

Minutes
Orange Beach Board of Adjustment
May 19, 2021 4:00 PM
Council Chambers Orange Beach Municipal Complex

A. CALL TO ORDER

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

B. ROLL CALL

Present: Mike Contorno
Tim Blackwell
Linda Bradley
Greg Kennedy
John Lawler, City Attorney
Kit Alexander, Community Development Director
Griffin Powell, City Planner
Sherri Descalzo, P&Z Coordinator
Sean Brunley, GIS Specialist

C. APPROVAL OF MINUTES

I. Approval of minutes from Regular Meeting on April 21, 2021.

D. VARIANCE

1. CASE NO. 0501-V-21 5466 Bay La Launch Avenue

Michael Dramer requests approval of variances to Section 5.0406, Setbacks for Accessory Structures, to allow an encroachment of 3 feet into the required 10-foot rear setback (7 feet from rear lot line) and to allow an encroachment of 5 feet into the required 10-foot north side setback (5 feet from the north lot line) for the purpose of constructing a 16-foot by 21-foot (336 SF) detached accessory structure. The property is located at 5466 Bay La Launch Avenue in the RS-2 (Single-Family Residential) zoning district. Michael Dramer stated that his house is only 750 SF and was built 1956; the previous accessory building had been built around 1980. It had been an eyesore and had been patched many times. Upon retiring from CVS he has been living, not full time, in Orange Beach and has been building marine structures. His hot water heater, washer and dryer are housed in the structure. If he builds to conform it will be impossible to use the side of the house where the structure will be. Greg Kennedy asked since there is 41 feet on the east side, could he not add on to the house. Mr. Dramer said that that is where the grinder pump is located and the vegetation prevents construction. Mr. Dramer said it would not work due to the pitch of the roof and it would not be cost efficient. He plans to eventually demolish the existing structures and build another home on the property. Linda Bradley said that it is hard to prove hardship tied to the land. Michael Dramer stated that the previous existing accessory structure has never been an issue and that it is also for storage due to the house being so small. John Lawler said that the demolition and building of the accessory structure without a permit is a violation and this is a hard case to find the hardship, Chairman Contorno asked if the variance could be approved with a condition that if the house is demolished, the accessory building would also be demolished. Kit Alexander stated that it would be difficult to enforce and could not be guaranteed. Chairman Contorno said that, due to the number of present board members, the vote would have to be for unanimous support of the variance or it will be disapproved. Chairman Contorno asked Mr. Dramer if he would like rework the layout and bring it forwarded to the next Board of Adjustment meeting. Mr. Dramer said he needed hot water now and he had family coming into town and requested that the board proceed with the vote.

Motion was made by Tim Blackwell and seconded by Linda Bradley to approve the 16-foot by 21-foot detached structure with a five-foot setback on the north property line, meeting all other required setbacks. Vice Chairman Blackwell, yes; Linda Bradley, yes; Chairman Contorno, yes; Greg Kennedy, no. Not Approved (3-1).

E. APPEAL

F. NEWBUSINESS

Need to ask the Mayor to appoint two supernumerary positions.

G. OTHER BUSINESS

H. ADJOURN

Adjourned at 4:37

Respectfully submitted,

Approved



Sherri Descalzo, P&Z Coordinator



Mike Contorno, Chairman