

**MINUTES OF THE BOARD OF ZONING ADJUSTMENT
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF APRIL 6, 2021**

MEMBERS PRESENT:

Chairman Craig Olmstead, Vice Chairman Grant Brown, Board Member George Harris,
Board Member John Tuberville

MEMBERS ABSENT: Board Member Erin Kaiser, Supernumerary Board Member Richard
Lamar, Supernumerary Board Member David Stewart

STAFF PRESENT:

Director of Planning & Community Development, Lee Jones, Zoning Administrator, Andy
Bauer, City Planner Jennifer Watkins, City Engineer, Mark Acreman, Secretary, Mell Davis

CALL TO ORDER:

Chairman Olmstead called the meeting to order at 4:00 p.m.

ROLL CALL:

The Secretary called the roll.

APPROVAL OF MINUTES: Regular Meeting of September 1, 2020

Deferred to May 4th meeting due to lack of quorum.

PUBLIC HEARINGS:

A. ZA21-000023 Birdie Townhomes Variance Amendment

The applicant seeks to amend the conditions of the November 1, 2016 variance approval in order to modify the height and location of the required buffer fences at Birdie Townhomes. Birdie Townhomes is a two-story, 16 unit multi-family development under construction at 1695 Regency Road.

Chairman Craig Olmstead opened the public hearing.

Several residents from the Regency Condominium Home Owners Association spoke that they had reached a binding agreement with the developer to allow for a 6ft fence along the northern property line.

Residents from who live on the south side of the property opposed the applicant's request to build a 6ft fence as opposed to the 8ft fence that the Board of Zoning Adjustment required at their November 1, 2016 meeting. Several residents also voiced concerns about the lighting at the development and asked the developer to consider something less glaring.

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Chairman Craig Olmstead closed the public hearing.

Applicant, Greg Kennedy explained to the Board Members that 2 extra feet of fence on the southern property line would not make much of a difference with privacy or deflection of light. He also said that lumber is 268% higher than just 5 months ago and would create a higher added expense that he believes isn't necessary.

Vice Chairman Grant Brown made the motion to amend the 2016 variance to allow the fence along the northern property line be 6ft and the fence along the southern property line to be 8ft in height for the first ±350 feet of the property to the property pitch point and 6ft high along the remainder of the property line to its western boundary. Board Member Turberville seconded the motion, it passed 4-0.

OTHER BUSINESS:

None

ADJOURN:

There being no further business to come before the Board, the meeting adjourned at 5:05 p.m.

Chairman

Secretary

Date