

**MINUTES OF THE BOARD OF ZONING ADJUSTMENT
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MAY 4, 2021**

MEMBERS PRESENT:

Chairman Craig Olmstead, Vice Chairman Grant Brown, Board Member Erin Kaiser, Supernumerary Board Member Richard Lamar, Supernumerary Board Member David Stewart

MEMBERS ABSENT: Board Member George Harris, Board Member John Tuberville

STAFF PRESENT:

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 & Regular Minutes of April 6, 2020

Deferred to June 1st meeting due to lack of quorum.

PUBLIC HEARINGS:

A. ZA21-000025 3641 Ancient Oaks Circle

The applicant seek a variance in order to reduce the required 30 foot rear setback, as stated in Table 7-1B: Area and Dimensional Requirements for Residential Districts, to 10 feet in order to build a single family residential home on property located at 3641 Ancient Oaks Circle.

The lot is located within Ancient Oaks Subdivision. Ancient Oaks Subdivision Covenants and Restrictions require minimum square footages for houses:

- 1,700sf for a one story house; and
- 2,100 sf for a two story house (1,200 1st floor and 900sf 2nd floor)

The applicant's do not believe a one-story, 1,700sf house can be constructed on the property due to the imposition of the 30ft rear setback and the pie shaped nature of their lot. Additionally, the applicants believe a two-story house will be out of place because all of the houses within Ancient Oaks Subdivision are one-story. Mr. & Mrs. Albarado submitted

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seven proposed house plans with their variance application. The house plans range in size from 2,753sf to 5,851sf.

City staff indicated the lot does not have an extraordinary or exceptional physical condition and the literal enforcement of the setbacks will not prevent the construction a 1,700sf, one story, single family house as required by the Ancient Oaks Covenants and Restrictions. Staff recommended denial of the variance.

Chairman Craig Olmstead opened the public hearing.

Residents who live in the neighborhood objected to the requested variance brought up concerns regarding drainage issues, the size of the proposed house versus the current character of the neighborhood. CDD staff point out the 20ft drainage easement on West property line.

Chairman Craig Olmstead closed the public hearing.

Board members discussed the variance request was too general in nature. The Board suggested to the applicant to come back with a more specific request with limited encroachments into the setbacks.

The applicant requested that the variance be deferred until the next scheduled meeting.

Vice Chairman Grant Brown made the motion to table the variance request until the next scheduled BZA meeting on June 1st. Board Member Kaiser seconded the motion, it passed 5-0.

OTHER BUSINESS:

None

ADJOURN:

There being no further business to come before the Board, the meeting adjourned at 4:45 p.m.

Chairman

Secretary

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Date