



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

**WEDNESDAY, FEBRUARY 15, 2017, 3:00 P.M.
CITY COUNCIL CHAMBER
4099 ORANGE BEACH BLVD.**

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. Approval of minutes from the Regular Meeting on January 18, 2017.

D. VARIANCES

1. **CASE NO. 0201-V-17 – VARIANCE – 5606 EAST OAK RIDGE DRIVE – OWNER/APPLICANT: TIMOTHY & CHRISTINA MCINNIS** – Request by the applicant for variances to Section 4.03, Minimum Setbacks, and Section 5.1204, Nonconforming Uses and Structures – Expansion of a Nonconforming Building, to convert an existing garage that is part of the footprint of the principal building and is encroaching 5 feet into the required 10-foot side setback on the north side into a bedroom and bathroom. The municipal address is 5606 EAST OAK RIDGE DRIVE in the RS-1 (Single-Family Residential) zoning district.
2. **CASE NO. 0202-V-17 – VARIANCE – 4225 ORANGE BEACH BOULEVARD – OWNER: HOLLIS W. WILLIAMS – APPLICANT: THE BROADWAY GROUP LLC** – Request by the applicant for variances to: (a) Section 8.0101, Required Off-Street Parking, to reduce the required parking for a proposed retail store from 53 spaces to 30 spaces; (b) Section 10.0305, B. 1., Consideration in Reviewing Site Plans – Appearances of Site and Structure, to reduce the number of customer entrances from two to one and having it face Highway 161 and to omit the additional customer entrance on the north side of the building facing Rose Lane; (c) Section 10.0305, B. 1., Consideration in Reviewing Site Plans – Access, Internal Circulation, and Off-Street Parking, to have more than 50% of the required parking to be situated between the front façade on the east side and Highway 161; (d) Section 10.0305, D., Consideration in Reviewing Site Plans – Pedestrian Consideration, to eliminate the required six-foot landscape area between the north side of the building and the sidewalk since the north side of the building does not have a customer entrance; and (e) Section 16.04, B. 1, Landscape Requirements – Vehicular Use Area and Perimeter Fencing, to reduce the width of the perimeter landscape strip along the Rose Lane right-of-way from 10 feet to 5.89 feet. The municipal address is 4225 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district.

3. **CASE NO. 0203-V-17 – VARIANCE – 5299 BAY DRIVE – OWNER/APPLICANT: SCOTT ROWLAND** – Request by the applicant for a variance to Section 5.0406, Accessory Structures and/or Buildings – Setbacks, to reduce the front setback for a proposed accessory structure from 130 feet to 57.8 feet. The municipal address is 5299 BAY DRIVE in the RS-2 (Single-Family Residential) zoning district.
4. **CASE NO. 0204-V-17 – VARIANCE – 5089 BAY DRIVE – OWNER/APPLICANT: MICHAEL LOVETT** – Request by the applicant for a variance to Section 4.03, Minimum Setback, to encroach 2 feet into the required 10-foot side setback on the north side, and a variance to Section 5.1204, Nonconforming Uses and Structures – Expansion of a Nonconforming Building, to expand or alter a portion of an existing building nonconforming with the existing design requirements of the Zoning Ordinance. The municipal address is 5089 BAY DRIVE in the RS-2 (Single-Family Residential) zoning district.

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

H. ADJOURN

Copies of the applications are available from the City of Orange Beach Planning Division located at 4101 Orange Beach Blvd., Orange Beach, Alabama, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

All items on this agenda are scheduled for action unless specifically noted otherwise. Unless otherwise stated, items may be taken out of the order presented at the discretion of the Chairperson. Any item listed on this agenda may be taken out of order if so requested by the applicant, staff, or a member of the Board of Adjustment. The Board of Adjustment may impose time limitations, as necessary, on individuals wishing to be heard on agendaed items.

Notice: This meeting has been properly noticed and posted at the following locations:

Orange Beach City Hall, 4099 Orange Beach Blvd.
Orange Beach Community Development Building, 4101 Orange Beach Blvd.
Orange Beach Justice Center, 4480 Orange Beach Blvd.
Orange Beach Post Office, 25778 John M. Snook Dr.

Actions: All actions on variances and appeals are final unless the application or aggrieved party files a motion for judicial relief to the Circuit Court.