

Minutes
Orange Beach Board of Adjustment
April 19, 2017 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex

A. Call to Order

Chairman Mike Contorno called the meeting to order at 4:00 p.m. and asked the secretary to call the roll.

B. Roll Call

Present: Bob Barnett
 Tim Blackwell
 Tem Blalock
 Mike Contorno
 Cecil Young
 Pete Peterson
 Linda Bradley
 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 March 15, 2017.
Motion made (Blalock/Barnett) to approve the March 15, 2017 minutes. Roll call revealed: Barnett, yes; Blackwell, yes; Blalock, yes; Contorno, yes; Peterson, yes; Bradley, yes. **Approved (6-0).**

D. VARIANCES

1. **CASE NO. 0401-V-17 – VARIANCE – 4225 ORANGE BEACH BOULEVARD – OWNER: HOLLIS W. WILLIAMS – APPLICANT: THE BROADWAY GROUP LLC**
– Request by the applicant for a variance to Section 8.0101, Required Off-Street Parking, to reduce the required parking for a proposed retail store from 53 spaces to 33 spaces. The municipal address is 4225 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district. Bob Broadway was present to address the Board of Adjustment. He stated they are seeking a variance to the parking requirements. The Dollar General on Canal Road has 64 parking stalls and a large percentage is rarely used. He stated that they would like to duplicate the store recently built on Perdido Beach Blvd, which received a variance for the parking requirements and provides 36 parking stalls. The Perdido Beach Store also included road and drainage improvements. They have received positive comments from the community and staff regarding the front elevation of the Perdido Beach Boulevard store.

Bob Broadway stated they have redesigned the layout of the proposed site plan to gain three additional stalls. The store front has been brought closer to the road. The sign has been relocated to save trees. Improvements will be made to Rose lane and they have addressed ALDOT comments. The road will be widened from its current 11 feet to 28 feet.

Chairman Mike Contorno asked if any parking spaces would be used in the delivery area. It appears 10 – 12 spaces would be blocked. Bob Broadway stated that no parking spaces would be blocked but later stated that a few in the back could be blocked. The delivery trucks, which come once a week, will pull in forward and back out. In Neighborhood Business the allowable building coverage is 56% and they are proposing 27%.

Chairman Mike Contorno opened the public hearing for comments. Hollis Leslie Williams, seller of the property, stated that his father has moved into assisted living and will not be returning to the area. Kit Alexander was asked by Margaret Lauder, owner of properties to the west of the subject site, to inform the Board that she is not in support of the variance. An email from Mrs. Lauder was provided to the Board. Parking and traffic concerns were discussed.

John Lawler stated that, for variance requests, the limits of the public notice of surrounding property owners needs to be expanded and should not be merely adjoining property owners. The current bylaws state that all adjoining property owners are to receive certified public notice of a variance request.

Motion made (Blackwell/Barnett) to approve the variance request as submitted. Roll call revealed: Barnett, yes; Blalock, yes; Blackwell, yes; Contorno, no; Peterson, yes. **Approved (4-1).**

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

The Board discussed amending the bylaws to notify property owners within 500 feet for any variance requests. The applicant will be required to furnish addresses for property owners within 500 feet and pay for the cost of certified mail.

Motion made (Blalock/Barnett) to amend the notice requirements to 500 feet for all applications. The applicant will furnish addresses for property owners within 500 feet and pay for the cost of certified mail. Roll call revealed: Barnett, yes; yes; Blackwell, yes; Blalock, yes; Contorno, yes; Peterson, yes; Bradley, yes. **Approved (6-0).**

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H. ADJOURN

The meeting adjourned at 5:05 p.m.

Respectfully submitted,

Approved,

Paulette Taylor, Planner I

Mike Contorno, Chairman