

**Minutes**  
**Orange Beach Board of Adjustment**  
**February 15, 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  
                      Tim Blackwell - absent  
                      Pete Peterson  
                      John Lawler, City Attorney  
                      Kit Alexander, Engineering & Environmental Services Director  
                      Griffin Powell, Planner II  
                      Landon Smith, Building Official  
                      Paulette Taylor, Planner I

**C. Approval of Minutes**

1. Approval of minutes from the Regular Meeting on January 20, 2016.  
**Motion made (Grant/Barnett) to approve the January 20, 2016 minutes.** Roll call revealed: Barnett, yes; yes; Contorno, yes; Grant, yes; Young, yes; Peterson, yes. **Approved (5-0).**

**D. VARIANCES**

1. **CASE NO. 0201-V-16 – VARIANCE – 24690 CROSS LANE – OWNER: SEDRAK PARTNERS – APPLICANT: DANIEL PRICKETT** – Request by the applicant for a variance to Section 4.03, Minimum Setback, to reduce the required front setback from 30 feet to 20 feet for the purpose of constructing a single-family dwelling. The municipal address is 24690 CROSS LANE and is located in the RS-1 (Single-Family Residential) zoning district. Daniell Prickett was present to address the Board of Adjustment. He stated that the owner would like to construct a single-family dwelling on the lot but due to the location of the CCL (Coastal Construction Line) the building footprint would only allow a 68 x 14 size structure. They are requesting a variance to the front setback to allow for a three-bedroom/four-bathroom home with a media room. It will be rented and sleep ten people. Chairman Mike Contorno opened the public hearing for comments and three people spoke. Greg Neely stated he was not opposed to the variance because he preferred a nicer looking house that what would fit on the property. However, he voiced concerns with parking and also stated that the garbage truck cannot get down the street. Mr. Neely provided photos to the Board.

Tina D'Aversa, family owns three units at Seascape Condominiums and is a full-time resident, also provided photos to the Board showing parking problems on the street. She stated that her biggest concern is that construction in the past has not been compliant with the building codes, i.e., parking and garbage. She stated that they should build what is allowed. Ken Gaspard, Seascape Condominiums, agreed with previous comments and stated that garbage is a problem.

Landon Smith, Building Official, stated that by right it was nearly impossible to build a 14-foot wide structure and not achievable to build an elevated house.

Daniel Prickett stated that underneath the house will be left open for parking.

Motion made (Barnett/Grant) to approve variance request as submitted. Roll call revealed: Barnett, no; Contorno, no; Grant, no; Young, no; Peterson, no. **Denied (0-5).**

**E. APPEALS**

**F. NEW BUSINESS**

**G. OTHER BUSINESS**

**H. ADJOURN**

The meeting adjourned at 5:44 p.m.

Respectfully submitted,

Approved,

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Paulette Taylor, Planner I

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Mike Contorno, Chairman