

**Minutes**  
**Orange Beach Board of Adjustment**  
**July 21, 2021 4:00 PM**  
**Council Chambers Orange Beach Municipal**  
**Complex**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Present: Linda Bradley  
Greg Kennedy  
Tim Harry  
Vice Chairman Tim Blackwell  
Chairman Mike Contorno  
Jimmy Boyd, Supernumerary  
Ryan Beebe, Supernumerary  
John Lawler, City Attorney  
Kit Alexander, Community Development Director  
Griffin Powell, City Planner  
Sherri Descalzo, P&Z Coordinator

**C. APPROVAL OF MINUTES**

1. Approval of minutes from the Regular Meeting on June 16, 2021.

**D. VARIANCE**

**1. CASE NO. 0701-V-21, 27254 Boat Basin Road**

Mark Keel Construction, on behalf of Dale and Patricia Hackett, requests approval of a variance to Section 4.03, Minimum Setbacks, to encroach 4.2 feet into the required 10-foot setback to the east side lot line (house will be 5.8 feet from the east lot line) and a variance to Section 5.0201, Projections into Yards, to go 2.6 feet beyond the 20-percent allowable encroachment into the 10-foot side setback for a rear porch (Rear porch will be 5.4 feet from the east lot line) for the purpose of constructing a single-family house. The property is located at 27254 Boat Basin Road in the RS-2 (Single-Family Residential) zoning district. Ed Hackett stated that when they purchased the property they thought the lot was 50 feet wide. Chairman Contorno asked if they were going to keep the oak tree in the back yard. Ed Hackett stated it would be coming down. Tim Blackwell said it is a big house and that he is trying to understand how this variance request is a hardship. Pat Hackett said that the lot is not 50 feet wide and the house that they want to build is 30 feet wide. Their request is based on the lot being irregular and the proposed encroachment toward the road right-of-way, not a neighboring property. They will have a slight view of the bay. None of the neighbors have a problem with the requested variance. Linda Bradley said that there are lots near the subject lot that have the same lot width and the houses are built within the setbacks. Her concern is that the house will be too

close to Boat Basin Road. Greg Kennedy wanted to know why they could not build a narrower and longer house or a 2-story home. Mark Keel said that no cars driving on Boat Basin Road will be hindered. He also brought up that Mark Jackson and Chris Bazor had similar approved variance requests on Look Rook Road. He stated they would be willing to reduce the variance request to a 3.6 foot encroachment. Attorney John Lawler said that the hardship needed to be related to the land.

Chairman Contorno stated the board could make a motion to reduce the encroachment to 3.6 feet.

Motion was made and seconded (Blackwell/Harry) to approve the requested variance as submitted. Vice Chairman Tim Blackwell, no; Chairman Mike Contorno, yes; Linda Bradley, no; Greg Kennedy, no; Tim Harry, no.

**Disapproved (1-4).**

**E. APPEAL**

**F. NEW BUSINESS**

**G. OTHER BUSINESS**

**II. ADJOURN**

Adjourned at 4:36 PM

Respectfully submitted,

Approved

  
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Sherri Descalzo, P&Z Coordinator

  
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Mike Contorno, Chairman