

The Board of Adjustments met Monday, November 17, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Frank Lamia, Vice-Chair; Donna Cook; Ryan Baker; Payton Rogers, Planning and Zoning Manager; Michelle Melton, City Planner and Cindy Beaudreau, Planning Clerk.

Absent: Bryan Flowers

Chairman Vira called the meeting to order at 5:01 PM.

Approval of Minutes

Frank Lamia made a motion to approve the minutes from the October 20, 2025, meeting.

Rayn Baker seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Frank Lamia, Donna Cook and Ryan Baker

Nay: None.

BOA 25.11 Public hearing to consider the request of the Applicant, Rob Littleton, acting on behalf of the Owner, Patricia Littleton, for a 10' front setback variance and a 30' rear setback variance. The property is approximately 0.28 acres and is located at 863 Creek Drive. **PPIN #: 63531**

Michelle Melton, City Planner, presented the request of the Applicant, Rob Littleton, acting on behalf of the Owner, Patricia Littleton, for a 10' front setback variance and a 30' rear setback variance. The property is approximately 0.28 acres and is located at 863 Creek Drive. Ms. Melton shared the aerial and zoning maps.

Staff recommends approval of BOA 25.11, with the following conditions:

1. Recording of the approved variances with Baldwin County Judge of Probate.
2. Issuance of associated development permits within 365 days of variance approval.
3. Issuance of a Wetland Permit in compliance with the City of Fairhope Wetland Ordinance for any and all future renovations or new development within the wetland buffer including, but not limited to, the expansion of or connection to an existing gravel driveway.
4. On site storage of recreational vehicles shall be in full compliance with Article III D(7) of the City of Fairhope Zoning Ordinance.

Rob Littleton, Applicant, 302 Poplar Place, stated that he is not planning on using the existing drive and will not be connecting to it.

Chairman Vira opened the public hearing at 5:11pm. Having no one present to speak, the public hearing was closed at 5:11pm.

Motion:

Donna Cook made a motion to approve BOA 25.11 with staff recommendations.

Frank Lamia seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Frank Lamia, Donna Cook and Ryan Baker

Nay: None.

BOA 25.15 Public hearing to consider the request of the Owner, Mick Blackledge, for a 4' rear setback variance. The property is approximately 0.33 acres and is located at 20105 Bunker Loop.
PPIN #: 294211

Payton Rogers, Planning and Zoning Manager, presented the request of the Owner, Mick Blackledge, for a 4' rear setback variance. The property is approximately 0.33 acres and is located at 20105 Bunker Loop. Mr. Rogers shared the aerial and zoning maps.

Staff recommends denial of BOA 25.15.

Mick Blackledge, Applicant, 20105 Bunker Loop, stated that he had always had a back patio with a screen and would like to add a roof and screen the area. His reasons are for mosquito protection, the deck gets hot in the summer, and they are not able to cook out during rainy season. Mr. Blackledge added that they are trying to live within the intent of the zoning and it makes more sense to attach the structure to the house rather than build an approved gazebo. Mr. Blackledge stated that the adjacent property owners do not oppose the request and listed the economic benefit of adding a roof.

Ryan Baker asked if there were any circumstances related to the property. Mr. Blackledge replied that the property was a normal property.

Frank Lamia asked how hard it would be to cut back the deck. Mr. Blackledge stated that it would not be that hard.

Neita Blackledge added that they want to be able to appreciate the garden that had been installed by a master gardener.

Anil Vira asked if they could cover the 8' of the patio and leave the other uncovered. Payton Rogers stated yes.

Chairman Vira opened the public hearing at 5:24pm. Having no one present to speak, the public hearing was closed at 5:24pm.

Motion:

Frank Lamia made a motion to deny BOA 25.15.

Ryan Baker seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Frank Lamia, Donna Cook and Ryan Baker

Nay: None.

Old/New Business

None

Adjournment

Ryan Baker made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Frank Lamia, Donna Cook and Ryan Baker

Nay: None.

Adjourned at 5:26p.m.


Anil Vira, Chairman


Cindy Beaudreau, Secretary