



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

**Wednesday, June 21, 2023, 4:00 PM
Orange Beach Community Center
27235 Canal Road**

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. Approval of minutes from the Regular Meeting on March 15, 2023.

D. VARIANCES

1. Case No. 0303-V-23, 25819 West Perdido Avenue

Sandra Gerth requests approval of a variance to Section 5.0601, Number of Principal Structures on Lot, to allow this lot to maintain two principal residential buildings and to allow for the damaged house near the water to be rebuilt. The said section limits lots with this lot area and lot width to one principal residential building. The property is located at 25819 West Perdido Avenue in the RS-2 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on March 15, 2023.*

2. Case No. 0501-V-23, 25241 Perdido Beach Boulevard

Stephi's Artisan LLC, on behalf of Romar (SC) LLC, requests approval of a variance to Section 15.0804, General Sign Standards – Dimensions and Quantity, to allow additional commercial sign face area square footage for a freestanding sign for Stephi Cocktails & Cuisine at the Gulf Beach Shopping Center located 25241 Perdido Beach Boulevard in the GB (General Business) zoning district.

3. Case No. 0601-V-23, West Oak Ridge Drive, Lot 2-A, Matthews Estate Subdivision (PIN 400168)

Robert Matthews requests approval of a variance to Section 6.0202, c., Mobile Home Subdivision (Large Lots) – Subdivision Size, Density, Lot, Width, to allow for a proposed newly subdivided lot to have the minimum lot frontage at the public right-of-way to be less than the required 75 feet. The property is located at the end of West Oak Ridge Drive in the Mobile Home Subdivision (MHS) zoning district.

4. Case No. 0602-V-23, 29629 Bayshore Drive North

William Joseph Leavitt, on behalf of Bill and Deborah Leavitt, requests approval of a variance to Section 5.0201, Projections into Yard, to encroach 4 feet beyond the allowable 20-percent encroachment into the required 10-foot east side setback for an attached non-enclosed carport. The property is located at 29629 Bayshore Drive North in the RS-2 (Single-Family Residential) zoning district.

5. Case No. 0603-V-23, Lot 7, Block 11, Bear Point Heights Subdivision (PIN 265149)

Mikel “Shannon” McMillan requests approval of variances to Section 4.03, Minimum Setbacks, to encroach 3 feet 9 inches into the required 30-foot front setback and 3 feet 9 inches into the required 20-foot rear setback to construct a single-family house. The property is Lot 7, Block 11 of the Bear Point Heights Subdivision and is located on Canal Road in the RS-2 (Single-Family Residential) zoning district.

6. Case No. 0604-V-23, 29716 Bayshore Drive South

Brittney Pronesti, on behalf of Jay and Ellen Faulkner, requests variances to Section 4.03, Minimum Setback, to encroach 2 feet 1 inch into the required 10-foot side setback on the west side for an addition to the front of the house and 2 feet and 2 inches into the required 10-foot side setback on the east side for an addition to the rear of the house. The request also entails a variance to Section 5.0201, Projections into Yard, for the addition’s roof overhang to encroach 2 feet beyond the allowable 20-percent encroachment into the required 10-foot side setbacks on the east and west sides. The property is located at 29716 Bayshore Drive South in the RS-2 (Single-Family Residential) zoning district.

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

H. ADJOURN