

**Minutes**  
**Orange Beach Board of Adjustment**  
**April 16, 2025 – 4:00 PM**  
**Council Chamber – Orange Beach Municipal Complex**  
**4099 Orange Beach Boulevard**

**A. CALL TO ORDER**

Chairman Linda Bradley called the meeting to order at 4:02 PM.

**B. ROLL CALL**

Members Present: McGee Scarbrough, Greg Kennedy, David Dichiara, Linda Bradley, Ryan Long

Members Absent: Ryan Beebe

Staff Present: Sean Brumley, GIS Specialist; Griffin Powell, City Planner; Adam Roberson, Community Development Director/Building Official; Sherri Descalzo; Planning & Zoning Coordinator

**C. APPROVAL OF MINUTES**

Approval of minutes from the Regular Meeting on March 19, 2025.

Motion was made and seconded by (Kennedy/Dichiara). McGee Scarbrough, yes; Greg Kennedy, yes; David Dichiara, yes; Chairman Linda Bradley, yes; Ryan Long, yes.

**Approved (5-0)**

**D. VARIANCE**

**1. Case No. 0401-V-25, 28528 Oak Avenue**

Joshua Tyler and Mekenzi Burrows requests approval of a variance to Section 4.03, Table 4.0301, Minimum Setbacks, to encroach 2.9 feet into the required 10-foot side setback on the east side for a proposed addition to the existing house. The distance between the proposed addition and east side lot line will be 7.1 feet. The property is located at 28528 Oak Avenue in the Single-Family Residential (RS-1) zoning district.

Joshua Burrows, applicant, presented the case. He stated that changes were made to the plans from the previous meeting so that the addition will be in line with the existing house, which is 7.1 feet from the east side lot line. He stated that they tried to position the addition to meet the 10-foot side setback, but it does not allow enough room to make the turn into the garage and to save the large live oak. He added that the live oak is 32 inches in diameter, and they want to save this tree.

BOA Member Dichiara asked if it was just the corner of the addition that was encroaching into the side setback. Mr. Burrows stated yes.

BOA Member Dichiara asked about the drainage. Mr. Burrows stated that the runoff from the addition will be routed to the rear of the lot as it is currently draining and there would be no impact on the side.

Chairman Bradley asked about the trees. Mr. Burrows indicated there were two trees, a water oak and a live oak. He stated the live oak is the larger one and the one they want to save.

BOA Member Kennedy stated that it was possible to trim the tree and make the turn clearance. He also indicated that it was possible to position the addition so that it complies with the setbacks without having to cut down the tree. Mr. Burrows stated that he had laid it out and believed it was impossible to make the turn between the addition and the tree.

BOA Member Long asked if the new layout was keeping the addition in line with the existing house on the east side. Mr. Burrows stated yes.

Mekenzi Burrows, applicant, asked if there have been previous variances approved to allow an addition to go with the current setback and encroachments of a house. Chairman Bradley stated that the Board considers each case individually.

Chairman Bradley asked if there any additional comments or questions. There were none.

Chairman Bradley asked for a motion and vote.

Motion to approve the requested variance as submitted.

Sherri Descalzo, Planning Coordinator, read the standard for a variance according to the Bylaws.

Motion was made and seconded by (Kennedy/Long). McGee Scarbrough, no; Greg Kennedy, no; David Dichiaro, no; Chairman Linda Bradley, no; Ryan Long; yes.

**Not Approved (1-4)**

**E. APPEALS**

**F. NEW BUSINESS**

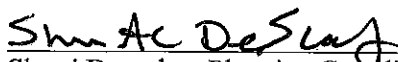
**G. OLD BUSINESS**


**H. ADJOURN**

The meeting was adjourned at 4:17 PM.

Respectfully submitted,

Approved,

  
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Sherri Descalzo, Planning Coordinator

  
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Linda Bradley, Chairman