

**Minutes**  
**Orange Beach Board of**  
**Adjustment July 19, 2023 4:00**  
**PM**  
**Community Center Orange Beach AL**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Present:       Tim Blackwell  
                  Linda Bradley  
                  Tim Harry  
                  Ryan Beebe  
                  Mike Contorno  
                  Jamie Logan, City Attorney  
                  Kit Alexandra, CDD Director  
                  Griffin Powell, City Planner  
                  Sherri Descalzo, P&Z Coordinator  
                  Sean Brumley, GIS Specialist

**C. APPROVAL OF MINUTES**

Approval of minutes from the Regular Meeting on June 21, 2023.

Motion was made by Tim Blackwell and seconded by Ryan Beebe to approve the meeting minutes as submitted. Vice Chairman Blackwell, yes; Linda Bradley, yes; Tim Harry, yes; Ryan Beebe, yes; Chairman Contorno, yes.  
Approved (5-0).

**D. VARIANCE**

**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 June 21, 2023.*

Sandra Gerth stated that Sally substantially damaged her house and she could not afford to raise the home to the required elevation. She did not know that she was not allowed to have two homes on her lot. Fred has historically been the caretaker of the lot and lives in the existing cottage presently on the property. The cottage is only 488 square feet and if he leaves she will no longer have rent income and he will be homeless. No surrounding property owners have a problem with this variance request.

Vice Chairman Blackwell asked how large the lot is. Griffin Powell said it is 10,900 square feet. Chairman Contorno asked if separate living quarters could be attached to the new house. Kit Alexander said if there was only one kitchen in the home the house would not be considered a duplex and would be allowed.

Linda Bradley asked if there was another way to allow for two houses on this lot. Kit Alexander said they could go before the Planning Commission and City Council and request a rezoning to Planned Unit Development (PUD). Kit Alexander said the existing cottage would have to be raised to the required special flood hazard zone finished floor elevation if connected to the proposed new house.

Motion was made by Ryan Beebe and seconded by Tim Blackwell to approve the variance as submitted. Vice Chairman Blackwell, no; Linda Bradley, no; Tim Harry, no; Ryan Beebe, no; Chairman Contorno, no.

**Not Approved (5-0).**

**2. CASE No. 0701-V-23, Lot 6, Block 11, Bear Point heights Subdivision (PIN 265148)**

Lisa Hoffman Johnson requests approval of variances to Section 4.03, Minimum Setbacks, to encroach 7 feet into the required 30-foot front setback and 6 feet into the required 20-foot rear setback to construct a single-family house. The property is Lot 6, Block 11 of the Bear Point Heights Subdivision. The property is located at the northwest corner of the intersection of Canal Road and Nana Brown Avenue in the RS-2 (Single-Family Residential) zoning district.

Jeff Johnson stated that he is representing his mother, the owner of the property. He stated that the State took a portion of the property for construction of Canal Road. Kit Alexander stated that the loss of property due to eminent domain is a hardship and this property has less buildable area than the property directly west which received a variance of the same nature.

Motion was made by Tim Blackwell and seconded by Tim Harry to approve the variance as submitted. Vice Chairman Blackwell, yes; Linda Bradley, yes; Tim Harry, yes; Ryan Beebe, yes; Chairman Contorno, yes.

**Approved (5-0).**

**E. APPEAL**

**F. NEW BUSINESS**

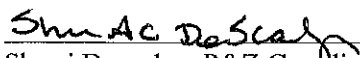
Kit Alexander stated we do not have any new cases. Jimmy Boyd is no longer a Supernumerary with the Board of Adjustment.

**G. OTHER BUSINESS**


**H. ADJOURN**

**Adjourned at 4:55 PM**

Respectfully submitted,

  
Sherri Descalzo, P&Z Coordinator

Approved

  
Mike Contorno, Chairman