

Minutes
Orange Beach Board of Adjustment
March 21, 2018 • 4:00 P.M.
Council Chambers • Orange Beach Municipal Complex

A. Call to Order

Chairman Mike Contorno called the meeting to order at 4:03 p.m. and asked the secretary to call the roll.

B. Roll Call

Present: Bob Barnett
 Tim Blackwell
 Tem Blalock - absent
 Mike Contorno
 Cecil Young
 Pete Peterson
 Linda Bradley
 John Lawler, City Attorney
 Kit Alexander, Community Development Director
 Griffin Powell, Community Development Planner II
 Paulette Taylor, Community Development Planner I
 Mindy Smith, Community Development Office Manager

C. APPROVAL OF MINUTES

1. Approval of minutes from the Regular Meeting on February 21, 2018.
Motion made (Barnett/Young) to approve the February 21, 2018 minutes. Roll call revealed: Barnett, yes; Blackwell, yes; Contorno, yes; Young, yes; Peterson, yes; Bradley, yes. **Approved (6-0).**

D. VARIANCES

Since the applicant for Case No. 0201-V-18 was not present, Chairman Mike Contorno amended the agenda to hear Case No. 0301-V-18 first.

1. Case No. 0301-V-18, 25125 Canal Road

J&M Tackle requests a variance to Section 5.0602, Space between Buildings, to reduce the building separation between a side and rear wall from 20 feet to 10 feet and a variance to Section 10.02, Architectural Restrictions, to allow for a metal-sided, metal exterior-walled building for the purpose of constructing a storage building to be located behind J&M Tackle located at 25125 CANAL ROAD in the GB (General Business) zoning district.

Mike Giannini, the owner of J&M Tackle, was present to address the Board. He stated that he wants to build a 50 foot by 100 foot warehouse behind J&M Tackle. The warehouse will be used to store extra product. It will be unmanned, uncooled, and unplumbed. He is requesting a 10 foot separation between the two buildings instead of the usual 20 foot separation. He is also asking to be allowed to use metal siding on the building.

Mike Giannini explained that large semi-trucks can come off Canal Road, pull in beside his building, drive through the boat storage area behind his building, make a large u-turn, and then drive back out. If the building separation was 20 feet, then it may cause

issues for less experienced truck drivers to be able to make that turn around. He said that the new warehouse would not be visible from the road since it will be behind the current building.

Bob Barnett inquired if there were any concerns with fire engines getting through there. Mike Giannini advised he had spoken with Craig Stephenson (the Fire Marshal) and he only wanted a key to the gate and for him to put a fire hydrant on the property. Mike Contorno asked if the building would have electricity. Mike Giannini confirmed that it will have electricity for lighting. The warehouse will be the same color as the current building.

Chairman Mike Contorno opened the public hearing for comments. No one spoke in favor or against. Chairman Mike Contorno advised that they had received one comment from the owners of the storage buildings across the street. Those property owners had no objections.

Motion made (Barnett/Blackwell) to approve variance request as written. Roll call revealed: Barnett, yes; Blackwell, yes; Contorno, yes; Young, yes; Peterson, yes. **Approved (5-0).**

2. Case No. 0201-V-18, 26361 Cotton Bayou Drive

Jimmy Boyd, on behalf of Dan N. Denton, requests a variance to Section 4.02, Requirements for Lot Area, Lot Width, and Other Factors, to reduce the minimum lot width requirement from 75 feet to 50 feet for the purpose of subdividing the lot located at 26361 COTTON BAYOU DRIVE in the RS-1 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on 2/21/18.*

Kit Alexander said she believed the applicant was not present at the meeting because the City Council has not yet voted on the vacation rental license zoning text amendment. That vote will take place at the April 3, 2018 City Council meeting at 5:00. This application will be deferred to the April 18, 2018 Board of Adjustment meeting.

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

Kit Alexander briefed the Board on the proposed vacation rental license zoning text amendment.

H. ADJOURN

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Approved,


Mindy Smith, Office Manager


Mike Contorno, Chairman