

Minutes
Orange Beach Board of Adjustment
January 20, 2016 – 5:00 P.M.
Council Chambers – Orange Beach Municipal Complex

A. Call to Order

Chairman Mike Contorno called the meeting to order at 3:02 p.m. and asked the secretary to call the roll.

B. Roll Call

Present: Bob Barnett
 Tem Blalock - absent
 Mike Contorno
 Gene Grant
 Cecil Young - absent
 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 December 21, 2015.
Motion made (Grant/Barnett) to approve the December 21, 2015 minutes. Roll call revealed: Barnett, yes; yes; Contorno, yes; Grant, yes; Blackwell, yes; Peterson, yes. **Approved (5-0).**

D. VARIANCES

1. **CASE NO. 0101-V-16 – VARIANCE – 3823 JUBILEE POINT ROAD – OWNER/APPLICANT: EVERETT GILLIS** – Request by the applicant for a variance to Section 5.0201, Projections into Yard, to change the front setback encroachment on the west side from 6 feet to 23 feet to accommodate an existing stairwell and to change the side setback encroachment on the north side from 2 feet to 7 feet to accommodate a second exit or emergency exit for the second floor. The municipal address is 3823 JUBILEE POINT ROAD and is in the RS-1 (Single-Family Residential) zoning district. Everett Gillis was present to address the Board of Adjustment. He stated that the porch is too close to the property line. Mr. Gillis was issued a building permit about six months ago. He used an aerial as his site plan and the property setbacks were not shown. He would like to have a deck all around the house in case of fire on the second story. He is requesting to install new treads and hand rails on the existing non-conforming front stairs.

No one was present to speak in favor or opposition. The Board of Adjustment was provided one letter in favor and one letter in opposition. The Board of Adjustment considered various alternatives to bring the site into compliance.

Motion made (Blackwell/Barnett) to grant a 10-foot variance in the front for new stairs. The stairs on the front will be located entirely with the confines of the front elevated deck. The motion also included a two-foot variance for the deck located on the northeast side of the property. Roll call revealed: Barnett, yes; Contorno, yes; Grant, yes; Blackwell, yes; Peterson, yes. Approved (5-0).

- E. APPEALS**
- F. NEW BUSINESS**
- G. OTHER BUSINESS**
- H. ADJOURN**

The meeting adjourned at 3:32 p.m.

Respectfully submitted,

Approved,

Paulette Taylor, Planner I

Mike Contorno, Chairman