

Draft Minutes
Orange Beach Board of Adjustment
June 15, 2022 4:00PM
Council Chambers Orange Beach Municipal Complex

A. CALL TO ORDER

Chairman Mike Contorno called the meeting to order at 4:02PM and asked the secretary to call the roll.

B. ROLL CALL

Present:

Vice Chairman Tim Blackwell
Linda Bradley
Greg Kennedy
Tim Harry
Chairman Mike Contorno
Ryan Beebe
Wanda Cochran, City Attorney
Kit Alexander, Community Development Director
Griffin Powell, City Planner
Sherri DeScalzo, Planning & Zoning Coordinator
Sean Brumley, GIS Specialist

C. APPROVAL OF MINUTES

Approval of minutes from the Regular Board of Adjustment Meeting on May 18, 2022.

Motion made and seconded to approve May 18, 2022 Board of Adjustment meeting minutes: (Blackwell/Harry) Vice Chairman Blackwell; yes, Bradley; yes, Kennedy; yes, Harry; yes, Chairman Contorno; yes. **Approved (5-0)**

D. VARIANCE

1. CASE NO. 0601-V-22, 3750 Orange Beach Boulevard

Stephen Emmons requests approval of variances to Section 4.03, Table 4.0301, Minimum Setbacks, to encroach 3.3 feet into the 10-foot side setback on the north or canal side of the lot for an enclosed addition to the existing single-family residence and to Section 5.020101, Projections into Yards, for the second floor deck to encroach 3 feet beyond the 20-percent allowable encroachment into the 10-foot side setback and be 5 feet from the north or canal side lot line. The property is located at 3750 Orange Beach Boulevard in the RS-2 (Single-Family Residential) zoning district.

Stephens Emmons said they acquired a land survey of the property. He intends to demolish the walkway to remove the need for a 3-foot variance on the front corner.

Linda Bradley asked whether this submittal reflects the removal of one of the previously requested variances. Stephen Emmons responded that this submittal removes one of the previously requested variances.

Greg Kennedy asked if the city could require a survey for any type of repairs. Linda Bradley agreed as it would help to reduce the need for variances.

Wanda Cochran, City Attorney, stated the Board of Adjustment is a type of judicial committee. The Board needs to look at all of the facts associated with the variance request in determining whether there is an unnecessary hardship. One factor is whether it causes any harm to the neighboring properties. Every case is different. Wanda Cochran provided two Board of

Adjustment case examples from other municipalities. Vice Chairman Blackwell stated that it seemed to be a grey area. Wanda Cochran stated that is why the board plays such a vital role. Chairman Contorno called for a vote.

Motion made and seconded to approve the variance request as submitted: (Blackwell/Bradley) Vice Chairman Blackwell; yes, Bradley; yes, Kennedy; yes, Harry; yes, Chairman Contorno; yes. **Approved (5-0)**

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

H. ADJOURN

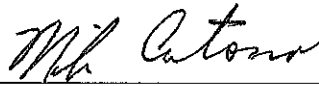
Adjourned at 4:26 PM

Respectfully submitted,

Approved



Sherri Descalzo, P&Z Coordinator



Mike Contorno, Chairman