

MINUTES
ORANGE BEACH BOARD OF ADJUSTMENT
REGULAR MEETING
Monday, December 21, 2015 – 5:00 P.M.
City Council Chamber, City Hall – 4099 Orange Beach Blvd.

PRESENT: Bob Barnett
 Tem Blalock
 Mike Contorno
 Gene Grant
 Cecil Young
 Tim Blackwell
 Pete Peterson

ABSENT: None

STAFF PRESENT: Kit Alexander – E&ES Director, Griffin L. Powell – Planner II

A. CALL TO ORDER

Chairman Mike Contorno called the meeting to order at 5:05 P.M.

B. ROLL CALL

Griffin Powell called the roll. Five regular members, Bob Barnett, Tem Blalock, Mike Contorno, Gene Grant, Cecil Young, were present. Both supernumerary members, Tim Blackwell and Pete Peterson, were present.

C. APPROVAL OF MINUTES

1. Approval of minutes from the Regular Meeting on November 16, 2015.

Motion made (Barnett/Grant) to approve the November 16, 2015, minutes as submitted. Roll call revealed: Barnett, yes; Blalock, yes; Contorno, yes; Grant, yes; Young, yes; Blackwell, yes; Peterson, yes. **Approved (7-0)**

D. VARIANCE

1. **CASE NO. 1201-V-15 – VARIANCE – LOTS 9 AND 10, SWEETWATER BAYOU SUBDIVISION – OWNER/APPLICANT: CUMMANS CONSTRUCTION** – Request by the applicant for a variance to Section 4.03, Minimum Setbacks, to reduce the rear setback from 30 feet to 15 feet for the purpose of constructing mini warehouses. The subject property is Lots 9 and 10 in the Sweetwater Bayou Subdivision and is in the GB (General Business) zoning district.

Hasty Laney, a representative for the owner, presented the application to the Board of Adjustment. Mr. Laney stated that the plans are to combine Lots 9 and 10 into a single parcel and to construct two mini warehouse buildings. The site plan submitted shows two buildings with one having the footprint dimension of 40’ by 150’ and the other 80’ by 150’. Both buildings encroach 15 feet into the 30-foot rear

setback. Mr. Laney indicated that the dimensions as proposed would make it easier to purchase the buildings from the manufacturer and would enable them to have more storage units. He stated the rear setback is too stringent. The Board expressed concerns with the drainage in the subdivision, and Staff indicated that the 30-foot rear setback area would be ideal for a retention area for stormwater drainage. The Board stated they felt the variance request was a financial hardship, which does not constitute an undue hardship per the Zoning Ordinance.

There were no participants in the public hearing.

Motion made (Barnett/Blalock) to approve variance request as presented. Roll call revealed: Barnett, no; Blalock, no; Contorno, no; Grant, no; Young, no; Blackwell, no; Peterson, no. **Failed (0-7)**

E. APPEALS

There were no appeals on the agenda.

F. NEW BUSINESS

There was no new business on the agenda.

G. OTHER BUSINESS

There was no other business on the agenda.

H. ADJOURN

Chairman Contorno adjourned the meeting at 5:14 P.M.

Respectfully submitted,

Approved,

Griffin L. Powell, Planner II for
Paulette Taylor, Planner I

Mike Contorno, Chairman