

Minutes
Orange Beach Board of Adjustment
March 20, 2019 ▪ 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
 Mike Contorno
 Pete Peterson
 Linda Bradley
 John Lawler, City Attorney
 Kit Alexander, Community Development Director
 Griffin Powell, Planner II
 Paulette Taylor, Planner I
 Mindy Smith, Office Manager

Absent: Cecil Young

A. APPROVAL OF MINUTES

1. Approval of minutes from the Regular Meeting on November 28, 2018.
Motion made (Blalock/Barnett) to approve the November 28, 2018 minutes. Roll call revealed: Barnett, yes; Blackwell, yes; Blalock, yes; Contorno, yes; Peterson, yes; Bradley, yes. **Approved (6-0).**

B. VARIANCES

1. **Case No. 0301-V-19, 5089 Wilson Boulevard**
Gerald and Linda Langford request approval of a variance to Section 5.0201, Projections into Yards, to encroach 4.5 feet beyond the allowable 20% encroachment into the 10-foot side setback on the north side of the property for the purpose of constructing a deck. The deck will be 3.5 feet from the north property line. The property is located at 5089 WILSON BOULEVARD in the RS-2 (Single-Family Residential) zoning district. Gerald Langford was present to address the Board. He stated that in February 2019 he received approval for Phase 1 to extend the deck northward 6.5 feet. He wants to increase the area by extending the deck 4.5 feet beyond the 20% allowable encroachment into the side setback. The deck will be 12” high to improve the exit on this side of the house. It will not put additional water on the neighbors and will channel the water down the property line.

Tem Blalock asked when the lots next door to the Langford were submitted. Kit Alexander stated that information is not readily available. Gerald Langford stated his lot had been subdivided. Pete Peterson asked if it would cause flooding. Kit Alexander stated the applicant has done his best to not cause a flooding problem. He will not be bringing in any fill dirt. She stated that the deck is 12” high due to the terrain and shouldn’t affect drainage if

no earth work is done underneath. Gerald Langford stated the area stays wet and he is trying to ease drainage.

Gerald Langford stated he will probably add a fence or screen attached to the deck for privacy. Chairman Mike Contorno asked if he could attach anything to the deck. Kit Alexander replied that he could have deck attachments. Chairman Mike Contorno stated it is a beautiful home and landscaping. It looks good on the ground instead of up on pilings.

Chairman Mike Contorno opened the public hearing for comments and no one spoke in favor or opposition.

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

- C. APPEALS
- D. NEW BUSINESS
- E. OTHER BUSINESS
- F. ADJOURN

Respectfully submitted,

Approved,

Paulette Taylor, Planner I

Mike Contorno, Chairman