

**Minutes**  
**Orange Beach Board of Adjustment**  
**June 16, 2021 4:00 PM**  
**Council Chambers Orange Beach Municipal Complex**

**A. CALL TO ORDER**

Chairman Contorno called the meeting to order at 4:01 PM and asked the secretary to call the roll.

**B. ROLL CALL**

Present: Mike Contorno  
Tim Blackwell  
Greg Kennedy  
Tim Harry  
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 May 19, 2021.

**D. VARIANCE**

1. **CASE NO. 0601-V-21, 4811 Washington Boulevard**

Randall A. and Ann Thompson Coggins request approval of a variance to Section 5.0402, Number of Accessory Structures on Lot, to allow a 13' by 14' garden shed as an additional detached accessory structure, causing the lot two detached accessory structures. The property is located at 4811 Washington Boulevard in the RS-I (Single-Family Residential) zoning district.

Randall Thompson, currently residing on Sherri Lane, stated the home was built by his father-law in 1990 to accommodate family handicap needs. They have since built a back porch with a ramp. The Thompsons have a handicap son and daughter who use the detached garage to house their activity equipment; a pottery wheel, work out equipment, etc. The proposed accessory structure would house yard tools and other items necessary to sustain the upkeep of the property. The property receives drainage from the road and from the properties to the south. If an extension to the existing garage was constructed, the addition would obstruct the natural flow of drainage and improvements would be required to redirect the offsite drainage. Kit Alexander stated that this property receives a significant amount of stormwater runoff from Washington Boulevard and the rear of the lots to the south of the subject property.

Tim Blackwell asked if the new accessory building meets the setback requirements. Randall Thompson said that the structure would meet the required setbacks.

Greg Kennedy stated that a garage addition and new drainage swale could be constructed without a variance. Randall Thompson said he had looked at that scenario but the drainage would cause water to puddle under the structure and cause the walkway to be wet. This would be a danger to his children as one is blind and they both have difficulty navigating rough areas.

Mike Contorno asked if certified letters had been sent and whether any neighbors responded. Sherri Descalzo stated that no responses were received from the certified letters. Greg Kennedy stated that the board needs to be consistent with zoning ordinance. John Lawler stated that the hardship needs to be associated with the land.

Motion was made by Tim Blackwell and seconded by Tim Harry. Vice Channan Blackwell, yes; Chairman Contorno, yes; Greg Kennedy, yes; Tim Harry, yes,  
**Approved (4-0).**

**E. APPEAL**

**F. NEW BUSINESS**

**G. OTHER BUSINESS**

**II. ADJOURN**

Adjourned at 4:36 PM

Respectfully submitted,

Approved



Sherri Descalzo, P&Z Coordinator



Mike Contorno, Chairman