

Minutes
Orange Beach Board of Adjustment
January, 17, 2024 4:00 PM
Council Chambers Orange Beach, AL

A. CALL TO ORDER

Chairman Mike Contorno called the meeting to order at 4:03 PM and asked the secretary to call the roll.

B. ROLL CALL

Present: Ryan Beebe
Linda Bradley
Tim Harry
Mike Contorno-Chairman
McGee Scarbrough
David Dichiaro
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 July 19, 2023.

Approval of minutes from the Regular Meeting on September 20, 2023.

Motion was made by Tim Harry and seconded by Ryan Beebe to accept the minutes as presented. Ryan Beebe, yes; Linda Bradley, yes; Tim Harry, yes; Chairman Mike Contorno, yes.

Approved (4-0).

D. VARIANCE

1. Case No. 0101-V-24, 5367 Holley Lane

J.L. Loper Construction Company Inc., on behalf of Logan and Elizabeth Lovett, requests approval of a variance to Section 5.0406, Accessory Structures and/or Buildings – Setbacks, to allow a proposed detached accessory structure in the front yard area to have a front setback of 91 feet. For accessory structures located in the front yard area, the said section requires the front setback to be a minimum of 100 feet from the required 30-foot front setback line for the principal structure (130 feet total). The property is located at 5367 Holley Lane in the RS-1 (Single-Family Residential) zoning district.

Logan Lovett, applicant, stated that after consideration they decided to move the storage/garage closer to the house to mirror the location of the pool. Chad Loper, Loper Construction, stated that the front yard setback will be 91 feet from the road due to the lot being an odd shape.

Ryan Beebe asked whether the structure can be moved closer to the house. Logan Lovett stated that moving the structure closer to the house will affect the play area for the children.

Linda Bradley asked if the garage could be attached to the house. Michael Lovett said the location of the attachment would be at a bedroom and it would be unacceptable to walk through the bedroom.

Kit Alexander stated that a second principal structure could be constructed on the site, but it needs to meet the required minimum required single-family residential gross floor area requirement.

Linda Bradley said she is grateful that they want to build a structure with a smaller footprint. Tim Harry agreed that a small footprint is better. He asked if a condition could be placed on the variance that no other structure can be built on the lot unless the accessory is removed. Kit Alexander said that this condition could be placed on the variance.

Motion was made by Tim Harry and seconded by Ryan Beebe to approve the variance with the condition that the no additional structures could be built on the site unless the accessory structure is removed. Ryan Beebe, yes; Linda Bradley, yes; Tim Harry, yes; David Dichiaro, yes; Chairman Contorno, yes.

Approved (5-0).

E. APPEAL

F. NEW BUSINESS

G. OTHER BUSINESS

Election of Vice-Chairman. The Board made a motion to elect Linda Bradley as Vice-Chairman.


Motion was made by Tim Harry and seconded by Ryan Beebe. Ryan Beebe, yes; Tim Harry, yes; David Dichiaro, yes; McGee Scarbrough, yes; Chairman Contorno, yes.

Approved (5-0).


H. ADJOURN

Adjourned at 4:27 PM

Respectfully submitted,


Sherri Descalzo, P&Z Coordinator

Approved


Mike Contorno, Chairman