He explained he has spoken with the neighbor who sent in an email stating he is in agreement with the structure being 3' from the property line. He stated he would have to adjust what is in place now but he would be able to get his 8' wide trailer under the lean-to. He explained the current location is the best side and wouldn't require him to move the shed or electrical service. He stated he has concerns with adding onto the other side which has windows.

Gary Hellmich stated if the lean-to is placed on the other side the ground could be leveled and the structure would be in compliance.

Steve Bailey asked if the lean-to was already framed.

Mr. Smith answered yes. He stated he has already framed the structure and it would have to be taken apart to be moved.

Steve Bailey stated the Board has denied similar requires. He explained it would be different if there was nowhere else on the property to place the structure.

Mr. Smith stated his concern is the waste of materials when he deconstructs it to move to the other side.

Chairman Jiskra stated the board would be setting a precedence if it is approve.

Mr. Smith stated if he moves the lean- to it will take up more of his yard.

Gary Hellmich made a motion to deny the requested variance. Luanne McCarley seconded the motion. Roll call vote: Gary Hellmich, aye; Gregg Knight, aye; Luanne McCarley, aye; Keith Jiskra, aye; Steve Bailey, aye.

Motion to deny the requested variance passes.

ADJOURN:

Gary Hellmich made a motion to adjourn the meeting at 5:40 p.m. Gregg Knight seconded the motion. All members voted aye.

Motion to adjourn the meeting at 5:40 p.m. passes.