

Minutes
Orange Beach Board of Adjustment
August 17, 2015 – 5:00 P.M.
Council Chambers – Orange Beach Municipal Complex

A. Call to Order

Chairman Mike Contorno called the meeting to order at 5:05 p.m. and asked the secretary to call the roll.

B. Roll Call

Present: Bob Barnett
 Tem Blalock
 Mike Contorno
 Gene Grant
 Cecil Young
 Tim Blackwell
 Pete Peterson
 John Lawler, City Attorney
 Kit Alexander, Engineering & Environmental Services Director
 Griffin Powell, Planner II
 Paulette Taylor, Planner I

C. Approval of Minutes

1. Approval of minutes from the Regular Meeting on July 20, 2015.
Motion made (Barnett/Young) to approve the July 20, 2015 minutes. Roll call revealed: Barnett, yes; Blalock, yes; Contorno, yes; Grant, yes; Young, yes; Blackwell, yes; Peterson, yes. **Approved (7-0).**

D. VARIANCES

1. **CASE NO. 0801-V-15 – VARIANCE – 27701 EAST BEACH BOULEVARD – OWNER: PIROQUE, L.L.C. – APPLICANT: J. VEAL ARCHITECT** – Request by the applicant for a variance to Section 5.0602, Spaces between Buildings, to reduce the separation between the front wall of one proposed structure and the rear wall of another proposed structure from 40 feet to 25 feet. The municipal address is 27701 EAST BEACH BOULEVARD in the RS-2 (Single-Family Residential) zoning district. Jim Veal was present to address the Board. He stated that last week the Planning Commission approved a resubdivision final plat, combining two lots into the one as represented in this petition. The lots contain wetlands located both above and below the mean high tide line. He is requesting a reduction of the wall separation requirement between two structures. Kit Alexander stated that it would be difficult to build on lot #15 due to the amount of wetlands. Roughly half of the subject property is comprised of wetlands.

Mr. Veal stated that the main residential structure would be approximately 2600 square feet and the second residential structure 750 square feet. He stated that the size of the dwelling units may change. He specified that there would be five to six parking spaces available. Much discussion was held on the minimum square footage requirement for the second structure. John Lawler stated that the variance submittal needs to include a specific site plan, residential structure sizes and the appearance of each building. Mr. Veal requested that the variance request be deferred until the September 21 meeting to allow him to revise the site plan.

Motion made (Barnett/Grant) to defer until the September 21, 2015 meeting.
Roll call revealed: Barnett, yes; Blalock, yes; Contorno, yes; Grant, yes; Young, yes. **Deferred (5-0).**

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

Kit Alexander stated that staff is working on zoning text amendments for the following:

- Stricter parking requirements for single family residential and duplex developments based on the number of bedrooms.
- Conditional use consideration for single family and duplex dwellings with more than five sleeping rooms.
- Stricter multi-family parking requirements due to provision for visitor and overflow parking.
- Private beach access requirement for beachfront hotel and multi-family developments providing emergency response and beach services access.
- Increase in restaurant parking requirements by accommodating for outdoor seating.

The Board of Adjustment will be provided a copy of the public notice of the date and time for the Zoning Text Committee meeting.

ADJOURN

The meeting adjourned at 6:04 p.m.

Respectfully submitted,

Approved,

Paulette Taylor, Planner I

Mike Contorno, Chairman